

1213 North IH-35

OFFICE FOR LEASE

1213 North IH-35
Austin, Texas 78703

Transwestern

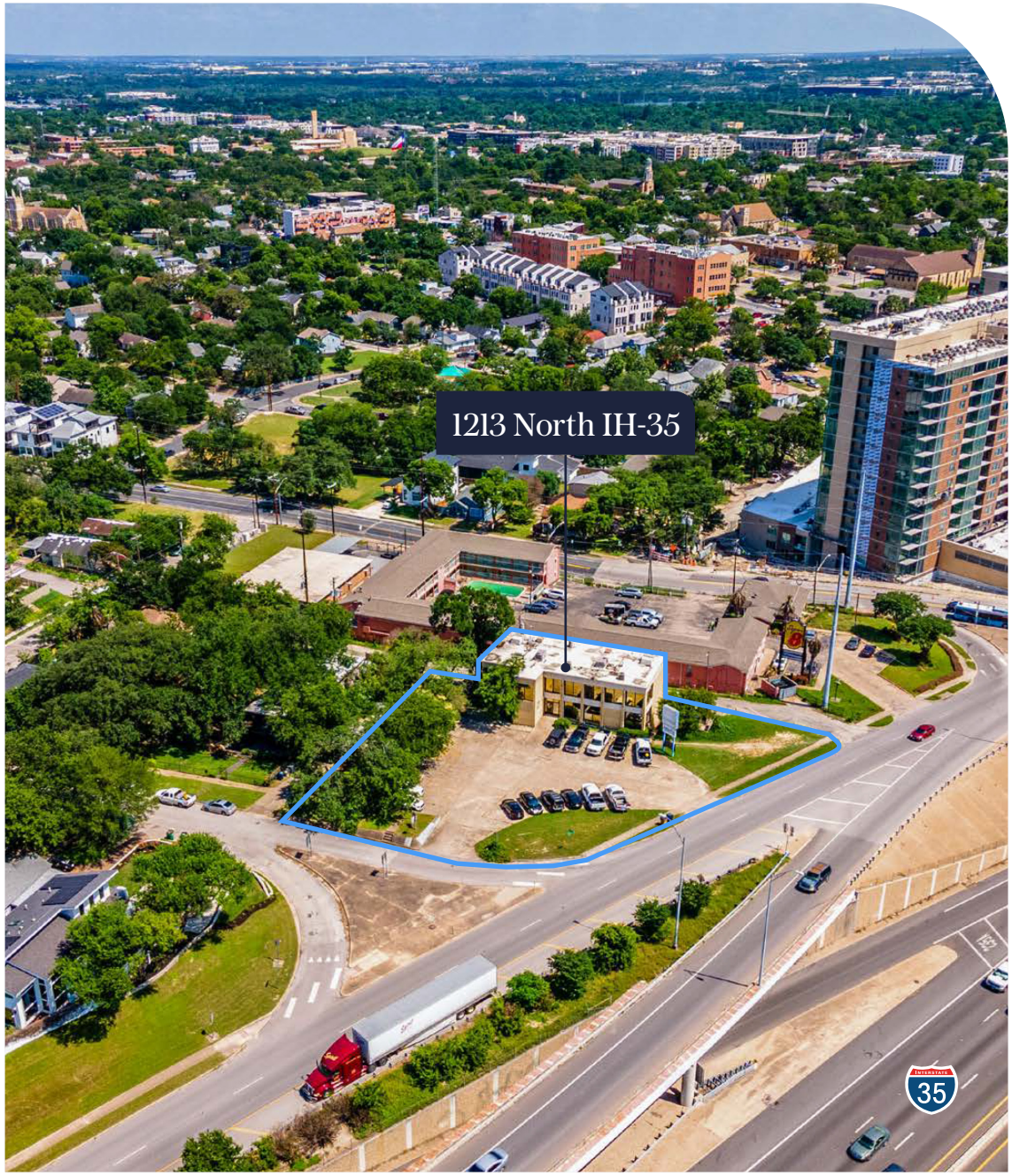
About the Building

1213 North IH35

A 2-story building located at the 12th Street and IH-35 intersection. The building has 2 floors totaling 5,210 square feet plus a basement space totaling 1,264 square feet.

