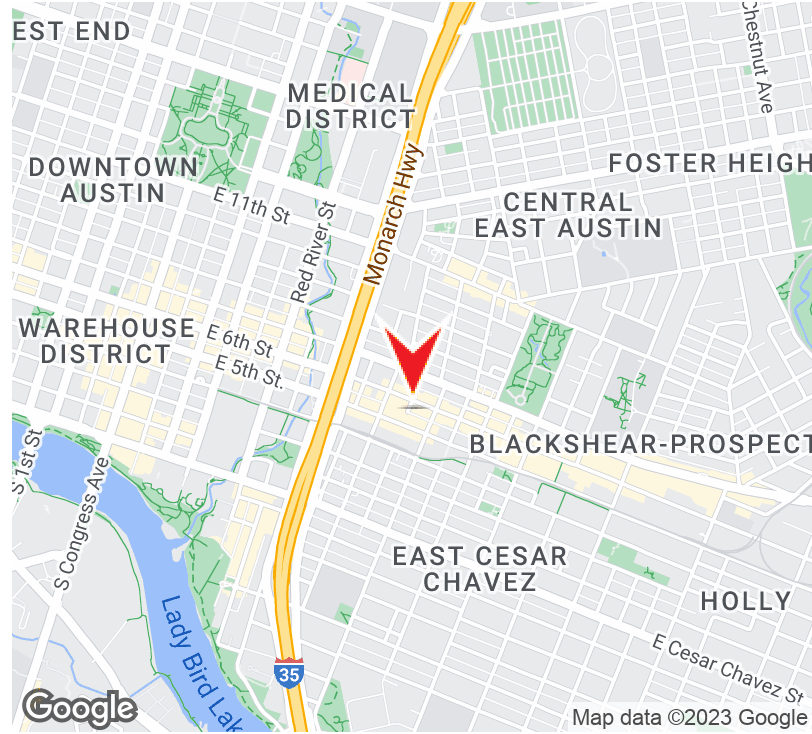


OFFICE SPACE FOR LEASE

1101 E 6th Street for Lease

Small Office Space | Gross Lease | 6-12 Month

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,200.00 per month (gross)
Building Size:	6,000+ SF
Available SF:	120 SF
Year Built:	1918
Renovated:	2007
Zoning:	TOD
Market:	Austin
Submarket:	East Austin

PROPERTY OVERVIEW

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. Built in 1918 & but completely gutted and renovated in 2007.

Small Office (2 Available, 120 sq ft) - \$1200/month gross - AVAILABLE 6/15/23

Fully Furnished

6 & 12 Month Lease Options Available

CONTACT: DELEA BECKER | DELEA@BECKREIT.COM

PROPERTY HIGHLIGHTS

- Located in one of the trendiest neighborhoods in the country
- Two blocks East of Downtown Austin
- Over 5000 Apartments within walking distance
- One Block North of the new Plaza Saltillo Development & Light Rail
- Highly desirable area filled with restaurants, retail, hotels, and bar
- Easy access to highways and mass transportation
- Office use only

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DELEA BECKER

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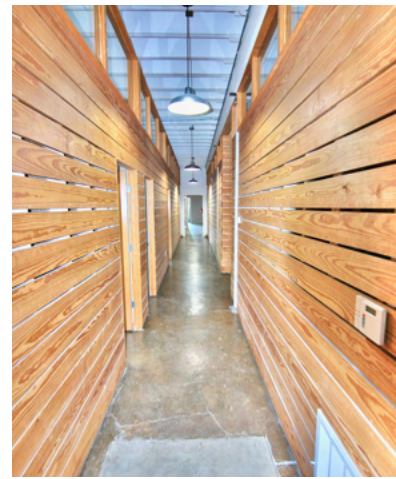
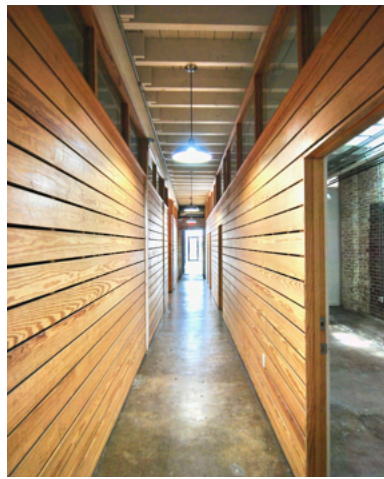
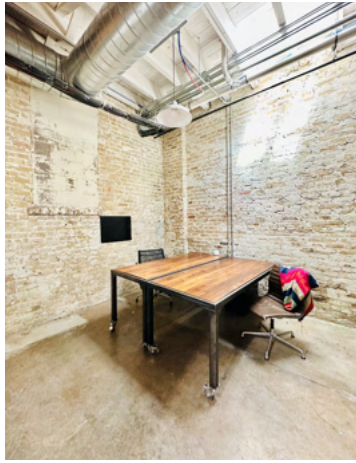
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OFFICE SPACE FOR LEASE

Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

ADDITIONAL PHOTOS



1101 East 6th | East Austin
6-12 Month Gross Leases



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FLOOR PLAN

1101 East 6th | East Austin
6-12 Month Gross Leases



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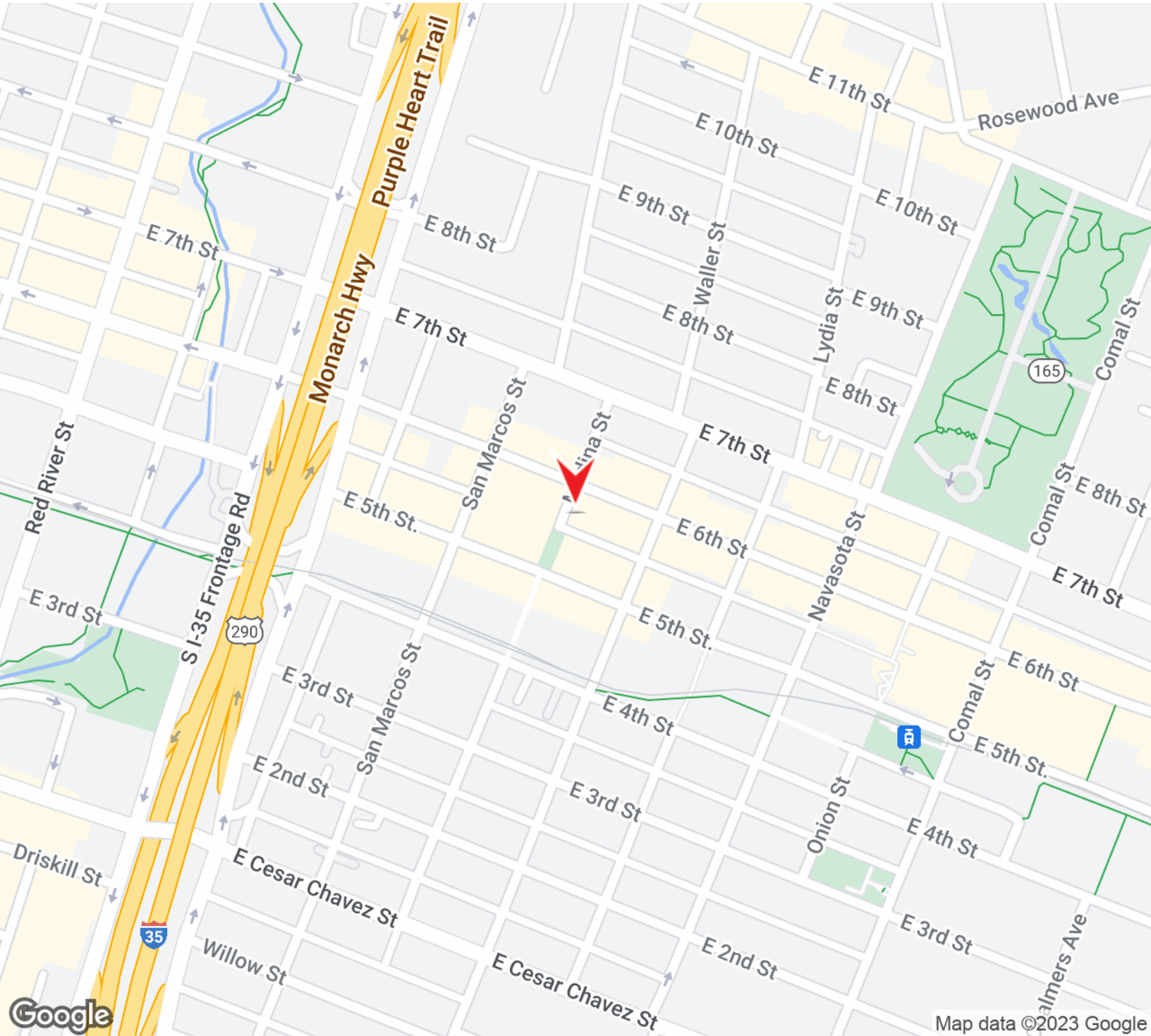
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LOCATION MAP



