



# 2205 E 5TH STREET

78702

SINGLE TENANT OFFICE

## FOR LEASE OR SALE

[VIDEO TOUR — CLICK OR SCAN](#)

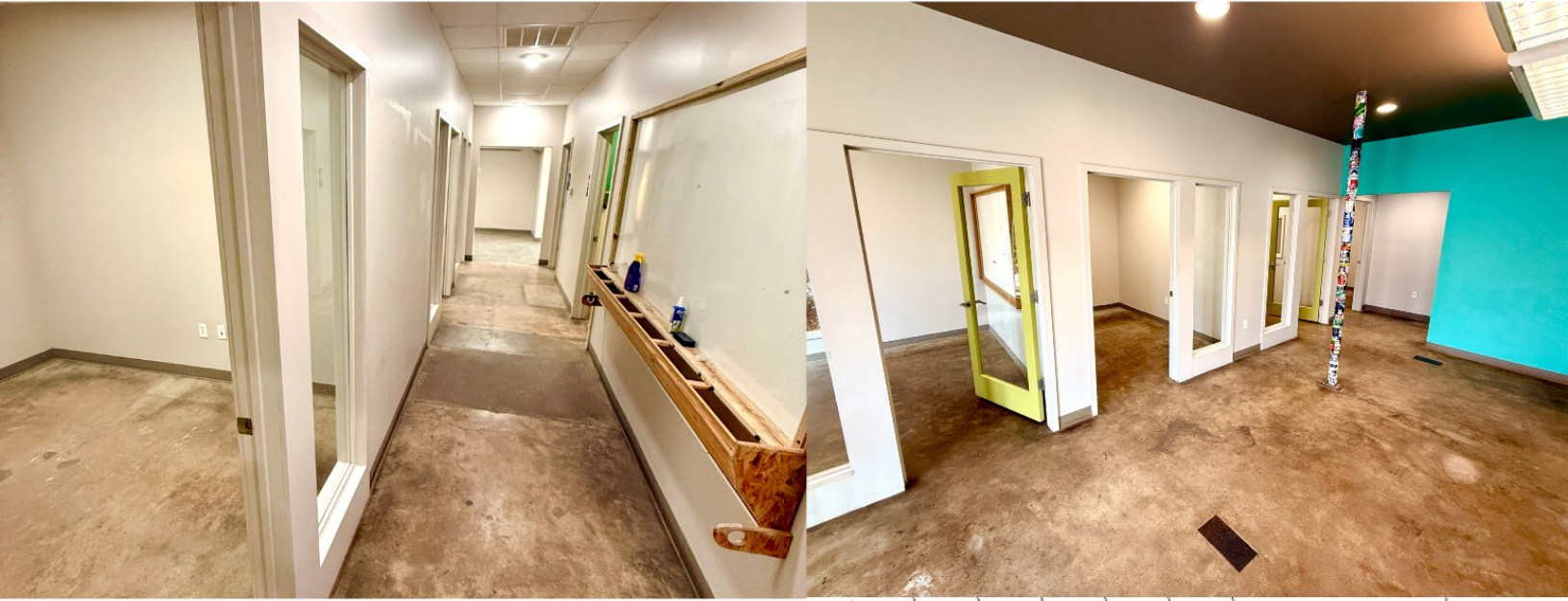


- **SIZE :** 3,108 SF
- **BASE RENT :** CONTACT BROKER
- **NNN :** \$14.52
- **SEPARATE TENANT EXPENSES :**  
UTILITIES, JANITORIAL, LAWNCARE
- **TERM :** NEGOTIABLE
- **AVAILABILITY :** IMMEDIATELY
- **ZONED :** GO-CO-MU-NP
- **SALE PRICE :** NEGOTIABLE



**CHAD JEWELL // 512-633-7703 MOBILE**

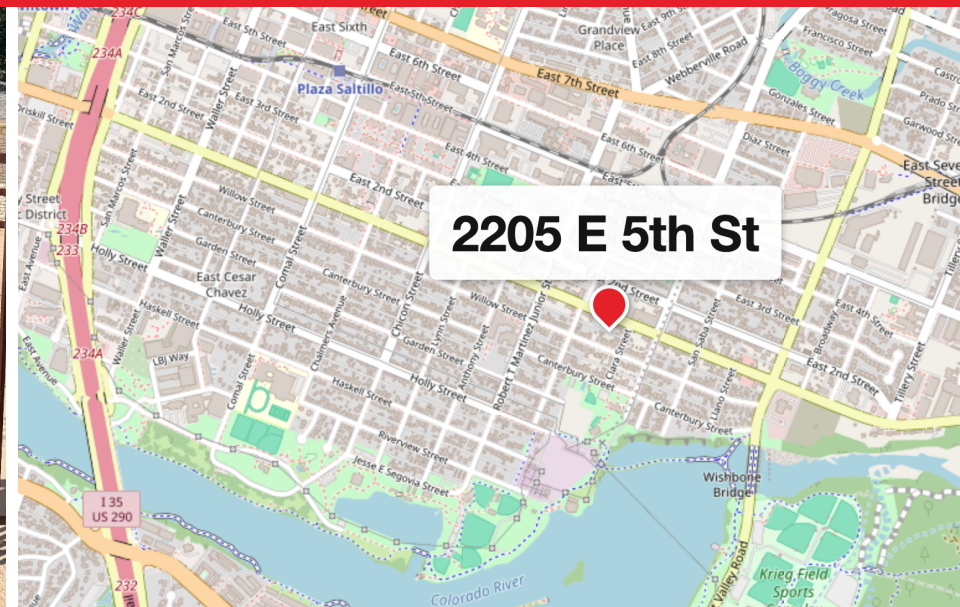
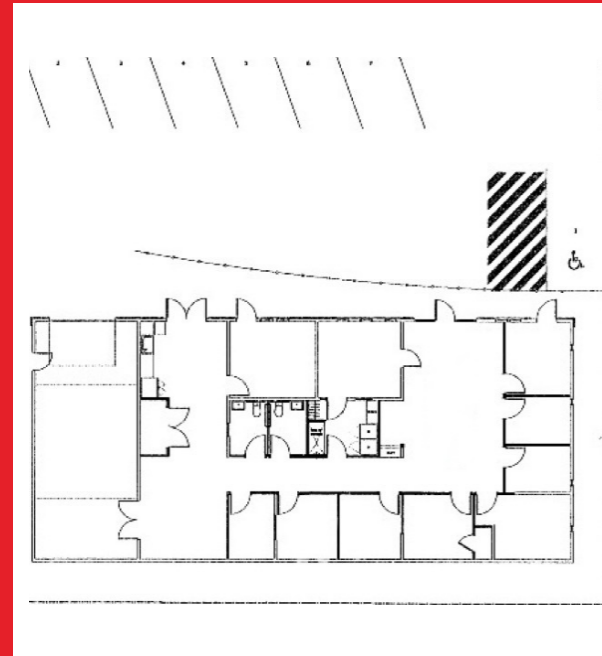
[CHAD@AUSTINOFFICESPACE.COM](mailto:CHAD@AUSTINOFFICESPACE.COM)



- STAND-ALONE 3,108 SF SINGLE-TENANT BUILDING
- SEVEN PRIVATE OFFICES + OPEN WORK AREAS
- KITCHEN, BREAK AREA, COPY ROOM & SERVER ROOM
- TWO RESTROOMS + SEPARATE SHOWER W/ W/D HOOKUPS
- "BATCAVE" A/C GARAGE/WORKSHOP W/ ROLL-UP DOOR
- SECURE GATED PARKING + FREE STREET PARKING
- BUILDING SIGNAGE / BRANDING OPPORTUNITY
- ZONED GO-CO-MU-NP — GENERAL OFFICE / MIXED USE

## **WALKABLE EAST AUSTIN LOCATION**

ONE MILE FROM DOWNTOWN · RESTAURANTS, BARS & SALTILLO  
METRORAIL



# BUILT FOR BUSINESSES THAT GET THINGS DONE

## IDEAL FOR

- Professional offices
- Contractors & service companies
- Geology & environmental firms
- Equipment-based operations
- Engineering, surveying & technical services
- Landscaping & field-based businesses
- Light manufacturing & assembly
- Secure yard & vehicle-access users

## OUTDOOR AMENITIES

- Secure gated parking for up to 7 vehicles
- Outdoor electrical outlets & water faucet
- Planting area for landscaping or a garden
- Two iron gates for vehicle access
- Solar-powered exterior lighting
- Single-story access throughout



## THE “BATCAVE”

A climate-controlled garage/workshop with a roll-up door, abundant electrical outlets, overhead storage, excellent lighting, and A/C — ideal for equipment, inventory, workbenches, or service vehicles.



## THE “PROSPERITY POLE”

A signature interior pole ready for your company branding — or your favorite bumper stickers. An only-in-East-Austin touch of character this space is known for.

Owned by a longtime Austin resident who has recently retired, this property is offered to a tenant who will appreciate its unique character and continue its legacy as a productive, functional workplace and creative space.

**FOR SALE OR LEASE : RATE NEGOTIABLE    ZONED : GO-CO-MU-NP • GENERAL OFFICE – MIXED USE**