



• OFFICE SPACE FOR SALE OR LEASE •

4% OWNER FINANCING AVAILABLE

504 W. 7TH STREET

Jeff Henley | 512.413.5601 | jeffhenley@kuceraco.com

Trent Rockafellow | 830.444.1042 | trockafellow@rockafellowrealtygroup.com

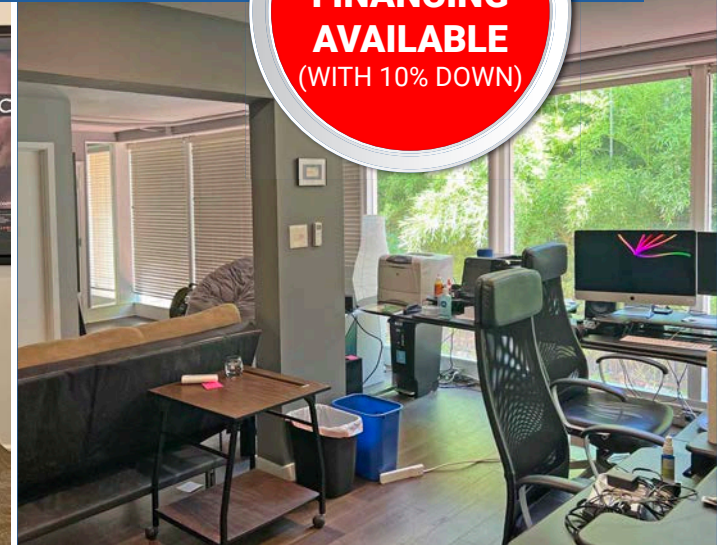
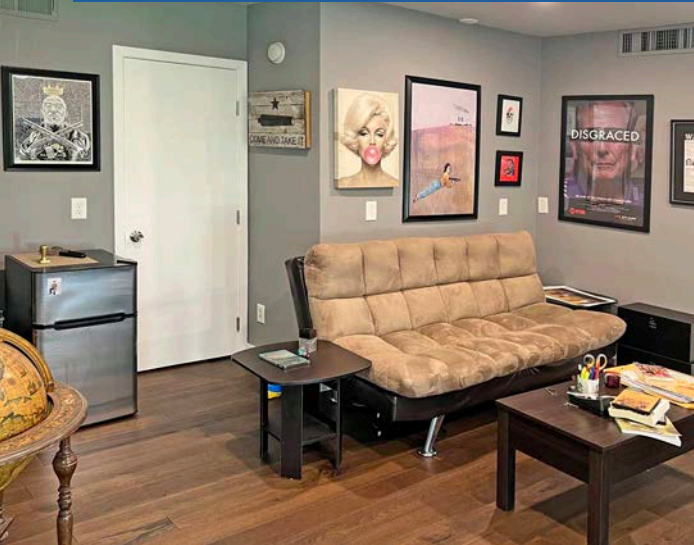
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7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

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(WITH 10% DOWN)**



ASKING RATE

RATE NOT DISCLOSED
PLEASE CONTACT AGENT FOR MORE INFORMATION

SUBMARKET

CENTRAL BUSINESS DISTRICT

PARKING

7 SURFACE SPACES

LAND AREA

0.15 ACRES (6,399 SF)

BUILDING SQUARE FOOTAGE

5,074 SF

ZONING

GENERAL OFFICE

DESCRIPTION

504 West 7th Street presents the unique opportunity to own a piece of Austin history. Formerly owned by the Bremond Family, the property features a classic Victorian exterior with modern high end interior finishes suited for today's work environment. Located just steps from Facebook's brand-new office tower, 6th & Guadalupe, as well as Austin's famous West 6th Entertainment District, this property provides an exceptional location to conduct business within the Austin CBD.

