

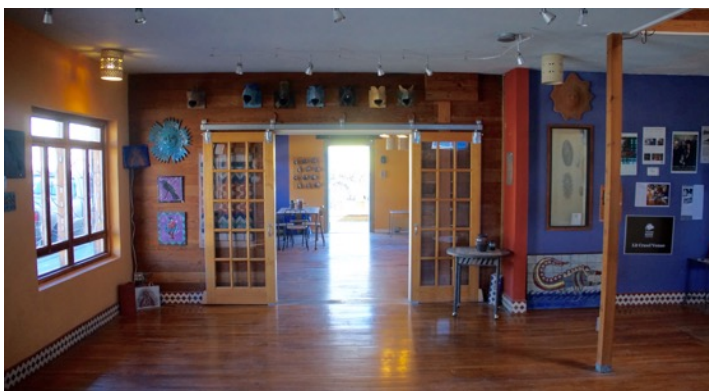
For Lease **Office / Retail**

1209 East 6th Street, 78702
1927 SF

Skout^x

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*Office /
Retail*



Creative space within an iconic building, along the vibrant East 6th Street corridor in East Austin. Open floorpan, ideal for creative office and light retail. Highly walkable neighborhood. Easy access to restaurants, cafes and entertainment.

All information contained herein is deemed reliable but not guaranteed.

1209 East 6th Street Photos

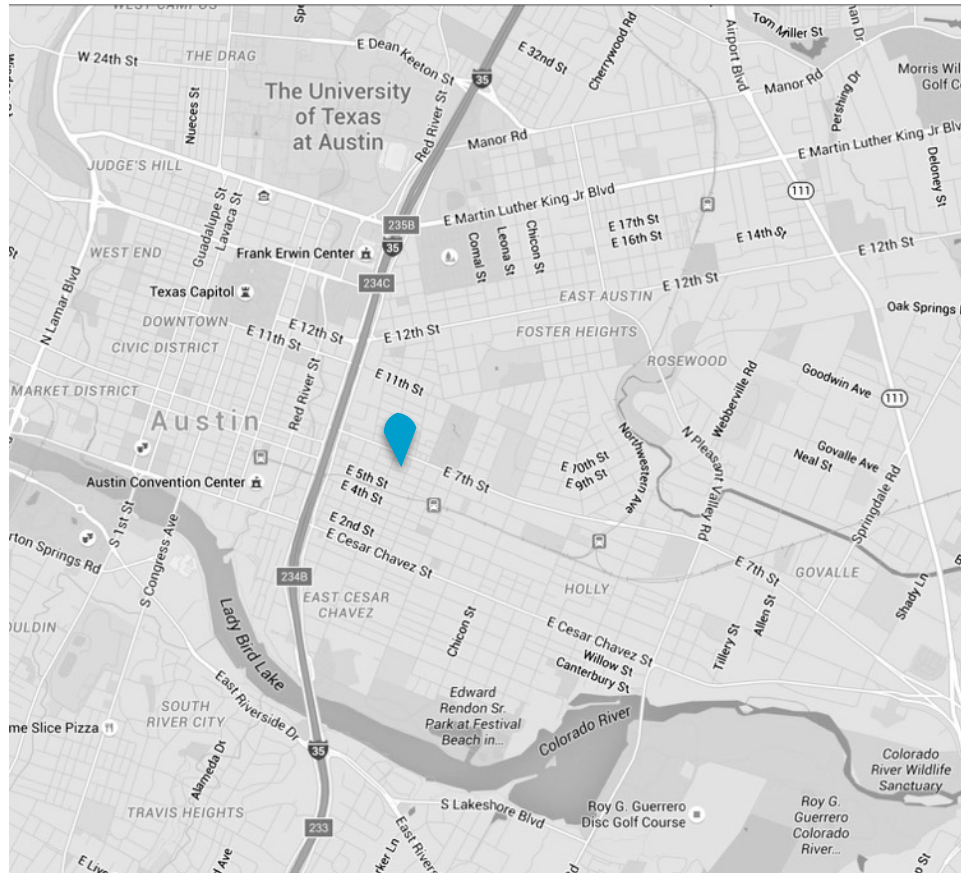


1209 East 6th Street Overview



Clayworks Studio Building

1209 East 6th Street
Austin, TX 78702



Terms

Type: Creative Office / Retail

Size: 1927 SF

Rate: \$5750 / month + utilities

Space Delivery Condition: As-Is

Availability: May 1, 2016

Space

- Clayworks Studio building
- Good mix of open and private spaces
- Two large skylights spanning the gallery spaces
- Warm wood finishes
- Kitchenette
- Zoning: CS-MU-CO-NP
- Parking: off street

