

DOWNTOWN OFFICE FOR LEASE

702 SAN ANTONIO

AUSTIN, TX 78701



LEAD COMMERCIAL



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Executive Summary

PROPERTY OVERVIEW

The San Antonian is located at 702 San Antonio Street in the heart of Downtown Austin on the historic Bremond Block between 7th Street and 8th Street. This brick structure has a charming European-like character with large arched windows, a relaxing secluded courtyard, and vast views of the Downtown skyline.

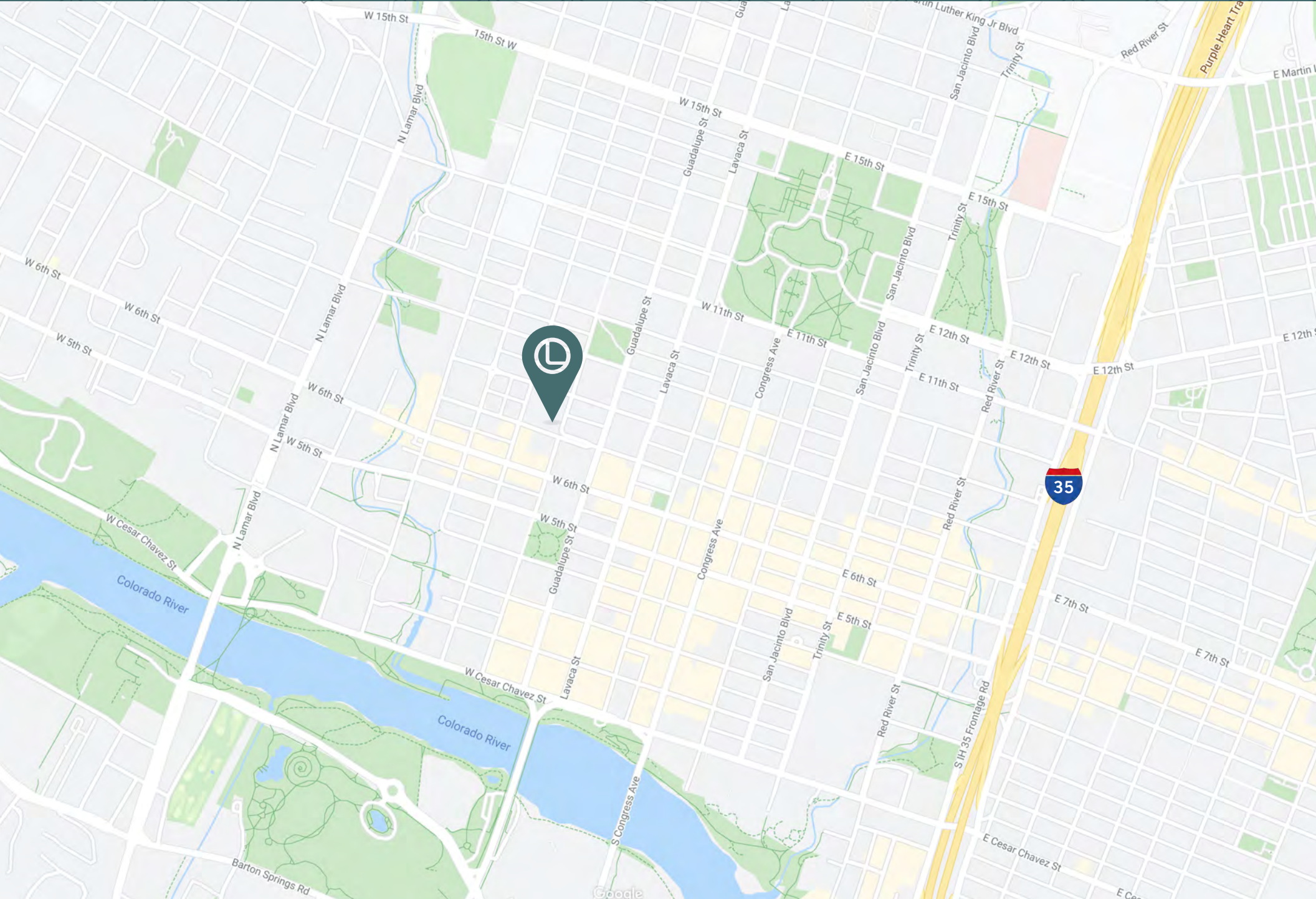
PROPERTY HIGHLIGHTS

- Tranquil neighborhood setting in the heart of Downtown and Historic Bremond Block
- Direct access and convenient parking
- Historic charm and vast Downtown views
- Extraordinary amenities within close proximity to countless restaurants, nightlife, live music venues and pedestrian accessibility to the West Sixth Street Entertainment District, Whole Foods, the Capitol Complex, the Travis County Courthouse, Lady Bird Lake Hike & Bike Trail, Seaholm Redevelopment District, Wooldridge Square, Duncan Park and Shoal Creek.
- Low Taxes! (Historic Exemptions)
- Live/Work Opportunity - Have living space on the first floor or top floor.

