

OFFICE FOR SALE OR LEASE

504 W. 7th Street | Austin, Texas 78701

504 W. 7th St.



FOR SALE \$3.5M

FOR MORE INFORMATION

JEFF HENLEY

TRENT ROCKAFELLOW

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 RIVERSIDE

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504 W. 7th

504 West 7th Street presents the unique opportunity to own a piece of Austin history. Formerly owned by the Bremond Family, the property features a classic Victorian exterior with modern high end interior finishes suited for today's work environment. Located just steps from Facebook's brand-new office tower, 6th & Guadalupe, as well as Austin's famous West 6th Entertainment District, this property provides an exceptional location to conduct business within the Austin CBD.

Highlights Include:

- 12+ Offices
- Multiple large multipurpose rooms
- Server and Storage Space
- Outdoor Amenity Deck
- Ample Surface Parking

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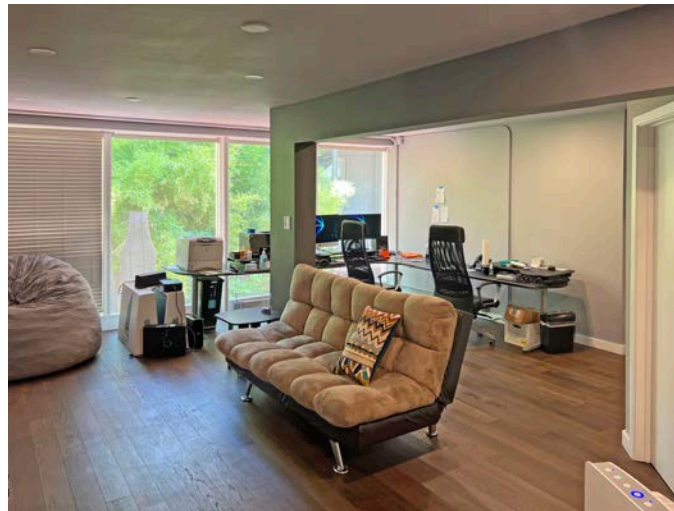
