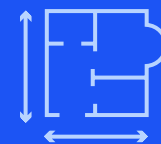




OFFERING MEMORANDUM

1701 and 1705
Nueces Street
For Sale



Building Area
3,216 SF



Amazing Location
Centrally located in
Downtown Austin



Fully Remodeled Space
Modernized office spaces

Accelerating success.



Executive Summary

Positioned in one of Austin's most desirable and walkable urban corridors, 1701 and 1705 Nueces Street offer a compelling owner-user or investment opportunity defined by exceptional location and visibility. The property is located just north of Downtown Austin. The University of Texas campus lies 6 blocks to the northeast with the Texas State Capital 6 blocks to the southeast. The new Travis County courthouse is only a block away.

The central location provides walkable access to a vibrant mix of offices, dining, and retail amenities. One block to the east you will find the award winning, Michelin star restaurant Olamaie with other coffee shops, retail and restaurants a short walk away.

1701 Nueces is a historic house converted to office use with updated finishes. You will find tall ceilings, wood floors and working fireplaces. Connected by a hallway, you step into 1705 Nueces. A new, modern building defined by clean lines, modern materials and building systems. Together, the attached structures function as a single cohesive asset blending character with contemporary efficiency. The property could be occupied by one company or can easily be separated into two distinct spaces each with its own restroom and breakroom. The conference room opens to a large outdoor patio. A rare amenity in the downtown area. With strong walkability, central connectivity, and prominent frontage along Nueces Street, the property delivers excellent exposure, signage opportunities, and long-term value in a highly sought-after submarket.

\$2,950,000
Asking Price

Property Profile & Investment Highlights

Address	1701 and 1705 Nueces St. Austin, TX 78701
Type/Use	Office
Building Area	3,216 SF
Land Area	0.135 AC
Zoning	GO-H
Parking	9 spaces total ; 8 surface, 1 covered
# of Buildings	2



Historic Landmark

Restored historic Austin building provides a distinctive blend of architectural character and modern functionality



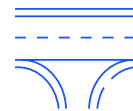
Prime Location

Situated in a desirable urban office corridor less than a mile from Downtown Austin



Highly Walkable

Walking distance to The Capitol, and UT Campus, with easy access to restaurants, shops, neighborhood amenities, and transit options



Strong Visibility

Prominent frontage along Nueces Street delivers strong visibility and signage opportunities



Property Tax Savings Opportunity

The property tax rate is only 1.63% for 1701 Nueces St.



