

THE gallery ON 15TH

Boutique Office For Lease | 502 W 15th St | Austin, TX 78701

Artistry in office space.



THE gallery ON 15TH

Artistry in office space.

The Gallery on 15th is a boutique, refined office enclave that blends courthouse-adjacent gravitas with Downtown Austin's cultured ambiance. Positioned as a distinguished yet approachable destination for law firms, private equity practices, boutique consultancies, and creative studios, the property offers unmatched locational prestige just steps from the Texas State Capitol, Supreme Court, and Travis County Courthouse. The building promises a high-touch, turnkey environment with high-end finishes, intuitive tech-enabled security, and exceptional visibility on 15th Street - delivering distinction and practicality.



**BOUTIQUE CLASS
A OFFICE BUILDING
WITH ~30,000 RSF
ACROSS FIVE FLOORS**



**NEW CONSTRUCTION
(2024) WITH HIGH-
END DESIGN, REFINED
FINISHES, AND
TURNKEY SPEC SUITES**



**SURROUNDED
BY DOWNTOWN
DINING, HOTELS, AND
CULTURAL LANDMARKS**



**DISTINCTIVE
FRONTAGE ON
15TH STREET WITH
BUILDING SIGNAGE
OPPORTUNITIES**

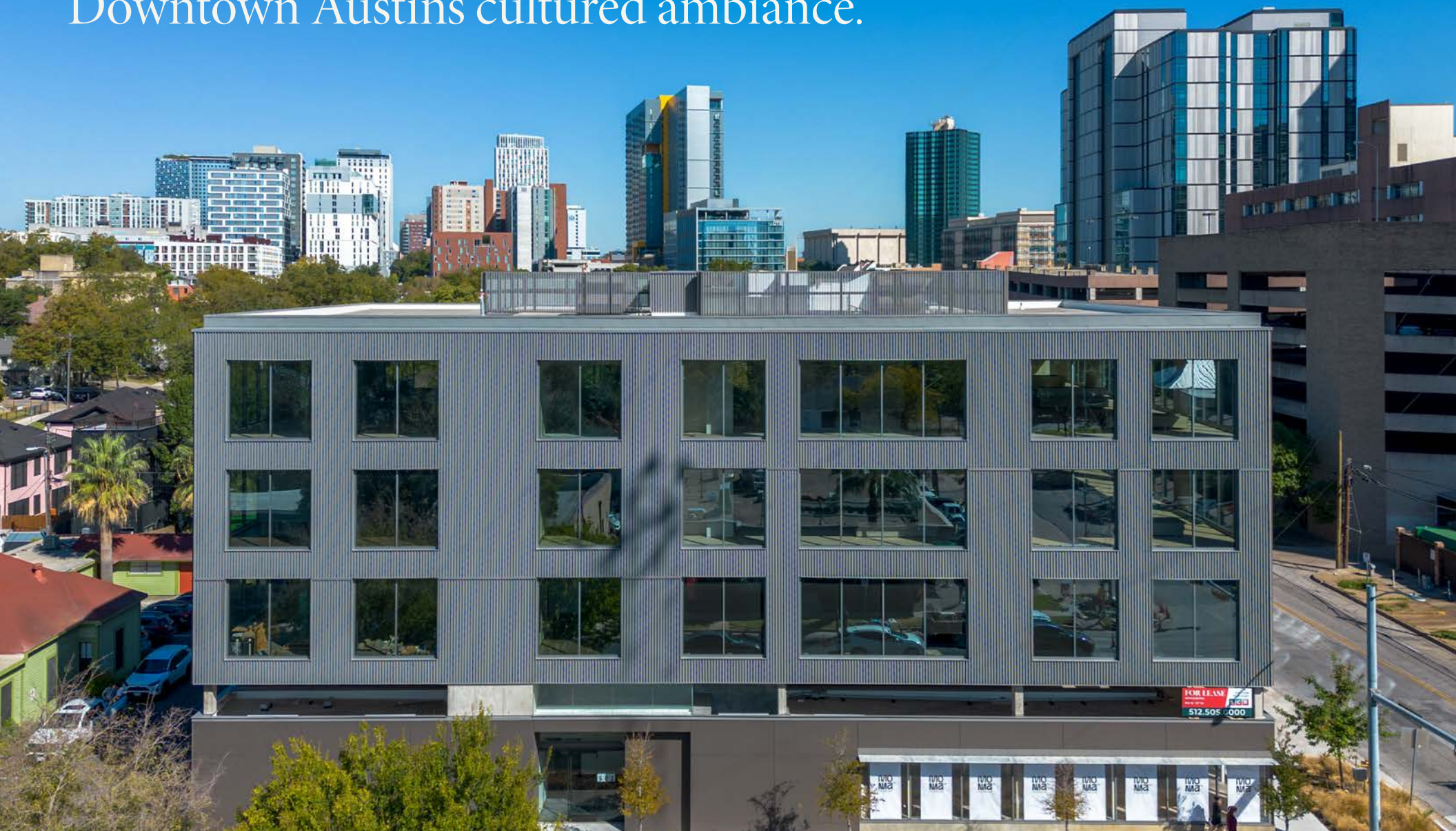


**SMART, SECURE
ACCESS WITH
APP-BASED ENTRY
AND MODERN
BUILDING SYSTEMS**



**PARKING RATIO
OF 1.3/1,000 RSF
WITH ADDITIONAL
SPACES AVAILABLE
AT MARKET RATES**

A boutique, refined office enclave that
blends courthouse-adjacent gravitas with
Downtown Austin's cultured ambiance.



Availability.

