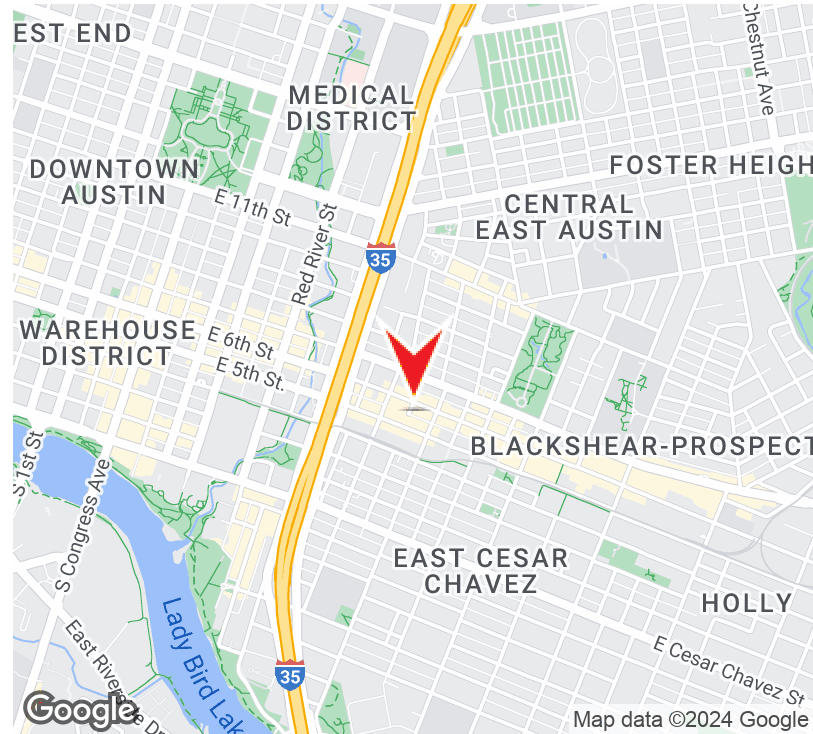


OFFICE SPACE FOR LEASE

1101 E 6th Street for Lease

Small Office Space | Gross Lease | 6-12 Month

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$800 - \$7000 per month (gross)
Building Size:	6,000+ SF
Available SF:	120 - 1500
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 (Available, 120 sq ft) - \$800/month gross - AVAILABLE 3/1/2024
Fully Furnished

Small Office (Available, 240 sq ft) - \$1600/month gross - AVAILABLE 2/15/2024
Fully Furnished

Large Office (Available, 15000 sq ft) - \$7000/month gross - AVAILABLE 4/1/2024
Not Furnished

6 & 12 Month Lease Options Available

Shared Conference Room, Kitchenette, Bathrooms

CONTACT: DELEA BECKER | DELEA@BECKREIT.COM

MORE PICTURES + INFO WWW.BECKREITCRE.COM

- Located in one of the trendiest neighborhoods in the country
- Two blocks East of Downtown Austin
- Over 5000 Apartments within walking distance

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial Real Estate does not warrant the accuracy of this information. 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

Owner / Broker

512.472.8833

delea@beckreit.com

BECK-REIT
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

2 Small Office Space for Lease

120 SF & 240 SF – Common Area Conference Room, Kitchenette, Bathrooms

ADDITIONAL PHOTOS



DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

OFFICE BUILDING FOR LEASE

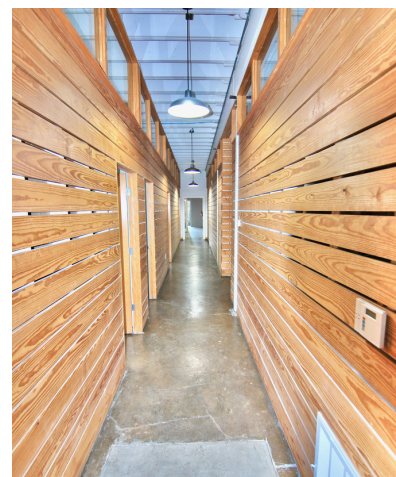
1101 E 6th Street Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

