

FOR LEASE

CAMBRIDGE TOWER

1801 Lavaca Street

Unit 1C

Austin, TX 78701



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CBRE



Elegant office suite with old-world charm located on the first floor of Austin's premier landmark residential highrise, which sits on the northern edge of downtown directly across from UT campus.

PROPERTY HIGHLIGHTS

- Size: 3,270 SF
- Rate: \$23.00 NNN
- OPEX: \$16.70
- Available Now
- Spacious layout includes six (6) private offices with floor-to-ceiling windows, as well as abundant interior workspace that includes a conference room, a break room, a stately reception area, ample storage space, and more!

	1 MILE	3 MILES	5 MILES
Total Population	33,493	173,980	364,-34
Daytime Population	143,354	344,631	557,071
Average HH Income	\$62,999	\$103,428	\$97,369
2019 Households	10,606	79,582	158,356
2019 Businesses	5,118	14,410	23,939
2024 Population Five Year Projection	35,808	192,689	399,658

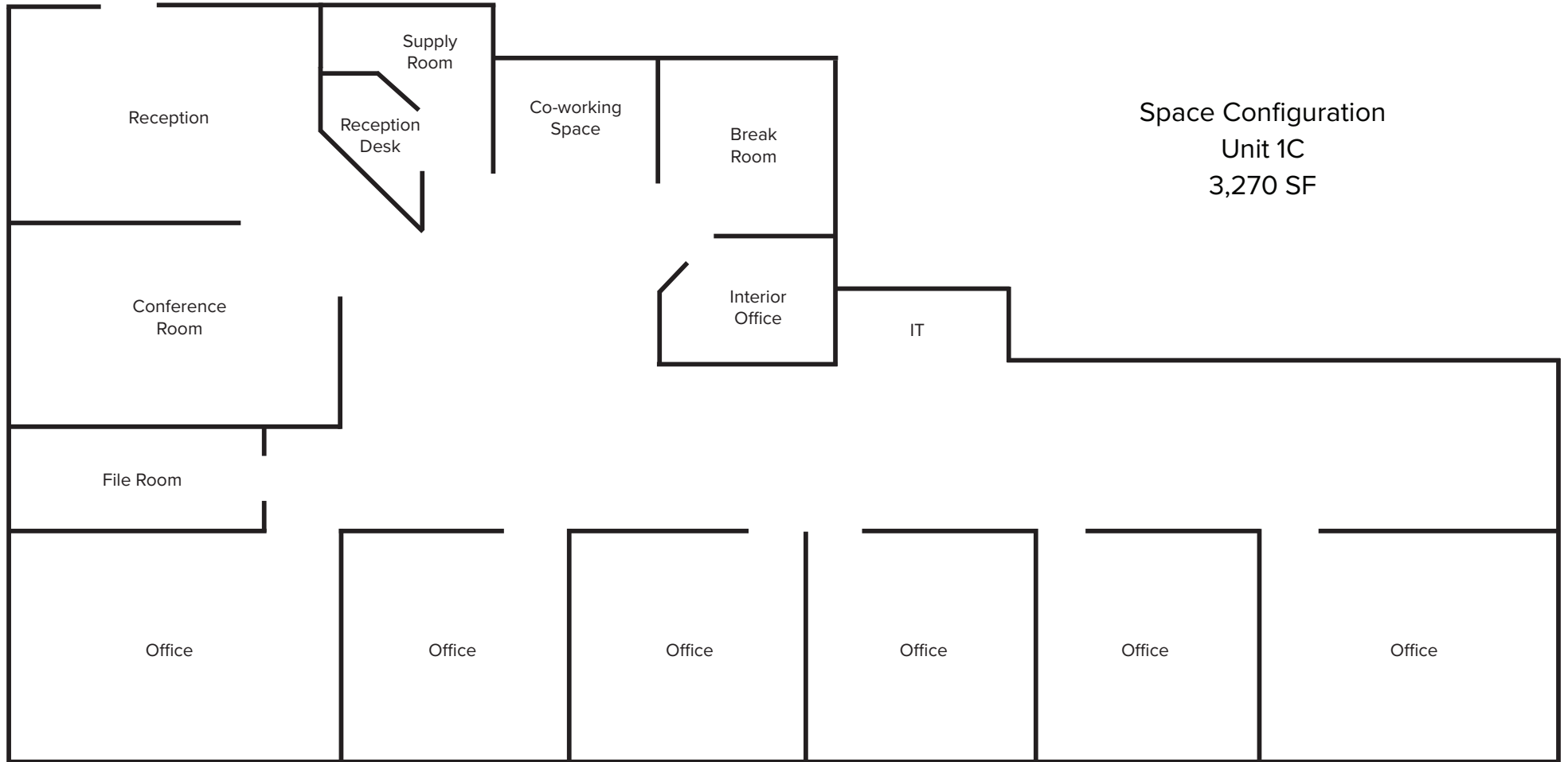
PROPERTY PHOTOS



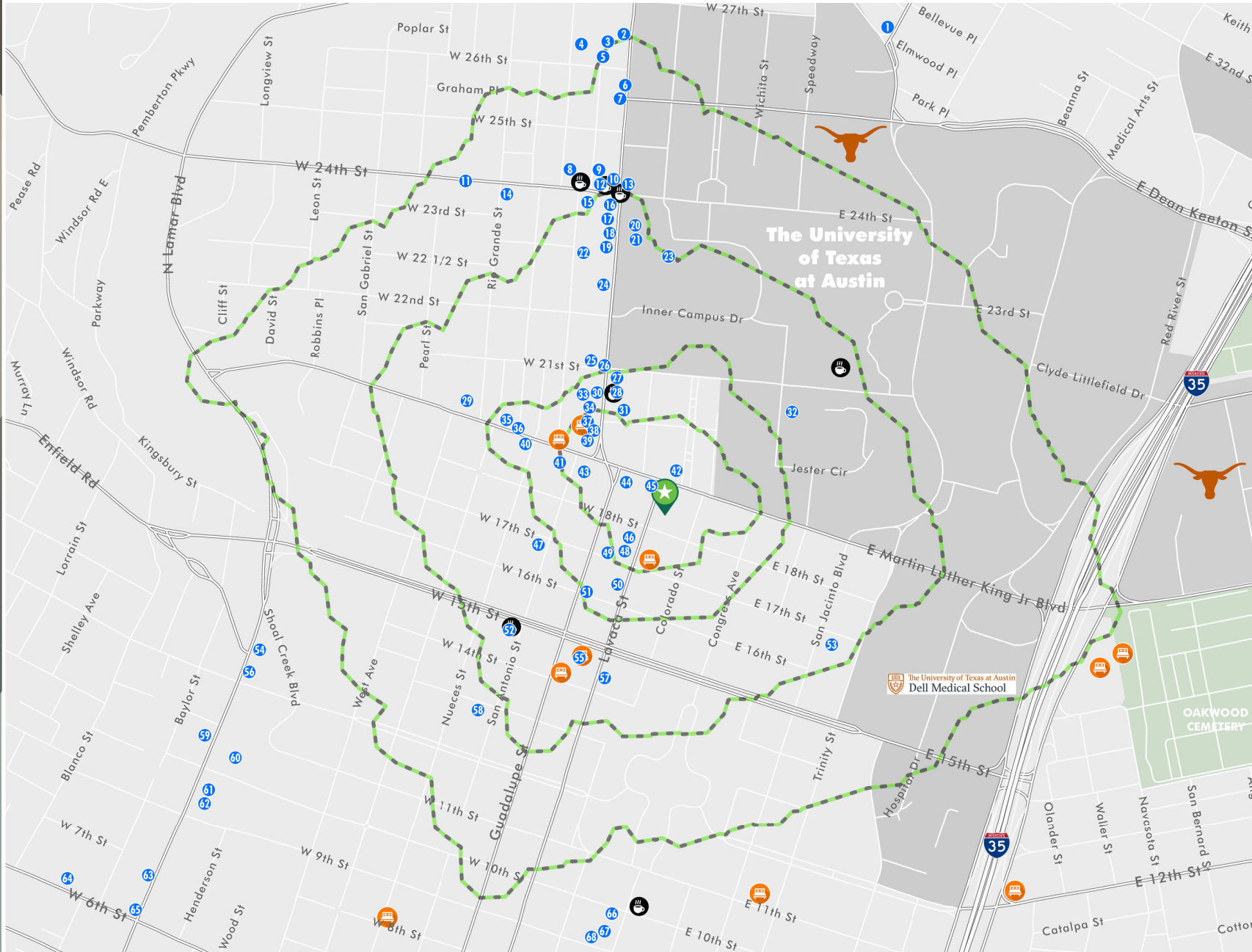
PROPERTY PHOTOS



FLOOR PLAN



CAMBRIDGE TOWER - AMENITY MAP



3, 5, 10, 15 Min Walk

- Hotels
- Coffee
- Restaurants
- 1. Posse East
- 2. Kerbey Lane Cafe
- 3. Thai Noodle House
- 4. Madam Mam's
- 5. The Pizza Press
