



1213 North IH-35

OFFICE FOR LEASE

1213 North IH-35
Austin, Texas 78703

 Transwestern

About the Building

1213 North IH35

A 2-story building located at the 12th Street and IH-35 intersection. The building has 2 floors totaling 5,210 square feet plus a basement space totaling 1,264 square feet.

BUILDING FEATURES

- 5 covered parking spaces and an open lot that accommodates up to 26 vehicles, for a 3.9/1,000 parking ratio
- Great visibility from IH-35
- On-site pylon signage
- Traffic count of 170,073 vehicles per day
- Above-average WalkScore of 75%



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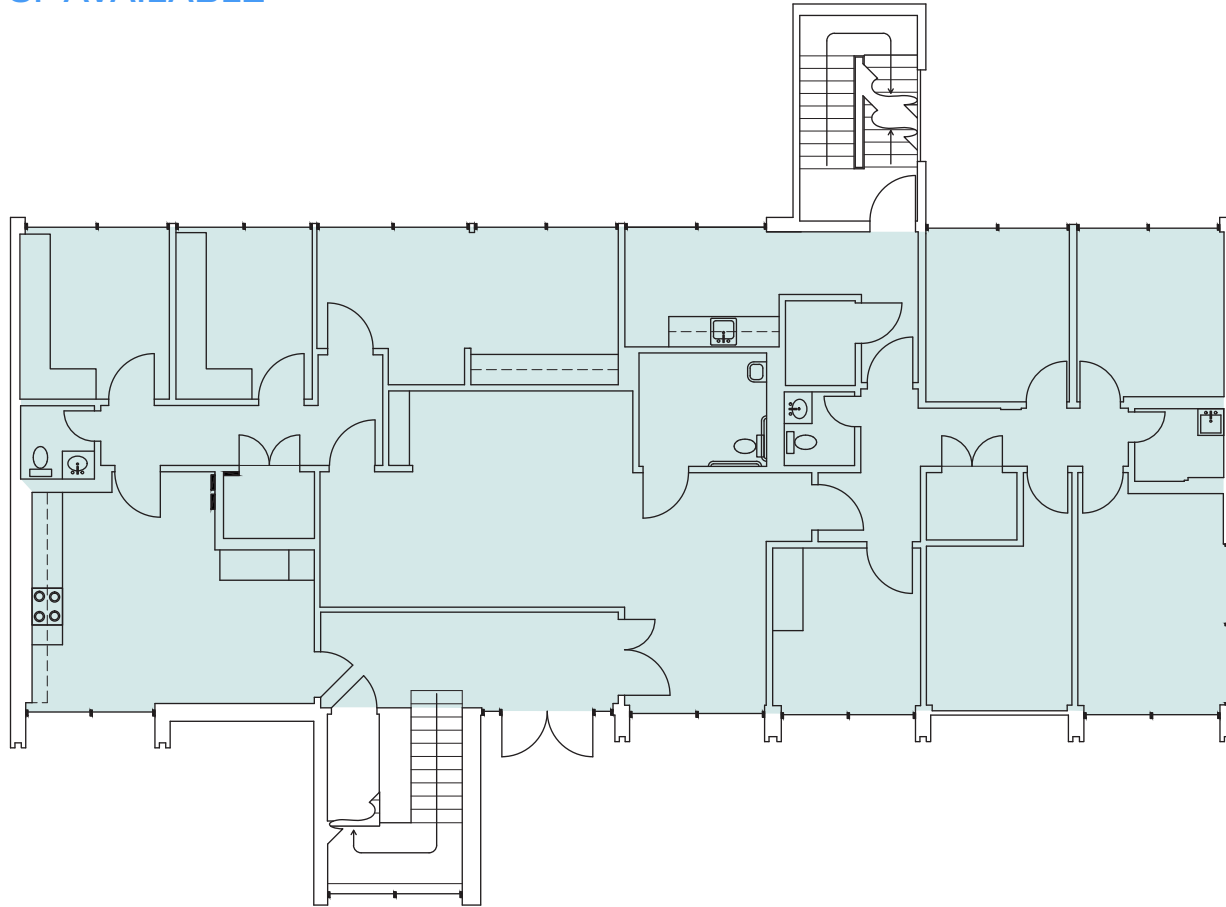
1213 North IH-35
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First Floor

