

# FOR LEASE

Office Space  
Downtown Austin, Tx



## 1214 West 5th Street

**Availability:** Immediate

**Location:** 1214 West 5th Street in downtown Austin

**Size:** Up to 5,527 sq ft. Suites available from 2,565, 2,214 and 748 Usable square feet

**Lease Rate:** First year rate \$19.00 per sq. ft. net of electric and janitorial

**Parking:** Surface parking 1 to 300 ratio

**ROBERT R. HEMPHILL, CCIM**

COMMERCIAL REAL ESTATE

**512-474-2224**

[roberthemphill@austin.rr.com](mailto:roberthemphill@austin.rr.com)

<http://www.welaseaustin.com/listings.htm>

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by the Broker 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. Broker further has not made and shall not make any warranty or representation 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.

1300 West Lynn, Suite 110, Austin, Texas 78703, (512) 474-2224 fax: (512) 474-4224

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