

For Sale

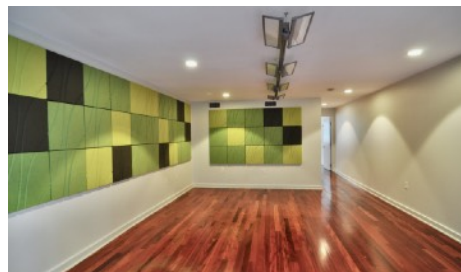
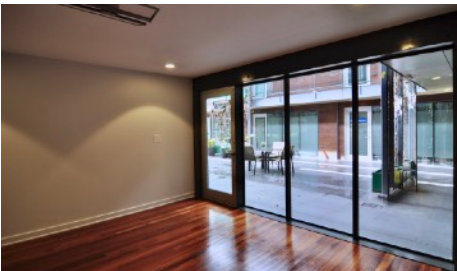
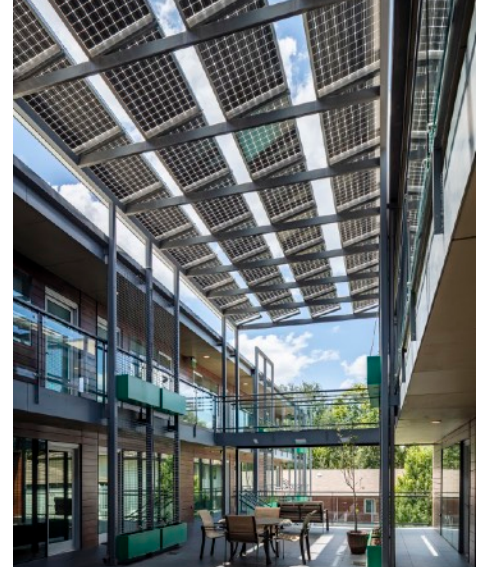
Office / Retail / Live+Work

904 West Avenue, Unit 101
Downtown | 78701
725 SF [TCAD]
Zoning: LO

Skout^x

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Available
For Lease



904 WEST is a unique collection of residences, live+work and office suites, situated in a quaint downtown neighborhood. Convenient Location: ~0.3 miles to ACC Rio Grande; ~0.6 miles to Texas Capitol; ~1.5 miles to UT Dell Medical School & UT Austin; ~1.6 miles to MoPac. Walk to nearby faves: Ranch 616, Fresa's, Shoal Creek Saloon, Sammie's Italian, Qi Modern Asian Kitchen, Whole Foods & W 6th Street entertainment venues. *Walk Score: 94/100*

Quick Facts

- LO Zoning
- New HVAC system [December 2025]
- Large Floor-to-Ceiling Storefront Windows
- Flexible floor plan w/private office/conference room; kitchenette; bath w/ shower
- Unit entrance via interior central atrium shaded by solar panels
- Dedicated solar system & 100% low-energy LED lighting
- One reserved parking space in gated garage
- Gated building & parking access

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.