

# FOR LEASE

Office/Gallery  
Central Austin, Texas



**1605 West 6th Street**

**Availability:** 30 days

**Location:** The property is located just west of downtown in a 1930's converted home. The 1605 West 6th Street property has frontage on one of the main arteries running out of Austin's central Business District.

**Sizes:** 2,375 square feet

**Lease Rate:** First year rate \$30.00 per sq. ft. annually plus NNN. The current NNN is \$14.00 per sq. ft. annually.

**Parking:** There are 12 on site parking spaces.



**ROBERT R. HEMPHILL CO.**

COMMERCIAL REAL ESTATE

512-474-2224

[robertthemphill@austin.rr.com](mailto:robertthemphill@austin.rr.com)  
<http://www.welcasetexas.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.

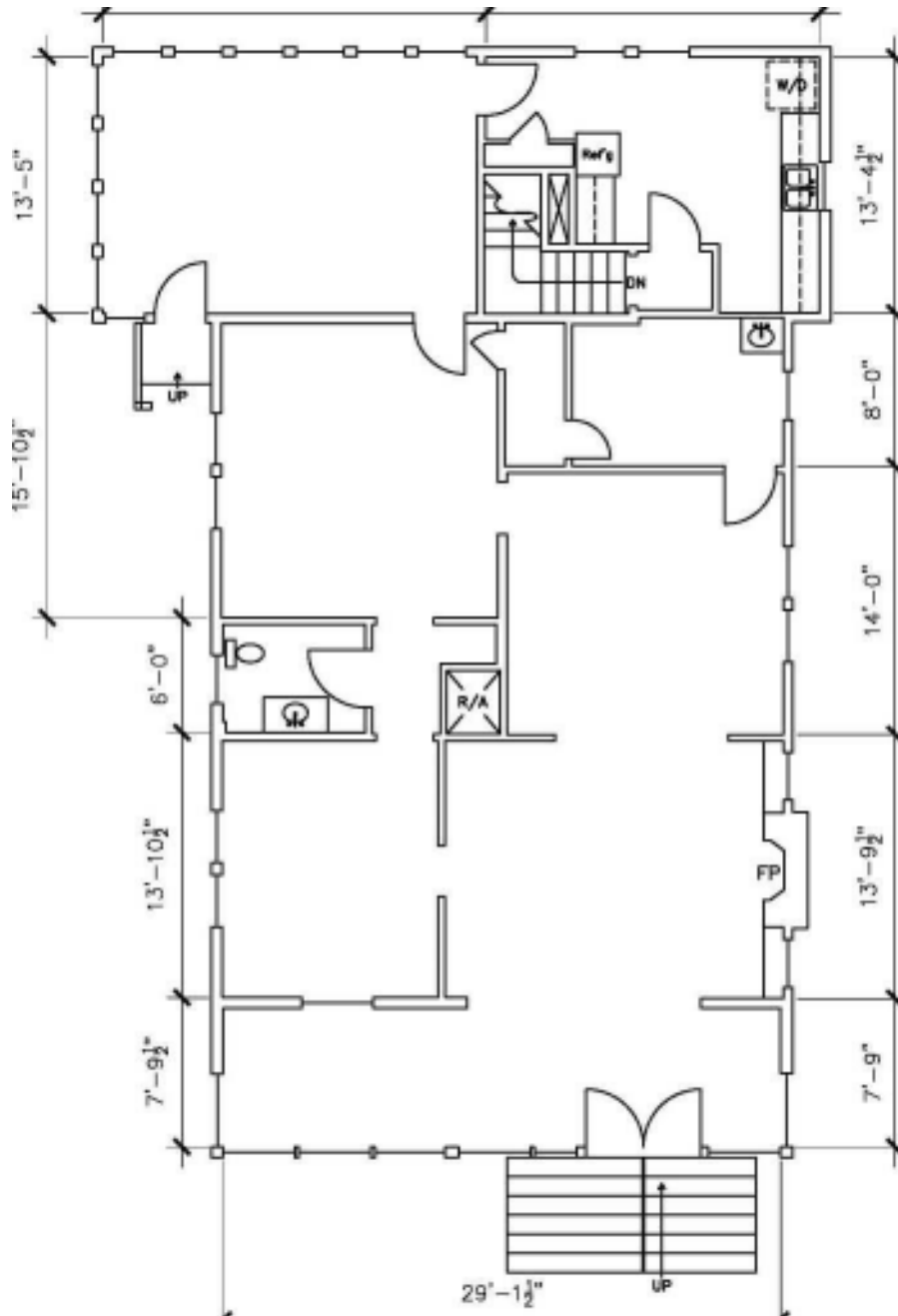
1300 West Lynn, Suite 108, Austin, Texas 78703, (512) 474-2224 fax: (512) 474-4224