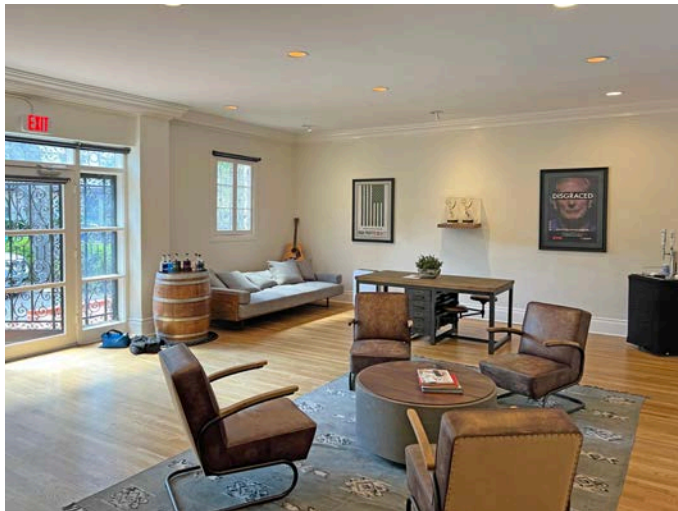
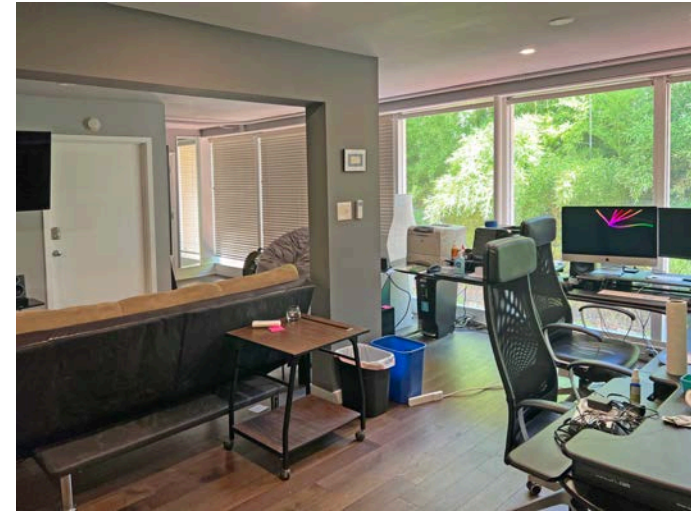
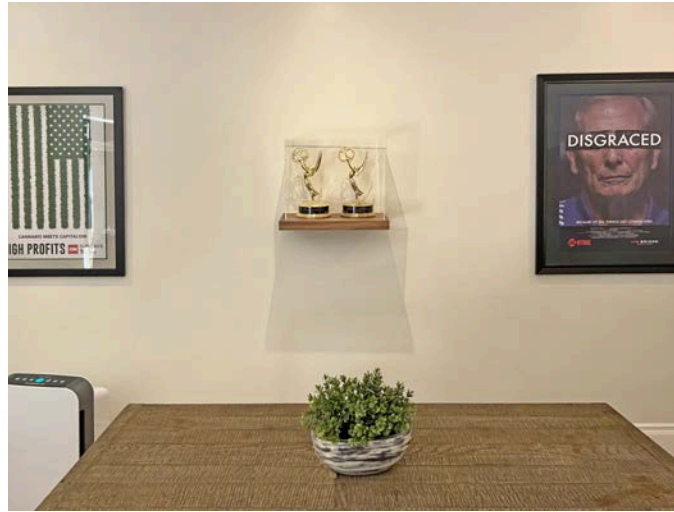
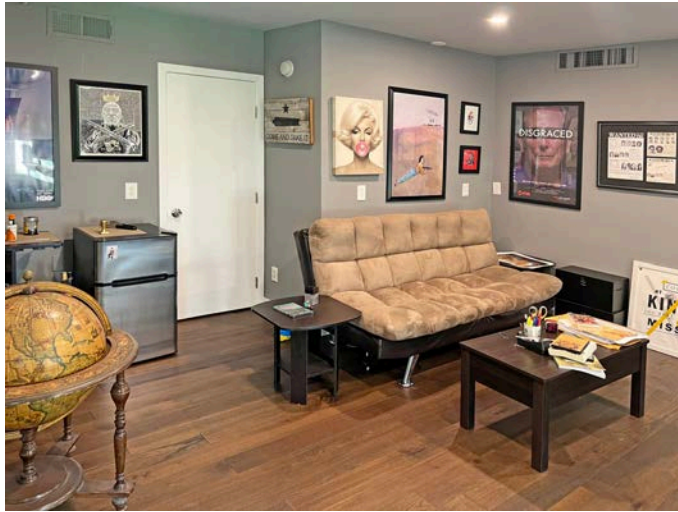
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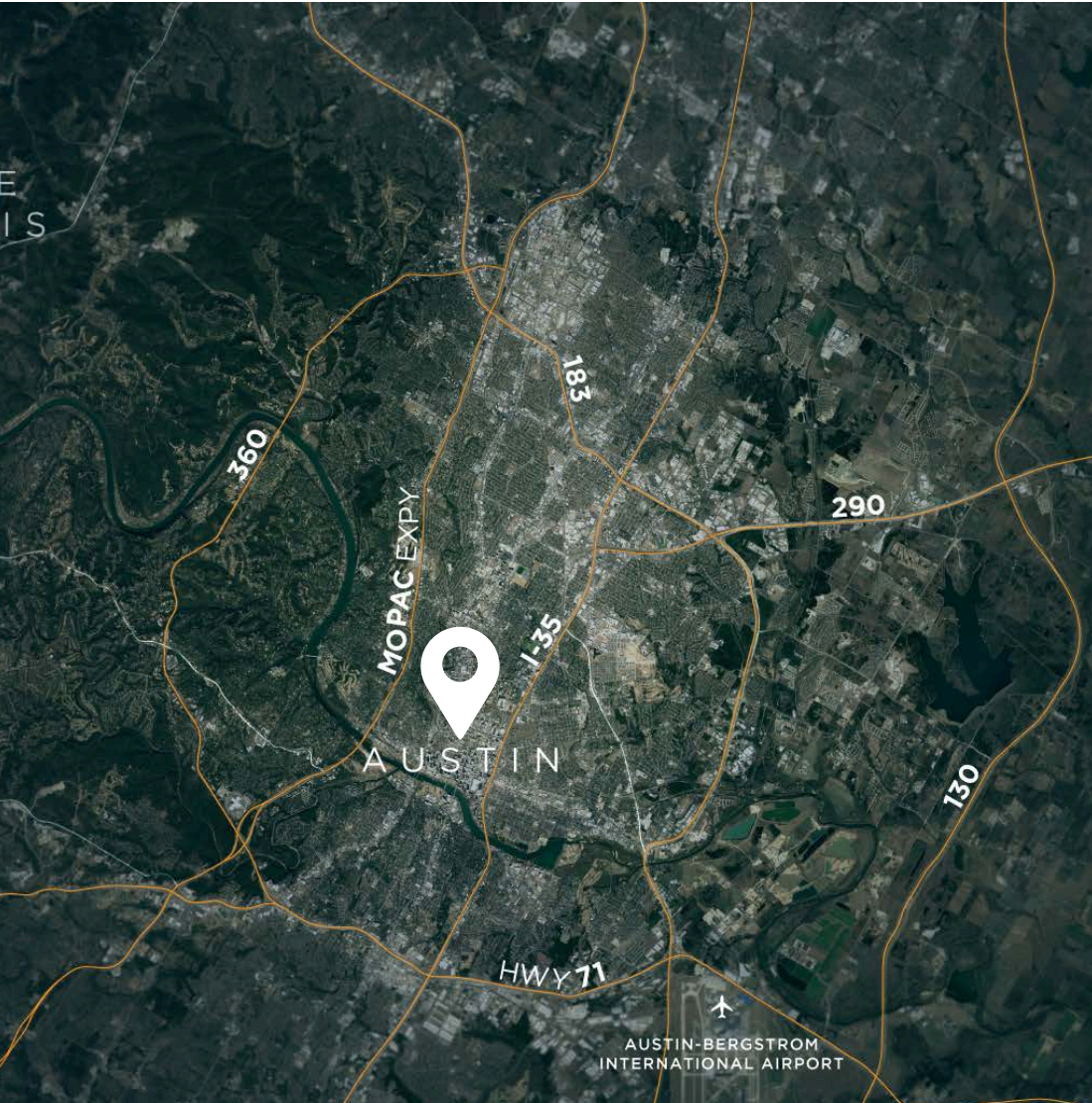
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ASKING RATE	\$30.00/RSF Gross (+ Electric)
SALES PRICE	\$3,500,000
SUBMARKET	CENTRAL BUSINESS DISTRICT
PARKING	7 SURFACE SPACES
LAND AREA	0.15 ACRES (6,399 SF)
BUILDING SIZE	5,074 SF
ZONING	GENERAL OFFICE

