

FOR SALE

HPI TENANT ADVISORS

1204

NUECES STREET

Austin, TX 78701



3,617 SF



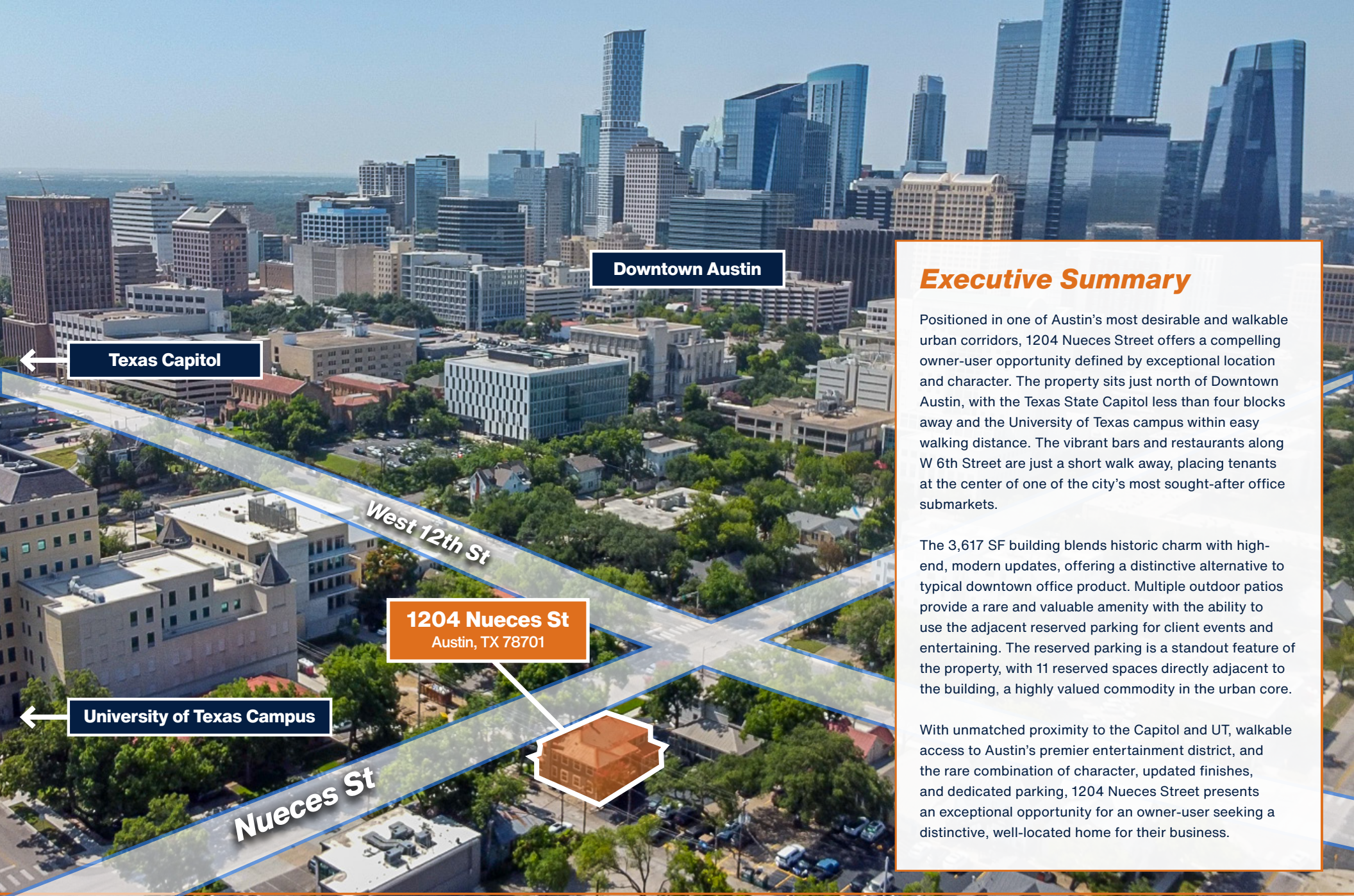
Less than a Mile From
Downtown Austin



Abundant Reserved
Parking

CORTLAND LOWE III
(561) 281-4304
lowe@hpitx.com





Downtown Austin

Texas Capitol

West 12th St

1204 Nueces St
Austin, TX 78701

University of Texas Campus

Nueces St

Executive Summary

Positioned in one of Austin's most desirable and walkable urban corridors, 1204 Nueces Street offers a compelling owner-user opportunity defined by exceptional location and character. The property sits just north of Downtown Austin, with the Texas State Capitol less than four blocks away and the University of Texas campus within easy walking distance. The vibrant bars and restaurants along W 6th Street are just a short walk away, placing tenants at the center of one of the city's most sought-after office submarkets.

The 3,617 SF building blends historic charm with high-end, modern updates, offering a distinctive alternative to typical downtown office product. Multiple outdoor patios provide a rare and valuable amenity with the ability to use the adjacent reserved parking for client events and entertaining. The reserved parking is a standout feature of the property, with 11 reserved spaces directly adjacent to the building, a highly valued commodity in the urban core.

With unmatched proximity to the Capitol and UT, walkable access to Austin's premier entertainment district, and the rare combination of character, updated finishes, and dedicated parking, 1204 Nueces Street presents an exceptional opportunity for an owner-user seeking a distinctive, well-located home for their business.

