

NEW DEVELOPMENT



FOR LEASE

EASTLAKE AT TILLERY

3212 E. CESAR CHAVEZ STREET • AUSTIN, TEXAS 78702



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AUSTIN, TEXAS 78702

Eastlake at Tillery is a new Class A office development comprised of two office buildings and an above ground structured parking garage. The project will be 162,000 SF of leasable space spread across the two buildings. Located in trendy East Austin at the intersection of Cesar Chavez and Tillery Street, Eastlake at Tillery is steps away from restaurants like Grizzelda's, Jacoby's and Tillery Kitchen and Bar. The project will feature private tenant patios, showers and abundant outdoor space. Building and monument signage is available.



New Development

Brand new office campus with large floor plates



Big Block Opportunity

162,000 SF total



Great Location

Located in trendy East Austin within walking distance to dining, retail and entertainment amenities



Building Features

Private tenant patios, showers and abundant outdoor space



Signage Opportunities

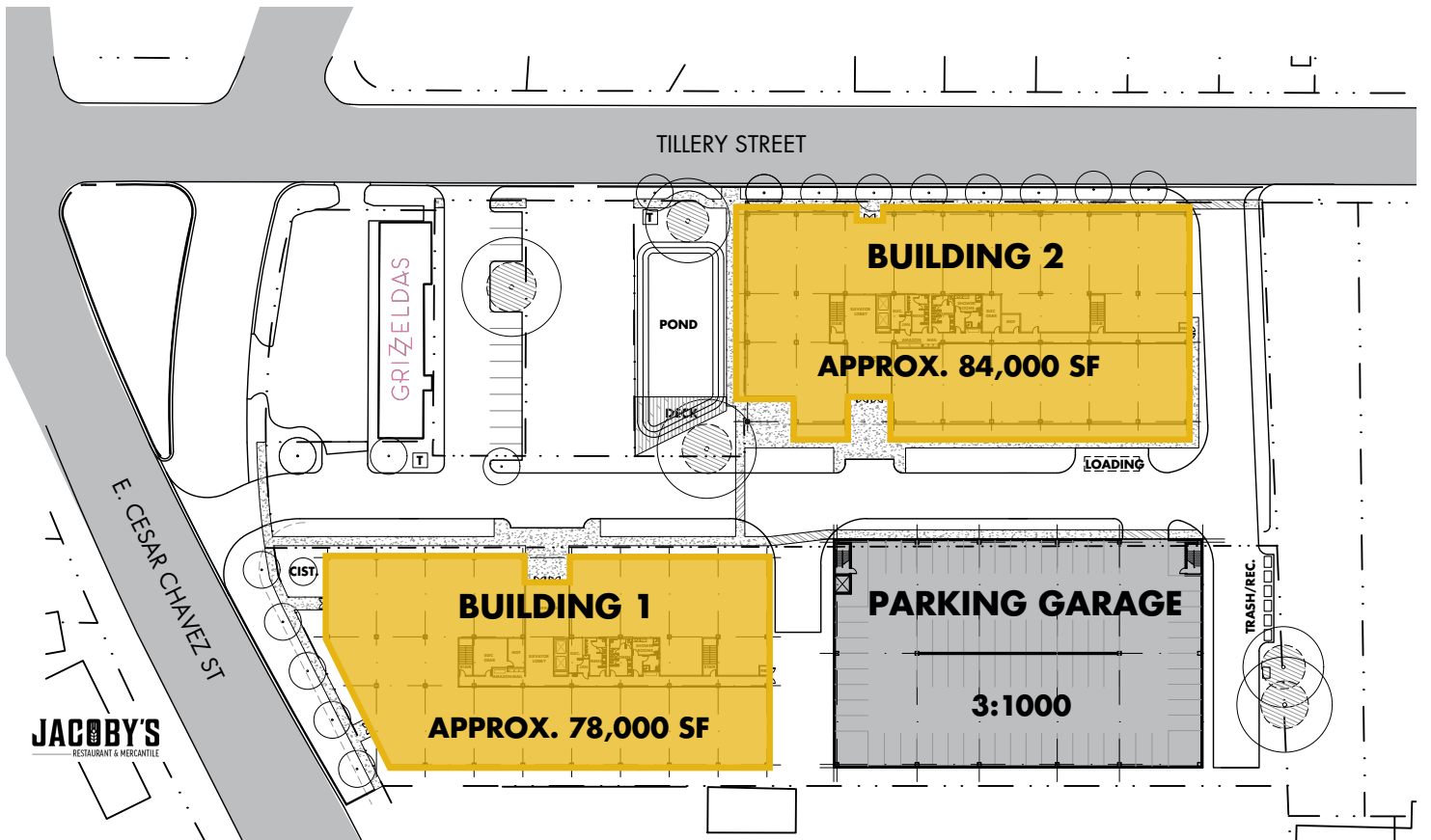
Building and monument signage is available



