

1702 | 1704

WEST SIXTH STREET

4,654

SQUARE FEET IN TWO FREE-STANDING BUILDINGS ON WEST 6TH STREET

Office For Sale or Lease

1702 & 1704 W 6TH ST, AUSTIN, TX, 78703

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ECR



1704

2,508 RSF

TWO FLOORS
FRONT PORCH
COVERED UPPER PORCH
10 PARKING SPACES
AVAILABLE FOR OCCUPANCY 3/1/27

1702

2,146 RSF

TWO FLOORS
COVERED ENTRY
EXTERIOR STAIRS
8 PARKING SPACES
AVAILABLE FOR OCCUPANCY 4/1/27

Sold together or individually.

Lease one or both buildings.

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Separate buildings, entries, and addresses let an owner-user occupy one building and lease the other, or both buildings, so each tenancy stays distinct.

1702 and 1704 West 6th Street are two freestanding, two-story office buildings with 4,646 square feet between them, set on the West Sixth corridor between Downtown Austin and MoPac. The pair is offered for sale together as one or sold separately. Efficient layouts and good existing finishes let an owner-occupant or tenant move in with little work.

Property Features

- Strong owner-user and investment opportunity, in path of growth in W 6th corridor
- Easy access to downtown and north and south via Mopac
- Efficient, well-designed layout with good existing finishes, great for an owner/occupant or tenant
- Parking ratio of 3.75 per 1,000 RSF across the site
- Built in 1986 (1702) and 1987 (1704)





Minutes from the front door.

1702 and 1704 sit on West 6th Street between Downtown Austin and MoPac, about 1.5 miles from the CBD. MoPac is two minutes away for trips north to The Domain and south toward Zilker Park, and Downtown is five. Both buildings front West 6th, which carries about 21,120 vehicles a day past their doors.

