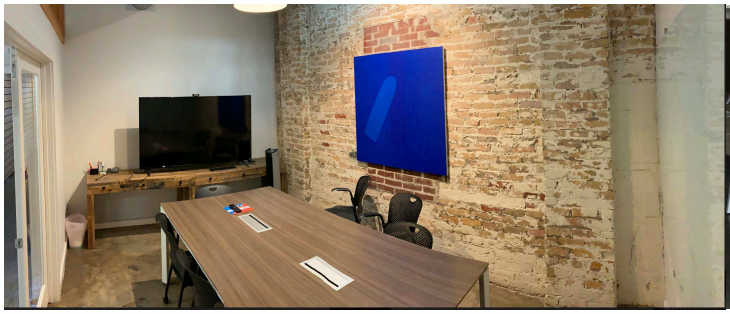
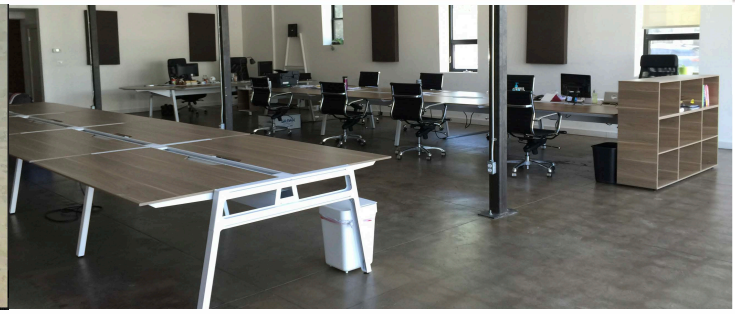
# FOR LEASE





## CREATIVE OFFICE SPACE FOR LEASE

### 1101 E 6th Street - Unit A | 78702

Experience life at the very center of East Austin's creative and cultural heart! Rare opportunity to be in the action on East 6th Street in a modern office with creative finishes and high ceilings.

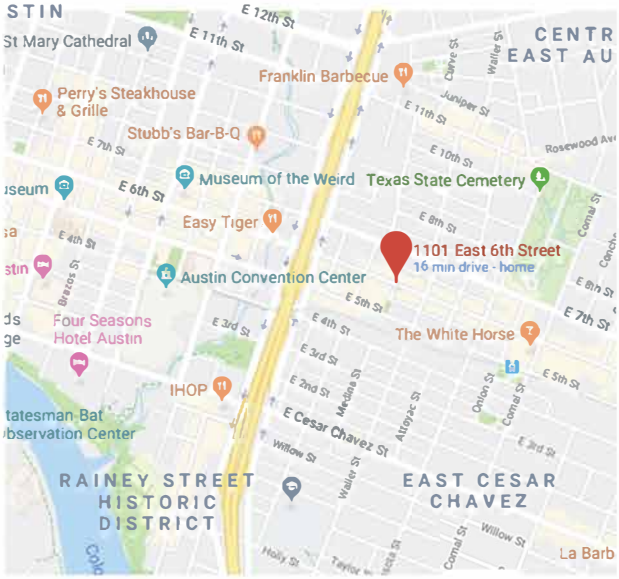
**Available SF:** 3,089 SF

**Price:** $32/ SF + NNN

**Zoning:** Transit Oriented Development (TOD)

**NNN:** ≈ $11.35/SF

- Located in one of the trendiest neighborhoods in the country
- Two blocks East of Downtown Austin
- One Block North of the new Plaza Saltillo Development (more details on next page)
- Highly desirable area filled with restaurants, retail, hotels, and bars
- Easy access to highways and mass transportation
- Office use only

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# NEARBY DEVELOPMENTS

The above rendering is of Plaza Saltillo - located only 1 block away, it is a new development comprising of 6 city blocks occupying 10 acres along East 5th street between I-35 and Plaza Saltillo Rail Station. The project includes 150,000 SF of office, 800 multi-family units, 115,000 SF of retail, and a one acre urban park.

## One Block Away from Plaza Saltillo (pictued above)

- Whole Foods 365 Grocery Store
- CVS
- Tarka (restaurant)
- Chipotle (restaurant)
- Orange Theory Fitness
- Gong Cha (restaurant)
- The Ginger Man (bar & cafe)
- Snooze (restaurant)
- Epoch Coffee
- Dolce Neve (gelato)
- Hopdoddy (restaurant)
- Lunchbox Wax (waxing)