Highlights Include:

- 12+ Offices
- Multiple large multipurpose rooms
- Server and Storage Space
- Outdoor Amenity Deck
- Ample Surface Parking

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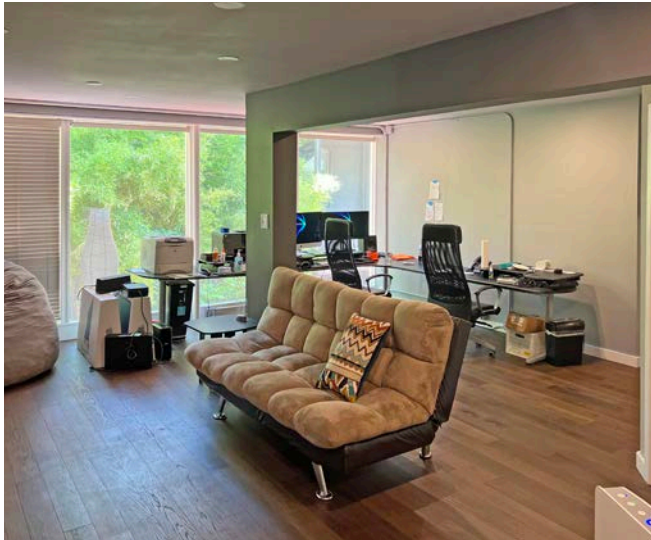
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PROPERTY DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
Total Population (2022)	105,909	393,065	928,802
Projected Population (2027)	120,230	445,925	1,050,737
Total Households (2022)	48,032	169,288	377,934
Average Household Size	1.9	2.2	2.4
Median Home Value	\$686,907	\$497,003	\$387,014
Median Household Income	\$83,723	\$73,557	\$75,203
Total Specified Consumer Spending	\$1.6B	\$5.3B	\$12.2B



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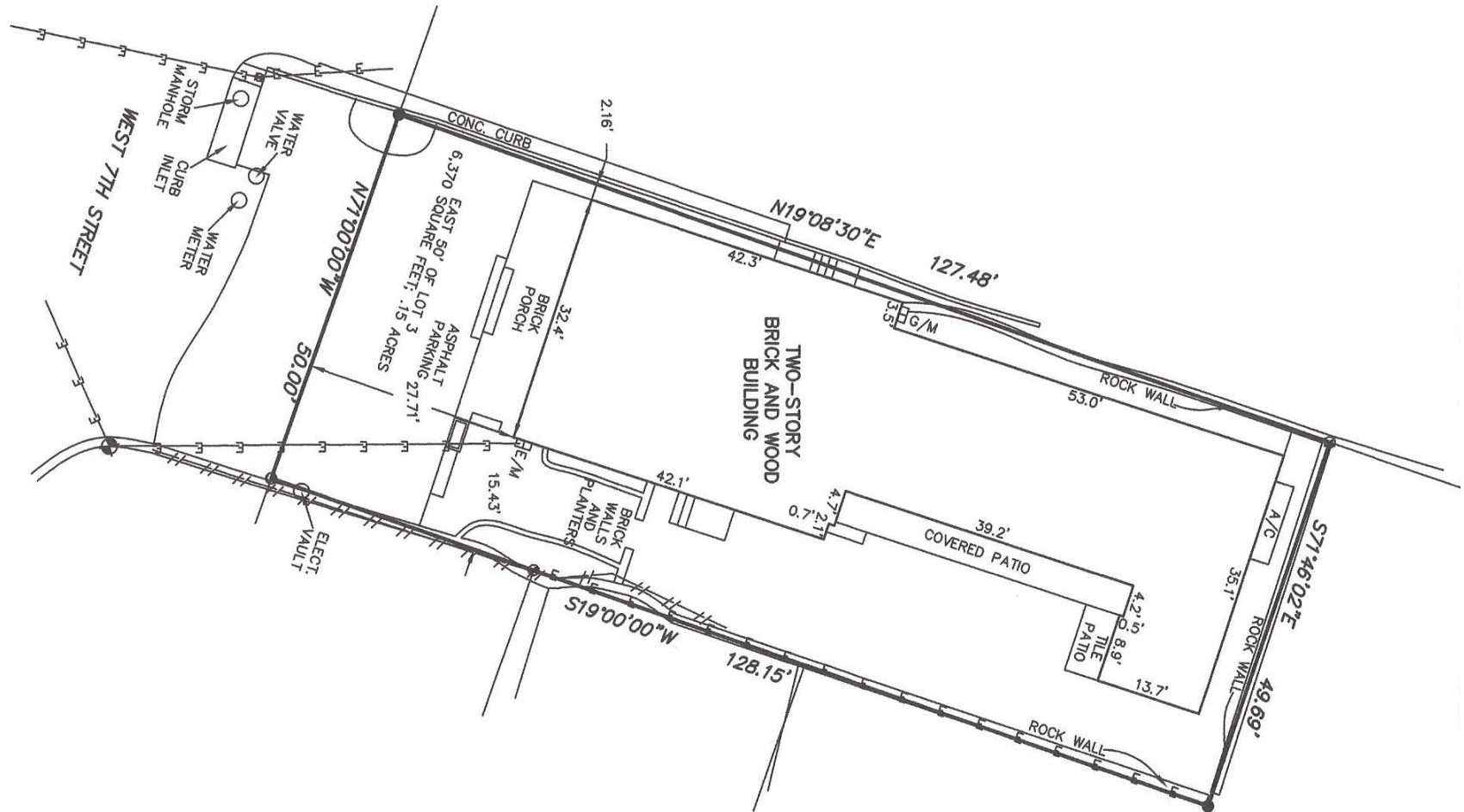
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PROPERTY SURVEY



