

FOR LEASE

211
SEVENTH

211 E SEVENTH

Austin, Texas

 CUSHMAN &
WAKEFIELD



BUILDING AMENITIES

12-Stories, 160,000 square feet, 280-space parking garage, renovated building lobby, floor-to-ceiling glass, building conference room, outdoor sitting area, over 10 restaurants within 3 blocks, walking distance to 6th and 2nd Streets, Warehouse District & Convention Center.

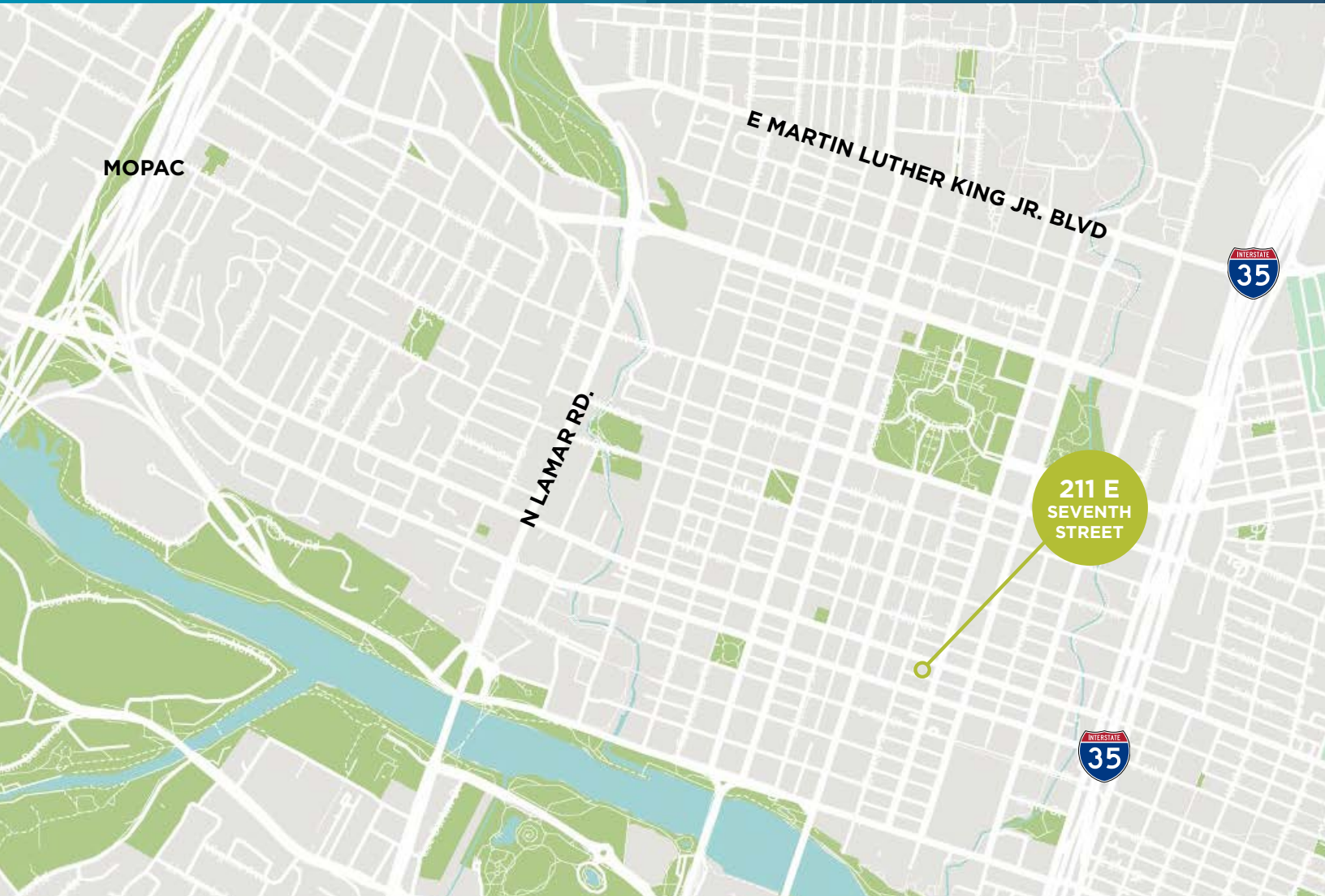
TENANT AMENITIES

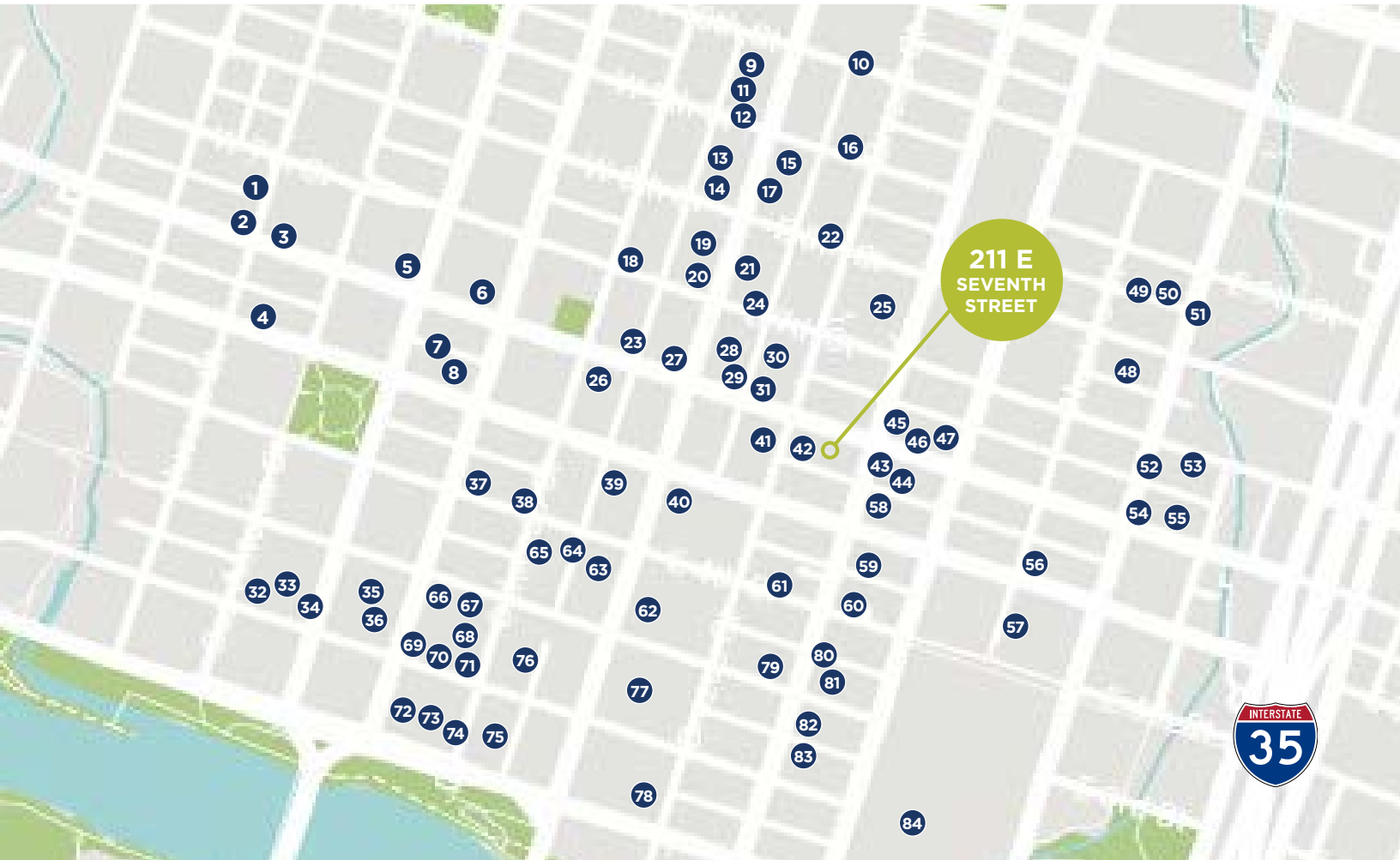
Tenant amenities consist of a new catering kitchen, conference room, break room, gym, showers and secure bike storage.

OUTDOOR COURTYARD

Features include: free WIFI, phone and tablet charging stations and outdoor seating areas.

LOCATED IN AUSTIN'S CENTRAL BUSINESS DISTRICT, 211 SEVENTH IS IN THE HEART OF THE TECHNOLOGY CORRIDOR, BLOCKS FROM THE CAPITOL, AND JUST MINUTES AWAY FROM THE BEST OF AUSTIN'S ARTS, ENTERTAINMENT, DINING AND SHOPPING!





- | | | |
|-------------------------------|-------------------------|------------------------------|
| 1. Ranch 616 / Rattle Inn | 30. The Driskill III | 60. Residence Inn by Marriot |
| 2. Star Bar | 31. 1886 Cafe & Bakery | 61. Wanderlust Yoga |
| 3. Little Woodrow's | 32. Numero 28 | 62. Swift's Attic |
| 4. Fixie | 33. Violet Crown Cinema | 63. Oil Can Harry's |
| 5. Extended StayAmerica | 34. La Condesa | 64. Rain on 4th |
| 6. Gloria's | 35. ACL Live | 65. The GingerMan |
| 7. The Belmont | 36. W Hotel | 66. Which Wich |
| 8. Austin House | 37. Halcyon | 67. Royal Blue |
| 9. Quiznos | 38. Truluck's | 68. AMLI Downtown |
| 10. Starbucks | 39. Speakeasy | 69. Taverna |
| 11. Cafe Aragona | 40. Mexi-Arte | 70. Joe's Coffee |
| 12. Quattro Gattie Ristorante | 41. Gold's Gym | 71. Cru Wine Bar |
| 13. Jimmy John's | 42. Buffalo Billiards | 72. Ill Forks |
| 14. Cafe Medici | 43. Parkside | 73. The Bonneville |
| 15. Chilantro | 44. The Westin | 74. Mama Fu's |
| 16. Austin Club | 45. Roppolo's Pizza | 75. Ashton Austin |
| 17. Chipotle | 46. Alamo Drafthouse | 76. The Austonian |
| 18. Perry's Stakehouse | 47. Iron Cactus | 77. JAW Marriott |
| 19. The Townsend | 48. Hoboken Pie | 78. Murphy's Deli |
| 20. TheContemporary Austin | 49. 508 Tequila Bar | 79. Uncle Julio's |
| 21. The Paramount Theater | 50. Pelons Tex Mex Bar | 80. Downtown Burger |
| 22. Il Forte | 51. Stubb's BBQ | 81. Vince Young Steakhouse |
| 23. Athenian Grill | 52. Barbarella | 82. Fleming's |
| 24. Intercontinental | 53. Koriente Restaurant | 83. PF Chang's |
| 25. Stephen F. Austin | 54. El Sol Y La Luna | 84. Austin Convention Center |
| 26. Omni Downtown | 55. Daruma Ramen | |
| 27. Italic | 56. Carmelo's | |
| 28. Starbucks | 57. Hilton Austin | |
| 29. Royal Blue | 58. The Black Space | |
| 30. Due Forni Pizza & Wine | 59. Antone's | |



HOTELS

- DRISKILL HOTEL**
driskillhotel.com
- THE OMNI AUSTIN**
omnihotels.com
- STEPHEN F. AUSTIN**
austin.intercontinental.com



ENTERTAINMENT

- PARAMOUNT THEATRE**
austintheatre.org
- ALAMO DRAFTHOUSE**
drafthouse.com/austin
- ELEPHANT ROOM**
elephantroom.com



DRINKS & EATS

- ROARING FORK**
roaringfork.com
- SWIFT'S ATTIC**
swiftsattic.com
- PERRY'S STEAKHOUSE**
perryssteakhouse.com

