

**200**  
W CESAR CHAVEZ  
**200**

In the **Heart** of the 2nd Street  
District in Downtown Austin



**20,852 RSF | FOR LEASE**

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS



## LEASE TERMS

**20,852 RSF** on the West side of the 3rd Floor (Divisible)

**Availability:** January 1, 2020

**Lease Term:** Approx. 24 months

**Net Rate:** Call for Rate Info

**Tenant Improvements:** As-Is Offering

**Parking:** 3:1,000 (\$200/month)

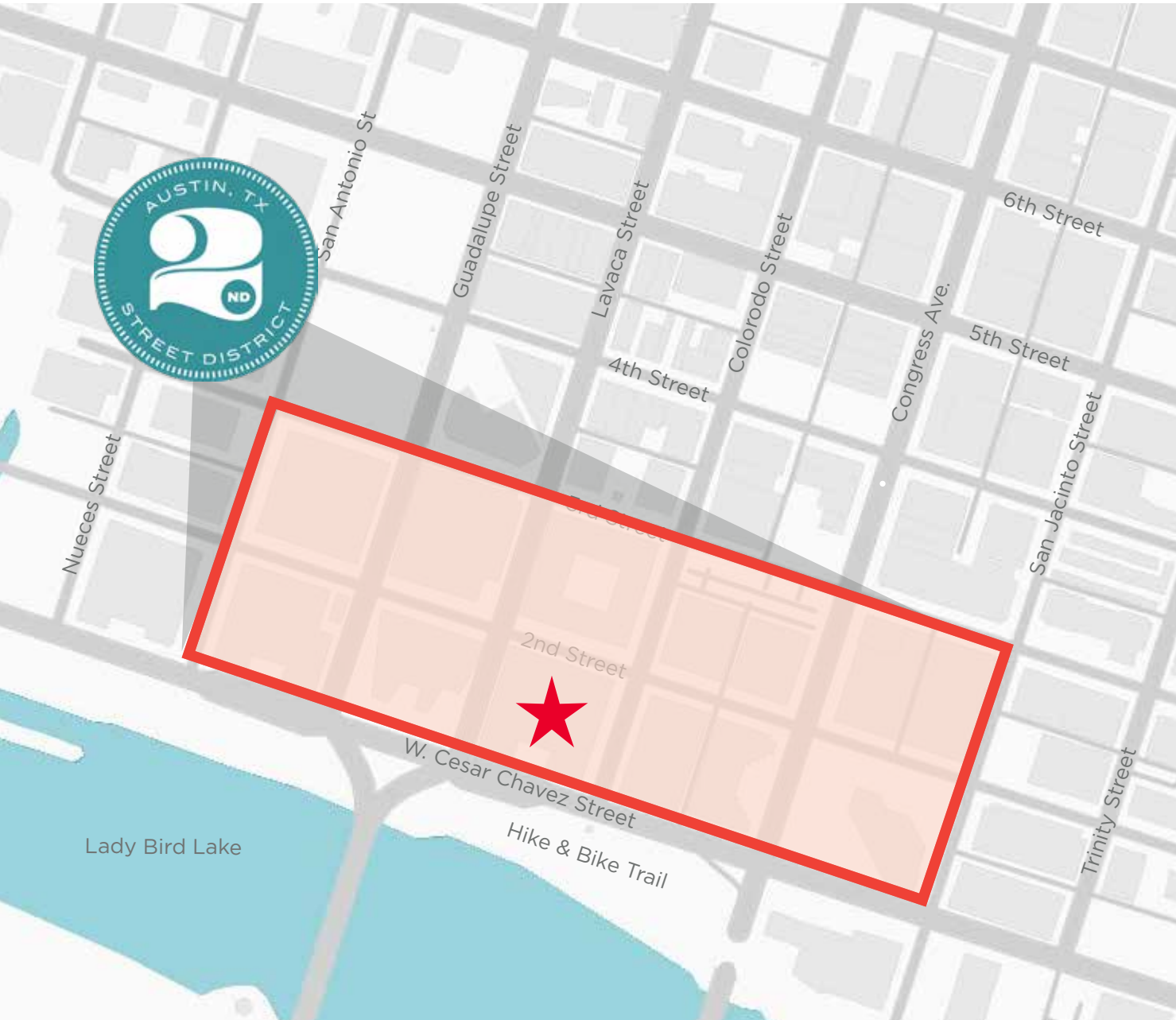
## BUILDING FEATURES

- Located in the heart of the 2nd Street Retail District
- Exterior Monument Signage Available
- Excellent walkable access to restaurants, shops & hotels
- Directly adjacent to the Butler Hike & Bike Trail
- Spectacular views of the Lady Bird Lake
- Building showers / bike storage