FULL FLOOR • 2,605 SF AVAILABLE

Asking Rent: \$25.00 PSF full service

Space includes 7 offices, 2 restrooms, a breakroom and a reception area



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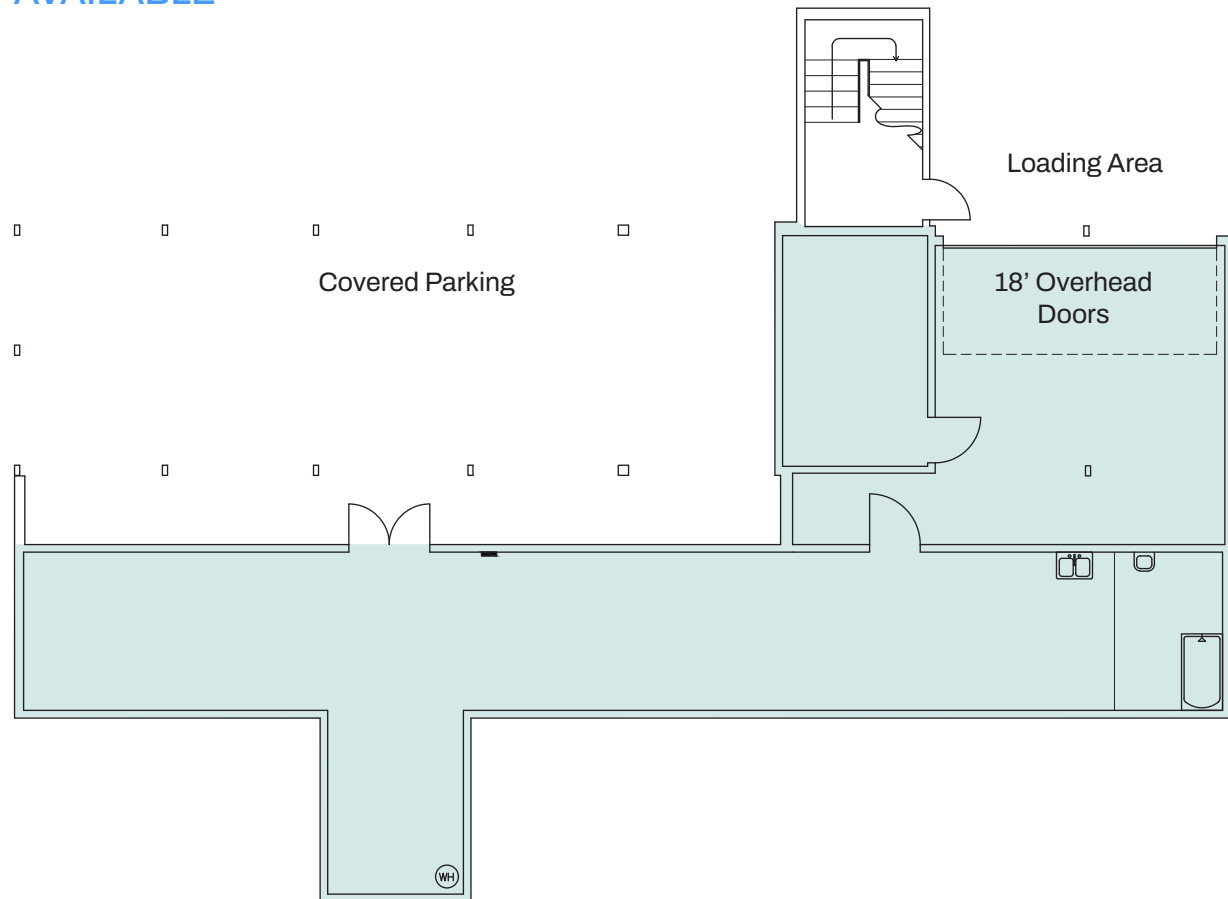
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Basement

Basement • 1,264 SF AVAILABLE

Asking Rent: \$25.00 PSF full service

Space includes open area, large office / storage space, loading area with overhead doors, restroom



