

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

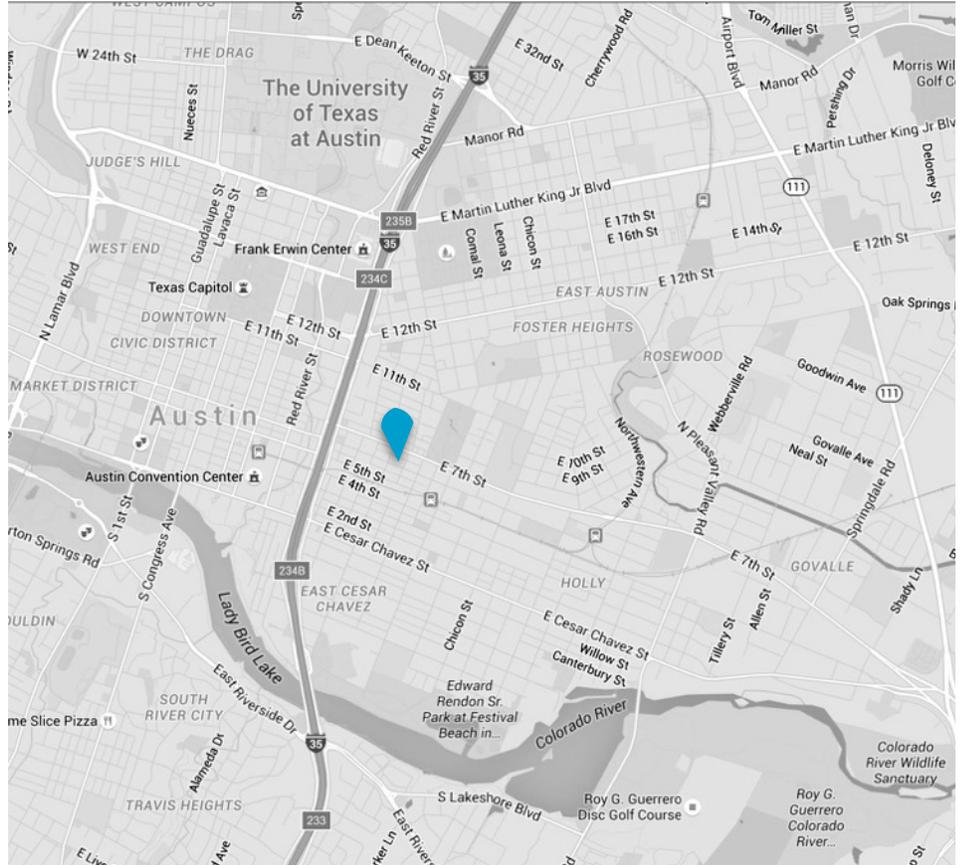


1209 East 6th Street Overview



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

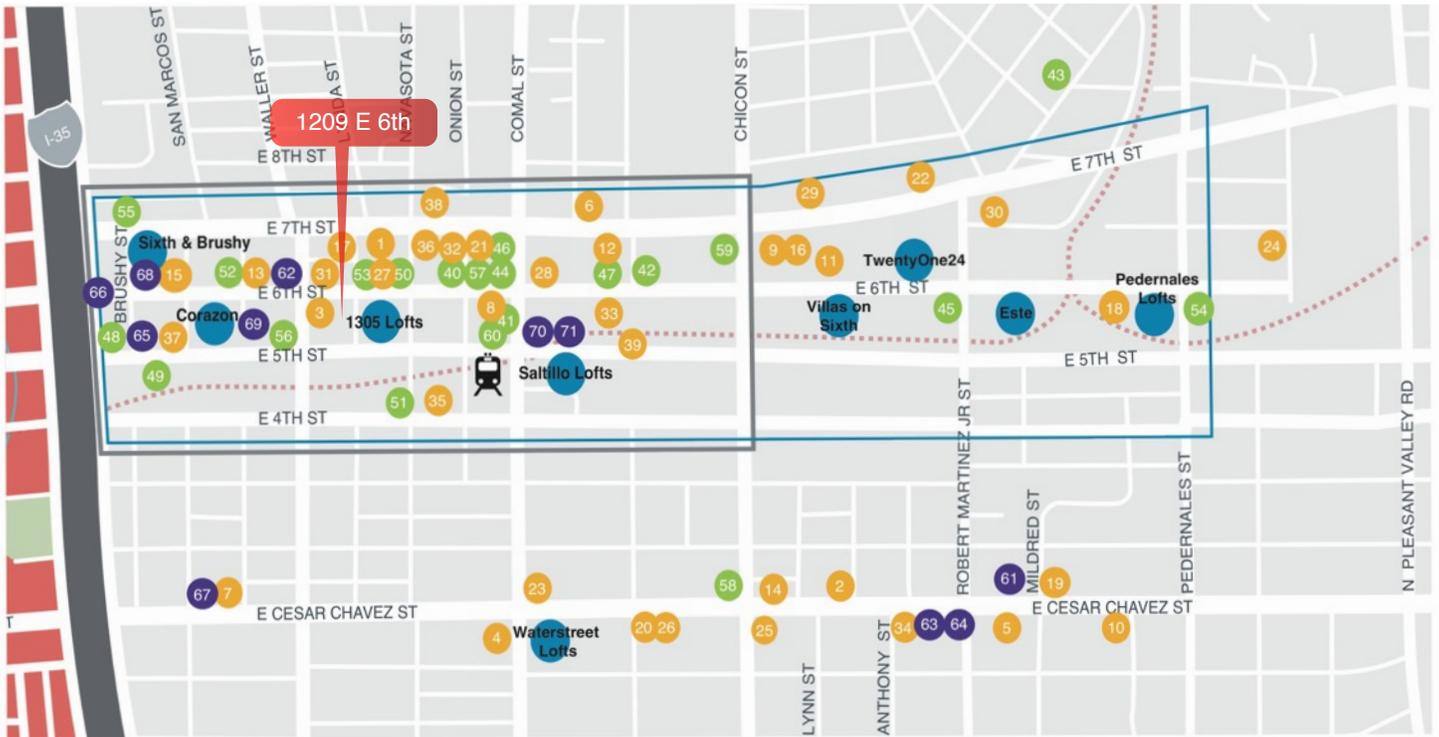
Location

- 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
 - Cuvee Coffee, Counter Cafe, Salt & Time, Eastside King, Hi Hat Public House, Zilker Brewing Company

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1209 East 6th Neighborhood Spots



Dining

- | | | |
|---|---|---|
| <ol style="list-style-type: none"> 1. Angie's 2. Buckets Deli 3. Buenos Aires Cafe 4. Bufalina Pizza 5. Capital City Bakery 6. Casa Colombia 7. Cenote 8. Cisco's 9. Counter Cafe 10. Counter Culture 11. Cuvee Coffee 12. East Side King 13. East Side Showroom 14. El Leon 15. El Milagro Tortilla 16. Gardner 17. The Hightower 18. Hot Mama's Cafe 19. Juan in a Million 20. La Cazuela's 21. LaV 22. Los Comales 23. Los Huaraches 24. Mettle 25. Mr. Natural | <ol style="list-style-type: none"> 26. The Original New Orleans 27. Papi Tino's 28. Qui 29. Salt & Time 30. Short Stop 31. Silo on Seventh 32. Takoba 33. Tamale House East 34. Taquiera Chapala 35. Texas Coffee Traders 36. Vintage Heart Coffee 37. Wright Bros Brew & Brew 38. WuWu Sushi 39. Yellow Jacket Social Club | <ol style="list-style-type: none"> 49. Pine Street Station 50. Rio Rita 51. Scoot Inn 52. Shangri La 53. Sputnik 54. St. Roch's Bar 55. Uncorked Tasting Room 56. Violet Crown Social Club 57. The Volstead Lounge 58. Weather Up 59. Whisler's 60. The White Horse |
|---|---|---|

