

FOR LEASE

EXCELLENT CAPITAL-AREA OFFICE SPACE IN THE HEART OF AUSTIN



1115 San Jacinto Blvd, Austin, TX 78701



CIP

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FOR LEASE

SUMMARY

1115 San Jacinto Blvd | Austin, TX 78701

1115 San Jacinto Blvd offers a rare opportunity to lease professional office space steps from the Texas State Capitol and the award-winning Waterloo Greenway, featuring the new Waller Creek Park and Moody Amphitheater. This highly walkable location provides direct access from San Jacinto Blvd and 12th Street, with seamless connectivity to Downtown Austin, I-35, and Mopac via 15th Street.



PROPERTY DESCRIPTION:

- Prime location adjacent to the East Capitol Grounds
- Walkable to Waller Creek Park and Moody Amphitheater at Waterloo Greenway
- Easy access to I-35 and Mopac via 15th Street
- Surrounded by State offices, restaurants, and downtown amenities
- Reserved garage parking available – \$150/month
- Ideal for professional services, lobbying firms, associations, and state vendors
- Available suites range from ±1,936 to ±2,825 RSF

ADDRESS: 1115 San Jacinto Blvd, Austin, TX 78701

[Map Link](#)

AVAILABLE SPACES: Suite 120 - ±1,936 RSF

Suite 110 - ±2,825 RSF

Suite 130 - ±2,114 RSF

LEASE RATE: \$33.00 NNN per RSF/year + \$15.25
estimated operating expenses

PARKING: Ample on-site visitor parking



FOR LEASE

AERIAL

1115 San Jacinto Blvd | Austin, TX 78701



SUBJECT

San Jacinto Blvd

E 12th

E 13th

E 14th

**WATERLOO
PARK**

**MOODY
AMPHITHEATRE**



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AERIAL

1115 San Jacinto Blvd | Austin, TX 78701



SUBJECT

E 12th

San Jacinto Blvd

Trinity St

E 13th

E 14th



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AERIAL MAP

1115 San Jacinto Blvd | Austin, TX 78701



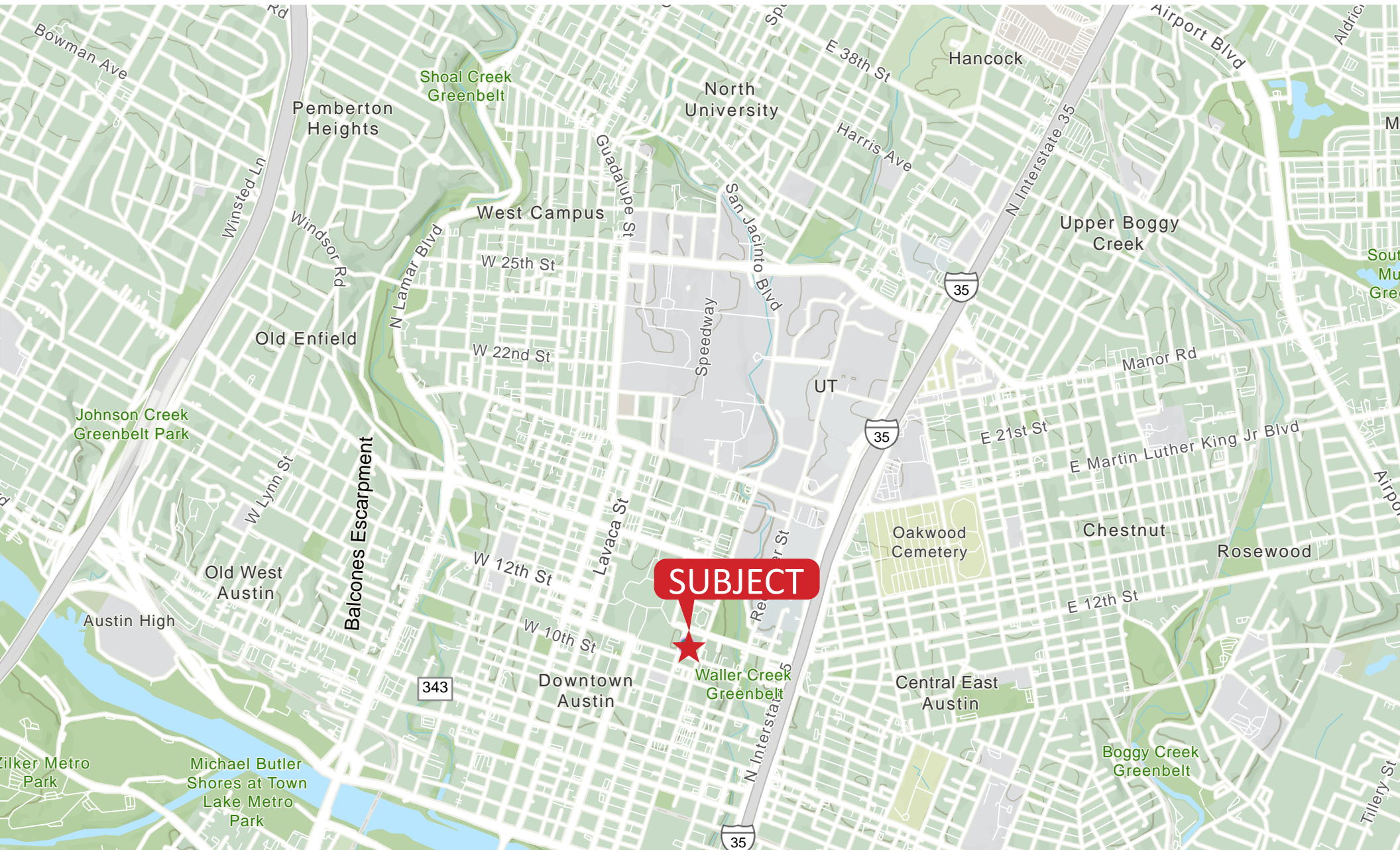
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AREA MAP