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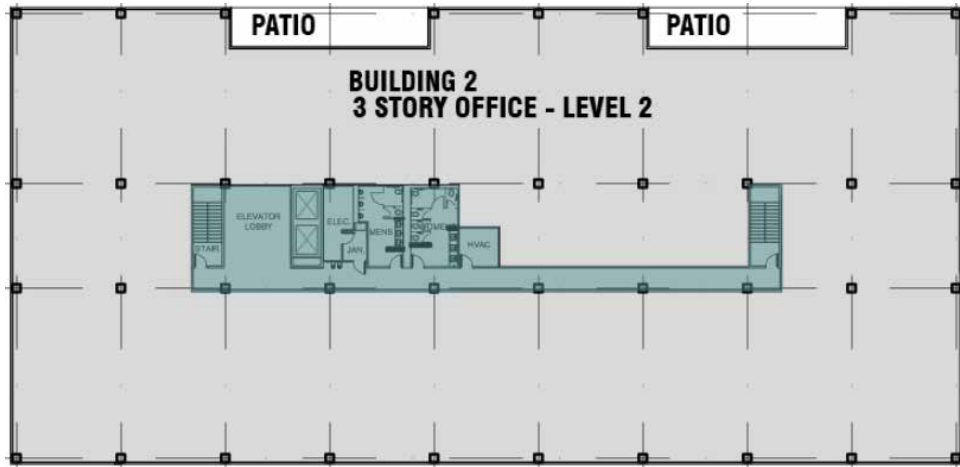


SITE PLAN
EASTLAKE AT TILLERY





BUILDING 2 - TYPICAL FLOORPLAN - APPROX. 27,000 SF



BUILDING TWO
EASTLAKE AT TILLERY





EAST 11TH

| | |
|--------------------------|----------------|
| EAT | Quickie Pickie |
| Blue Dahlia | Rosewood |
| East Side Pies | |
| Franklin Barbecue | DRINK |
| Hillside Farmacy | Nickel City |
| Micklethwait Craft Meats | |
| Old Thousand | STAY |
| Paper Boy | Hotel Eleven |

EAST 6TH STREET

| | | |
|---------------------|----------------------------|----------------------|
| EAT | Revival Coffee | Hops and Grain |
| Buenos Aires Cafe | Salt & Time | Last Straw |
| Casa Columbia | Short Stop | Lazarus Brewing Co |
| Cisco's | Spartan Pizza | Kitty Cohen's |
| Counter Cafe | Sputnik | Liberty |
| Cuvee Coffee | Subway | Milonga Room |
| Domo Alley-Gato | Suerte | Revelry |
| East Side King | Takoba | Shangri La |
| El Chilito | Tamale House East | The Brixton |
| Flyrite | Thai Kun | The Eastern |
| Fukumoto Sushi | The Hightower | The White Horse |
| Gabriela's Downtown | Via 313 | Violet Crown |
| HEB | Wendy's | Whisler's |
| Hi Hat Public House | Wilder Wood | Volstead Lounge |
| Il Brutto | Wright Bros. Brew and Brew | Yellow Jacket Social |
| Joe's Bakery | | Zilker Brewing |
| John Mueller Meat | DRINK | STAY |
| Kebabalicious | Ah Sing Den | ARRIVE Hotel |
| La Matta | Gourmands | East Austin Hotel |
| Licha's Cantina | Grackle | |
| Nasha | Hotel Vegas | |
| Ramen Tatsu-Ya | | |

EAST CESAR CHAVEZ

| | |
|---------------------|------------------------|
| EAT | Mongers |
| Austin Daily Press | Pitchfork Pretty |
| BBQ Revolution | Sawyer & Co. |
| Bufalina | Scotty's BBQ |
| Capital City Bakery | Southside Flying Pizza |
| Cenote | The Brewer's Table |
| Counter Culture | Tillery Kitchen & Bar |
| Eastside Tavern | Veracruz All Natural |
| Eden East | |
| Fritch Coffee | DRINK |
| Grizzelda's | Blue Owl Brewing |
| Intero Restaurant | Craftsman |
| Jacoby's | Drinks Lounge |
| Juan in a Million | Hard Luck Lounge |
| Juiceland | Lustre Pearl |
| Juniper | Stay Gold |
| Justine's | Weather Up |
| Kemuri Tatsu-Ya | |
| Kerlin BBQ | STAY |
| Kurry Takos | Heywood Hotel |
| La Barbecue | |

NEARBY AMENITIES

EASTLAKE AT TILLERY