Parking

9 on-site parking spaces along with additional street parking

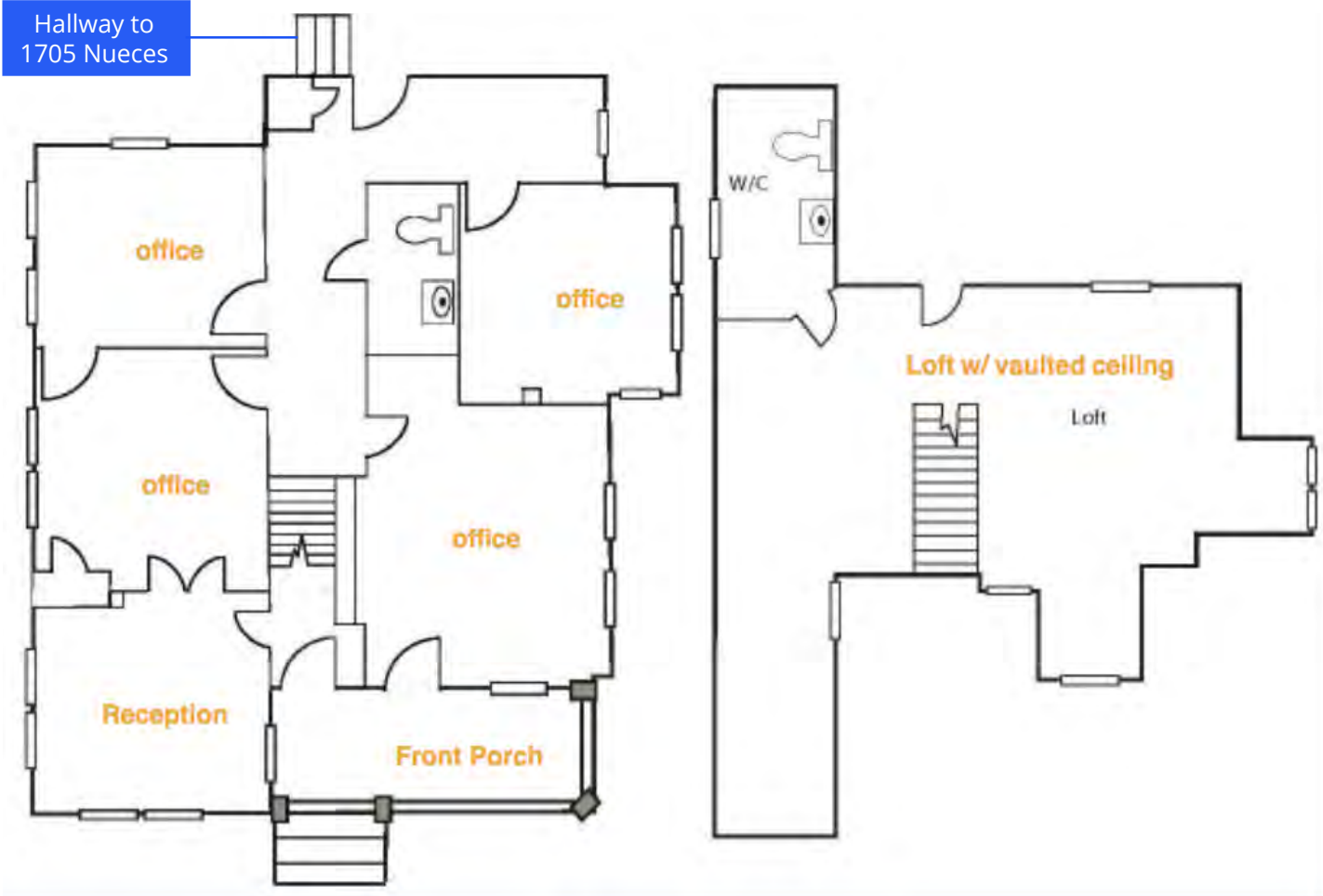


Inviting Outdoor Space

On-site outdoor amenities include a verdant courtyard and well-maintained landscaping with mature pecan trees

Floor Plan – 1701 Nueces St.

Existing Building	
Address	1701 Nueces St., Austin, TX 78701
Type/Use	Office
Building Area	1,806 SF
Floors	2
Zoning	GO-H
Year Built	1910