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INTERIOR PHOTOS

1115 San Jacinto Blvd | Austin, TX 78701



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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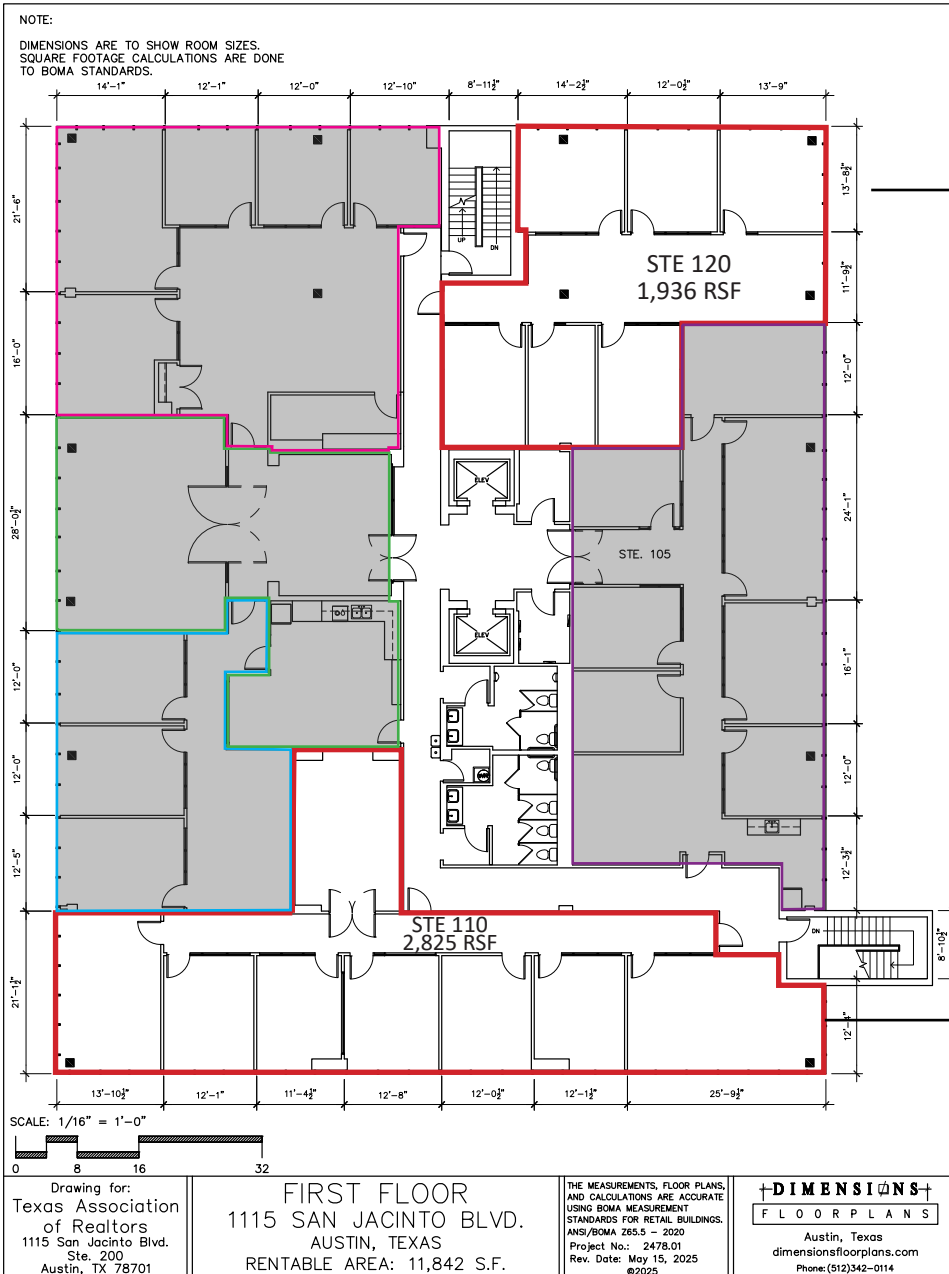
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FOR LEASE

