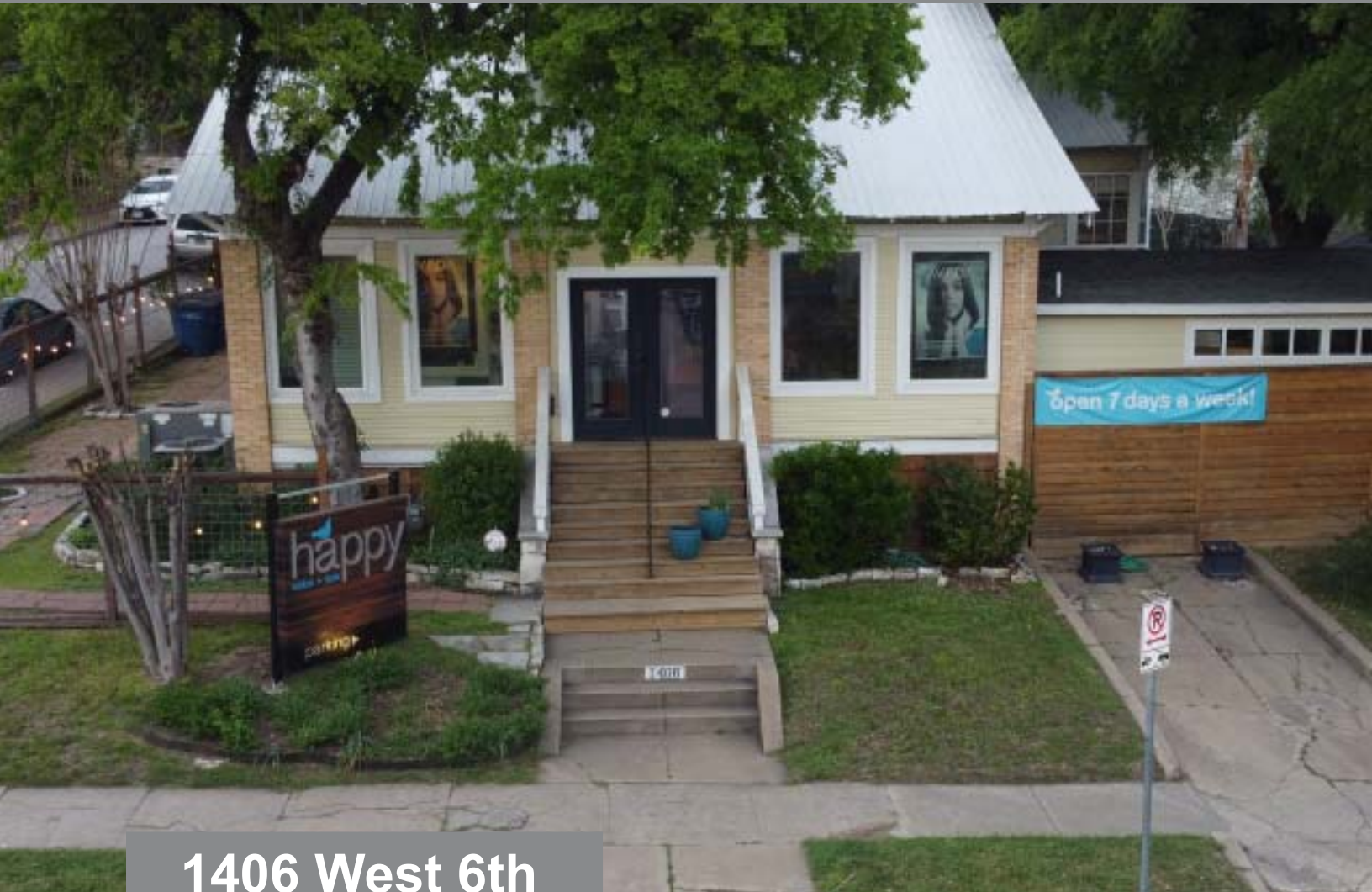


# FOR LEASE

Professional Office, 1,450 Sq. Ft.  
Central Austin, TX

CCIM



1406 West 6th

**Lease Area:** 1,450 Rentable Sq . Ft.

**Availability:** June 1, 2023

**Lease Rate:** First year rental rate is \$45.00 per sq. ft. NNN, estimated expenses for 2023 are \$14.00 per sq. ft. annually.

**Use:** The space is perfect for Professional businesses, Financial services, Architect/design or other light office uses.

**Parking:** The property has 5 parking spaces

ROBERT R. HEMPHILL CO.