LEVEL THREE

Suite 300 1,690 RSF

Planned spec suite

LEVEL FOUR

Suite 420 1,814 RSF

Recently delivered spec suite

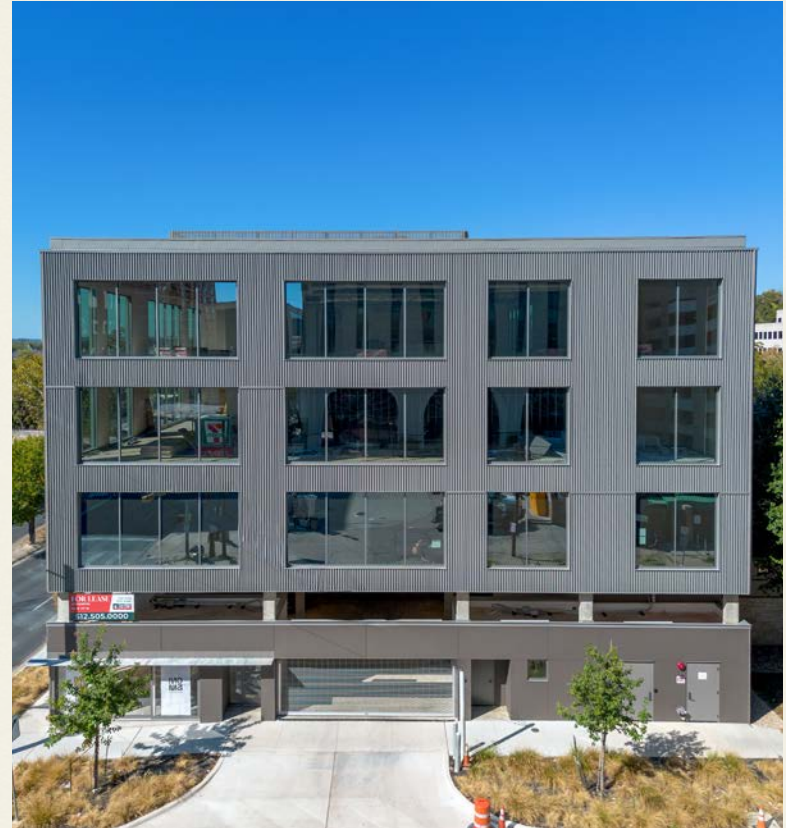
Suite 440 2,103 RSF

Sample test fit

LEVEL FIVE

Suite 500 8,803 RSF

Full floor opportunity

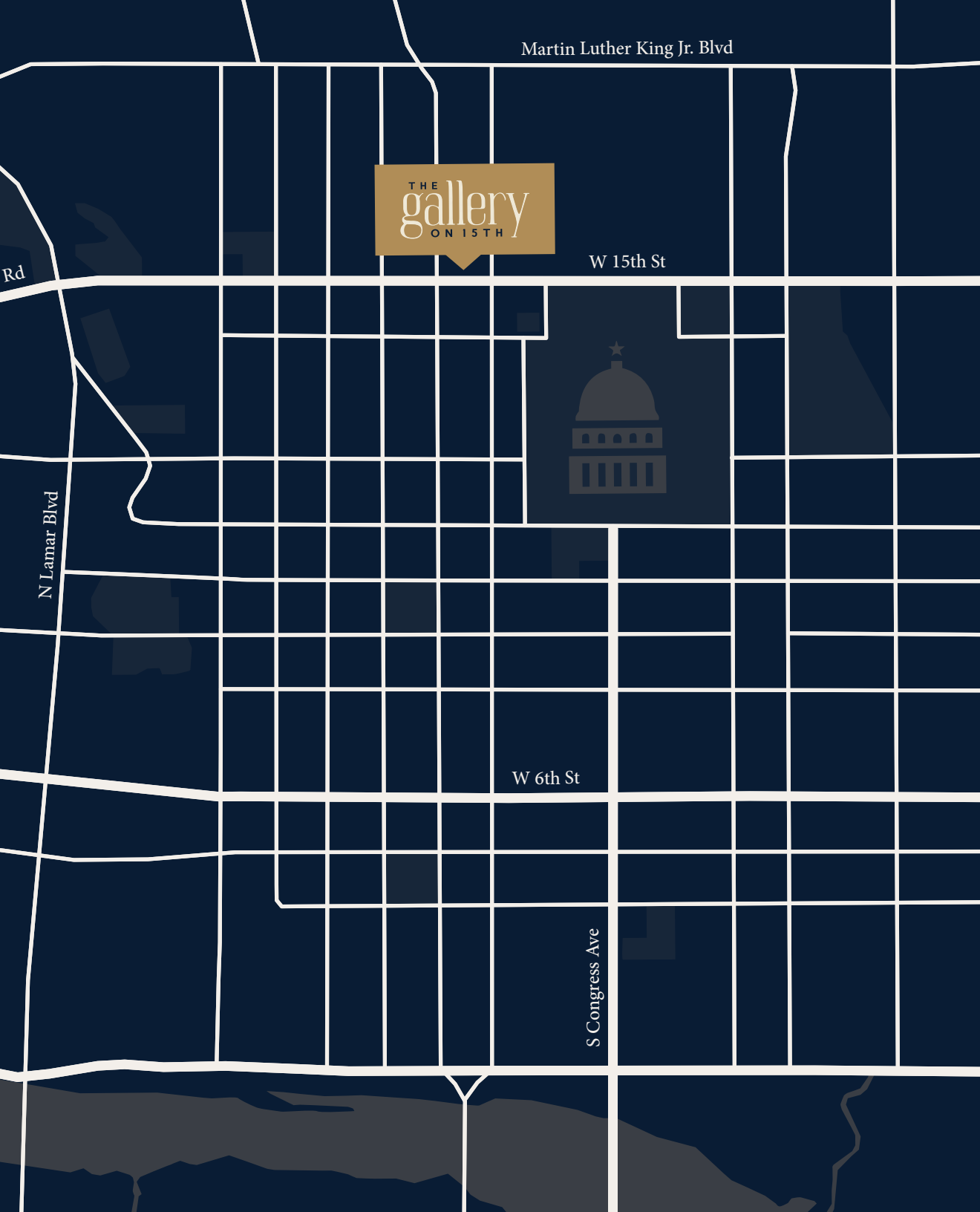


Boutique offices.
Unmatched location.



Quiet
luxury,
captured
in detail.





The surrounding area.

Positioned just steps from the Texas State Capitol, Supreme Court, and Travis County Courthouse, The Gallery on 15th offers an address that carries both prestige and practicality. This central location places tenants at the crossroads of Austin's legal, governmental, and business communities, while remaining closely connected to the cultural energy of Downtown.

Within walking distance, the neighborhood offers an array of amenities that make the workday effortless—local cafés and dining destinations, boutique fitness options, and essential services all within immediate reach. The surrounding area blends historic landmarks with modern conveniences, creating a professional environment that is both refined and connected.

NEARBY RESTAURANTS

- | | |
|----------------------------|------------------------|
| ▸ Starbucks | ▸ Papa John's Pizza |
| ▸ Texas Chili Parlor | ▸ Raising Cane's |
| ▸ Idlewild Coffee | ▸ Chick-fil-A |
| ▸ The Cloak Room | ▸ P. Terry's |
| ▸ Capitol Grill | ▸ Tiff's Treats |
| ▸ Sweetwaters Coffee & Tea | ▸ Jimmy John's |
| ▸ Phoebe's Downtown | ▸ Burger Bar |
| ▸ Arturo's | ▸ Haraz Coffee House |
| ▸ Underground Cafe | ▸ Kesos Tacos |
| ▸ Clay Pit | ▸ House Park Bar-B-Que |
| ▸ Sushi Junai | ▸ ThunderCloud Subs |
| ▸ The Star Cafe | ▸ The Tavern |
| ▸ Olamaie | ▸ Soup Peddler |
| ▸ TCBY | ▸ ALC Steaks |
| ▸ The Carillon | ▸ Shug's Bagels |
| | ▸ La Volta Pizza Club |

