



Accelerating success.



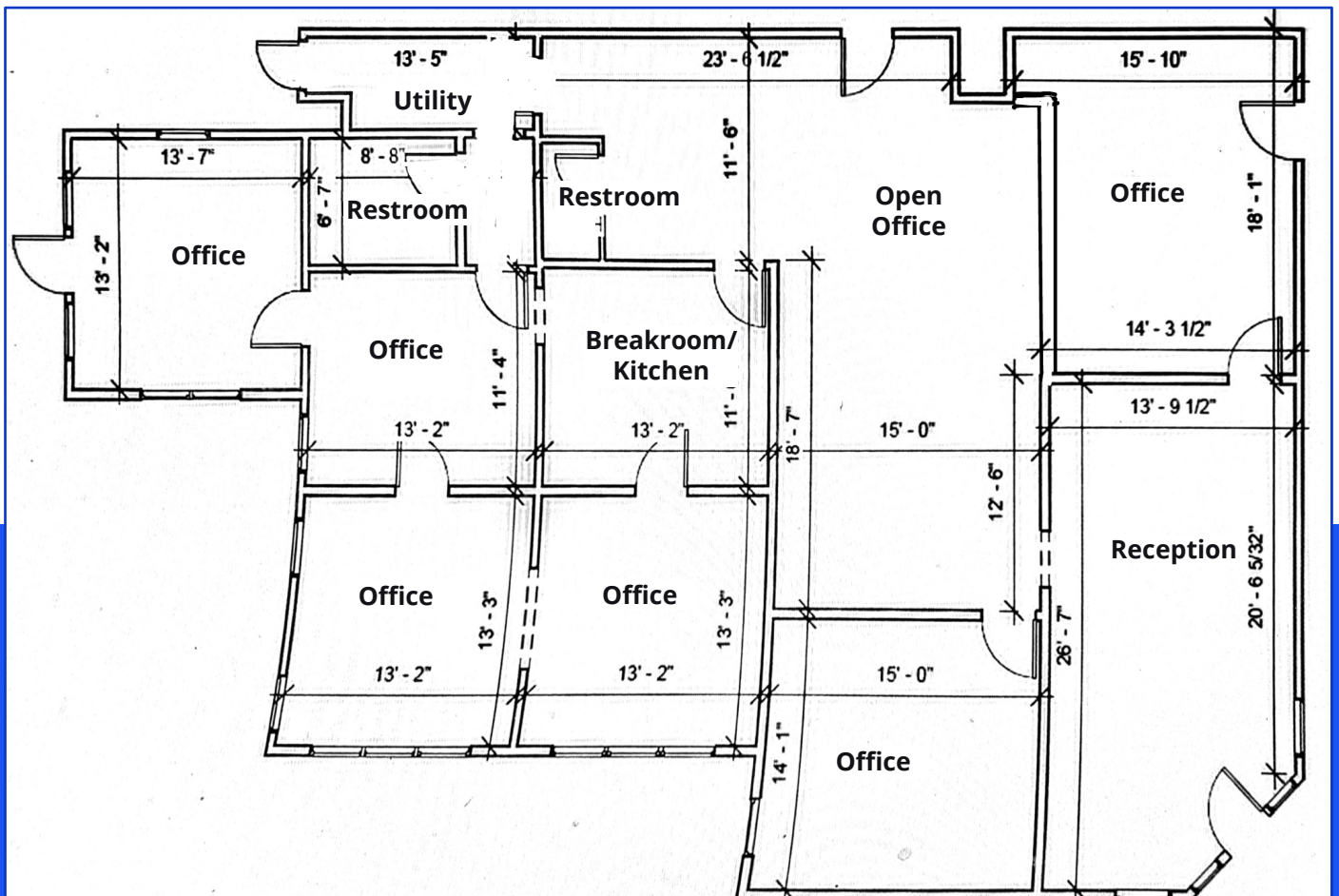
FOR LEASE | 2,584 SF

Prime East Austin Office Space

78 San Marcos Street
Austin, TX 78702 | Entire Building

For more information:

Stuart Baker
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Size

2,584 SF

Rate

\$32.00 PSF

Opex

\$9.29 PSF

*PRIME EAST AUSTIN LOCATION NEAR DOWNTOWN, TOWN LAKE TRAIL & RAINEY ST.
FULLY FINISHED OUT, HARDWOOD FLOORS.*

Signage

Building façade and monument signage opportunities.

Site Plan

Mix of collaborative open office and private office.

Location

Historical Neighborhood Office Zoning with **LOW TAXES** and operating expenses.

Amenities

Office opportunity with a full kitchen, 1.5 baths (including shower), and washer/dryer. Bike the Town Lake Trail on your lunch break, then walk to dinner – top restaurants just steps away.