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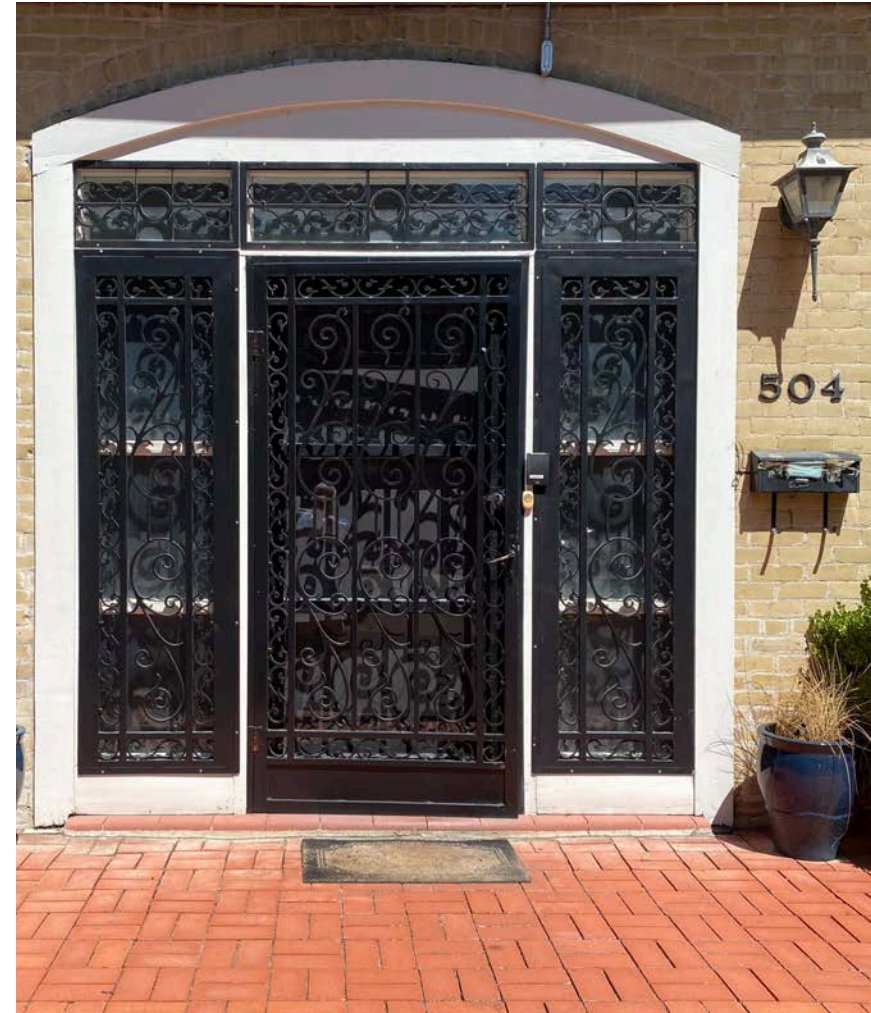
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Property Demographics

	2 Mile	5 Mile	10 Mile
TOTAL POPULATION (2022)	105,909	393,065	928,802
PROJECTED POPULATION (2027)	120,230	445,923	1,050,737
TOTAL HOUSEHOLDS (2022)	48,032	169,288	377,934
AVERAGE HOUSEHOLD SIZE	1.9	2.2	2.4
MEDIAN HOME VALUE	\$686,907	\$497,003	\$387,014
MEDIAN HOUSEHOLD INCOME	\$83,723	\$73,557	\$75,203
TOTAL SPECIFIED CONSUMER SPENDING	\$1.6b	\$5.3B	\$12.2B



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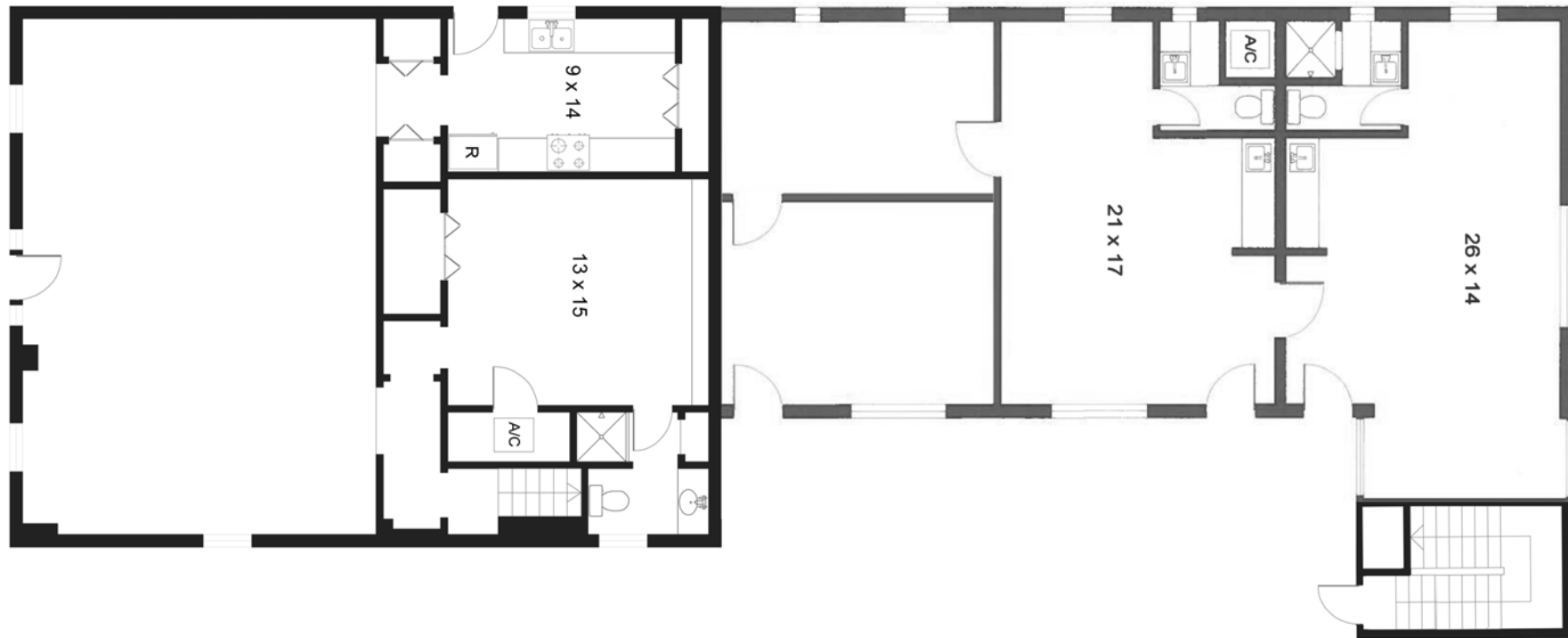
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Level 1 Floor Plan