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Downtown Austin

East 12th Street

1213 North IH-35



Looking Southwest

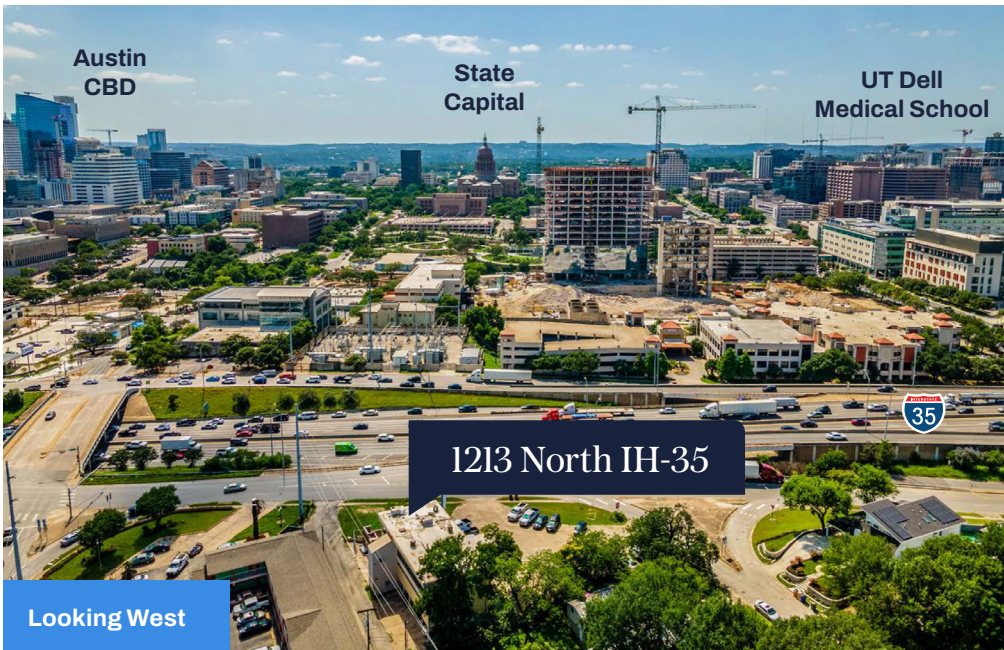
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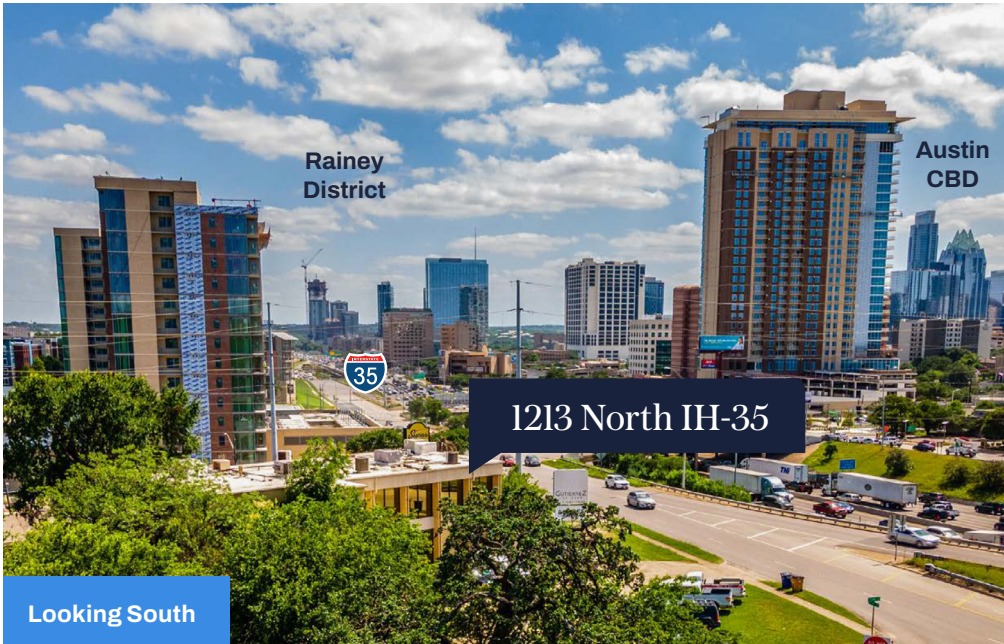
Austin
CBD

