



AVAILABLE FOR LEASE

1300
guadalupe

AUSTIN, TX 78701

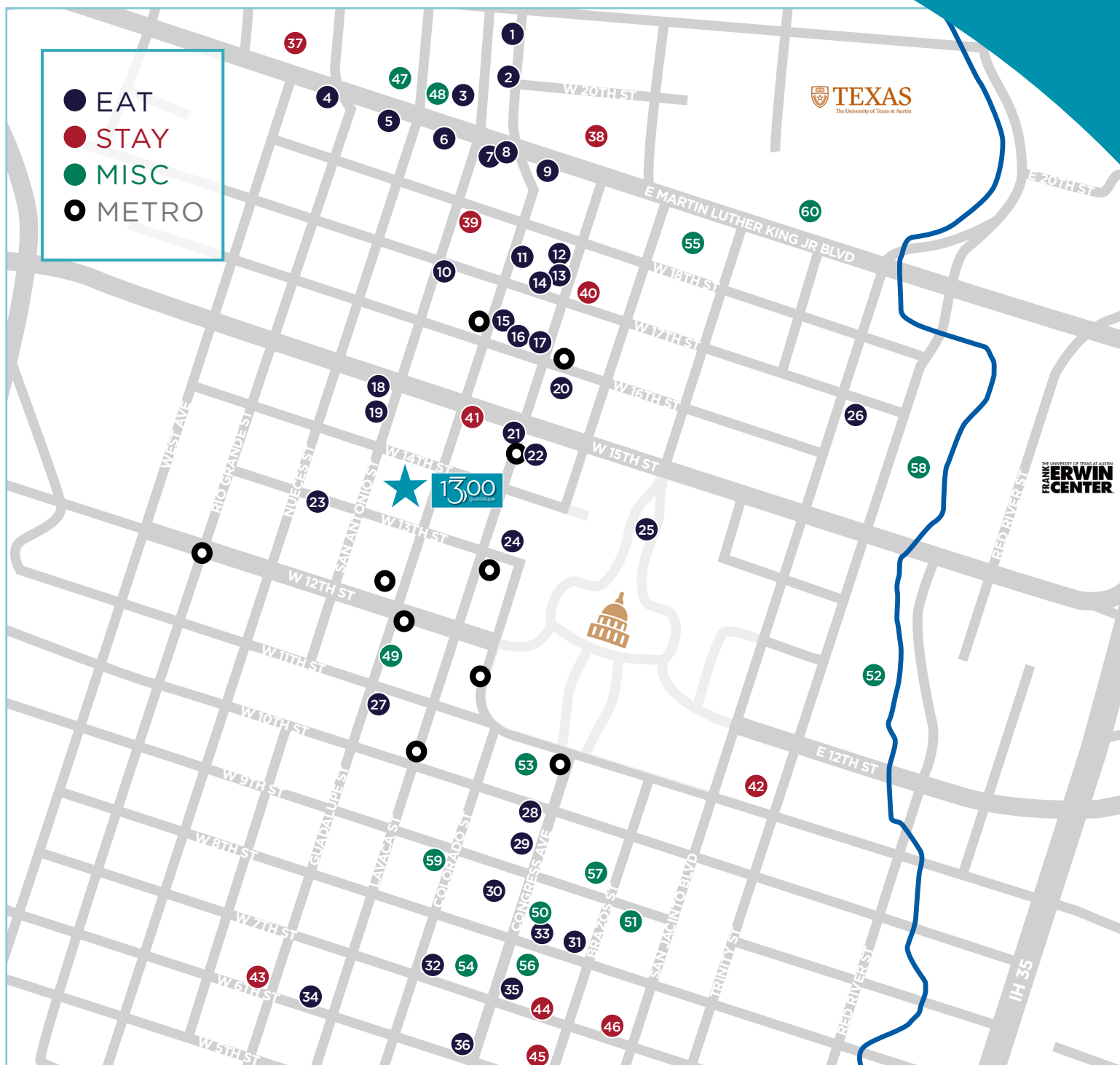




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ADDRESS	1300 Guadalupe Street Austin, TX 78701	YEAR BUILT	Complete interior & exterior renovation in 2008
SUBMARKET	Central Business District	AMENITIES	100% move-in ready creative office
TOTAL SF	46,525 SF		Newly renovated rooftop terrace overlooking downtown and the Texas State Capitol
PARKING	6 Reserved Spaces Per Suite		Desirable location two blocks from the Texas State Capitol
FLOORS	4		Located just south of the The University of Texas at Austin campus
AVAILABILITY	Suite 100 - 8,966 SF Suite 300 - 12,032 SF Suite 400 - 4,949 SF** **Avail 8.1.25		Excellent access off of 15th Street and Enfield Road
			5 minutes from Mopac and I-35

