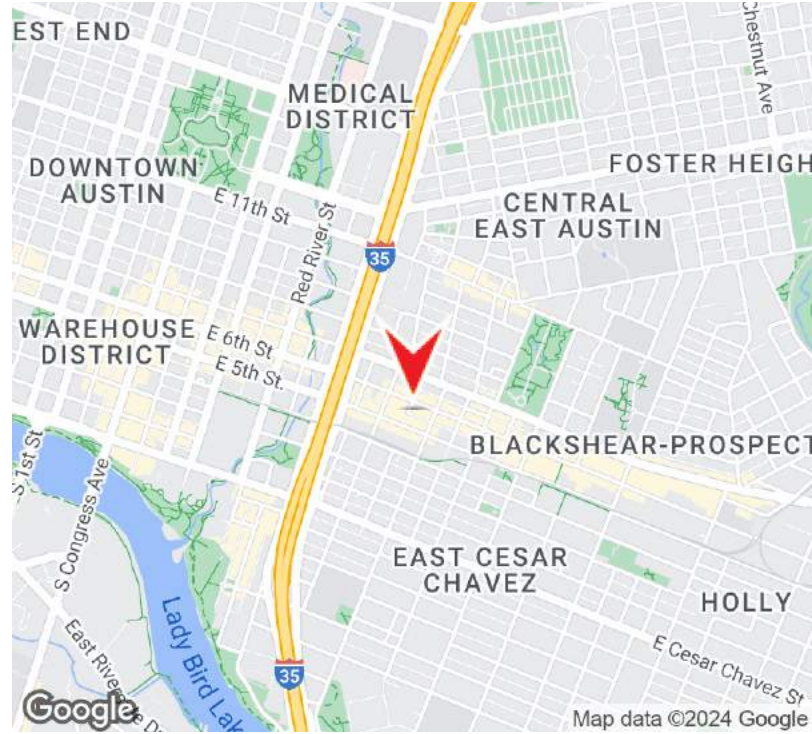


OFFICE SPACE FOR LEASE

# 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, represent or guarantee the accuracy, completeness or reliability 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





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

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# 1101 E 6th Street Office Floor Plans