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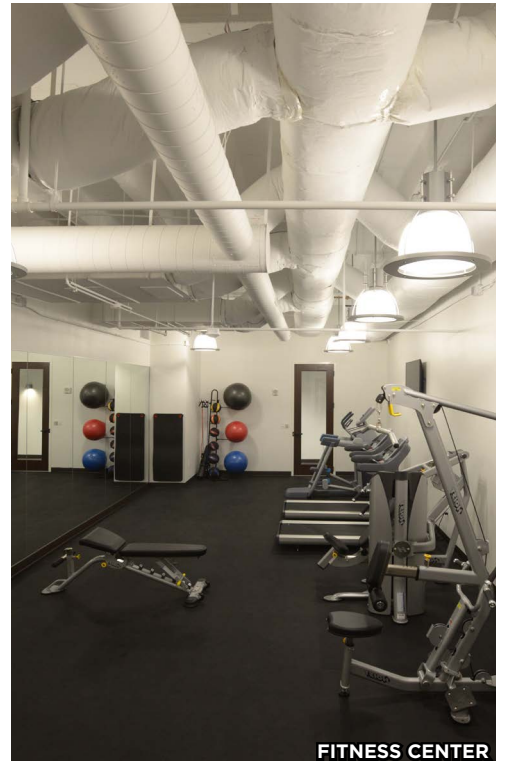
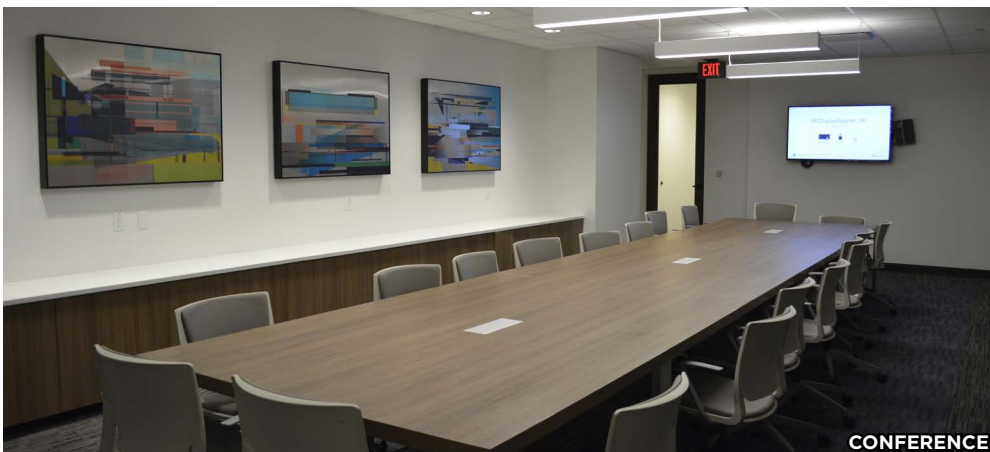
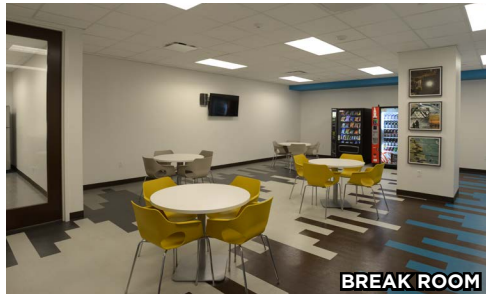
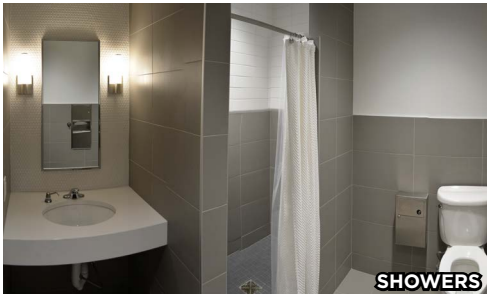
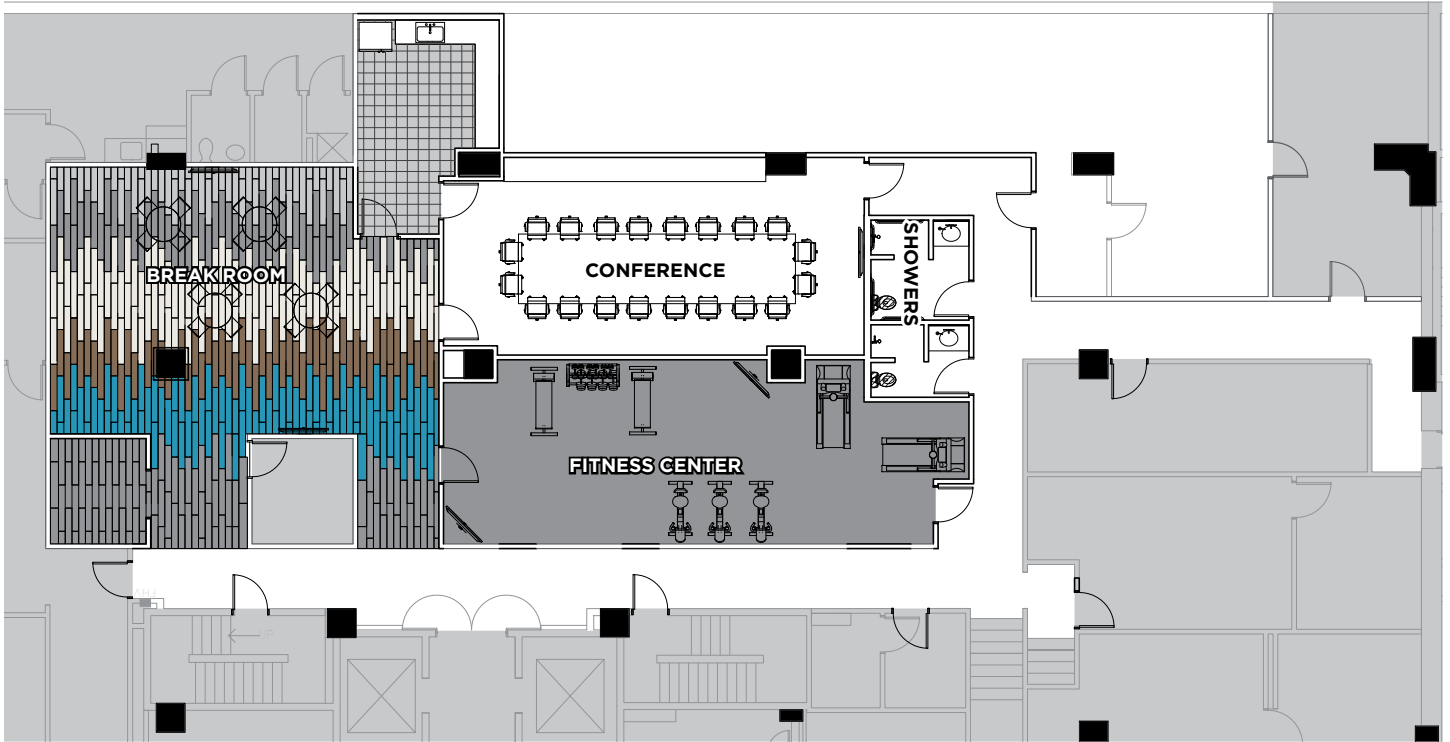
211 E Seventh St., Austin, Texas