# LOCATION IS KEY!

200  
W CESAR CHAVEZ  
200



HOTELS



JW MARRIOTT



HYATT  
PLACE



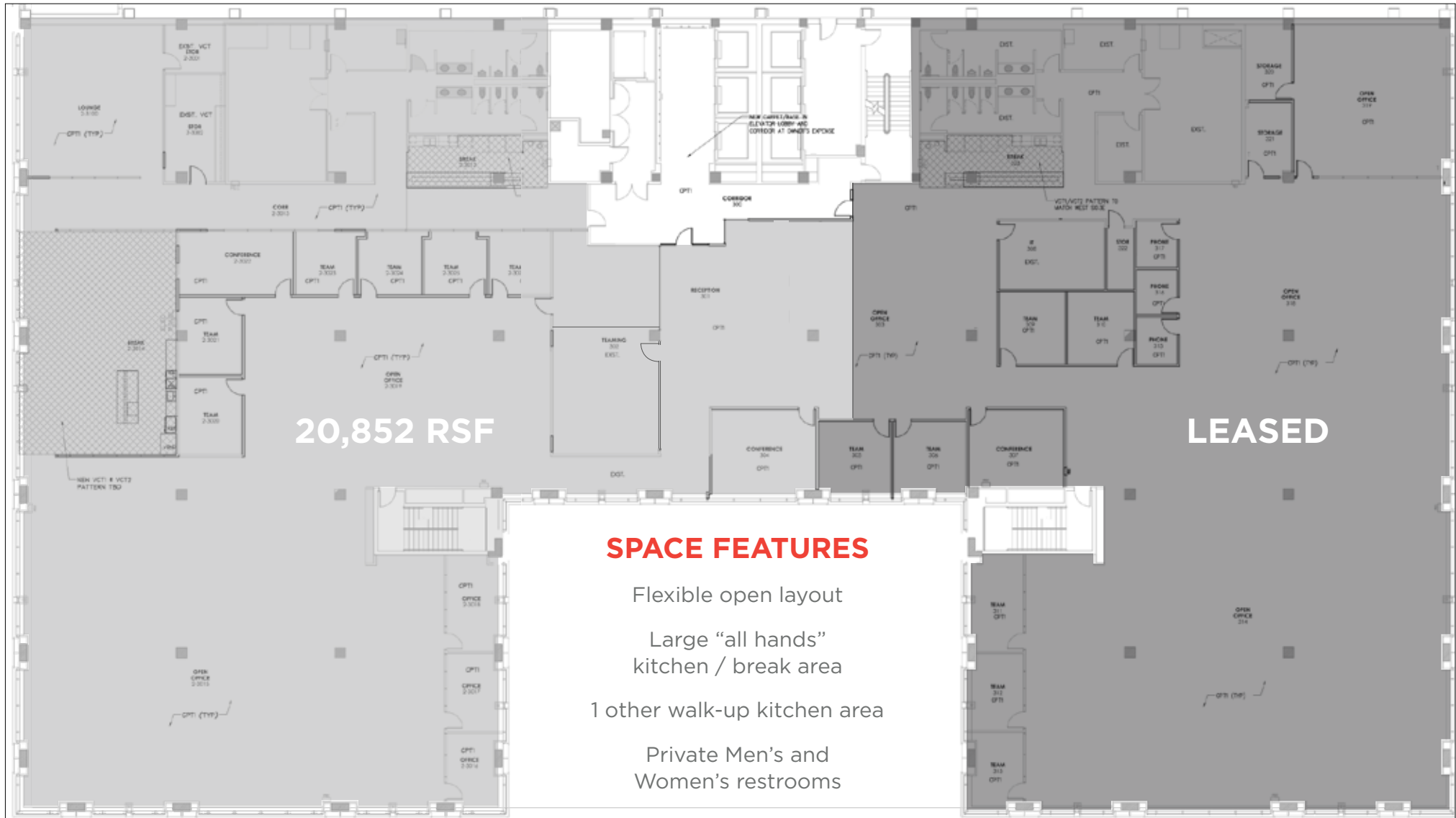
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# 3RD FLOOR - 20,852 RSF



West Cesar Chavez St

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# SPACE PHOTOS



# LEASING TEAM



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