



12
12 EAST 6TH

MIXED-USE, CREATIVE SPACE • 13,712 SF • ON-SITE PARKING

1212 EAST 6TH STREET • AUSTIN, TEXAS 78702

WORLD CLASS
PROPERTY COMPANY

12 12 EAST 6TH . ABOUT

In Austin's hottest neighborhood, one block from Plaza Saltillo, an urban oasis with unmatched walkability.

1212 East 6th Street is a 13,712 square foot creative office property, perfect for single tenant occupancy. The property's location on the hard corner of East 6th Street and Attayac Street, near the massive Plaza Saltillo mixed-use development, as well as its proximity to Interstate 35 and Austin CBD, provides significant appeal to tenants. East Austin is seeing rapid gentrification, supported by positive shifts in demographics, with strong population and income growth, which bodes favorably for a creative office tenant looking to locate in the area.



12 12 EAST 6TH . ABOUT



Renderings depict possibilities



- On-Site Parking
- Vibrant & Trendy Area In Central / East Austin
- Explosive Multi-Family, Hotel & Office Developments Within 1 Mile
- The Lance Armstrong Bikeway Connecting Downtown To East Austin
- Surrounded By East Austin Restaurants & Bars
- One Block From Plaza Saltillo & Train Station
- Shared Community Park & Dog Watering Station

12 12 EAST 6TH . ABOUT



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1212 East 6TH is a single-story, creative, mixed-use building totaling 13,712 square feet of space on the street-level with on-site parking, providing abundant foot traffic and brand exposure. One block from the Saltillo transit-oriented mixed-used development anchored by Whole Foods, featuring 150,000 square feet of office space leased to Google, 115,000 square feet of retail, 800 apartment units and a one-acre neighborhood green space.

12 12 EAST 6TH . LOCATION



East Austin and the Plaza Saltillo District have become an extension of downtown and one of the hottest districts in Austin's core; it is a modern, mixed-use community in the heart of the city.



12 12 EAST 6TH . LOCATION

DOWNTOWN AUSTIN

- 110,000 Employees & 12,000+ Residents
- 14.6 Million SF of Office Space
- Austin's top employers: Facebook, Google, Whole Foods, Cirrus Logic, Expedia & Oracle
- 200 Restaurants, 150 Bars, 140 Retail Stores

CORAZON APARTMENTS

- Clean, contemporary, and eco-friendly homes with a rich mix of facilities and services for business and recreations
- Walking distance to restaurants and night life
- Club room with well equipped entertaining area
- Retail and dining on ground floor
- Complimentary Starbucks Coffee

SALTILLO DISTRICT

- Nearly 10,000 multi-housing units offering a true- live-work-play environment
- 60+ eclectic restaurants and entertainment options
- In-demand access via Metrorail, Lance Armstrong Bikeway, vehicles or scooters

FAIR MARKET EVENTS

- SOCIAL + CORPORATE EVENTS, CONFERENCES, CONCERTS, MARKETS, WEDDINGS & MORE

EASTSIDE MERCANTILE

- A single-story, creative, mixed-use building totaling 36,130 square feet of space on the street-level, providing abundant foot traffic and brand exposure.

PLAZA SALTILLO METRO STATION

- Plaza Saltillo is a Capital MetroRail commuter rail station located at 5th & Comal Street



1212 EAST 6TH STREET OFFERS 13,712 SF OF STREET-LEVEL SPACE

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EAST 6TH . IN THE NEIGHBORHOOD

