

1616

Rio Grande

OFFERING MEMORANDUM

1616 Rio Grande, Austin, TX

7,479 SF Office Building on 0.41 Acres | CS Zoning | Central Austin, TX

Colliers

01

Property Overview





Executive Summary

Located in the heart of Central Austin, one of the city's most connected and sought-after business districts, 1616 Rio Grande Street offers exceptional proximity to Downtown Austin, the Texas State Capitol, the new Travis County Courthouse, and The University of Texas. Situated on approximately 0.41 acres and improved with a 7,479-square-foot office building, the property provides a rare opportunity for owner-users and investors seeking a centrally located asset with immediate access to Austin's governmental, legal, educational, and commercial centers.

Positioned along a highly visible corridor with excellent accessibility and abundant nearby amenities, the property benefits from a location characterized by strong demand, limited inventory, and enduring market fundamentals. Surrounded by a vibrant mix of restaurants, parks, retail destinations, and professional services, 1616 Rio Grande offers a premier Central Austin location that appeals to a wide range of office and professional users. With its strategic location, heavy on-site parking, and proximity to Austin's most influential institutions and employment hubs, 1616 Rio Grande Street presents an attractive opportunity to acquire a well-positioned asset in one of Austin's most established and desirable urban submarkets.

The original building constructed in 1900 is 3,136 SF with high ceilings, wood floors and all of the charm of a historic house. The newer building, built in 1982, is 4,343 SF and offers the flexibility and functionality of a more modern office building. Previously marketed at \$5,500,000 the improved price represents one of the lowest price per square foot assets in the area on a large land site.

\$4,800,000

Asking Price

Property Profile & Investment Highlights

Property Address	1616 Rio Grande St.
Building Area	7,479 SF
Lot Size	0.409 AC
Year Built; Renovations	Main Building: 1900 (no historic designation) Addition: 1982
Parking	3.21:1,000 (24 spaces with covered parking included)
Occupancy	Currently vacant. Available for owner/user occupancy.
Zoning	CS-ETOD-DBETOD
# of Floors	2
Floodplain	None



Prime Location

Located in Central Austin, a sought-after district experiencing ongoing redevelopment, supporting long-term value



Heavy On-Site Parking

24 on-site spaces with covered parking



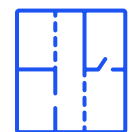
High Walkability

Close proximity to many restaurants, retail, bars, gyms, etc.



Strong Connectivity to Major Arteries

Easy access to Mopac, 15th Street, W 6th Street, Lamar Boulevard



Flexible Layout

Flexible layout can accommodate a variety of tenant configurations

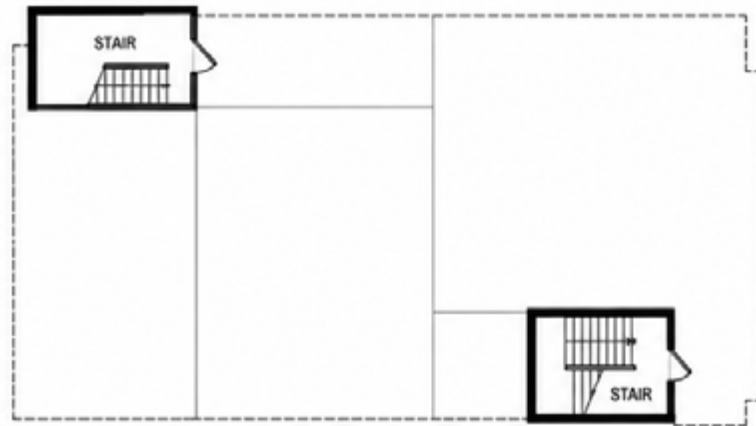


Strong Visibility

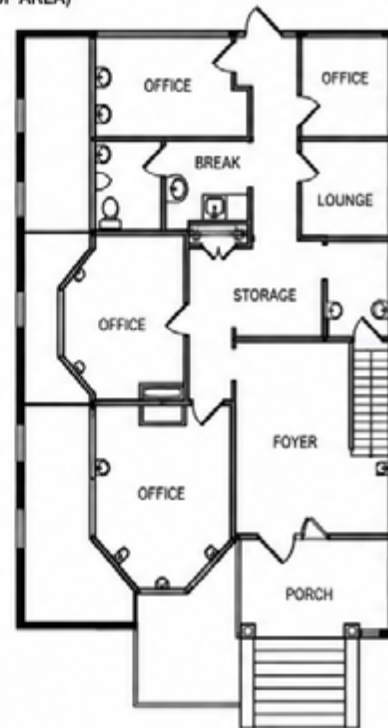
Situated along Rio Grande Street places it within one of Austin's most recognizable urban corridors, providing strong visibility

