



FOR LEASE

2,458 SF of Fully Renovated Creative Office Space
Entire Building Available with Ample Parking and Flexible Work Areas

900 Lydia St, Austin, TX, 78702



Property Overview

900 Lydia Street offers a rare opportunity to lease a **fully renovated 2,458 square foot creative office building** in the heart of East Austin. Designed with flexibility in mind, the property features **modern finishes, open layouts, and abundant natural light**, creating an inspiring environment for teams of any size. **Building is currently available and fully furnished.**



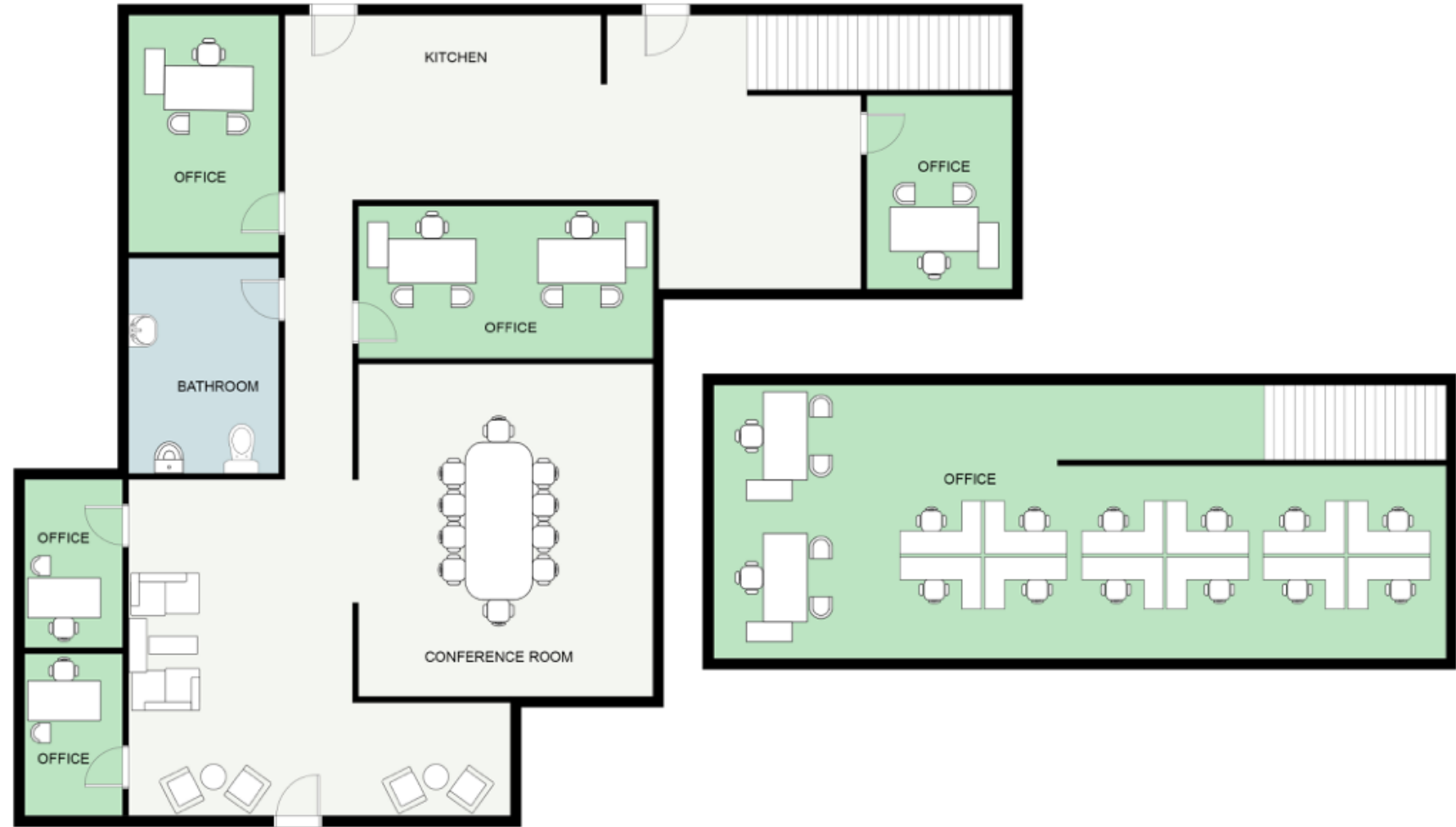
Unlike multi-tenant office projects, this **standalone building** provides exclusivity and branding potential, with the added benefit of **ample on-site parking**—a true rarity in the area. The layout includes open collaborative areas as well as private flex space that can be tailored to your business needs.