IMAGES

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FLOOR PLAN

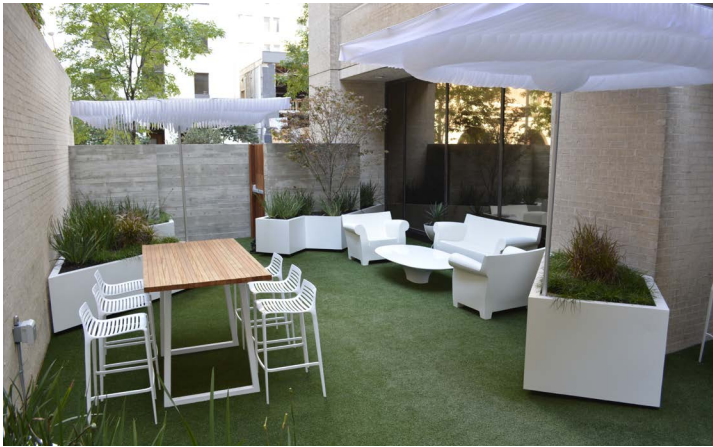
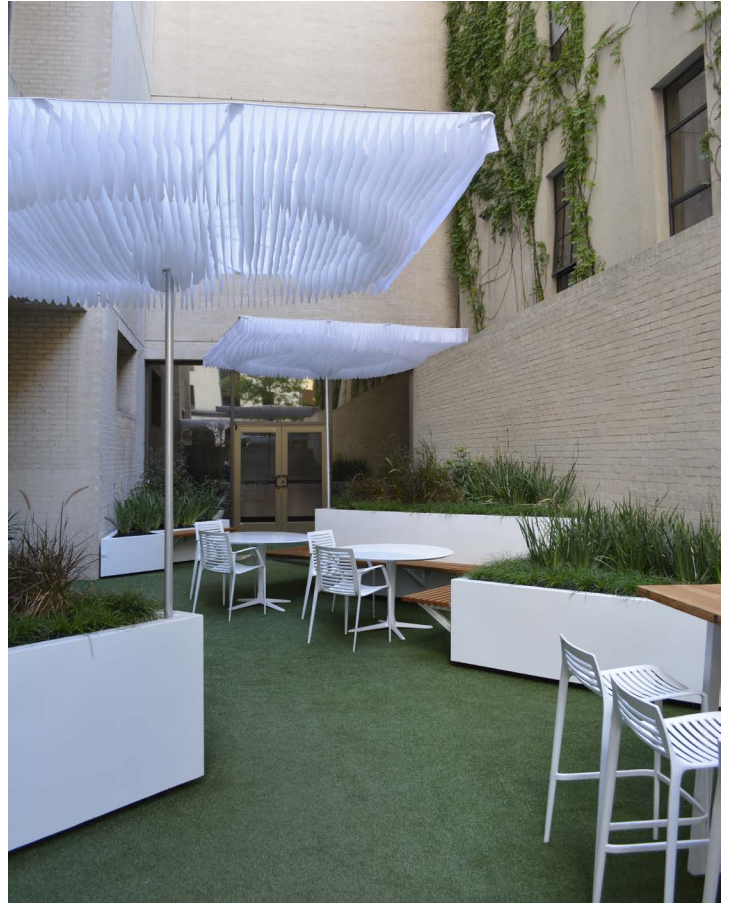


