

HYDE PARK OFFICE

108 W 38TH STREET, AUSTIN, TX 78705

AOS

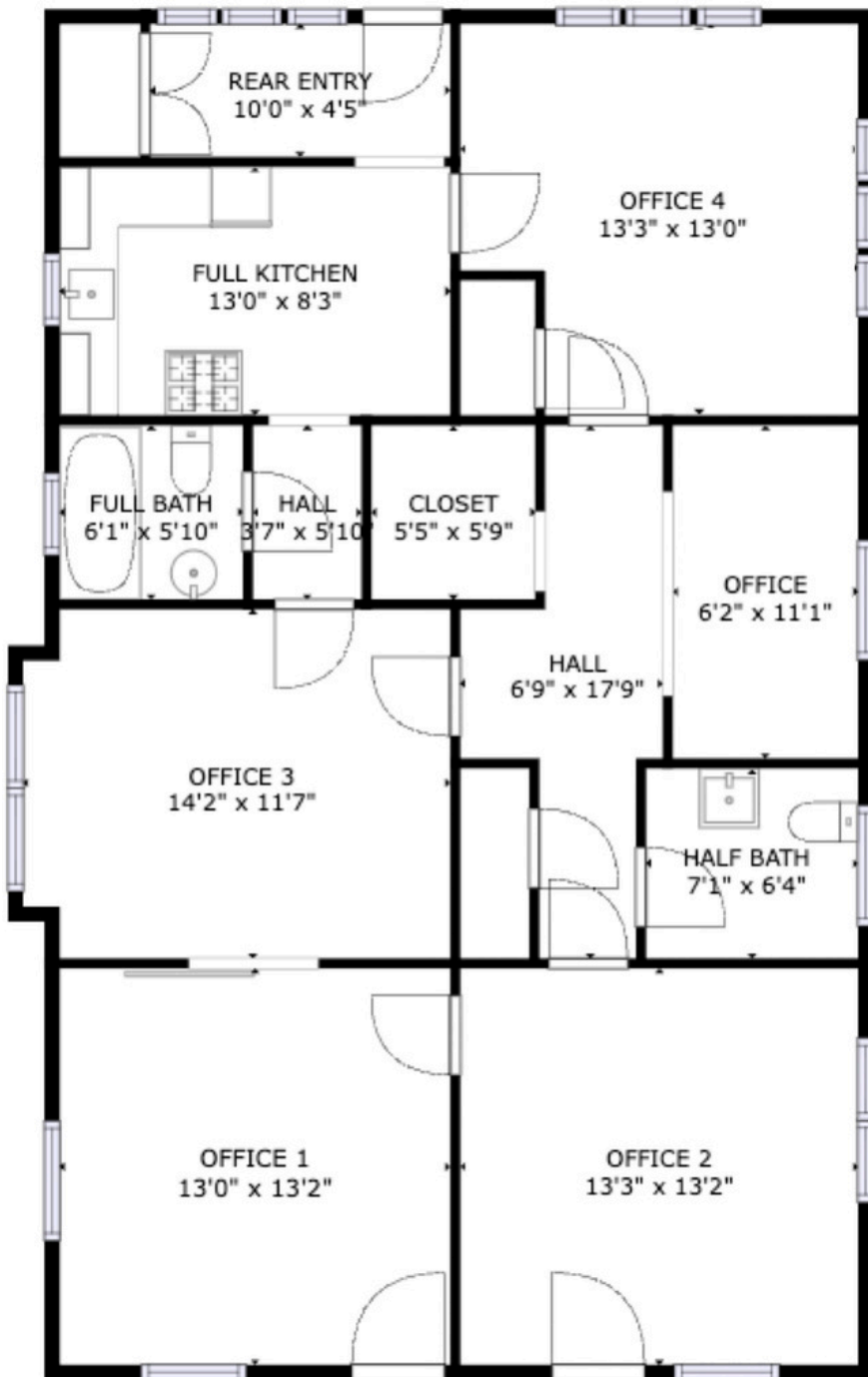
**SINGLE STORY OFFICE
BUILT IN 1925**

FOR LEASE

- SIZE : 1,296 SF
- BASE RENT : \$33.00 WITH 3% INCREASES
- NNN : \$10.58 (TAXES & INSURANCE)
- TENANT COSTS: ELECTRIC & JANITORIAL
- ALL REPAIRS PAID BY LANDLORD
- TERM : 3-5 YEARS PREFERRED
- 10 PARKING SPACES
- (2 FRONT, 2 SIDE, 2 REAR AND 4 ALLEY)
- SEEKING PROFESSIONAL OFFICE USERS
- COVERED PORCH, SKYLIGHTS, FULL KITCHEN
- CARPET AND WOOD FLOORS, CEILING FANS
- WINDOWS IN EVERY ROOM



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Floor plan layout and dimensions should be independently verified