2 min
to Mopac Expressway

5 min
to Downtown Austin

5 min
to Zilker Park

8 min
to UT Austin

15 min
to Mueller

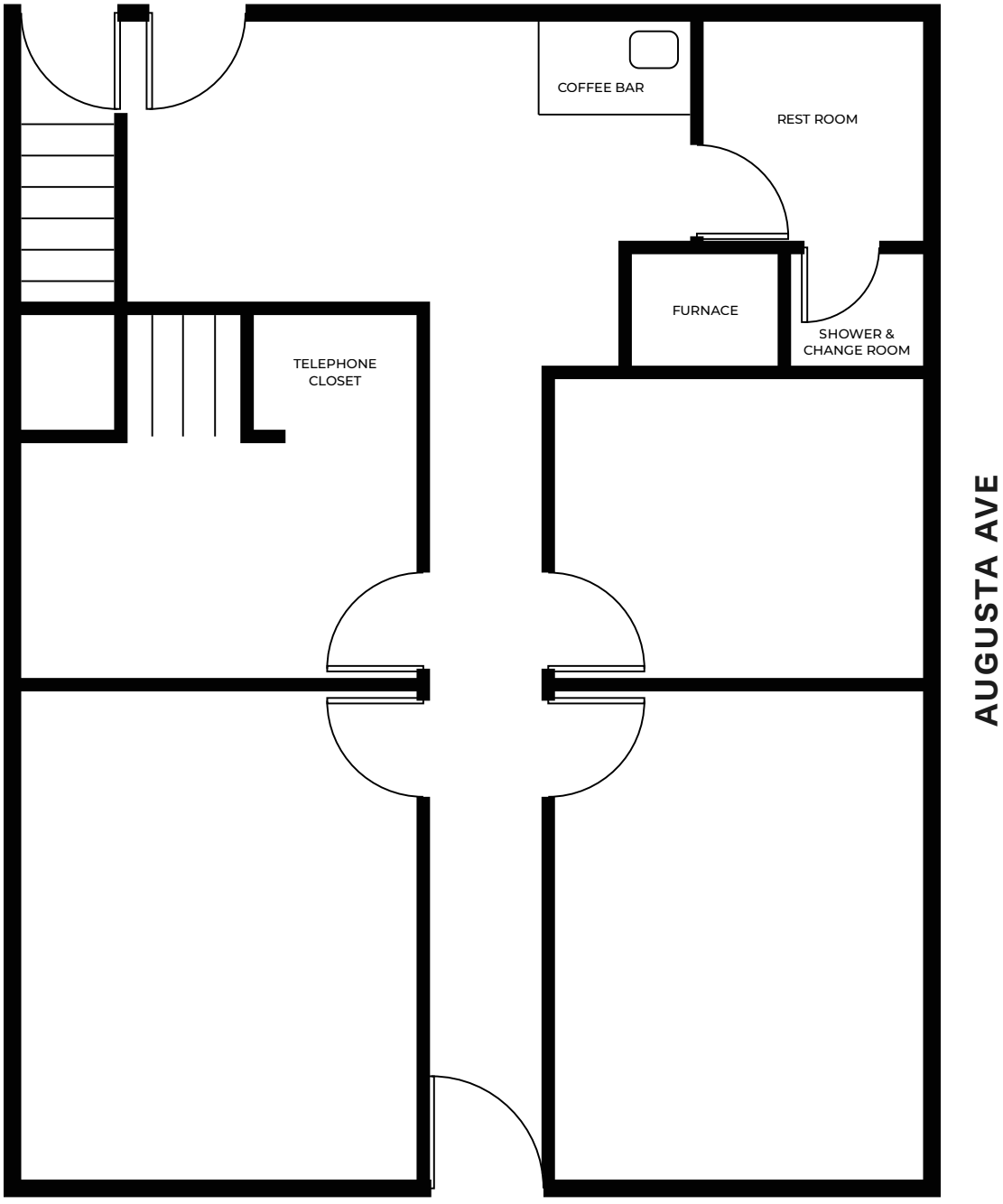
15 min
to The Arboretum

17 min
to The Domain

18 min
to Austin-Bergstrom Airport

1702
2,146 RSF

First Floor



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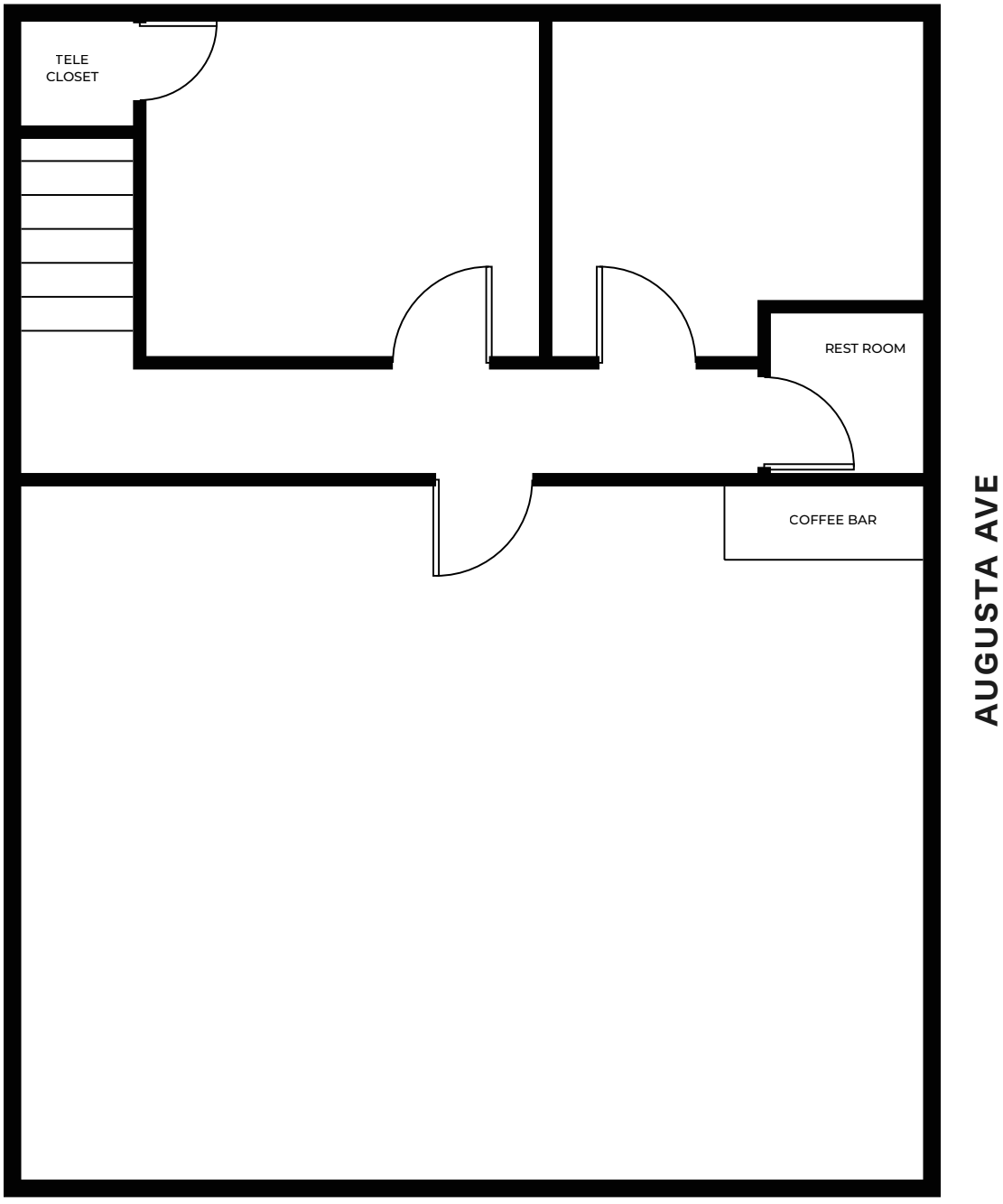
Second Floor