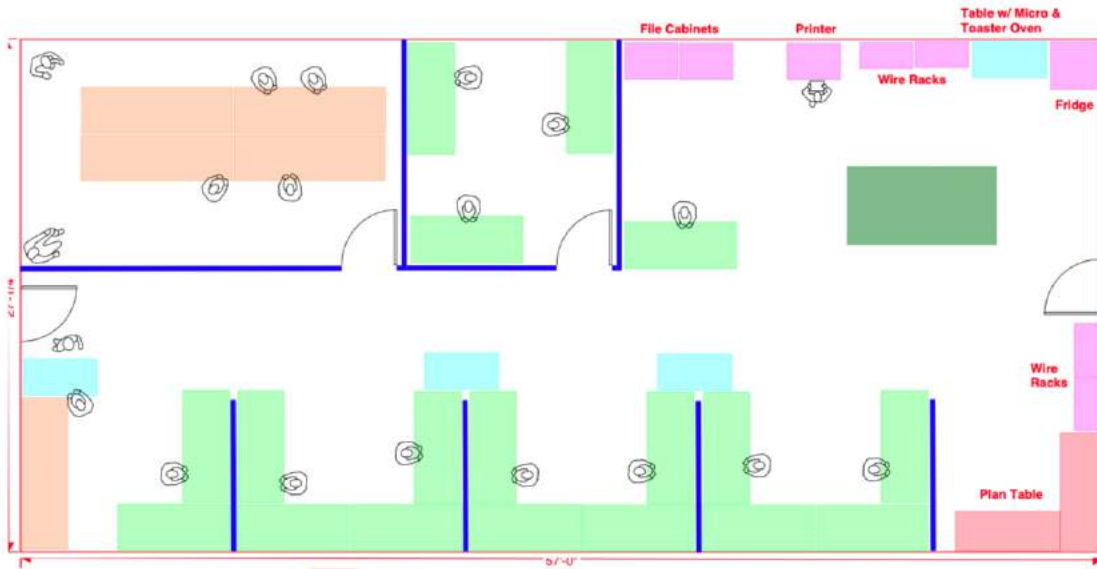
1101 E 6th Street. Austin, TX 78702

## 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



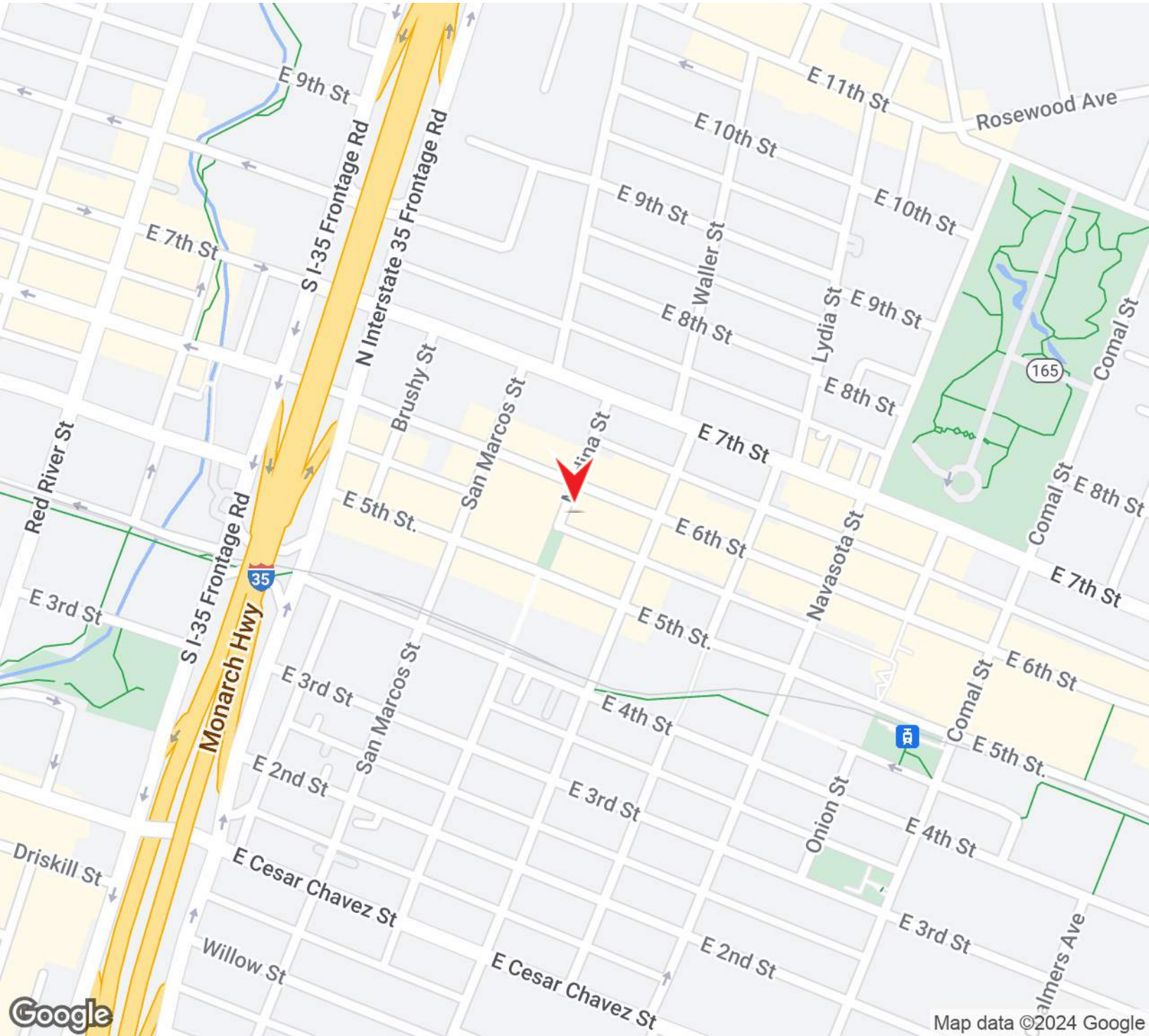


OFFICE SPACE FOR LEASE

# Small Office Space for Lease

1101 E 6th Street, Austin, TX 78702

## LOCATION MAP



**DELEA BECKER**

Owner / Broker

512.472.8833

delea@beckreit.com

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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 Lease