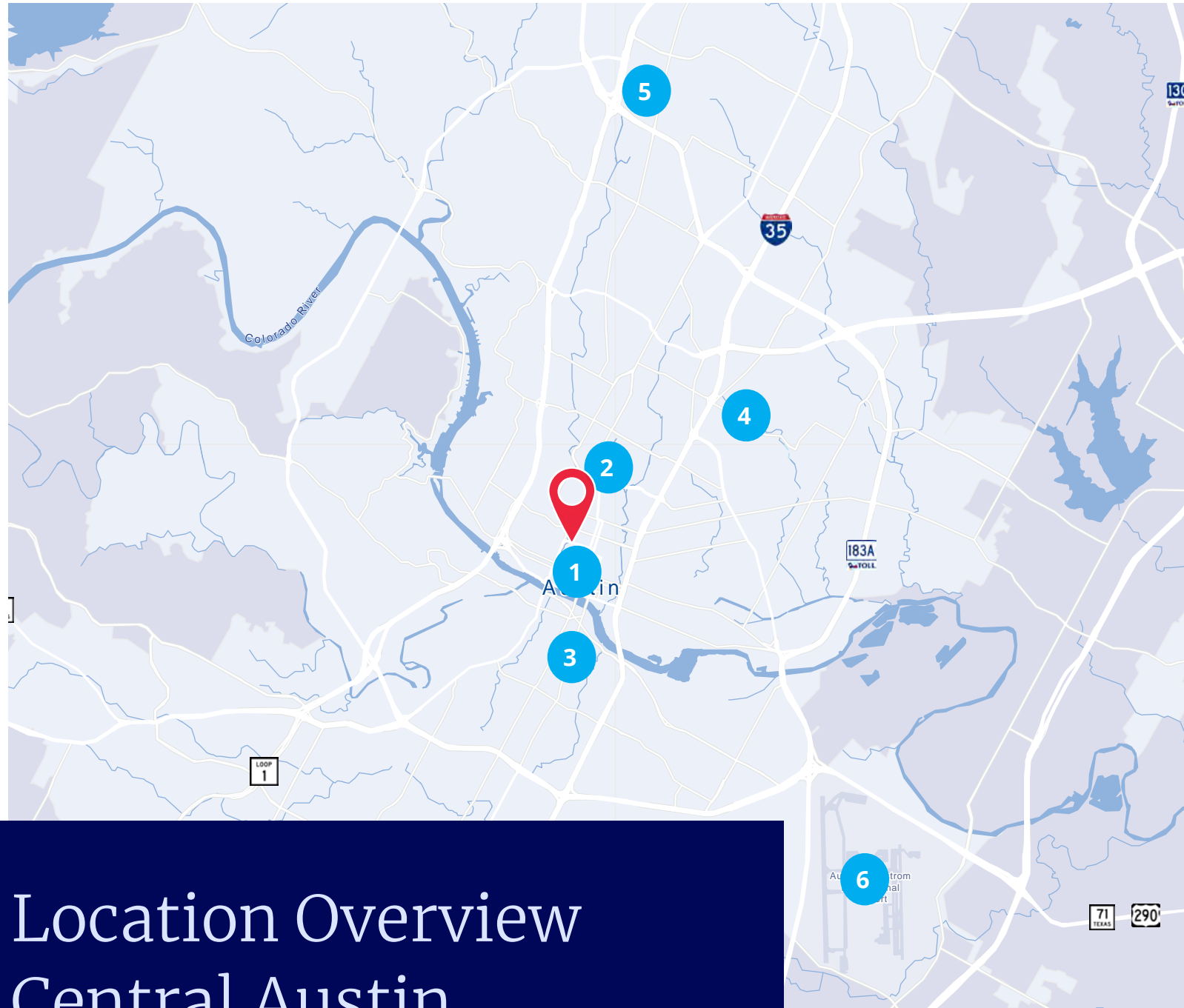


Floor Plan – 1705 Nueces St.

Existing Building	
Address	1705 Nueces St., Austin, TX 78701
Type/Use	Office
Building Area	1,410 SF
Floors	1
Zoning	GO
Year Built	1951