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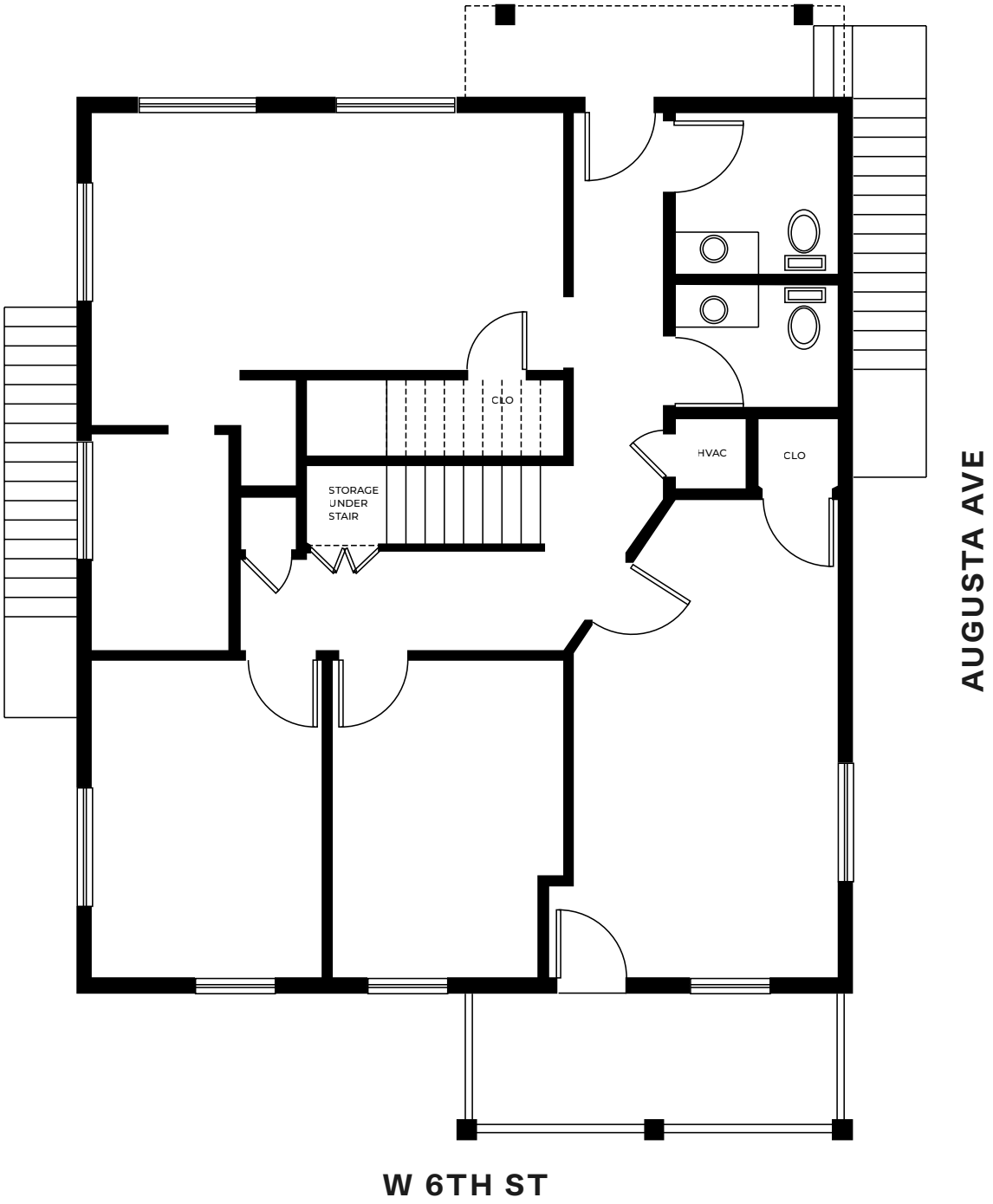

