

FOR LEASE



CREATIVE LIVE / WORK SPACE FOR LEASE

603 DAVIS | SUITE 103

Rainey Street Historic District | Highly Desirable | 78701

Building (and available) SF: 1,800

Price: \$6,500/Month

Parking: 2 Reserved Spots

Zoning: CBD

- Great Location - heart of Historic Rainey District
- Extremely rare live-work opportunity Downtown
- Austin pool and workout room included in the building
- Interior features high ceilings and creative finishes



BECK-REIT
COMMERCIAL REAL ESTATE

DELEA BECKER & JEREMY AVERA

delea@beckreit.com

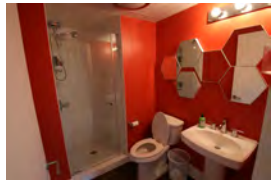
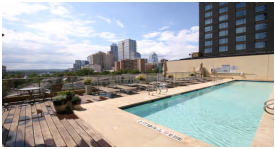
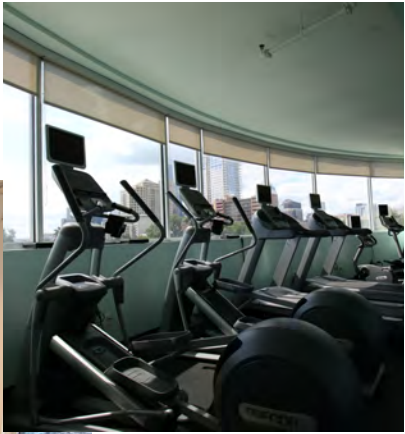
jeremy@BeckReitCRE.com

512.472.8833

www.BeckReitCRE.com

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.

EXTERIOR & INTERIOR PHOTOS



NEARBY



603 DAVIS ST. / AUSTIN, TEXAS / 78701
LOCATED IN THE HEART OF RAINEY STREET

PROPERTY HIGHLIGHTS & AMENITIES

- Large Outdoor Pool with Great Skyline View and Lounging Space
- Full Workout Room
- 3 Story Space
- 3 Bathrooms
- 1-2 Bedrooms
- High Ceilings and Creative Finishes
- Furniture is Negotiable
- Large Office Spaces
- Full Kitchen
- Living Areas



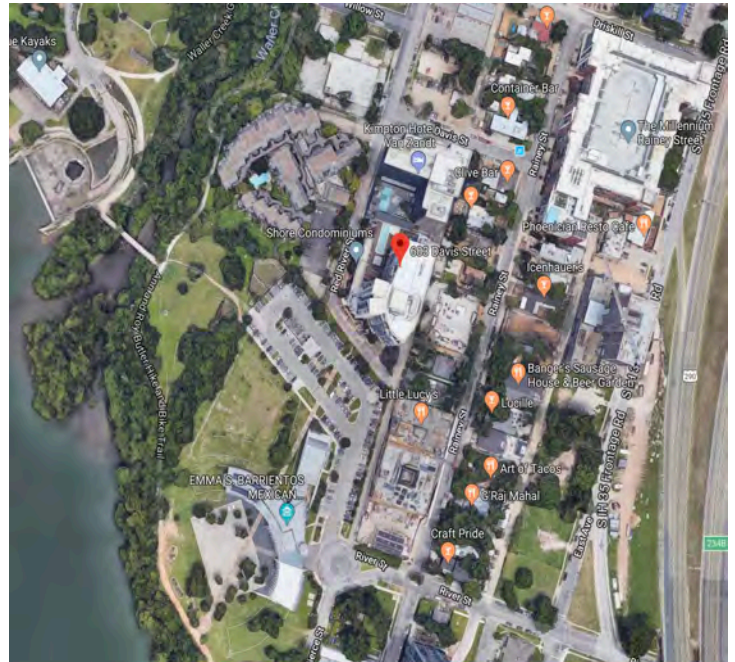
SURROUNDING AREA BUSINESS

ALL WALKING DISTANCE FROM 603 DAVIS



603 Davis St

- Hotel Van Zandt
- Geraldine's
- Parlor Room
- Unbarlievable
- Little Lucy's
- Austin Convention Center
- Clive Bar
- The Millennium Rainey Street
- Container Bar
- Waller Beach at Town Lake
- Four Seasons Hotel Austin
- Congress Avenue Kayaks



DEMOGRAPHICS WITHIN ONE MILE

Demographics

Neighborhood:

Rainey Street Historic District

Population:

23,748

Average Age:

37.40

Household Annual Income:

\$97,008

Daytime Employment:

Scientific & Tech Services **1,541 Businesses**
Finance and Insurance: 451 Businesses

Unemployment Rates:

7%

Household Size:

1.70

Population Growth

13.4%

Retail Spending (per month)

\$1,635

Restaurant Spending (per month)

\$3,599

Fun & Hobbies Spending (per month)

\$2339

Neighborhood Information

2023 Population Projection:

26,937

Lifestyle Group:

**Middle Ground:
Lifestyles of
Thirty
Somethings**

Preferred Activities:

**Travel frequently, Buy/Eat
Organic foods, Shop
discount, Buy baby/
children's products, Go to
Bars/Clubs, attend Concerts**

Education:

**College Degree,
High School
Diploma**

Average Disposable Income:

\$38,711