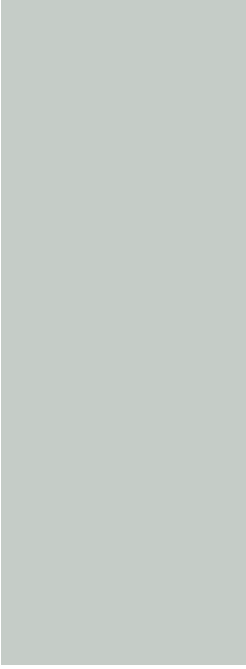
OFFERING SUMMARY

RENTAL RATE	Contact Broker	FLOODPLAIN	No
EXPENSES	Contact Broker	SUBMARKET	Downtown
LEGAL DESCRIPTION	CEN 37.7 FT LOT 4 BLOCK 079 ORIGINAL CITY		
YEAR BUILT/RENOVATED	1910/2021	NEIGHBORHOOD	Original Austin Neighborhood
CONSTRUCTION TYPE	Masonry/Brick	EXEMPTIONS	Historic/HT
LOT SIZE	2,747 SF	BUILDING SIZE	7,617 SF
ZONING	DMU-H-CO	First Floor - Suite 101	805 SF
PARKING	Six (6) Residential Parking Permits Available Through City of Austin	First Floor - Suite 102	374 SF
		First Floor - Suite 103	663 SF
		Second Floor - Suite 200	2,030 SF
		Third Floor - Suite 300	1,797 SF
		Fourth Floor - Suite 400	1,948 SF

Location Map



Exterior Photos



Aerial



W 7TH STREET

SAN ANTONIO ST

W 6TH STREET

NUECES ST

Aerial



CONGRESS ST

W 8TH STREET

NUECES ST

SAN ANTONIO ST

W 7TH STREET

W 6TH STREET



Fourth Floor Floor Plan

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Fourth Floor Photos



Third Floor Floor Plan

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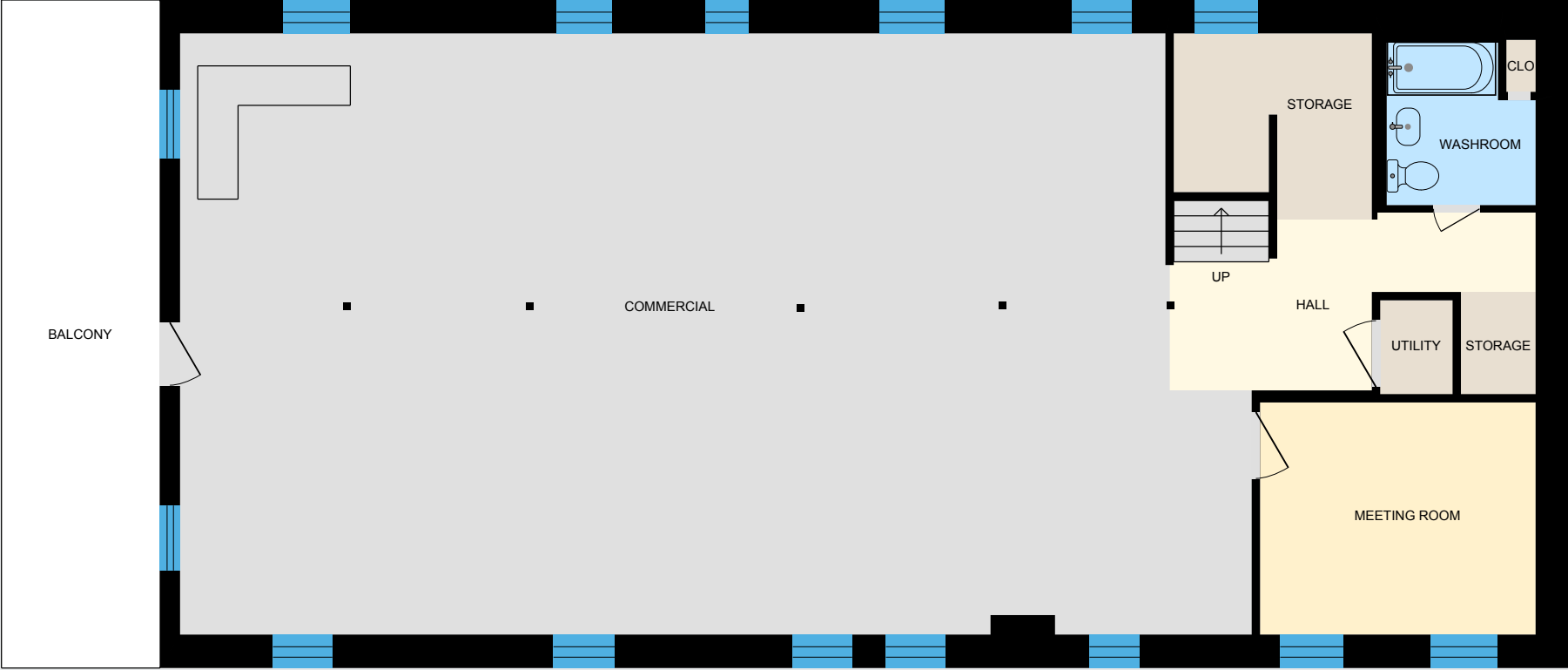


