

# OFFICE SPACE FOR LEASE

## 1806 RIO GRANDE

### NATIONAL REGISTER HISTORIC LANDMARK

#### FULL BUILDING OPPORTUNITY

±9,267 SF Available

**Lease Rate:** Contact Broker

**Zoning:** DMU-H (Downtown  
Mixed Use-Historic)

**Parking:** 21 reserved spaces  
(add'l parking available—see  
broker for details)

#### UNIQUE DOWNTOWN OFFICE SPACE



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For information, please contact:

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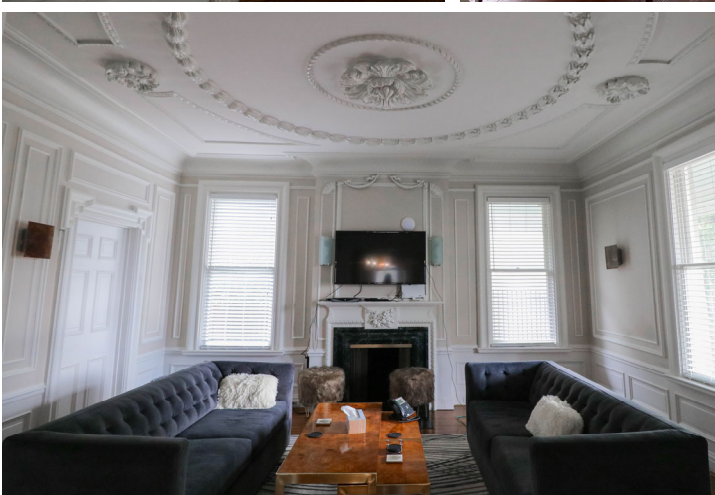
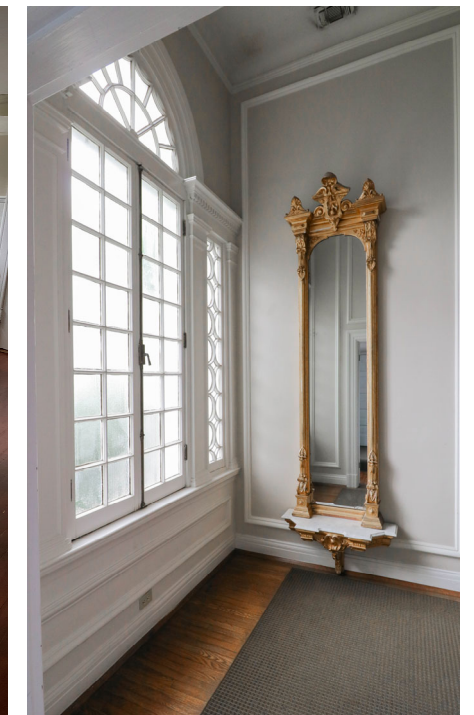
**Matt Mathias**  
(512) 637-6951  
[matt@mathiaspartners.com](mailto:matt@mathiaspartners.com)

#### POPE-WATSON HOUSE

- National Register Historic Landmark
- State-of-the-art CAT 5e network wiring
- Ample surface parking available
- Extensive restoration and remodeling to main building and the attached carriage house
- Masterful woodcarving, ornamental plasterwork and architectural details