FLOORPLAN

1115 San Jacinto Blvd | Austin, TX 78701



SUITE 120

1,936 SF

- 6 offices
- Shared Kitchen
- Reserved Parking

SUITE 110

2,825 SF

- 7 Offices
- Conference Room
- Shared Kitchen
- Reserved Parking

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

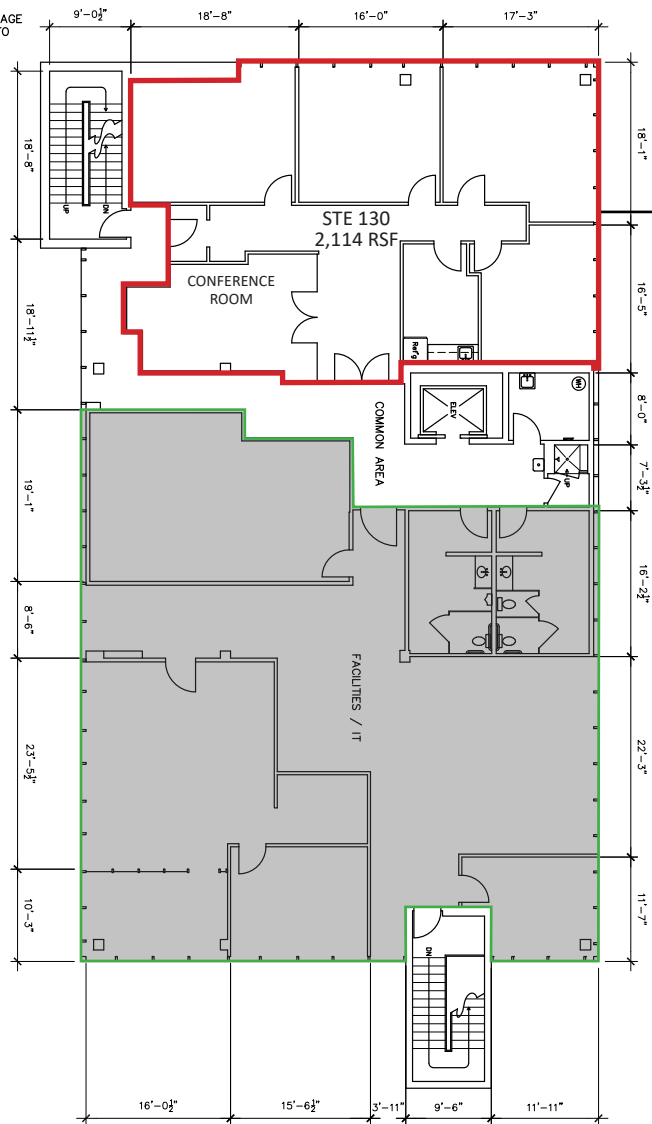
FOR LEASE

FLOORPLAN

1115 San Jacinto Blvd | Austin, TX 78701

NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.



SUITE 130

2,114 SF

- 4 Offices
- Conference Room
- Reception
- Kitchen

NOT TO SCALE

Drawing for:
TEXAS REALTORS®
1115 San Jacinto Blvd.
Suite 200
Austin, Texas 78701

FIRST FLOOR SOUTH
1115 San Jacinto Blvd.
Austin, Texas 78701

THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR OFFICE BUILDINGS.
ANSI/BOMA 285.1 - 2024
Project No.: 2533.01
Date: April 23, 2025
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DIMENSIONS
FLOORPLANS®
AUSTIN ★ TEXAS
DIMENSIONSFLOORPLANS.COM
PHONE: (512) 342-9114



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Glen Sorrel / Jeff Ecton</u>	<u>362509/801940</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date