

2810 SOUTH FIRST

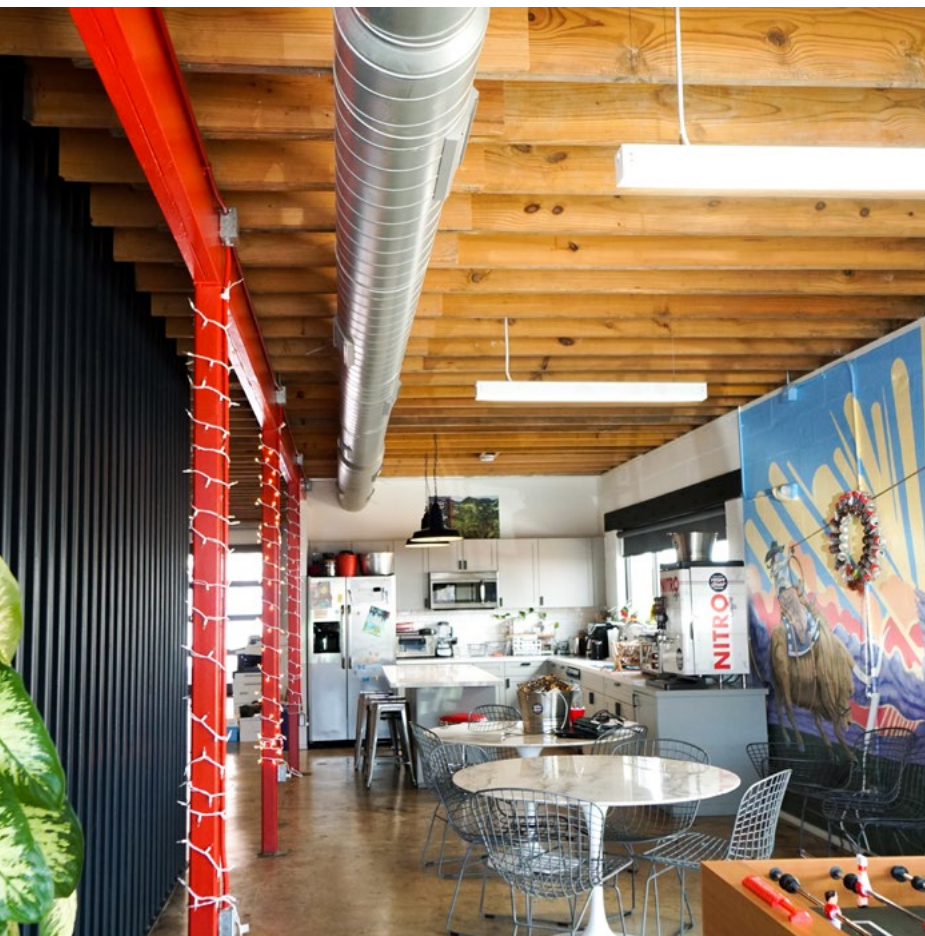
6,750 SF CREATIVE OFFICE SUBLEASE SPACE
PRIME S 1ST SINGLE USER BUILDING OPPORTUNITY





2810 South First

This 6,750 SF creative office space is located along one of Austin's growing entertainment corridors, South First Street. This expanding neighborhood contains a variety of restaurants, retail shops, multi-family developments, and entertainment venues. 2810 South First building is positioned on the three mile stretch between Lady Bird Lake and Ben White Boulevard, along with great access to HWY 71, S Congress, and S Lamar.



