

\$50 - 1304 Rio Grande St, Austin

MLS® #7347885

\$50

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0.20 Acres

Block 153 Original City, Austin, TX

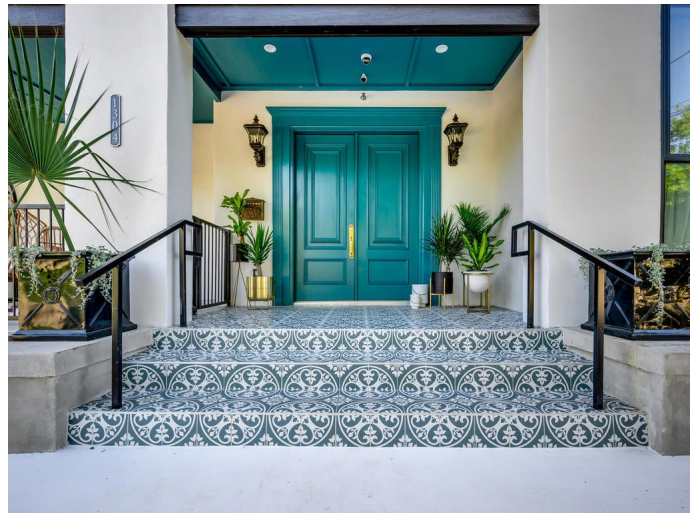
Secure your business's future in a premier Austin location, with this beautifully updated 1916 mansion available for lease at \$50/SF/YR. Located just blocks from the Texas State Capitol in the prestigious Judges Hill neighborhood, this unique property includes 5,022 SF of finished space and an additional ~1,200 SF of expansion potential for tenant customization. The building features 7 unique suites, multiple common areas, and private parking for 6 vehicles. Recently rezoned to DMU (Downtown Mixed Use), it supports a wide range of professional and commercial uses. Here, historic charm blends seamlessly with modern systems and finishes, creating a turnkey space designed for boutique office, wellness, creative studio, or hybrid live/work concepts.

Built in 1916

Essential Information

MLS® #	7347885
Price	\$50
Bathrooms	0.00
Acres	0.20
Year Built	1916
Type	Commercial Lease
Sub-Type	Other
Status	Active

Water Feature/View



View	City
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Community Information

Address	1304 Rio Grande St
Area	DT
Subdivision	Block 153 Original City
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected
Parking	Parking Lot, Parking Pad

Interior

Interior	Wood
Heating	Central

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Flat
Construction	Stucco
Foundation	Basement

Additional Information

Date Listed	August 31st, 2025
Days on Website	64
Days on Market	4
Zoning	Recently re-zoned to DMU

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