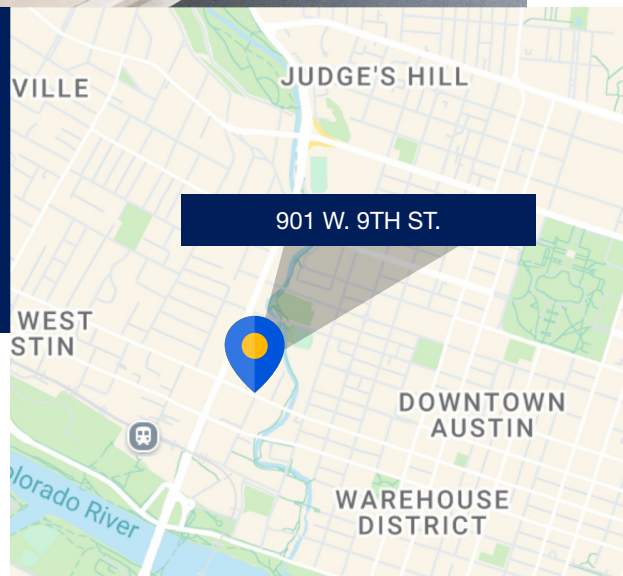


# STREET-LEVEL OFFICE CONDO AVAILABLE FOR LEASE



## THE NOKONAH 901 W. 9TH ST. #102 AUSTIN, TX 78703



### LEASE OVERVIEW

SQUARE FOOTAGE:	1,856 SF
RATE:	\$45.00/ SF
OPERATING EXPENSES:	\$26.00/ SF (2025)
COMMENCEMENT:	TBD
TERM:	2 Years
PARKING:	4 Spaces Included
SPACE LAYOUT:	1 Executive Office w/ Pocket Doors 3 Private Offices 1 Huddle Room 1 Conference Room Kitchenette Print Station
BUILDING/ CONDO AMENITIES:	Resort-style Pool Fully Equipped Gym Event Space Conference Room Access Concierge On-site On-site Handyman
OTHER:	Furniture Available Walkable, Clarksville / West Austin

### CONDO SALE AVAILABLE!

Please contact Broker for more information.

### CONTACT

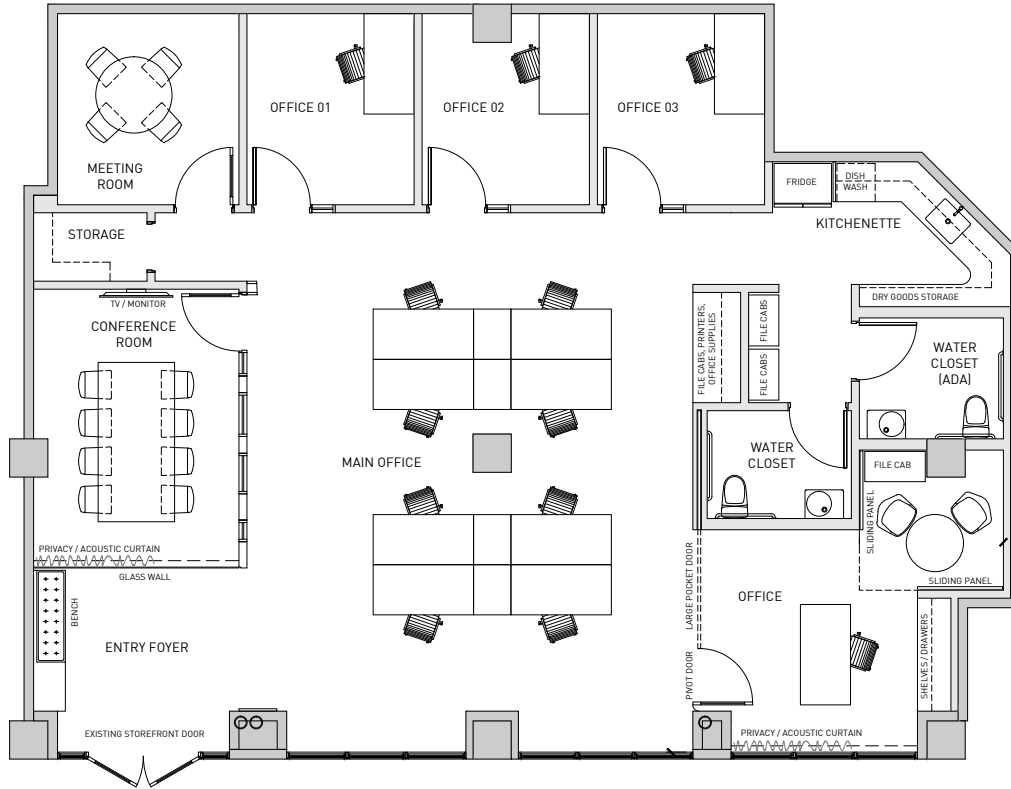


**LOGAN DALGLEISH**  
913.707.9194 direct  
ldalglish@cresa.com

901 W. 9TH ST. #102  
AUSTIN, TX 78703



OFFICE CONDO SUITE 102: 1,856 SF



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# 901 W. 9TH ST. #102

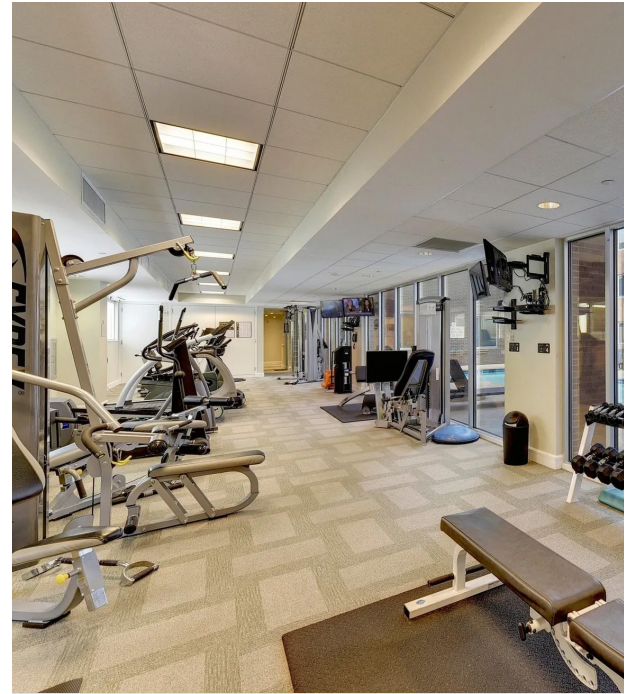
## SUITE IMAGES



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# 901 W. 9TH ST. #102

## THE NOKONAH BUILDING AMENITIES



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DOWNTOWN AUSTIN: **5 mins.**

AUSTIN-BERGSTROM AIRPORT: **24 mins.**



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