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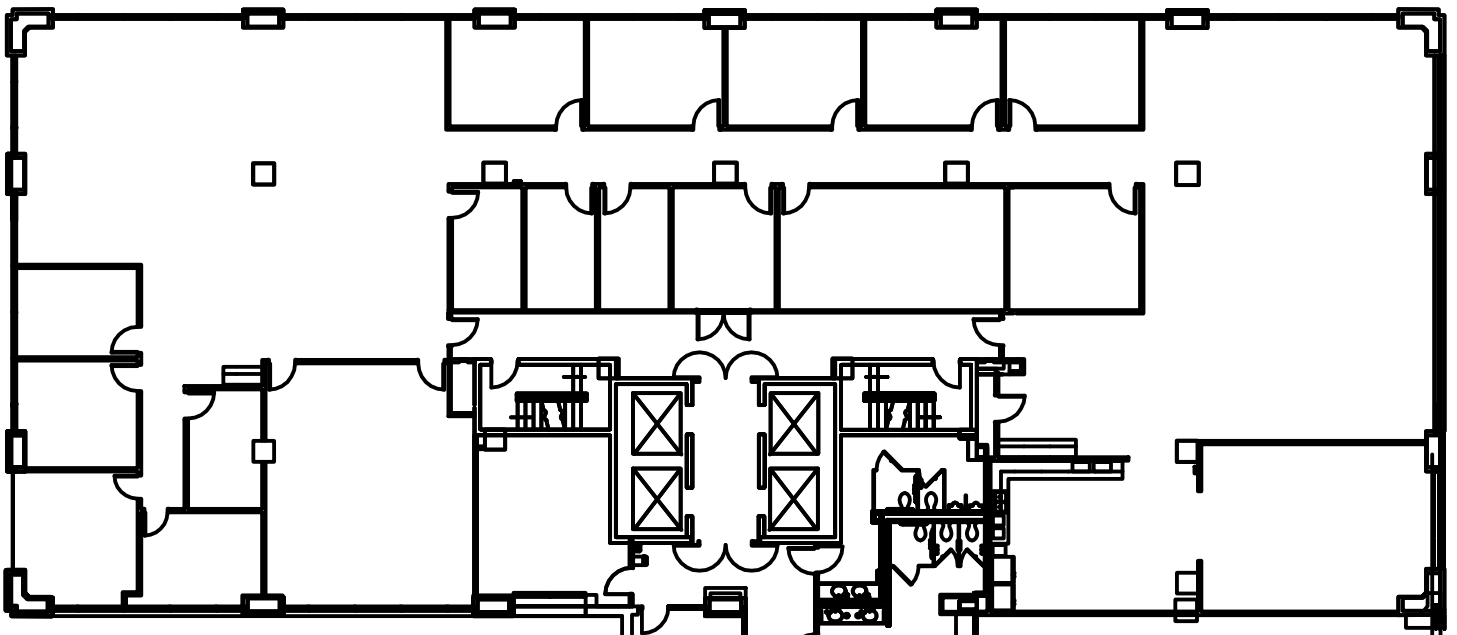
COURTYARD

