



RETAIL / OFFICE LEASE

Contact: Alice Wong

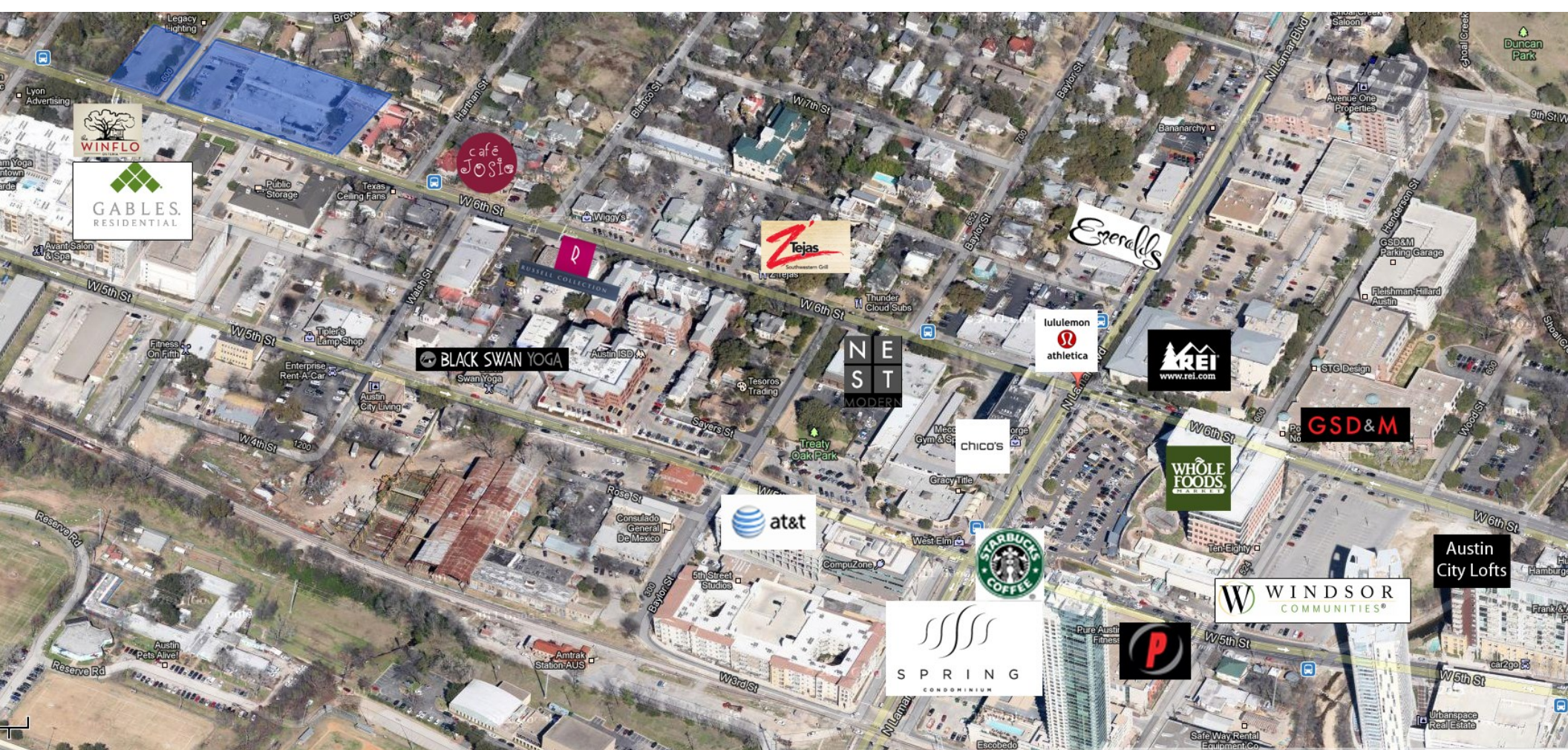
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1214 W 6TH STREET AUSTIN, TX



AREA OVERVIEW

Austin is a one-of-a-kind place that's not just unique to Texas but to the whole country. Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin. Austin is the 13th largest city, the diversified economy is based on state government, research and development, and software. Austin is known as the Live Music Capital of the world, and draws musicians from all over the world to showcase their talent in clubs, restaurants, and local music venues.

W. 6th Street

Located on the most well traveled streets from Downtown, West 6th Street is a renown in Austin. Home to famous bars, music venues, as well as the Whole Foods Flagship store, this street will be a staple for years to come. Demand for retail in this area remains strong with retail sales of \$5.8 billion within a 3mi radius of our property.

Highlighted in Blue - 1214 W. 6th Street is a prime location for office & retail.



PROPERTY DESCRIPTION

Located at 1214 W. 6th Street, West Side Village (WSV) in Austin, Texas, is a mixed-use shopping center nestled between the fast growing Old West Austin/Clarksville neighborhood west of downtown Austin and the famous Arts and Entertainment Warehouse District. Just 3 blocks away from West 6th and Lamar, within walking distance to the main corporate Whole Foods Market, art galleries, restaurants, multiple luxury high-rise residential towers, antique stores and other specialty shops, WSV is one of the best located properties in Austin.

Other notable anchor tenants of the area include Anthropologie, REI and Lulu Lemon as well as Austin favorites such as By George, Waterloo Records and Book People. Top restaurants right by WSV are Clark's Oyster Bar, Café Josie, Z' Tejas, and Winflo Osteria. Traffic count exceeds 36,000 vehicles per day on the nearby Lamar Boulevard and 28,000 vehicles on 6th Street on a daily basis. Currently, the West End Market District is rapidly growing and has become an attractive hotspot for retailers, creative office users and technology startup firms.

SPACE AVAILABLE FOR LEASE: 7433 SF

incl. 50% of Common Area Space



LEASE DESCRIPTION

Austin West Side Village has a rare opportunity to lease a great location on West 6th Street. The space comes available May 1, 2016. Interested parties can contact us at **877-463-2731**.

- ◆ This space is prime for retail, office, and restaurant.
- ◆ Previously was leased by InfoChimps, a successful big data start up.
- ◆ Parking is available on site, as well as across the street at the off-site parking lot, that is exclusively for tenants of the Austin West Side Village Center.
- ◆ Subject to owner approval the space can be subdivided into two separate leases.