State
Capital

UT Dell
Medical School

1213 North IH-35

Looking West



Rainey
District

Austin
CBD

1213 North IH-35

Looking South



Loading Area

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Nearby Amenities

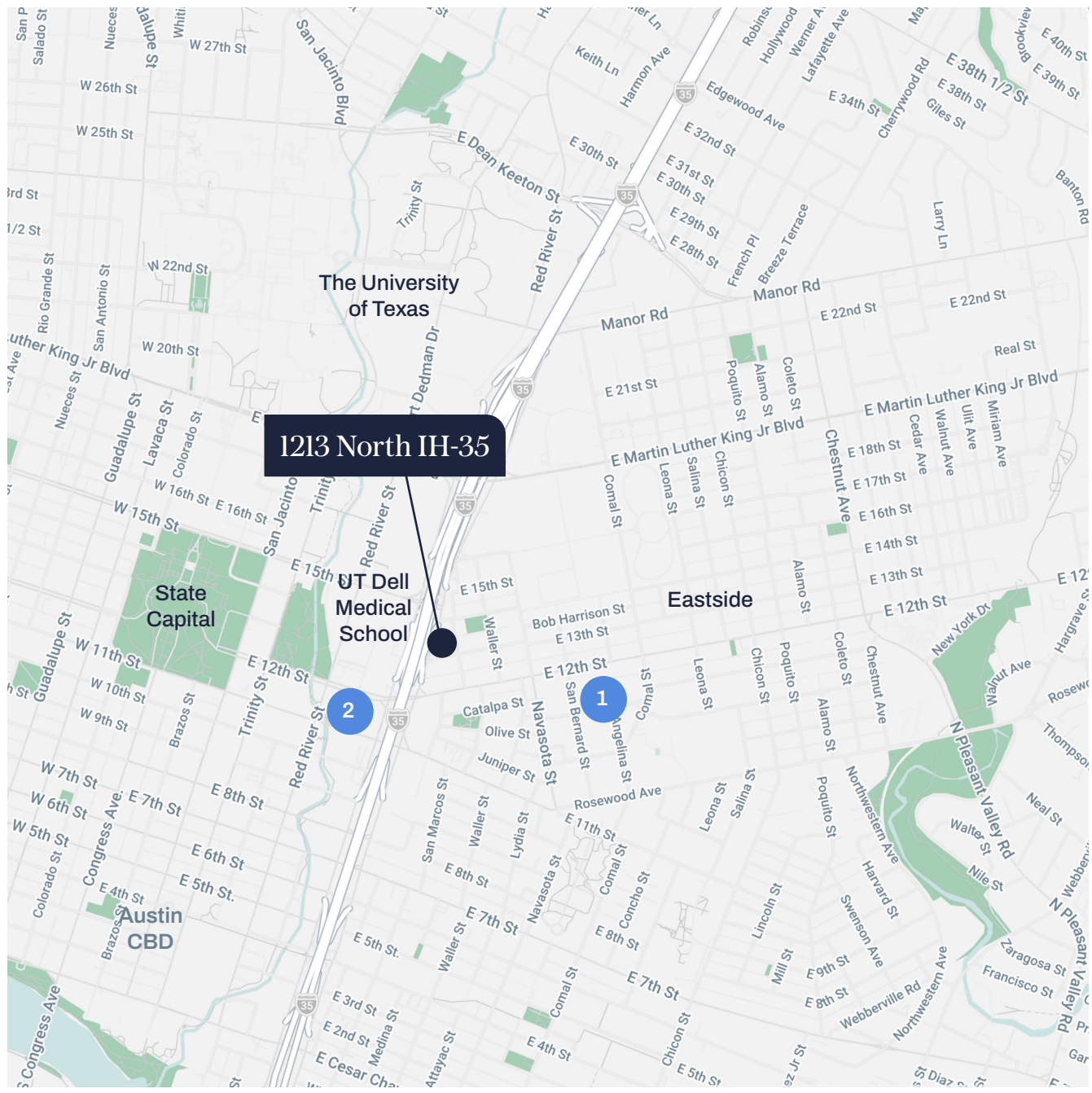
1 Eastside

- ARRIVE Austin
- Birdies
- Buenos Aires Café
- Canje
- Cuantos Tacos
- Cuvee Coffee Bar
- Dai Due
- Daydreamer
- East Austin Hotel
- Ezov
- Flat Track Coffee
- Franklin's Barbeque
- Hotel Vegas
- Il Brutto
- Launderette
- Lazarus Brewing Co.
- Licha's Cantina
- Micklethwait Craft Meats
- Palomino
- Paperboy
- Revival Coffee
- Salty Sow
- Shangri-La
- Suerte
- Suerte
- Tamale House East
- The Frances Modern Inn
- The White Horse

- Uptown Sports Club
- Via 313
- Whislers
- Wright Bros Brew & Brew
- Zilker Brewing Co.

2 Red River District

- Antone's
- Bevo Plaza
- Breed & Company
- Cabo Bob's
- Corner Kitchen
- Ember
- Gabriel's Café
- Grande Food Market
- Hopdoddy Burgers
- Ladybird Kitchen + Bar
- Moonshine Grill
- Parkside
- Pelons Tex Mex
- Posse East
- Rancho Rio Eatery
- Red River Café
- Scholtz Garden
- Stubbs
- Texas French Bread
- The Austinite Market
- The Dead Rabbit
- Vintage Hideout



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Get in Touch

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