Building Features

6,750 SF Available

19 surface spaces available for parking

Glass garage door on first floor

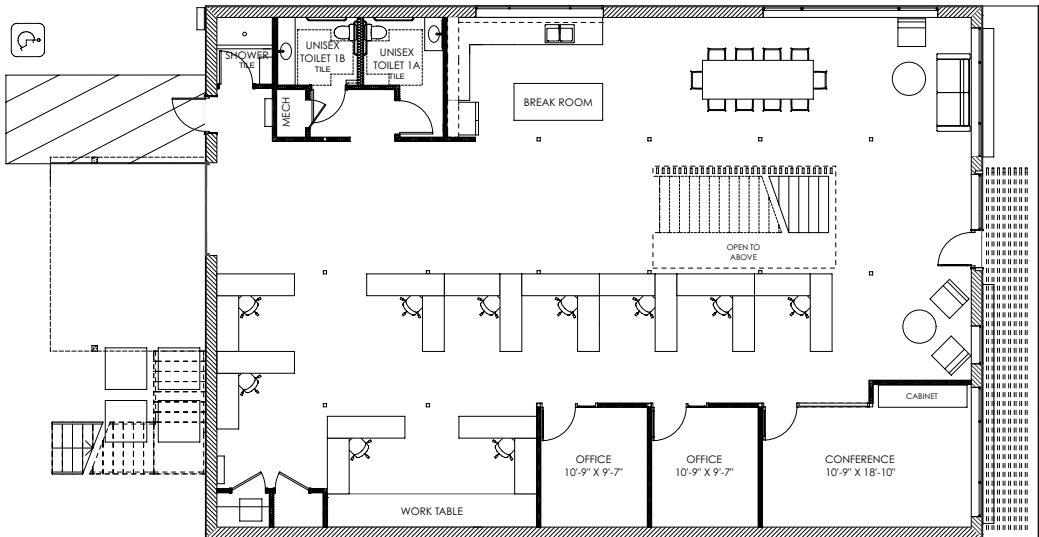
Exterior Elevated Patio

Open kitchen with bar seating

Social stairs upon entry moving to the second floor

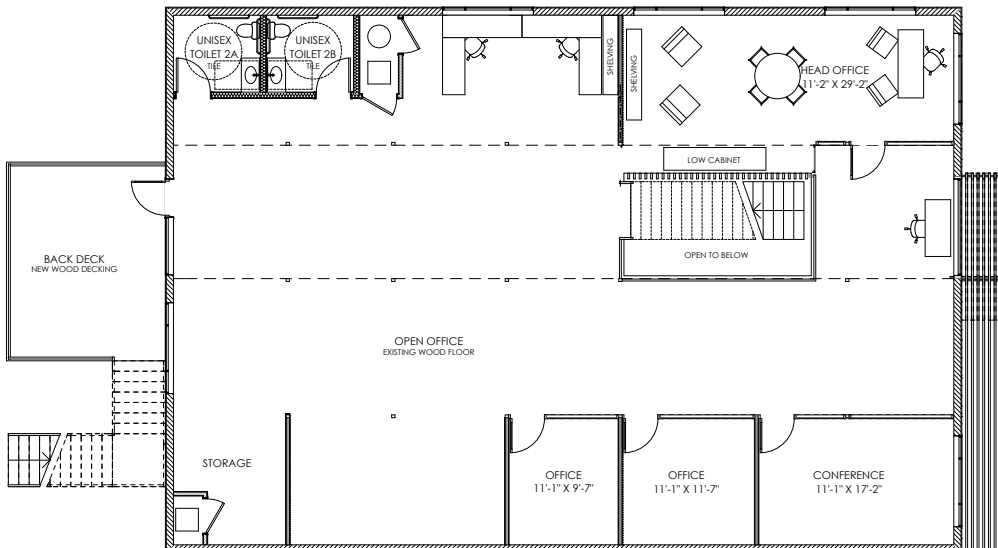
Exposed wooden beam ceilings

Additional warehouse box windows



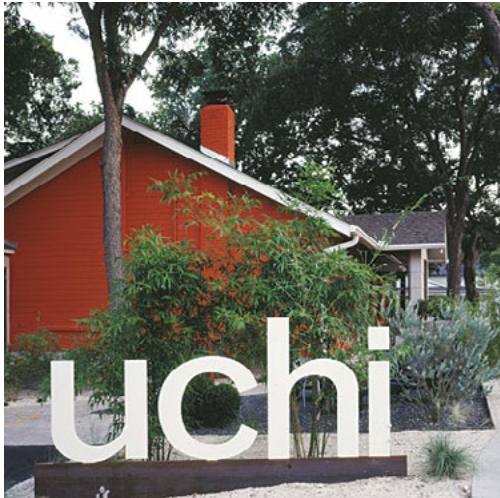
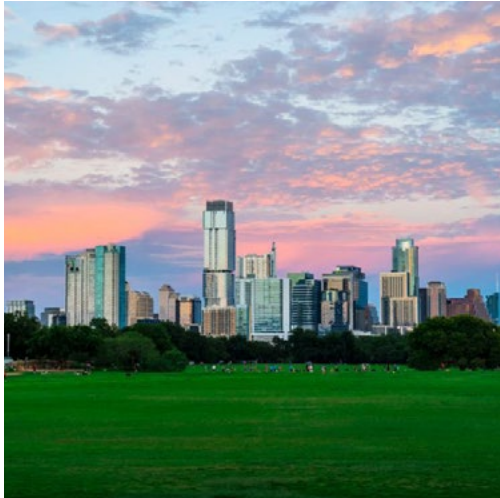
Level One

3,375 SF Available
 Open Office
 Glass Garage Door
 Open Kitchen
 Island/Bar Seating



