



THE JOHN RUTLEDGE HOUSE

4005 GUADALUPE STREET, AUSTIN, TX 78751

**FULLY
FURNISHED**
FOR LEASE

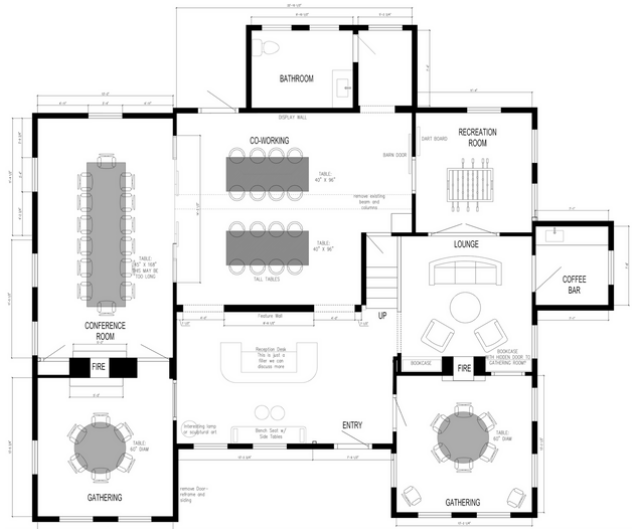
- SIZE : 4,782 SF
- BASE RATE : \$32.00 WITH 3% ESCALATIONS
- NNN : \$11.87
- ELECTRICAL & JANITORIAL: ESTIMATED AT \$2.46
- LEASE TERM : 3-5 YEARS PREFERRED
- USE: CREATIVE OFFICE / RETAIL

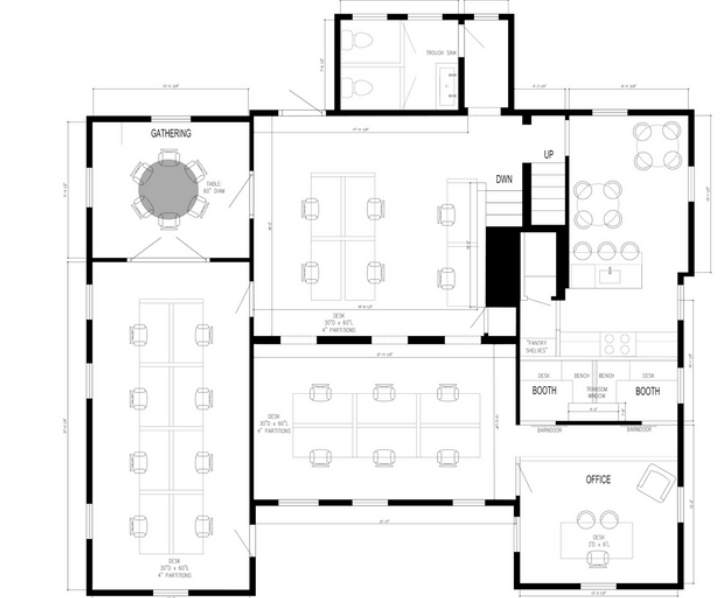


CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM

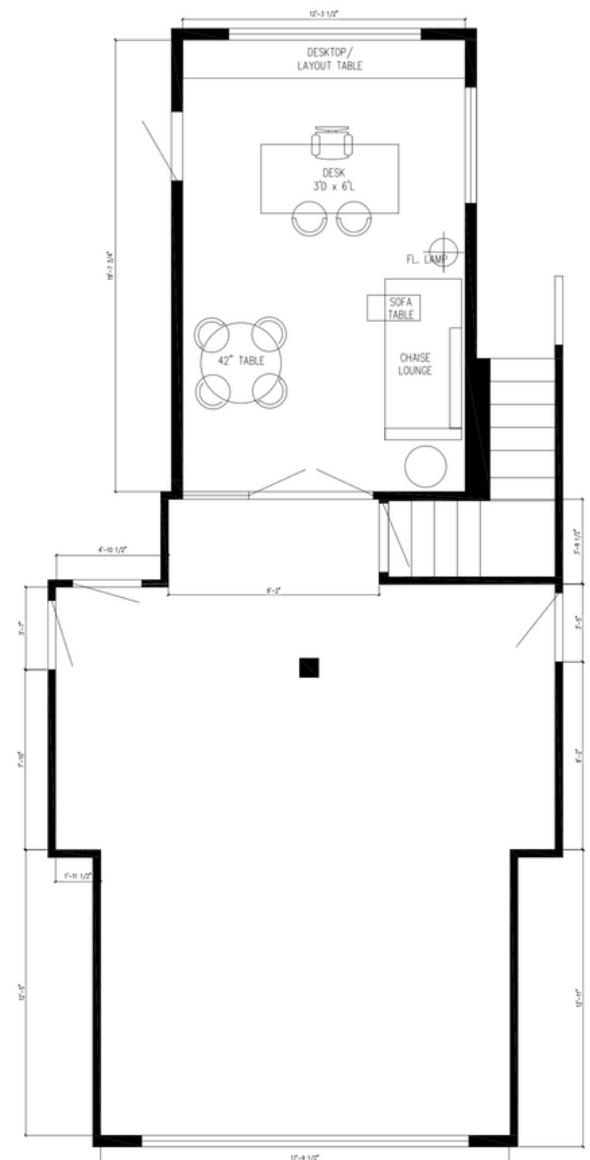


- SINGLE-TENANT BUILDING
- FULLY REMODELED 3 STORY HOME/OFFICE CONVERSION
- CHARMING HISTORIC JOHN RUTLEDGE HOUSE, BUILT IN 1894





- 12 ON-SITE PARKING SPACES
- AMPLE FREE STREET PARKING
- PYLON SIGNAGE ON GUADALUPE STREET
- WALKABLE NEIGHBORHOOD



- FULLY FURNISHED & IMPECCABLY DESIGNED
- MOVE-IN READY
- SEATING FOR 24 EMPLOYEES WITH ROOM FOR UP TO 39
- RECEPTION, 3 MEETING ROOMS, 3 PRIVATE OFFICES
- OPEN SPACE FOR PRESENTATIONS FOR UP TO 30 PEOPLE
- 4 OPEN WORK AREAS INCLUDING 3RD FLOOR LOFT
- 1ST FLOOR COFFEE BAR, 2ND FLOOR KITCHEN
- LOUNGE/LIBRARY
- 3 BATHROOMS (ONE ADA-COMPLIANT ON 1ST FLOOR)