

# For Lease

## 904 West Avenue, Unit 208

904 WEST - 78701

566 SF [TCAD]

1 bed / 1 bath

MLS #: 6736873

# Skout<sup>x</sup>

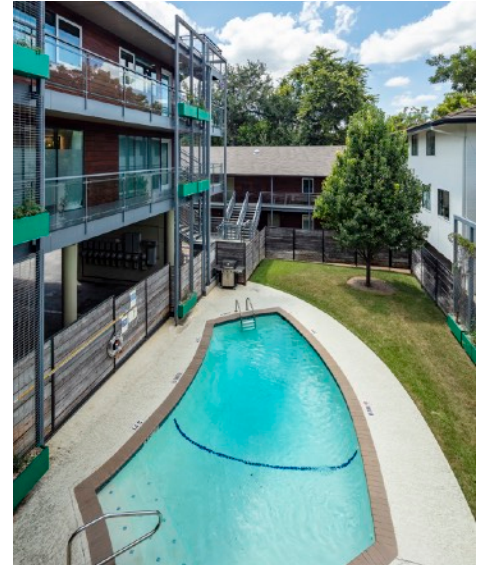
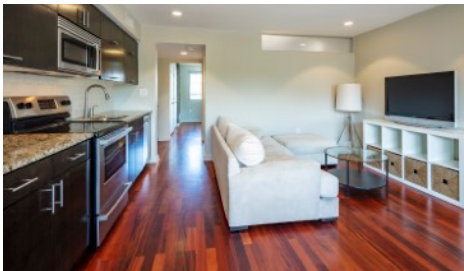
Roland Galang

Broker | CNE, LEED AP

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Corner  
Unit



**904 WEST** combines sustainability with modern design. A unique collection of residences, live+work and office spaces, 904 WEST is situated in a quaint downtown neighborhood - steps from Austin's power centers of business, politics, creative & entertainment. **Unit 208** - bright 2nd floor corner unit with park & city view. Convenient location: ~0.6 mile to Texas Capitol; ~1.5 miles to UT Dell Medical School & UT Austin; ~1.6 miles to MoPac

### Quick Facts

- Residential Corner Unit - 2nd Floor (back of building)
- Open 1BR floorplan w/ galley kitchen; W/D in bath
- New (2021): Refrigerator; Hot Water Heater; Fresh Paint
- Mazarranduba & tile flooring
- Dedicated solar system (low utility bills & solar tax exemption)
- Garage Storage Unit (W 4' x H 7.5' x D 4.5') - near parking spot
- One reserved garage parking space
- Gated building & parking access

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

