



# SEAHOLM POWER PLANT

800 W. Cesar Chavez  
Austin, TX 78701

15,232 RSF Sublease



VIRTUAL TOUR!

*Powerful Space  
in the Heart of  
Downtown*



# IDEAL LIVE, WORK, EAT AND PLAY ENVIRONMENT

## Property Highlights

- Available July 1, 2020, with 60 day notice
- 15,232 RSF
- Base Rate: Negotiable
- Estimated 2020 OpEx: \$18.14/RSF
- Term: Through 10/31/2021
- Built in the 1950s and redeveloped in 2015
- Mixed Use Creative Office

## Building Amenities

- Two large outdoor courtyards
- Access to Lady Bird Lake hike and bike trails
- True Food Kitchen & Malibu Poke On-Site
- Next to Trader Joes



## Seaholm District Site Plan





# Property Photos



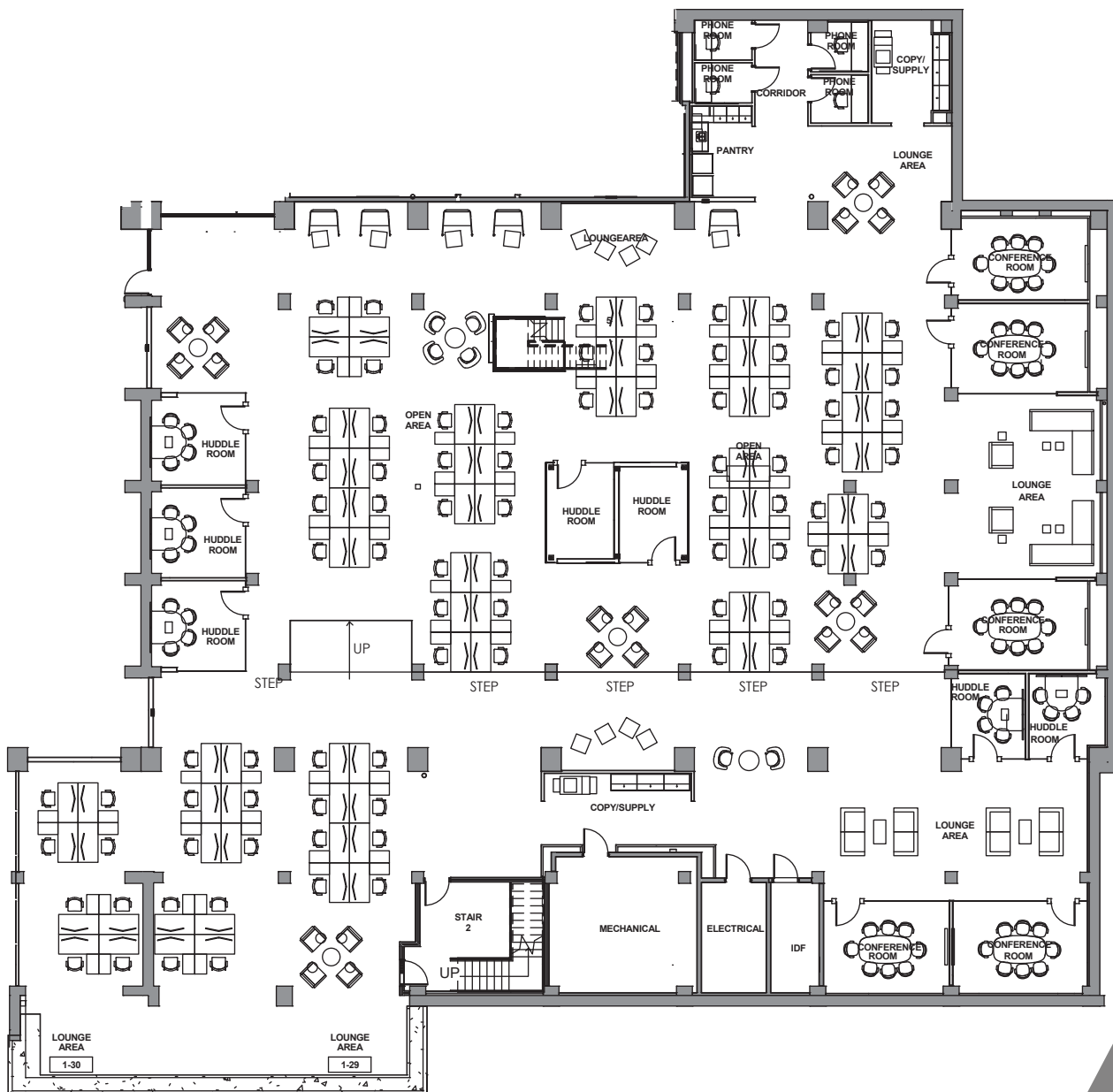
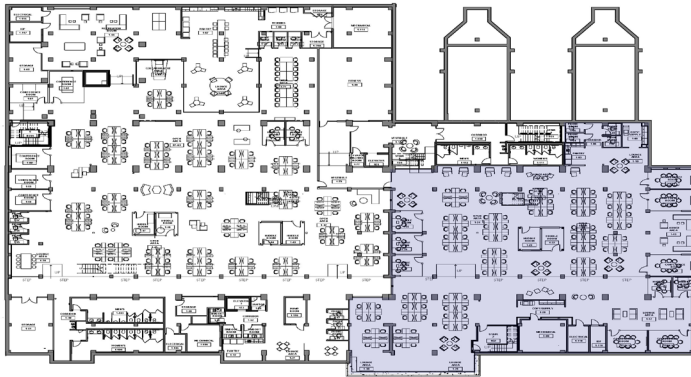