60+

Food & Drink
Destinations

40+

RETAIL
SHOPPING

25

Residential
Buildings
9,518 units

20+

HOTELS
6,948+rooms

12+

Office Buildings
13,000
employees

5+

FUTURE
Developments

LIVE PLAY SHOP EAT REST WORK

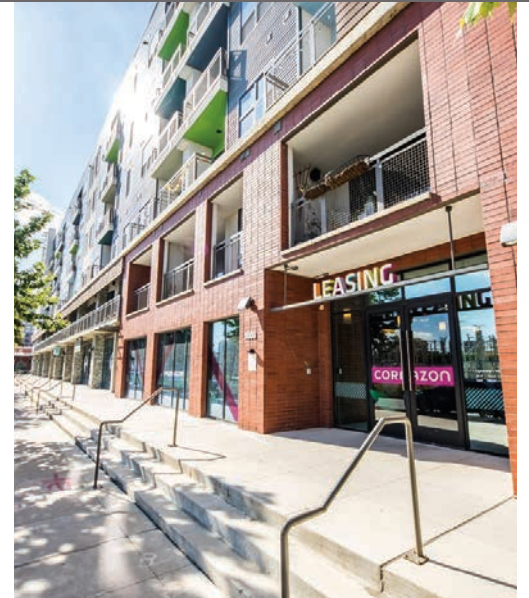


12 12 EAST 6TH . IN THE NEIGHBORHOOD



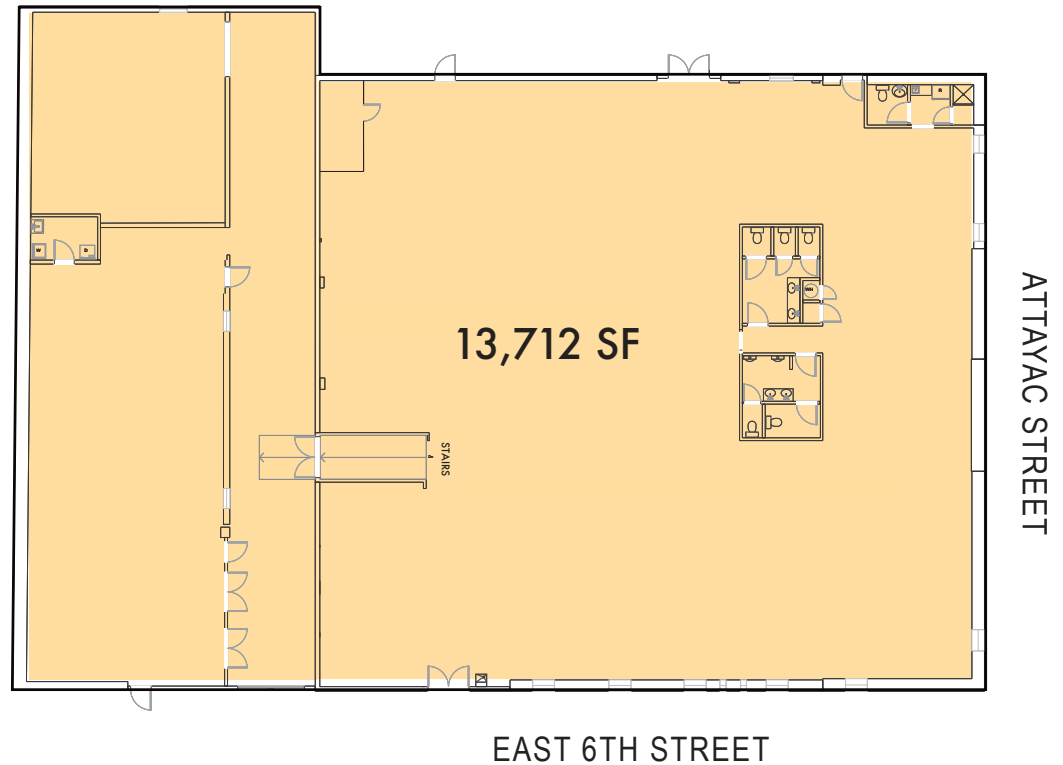
Consistently named one of the best places to live in America, Austin (and especially east Austin) combines passions for food, live music, entrepreneurship, and Texas traditions into a unique, popular destination for locals and tourists.

12 12 EAST 6TH . IN THE NEIGHBORHOOD



SINGLE LEVEL

On Site Parking
13,716 SF





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12 EAST 6TH

GREAT THINGS ARE HAPPENING ON THE EASTSIDE.

LEASING INFORMATION

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