

# For Lease

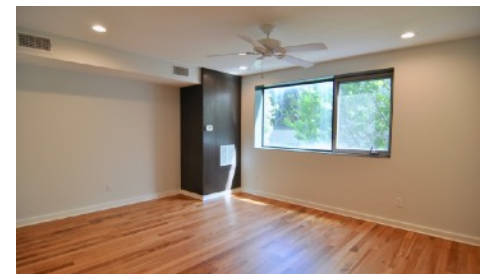
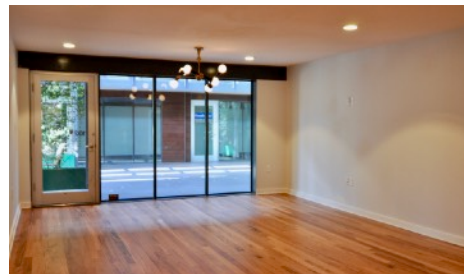
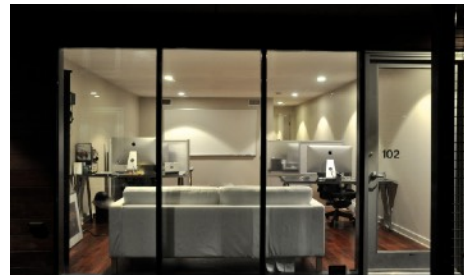
904 West Avenue, Unit 102

904 WEST, 78701  
741 SF

Skout<sup>x</sup>

Roland Galang  
Broker | CNE, LEED AP  
512 791.1584  
Roland@SkoutAustin.com

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, 904 WEST set the benchmark in smart mixed-use design. Situated in a quaint downtown neighborhood, 904 WEST is steps from Austin's power centers of business, politics, creative & entertainment.

## Quick Facts

- LO Zoning
- Dedicated solar system & 100% low-energy LED lighting
- Mazaranduba siding & hardwood flooring
- Travertine & granite finishes
- Bosch stainless steel appliances
- Private community pool
- Gated building & parking access
- Walkability Score: 93/100 ([www.walkscore.com](http://www.walkscore.com))

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