Hallway to 1701 Nueces



Location Overview Central Austin

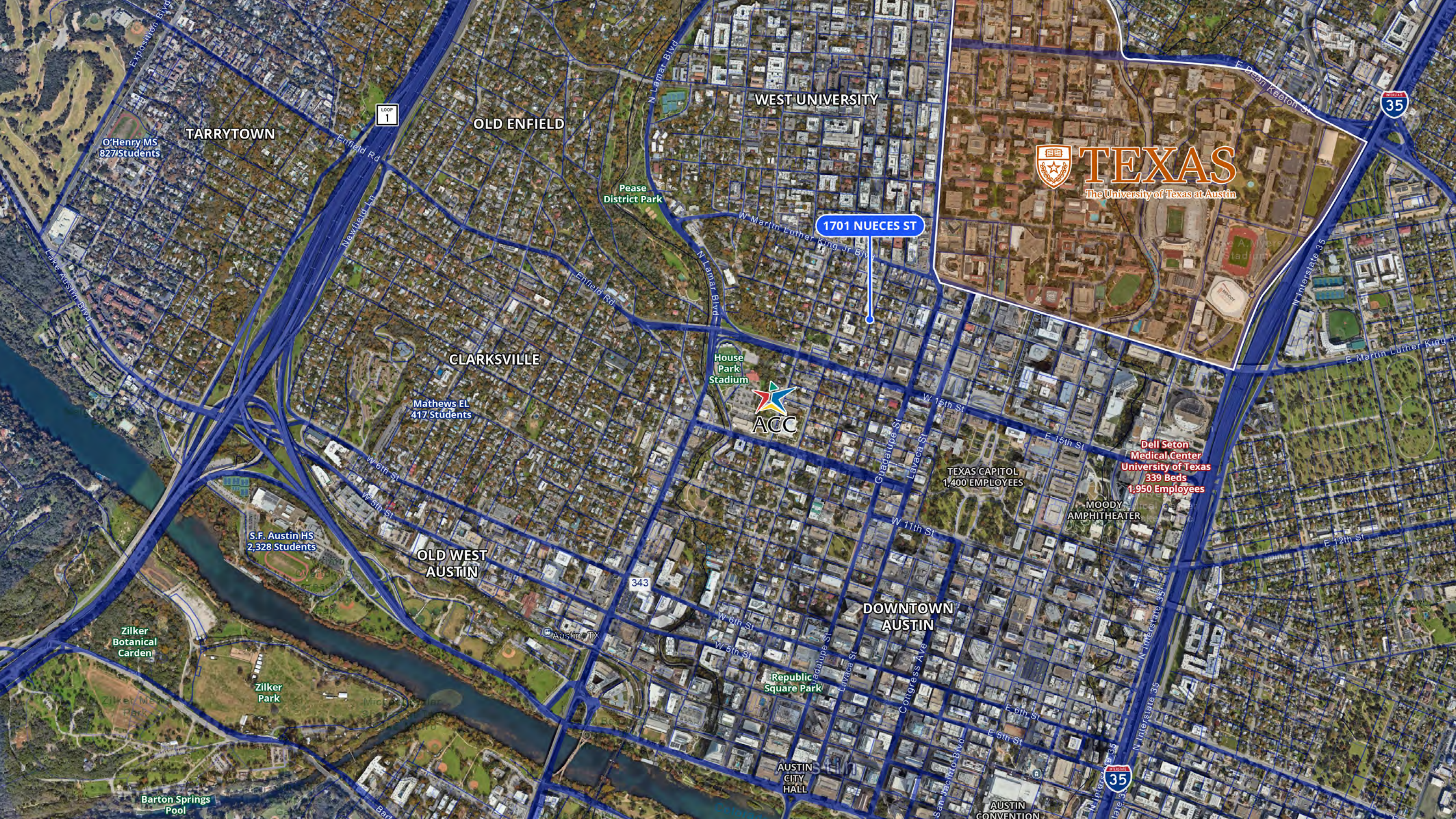
#	Place	Distance	Time
1	Downtown Austin	0.5 mi	3 min
2	University of Texas	0.7 mi	4 min
3	South Congress	2.4 mi	10 min
4	Mueller	4.6 mi	12 min
5	The Domain	10.1	16 min
6	Austin-Bergstrom Intl. Airport	11.6 mi	23 min

Central Austin has quickly become one of the city’s most desirable submarkets, offering a vibrant mix of culture, business, and lifestyle. Once known for its eclectic neighborhoods and arts community, the area has experienced rapid growth, now hosting some of Austin’s best restaurants, bars, and entertainment venues. This transformation has made Central Austin a dynamic destination for both locals and visitors.

Alongside the flourishing arts and culinary scene, the area has seen significant development, with new luxury apartments, trendy condos, and office spaces attracting professionals and creatives. Its central location offers unmatched convenience, with easy access to major highways, public transit, and bike lanes. This exceptional connectivity makes Central Austin one of the most sought-after places to live and work in the city.