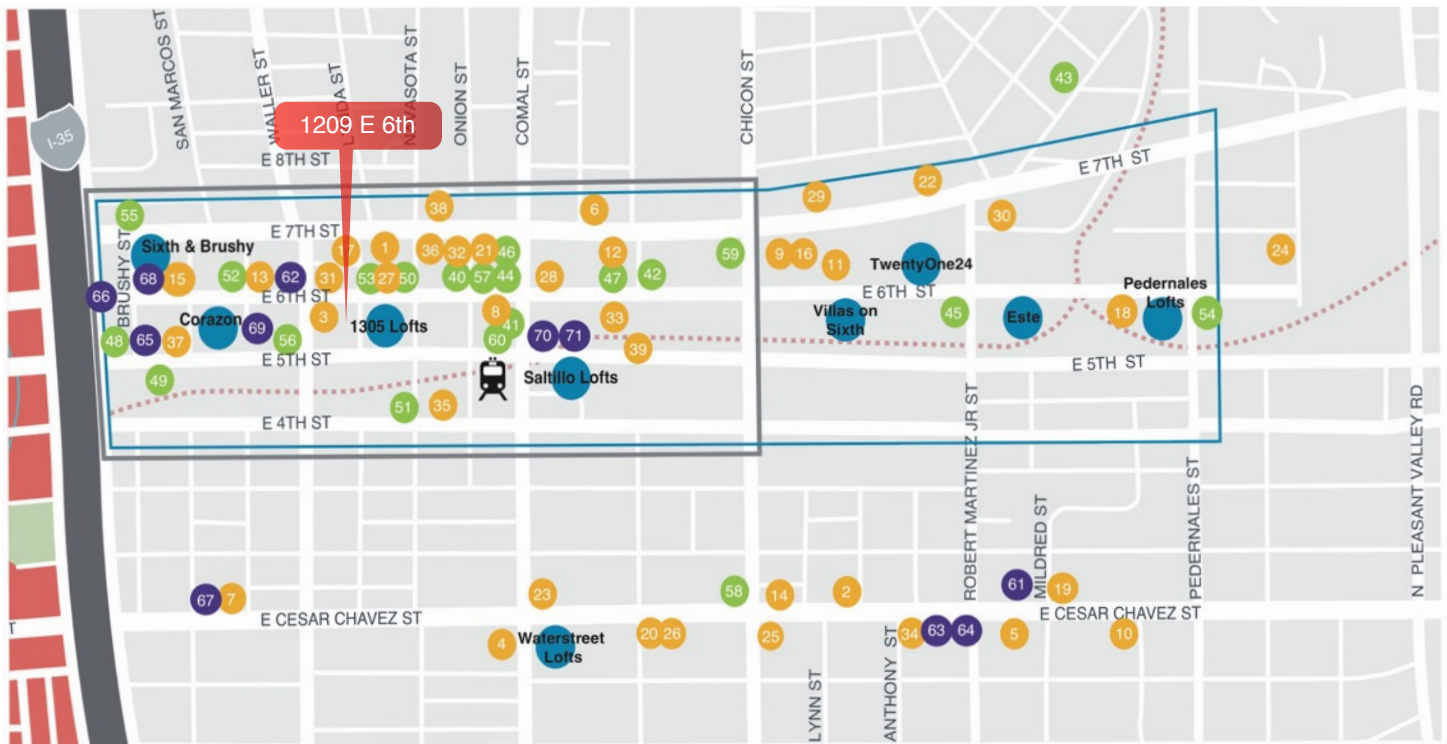
Location

- East Austin - part of urban core
- Walkability Score: 90/100
[www.walkscore.com]
- Convenient location
 - ~0.5 mile to I-35
 - ~0.9 mile to Austin Convention Center
 - ~1.1 miles to State Capitol
 - ~1.4 miles to UT Austin
 - ~6.8 miles to Austin Bergstrom International Airport
- Nearby Dining & Entertainment Spots
 - Curve Coffee, Counter Cafe, Salt & Time, Eastside King, Hi Hat Public House, Zilker Brewing Company

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1209 East 6th Neighborhood Spots