EAST AUSTIN

## NEARBY ATTRACTIONS



**DELEA BECKER**  
Owner / Broker  
512.472.8833  
delea@beckreit.com

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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

**DELEA BECKER**

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512.472.8833

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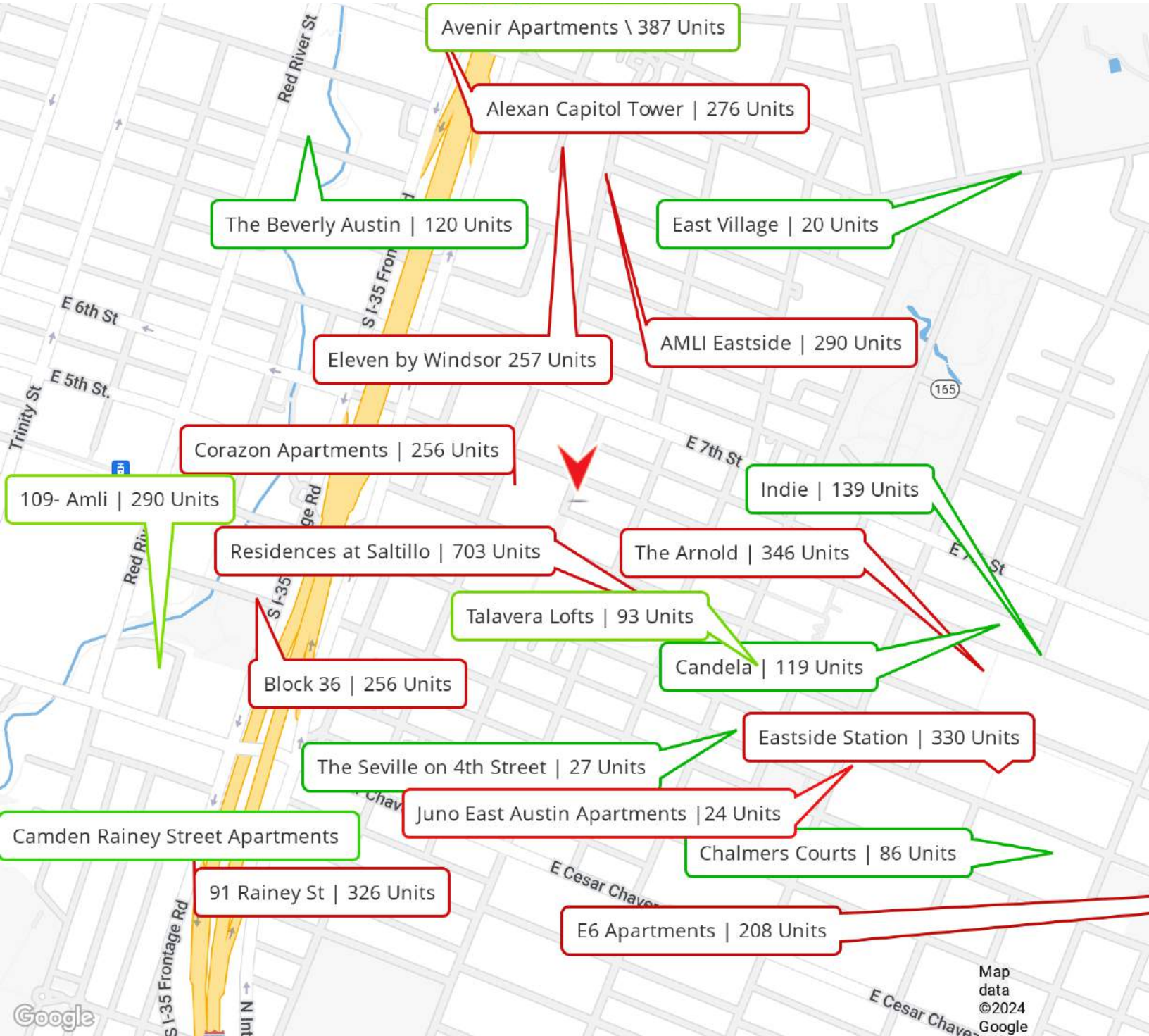


OFFICE SPACE FOR LEASE

# Small Office Space for Lease

1101 E 6th Street. Austin, TX 78702

APARTMENT BUILDINGS WITHIN WALKING DISTANCE - OVER 5,000 UNITS



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