ADDITIONAL PHOTOS



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



DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

BECK-REIT COMMERCIAL REAL ESTATE

1101 E 6TH ST, AUSTIN, TX 78702

BECKREITCRE.COM

BECK-REIT
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE

1101 E 6th Street Office Floor Plans

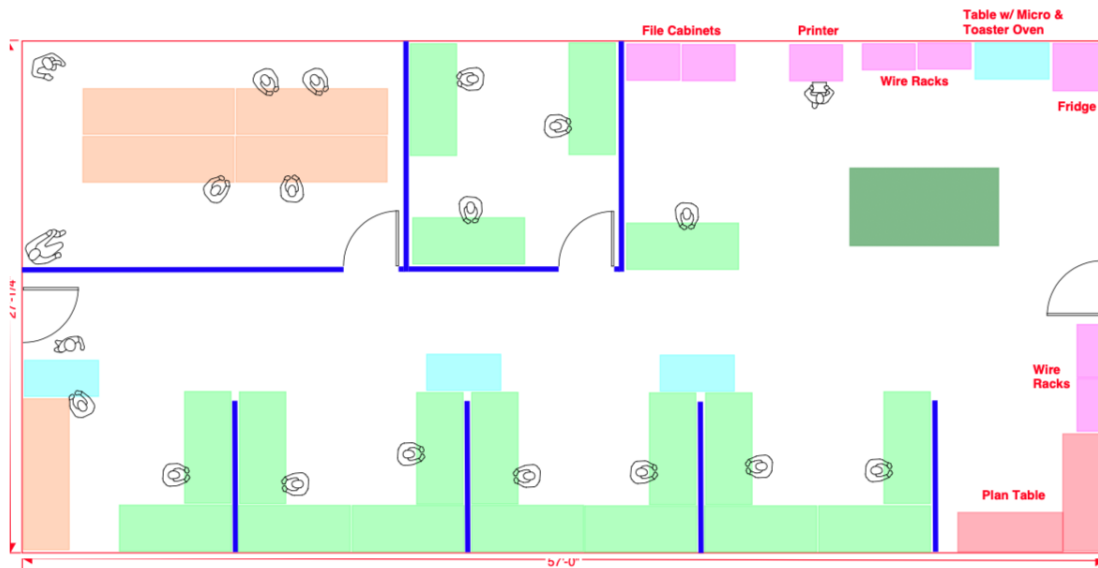
1101 E 6th Street. Austin, TX 78702

FLOOR PLANS

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



Available Spaces



Walls (Blue Lines) will be fastened with double sided tape. No fasteners will be used to secure walls to brick wall or concrete. We will patch and paint drywall where fasteners are placed by us.

Floor Plan for front 1500 SF

DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

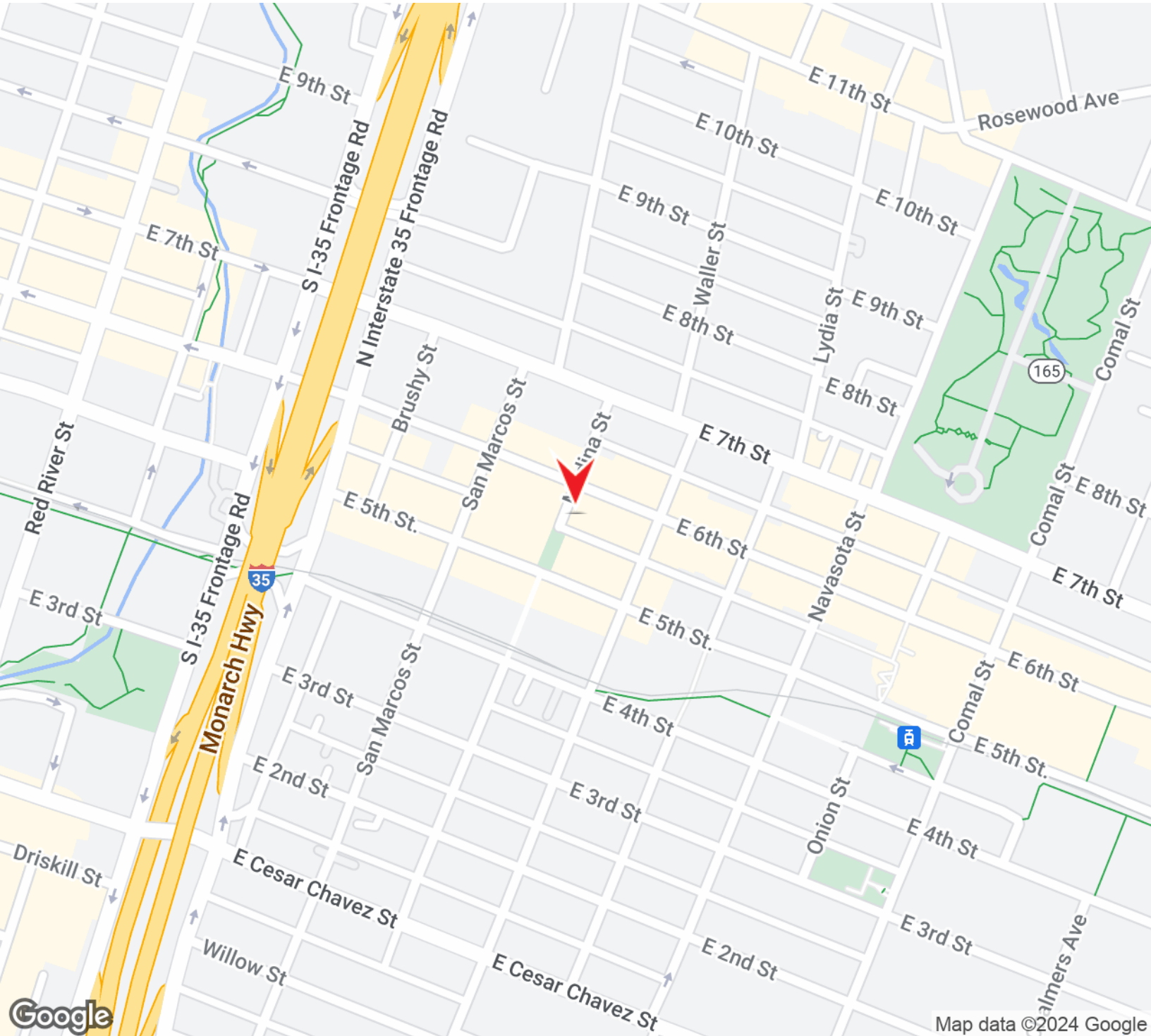
BECK-REIT
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