Dining

- | | | |
|------------------------|-------------------------------|------------------------------|
| 1. Angie's | 26. The Original New Orleans | 49. Pine Street Station |
| 2. Buckets Deli | 27. Papi Tino's | 50. Rio Rita |
| 3. Buenos Aires Cafe | 28. Qui | 51. Scoot Inn |
| 4. Bufalina Pizza | 29. Salt & Time | 52. Shangri La |
| 5. Capital City Bakery | 30. Short Stop | 53. Sputnik |
| 6. Casa Colombia | 31. Silo on Seventh | 54. St. Roch's Bar |
| 7. Cenote | 32. Takoba | 55. Uncorked Tasting Room |
| 8. Cisco's | 33. Tamale House East | 56. Violet Crown Social Club |
| 9. Counter Cafe | 34. Taquiera Chapala | 57. The Volstead Lounge |
| 10. Counter Culture | 35. Texas Coffee Traders | 58. Weather Up |
| 11. Cuvee Coffee | 36. Vintage Heart Coffee | 59. Whisler's |
| 12. East Side King | 37. Wright Bros Brew & Brew | 60. The White Horse |
| 13. East Side Showroom | 38. WuWu Sushi | |
| 14. El Leon | 39. Yellow Jacket Social Club | |

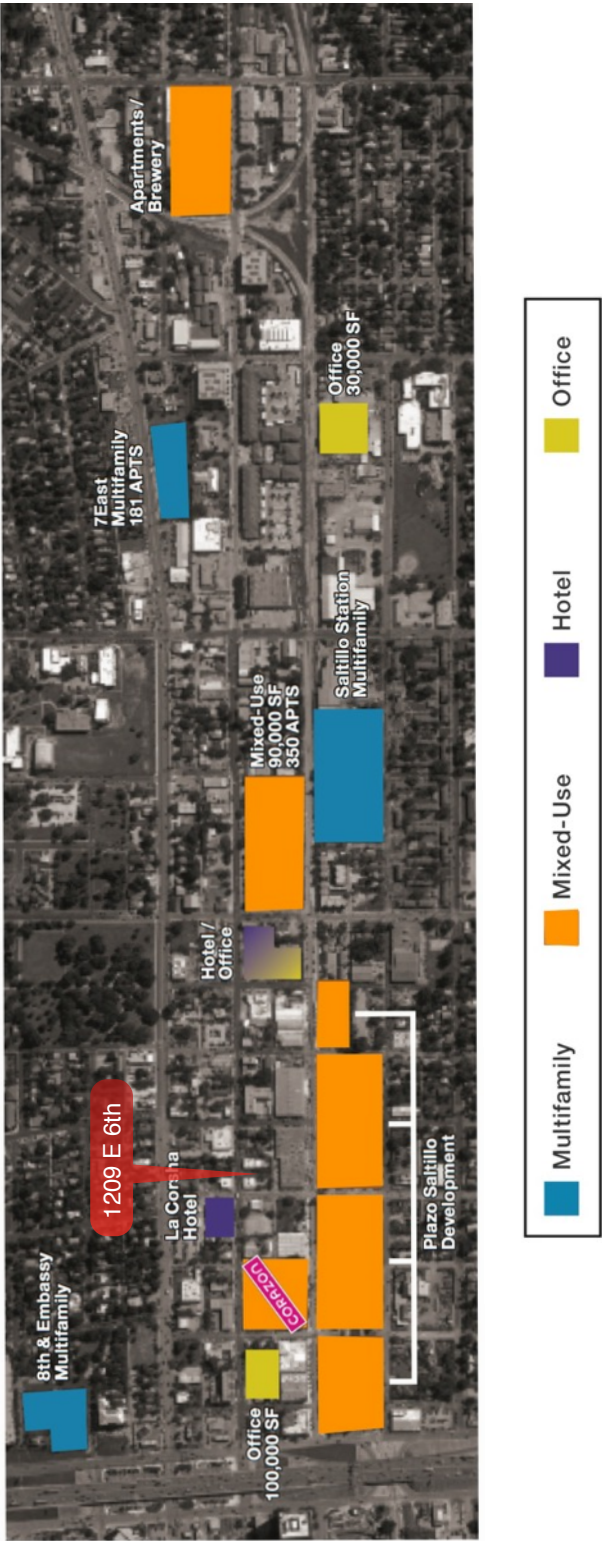
Entertainment

- | | | |
|-------------------------|---------------------------------|-----------------------------------|
| 15. El Milagro Tortilla | 40. The Brixton | 61. Alff's Downtown Florist |
| 16. Gardner | 41. The Eastern | 62. Bird's Barbershop |
| 17. The Hightower | 42. The Grackle | 63. Charm School Vintage |
| 18. Hot Mama's Cafe | 43. Gourmand's Neighborhood Pub | 64. Coco Coquette |
| 19. Juan in a Million | 44. Gypsy Lounge | 65. Dean Frederick Custom Jewelry |
| 20. La Cazuela's | 45. Hi Hat Public House | 66. Encore Records |
| 21. LaV | 46. Hotel Vegas | 67. Farewell Books |
| 22. Los Comales | 47. The Liberty | 68. Helm Boots |
| 23. Los Huaraches | 48. The North Door | 69. Maga La Boheme |
| 24. Mettle | | 70. Method Hair |
| 25. Mr. Natural | | 71. Solid Gold |