Floor Plan

FIRST FLOOR

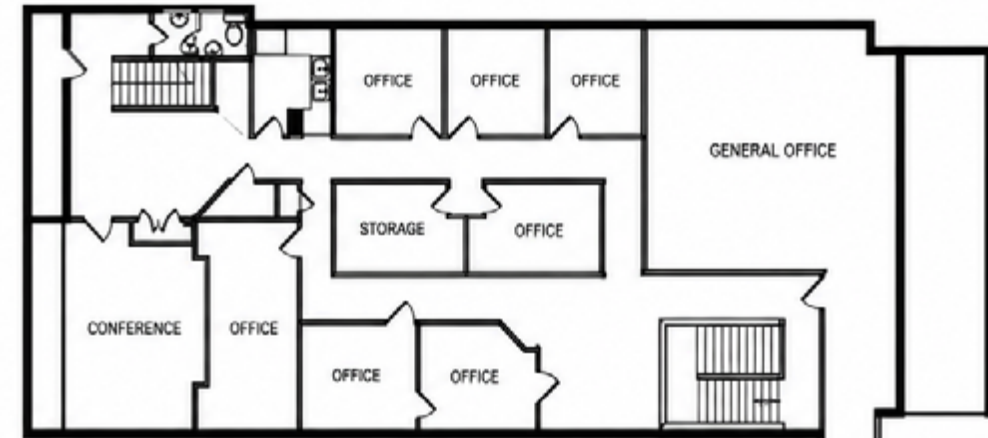


PARTIAL FLOOR PLAN
(STAIRS / ROOF AREA)