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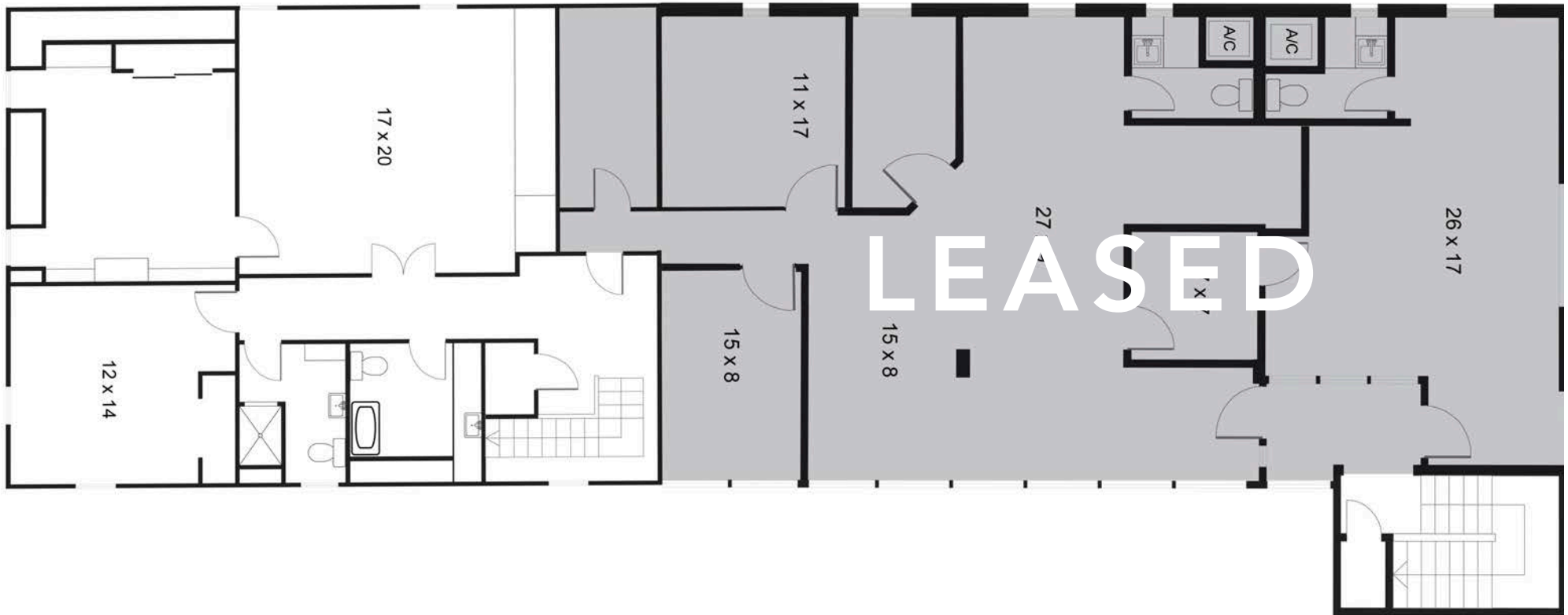
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Level 2 Floor Plan



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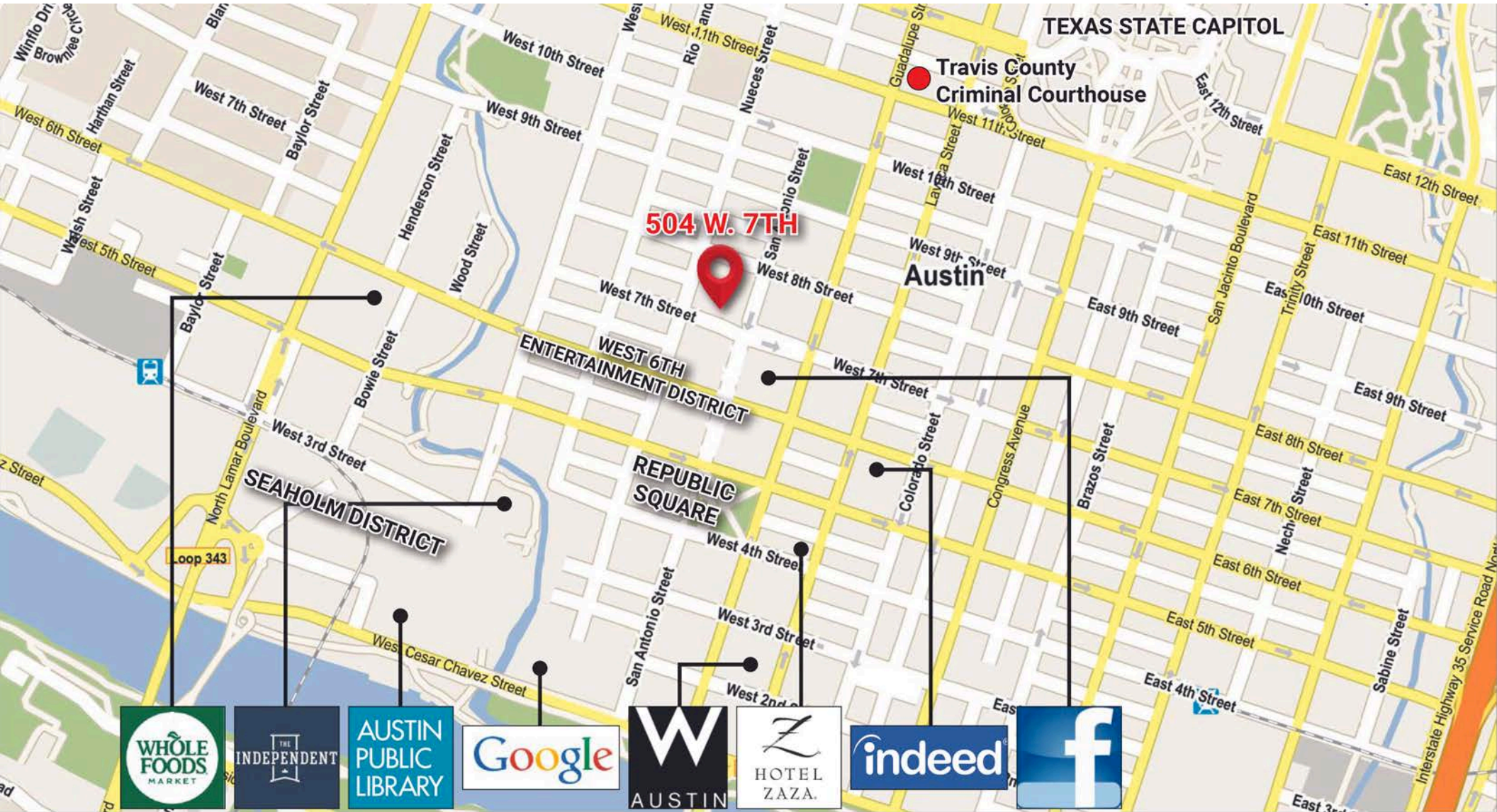
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Nearby Amenities

Arts/ Entertainment Venues

The Long Center for the Performing Arts
Palmer Events Center
Dougherty Arts Center
ZACH Theatre
Topfer Theatre
Gallery of the Republic
Austin City Limits Live
Violet Crown Cinema
Cidercade Austin
Butler Pitch & Putt
Peter Pan Mini-Golf

Park/Recreational Centers

Auditorium Shores at Town Lake
Ann & Roy Butler Hike and Bike Trail
Butler Metro Park
Statesman Bat Observation Center
Gables Park Plaza

Government/Public Sites

Austin City Hall
Austin Convention Center

Lodging

W Austin
Hyatt Regency
Embassy Suites by Hilton Austin
Radisson
Hyatt Place Austin Downtown
JW Marriott Austin
Austin Marriott Downtown
Hampton Inn & Suites
Hotel Van Zandt
Fairmont Austin

