



604 W 25TH STREET, AUSTIN

NEC OF W 25TH ST & SETON AVE

604 W 25th St, Austin, TX 78705



FOR LEASE

AVAILABLE SPACE
1,369 SF

RATE

Base: \$45.00 PSF

NNNs: \$10.00 PSF

* Estimate provided by Landlord
and subject

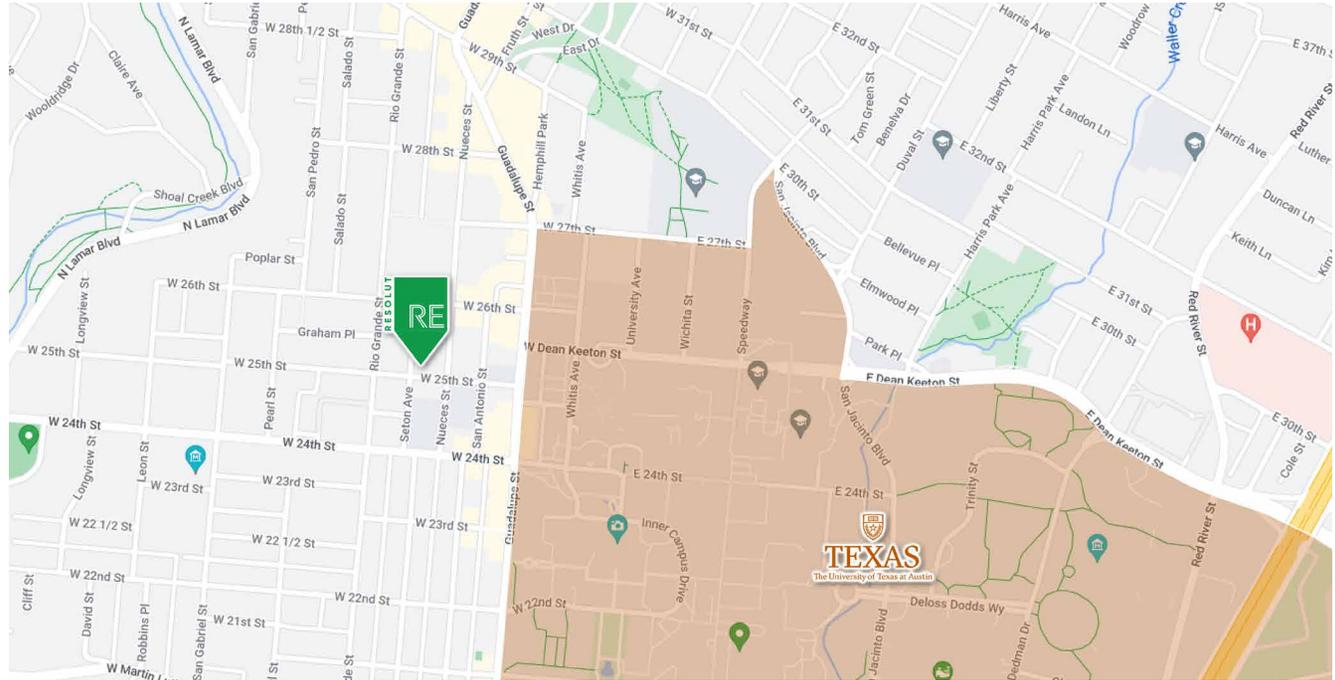
Michael Noteboom

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PROPERTY HIGHLIGHTS

- Extremely rare opportunity just steps from UT Austin (which has over 51k students & more than 35k employees) in the very popular and densely populated west campus area. The premiere off-campus area for enrolled students to live.
- This property is surrounded by student rental options (many of which are high-rise and upscale) as well as a host of fraternities and sororities resulting in extremely high pedestrian activity at all hours of the day and night. In fact, this location has a Costar Walk Score® of 94 which they refer to as a “Walker’s Paradise”.
- 35k+ residents with Avg. household income over \$73k within one mile & more than 163k residents with Avg HH income over \$151k within 3 miles
- On a hard corner with excellent visibility to pedestrians and vehicles on W 25th St. & Seton Ave.
- Zoned UNO – Inner West Campus which allows for a wide range of uses including restaurant (general or limited), medical offices, food Sales, financial Services and others.
- The Austin City council eliminated city-required parking minimums for new construction. Click here to link to story on this from CBS Austin: <https://cbsaustin.com/news/local/austin-city-council-approves-eliminating-minimum-parking-requirements-in-new-construction>
- **Available March 1, 2026**



