

1211 E CESAR CHAVEZ ST

1211 E CESAR CHAVEZ, AUSTIN, TX 78702



ABE MACNEIL

512.391.0718 x144

amacneil@stcroixca.com

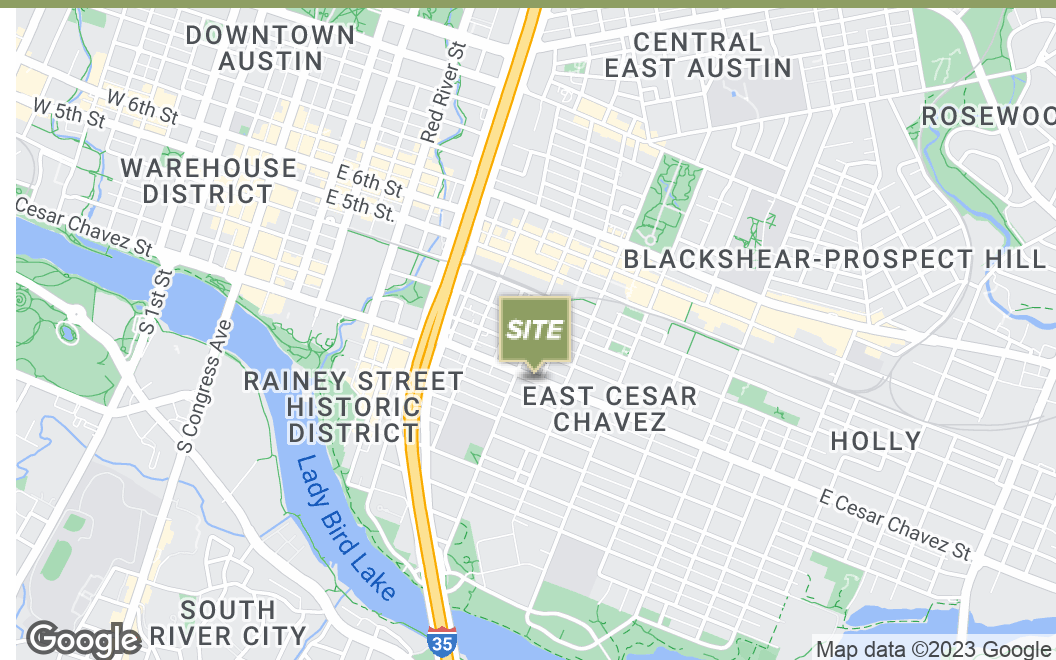
Phone: 512.391.0718 | Fax: 512.870.9371 | stcroixcra.com



FOR LEASE

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PROPERTY HIGHLIGHTS

- Unique and inspiring space for creative professionals
- Prime location in the heart of East Austin's vibrant creative community
- Ample natural light
- Dedicated parking lot for easy access to the building
- Nearby restaurants, bars, and shops for convenience during lunch breaks and after-work events
- Collaborative and community-oriented environment to foster innovation and growth
- Professional property management team to ensure smooth operations and tenant satisfaction

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	868 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	679	3,026	10,806
Total Population	1,162	4,584	17,713
Average HH Income	\$89,509	\$105,296	\$113,793

FOR MORE INFORMATION:

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Converted House

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SURROUNDING AMENITIES

RESTAURANTS

Ill Forks
Banger's
Cafe Blue
Cava
Chez Nous
Cisco's
DittyDog
Emmer & Rye
Fleming's

Flower Child
Fogo de Chão
Forthright
Franklin Barbecue
Gloria's
Gus's
Irene's
Koriente
Little Lucy's

Moonshine Grill
Péché
Roaring Fork
Russian House
Stubb's
Swift's Attic
The Capital Grille
Vince Young
Z'Tejas

BARS

Bungalow
Craft Pride
Edge Rooftop
Gibson
Green Light Social

Hangar Lounge
Javelina
Key Bar
Rio
Stephen F's

The Cloak Room
The Dogwood
The Liberty
The Roosevelt Room
The Tavern

HOTELS

Aloft Austin
Canopy by Hilton
DoubleTree
Fairmont Austin
Four Seasons
Hampton Inn
Heywood

Hilton Austin
Hilton Garden Inn
Homewood Suites
Hotel Ella
Hotel Indigo
Hyatt Place
Kimpton Hotel