Photo Gallery





O'Henry MS
827 Students

TARRYTOWN



OLD ENFIELD

WEST UNIVERSITY



TEXAS
The University of Texas at Austin



1701 NUECES ST

Pease District Park

CLARKSVILLE

House Park Stadium



Mathews EL
417 Students

TEXAS CAPITOL
1,400 EMPLOYEES

Dell Seton Medical Center
University of Texas
339 Beds
1,950 Employees

MOODY AMPHITHEATER

S.F. Austin HS
2,328 Students

OLD WEST AUSTIN

343

DOWNTOWN AUSTIN

Zilker Botanical Garden

Zilker Park

Republic Square Park

AUSTIN CITY HALL

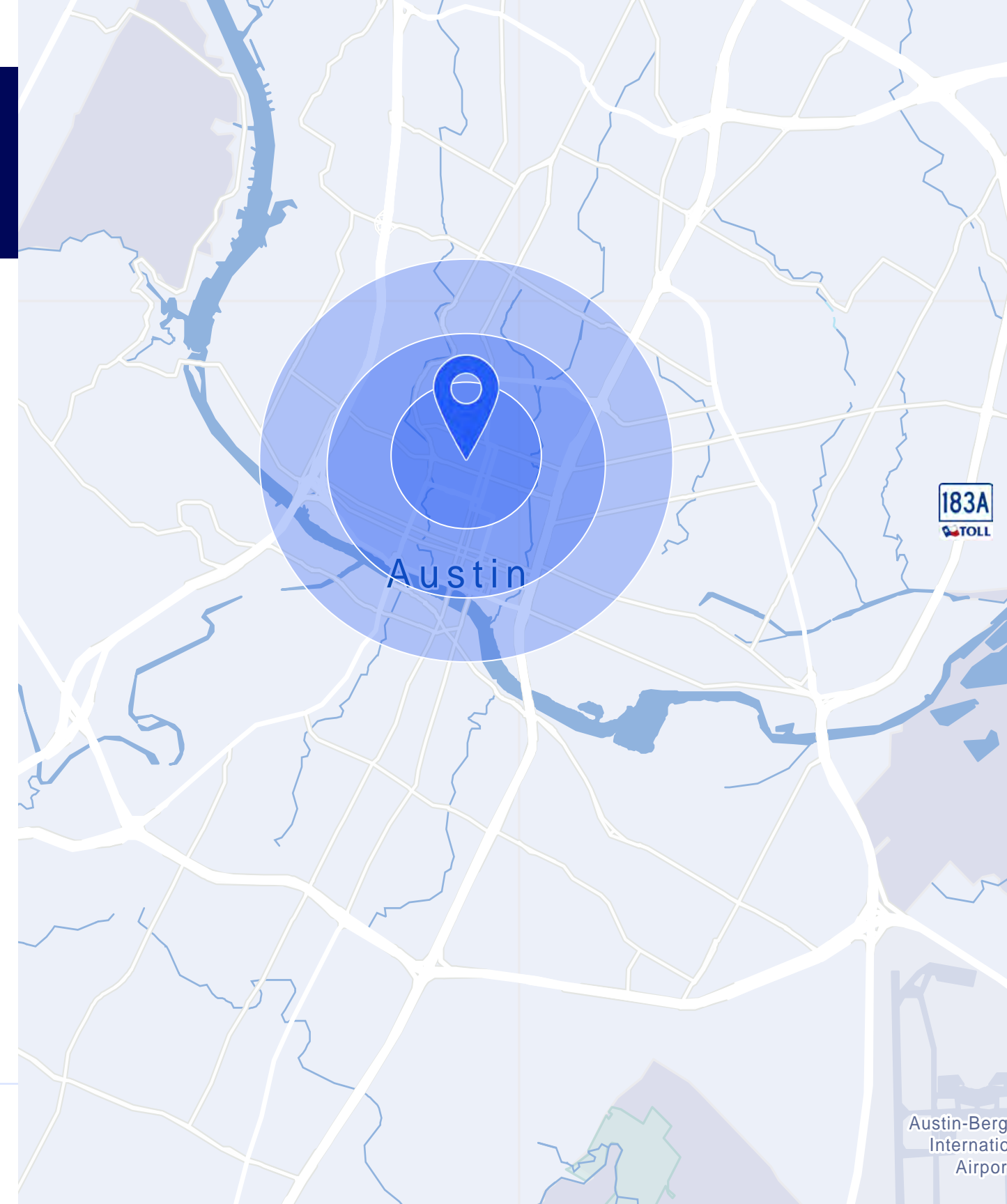
AUSTIN CONVENTION



Barton Springs Pool

Demographics

	1 Mile	3 Mile	5 Mile
Population	40,537	99,355	172,526
2030 Projected Population	43,139	105,468	182,322
Daytime Population	140,425	249,681	347,202
Average Household Income	\$114,260	\$155,693	\$159,843



The Colliers logo is a blue rectangle with a yellow and red horizontal stripe at the bottom. The word "Colliers" is written in white serif font.

FOR MORE INFORMATION, PLEASE CONTACT:

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