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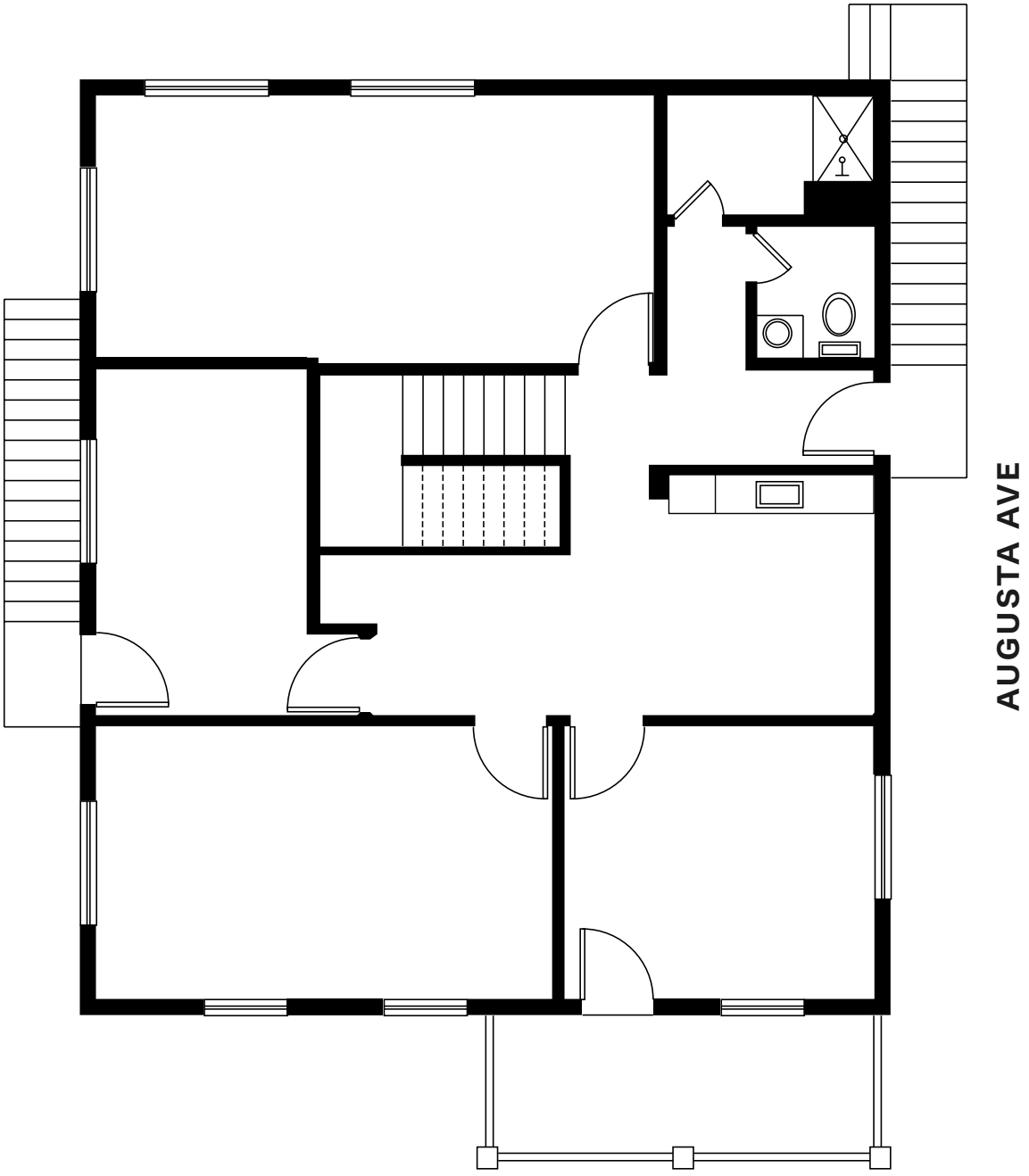

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EQUAL HOUSING OPPORTUNITY

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.

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 interest 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.

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.

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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date