Located just east of Downtown Austin, 900 Lydia St is walkable to a wide range of **East Austin's iconic restaurants, coffee shops, and cultural landmarks**. The property enjoys excellent connectivity to I-35, East 7th Street, and Cesar Chavez, making it easily accessible for employees and clients alike.

This premier East Austin location places your business in the middle of one of the city's most vibrant creative corridors, combining neighborhood charm with downtown convenience.

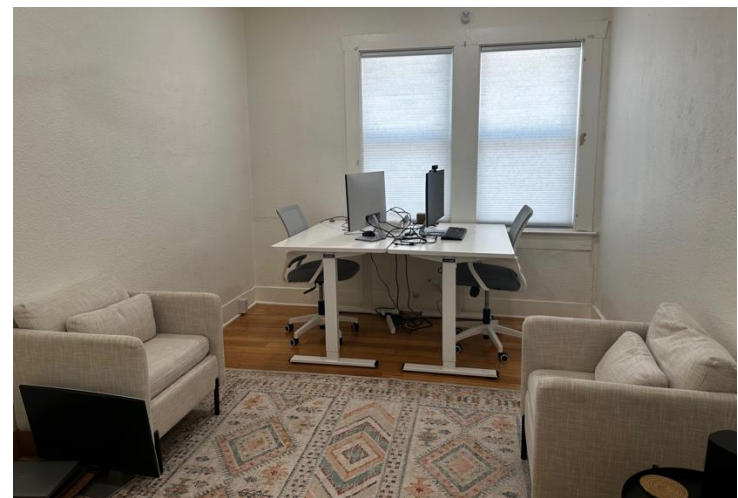
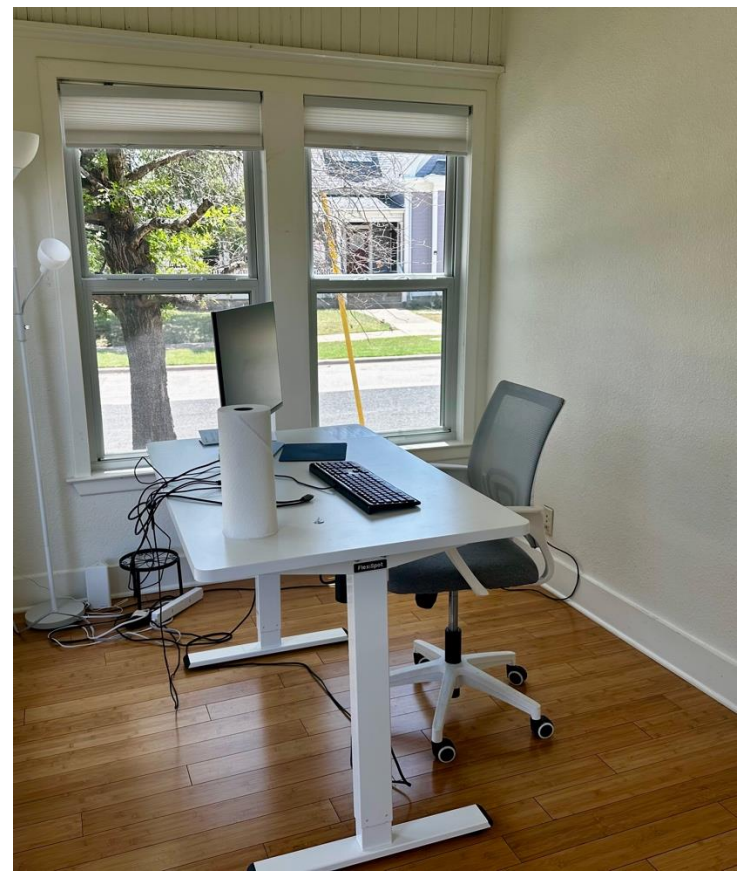
FLOORPLAN



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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