ADJACENT HOTELS

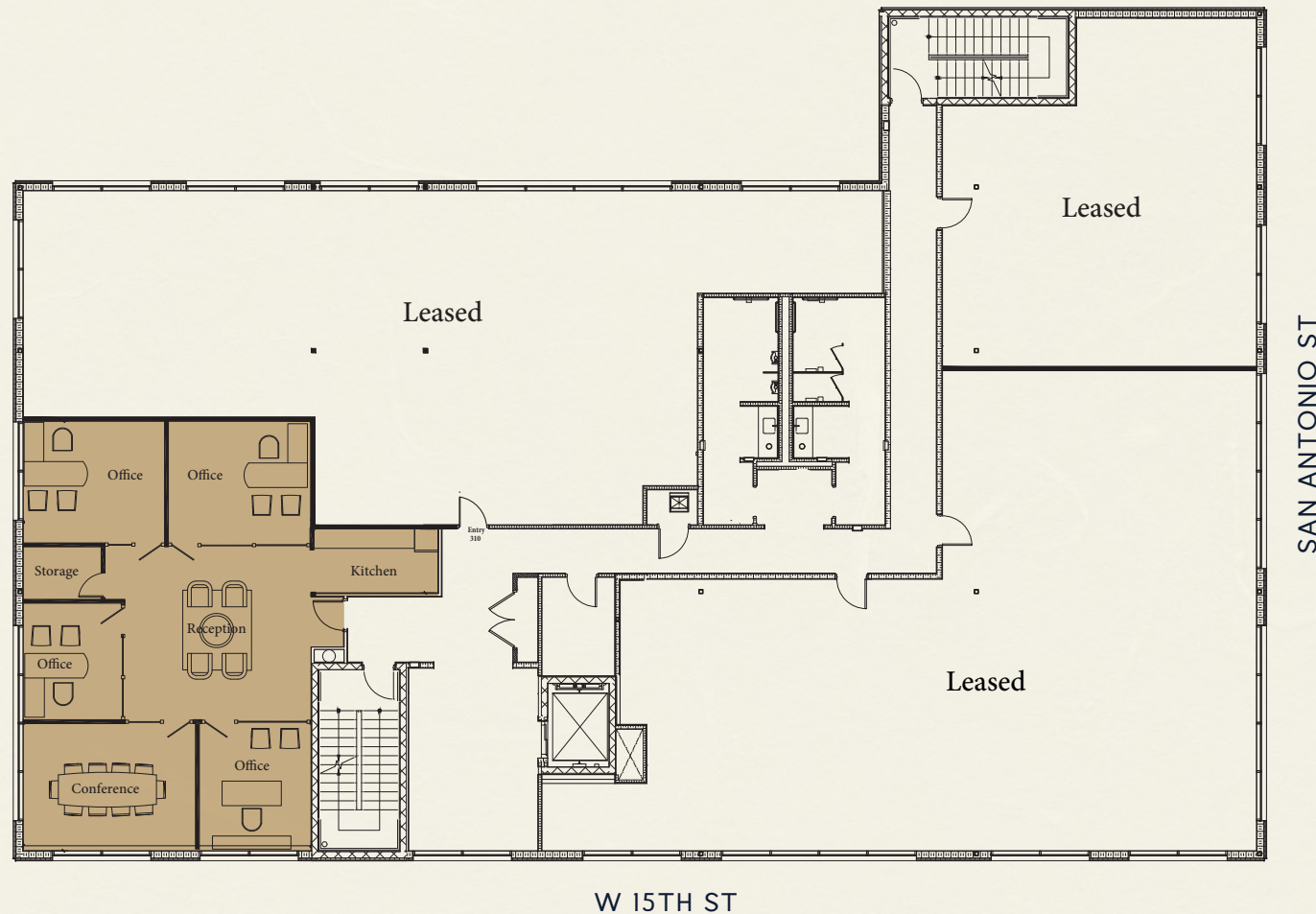
- | | |
|------------------|----------------------------------|
| ▸ Hotel Ella | ▸ AT&T Hotel & Conference Center |
| ▸ Adina | ▸ Hampton Inn |
| ▸ Brava House | ▸ Hilton Garden Inn |
| ▸ The Otis Hotel | ▸ Double Tree Suites |

Floor Plans.