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SUITE 200

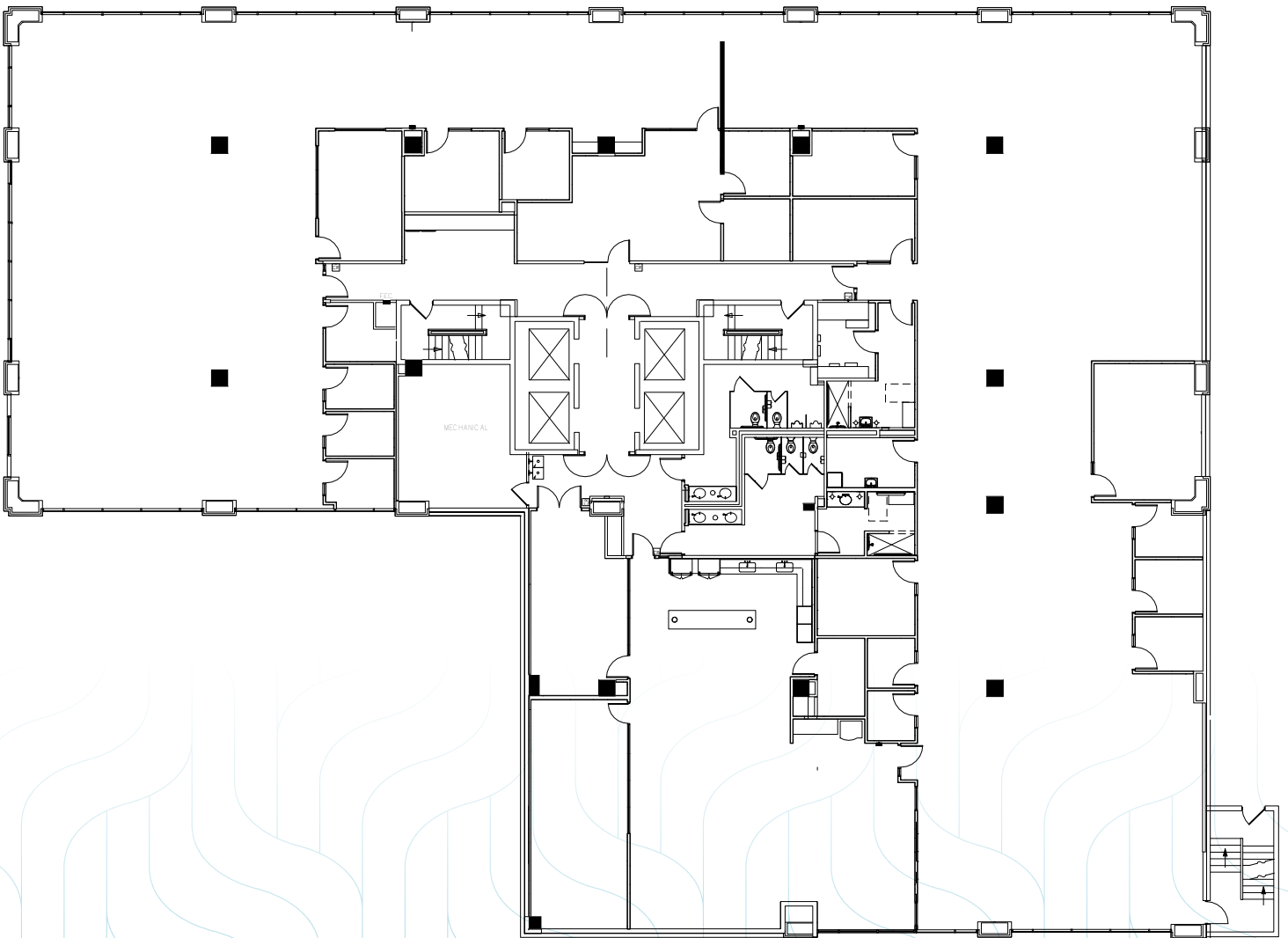
10,567 SF
NEW LOW RATE- \$5.00 NNN



3RD FLOOR

16,745 SF
NEW LOW RATE- \$5.00 NNN
Current Layout