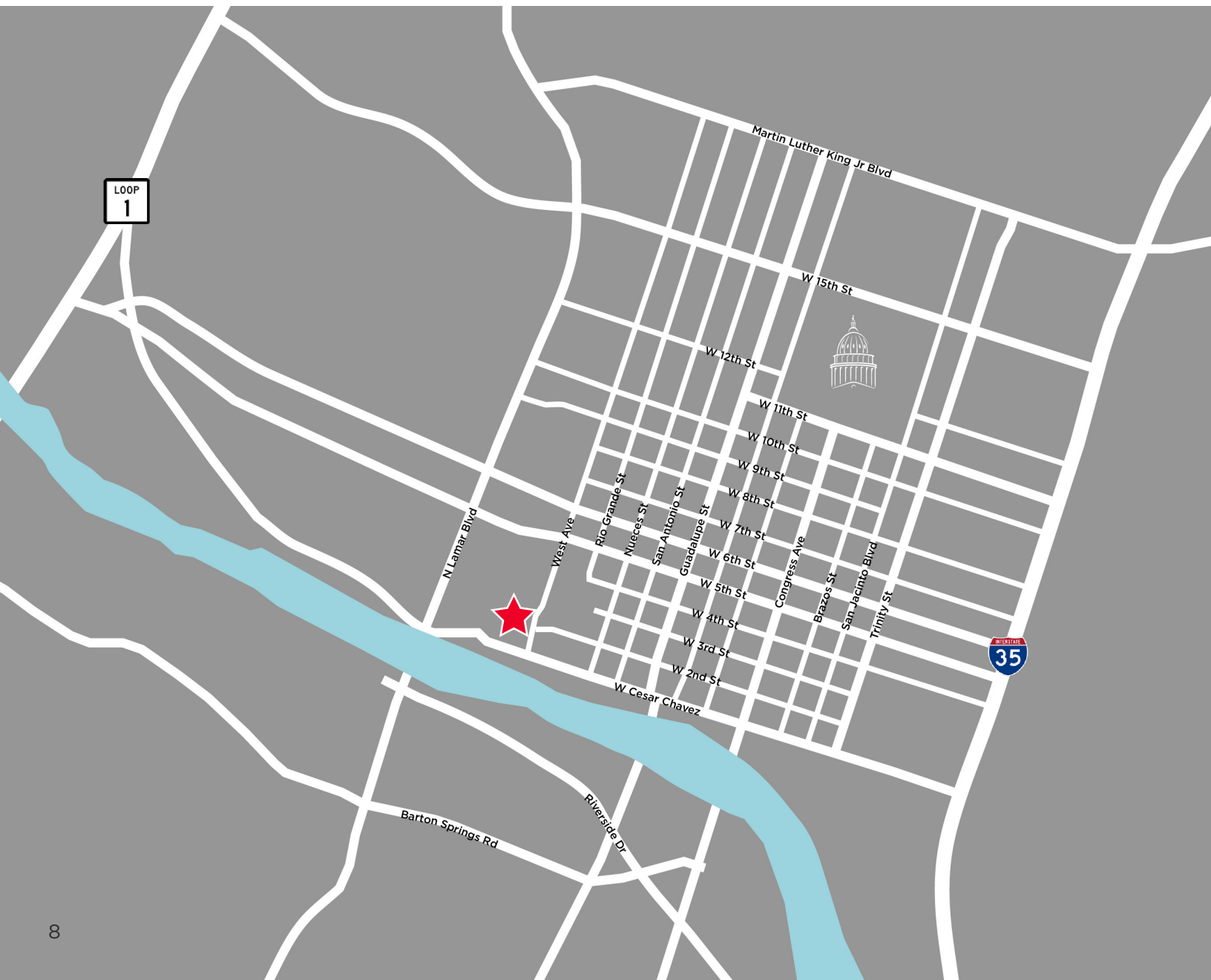


VIRTUAL TOUR

Floorplan

15,232 rsf





# Area Highlights

- Located right off Cesar Chavez
- 2nd Street Bridge connects the Seaholm district with the 2nd Street District and the rest of downtown
- Next to the new Austin Public Library which includes a beautiful public deck and Cookbook Bar and Grill
- Easy walk to Whole Foods
- Across from Lady Bird Lake for employees to walk or bike during lunch





## DINING

- 1 True Food Kitchen
- 2 Malibu Poke
- 3 Polvo's Downtown
- 4 Hestia
- 5 Happy Chicks
- 6 The Peacock
- 7 Torchy's Tacos
- 8 North Italia
- 9 ATX Cocina
- 10 Lamberts
- 11 La Condesa
- 12 Ill Forks
- 13 Taverna
- 14 BarChi Sushi
- 15 Papadom
- 16 Trulucks
- 17 Lavaca Street Bar
- 18 Wu Chow
- 19 TenTen
- 20 Fixe Southern House

## HOTELS

- 21 The Guild Downtown
- 22 Austin Proper Hotel
- 23 W Austin
- 24 Hotel Zaza

## SHOPPING

- 25 Trader Joes
- 26 Office Depot
- 27 Whole Foods
- 28 Urban Outfitters
- 29 Luxe Apothetique
- 30 Royal Blue Groceries

**SEAHOLM POWER PLANT**  
800 W Cesar Chavez

# *Easy Access to the Lake, Food, Shopping, Hotels and the Rest of Downtown*

For more information, please contact:

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