Entertainment

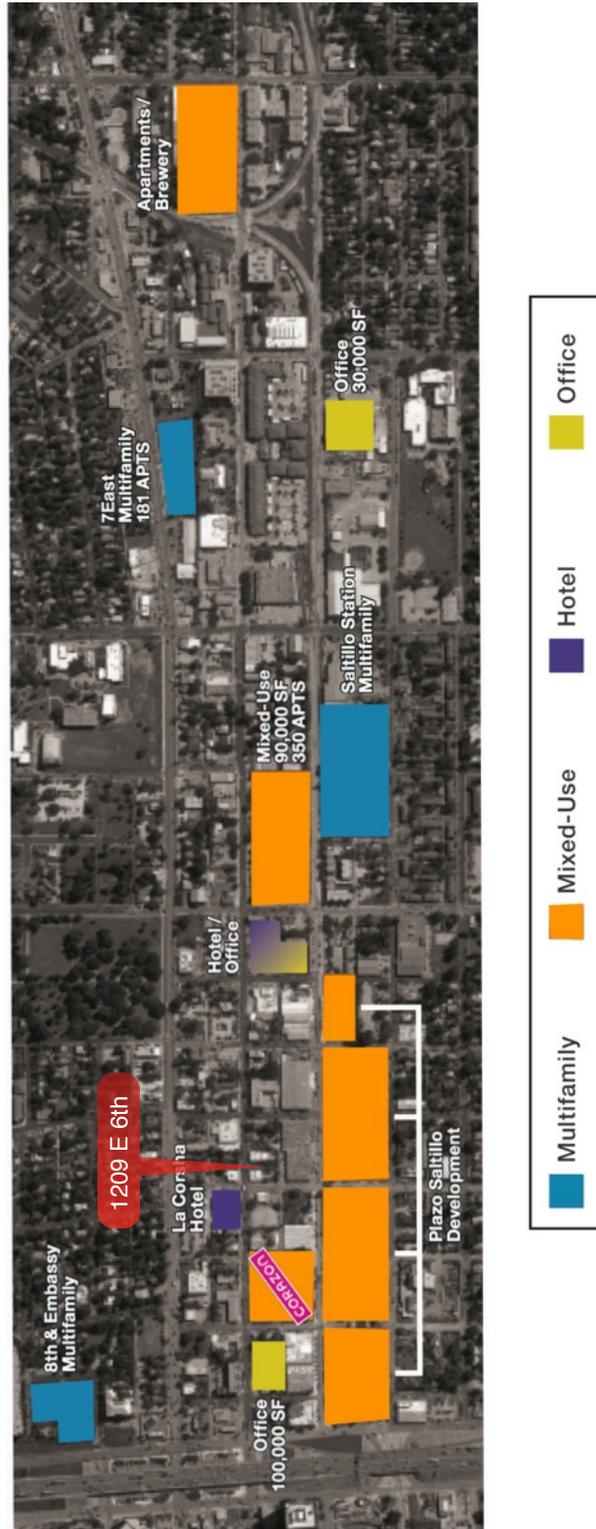
40. The Brixton
41. The Eastern
42. The Grackle
43. Gourmand's Neighborhood Pub
44. Gypsy Lounge
45. Hi Hat Public House
46. Hotel Vegas
47. The Liberty
48. The North Door

Retail

61. Alff's Downtown Florist
62. Bird's Barbershop
63. Charm School Vintage
64. Coco Coquette
65. Dean Frederick Custom Jewelry
66. Encore Records
67. Farewell Books
68. Helm Boots
69. Maga La Boheme
70. Method Hair
71. Solid Gold