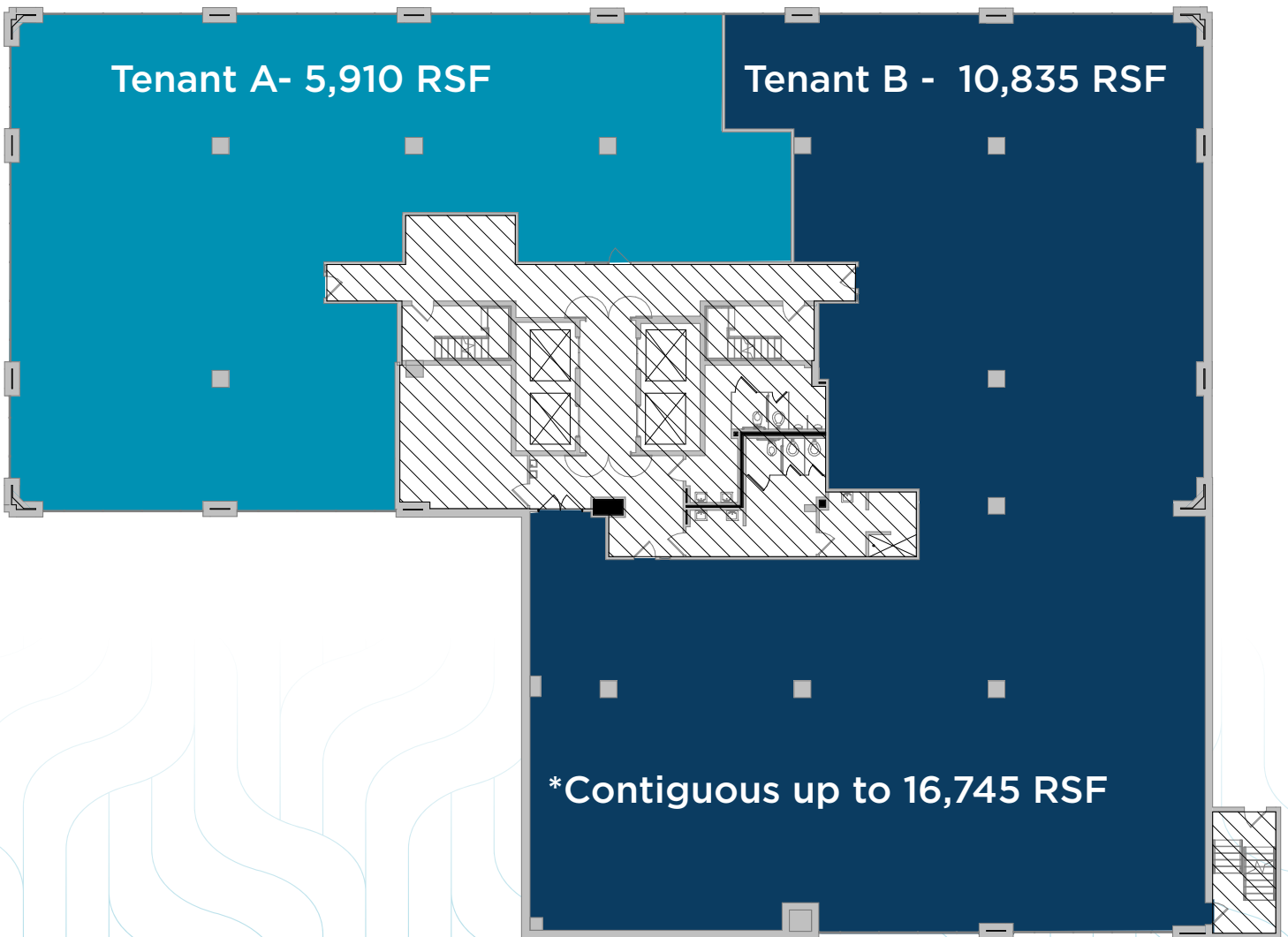
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3RD FLOOR

5,910-16,745 SF
Potential Layout

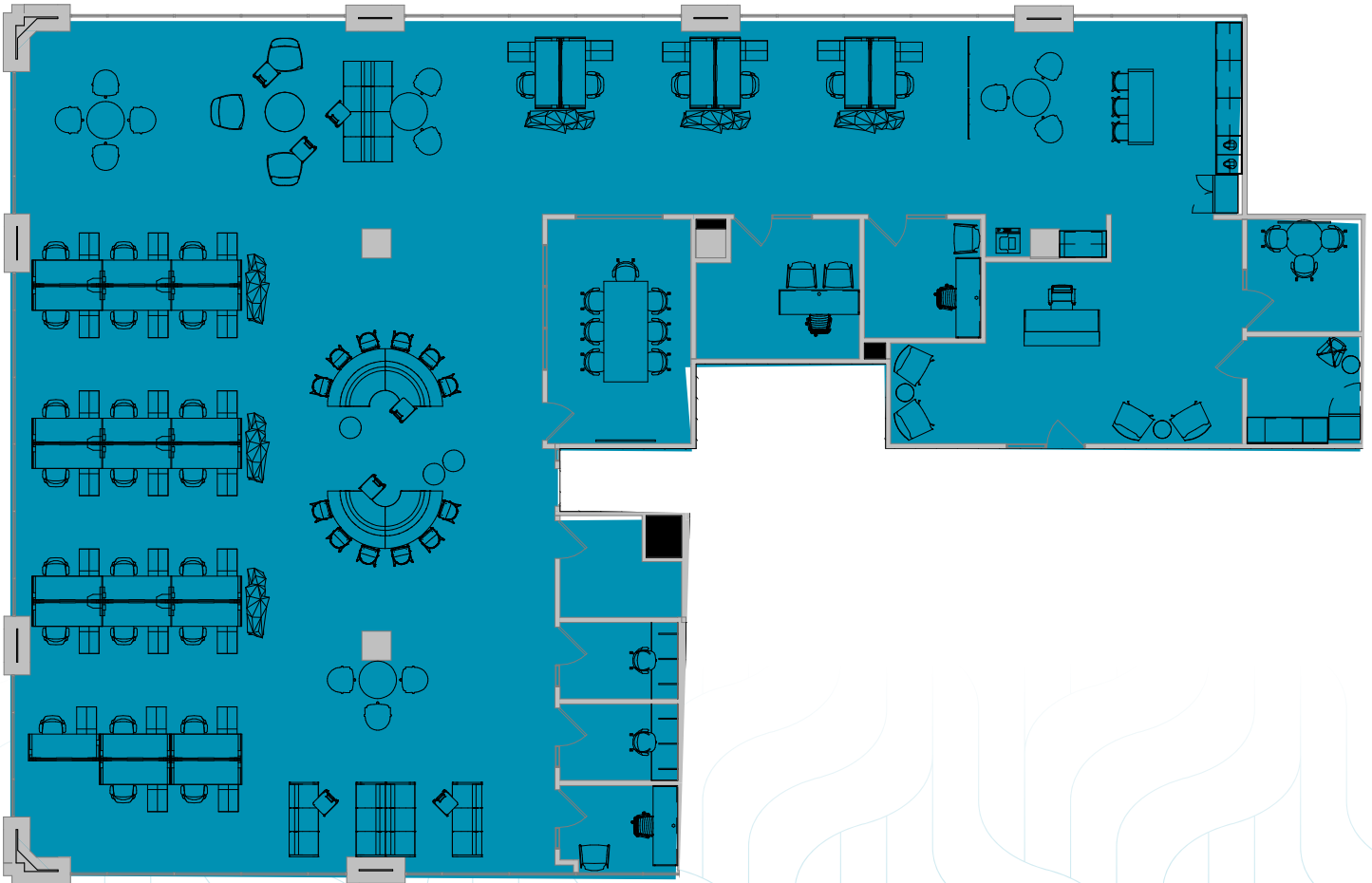
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3RD FLOOR