Level Two

3,375 SF Available
 Open Office
 Exterior Patio





Surrounding Amenities

Second Bar & Kitchen

La Condensa

Lambert's

Austin Beer Garden

South Congress Cafe

Vespaio Ristorante

Cabo Bob's Burritos

Zach Theatre

Magnolia Cafe

Southside Flying

Lucy's Fried Chicken

New India Cuisine

Blue Moon Bar & Grill

Zilker on the Park

Curra's Grill

Opal Divine's

El Tacorrido

Porter Gastropub

Summer Moon Coffee

Chuy's

Embassy Suites

Juice Land

Austin Java

Juliet Ristorante

Green Mesquite BBQ

Terry Black's BBQ

Sandy's Hamburgers

Aussie's

Toastie's Sub Shop

P. Terry's

Uchi

Shake Shack

Torchy's Tacos

Gourdoughs

Hopdoddy Burger Bar

Home Slice Pizza

Starbucks

Olive Garden

In-N-Out Burger

Winebelly

Polvo's

Zilker Park

SOCO

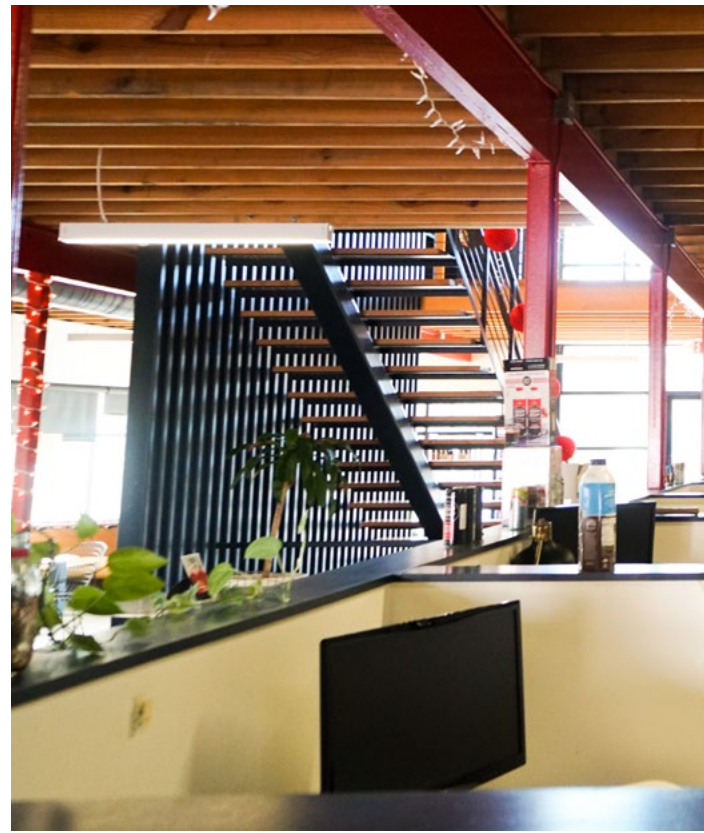
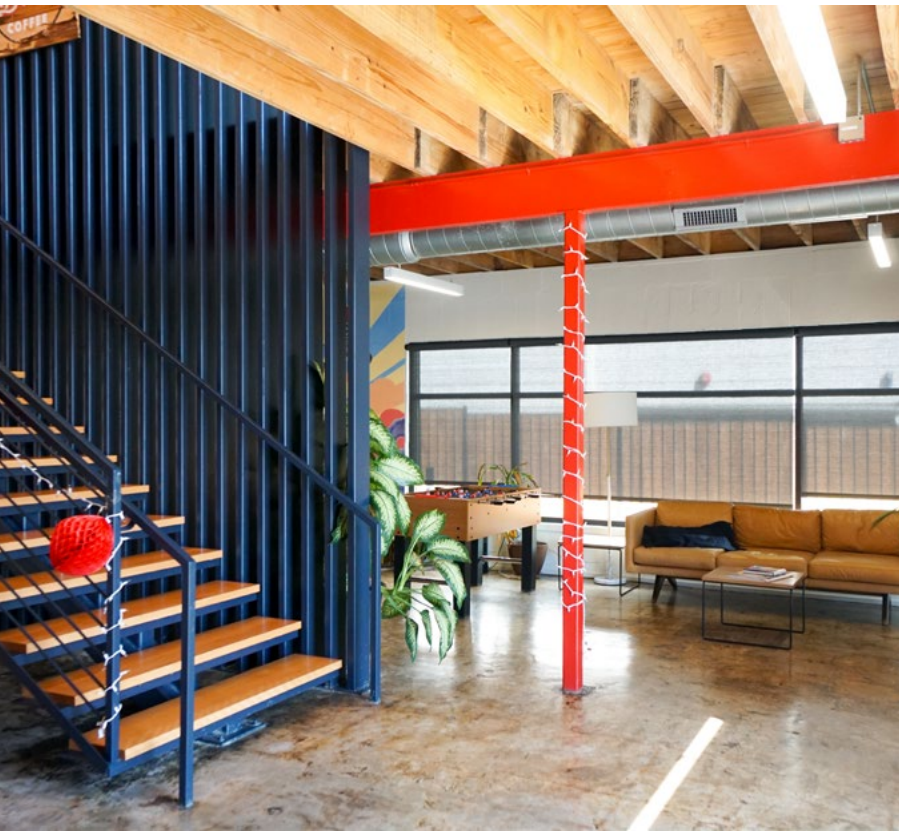
Mr. Natural

Palmer Events Center

Wholly Cow Burgers

Kerbey Lane Cafe

Soup Peddler



Area Demographics



2020
Population

2 Mile	80,824
5 Mile	379,196
10 Mile	817,927



2025
Population
Projection

2 Mile	87,783
5 Mile	409,687
10 Mile	883,340



2020
Households

2 Mile	38,856
5 Mile	156,233
10 Mile	324,718



2020
Average
Household
Income

2 Mile	\$98,200
5 Mile	\$93,662
10 Mile	\$101,971







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For Leasing Information,
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