



605 W 9th St.

OFFICE FOR LEASE

605 W 9th St.
Austin, TX 78701

 Transwestern

About the Building

605 W 9th St.

605 W. 9th St. is a standalone office building located in downtown Austin, Texas. It offers 720 rentable square feet and includes three reserved parking spaces. The building features a private restroom and shower, as well as a kitchen. It is within walking distance of restaurants, bars, and other downtown amenities. The property is accessible from Lamar Boulevard and West 6th St. and is situated near cultural attractions and business centers.

BUILDING FEATURES

- One-story office building
- 3/1,000 surface parking
- Full kitchen and multiple rooms suitable for flexible office configurations
- Walking distance to major downtown restaurant, bars and comparable downtown amenities
- Private restroom and shower for tenant convenience



Graham Trull, SIOR

Vice President
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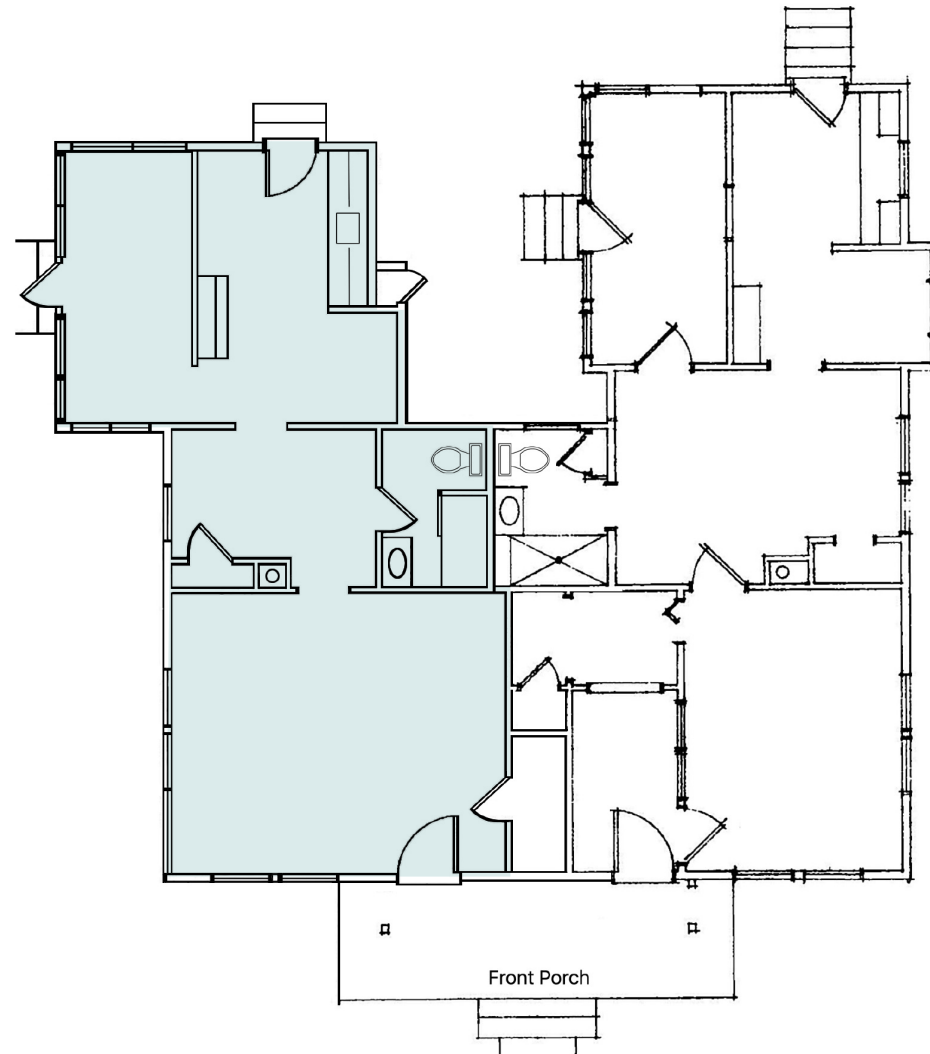
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Net Rental Rate: \$40.00 MG *Tenant pays utilities + janitorial

