



1300 W KOENIG LN

AUSTIN, TX · BUILT 1981 · 10,800 SF BUILDING

FOR LEASE



SPACE AVAILABLE: 115 – 1,975 SF

Suites can be combined up to 1,975 SF

FLEXIBLE OFFICE SUITES IN CENTRAL AUSTIN

THE PROPERTY

1300 W Koenig Ln is a two-story, 10,800-square-foot multi-tenant office building in central Austin, built in 1981 and renovated in 2005 and 2014. Each floor runs about 5,400 square feet.

HIGHLIGHTS

- Eleven suites available, 115 – 1,975 SF
- Discounts when more than one suite is leased together
- Gross leases - no separate operating expense charge
- Terms from 1 to 5 years
- Elevator
- Video tour of most suites

BUILDING

- 21 surface parking spaces (1.87 per 1,000 SF)
- Monument signage available



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Information deemed reliable but not guaranteed; subject to change or withdrawal without notice. October 2026.



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Broker · Austin Office Space

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First floor

SUITE	ESTIMATED SIZE	GROSS / MO	TYPE	AVAILABLE
Suite 1	115 SF	\$650/mo	Direct	Immediate
Suite 2	360 SF	\$1,400/mo	Direct	Immediate
Suite 4	115 SF	\$650/mo	Direct	Immediate
Suite 5	380 SF	\$1,400/mo	Direct	Immediate
Suite 155	135 SF	\$700/mo	Direct	Immediate
Suite 160	325 SF	\$1,400/mo	Direct	Immediate
Suite 175	115 SF	\$650/mo	Direct	Immediate
Suite 180	1,040 SF	\$2,400 – \$3,600/mo	Direct	Immediate



Second floor

SUITE	ESTIMATED SIZE	GROSS / MO	TYPE	AVAILABLE
Suite 206	200 SF	\$700/mo	Direct	Immediate
Suite 220	840 SF	\$2,500/mo	Direct	Immediate
Suite 290	575 SF	\$1,900/mo	Direct	Immediate



SUITE 180



SUITE 180



SUITE 220



SUITE 220



SUITE 290



SUITE 5



SUITE 2



SUITE 160