LOCATION + AMENITIES



- | | | | | | |
|-------------------|-------------------------------|-------------------------------|------------------------------------|--|--|
| 1. Look Noodles | 11. Dive Bar & Lounge | 21. 15th Street Cafe | 31. Il Forte | 41. Double Tree Suites | 51. The UPS Store |
| 2. Coco's Cafe | 12. Lavaca Teppan | 22. Texas Chili Parlor | 32. Perry's Steakhouse & Grill | 42. La Quinta Inn | 52. Waterloo Neighborhood Park |
| 3. McDonald's | 13. El Mercado | 23. Subway | 33. Chipotle | 43. Extended Stay America | 53. Governor's Mansion |
| 4. Jimmy John's | 14. Arturo's Underground Cafe | 24. The Cloak Room | 34. Gloria's Latin Cuisine | 44. Intercontinental Stephen F. Austin | 54. The Contemporary Austin - Jones Center |
| 5. P-Terry's | 15. The Clay Pit | 25. Capitol Grill | 35. Roaring Fork | 45. The Driskill | 55. Bullock Texas State History Museum |
| 6. Chick-fil-A | 16. Thundercloud Subs | 26. Scholz Garden | 36. Starbucks | 46. Omni Austin | 56. Paramount Theater |
| 7. Raising Cane's | 17. Sushi Junai | 27. Cafe at Ned Granger Bldg. | 37. Hotel Ella | 47. City of Austin Fire Station | 57. Austin Club |
| 8. Papa John's | 18. Starbucks | 28. Quiznos | 38. AT&T Hotel & Conference Center | 48. The UPS Store | 58. Dell Medical School |
| 9. Pizza Hut | 19. Texadelphia | 29. Quattro Gatti Ristorante | 39. (Future) Chameleon Group Hotel | 49. The UPS Store | 59. Enterprise Rent-A-Car |
| 10. Olamaie | 20. KT's Snack Bar | 30. Jimmy John's | 40. Hampton Inn & Suites | 50. US Post Office | 60. Blanton Museum of Art |

AVAILABILITY

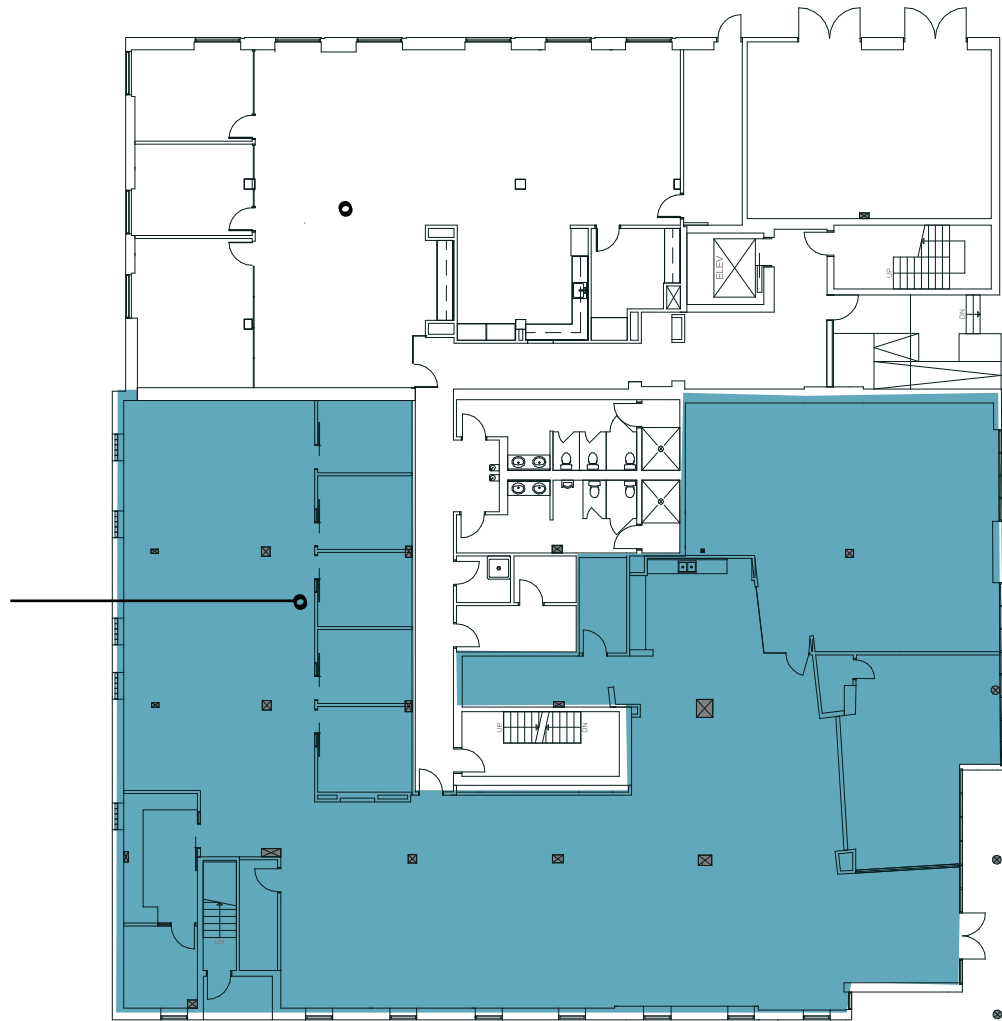
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First Floor