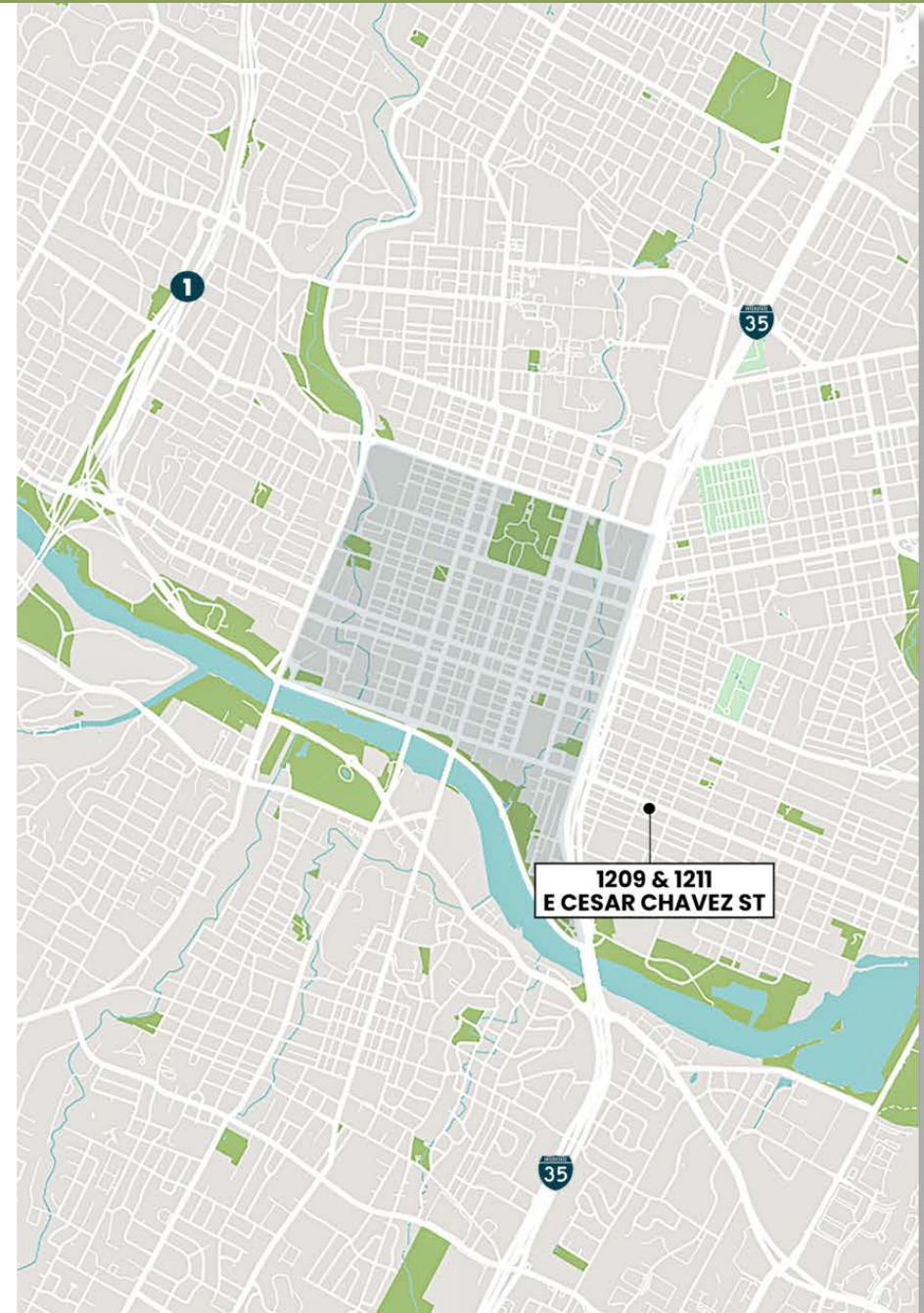
Omni Austin
Residence Inn
The Driskill
The Line
The Westin
W Austin
Zaza