BUILDING FEATURES

- 5 covered parking spaces and an open lot that accommodates up to 26 vehicles, for a 3.9/1,000 parking ratio
- Great visibility from IH-35
- On-site pylon signage
- Traffic count of 170,073 vehicles per day
- Above-average WalkScore of 75%



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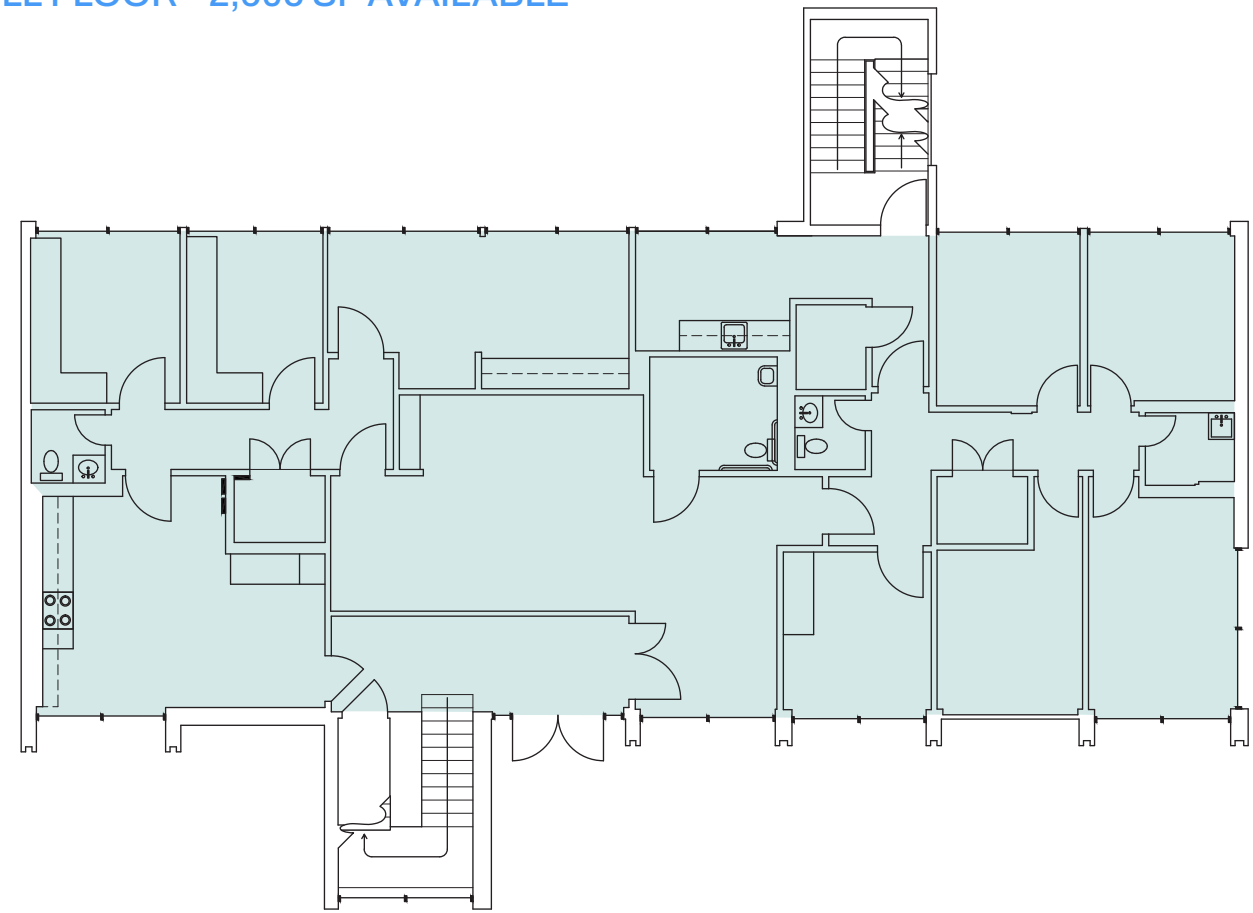
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First Floor