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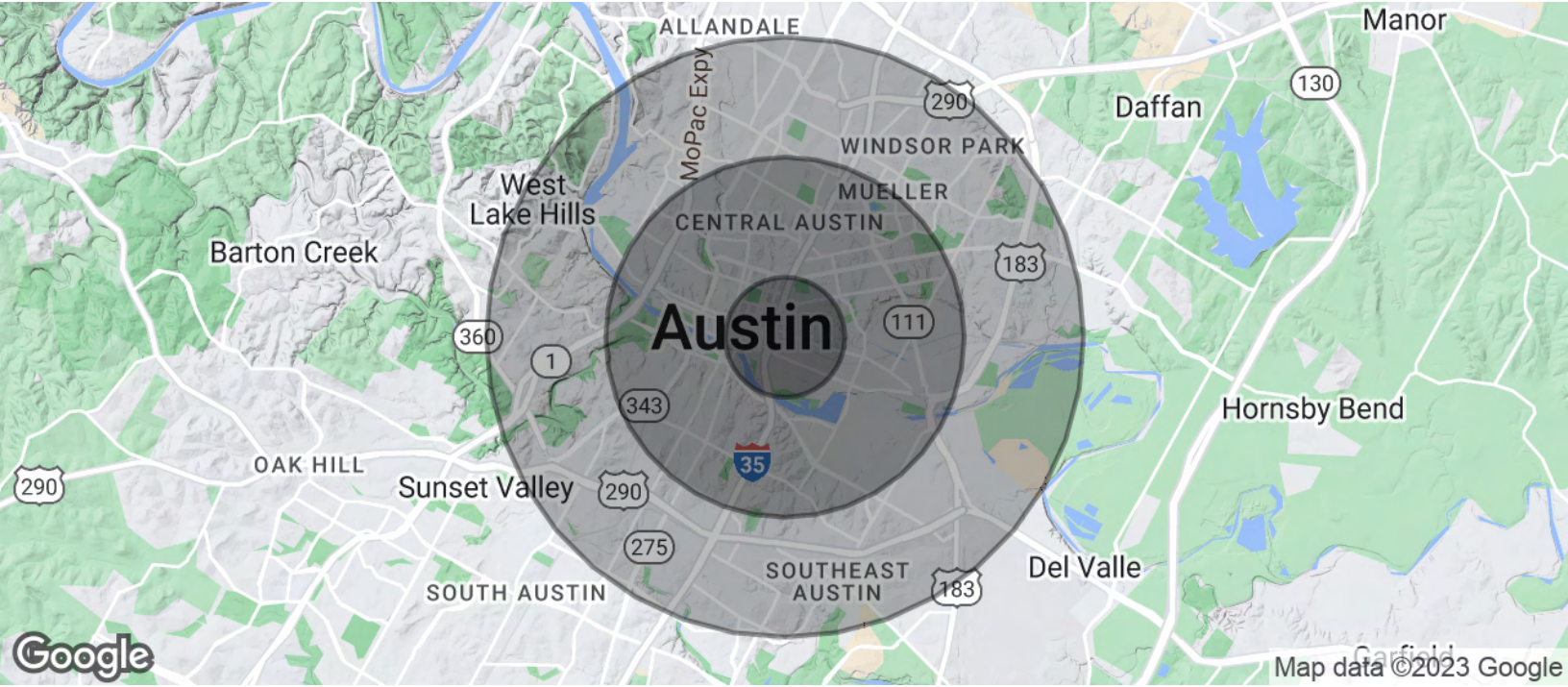


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,189	146,513	311,265
Average Age	33.2	28.8	30.2
Average Age (Male)	33.3	29.1	30.2
Average Age (Female)	32.1	28.4	30.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,658	62,454	130,201
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,237	\$57,780	\$62,585
Average House Value	\$218,756	\$342,582	\$346,375