COMMERCIAL REAL ESTATE

512-474-2224

[roberthemphill@austin.rr.com](mailto:roberthemphill@austin.rr.com)  
<http://www.weleaseaustin.com/>

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



# FOR LEASE

Professional Office, 1,450 Sq. Ft.  
Central Austin, TX

CCIM



1406 West 6th

Oakland

Parking

## 1406 West 6th

**Lease Area:** 1,450 Rentable Sq. Ft.

**Availability:** June 1, 2023

**Lease Rate:** First year rental rate is \$45.00 per sq. ft. NNN, estimated expenses for 2023 are \$14.00 per sq. ft. annually.

**Parking:** The property has 5 parking spaces

ROBERT R. HEMPHILL CO.

COMMERCIAL REAL ESTATE

512-474-2224

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

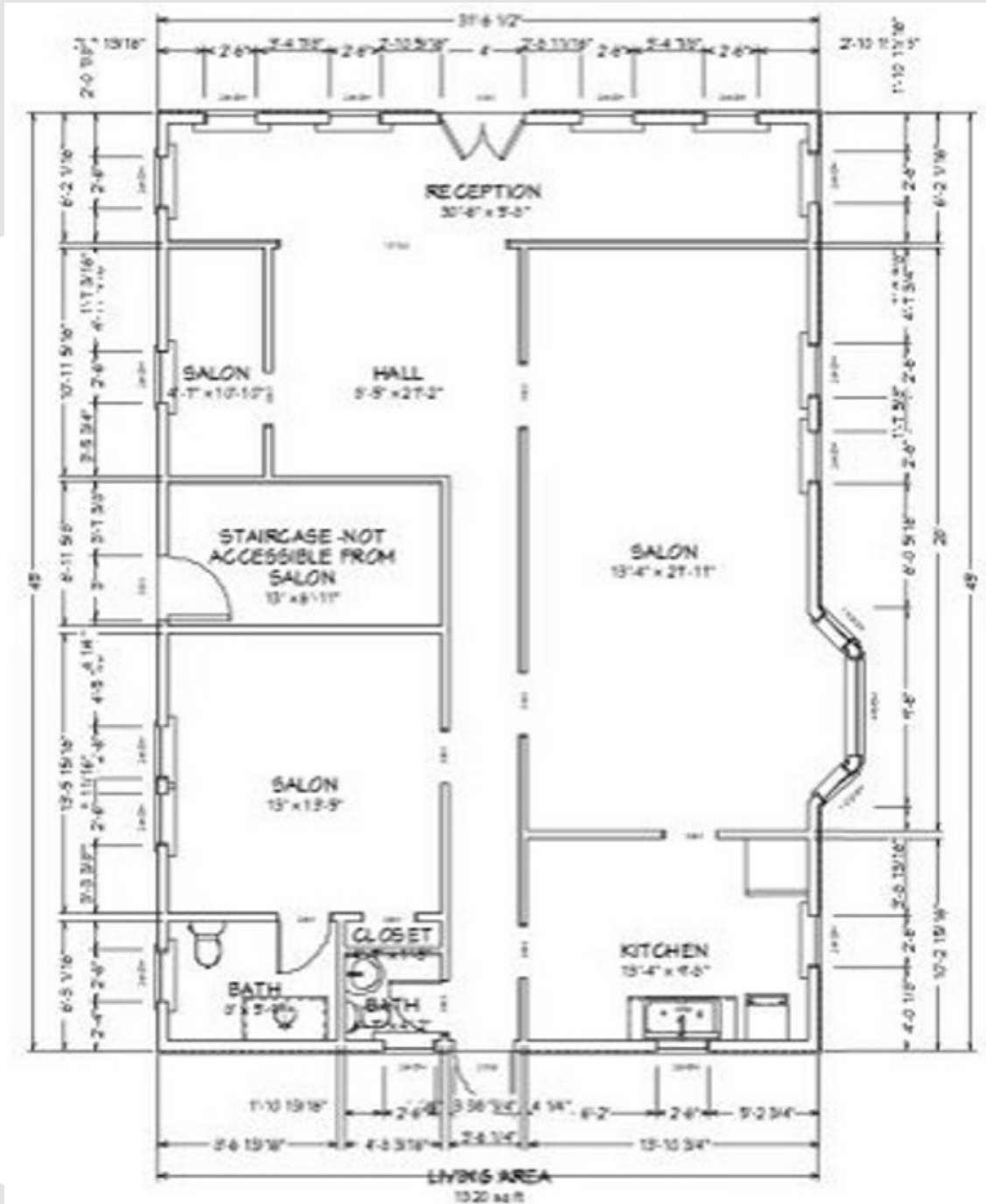
<http://www.weleaseaustin.com/>

# FOR LEASE

Professional Office, 1,450 Sq. Ft.  
Central Austin, TX



## 1406 West 6th



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) 474-4224