

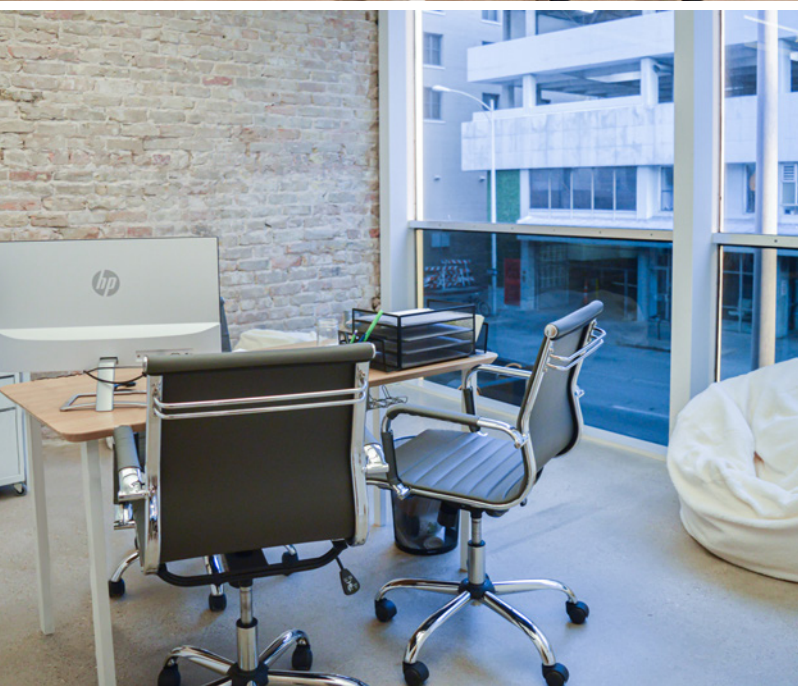
612 BRAZOS

8,592 SF
DOWNTOWN
CREATIVE
OFFICE



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PROPERTY OVERVIEW:

612 BRAZOS ST.

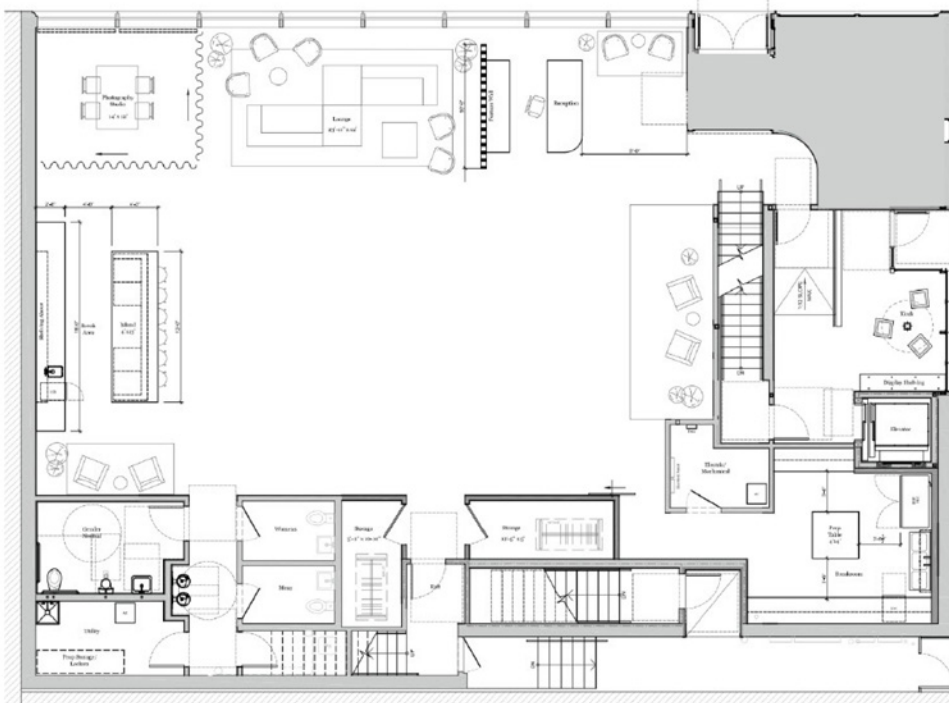
Space	8,592 SF
Availability	Immediate
Lease Term	Flexible
Rental Rate	Call Broker

- Furnished, Move-In Ready Creative Office
- Newly Renovated Stand-Alone Building
- Incredible Signage Opportunity
- Building Cocktail Bar & Speakeasy
- Located on Southwest Corner of Brazos St. & 7th
- Amenity-Rich Location near Austin's Historic 6th Street District

612 BRAZOS



1st Floor – **4,276 SF**



2nd Floor – **4,316 SF**



AMENITIES

Tacodeli



SOULCYCLE



Speakeasy
Shiner's Saloon
Newk's Eatery
Chinatown Downtown
Lonesome Dove

Midnight Cowboy
Parkside
The Backspace
Maggie Mae's Concert Hall
Thirsty Nickel
The Nook Amphitheater

Darwin's Piano Bar
Buffalo Billiards
The Chuggin' Monkey
Latitude 30



loft
W HOTELS



THE DRISKILL
AUSTIN, TEXAS

INTERCONTINENTAL
HOTELS & RESORTS

The Contemporary
Austin

Iron Cactus
Alamo Drafthouse
Roppolo's Pizzeria
Shakespeare's
Buck Wild
The Dizzy Rooster
San Jac Saloon
Hook & Ladder

BD Riley's Irish Pub
Voodoo Donuts
Friends Bar
Eureka!
Happy Chicks
Parish
Bat Bar
Recess Arcade Bar

OMNI HOTELS
& RESORTS

Slake Cafe
Roaring Fork
Stephen F's Bar & Terrace
Small Victory
CU29
Lucky Lab Coffee Co.

Biderman's
BAGELS | DELI | COFFEE