Asking Rent: $22.00 PSF full service

Space includes 7 offices, 2 restrooms, a breakroom and a reception area

FULL FLOOR • 2,605 SF AVAILABLE







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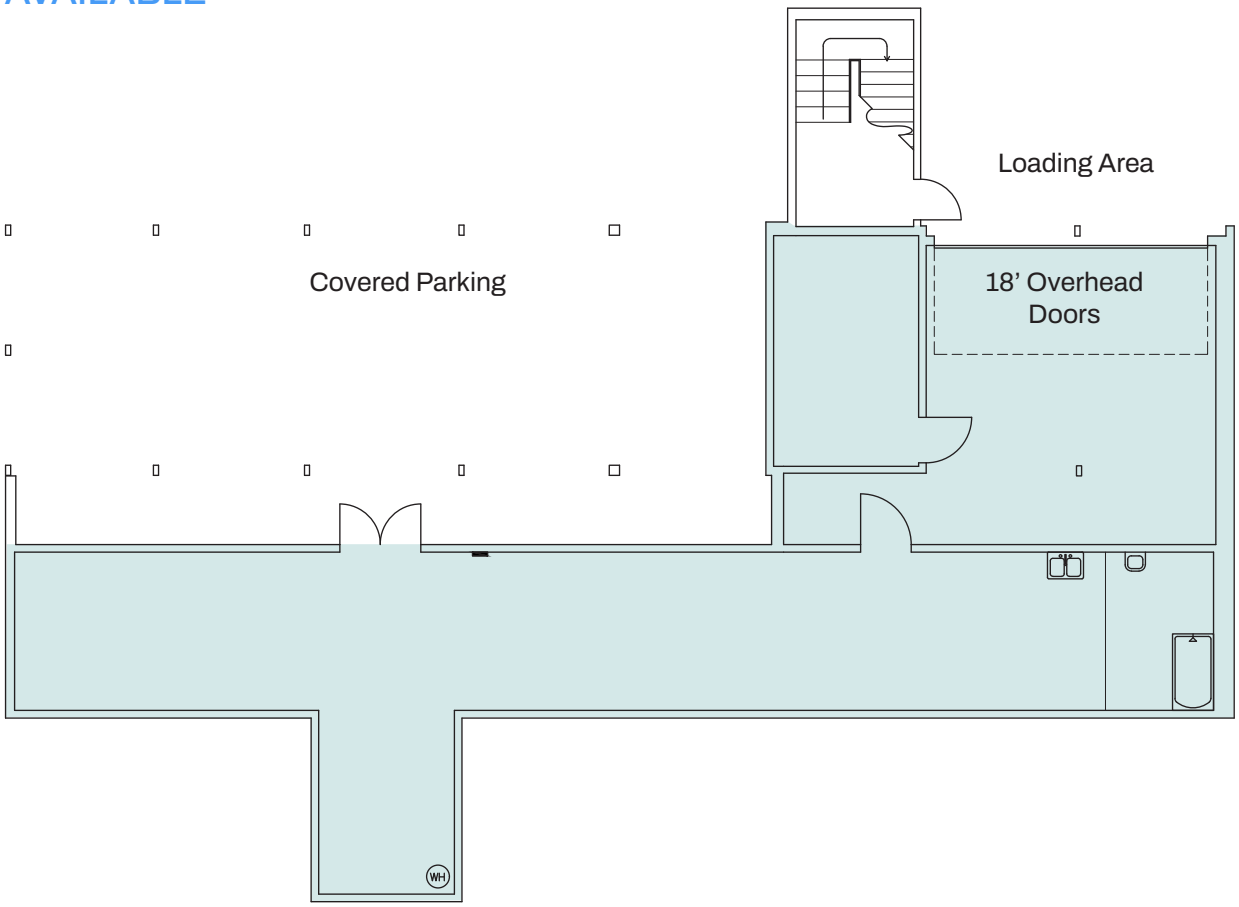
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Basement