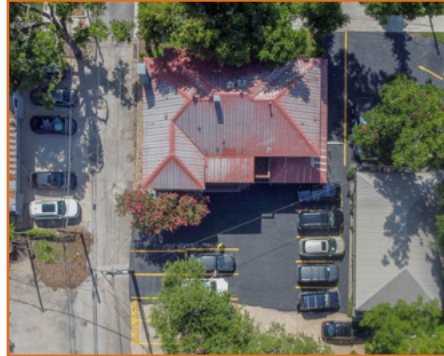
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Property Profile

\$2,995,000

Sales Price



Building Size

3,617 SF



Land Area

0.15 Acres



Interior Layout

Inviting reception area, 5-6 individual offices, 3 large conference rooms, 2 individual restrooms and additional restroom upstairs with shower, 2 vast open office areas with space for numerous workstations, Kitchen with bar seating and additional bar/wet area.



Prime Location

Situated in a highly desirable area less than a mile from downtown Austin. Less than 4 blocks from The Capitol, walkable to both the UT campus and the many bars and restaurants along W 6th St. entertainment district.



Outdoor Area

Multiple patios for outdoor seating, as well as reserved parking directly adjacent to the building that can be utilized for outdoor events.



Visibility

Prominent frontage along Nueces St. with ability to install signage.



Parking

11 total reserved spaces directly adjacent to the property.

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Interior Gallery

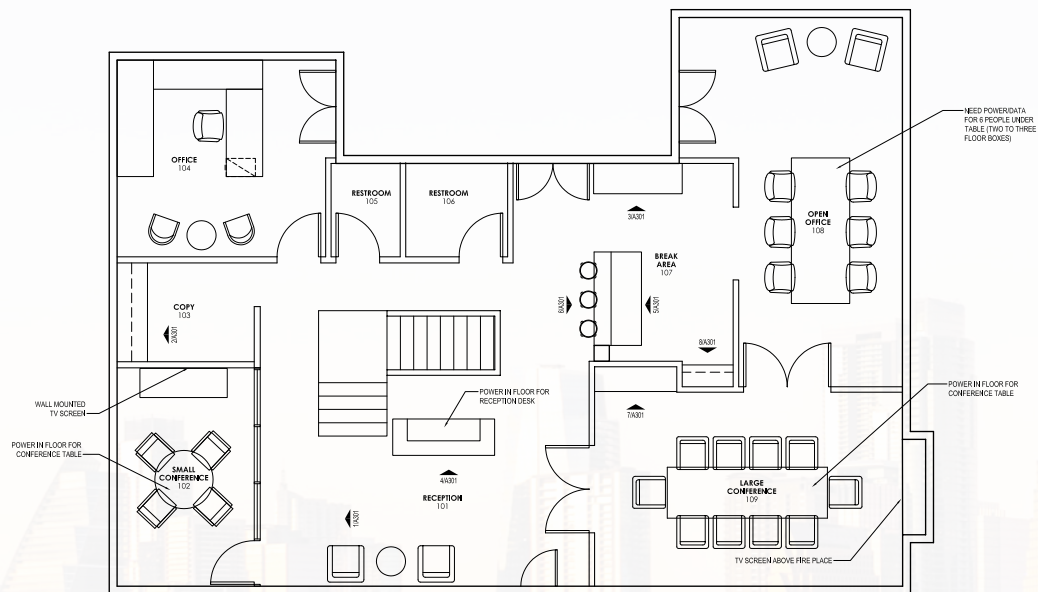


Interior Gallery

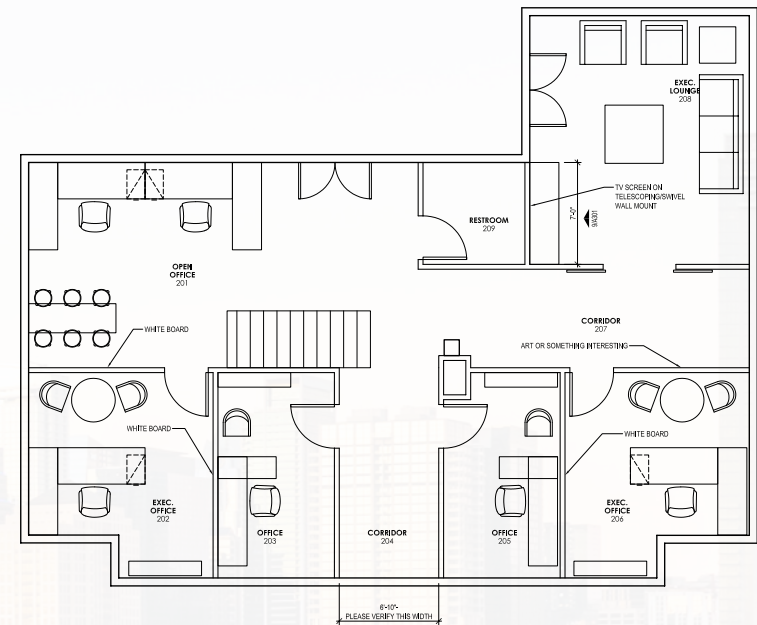


Floor Plan

1st Floor



2nd Floor



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EST. DRIVE TIMES

DOWNTOWN: <5 Minutes

THE DOMAIN: 15 Minutes

AUSTIN AIRPORT: 20 Minutes

INTERSTATE 35: 5 Minutes

MOPAC: 5 Minutes

Location Overview

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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■

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