

Suite A

1615 W 6th St, Austin, TX 78703



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Suite A

\$23.50 /SF/YR

Rent and Operating Expenses (NNN) = \$6,965/Month. Highly desirable Location. Clarksville area Craftsman Bungalow turned office space. Charming office with hardwood floors, walkable neighborhood, in a highly visible location near Downtown and Westlake Hills....

- Convenient to Downtown Austin and Westlake Hills
- Great Natural Lighting
- Hardwood Floors
- Charming Craftsman Style
- Walkable Neighborhood



Rental Rate: \$23.50 /SF/YR

Property Type: Office

Property Subtype: Office/Residential

Building Class: C

Rentable Building Area: 3,082 SF

Year Built: 1930

Walk Score ®: 80 (Very friendly)

Transit Score ®: 50 (Fairly friendly)

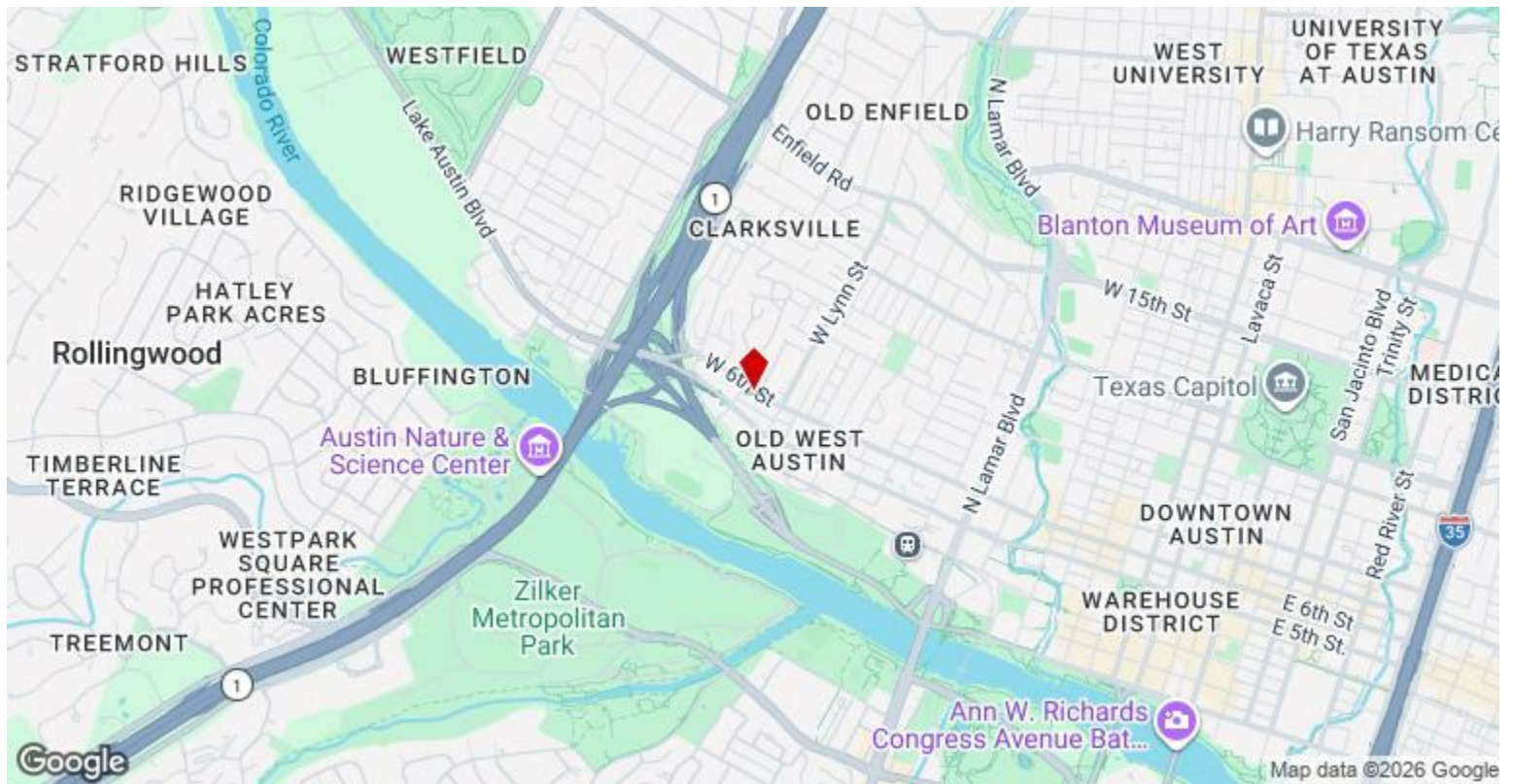
Rental Rate Mo: \$1.96 /SF/MO

1st Floor Ste A

Space Available	1,778 SF
Rental Rate	\$23.50 /SF/YR
Date Available	May 16, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A3 Creative Inc	-	
Muse	-	
Salon Muse	-	
Solace The Salon	-	
Vox Integrations	-	



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Property Photos



Office



Front Porch

Property Photos



Property Photos



Parking | 2nd Floor Rear Entry