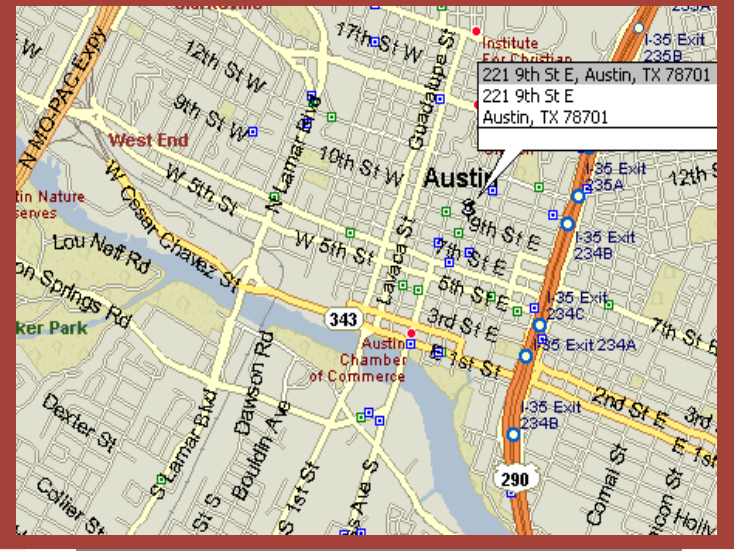




FOR LEASE Office, Downtown Austin



San Jacinto Building, 221 East 9th Street



Address: 221 East 9th, Suite 300

Size: 3,298 Rentable Square Feet.

Availability: thirty days

Lease Rate: \$17.00 per rentable square foot gross first year.

Parking: Parking spaces lease for \$90.00 per space per month.

ROBERT R. HEMPHILL, CCIM

COMMERCIAL REAL ESTATE

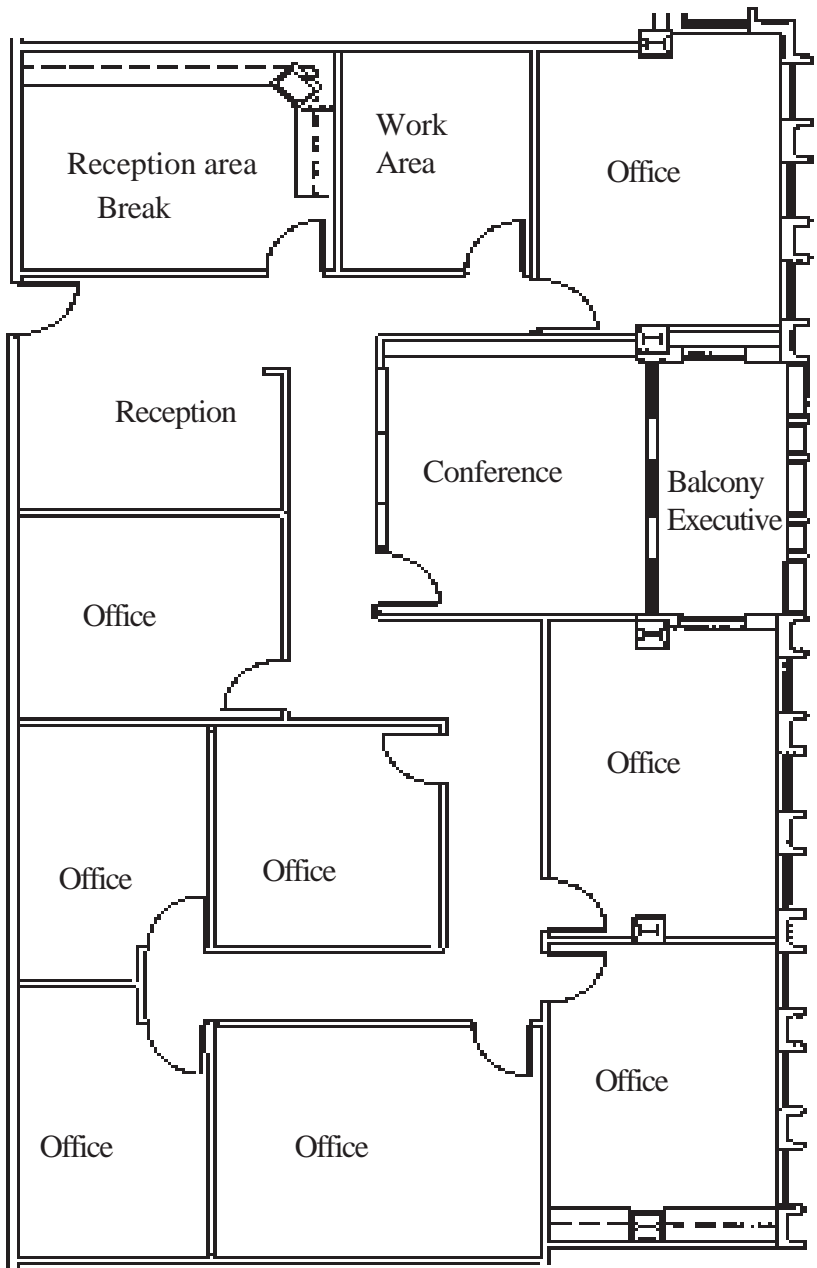
512-474-2224

roberthemphill@austin.rr.com

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FOR LEASE Office, Downtown Austin



Address: 221 East 9th, Suite 300

Size: 3,298 Rentable Square Feet.

Description: The space has three large private windowed offices, 2 internal offices, a coffee bar and open work room. The entrance to the garage is less than 10 feet from the suite door making this space extremely easy to get into.

Building: The San Jacinto building has an attached parking garage with cross-overs on the second and fourth floors.

Parking: The parking ratio is one space per 180 square feet leased. Additional parking may be available .

After Hours: There is currently no charge for after hours HVAC.

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FOR LEASE Office, Downtown Austin



Parking:

Parking for the San Jacinto Building is available in the attached garage located at 220 East 8th Street. The garage offers easy parking with crossover walkways on floor 2 and floor 4. Entry to the garage is off of 8th and San Jacinto, right across the street from the Omni Hotel

The garage is oversized for the San Jacinto Building. The garage provides the 814 San Jacinto tenants with parking flexibility. Spaces are always available to San Jacinto Tenants.

The 220 East 8th street Garage is a contract only garage. Hourly Visitor parking is not available in the garage. Hourly and visitor parking is available across the street at the Omni Hotel or at the St. Davids garage.



Rental Rates:

The current rental rates are \$100.00 for a non reserved space and \$130 for a reserved space. All parking is subject to City of Austin sales tax

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