

200
W CESAR CHAVEZ
200

In the **Heart** of the 2nd Street
District in Downtown Austin



104,095 RSF | FOR LEASE

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

LEASE TERMS

AVAILABILITY

18,922 RSF - 2nd Floor

(8,499 RSF & 10,423 RSF)

12,439 RSF & 15,970 RSF - 4th Floor

19,797 RSF - 5th Floor

18,439 RSF - 36,967 RSF - 6th Floor

(Full floor available)

Total Available RSF - 104,095 RSF

LEASE TERM 1-10 Years

NET RATE Contact Broker for rate

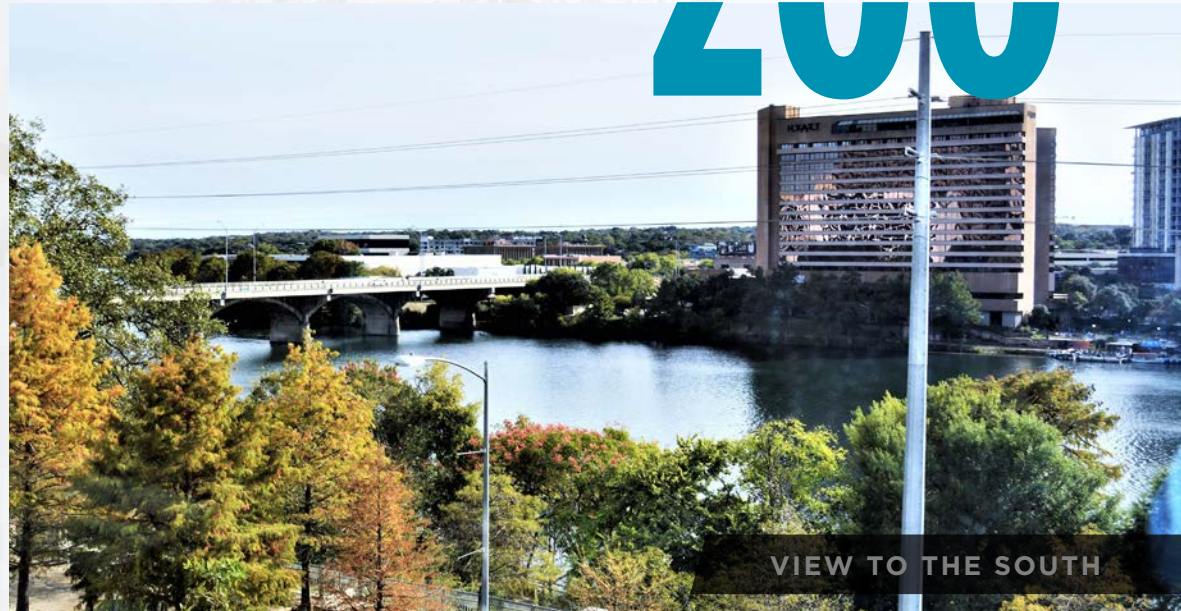
