

\$6,300 - 301 West Avenue 16 08, Austin

MLS® #8022991

\$6,300

2 Bedroom, 2.00 Bathroom, 1,312 sqft
Residential Lease on 0.00 Acres

The Independent, Austin, TX

Embrace the vibrant lifestyle and unparalleled location of this exceptional downtown Austin retreat. This desirable B3 floor plan at the Independent offers not only a stylish living space but also captivating south-facing views of Lady Bird Lake, creating a stunning backdrop for your daily life.

Step inside to discover a spacious residence that features 2 bedrooms and 2 bathrooms, plus a dedicated study. The open floor plan is enhanced by high ceilings and expansive floor-to-ceiling windows with automatic shades, providing abundant natural light and offering panoramic city and lake views. Hardwood floors and recessed lighting add a touch of elegance to the living spaces, while the study provides an inspiring spot for work or relaxation.

The modern kitchen is a chef's delight, complete with a breakfast bar, cooktop, range, microwave, dishwasher, and disposal. The primary suite with Hill Country views boasts a luxurious en-suite bathroom designed to be your personal sanctuary. The large 2nd bedroom features a built-in murphy bed and a study/office nook. Step onto your private balcony for morning coffee or evening sunsets, taking in the stunning river views.

Enjoy an array of premium amenities at the Independent, including a state-of-the-art gym, a heated pool, common media/recreation



rooms, dog run/park and children's playground. The building also offers concierge services, a business center, and 2 reserved parking spaces in the garage.

Situated just blocks from the hike-and-bike trail, downtown library, Whole Foods, Moody Theater, and Austin’s best dining and entertainment spots, this condo truly offers the best of downtown living.

Built in 2018

Essential Information

MLS® #	8022991
Price	\$6,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,312
Acres	0.00
Year Built	2018
Type	Residential Lease
Sub-Type	Condominium
Status	Active Under Contract

Community Information

Address	301 West Avenue 16 08
Area	DT
Subdivision	The Independent
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Features	Business Center, Bar/Lounge, Concierge, Dog Park, Fitness Center,

	Kitchen Facilities, Media Room, Playground, Pool, Trails/Paths
Parking	Assigned, Garage, Gated
Garage Spaces	2
View	City, Hills, Lake, River
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	None
Roof	Membrane
Construction	Glass, Concrete
Foundation	See Remarks

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	September 2nd, 2025
Days on Market	63

Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of November 4th, 2025 at 10:18am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith

that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 10:18am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.