Third Floor Photos



Second Floor Floor Plan

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Second Floor Photos



First Floor Floor Plan

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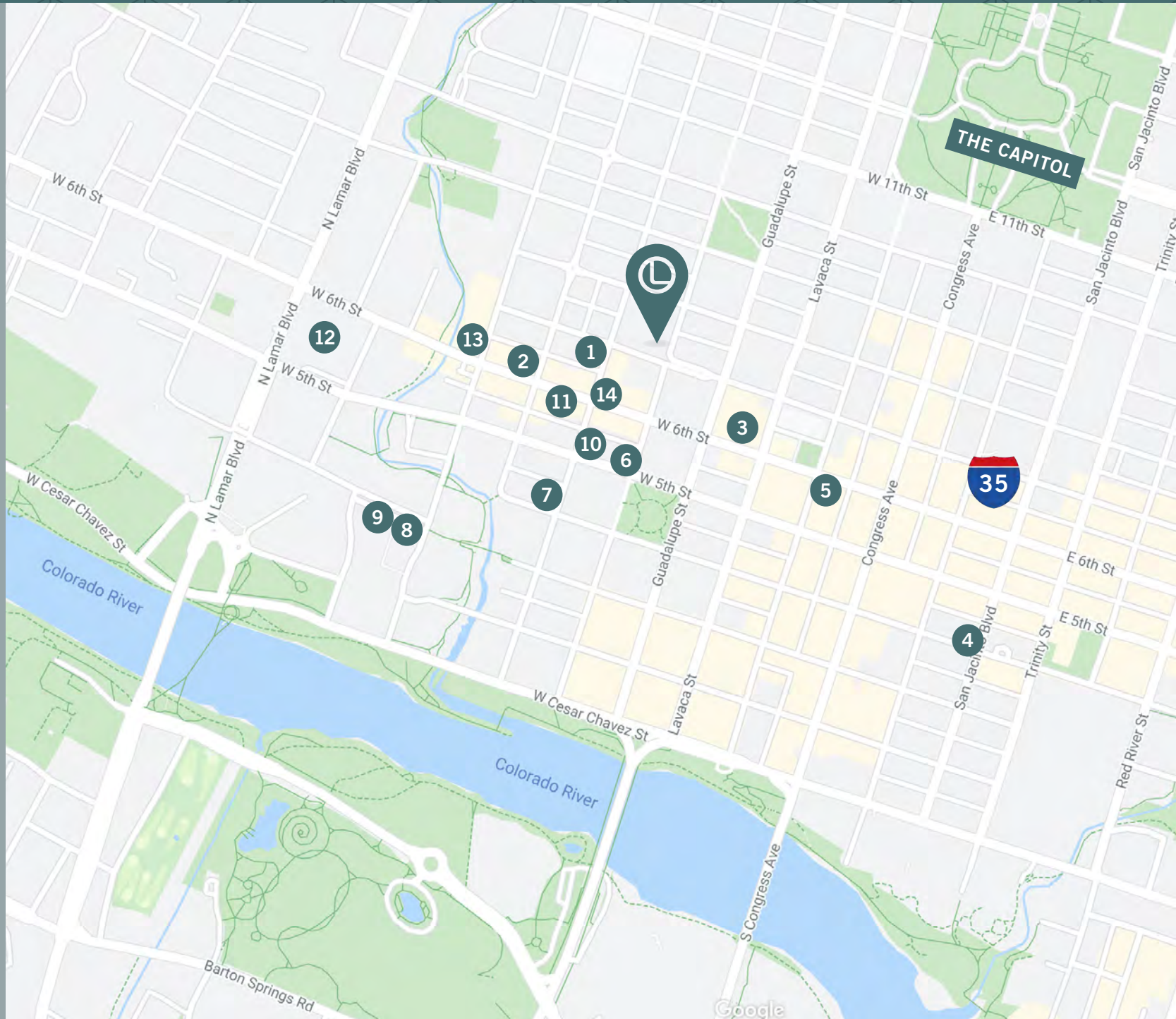


First Floor Photos



Retailer Map

1. Ranch 616
2. Buford's Beer Garden
3. Gloria's
4. Maiko Sushi Lounge
5. Italic
6. WU Chow
7. Juan Pelota
8. True Food Kitchen
9. Trader Joe's
10. Fixe Southern House
11. Walton's
12. Whole Foods
13. The Grove
14. Little Woodrow's





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