- 6. Verts Mediterranean Grill
- 7. Kokodak
- 8. Fricano's Deli & Caterings
- 9. Qdoba Mexican Grill
- 10. Einstein Brothers
- 11. Sushi Niichi
- 12. Q-Doba
- 13. Panda Express
- 14. Cain and Abel's
- 15. SUBWAY
- 16. The Kushari Company
- 17. Which Wich
- 18. Austin's Pizza
- 19. Potbelly Sandwich Works
- 20. Quiznos
- 21. Chick-fil-A
- 22. Pizza On Point
- 23. Chick-fil-A
- 24. Chipotle Mexican Grill
- 25. Thai Spice
- 26. Teji's
- 27. Subway
- 28. Burrito Factory
- 29. Goodalls
- 30. K-Bop
- 31. Poke Bay
- 32. Wendy's
- 33. Taco Bell
- 34. Look Noodles & More
- 35. Janitzio
- 36. Kesos Tacos
- 37. Pho Thaison
- 38. Tapioca House
- 39. Domino's
- 40. Jimmy John's
- 41. Chick-fil-A
- 42. The Carillon
- 43. Raising Cane's
- 44. Pizza Hut
- 45. TCBY
- 46. Lavaca Teppan
- 47. Olamaie
- 48. El Mercado Restaurant
- 49. Arturo's Underground Cafe
- 50. Sushi Junai
- 51. Clay Pit
- 52. iFratelli Pizza
- 53. Scholz Garten
- 54. ALC Steaks
- 55. 15th Street Cafe
- 56. The Tavern
- 57. Texas Chili Parlor
- 58. Subway
- 59. Wink
- 60. 40 North
- 61. Fresca's 9th & Lamar
- 62. Shoal Creek Saloon
- 63. Counter Cafe
- 64. Z'Tejas
- 65. 24 Diner
- 66. Quiznos
- 67. Quattro Gatti Ristorante e Pizzeria
- 68. Planet Sub



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