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



169,922
POPULATION
3-MILE RADIUS



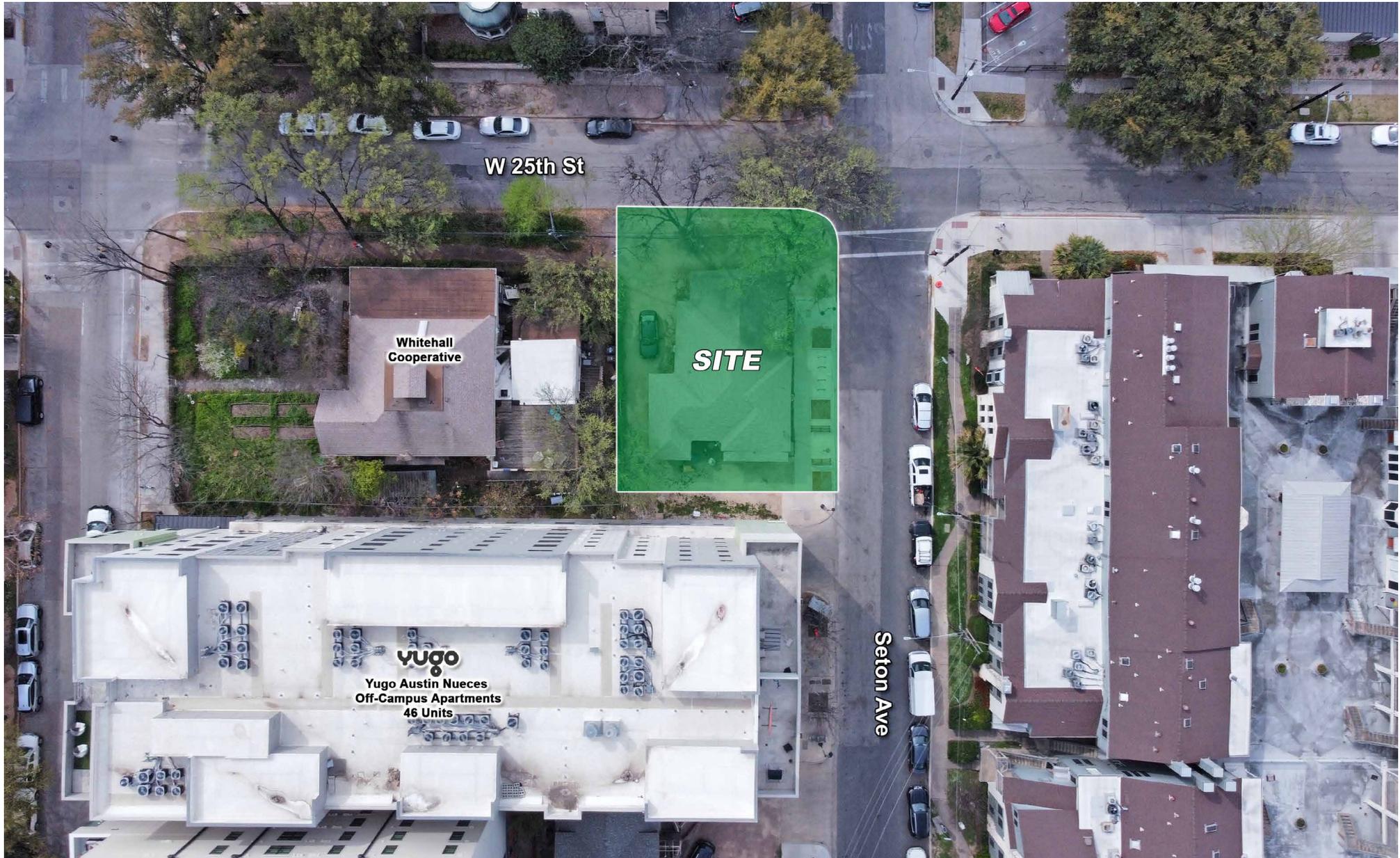
\$156,700.00
AVG HH INCOME
3-MILE RADIUS