5,910 SF
Tenant A Potential Layout

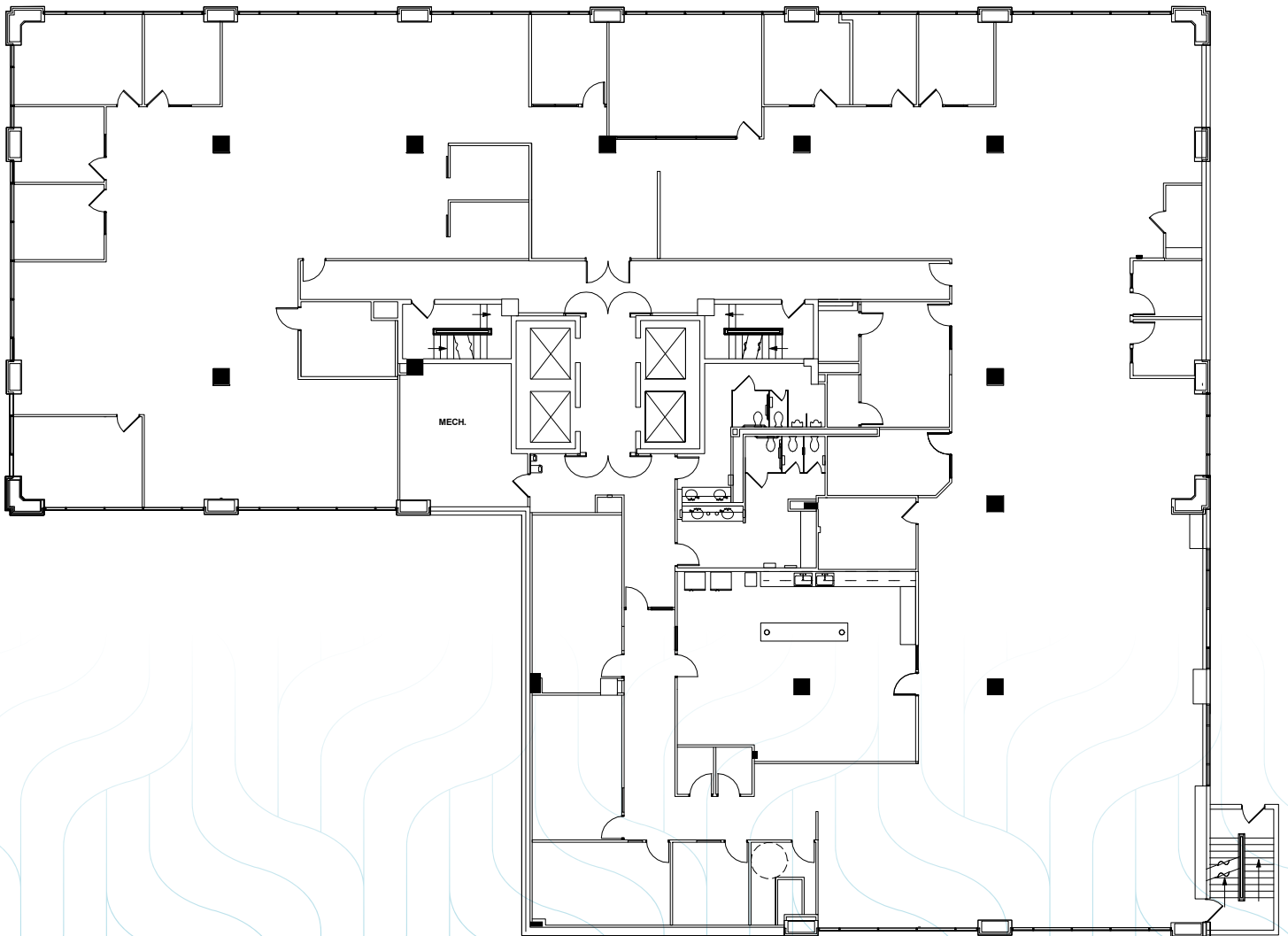
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4TH FLOOR

