

# Office / Retail / Restaurant / Warehouse / Storage

## South Austin / Stassney / Manchaca

**1500 Stassney Lane Austin, Texas 78745**

14,643 sf office/retail/restaurant/school/campus/event  
79 parking spaces on 1.6 acres  
Zoned CS

Total Rent (Front & Back): \$21,769.59 Base + \$2,489.31 NNN

Front Bldg: 8,252 office with large open spaces\* – tenant allowance provided and negotiable  
\$20/sf base plus \$2.00 NNN fixed for three years (\$13,780.84 + \$1,402.84/month + utilities)

\*14 Private Offices, Large Open Space, 3 Restrooms (1 with a shower), and Large Meeting Space/Conference Room/Production

Site Plane Exemption approved for 5,415 restaurant. Outdoor seating available.  
Think ABGB type restaurant with ancillary beer production – rate and TI to be negotiated

Back Bldg: 6,391 metal warehouse, rough but useable and can be converted from storage/warehouse  
\$15/sf base plus \$2.00 NNN fixed for three years (\$7,988.75 + \$1,086.47/month + utilities)

Fully Fenced

Outdoor Space for Gatherings

Pylon Signage at Road

Unique Austin Vibe

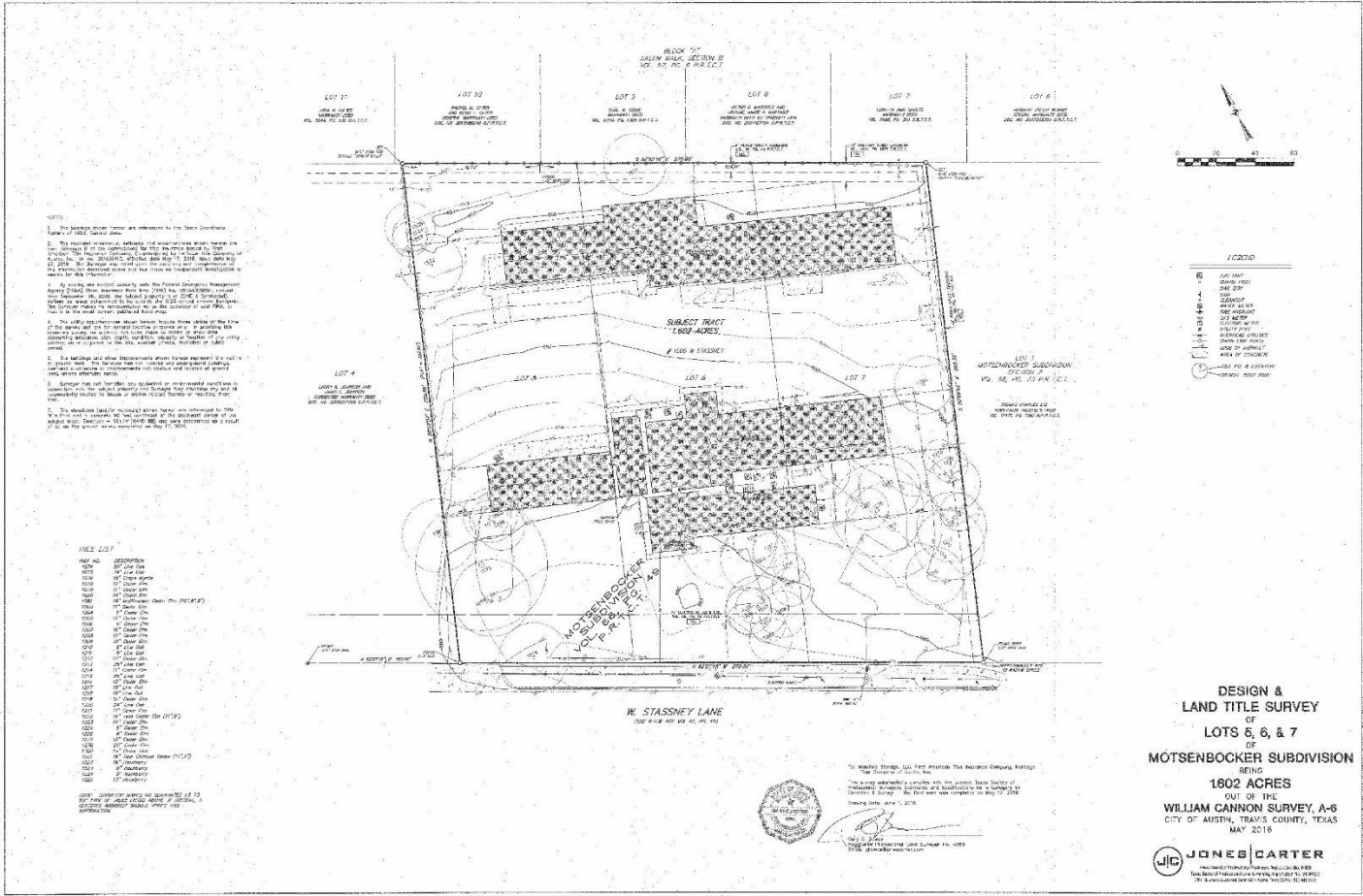
Easy Access in and out of the property.