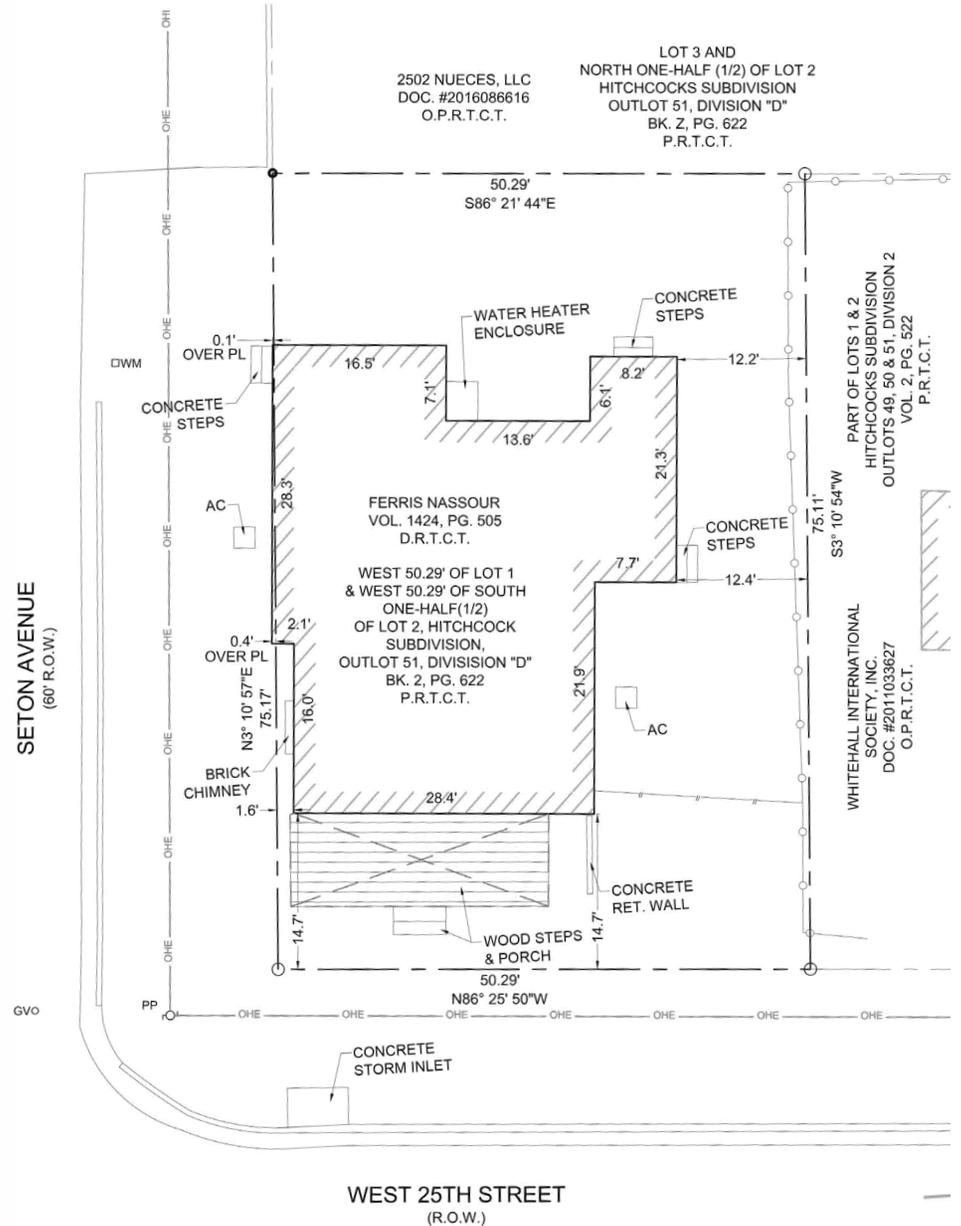


243,495
DAYTIME POPULATION
3-MILE RADIUS

