

# For Lease

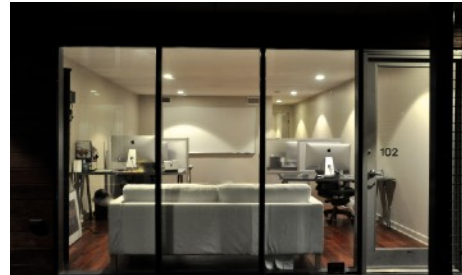
## 904 West Avenue, Unit 102

904 WEST, 78701  
741 SF

Skout<sup>x</sup>

Roland Galang  
Broker | CNE, LEED AP  
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Office  
Live+Work



**904 WEST** elevates the urban experience by combining authentic sustainability with modern design. A unique collection of residences, live+work and office spaces. Situated in a quaint downtown neighborhood, 904 WEST is steps from Austin's power centers of business, politics, creative & entertainment.

### Quick Facts

- LO Zoning
- Storefront glass overlooking covered atrium/courtyard
- Flexible floorplan w/private office/conference room; kitchenette; bath w/ shower
- Hardwood flooring
- Dedicated solar system & 100% low-energy LED lighting
- One reserved garage parking space
- Gated building & parking access
- Walkability Score: 94/100 ([www.walkscore.com](http://www.walkscore.com))

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