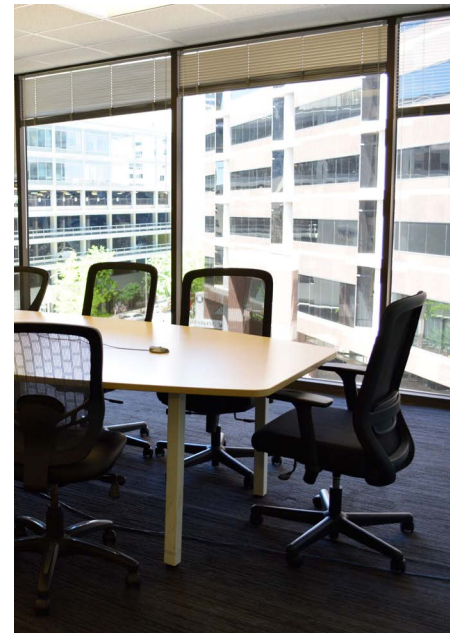
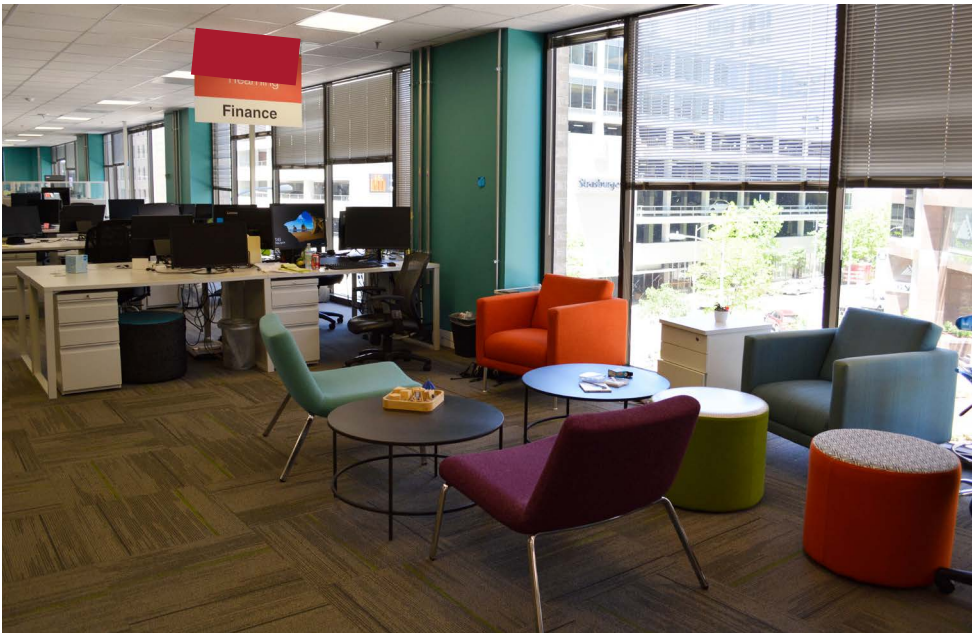
16,745 SF
NEW LOW RATE- \$5.00 NNN

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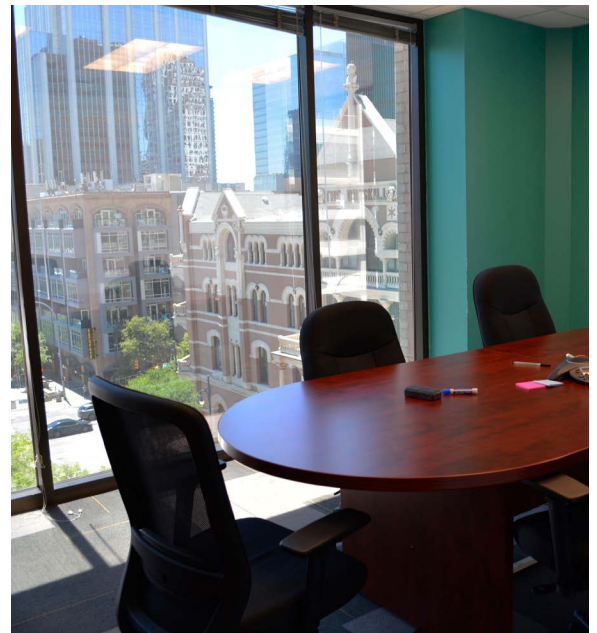
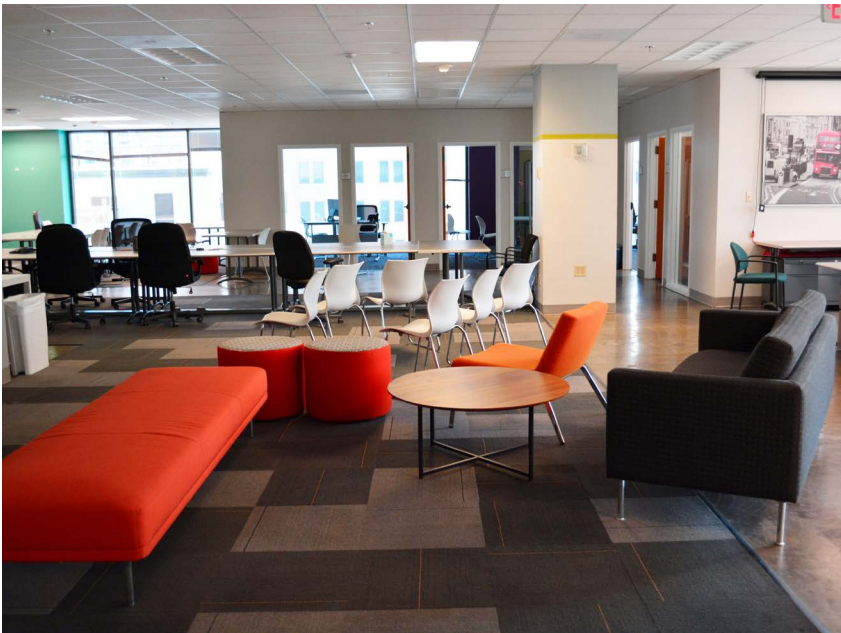
3RD FLOOR

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