OPEX \$25/RSF/Yr - 2023 Estimate

Parking 3/1000 attached garage, \$150/mo

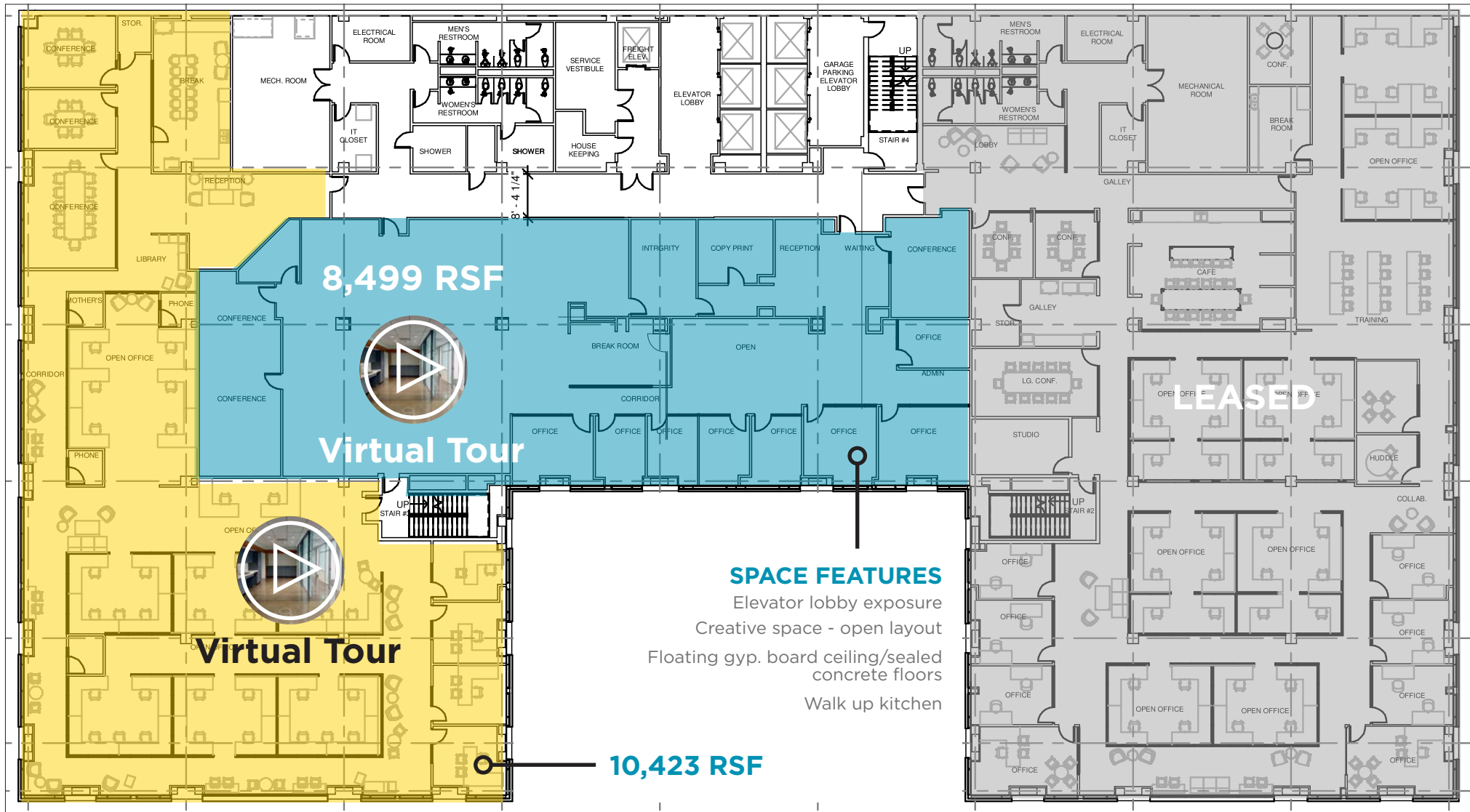
BUILDING FEATURES

- Located in the heart of the 2nd Street Retail District
- East ingress/egress
- Exterior monument signage available
- Excellent walkable access to restaurants, shops & hotels
- Directly adjacent to the Butler Hike & Bike Trail
- Spectacular views of Lady Bird Lake
- Building showers / bike storage
- Outdoor seating / daily food truck