Quiet secluded property in South Austin minutes to downtown, restaurant, shopping, and more.

Perfect for a Restaurant, Large Office User, Event Company, Event Space, and more

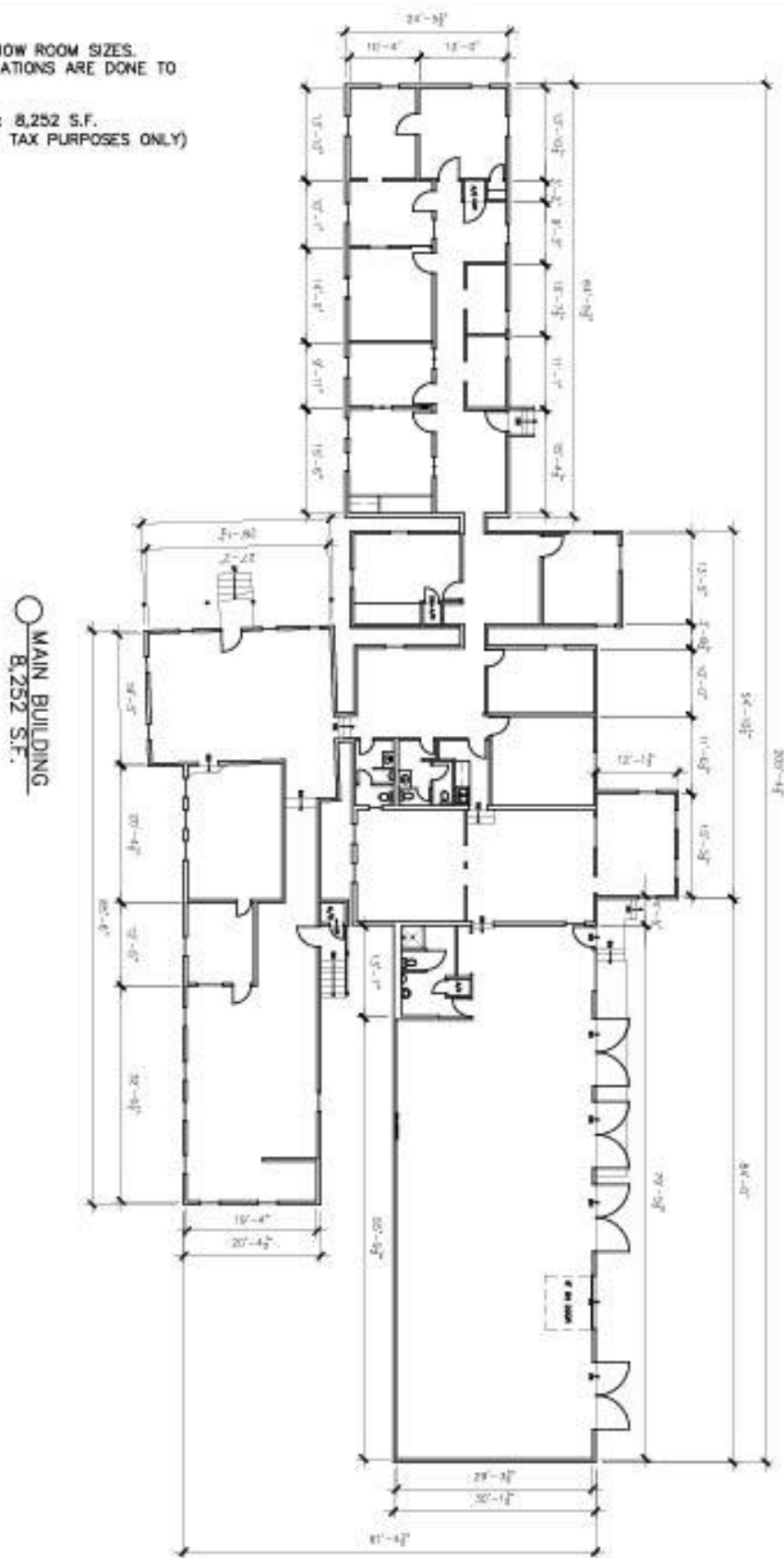
For more information or to view the property contact Emilie @ 512-328-6161.