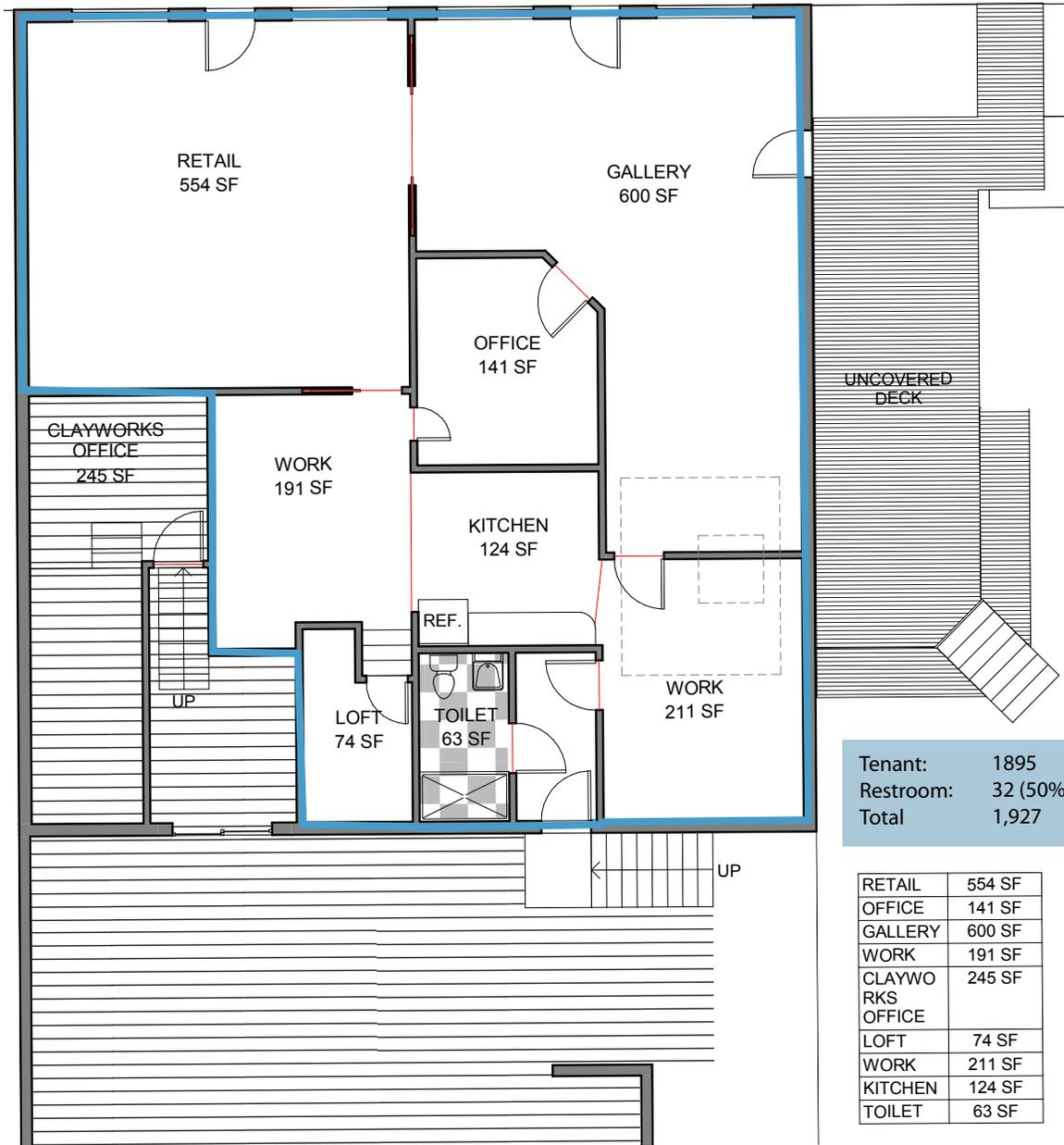
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1209 East 6th Nearby Planned Developments



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date