Asking Rent: $22.00 PSF full service

Space includes open area, large office / storage space, loading area with overhead doors, restroom

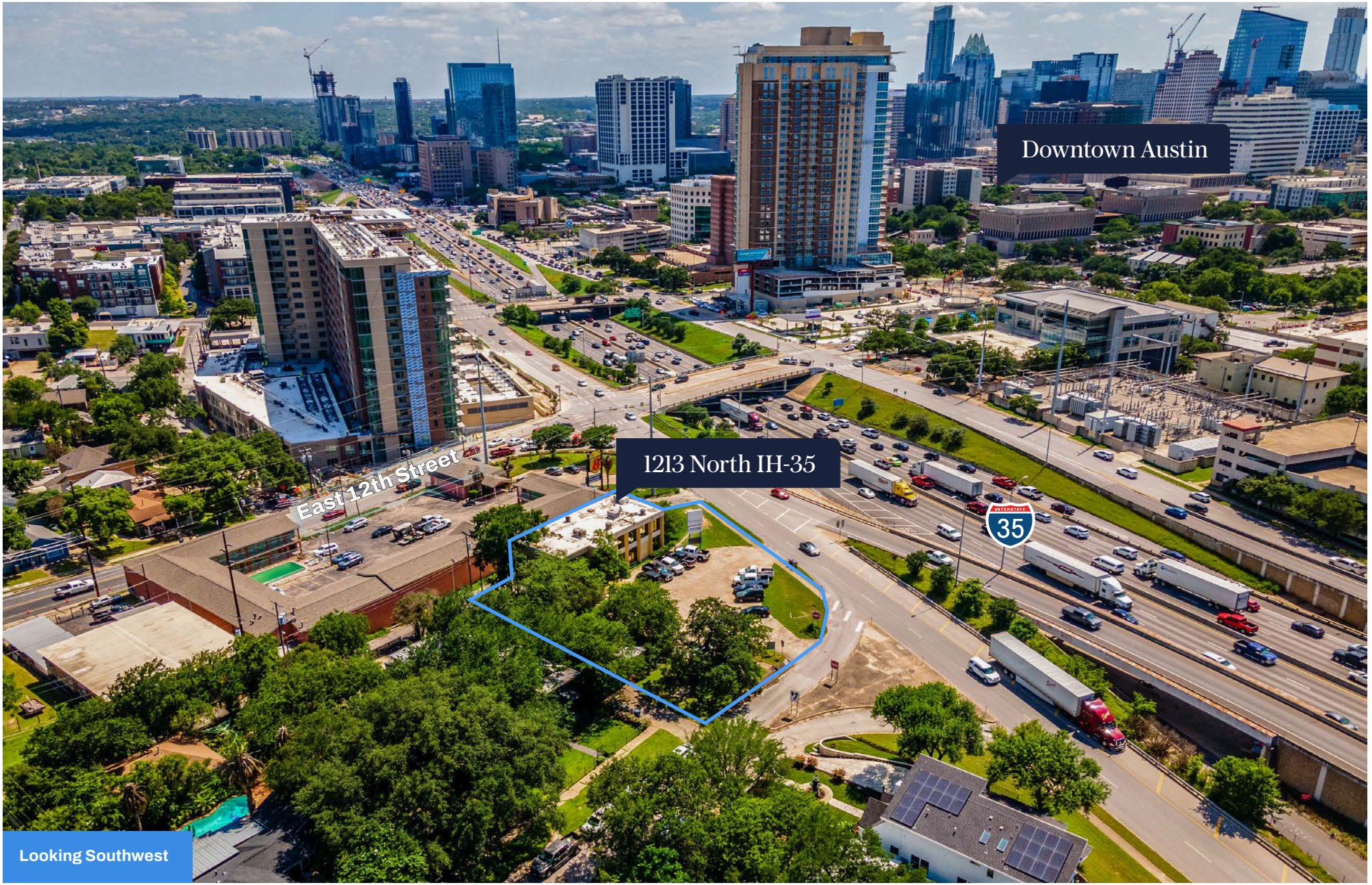
Basement • 1,264 SF AVAILABLE



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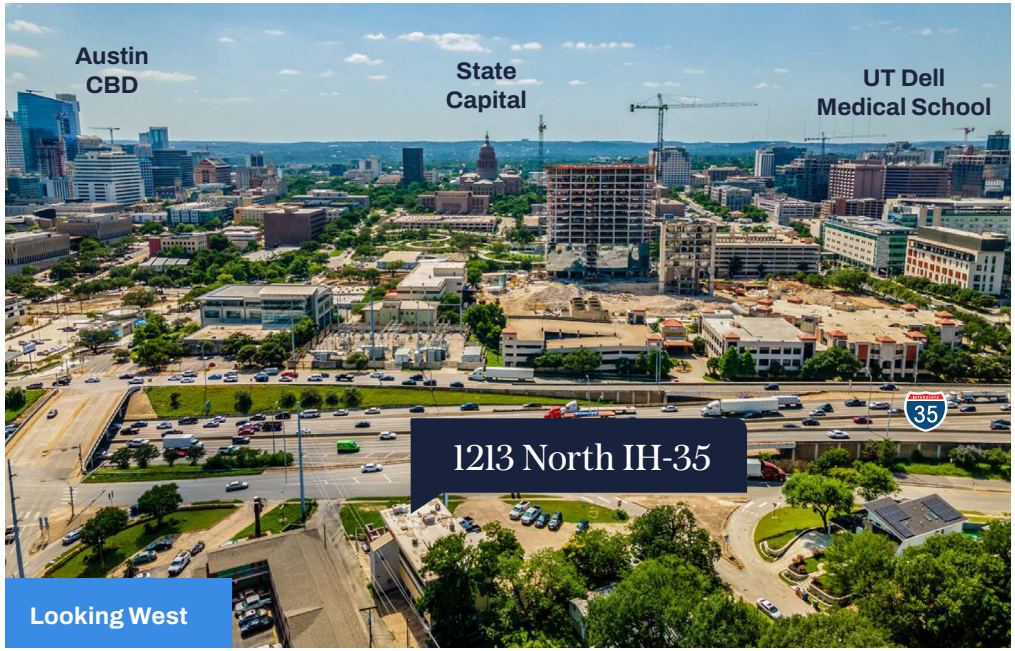