First Floor

SUITE 100 • 720 RSF AVAILABLE



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Kitchen



Living Area



Shower + Bathroom

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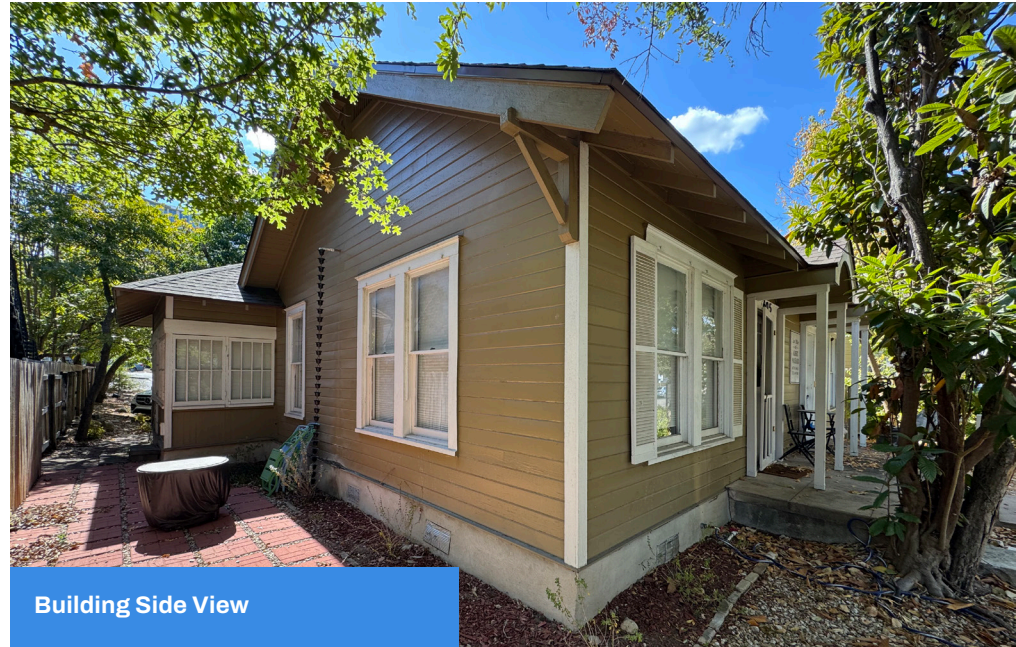
Library Area