Retail

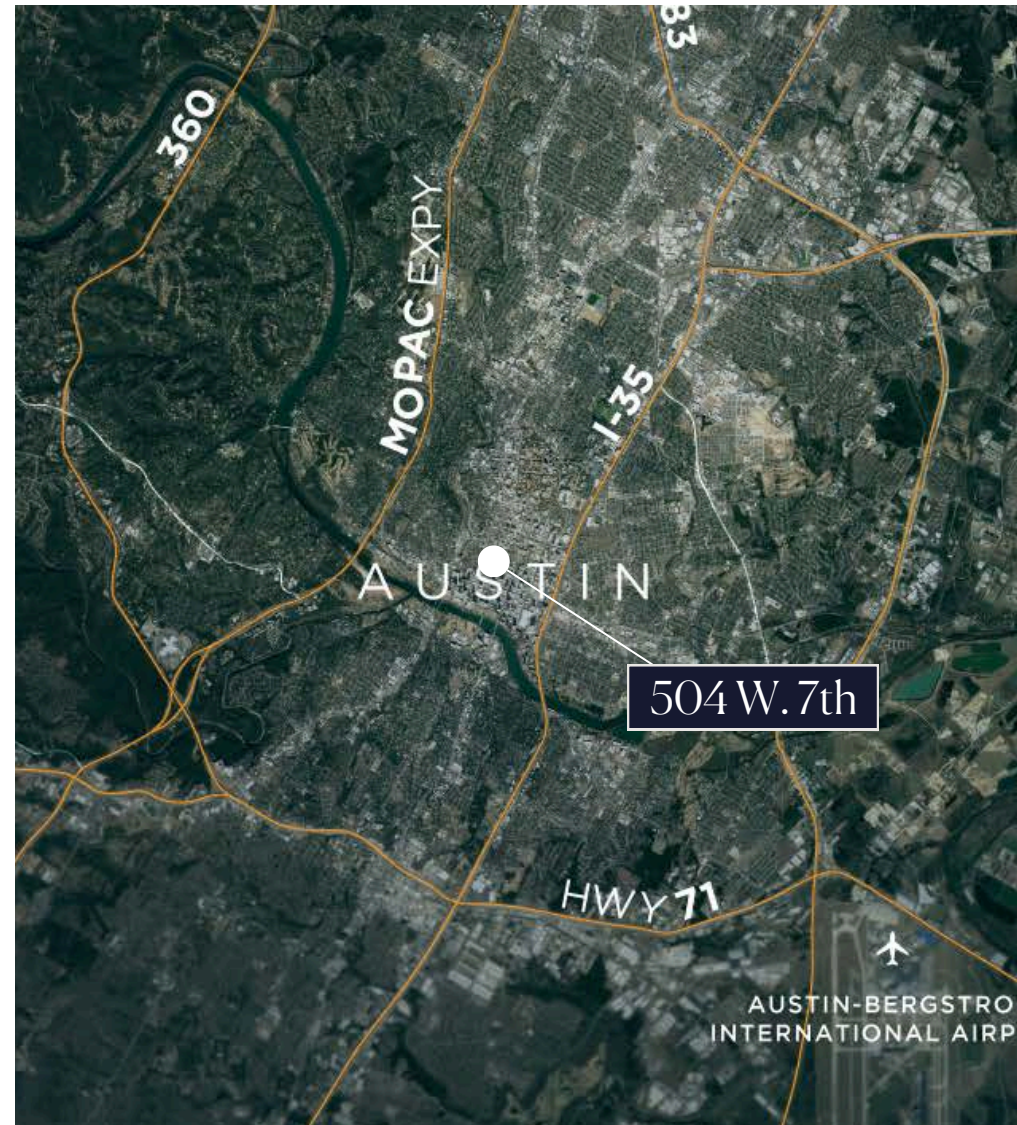
Trader Joe's
RIDE Indoor Cycling
Austin Rocks

Retail

Urban Outfitters
Finley's Barber Shop
Saint Bernard
Royal Blue Grocery
Bonobos
HACIENDA
Yeti Austin
Austin MacWorks
Francesca's

Restaurants

Aba Austin
Sandy's Hamburgers
Homeslice Pizza
El Alma
Eberly
Whataburger
Terry Black's Barbecue
Ill Forks
Lambert's Downtown Barbeque
Jo's Coffee
La Condesa
Gus's World Famous Fried Chicken
Second Bar + Kitchen
Numero 28
Starbucks
Trace
Taverna
Which Wich Superior Sandwiches
Daily Juice
CRU Food & Wine Bar
Caffe Medici
Tiki Tatsu-Ya
Cooper's Old Time Pit Bar-B-Que
Corner
Cedar Door
Uchi Austin
Mai Thai
Fogo de Chao
Fleming's Prime Steakhouse
P.F. Chang's



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