LOCATION MAP



DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

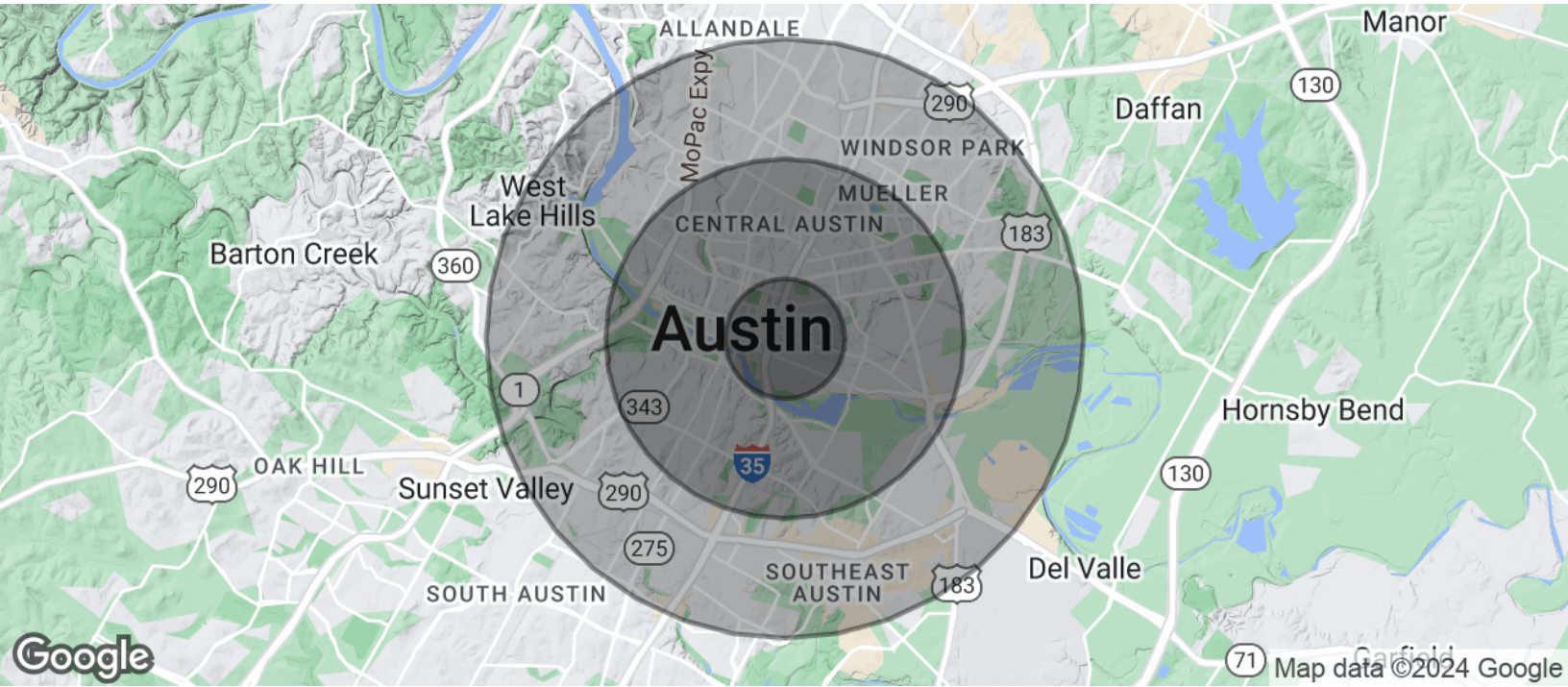
BECK-REIT
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