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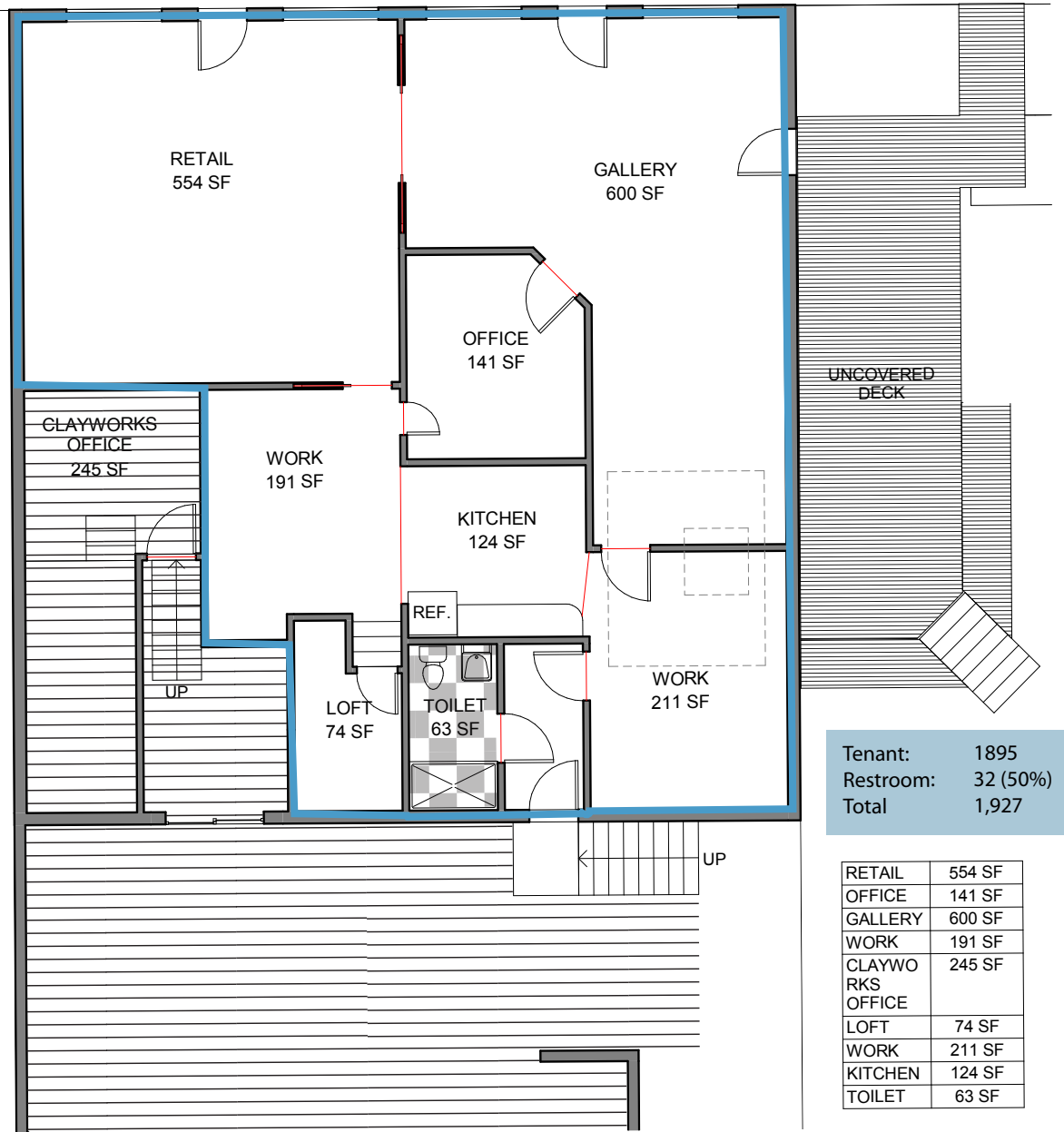
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1209 East 6th Nearby Planned Developments



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1209 East 6th Street Floorpan



Tenant:	1895
Restroom:	32 (50%)
Total	1,927

RETAIL	554 SF
OFFICE	141 SF
GALLERY	600 SF
WORK	191 SF
CLAYWORKS OFFICE	245 SF
LOFT	74 SF
WORK	211 SF
KITCHEN	124 SF
TOILET	63 SF

Not Drawn to Scale

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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N/A			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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