Suite 100 - 8,966 SF*



SUITE 100

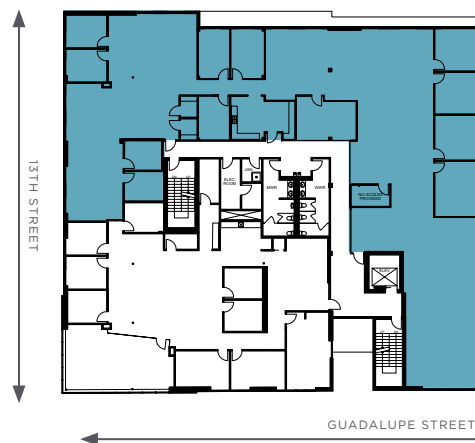


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2nd Floor

Suite 200 - 9,356 SF



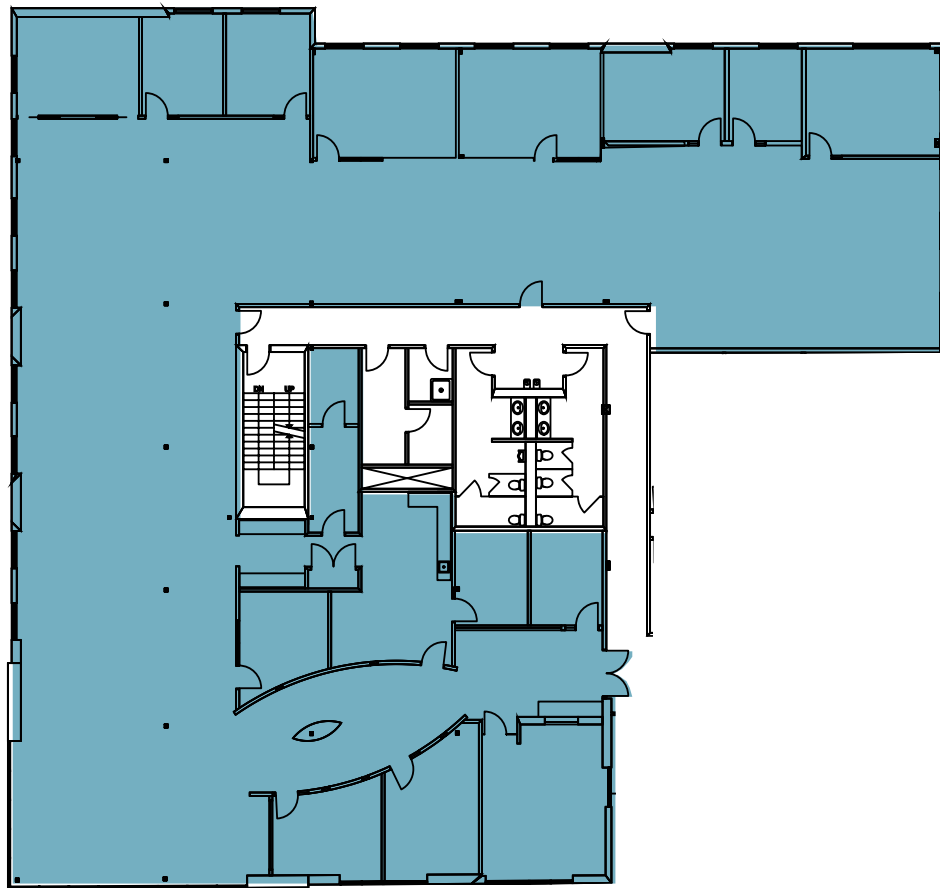
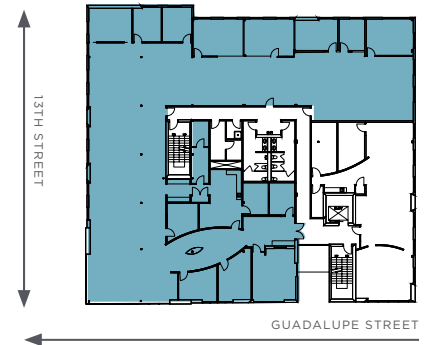
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Third Floor