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## 1,884 Sq. Ft.



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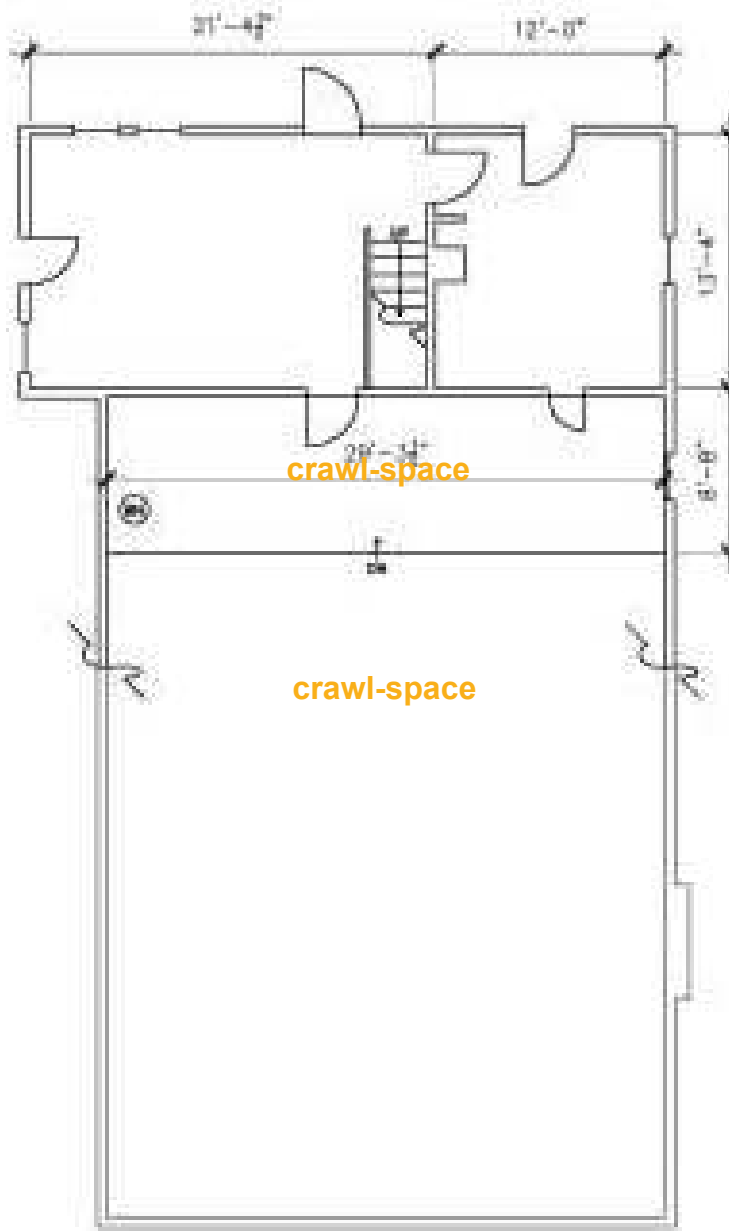
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## 491 Sq. Ft. Basement



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