Looking Southwest

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Looking West



Looking South



Loading Area

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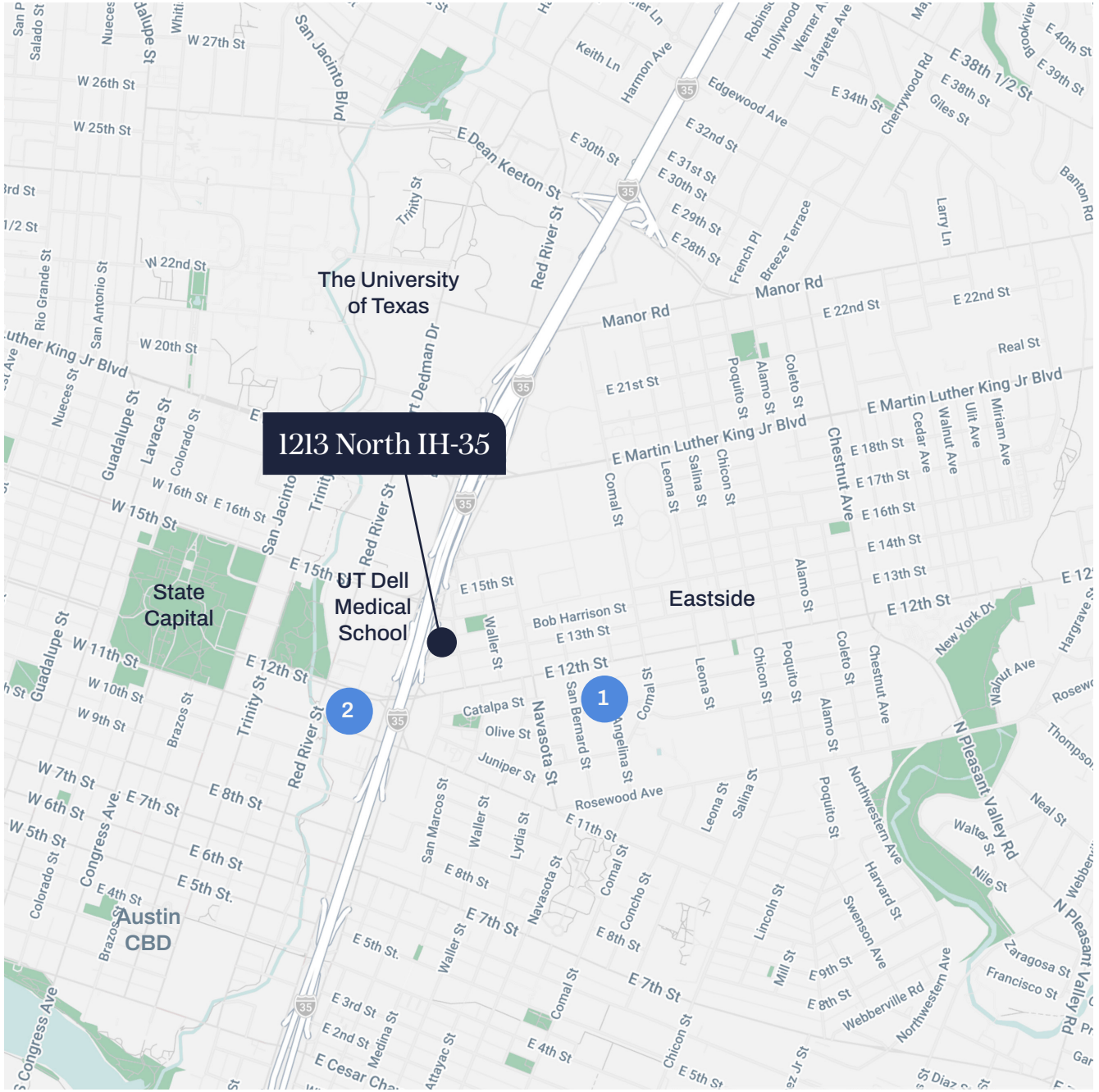
Nearby Amenities

1 Eastside

ARRIVE Austin
Birdies
Buenos Aires Café
Canje
Cuantos Tacos
Cuvee Coffee Bar
Dai Due
Daydreamer
East Austin Hotel
Ezov
Flat Track Coffee
Franklin's Barbeque
Hotel Vegas
Il Brutto
Launderette
Lazarus Brewing Co.
Licha's Cantina
Micklethwait Craft Meats
Palomino
Paperboy
Revival Coffee
Salty Sow
Shangri-La
Suerte
Suerte
Tamale House East
The Frances Modern Inn
The White Horse
Uptown Sports Club
Via 313
Whislers
Wright Bros Brew & Brew
Zilker Brewing Co.

2 Red River District

Antone's
Bevo Plaza
Breed & Company
Cabo Bob's
Corner Kitchen
Ember
Gabriel's Café
Grande Food Market
Hopdoddy Burgers
Ladybird Kitchen + Bar
Moonshine Grill
Parkside
Pelons Tex Mex
Posse East
Rancho Rio Eatery
Red River Café
Scholtz Garden
Stubbs
Texas French Bread
The Austinite Market
The Dead Rabbit
Vintage Hideout



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