

405 Tillery St

405 Tillery St, Austin, TX 78702



Presented By:
Transilience Property Group LLC



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Property Details

Condition / delivery includes: new demising walls, new bathroom, electric, new 400-500 SF office with full HVAC, new insulation, freshly painted walls, painted/polished concrete, lighting and sound system. Lease term note: We're planning a full property renovation in the next 3–5 years, so we're prioritizing shorter-term leases (around 2 years) for these spaces. Short-term (2 year) lease in industrial warehousing space. Plenty of parking and great location.

Estimated monthly total (example): a ~4,000 SF suite is approximately \$11,094.61/month.

Price: \$20.00 - \$25.00 /SF/YR

- 80 Parking Spots
- Great location

View the full listing here: <https://www.loopnet.com/Listing/405-Tillery-St-Austin-TX/35294640/>

Rental Rate:	\$20.00 - \$25.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area	20,000 SF
:	
Year Built:	1977
Rental Rate Mo:	\$1.67 /SF/MO

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Listing spaces

1st Floor Ste 415

Space Available:	2,000 SF
Rental Rate:	\$20.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	400 SF
Space Type:	Relet
Space Use:	Flex
Lease Term:	1 - 2 Years

Condition / delivery includes: new demising walls, new bathroom, electric, new 400-500 SF office with full HVAC, new insulation, freshly painted walls, painted/polished concrete, lighting and sound system. Lease term note: We're planning a full property renovation in the next 3-5 years, so we're prioritizing shorter-term leases (around 2 years) for these spaces. Short-term (2 year) lease in industrial warehousing space. Plenty of parking and great location. Estimated monthly total (example): a ~2,000 SF suite is approximately \$5,518.33/month.

1st Floor Ste 417

Space Available:	2,000 SF
Rental Rate:	\$25.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	300 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	1 - 3 Years

Condition / delivery includes: new demising walls, new bathroom, electric, new 400-500 SF office with full HVAC, new insulation, freshly painted walls, painted/polished concrete, lighting and sound system. Lease term note: We're planning a full property renovation in the next 3-5 years, so we're prioritizing shorter-term leases (around 2 years) for these spaces. Short-term (2 year) lease in industrial warehousing space. Plenty of parking and great location. Estimated monthly total (example): a ~2,000 SF suite is approximately \$5,518.33/month.

1st Floor Ste 419

Space Available: 2,022 SF
Rental Rate: \$25.00 /SF/YR
Date Available: May 01, 2026
Service Type: Triple Net (NNN)
Office Size: 400 SF
Space Type: Relet
Space Use: Industrial
Lease Term: 1 - 2 Years

Condition / delivery includes: new demising walls, new bathroom, electric, new 400-500 SF office with full HVAC, new insulation, freshly painted walls, painted/polished concrete, lighting and sound system. Lease term note: We're planning a full property renovation in the next 3-5 years, so we're prioritizing shorter-term leases (around 2 years) for these spaces. Short-term (2 year) lease in industrial warehousing space. Plenty of parking and great location. Estimated monthly total (example): a ~2,000 SF suite is approximately \$5,518.33/month.

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Listing spaces

1st Floor Ste 423

Space Available:	4,021 SF
Rental Rate:	\$25.00 /SF/YR
Date Available:	May 01, 2026
Service Type:	Triple Net (NNN)
Office Size:	400 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	1 - 2 Years

Short-term (2 year) lease in industrial warehousing space. Plenty of parking and great location. Rates: \$25.00/SF + \$8.11/SF NNN ? Estimated monthly total (example): a ~4,000 SF suite is approximately \$11,094.61/month. Condition / delivery includes: new demising walls, new bathroom/s, new 400-500 SF office with full HVAC, new insulation, freshly painted walls, painted/polished concrete. Lease term note: We're planning a full property renovation in the next 3-5 years, so we're prioritizing shorter-term leases (around 2 years) for these spaces.