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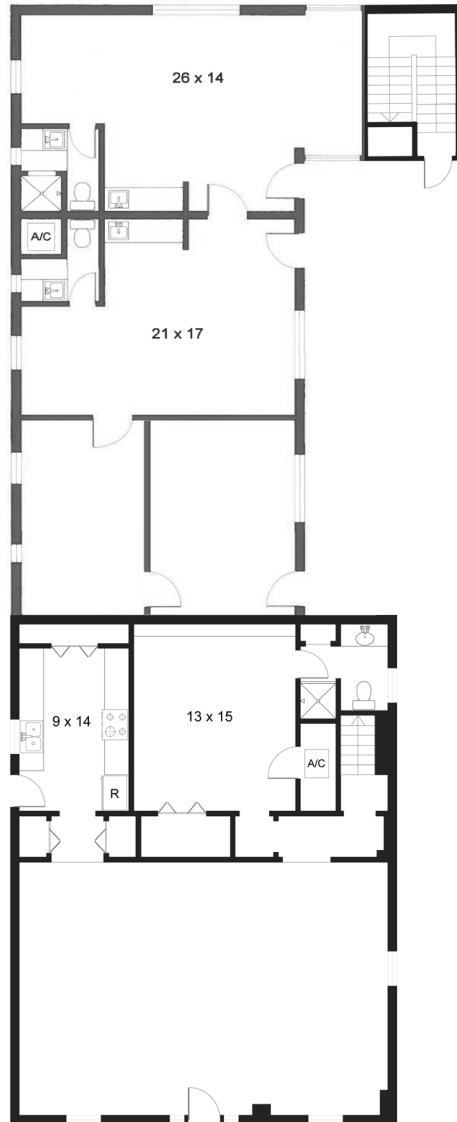
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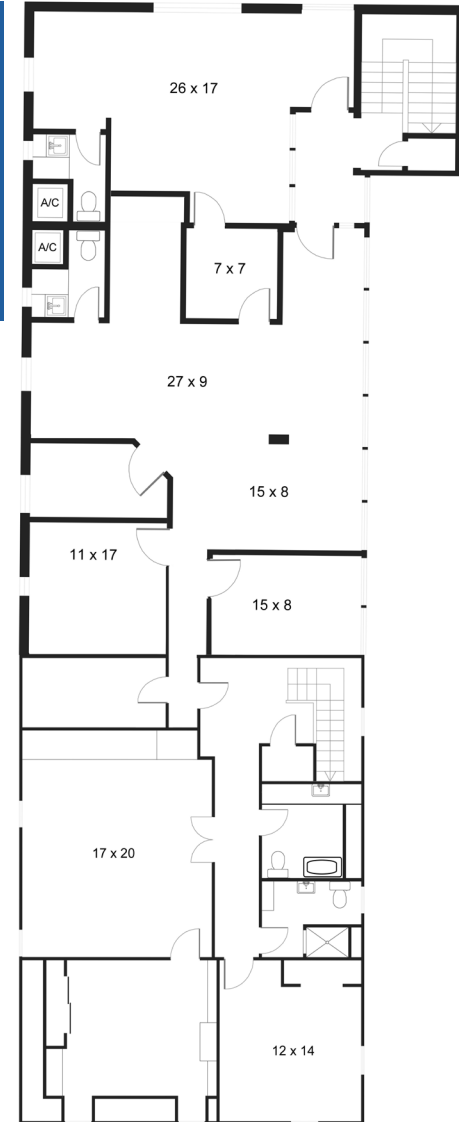
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FIRST FLOOR