Living Area



Building Back View



Building Side View

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Nearby Amenities

1 Downtown Austin

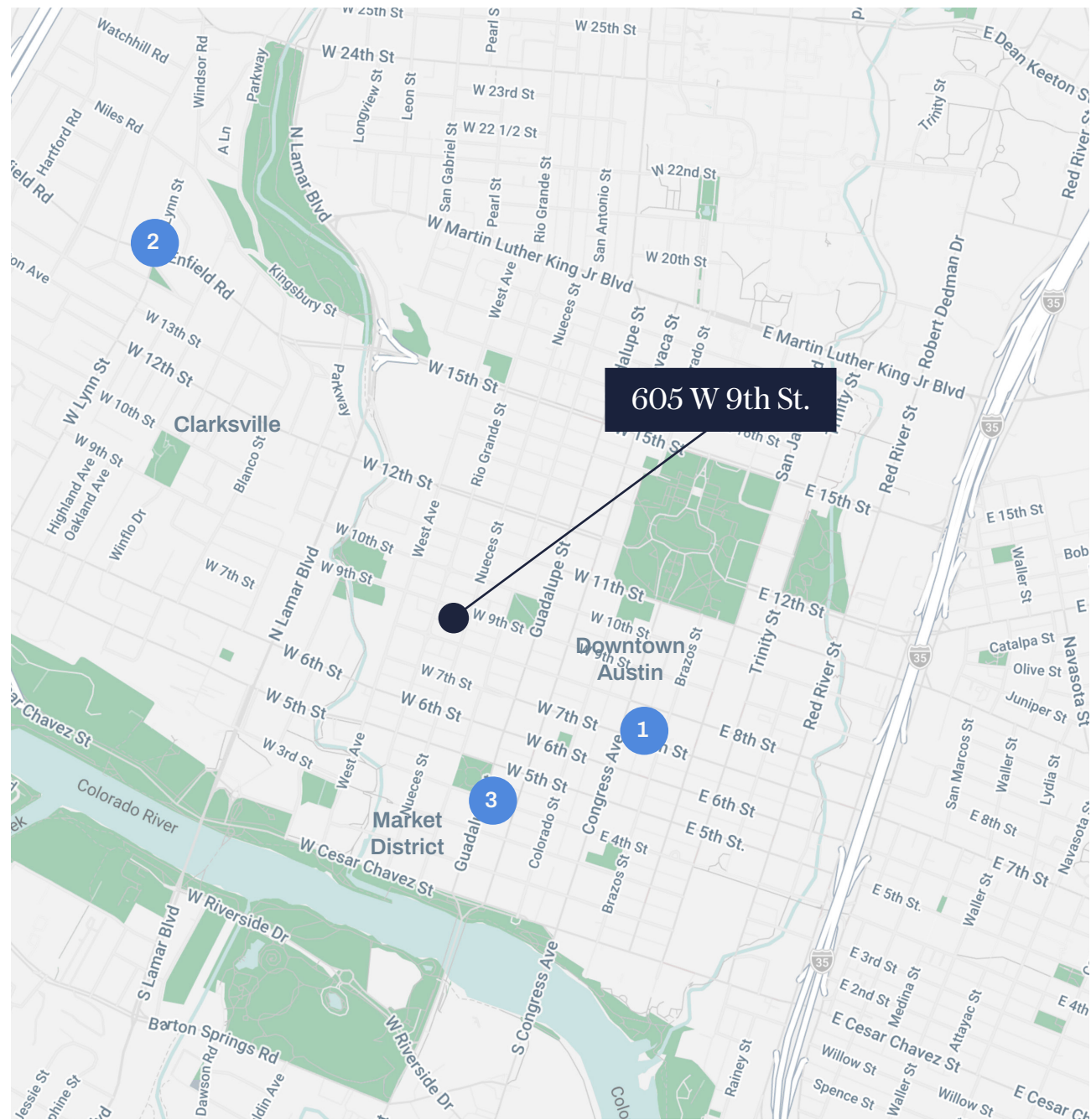
- 3 Forks
- Arriba Abajo
- BarChi Sushi
- Bill's Oyster
- Caroline
- Corner Restaurant
- Corinne
- Hestia
- Jo's Coffee
- La Condesa
- Lamberts
- Local Foods
- Moonshine Grill
- Péché
- Qi Austin
- Red Ash
- Restaurant François
- Sammie's Italian
- The Coffeehouse at Caroline
- Upstairs at Caroline

2 Clarksville

- Austin Recreation Center
- Bar Peached
- BookPeople
- Cipollina
- Clark's Oyster Bar
- Fresh Plus
- Galaxy Cafe
- Jeffrey's
- Josephine House
- Medici Roasting
- Pease District Park
- Taco Flats
- Waterloo Records
- Whole Foods Market

3 Market District

- Austin Central Library
- Baked Bear
- Codependent
- Flowerchild
- JuiceLand
- Lady Bird Lake
- Mañana Coffee & Juice
- Merit Coffee
- Nômade
- Torchy's Tacos
- Trader Joe's
- True Food Kitchen



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Reach Out

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