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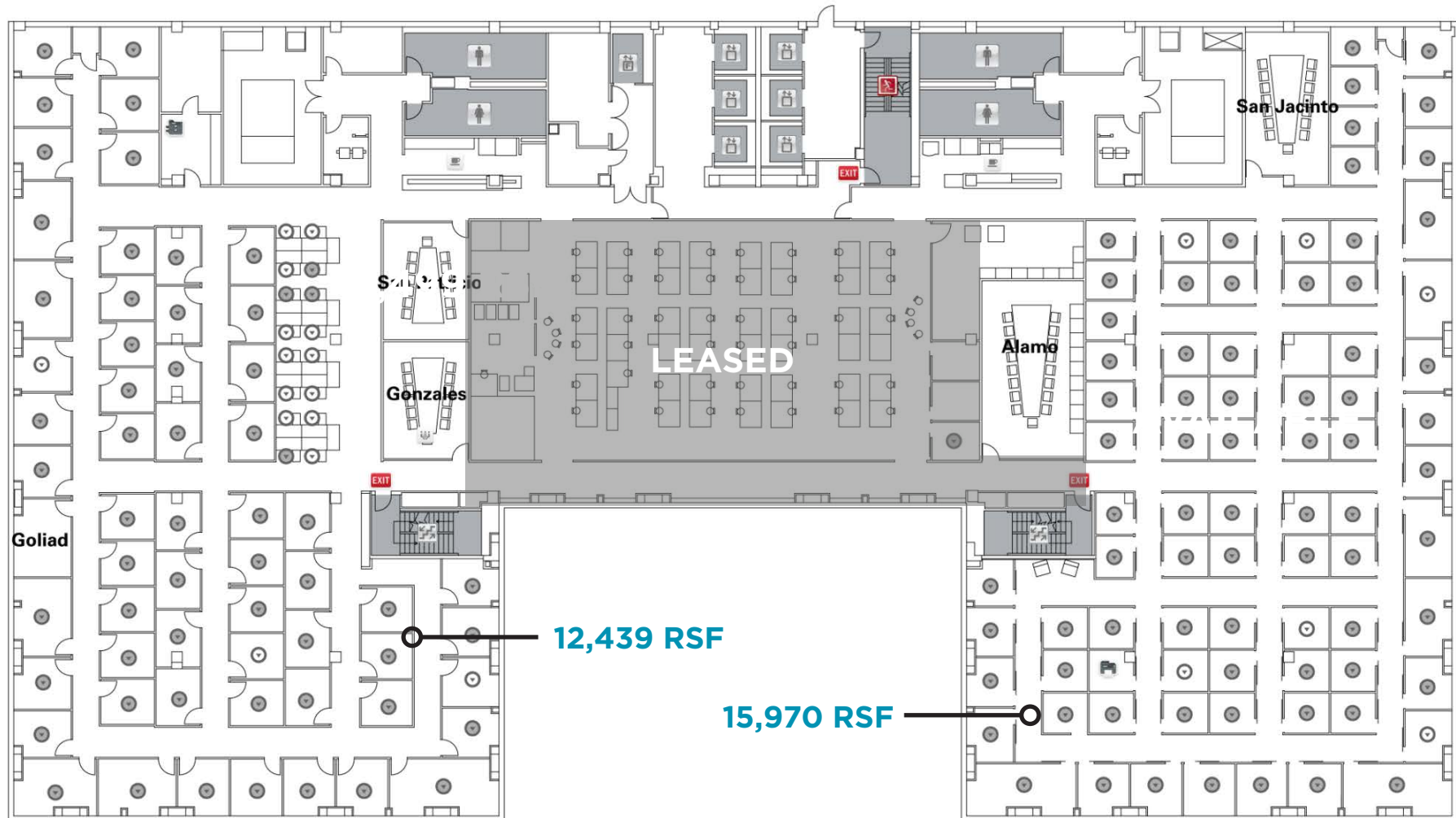


2ND FLOOR - 18,922 RSF (TOTAL)



West Cesar Chavez St

4th FLOOR - 12,439 RSF & 15,970 RSF



4th FLOOR SAMPLE LAYOUT

200 W. CESAR
CHAVEZ STREET
SUITE 400

BENCHMARKING WORKSPACE CATEGORY

- C-BREAK/CAFE
- I-PHONE
- I-PO
- I-WS
- M-ENCLOSED
- M-OPEN
- S-ADDTL RESTROOMS
- S-COPY/PRINT
- S-DATA (IDF/MDF)
- S-MOTHERSRM
- S-RECEPTION
- S-STORAGE

Date: _____

IA | INTERIOR
ARCHITECTS

AUSTIN
828 NORTHWESTERN AVENUE, BLDG A
AUSTIN, TX 78702
TEL 727.215.5200

4000 INTERIOR ARCHITECTS
DESIGN AND CONSTRUCTION OF THE PROJECTS
THESE PLANS ARE THE PROPERTY OF IA AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF IA

Author: _____
Checker: _____
Date: 10/20/2010
Scale: _____

TEST FIT
TF-2.6

NOT FOR CONSTRUCTION



TENANT A PROGRAM SUMMARY:

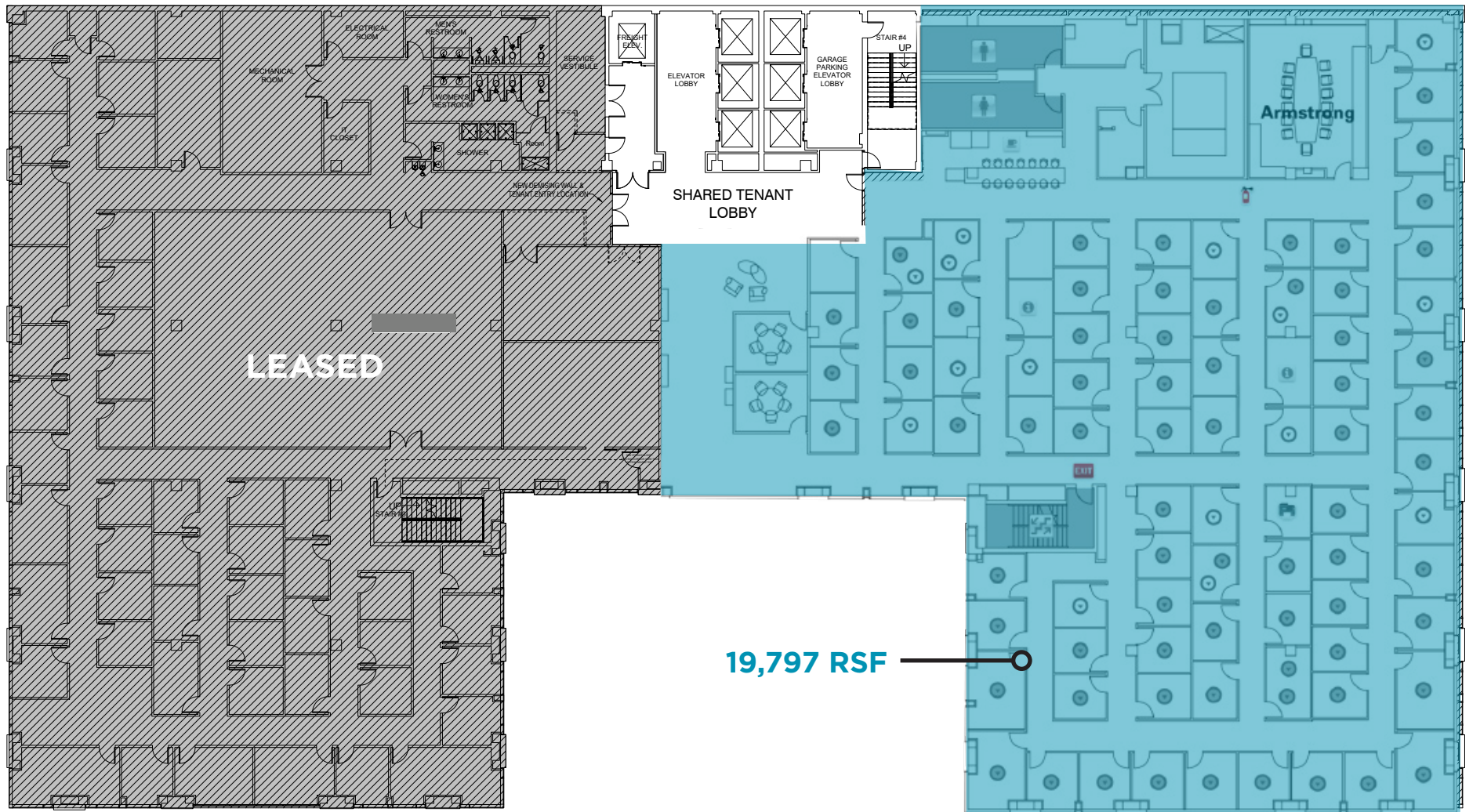
- COMMUNITY SPACES
 - 1 BREAKROOM
- INDIVIDUAL SPACES
 - 1 PHONE ROOM
 - 2 PRIVATE OFFICE
 - 42 WORKSTATION
- MEETING
 - 1 ENCLOSED - LARGE
 - 2 ENCLOSED - MEDIUM
 - 1 ENCLOSED - SMALL
 - 4 ENCLOSED - Huddle
 - 8 OPEN - COLLABORATION
- SUPPORT SPACES
 - 1 COPY/PRINT
 - 1 IDF
 - 1 LOUNGE
 - 1 LUGGAGE / PACKAGES
 - 1 MOTHERS ROOM
 - 1 RECEPTION
 - 1 STORAGE

TEST FIT LEVEL OF
1/8" = 1'-0"

