



4TH & COLORADO

MIXED-USE, RETAIL • CREATIVE SPACE • 12,389 SF

117 WEST 4TH STREET • AUSTIN, TEXAS 78701

WORLD CLASS
PROPERTY COMPANY

4TH & COLORADO

DOWNTOWN AUSTIN'S PREMIER WAREHOUSE DISTRICT LOCATION!



- Located at the corner of 4th and Colorado Streets – the premier corner of downtown Austin’s Warehouse District
- Ongoing development surrounding the property – including the Gables Republic Park and Hotel ZaZa, 300 Colorado Class AA office Building, and future office development at 405 Colorado Street.
- Adjacent to many of Austin’s premier fine-dining establishments – Capital Grille, RA Sushi, Truluck’s, Searsucker, Bob’s Steakhouse, and Ruth’s Chris Steakhouse

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THE PERFECT LOCATION
IN THE HEART OF DOWNTOWN AUSTIN



4TH & Colorado is within walking distance to many high-value lifestyle amenities, including the Capitol Building, Lady Bird Lake, the Austin Convention Center, and the 6th Street Entertainment District. A prominent building facade and visibility lends itself well to offering future tenants naming and signage rights along one of the most prestigious corridors in the state.

Nestled In The Heart Of Austin's Warehouse District With Unmatched Walk Ability

4th & Congress offers potential tenant easy access to a number of high-value lifestyle amenities and attracts great foot traffic among its surrounding bars and restaurants, including Austin's famed 6th Street Entertainment District. Amenity Businesses within walking distance include Modern Market, Soul Cycle, Quik Prints, Capital Grille, RA Sushi, The Westin, The Corner and Eddie V's. This property also offers quick and easy access to many nearby hotels, including the JW Marriott, the Westin Austin, Hyatt Place, and the historic Driskill Hotel, as well as a number of government office buildings, including the Texas State Capitol.



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IN THE NEIGHBORHOOD



Consistently named one of the best places to live in America, Austin combines passions for food, live music, entrepreneurship, and Texas traditions into a unique, popular destination for locals and tourists.

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SURROUNDING AMENITIES



FOOD

- | | |
|--------------------|------------------------|
| Capital Grille | Burger Bar |
| RA Sushi Bar | Starbucks |
| La Traviata | Corner |
| Chinatown Downtown | Second Bar + Kitchen |
| Frank's | Fareground's Food Hall |
| Manuel's | Modern Market |
| Swift's Attic | Leaf |
| Red Ash | Newk's Eatery |
| Kebabalicious | Mai Tai |
| Modern Market | Truluck's |



DRINK

- | | |
|------------------------|--------------------|
| Mort Subite | HandleBar |
| Elephant Room | Garage |
| Speakeasy | SPiN |
| Hangar Lounge | The Roosevelt Room |
| Cedar Street Courtyard | Shiner's Salon |
| Sellers Underground | Terrace59 |
| Highland Lounge | BaseCamp |
| Lavaca Street Bar | Summit Lounge |
| Oilcan Harry's | Peche |
| Karma Lounge | The Driskill Bar |



STAY

- | | |
|----------------------|--------------------|
| Fairmont Austin | Residence Inn |
| Four Seasons | Hilton Garden Inn |
| Marriott Downtown | W Austin |
| The Line | Aloft Hotel |
| Hampton Inn & Suites | The Driskill |
| Hyatt Place | Hyatt Regency |
| JW Marriott | The Westin |
| Hilton | Grand Austin Hotel |
| Courtyard | Holiday Inn |



4TH & COLORADO

CREATIVE OFFICE OR RETAIL SPACE



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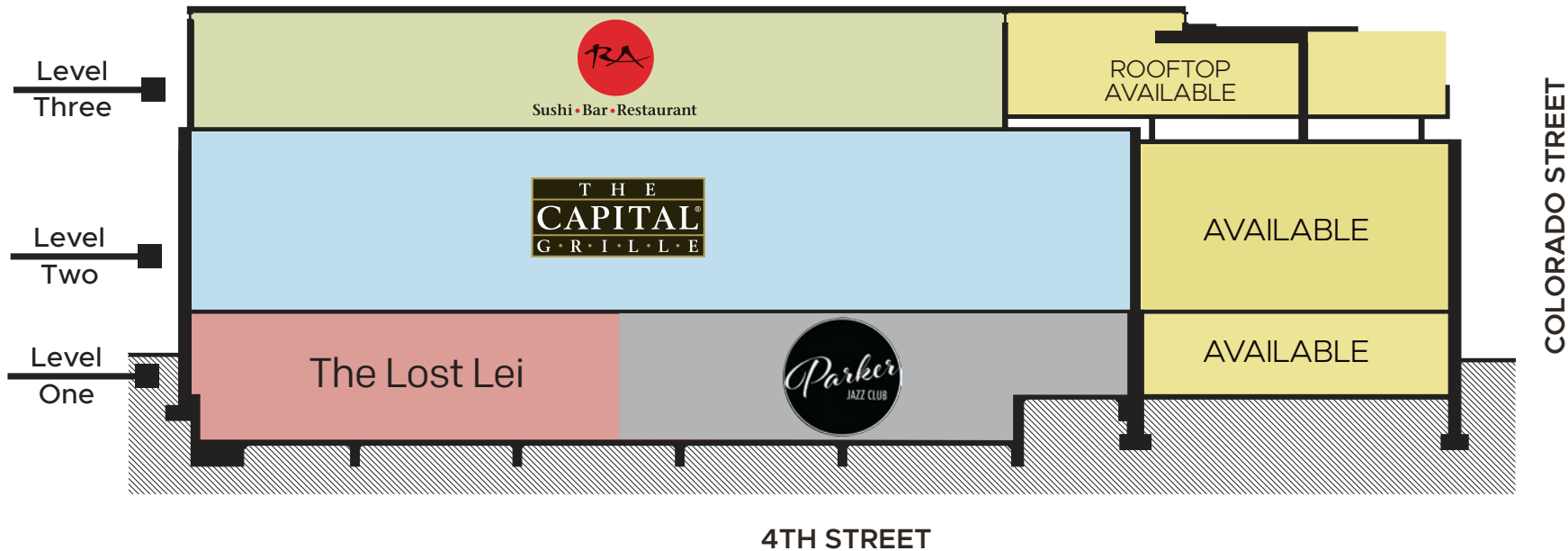
OFFICE / RETAIL SPACE
3 FLOORS (2 FLOORS + ROOFTOP)
12,389 SF

4TH & Colorado is a historic building located on the hard corner of 4th and Colorado Streets. An opportunity to lease in this well-located and efficient building, located in the heart of Austin's Warehouse District. For tenants looking for a cost-efficient and brand-able opportunity, without sacrificing a location in the center-of-it-all.

ELEVATIONS

OFFICE / RETAIL SPACE
3 FLOORS (2 FLOORS + ROOFTOP)

12,389 SF



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#1 BEST PLACE TO LIVE

AUSTIN, TEXAS

– U.S. News and World Report 2021





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FOR LEASING INFORMATION:
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