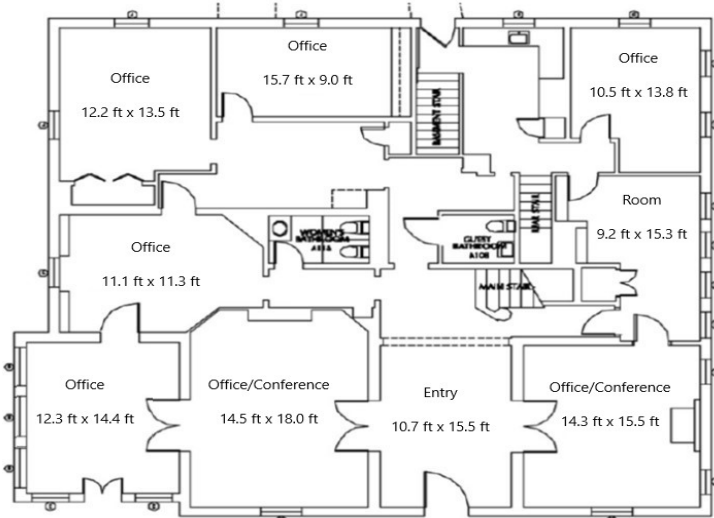




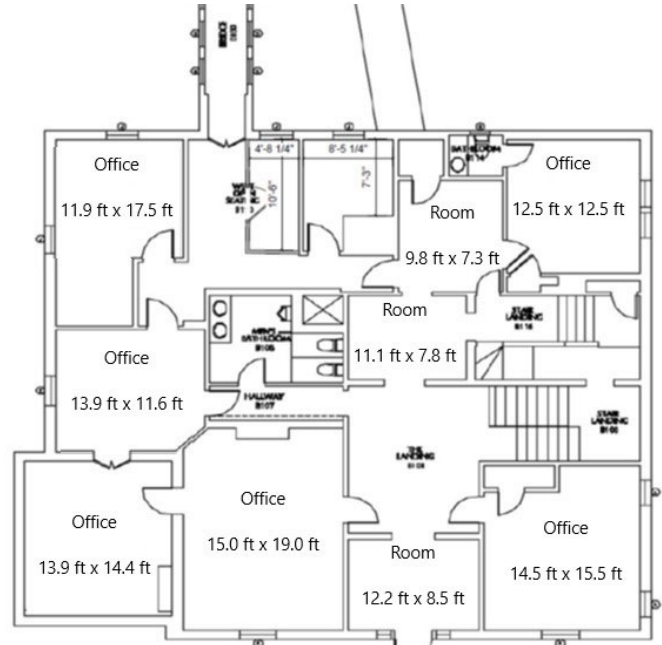


## Existing Floor Plan - Main House

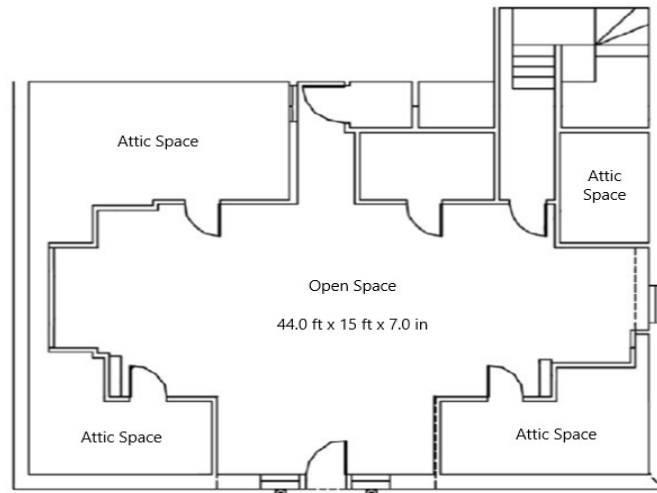
All square footages are approximate and according to TCAD  
Drawings are not to scale and dimensions are not guaranteed accurate



**First Floor**  
**3,021 SF**



**Second Floor**  
**3,098 SF**

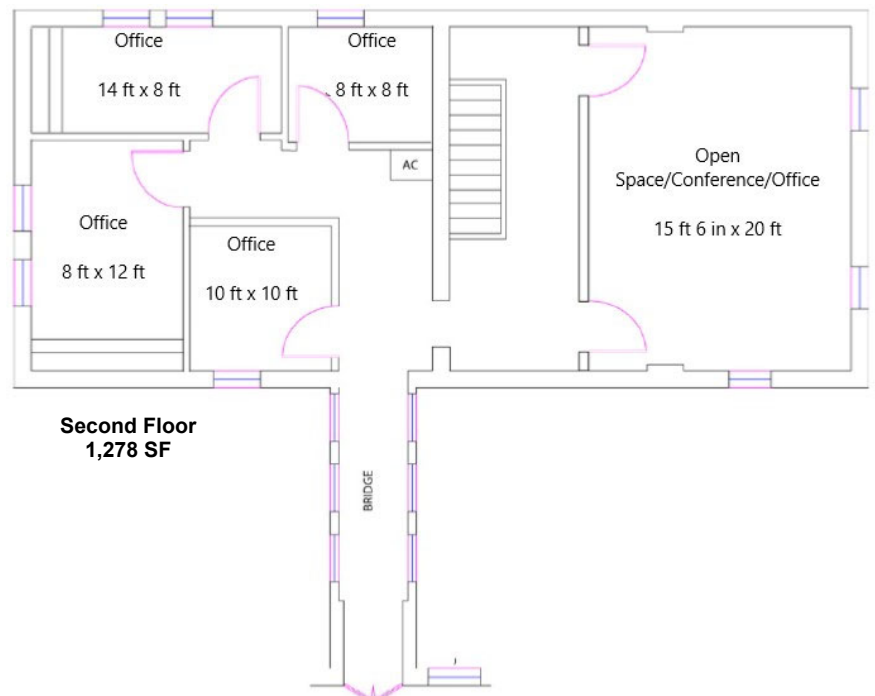
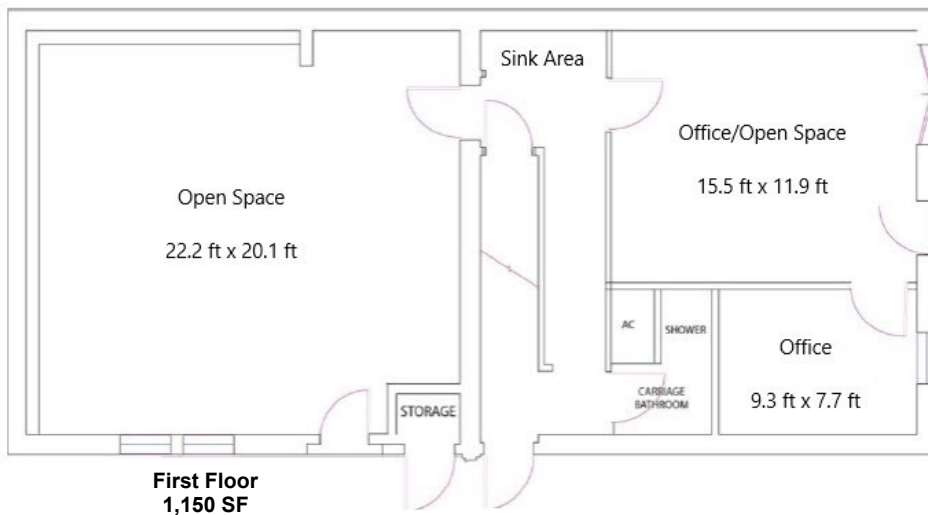


**Third Floor**  
**720 SF**



## Existing Floor Plan - Carriage House

All square footages are approximate and according to TCAD  
Drawings are not to scale and dimensions are not guaranteed accurate







# Amenities Map