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

DELEA BECKER
Owner / Broker
512.472.8833
delea@beckreit.com



OFFICE SPACE FOR LEASE

Small Office Space for Leasee

EAST AUSTIN

NEARBY ATTRACTIONS



DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

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

DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

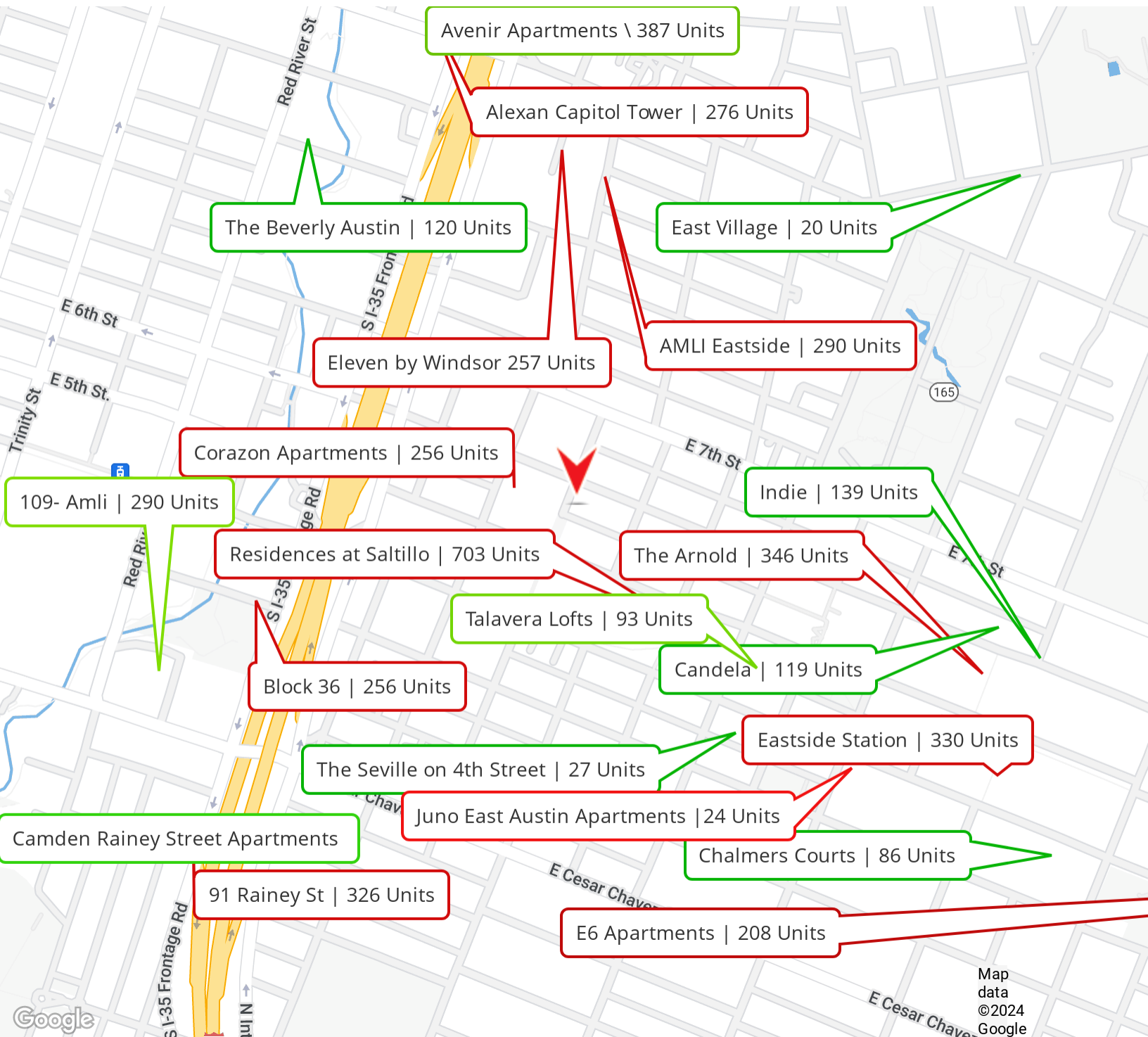


OFFICE SPACE FOR LEASE

Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

APARTMENT BUILDINGS WITHIN WALKING DISTANCE - OVER 5,000 UNITS



DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com

BECK-REIT
COMMERCIAL REAL ESTATE