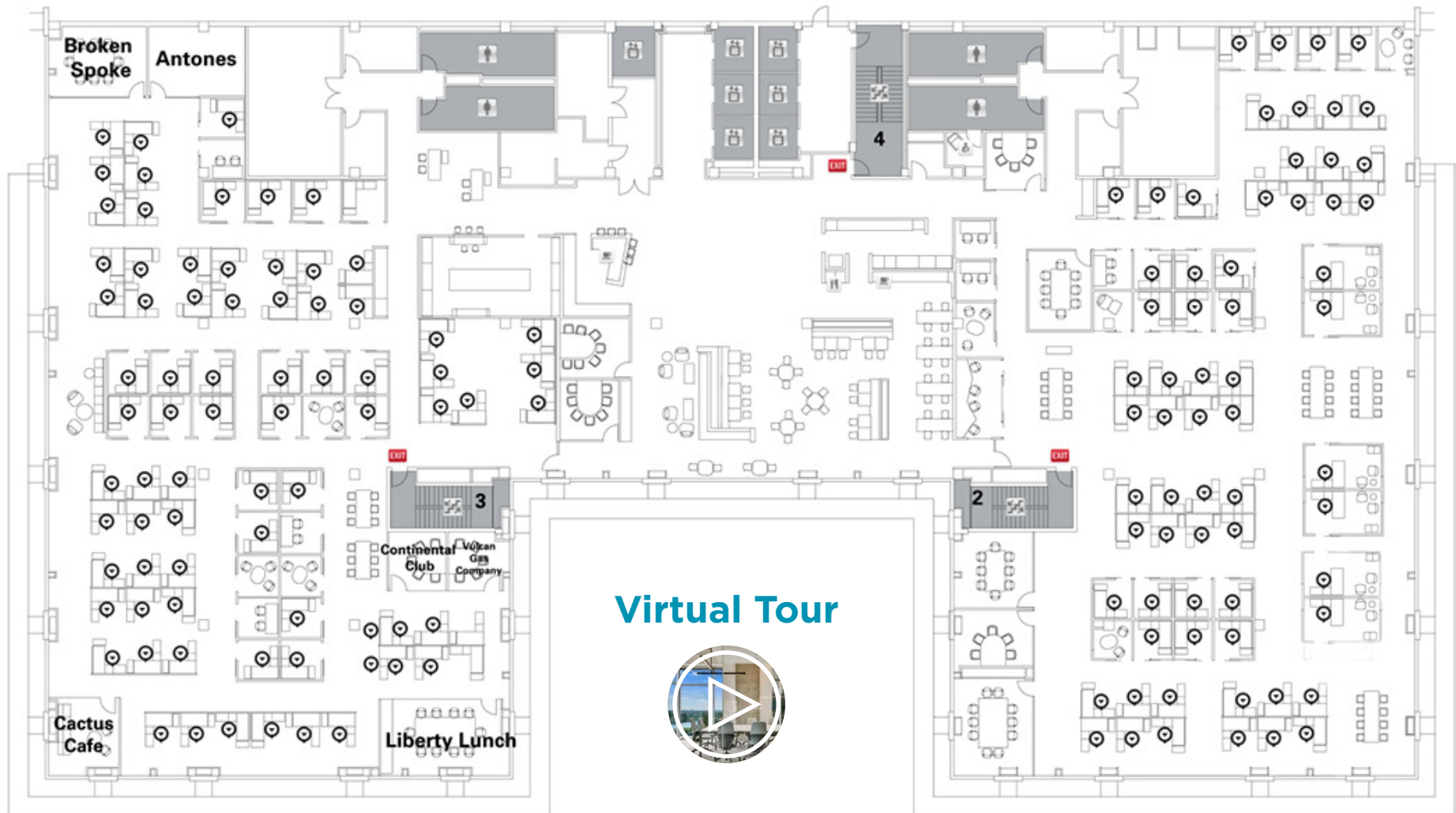
TENANT B PROGRAM SUMMARY:

- COMMUNITY SPACES
 - 1 BREAKROOM
- INDIVIDUAL SPACES
 - 1 PHONE ROOM
 - 23 PRIVATE OFFICE
 - 10 WORKSTATION
- MEETING
 - 1 ENCLOSED - LARGE
 - 2 ENCLOSED - MEDIUM
 - 1 ENCLOSED - SMALL
 - 2 ENCLOSED - Huddle
 - 1 OPEN - COLLABORATION
- SUPPORT SPACES
 - 1 COPY/PRINT
 - 1 IDF
 - 1 LOUNGE
 - 1 LUGGAGE / PACKAGES
 - 1 MOTHERS ROOM
 - 1 RECEPTION
 - 3 STORAGE