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Location



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Property Photos



Aerial

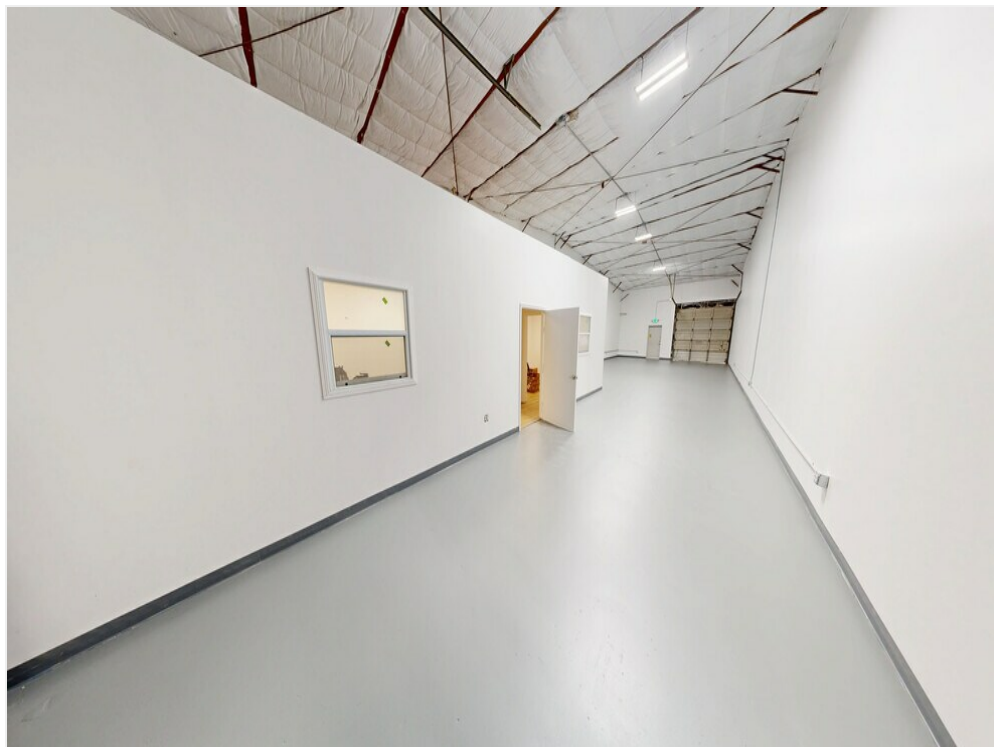


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Property Photos



04292026_134923



04292026_135154

405 Tillery St

405 Tillery St, Austin, TX 78702

Property Photos



04292026_135238



04292026_135331

405 Tillery St

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Property Photos



04292026_135331



Interior

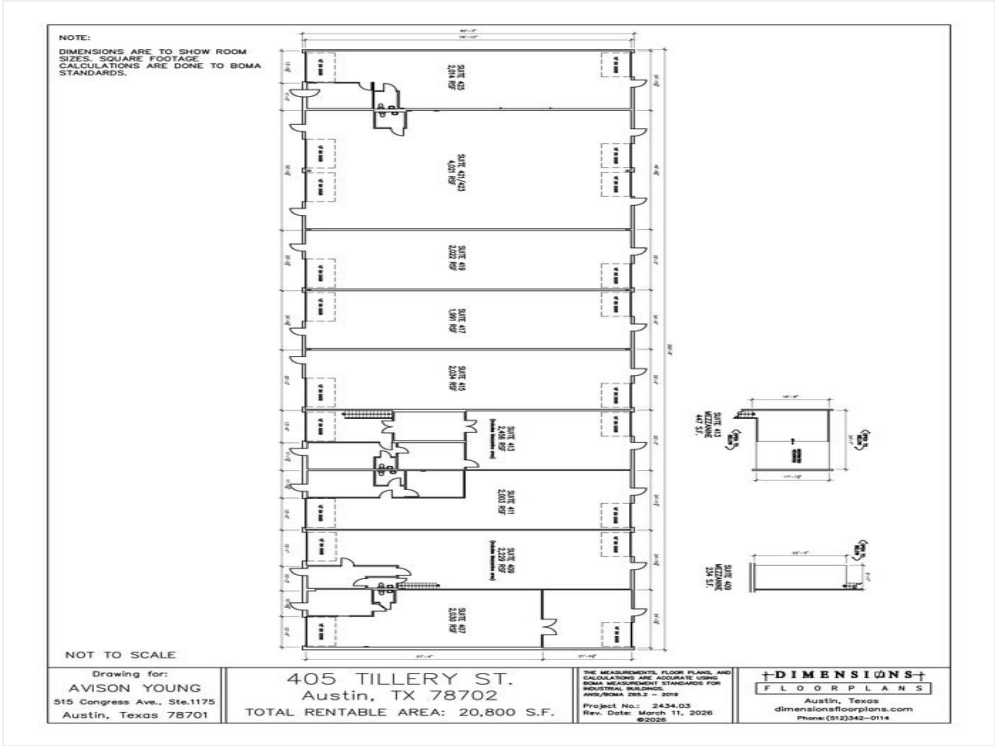
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Property Photos



Interior



405 Tillery St-2026 031126

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