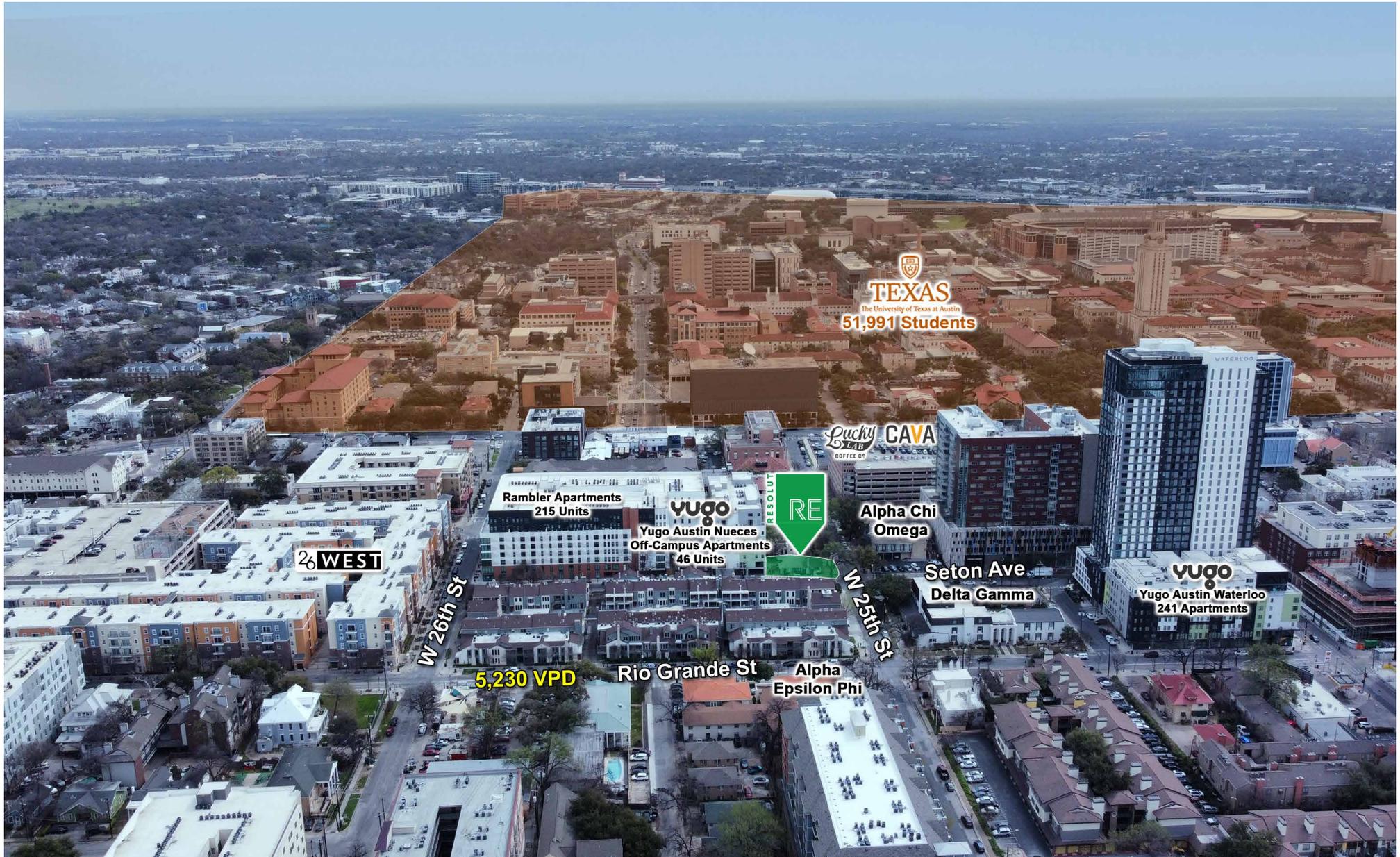


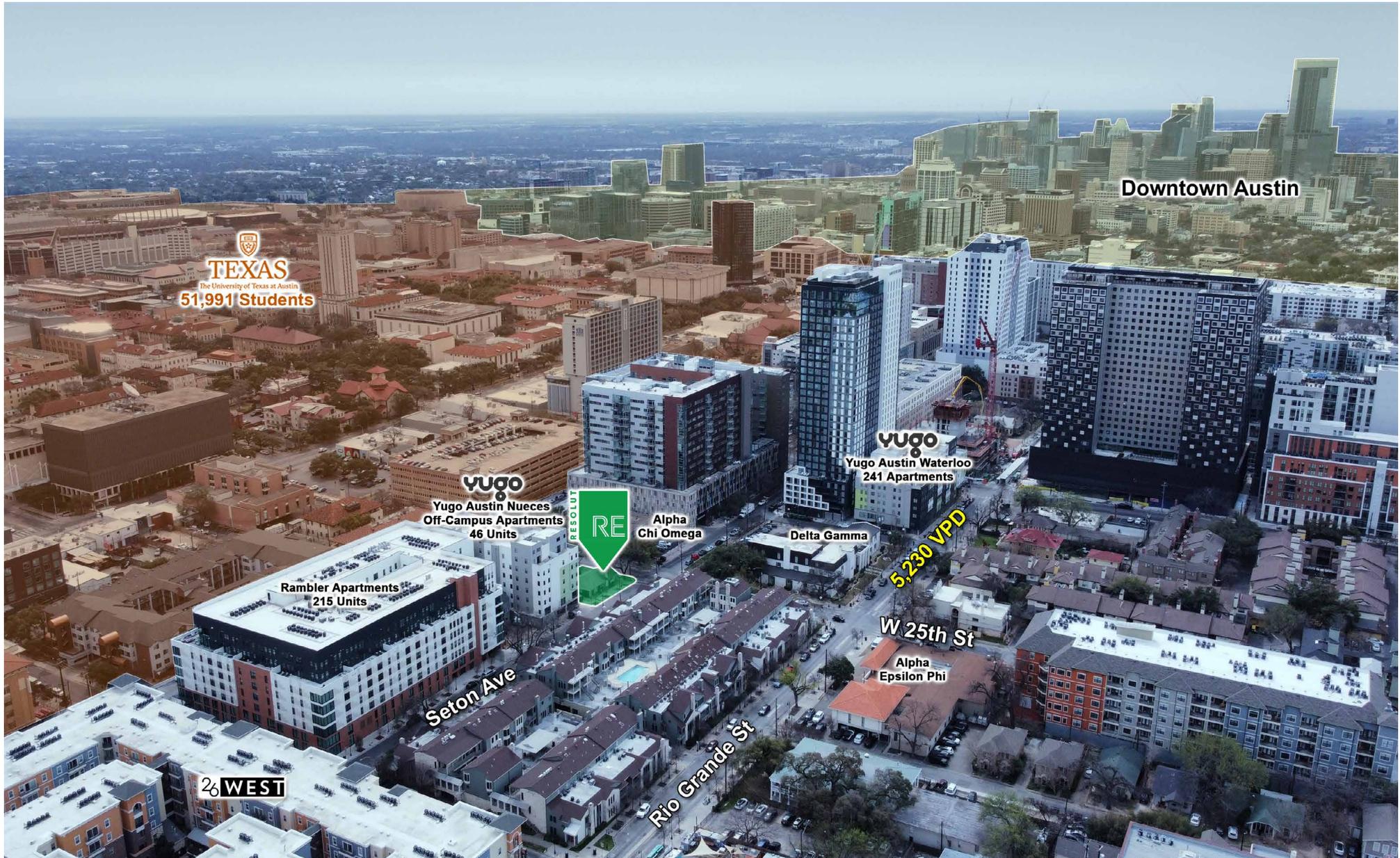
TRAFFIC COUNTS
Guadalupe: 28,623 VPD
(CoStar 2022)
Rio Grande: 5,230 VPD
(CoStar 2022)



