

BUILD-TO-SUIT OPPORTUNITY

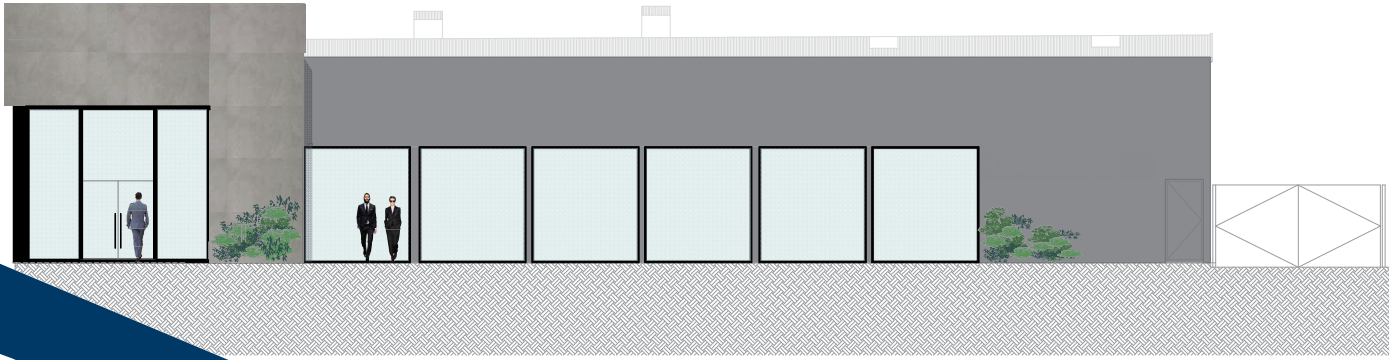


FOR LEASE

THE PHOENIX

1127 WEST 6TH STREET • AUSTIN, TEXAS 78703

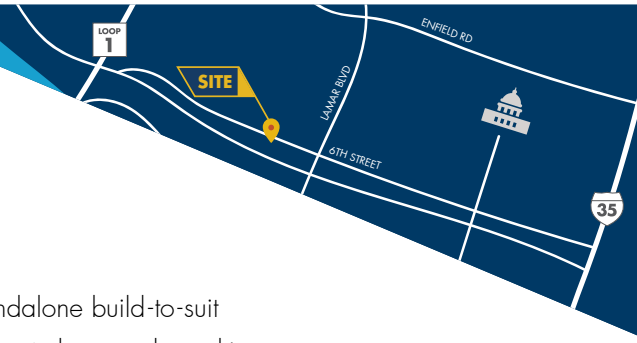




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Situated on West 6th Street just west of Lamar Boulevard, this 5,278-SF standalone build-to-suit building is the perfect opportunity for a creative office or retail user. The property has ample parking in front of and behind and is located at the Blanco Street lighted intersection. Across the street from Clark's Oyster Bar, Cafe Josie, Z Tejas and Sweetish Hill Bakery, this unbeatable downtown Austin location is within half a mile from numerous restaurants, apartments and other amenities.



Creative Office/Retail Space



5,278-SF standalone building with tall ceilings and creative potential



High Visibility

Located on the heavily trafficked 6th Street at the Blanco Street traffic light



Great Restaurants Nearby

Next to Clark's Oyster Bar, Z Tejas & Lin Dim Sum, with many others within 1/2 mile

Ample Parking



Nearly 50 dedicated parking spaces in front and behind the building



Build to Suit

A unique build-to-suit opportunity in close proximity to the CBD



Live, Work, Play

Surrounded by apartments, restaurants, bars and other amenities

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AMENITIES THE PHOENIX

Food

1. Cover 3
2. El Arroyo
3. Stubb's BBQ
4. Sushi Zushi
5. Veggie Heaven
6. Lucky's Puccias
7. Bar Peached
8. Better Half Coffee & Cocktails
9. Starbucks
10. Whole Foods Flagship
11. 24 Diner
12. Counter Cafe
13. Shoal Creek Saloon
14. Fresca's Chicken
15. Wink
16. Soup Peddler
17. The Tavern
18. Austin Land & Cattle
19. Austin Java
20. Cipollina
21. Josephine House
22. Jeffrey's
23. Zocalo Cafe
24. Galaxy Cafe
25. Cafe Medici
26. Nate's Baked Goods
27. Clark's Oyster Bar
28. Cafe Josie
29. Sweetish Hill Bakery
30. 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. Nightcap
4. Wiggy's Liquor Store (2)
5. Waterloo Records

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Top, left, right: Current interior, current back parking area, exterior



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