Free Parking

Up to 3 dedicated parking spots with free neighborhood parking.

SPACE PHOTOS



[View Virtual Tour](#)



FEATURES



[View Virtual Tour](#)

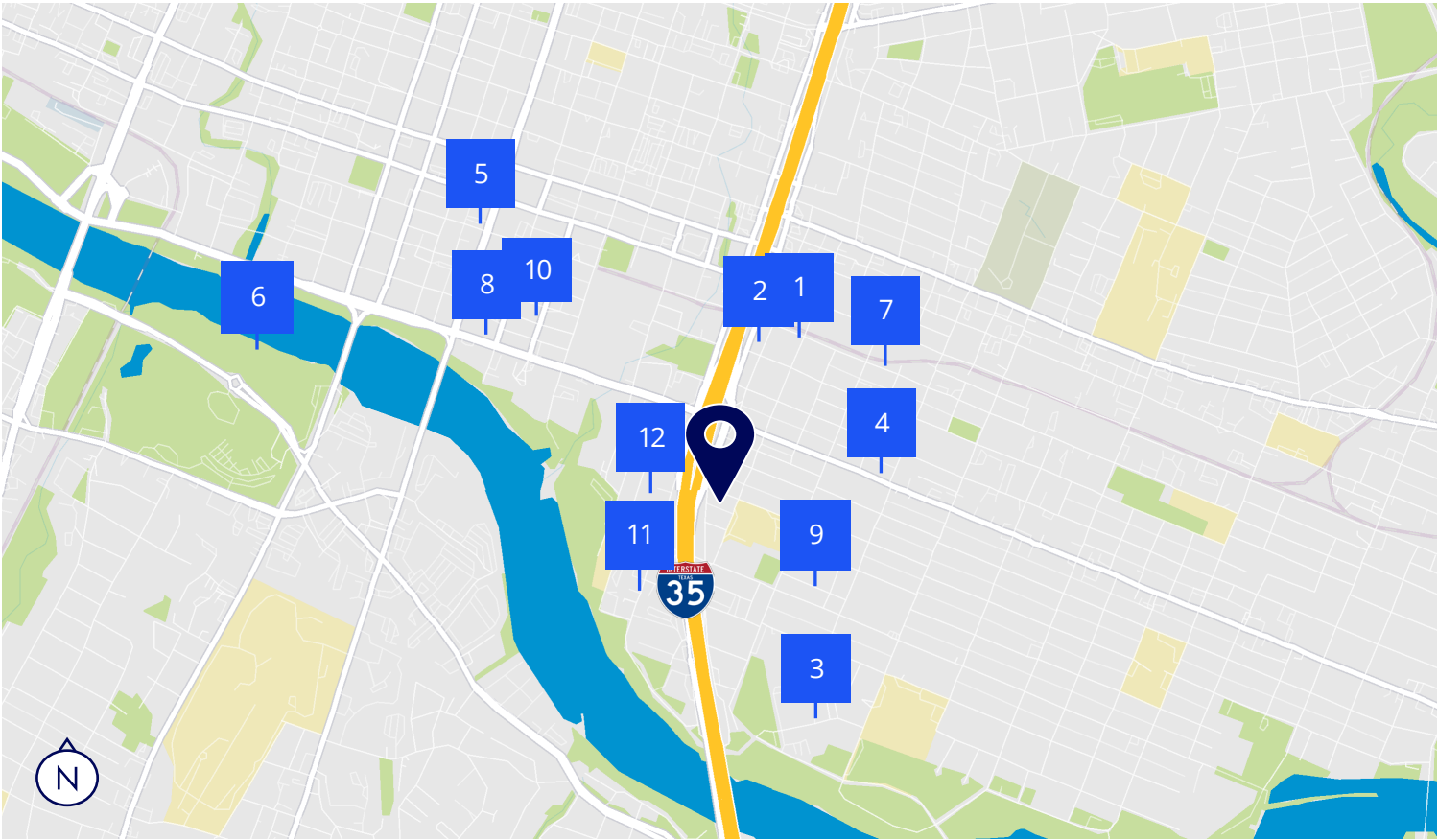




78 San Marcos

Nearby Amenities

- | | |
|----------------------|------------------------|
| 1. Target | 7. Orangetheory |
| 2. Whole Foods | 8. JW Marriott |
| 3. Afuga Coffee | 9. Gati Cafe |
| 4. Casa Bianca | 10. Royal Blue Grocery |
| 5. CVS | 11. Emmer & Rye |
| 6. Auditorium Shores | 12. Daydreamer |



Miles to
Texas Capitol
1.4

Miles to
Mopac
2.6

Miles to
IH-35
0.1

Miles to
ABIA
8.9

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