

Standalone Office / Retail For Lease

1702 San Antonio Street



±950 SF BUILDING ON 0.12 AC

±4,000 SF outdoor area for parking or patio use

\$4,000 per month plus utilities



Philip Salem

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Property Details

1702 San Antonio St, Austin, TX 78701

Property Type	Standalone office / retail building
Building Size	±950 SF, single story
Lot Size	0.12 AC (5,376 SF per Travis CAD)
Outdoor Area	±4,000 SF for parking or patio use
Lease Rate	\$4,000 per month plus utilities
Lease Term	1 to 5 years
Availability	Available now
Year Built	1927
Construction	Single story; new roof December 2024
Zoning	DMU-CO, Downtown Mixed Use (tenant to verify use)
Parking	On-site surface parking, partly paved
Access	24-hour access • air conditioning • bus line nearby
Location	Across from the Travis County Civil and Family Courts Facility; one block south of MLK Blvd and UT



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Property Overview

1702 San Antonio St, Austin, TX 78701

1702 San Antonio is a **±950 SF standalone building** directly across from the **Travis County Civil and Family Courts Facility**. It is one block south of MLK Jr Blvd and the University of Texas, a few blocks north of the Capitol complex. The location is well suited to a law practice or other professional-services user.

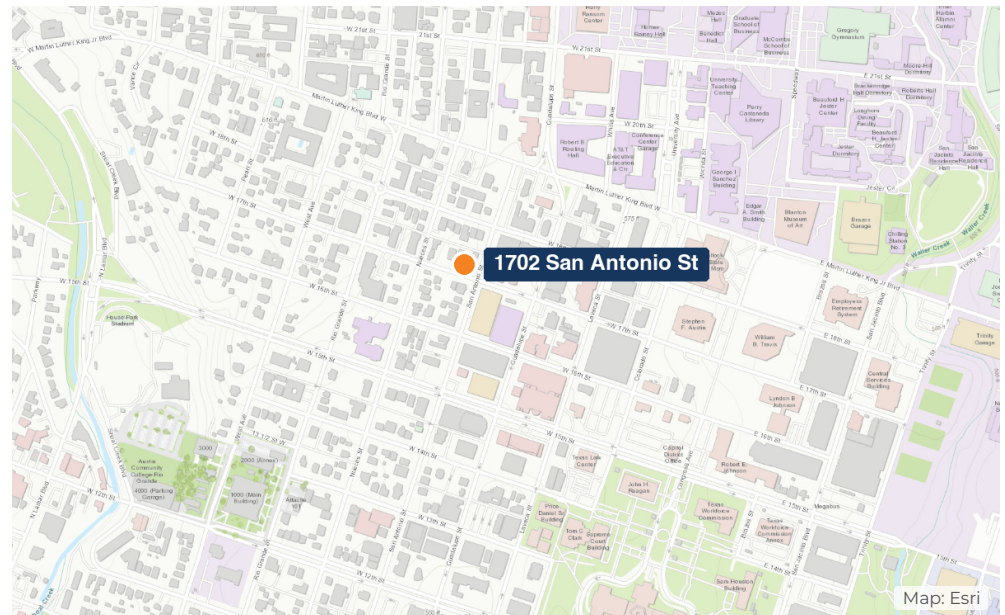
The **0.12 AC site** includes a **±4,000 SF outdoor area** beside the building, used today for surface parking. It can remain **parking for staff and clients** or become a **patio or outdoor seating area**; tenant to verify use with the City.

The single-story building, built in 1927, offers a front porch, air conditioning, and 24-hour access. New roof in December 2024; exterior recently repainted.

DMU-CO zoning (Downtown Mixed Use) generally allows office, retail, and service uses; tenant to verify. The Capitol complex, UT, and downtown are within walking distance, with bus service nearby.

Offered at **\$4,000 per month plus utilities** on a 1 to 5 year term. Contact us to request a proposal or schedule a tour.

Component	Size	Description
Building	±950 SF	Single-story standalone office / retail, built 1927
Outdoor Area	±4,000 SF	Surface parking today (partly paved); parking or patio use
Total Site	0.12 AC	5,376 SF per Travis CAD; DMU-CO zoning



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