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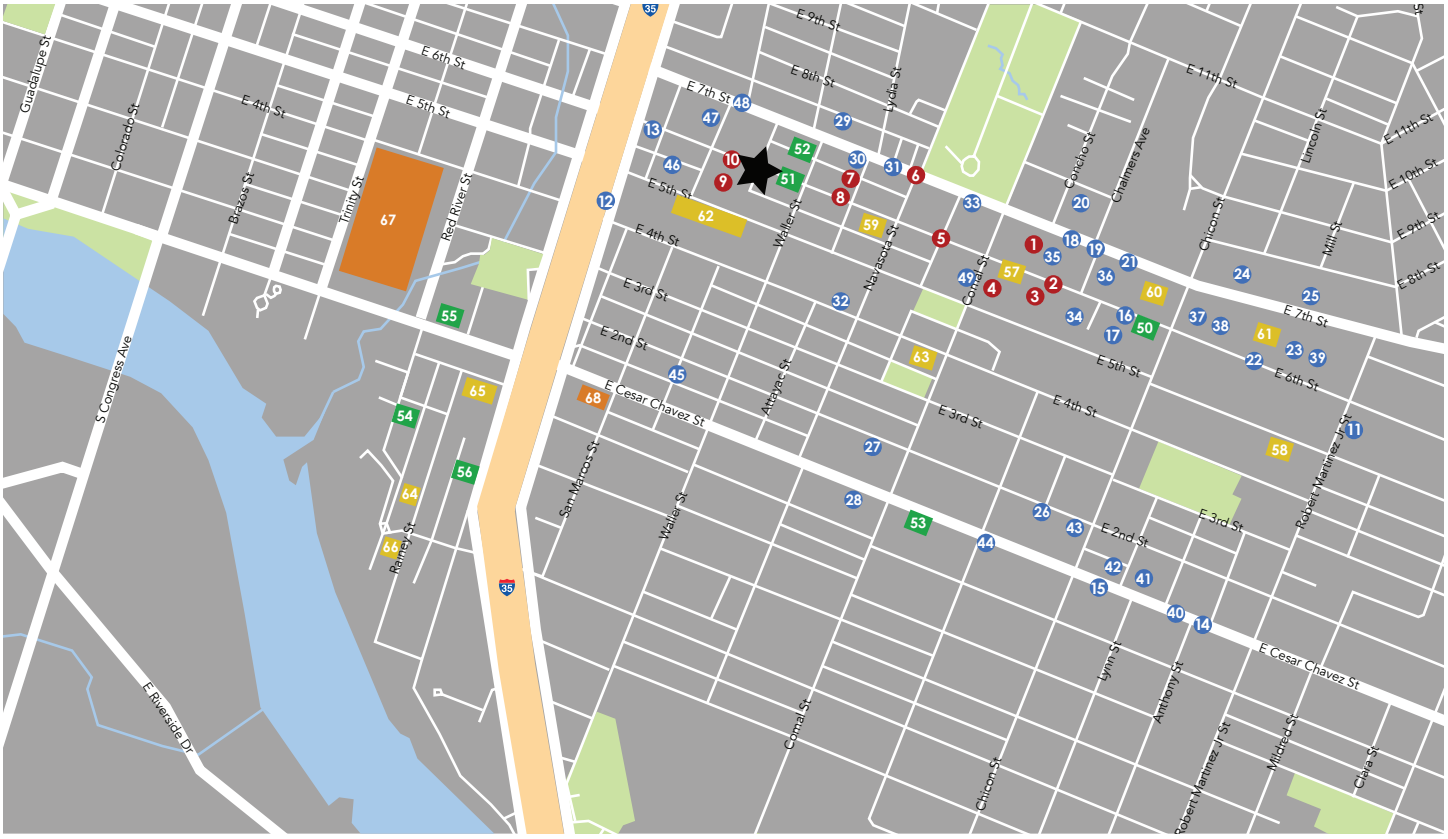
# SURROUNDING ATTRACTIONS




**RESTAURANTS/BARS**

1. Via 313 Pizza
2. Blenders and Bowls
3. Il Buritto
4. La Matta
5. Cisco's
6. Kebabilicious
7. Angie's
8. Artessano
9. Fukumoto Sushi
10. Spartan Pizza
11. Hi-Hat
12. Native
13. Whole Foods 365
14. Quickie Pickie Grocery
15. Mr. Natural Grocery
16. Tamale House East
17. Yellow Jacket Social Club
18. East Side King (food truck)
19. El Chilito
20. Nasha
21. Suerte
22. Counter Cafe East
23. Chicon
24. Salt & Time
25. Flyrite Chicken
26. Veracruz All Natural (food truck)
27. EastSide Tavern
28. Bufalina
29. The Hightower
30. Licha's Cantina
31. Takoba

**DRINK**

32. Scoot Inn
33. Hotel Vegas & Volstead Lounge
34. Zilker Brewing Company
35. The Liberty
36. Grackle
37. Whisler's
38. Lazarus Brewing Co
39. Cuvee Coffee Bar
40. Drinks Lounge
41. Craftsman
42. Stay Gold
43. Weather Up
44. Flat Trak Coffee
45. Cenote
46. Brew and Brew
47. Shangri-La
48. Ah Sing Den
49. The White Horse

**HOTEL**

50. Arrive Hotel (under construction)
51. Kline Hotel (under construction)
52. East Austin Hotel (under construction)
53. Heywood Hotel
54. Hotel Van Zandt
55. Fairmont Austin
56. Homewood Suites

**RESIDENTIAL**

57. The Arnold
58. 2021 E 5th
59. 1300 E 5th (under construction)
60. 1801 E 6th (under construction)
61. East 6 Offices (under construction)
62. Plaza Satillo (under construction)
63. Foundry (under construction)
64. 70 Rainey
65. The Millenium
66. Skyhouse

**MISCELLANEOUS**

67. Convention Center
68. Black Swan Yoga (Coming Soon)

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# NEARBY

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# ALTERNATIVE METHODS TO DRIVING

AUSTIN B cycle

lyft

UBER

BIRD

Lime

METRO

- **2 Minutes to Downtown**
- **7 Minutes to MLK Jr. Station**
- **14 Minutes to Highland Station**
- **14 Minutes to Crestview Station**
- **22 Minutes to Kramer Station**
- **30 Minutes to Lakeline Station**

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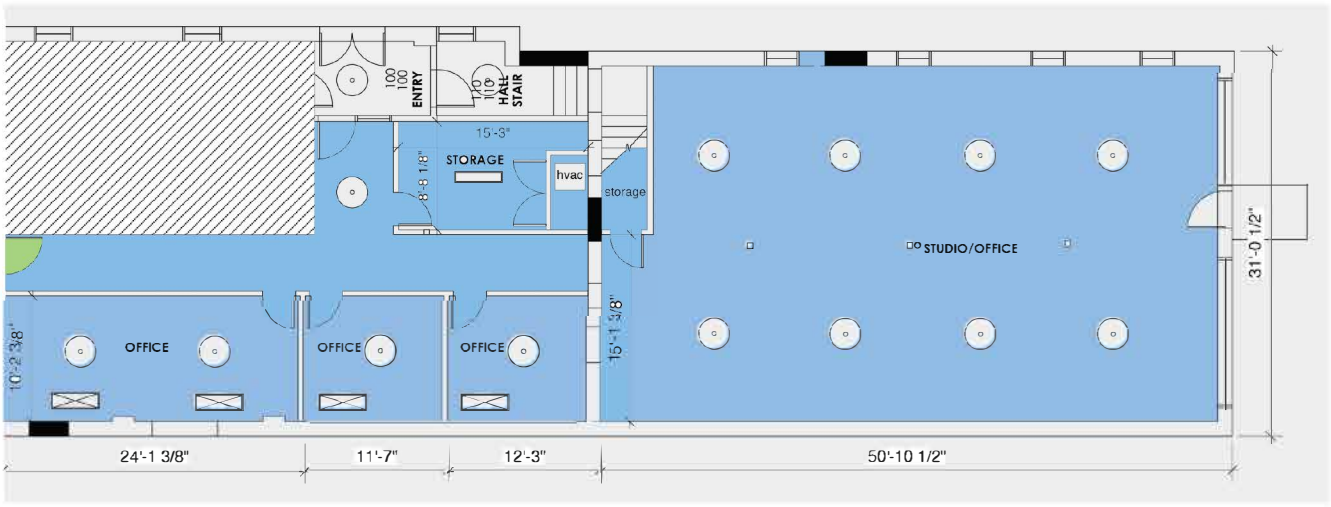
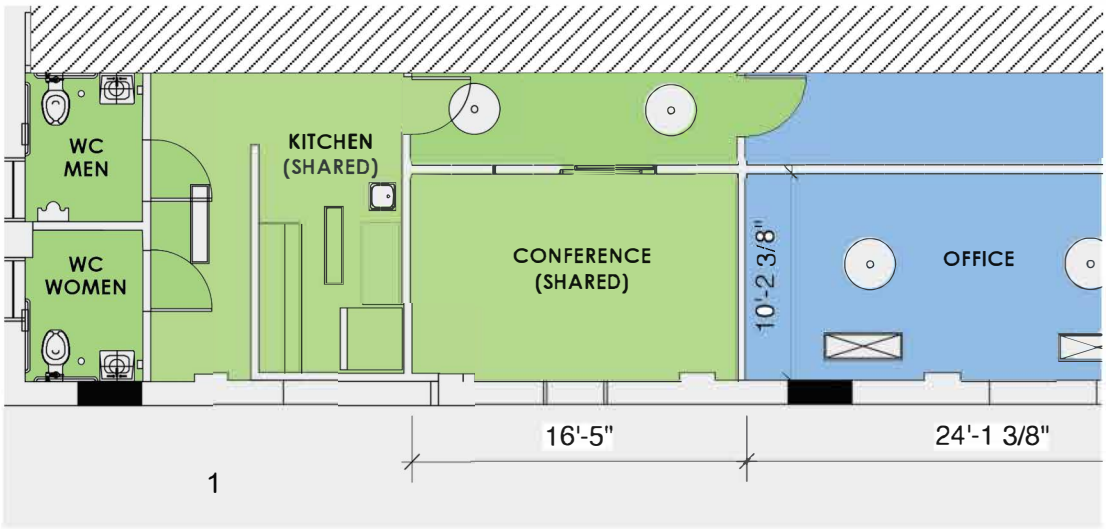
# FLOOR PLAN




Available Space

Shared Space

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