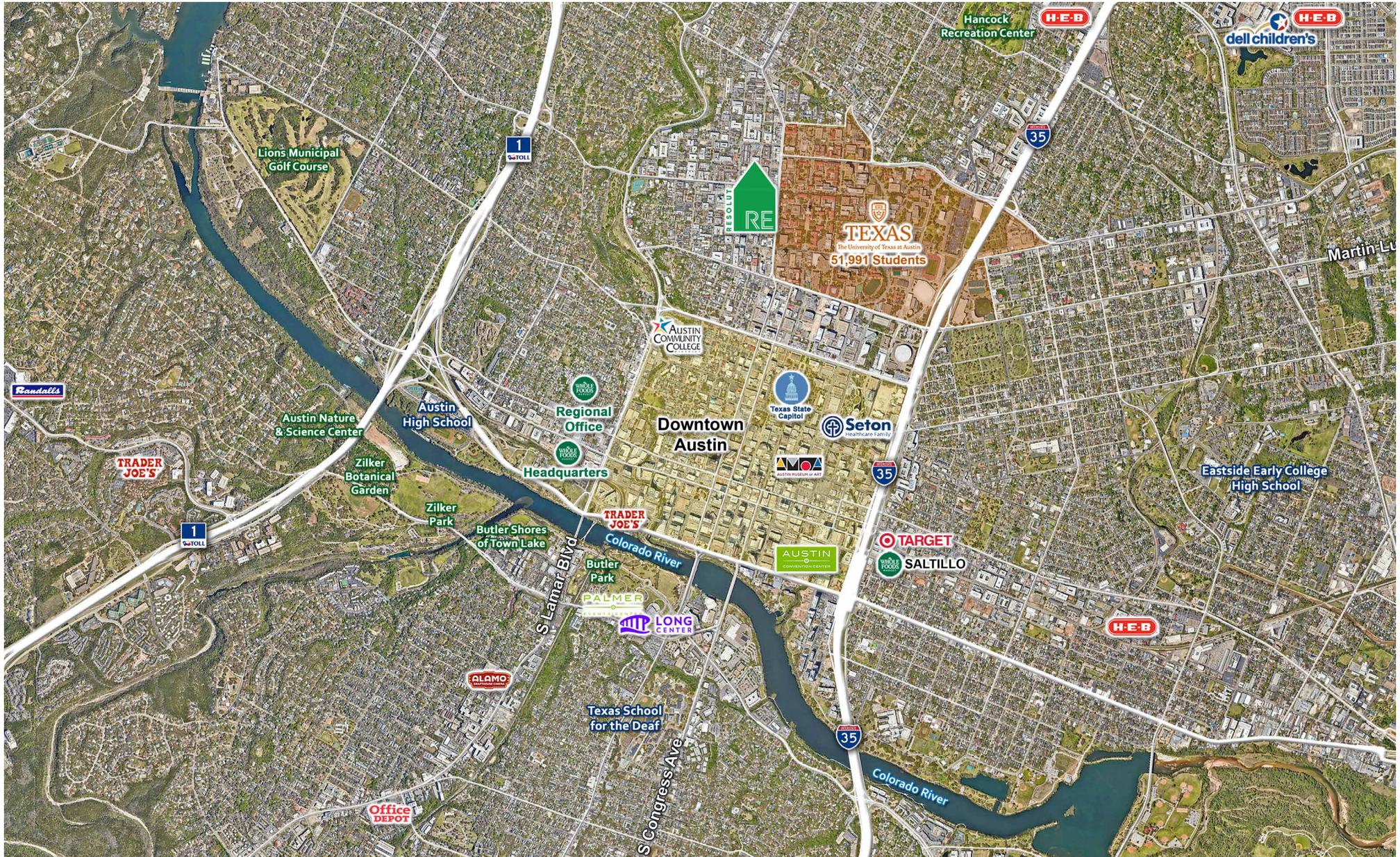














Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov