



# FOR LEASE HARTLAND PLAZA

1717 W 6TH STREET • AUSTIN, TEXAS 78703

Situated at the gateway to downtown Austin at 6th Street and Mopac, Hartland Plaza offers easy and convenient access to all areas of the city. The building features 180,000 SF, including a retail component anchored by Cover 3. If you're looking for an unbeatable downtown Austin location with numerous walkable amenities, come experience all that Hartland Plaza has to offer.



## 180,000 SF

Class A Office complex



## Great Restaurants Nearby

Cover3, Stubb's BBQ, El Arroyo, Sushi Zushi, Lucky's, Tacos & Tequila, and more!



## Downtown Views

From multiple available suites



## Quick Access

Town Lake and 10.1 mile hike & bike trail



## Structured Parking

Direct access to underground garage



## On-site Amenities

On-site restaurant, salon & spa, upgraded conference room & fitness facility

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Top, left, right: Exterior, lobby elevators, view of downtown



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Top, left, right: View from conference room, exterior, Cover 3 Restaurant and parking garage



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# AMENITIES

## HARTLAND PLAZA

### Food

1. Cover 3
2. El Arroyo
3. Stubb's BBQ
4. Sushi Zushi
5. Subway
6. Lucky's Puccias
7. Tacos and Tequila
8. Liberty Kitchen
9. Starbucks
10. Whole Foods Flagship
11. 24 Diner
12. Counter Cafe
13. Shoal Creek Saloon
14. Fresa's Chicken
15. Wink

16. Einstein Bros Bagels
17. The Tavern
18. Austin Land & Cattle
19. Austin Java
20. Cipollina
21. Josephine
22. Jeffrey's Restaurant
23. Zocalo Cafe
24. Galaxy Cafe
25. Cafe Medici
26. Winflo Osteria
27. Rounders Pizza
28. Clark's Oyster Bar
29. Cafe Josie
30. Sweetish Hill Bakery
31. Z'Tejas

### Multifamily

1. Gables 5th Street Commons
2. Gables Pressler
3. 300 N Lamar
4. Gables Park Plaza
5. Gables Park Plaza Phase II
6. Monarch

### Fitness

1. Tetra Fitness
2. Kor180
3. The Bar Method
4. Rogue Running
5. LOVE Cycling Studio

6. Black Swan Yoga

7. YMCA
8. Mecca
9. Pure Austin
10. Core Power Yoga
11. Lady Bird Lake Hike & Bike Trail

### Fun

1. Mean Eyed Cat Bar
2. Donn's Depot
3. Waterloo Records
4. Wiggy's Liquor Store (2)