Suite 300 1,690 RSF

Planned spec suite

3RD
FLOOR



Floor Plans.

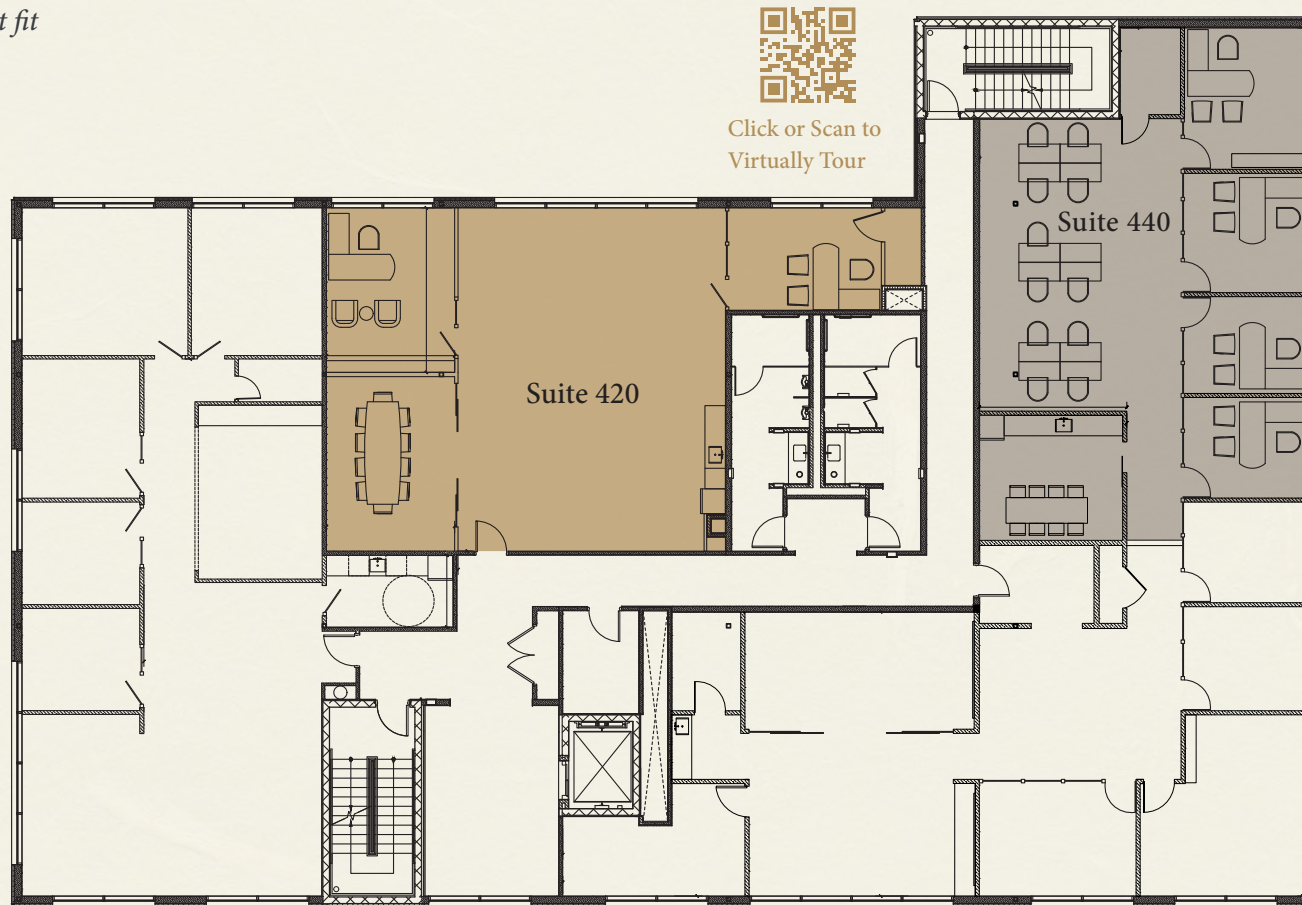
Suite 420 1,814 RSF

Recently delivered spec suite

Suite 440 2,103 RSF

Sample test fit

4TH
FLOOR



SAN ANTONIO ST

W 15TH ST

THE
gallery
ON 15TH



FOR MORE INFORMATION

Sean Couey | scouey@ecrtx.com | 512.505.0027

Hannah Huskey | hhuskey@ecrtx.com | 512.505.0015

Floor Plans.

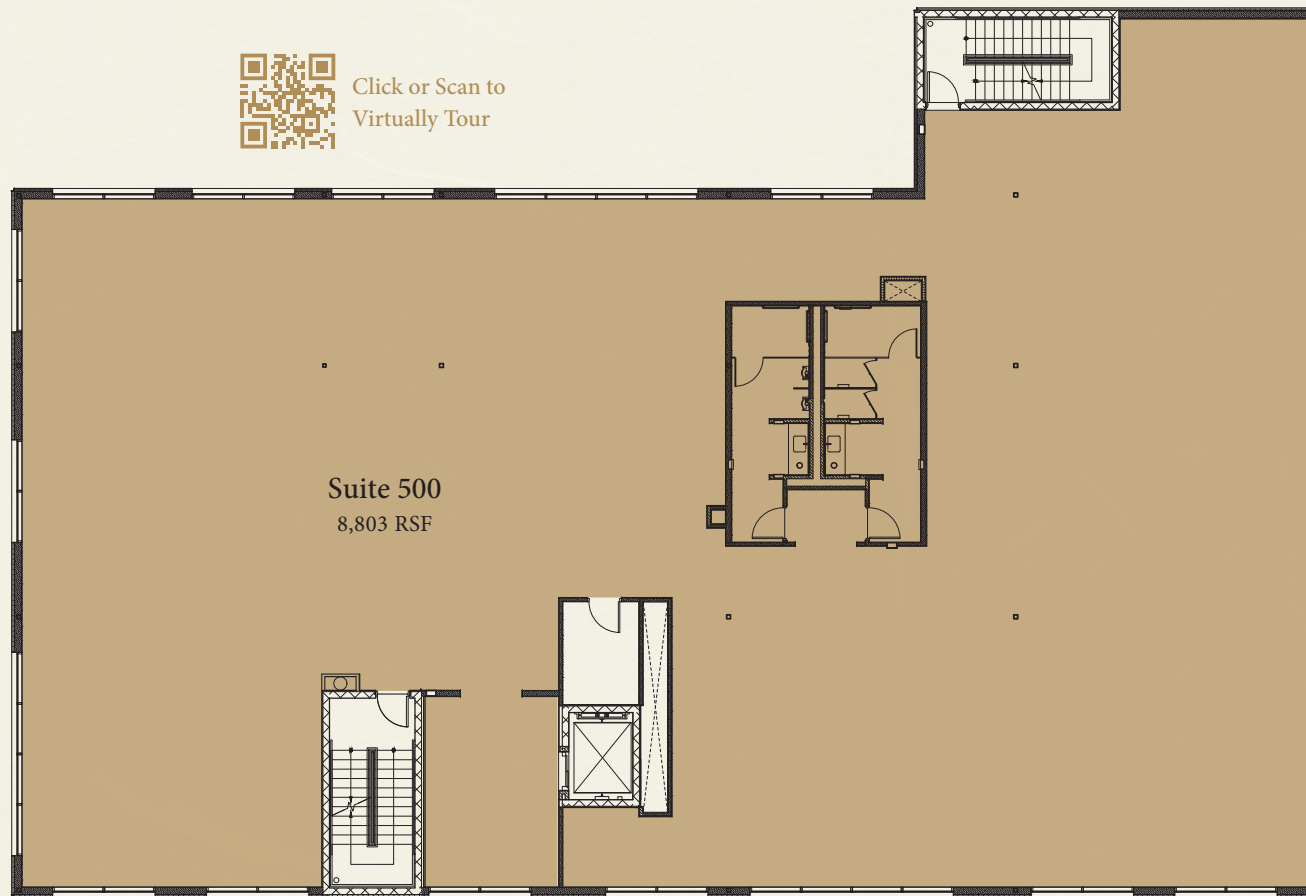
Suite 500 8,803 RSF

Full floor opportunity

5TH
FLOOR



Click or Scan to
Virtually Tour



SAN ANTONIO ST

W 15TH ST

THE
gallery
ON 15TH



FOR MORE INFORMATION

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FOR MORE INFORMATION

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sean Couey	744757	scouey@ecrtx.com	512.505.0027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date