Suite 300 - 12,032 SF

Prominent building signage available
6 reserved parking spaces
Move-in ready with super creative finishes
Stunning Capitol views
Amazing Rooftop Patio
On-site showers



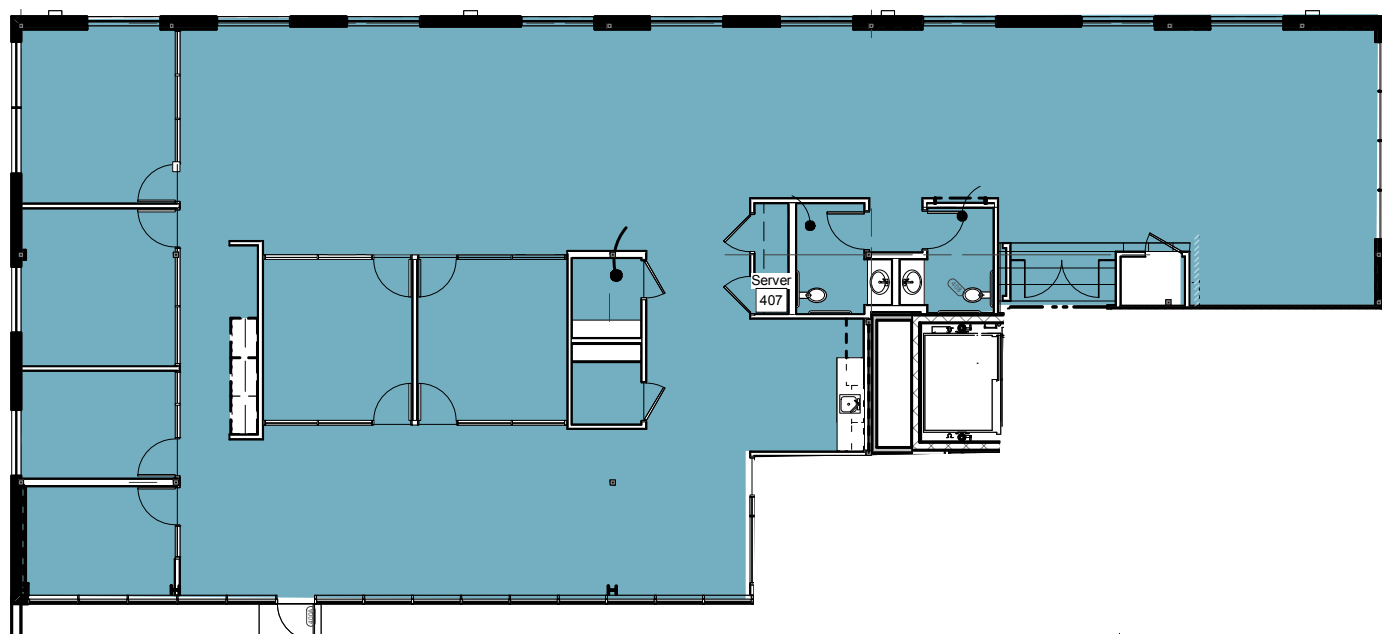
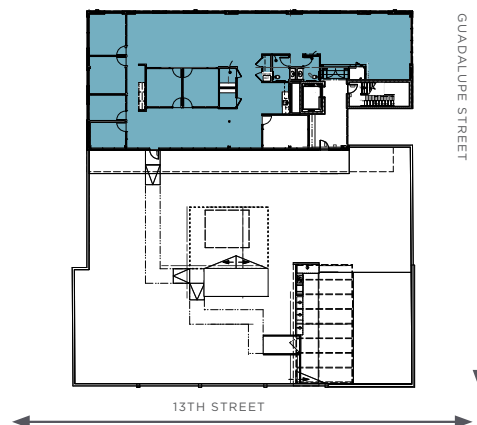
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Fourth Floor

Suite 400- 4,949 SF

Avail 8.1.26





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ROOFTOP

Features

- » Access available for all building tenants
- » Outdoor seating conducive for entertaining
- » Views overlooking Downtown Austin and the State Capitol
- » Outdoor kitchen and entertainment systems



Suite 100







Suite 400







CONTACT

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