* Demographic data derived from 2020 ACS - US Census

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OFFICE SPACE FOR LEASE

Small Office Space for Leasee

EAST AUSTIN

NEARBY ATTRACTIONS



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OFFICE SPACE FOR LEASE

Small Office Space for Lease

EAST AUSTIN

ALTERNATIVE TO DRIVING



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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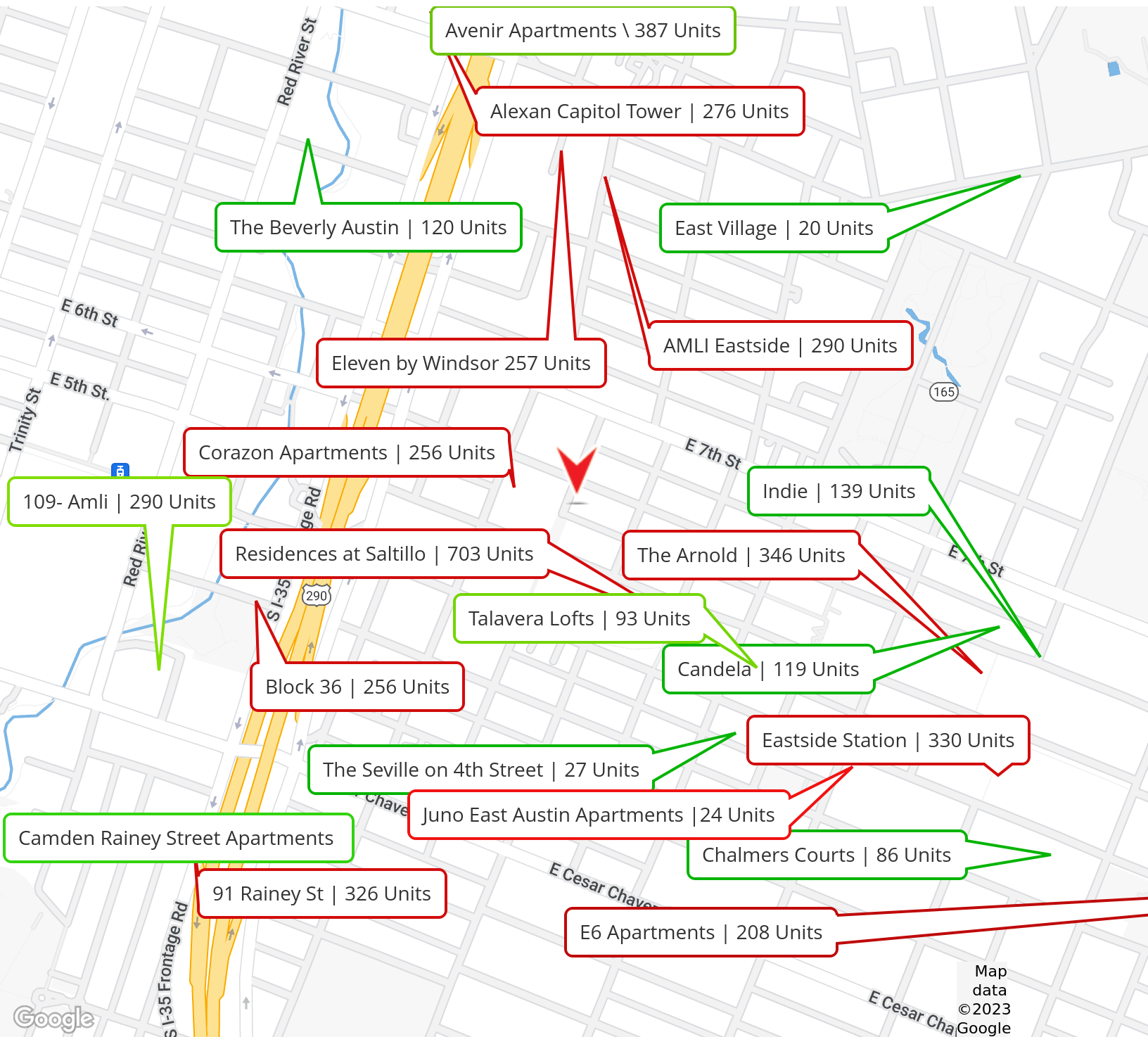


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APARTMENT BUILDINGS WITHIN WALKING DISTANCE - OVER 5,000 UNITS



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