5th FLOOR - 19,797 RSF



FULL 6th FLOOR - 36,967 RSF



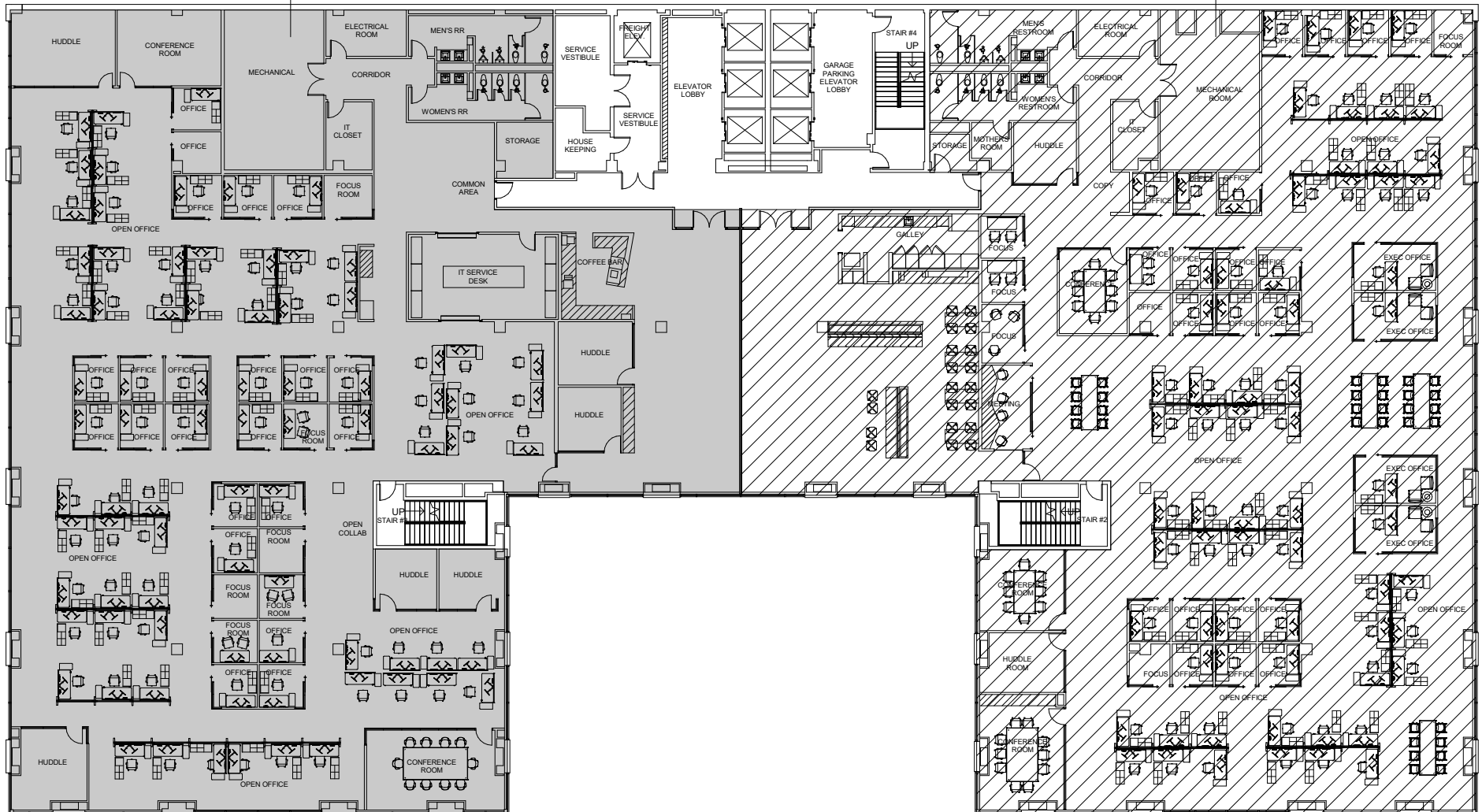
6th FLOOR CONCEPTUAL HARD WALL PLAN



DEMISED 6th FLOOR - 18,439 RSF - 36,967 RSF

~18,439 RSF

~18,528 RSF



6th Floor Photos



Area Map

Tarrytown
Neighborhood

TEXAS STATE
CAPITOL BUILDING

Downtown Austin

East Austin

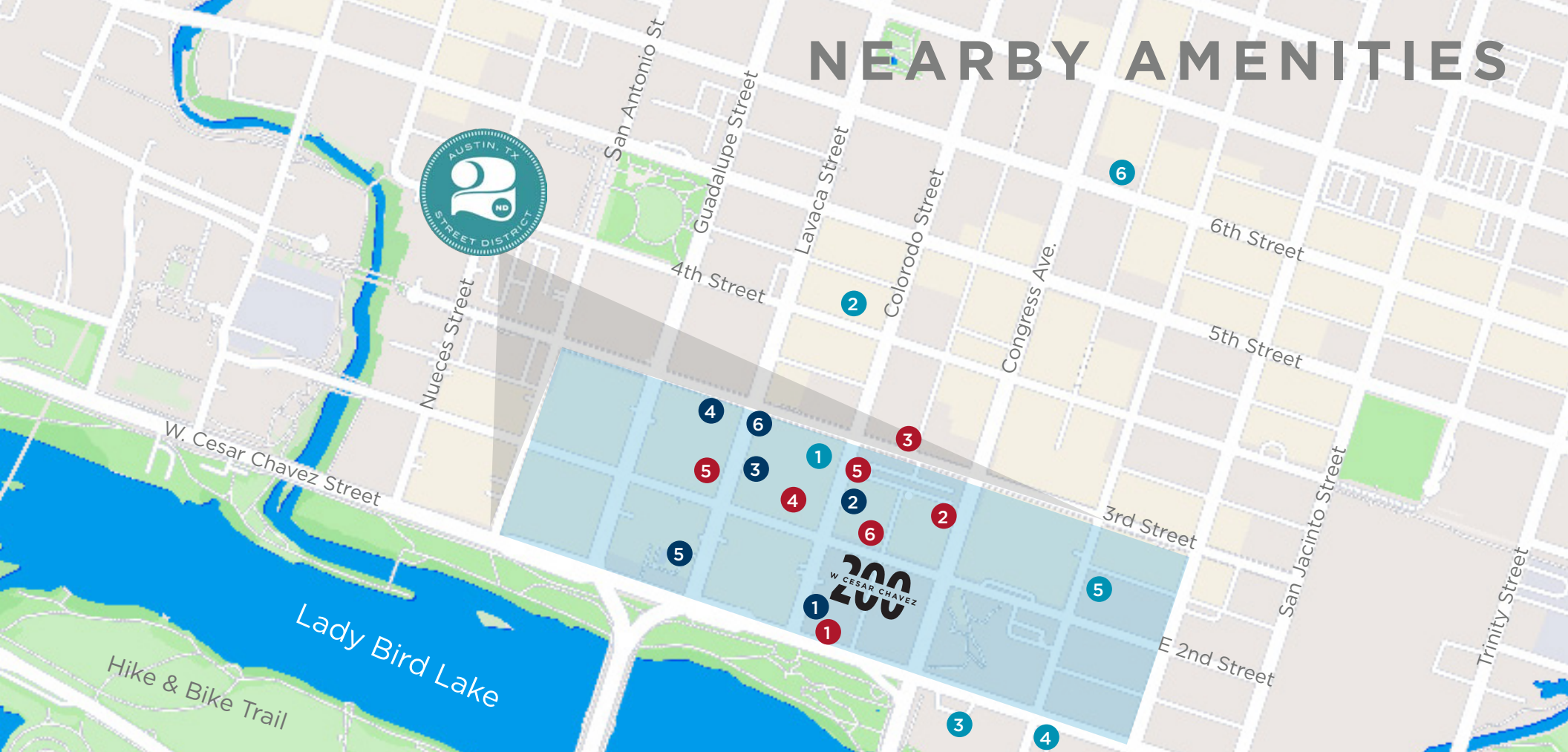
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 **CUSHMAN &
WAKEFIELD**

NEARBY AMENITIES



Shop and Enjoy

- 1 
- 4 
- 2 
- 5 
- 3 
- 6 

Dine

- 1 
- 4 
- 2 
- 5 
- 3 
- 6 

Stay

- 1 
- 4 
- 2 
- 5 
- 3 
- 6 

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 **CUSHMAN & WAKEFIELD**



LAMBERTS



ACL[®]
Live



LA CONDESA



VIOLET CROWN



CRÚ
FOOD & WINE BAR

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 CUSHMAN &
WAKEFIELD

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