

# \$32 - 1310 E 12th Street, Austin

MLS® #5617204

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## \$32

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.13 Acres

Oreilly James, Austin, TX

Outstanding location for a Central East Austin office/retail/services/flex space that was just renovated inside and out, including a reception area, 2 private office/conference/service/flex rooms, a large high-ceiling main open area, kitchen, and 2 private bathrooms. The parking lot was just repaved, new landscaping with irrigation, and the entire perimeter is fenced with an automatic vehicle entry and pedestrian gate, plus gated rear alley access between Angelina Street and San Bernard Street. Base rent is \$32/SF/YR + NNN. NNN is currently estimated at \$10.71 for total current rent of \$42.71/SF/YR, or about \$4,800/month. NNN includes complete grounds maintenance (parking lot, landscaping). Tenant pays for electricity, water, sewer, trash, internet, cleaning, and other tenant-specific expenses. See the virtual tour for more info, floor plan, 3D walk-through, etc.



Built in 1967

## Essential Information

|             |                 |
|-------------|-----------------|
| ListingFeed | abor_vow        |
| MLS® #      | 5617204         |
| List Price  | \$32            |
| Sale Price  | \$32            |
| Sale Date   | March 1st, 2022 |
| Bathrooms   | 0.00            |
| Acres       | 0.13            |
| Year Built  | 1967            |

|          |                  |
|----------|------------------|
| Type     | Commercial Lease |
| Sub-Type | Office           |
| Status   | Closed           |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1310 E 12th Street |
| Subdivision | Oreilly James      |
| City        | Austin             |
| County      | Travis             |
| State       | TX                 |
| Zip Code    | 78702              |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected |
| Features  | Curbs, Gutter(s)  |
| Parking   | Additional Parking, Electric Gate, Off Street, Paved, Private, Secured  |
| View      | None  |

### **Interior**

|          |                   |
|----------|-------------------|
| Interior | Vinyl             |
| Heating  | Central, Electric |
| Cooling  | Electric          |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Sprinkler/Irrigation |
| Construction      | Block, Frame         |

### **Additional Information**

|        |                           |
|--------|---------------------------|
| Zoning | CS-MU-NCCD-NP - General C |
|--------|---------------------------|