SECOND FLOOR



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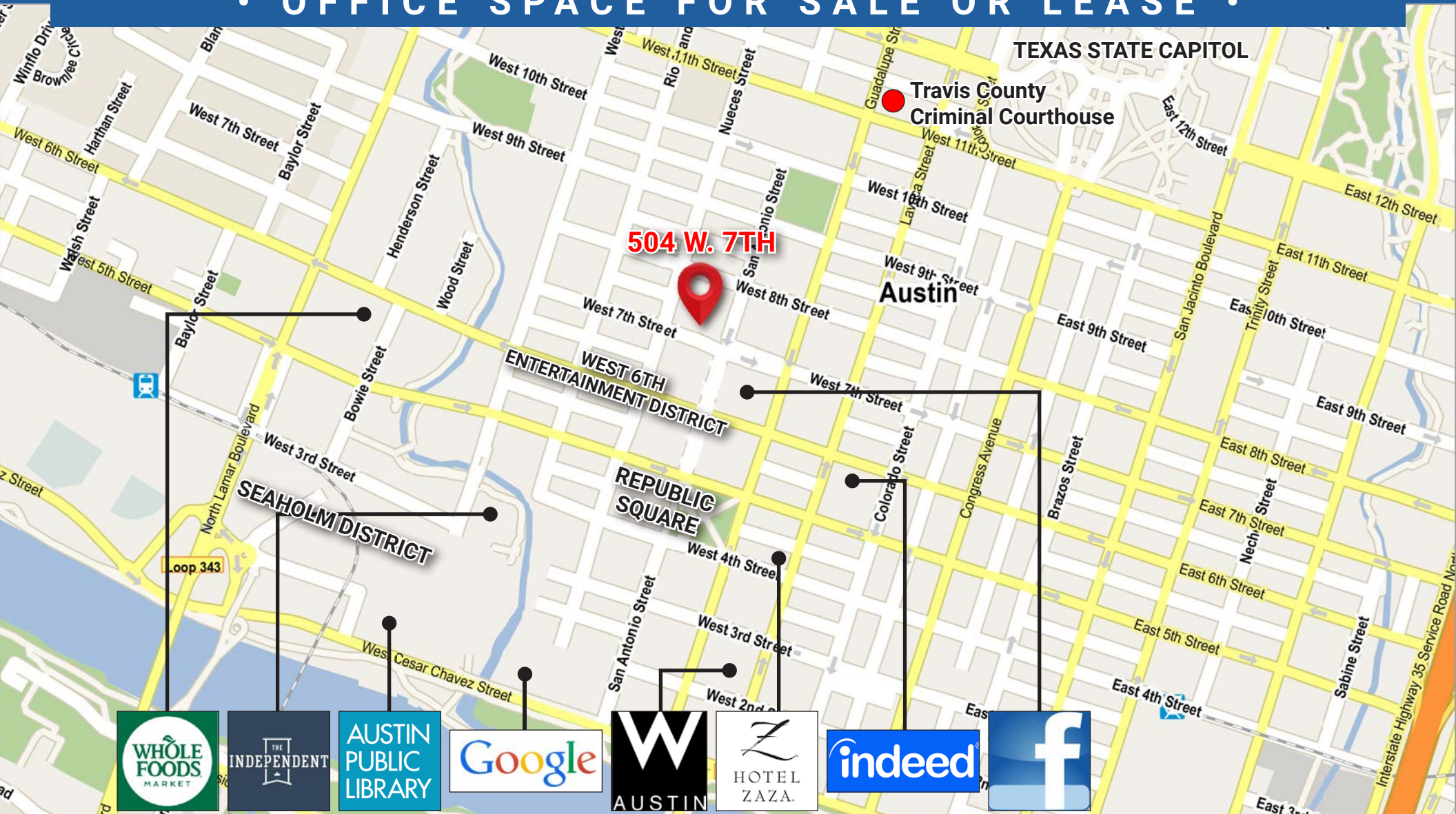
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