NOTES:

1. DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.
2. EXTERIOR GROSS AREA: 8,252 S.F. (FOR SINGLE TENANT AND TAX PURPOSES ONLY)



NOT TO SCALE

Drawing for:  
 1500 WEST STASSNEY, LLC  
 Austin, Texas

**MAIN BUILDING**  
 1500 W. STASSNEY  
 AUSTIN, TEXAS  
 TOTAL RENTABLE AREA: 8,252 S.F.

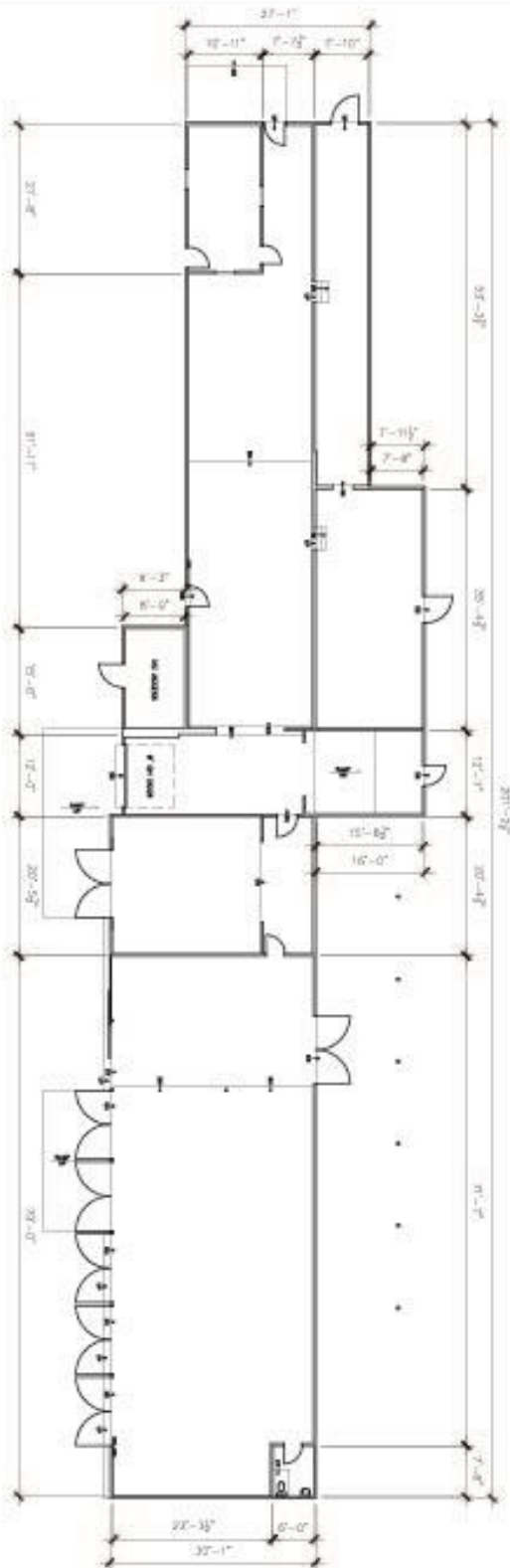
THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% USING BOMA MEASUREMENT STANDARD FOR INDUSTRIAL BUILDINGS AND/OR BOMA 2013 - 2008 METHOD A  
 Project No.: 1759.01  
 Date: November 28, 2017  
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**↑ DIMENSIONS ↓**  
**FLOOR PLANS**  
 Austin, Texas  
 dimensionsfloorplans.com  
 Phone: (812)342-0114

NOTES:

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BARN  
6,391 S.F.

NOT TO SCALE

Drawing for:  
1500 WEST  
STASSNEY, LLC  
Austin, Texas

BARN  
1500 W. STASSNEY  
AUSTIN, TEXAS  
TOTAL RENTABLE AREA: 6,391 S.F.

THE MEASUREMENTS AND FLOOR  
PLANS ARE ACCURATE TO WITHIN 2%  
USING BOMA MEASUREMENT STANDARD  
FOR INDUSTRIAL BUILDINGS.  
ANSI/BOMA 2013 - 2006  
METHOD A  
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**+DIMENSIONS+**  
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