

FOR LEASE  
**410 BAYLOR**  
AUSTIN, TEXAS 78703



## Property Highlights

### 7,134 SF TOTAL

- **Mezzanine Level:** 1,061 RSF - Available Now
- **Lower Level:** Leased but Available
- 4,533 RSF
- 1,272 RSF
- 268 RSF

**RENTAL RATE:** Contact Broker

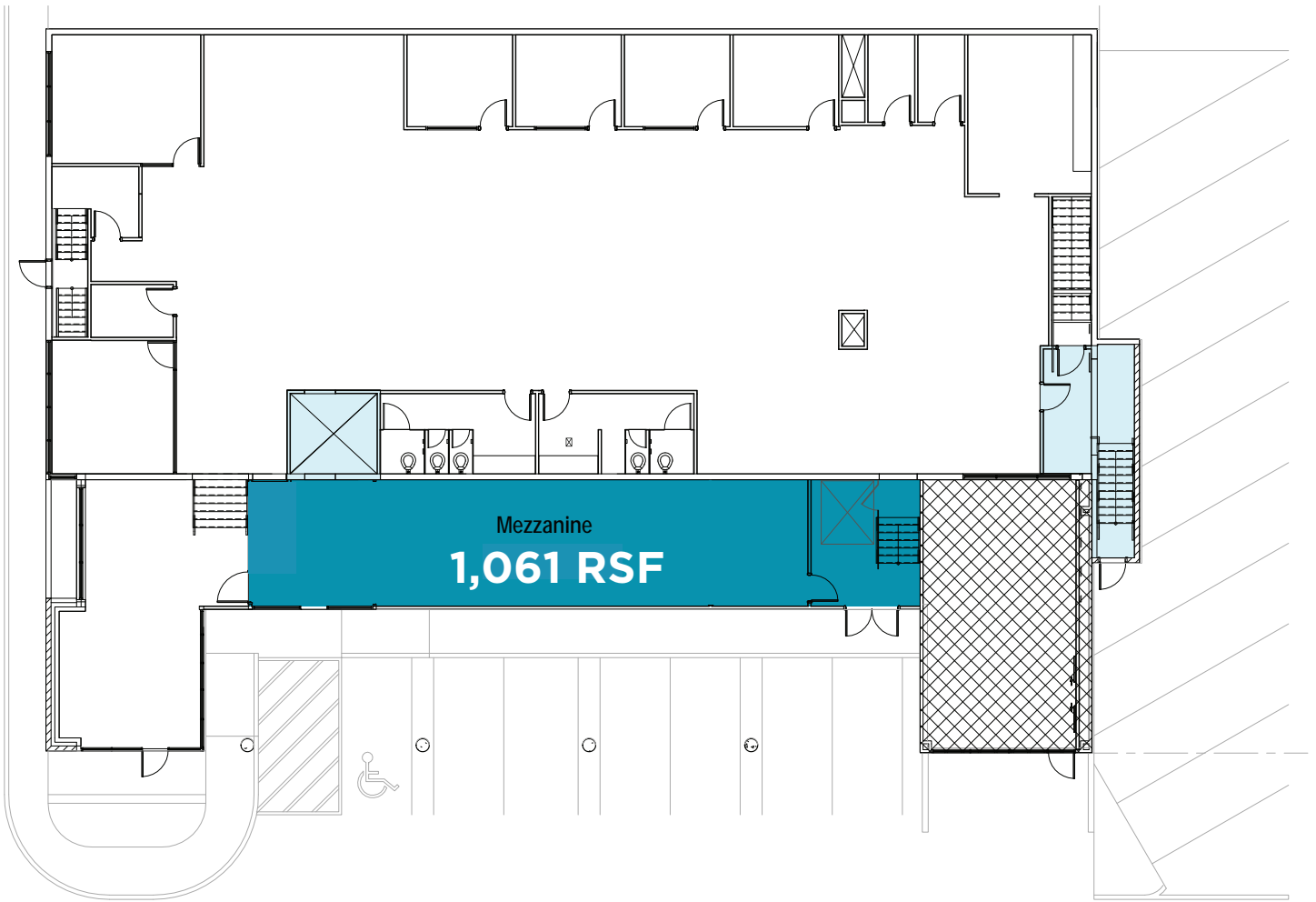
**2026 OPEX:** Est. \$14.87/SF/year

**Free surface & covered parking:** 3.15/1,000

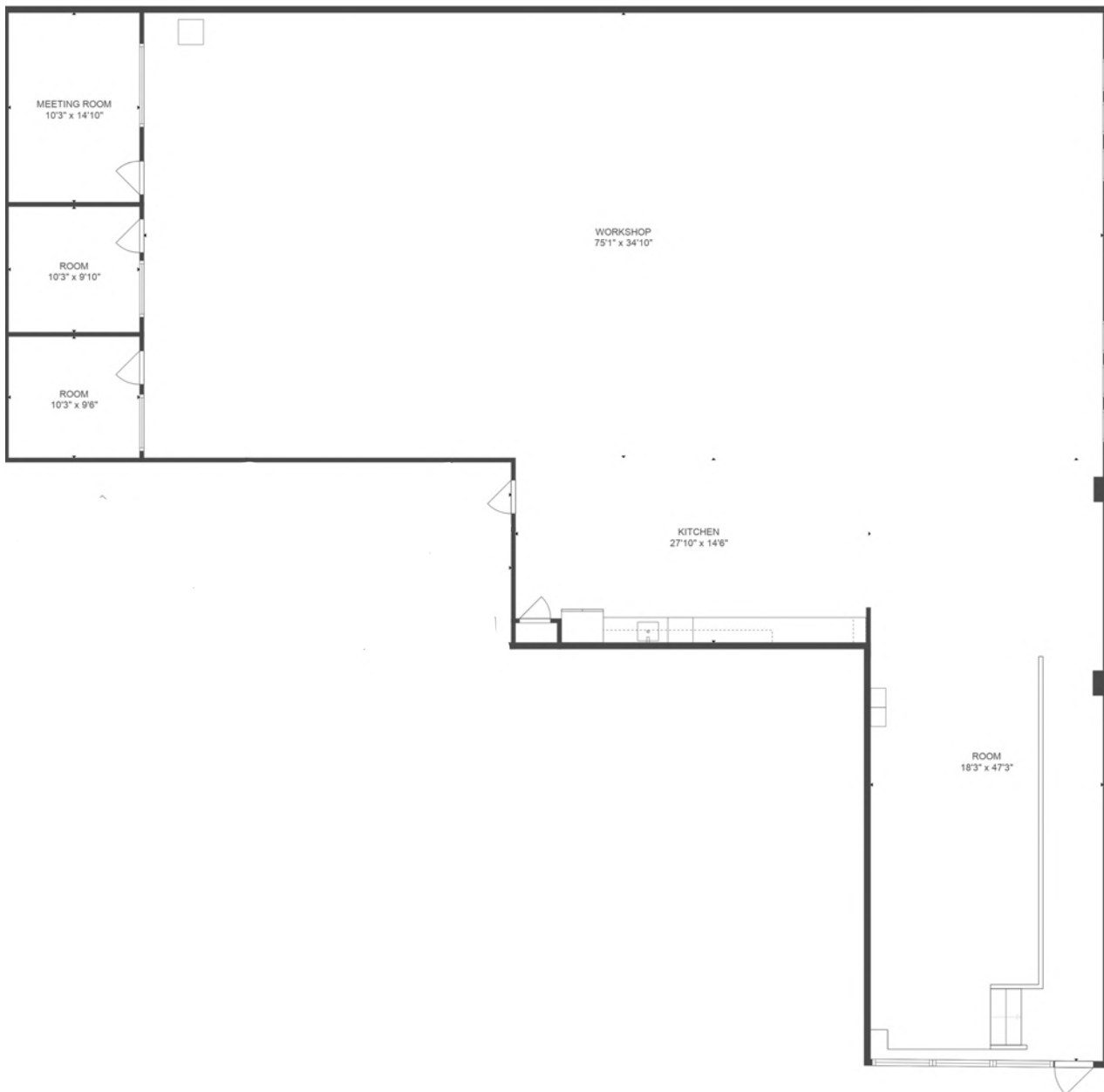
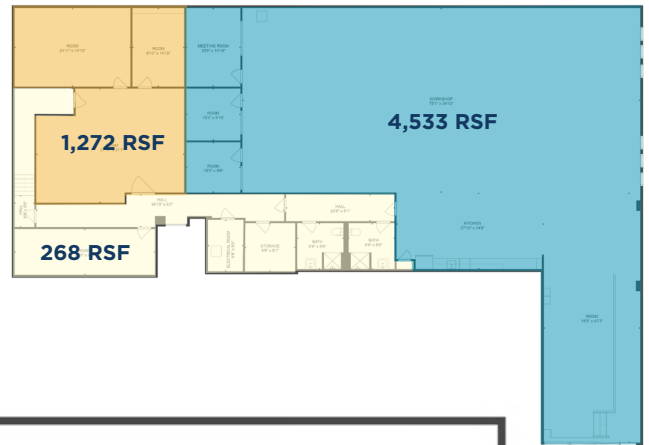
- Amazing location in the heart of the Market District just west of Downtown
- Excellent corporate visibility & branding
- Exterior signage available
- Ground level, 12 ft. high glass entry
- Abundant walkable amenities (see amenities map)
- Close proximity to Lady Bird Hike & Bike Trail and Zilker Park
- Secured bike storage
- Walk to work - 2,000 apartment units
- Restrooms with showers
- Outdoor seating
- Zoning: LI-CO-NP
- Fully furnished space available for tenant use

1,061 RSF

# Mezzanine Level



# Lower Level





# BUILDING PHOTOS



# 410 BAYLOR

Austin, TX 78703



## CONTACT INFORMATION

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