RETAIL

Allen Edmonds
Bonobos
Capra & Cavelli
Csilla Somogyi
CVS

Jos A. Bank
Office Depot
Paper Source
Patagonia
Royal Blue

Target
Trader Joe's
West Elm
Whole Earth Provision
Whole Foods Market



FOR LEASE

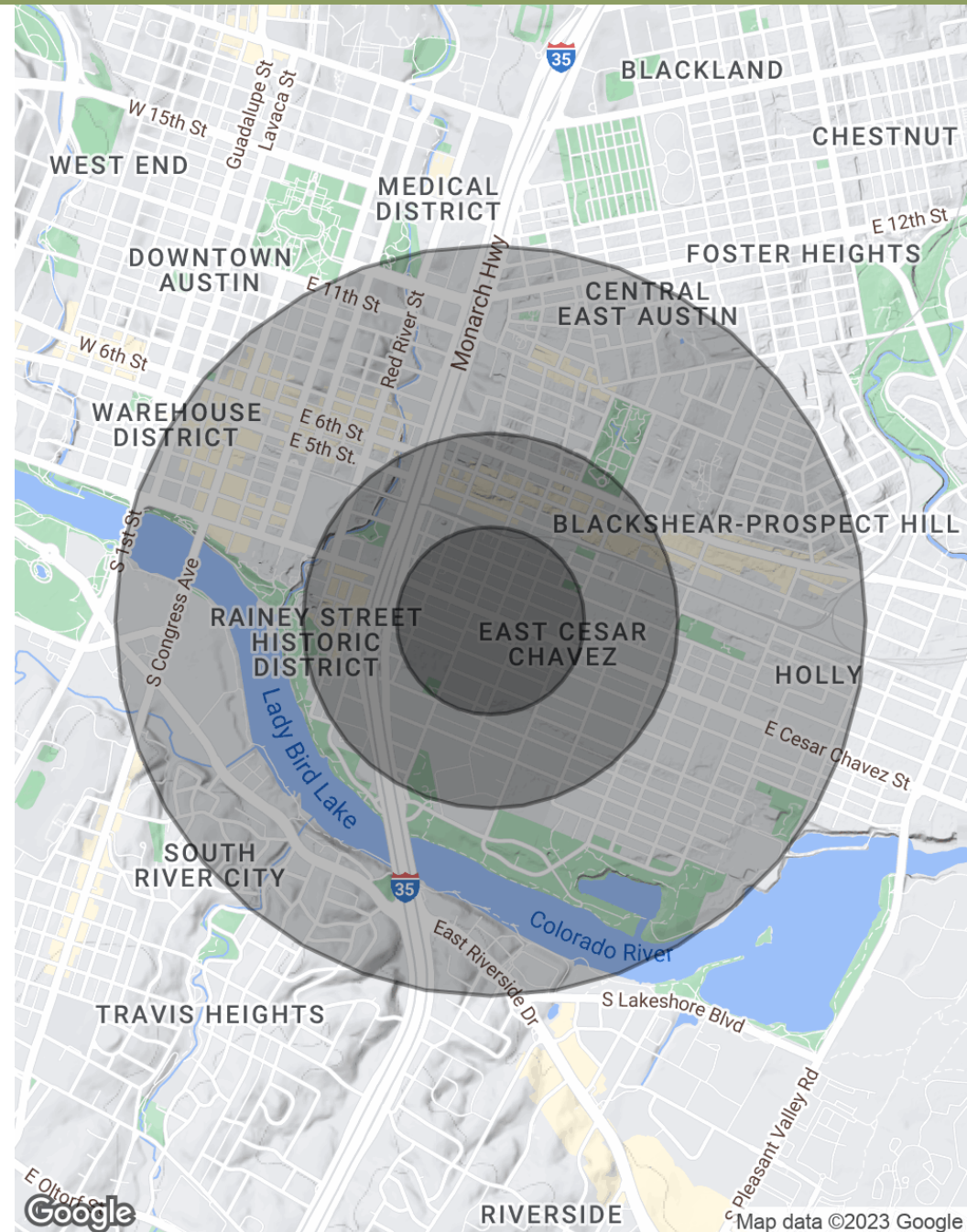
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,162	4,584	17,713
Average Age	34.3	38.9	37.8
Average Age (Male)	34.2	39.5	38.5
Average Age (Female)	34.1	38.3	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	679	3,026	10,806
# of Persons per HH	1.7	1.5	1.6
Average HH Income	\$89,509	\$105,296	\$113,793
Average House Value	\$485,139	\$487,182	\$441,015

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date