



**FOR LEASE**

**814 SAN JACINTO  
AUSTIN, TX 78701**

**SPACE AVAILABLE : 853 RSF - 4,814 RSF**

## **PROPERTY HIGHLIGHTS**

### **LEASE TERM**

- 1-3 Years

### **RENTAL RATE**

- As Low as \$22.50/SF/yr Full Service  
Contact Broker for More Info

### **OPERATING EXPENSES**

- 2026 Estimate - \$15.14 SF/yr

### **TENANT IMPROVEMENTS**

- Negotiable



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## LOCATION & PROPERTY

### PROPERTY HIGHLIGHTS

- Attached Garage: 3:1,000 Ratio  
\$175/Mo. Unreserved
- Building Conference Room
- Shower
- Bike Storage
- 3 Blocks From State Capitol
- Great Access To Walkable Amenities (See Amenity Map)

### SPACE AVAILABLE

Suite 201 - 1,541 RSF

Suite 203 - 853 RSF

Suite 205 - 828 RSF

Suite 206 - 2,296 RSF

Suite 207 - 1,580 RSF

Suite 300 - 2,122 RSF

Suite 301, 303 & 307 - 4,814 RSF\*\*

Suite 301 - 1,664 RSF

Suite 303 - 880 RSF

Suite 307 - 2,270 RSF

Suite 408 - 1,440 RSF

\*\*Divisible



For more information, please contact:

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## AREA AMENITIES



### HOTELS

1. Omni Austin Hotel Downtown
2. Holiday Inn
3. The Westin Austin Downtown
4. The Driskill
5. Thompson Austin
6. Sheraton Austin Hotel at the Capitol
7. La Quinta Inn

### RESTAURANTS & COFFEE SHOPS

8. Roaring Fork
9. Voodoo Doughnut
10. Perry's Steakhouse & Grille - Downtown Austin
11. Chipotle Mexican Grill
12. CAVA
13. Caroline
14. Jimmy John's
15. Wax Myrtle's
16. Eddie V's Prime Seafood
17. Quattro Gatti Pizzeria
18. Capitol Cafe

### ENTERTAINMENT / SERVICES

19. Stubb's Bar-B-Q
20. The Paramount Theatre
21. Antone's Nightclub
22. Pete's Dueling Piano Bar
23. Gold's Gym Austin Downtown
24. SoulCycle
25. The Austin Club
26. Prosperity Bank

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## 2ND FLOOR

**VACANT**  
Suite 207  
1,580 RSF

**VACANT**  
Suite 205  
828 RSF

**VACANT**  
Suite 203  
853 RSF

**VACANT**  
Suite 201  
1,541 RSF

VIRTUAL TOUR

**VACANT**  
Suite 206  
2,296 RSF

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## 3RD FLOOR



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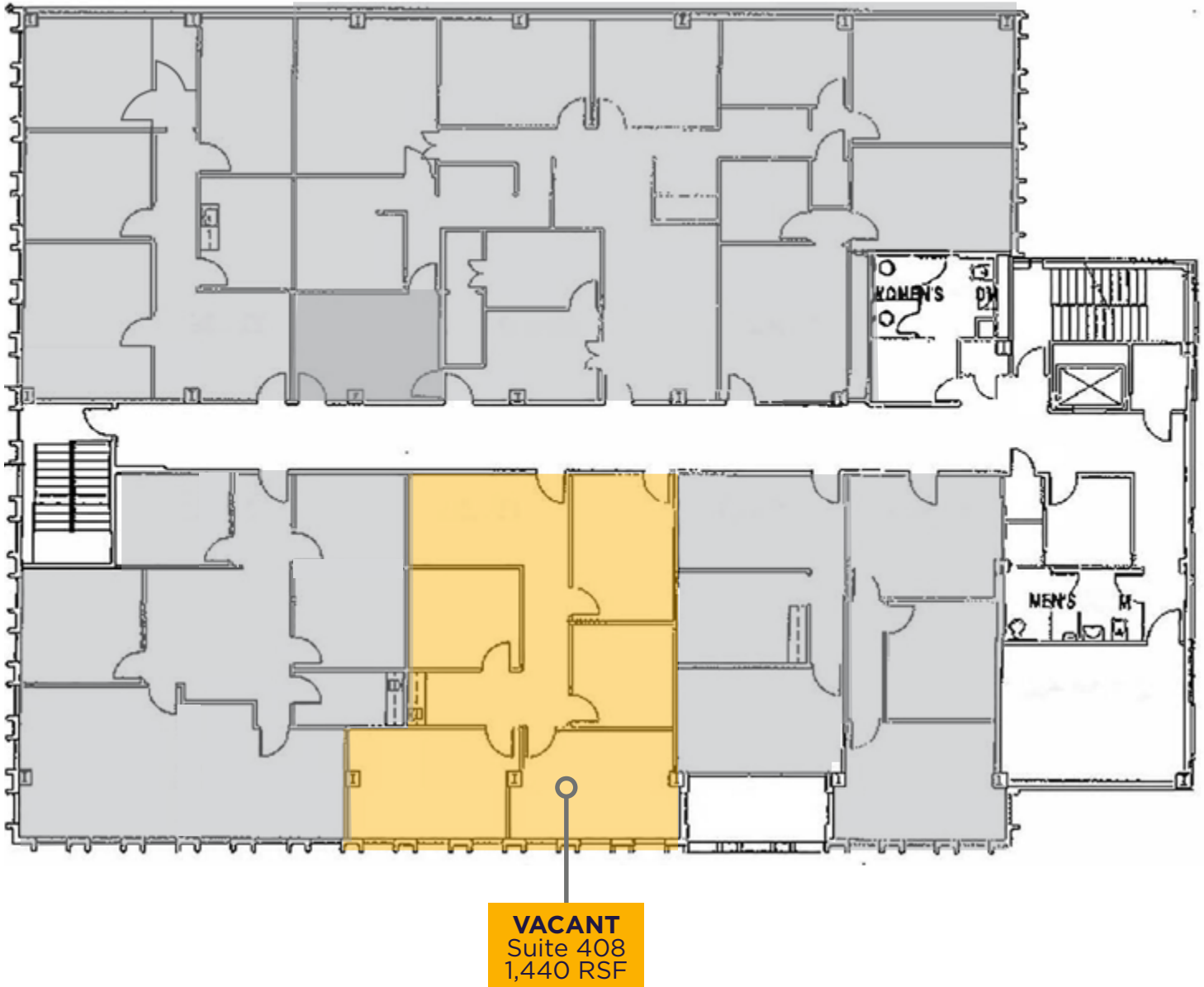
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## 4TH FLOOR



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