FIRST FLOOR PLAN

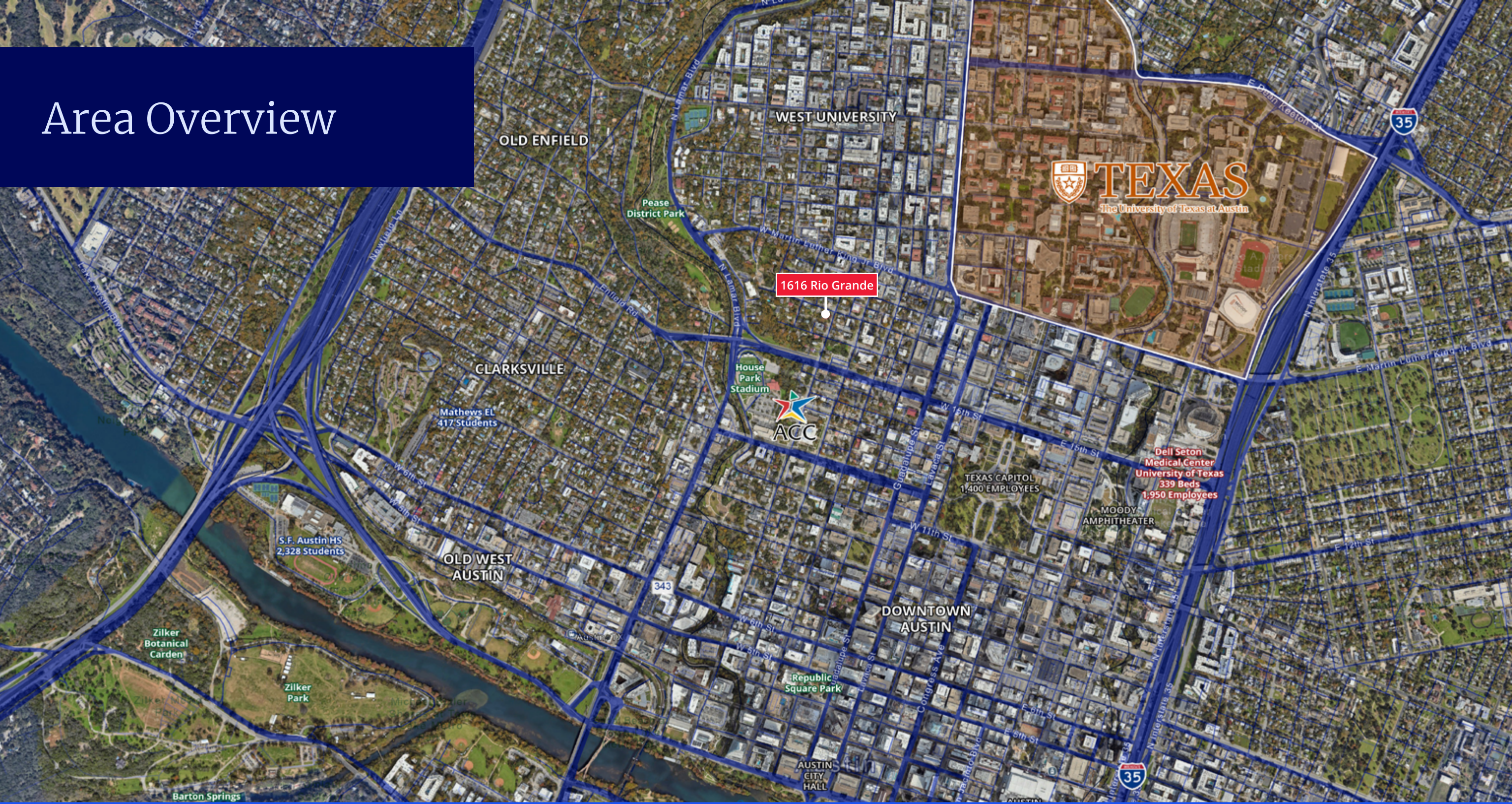
SECOND FLOOR



SECOND FLOOR PLAN



Area Overview



02

Market Overview

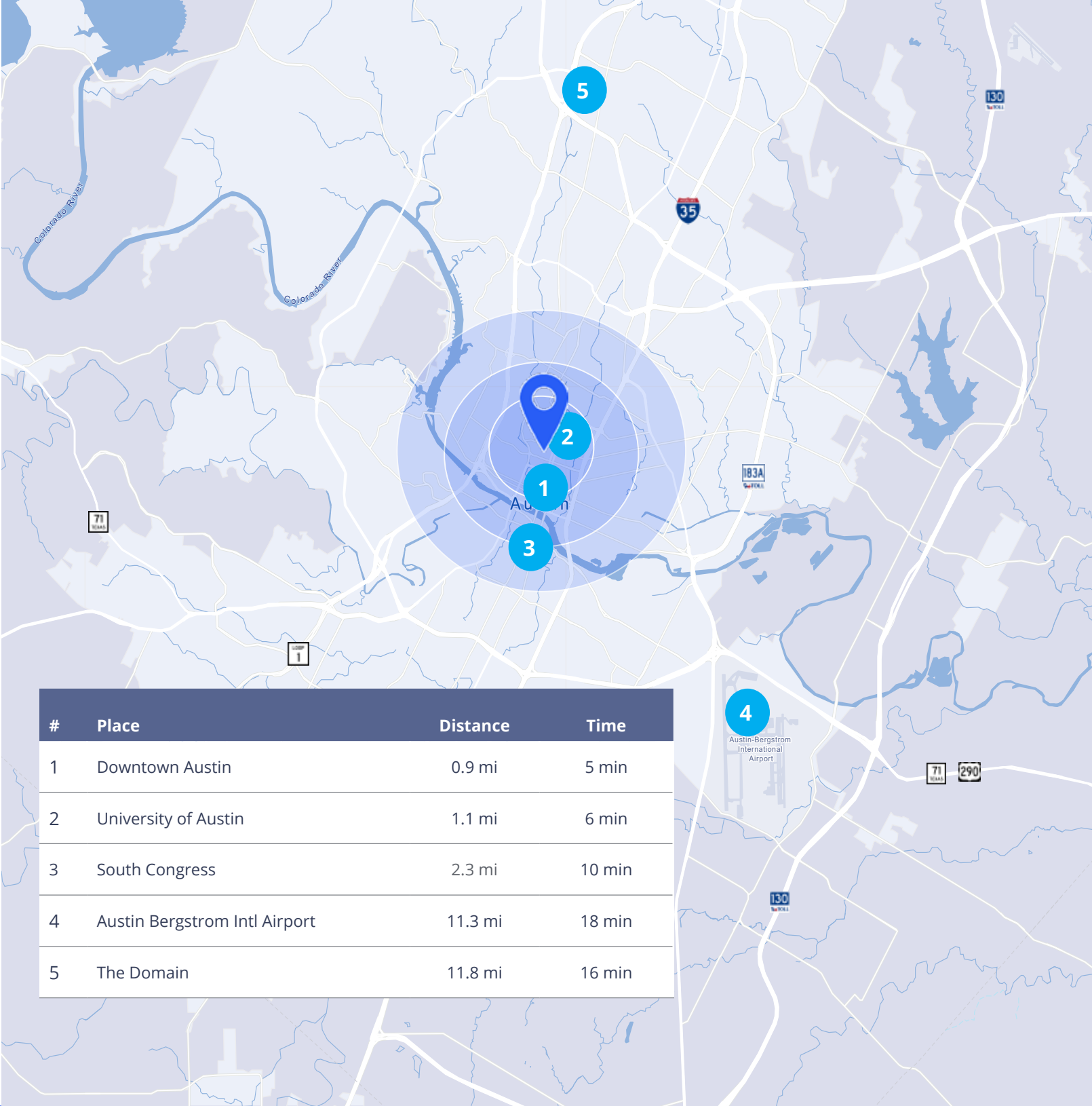


Location & Demographics

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.

	1 Mile	3 Mile	5 Mile
Population	42,109	172,663	368,173
2031 Projected Population	43,256	179,463	384,902
Daytime Population	135,297	339,240	583,696
Average Household Income	\$120,502	\$167,406	\$154,349



Why Austin?

Austin combines a diverse, resilient economy with a culture built for innovation. Companies here tap into thriving tech, healthcare, manufacturing, and creative industries alongside a deep talent pool fed by top universities and research institutions. Entrepreneurs, startups, and global tech giants all choose this region to build what's next, backed by smart investment in transportation, public safety, and infrastructure. Add in a sunny climate, green hills, natural springs, and miles of trails, and you get a region that draws top talent and keeps them here. That combination of economic strength, talent access, and quality of life makes Austin one of the strongest markets for business growth in the country.



Easy travel to all parts of the U.S.



Competitive housing prices



No state income tax



Top-tier research universities



Diversity of cultural experiences



Cost doing business lower than national average

U.S. Job Growth

Among major metro areas August 2024 through July 2025

1st Best Performing Metro for Job Growth (Among the Top 50 Metros)

3.5% Unemployment Rate

5th For Total Venture Capital Raised: \$7.9B+ in 2025

4.5% U.S. Unemployment Rate

Population Highlights

2.5M Current Austin Residents

1st Fastest Growing Metro (Among the Top 50 Metros)

13th Largest City (in the Nation)

53k New Residents in 2025 (#2 Population Growth Rate Among Top 50 Metros)

RANK	METRO	NET JOBS (000'S)
1	Boston	66.7
2	New York City	62.6
3	Atlanta	47.6
4	Philadelphia	35.5
5	Miami	7.8
6	Austin	7.2
7	Dallas	6.5
8	Houston	6.1
9	San Francisco	-35.1
10	Phoenix	-49.3
11	Chicago	-57.2
12	Washington DC	-73.4

Photo Gallery



The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe below it.A large, light blue, two-story house with white railings and a large tree in the foreground. The house has a white balcony and a white roof. The tree is green and has a thick trunk. The house is set on a dirt lot with a concrete driveway. A red car is parked in the driveway. The sky is blue and clear.

CONTACT US

Doug Rauls

Executive Vice President

+1 512 695 2314

doug.rauls@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC