



CREATIVE OFFICE / RETAIL FOR LEASE

1511 EAST SIXTH STREET

1511 E. SIXTH ST. • AUSTIN, TEXAS 78702





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Located above the iconic Cisco's Restaurant and next to the White Horse Saloon, this 1,700 RSF space at 1511 E. Sixth St. offers a unique opportunity in one of Austin's most vibrant neighborhoods. Built out with 4 private offices, a conference room, kitchenette, and 2 restrooms with showers, the space is ideal for creative office or retail showroom use. The private street entrance and strong visibility make it a standout location in East Austin.



Availability



1,700 SF
Available now



Live/Work/Play Environment

Walking distance to numerous restaurants, food trucks and entertainment amenities



Creative Office

A dynamic space that blends inspiration and functionality

Pricing



\$35.00 NNN
\$16.50 expenses



Partitioned Layout

Including in-suite restrooms and showers



Parking

Street parking only

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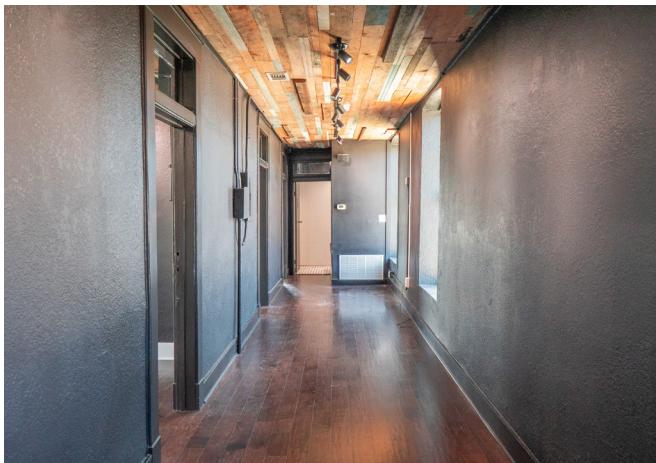
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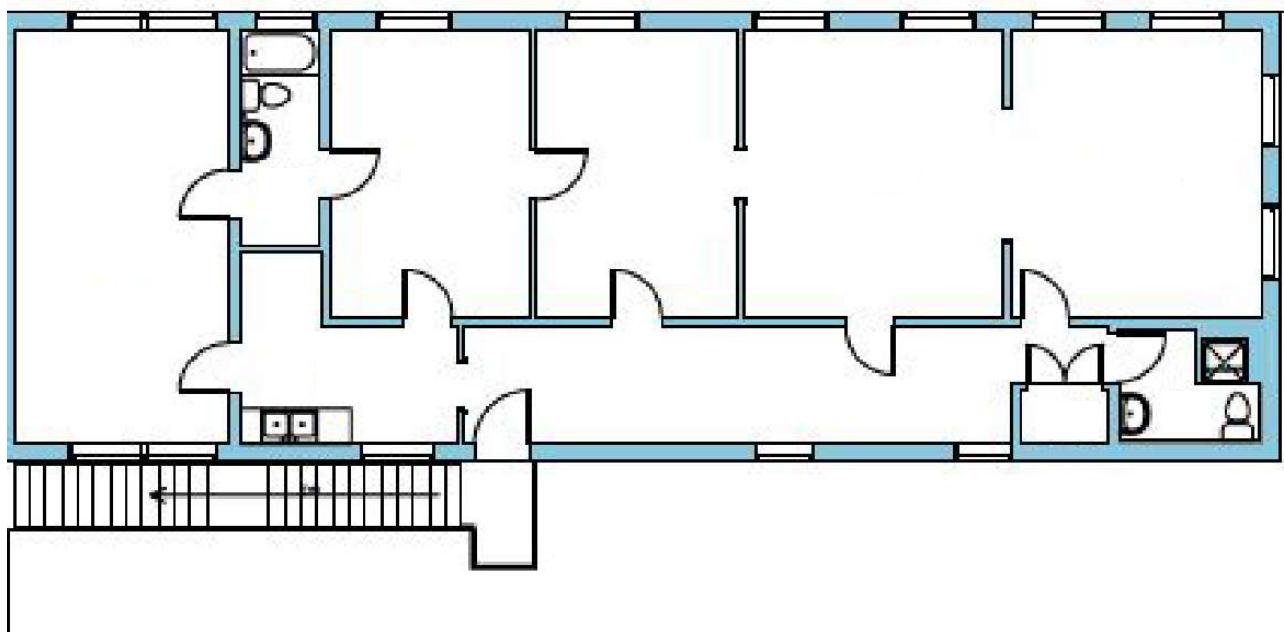
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1511 E. SIXTH ST.
2ND FLOOR
1,700 SF



SCAN OR CLICK
TO VIRTUALLY TOUR
THE SPACE.

WEST 6TH STREET

EAT

Backspace
CAVA
Cedar Door Patio Grill
Cooper's Old Time BBQ
Fogo de Chão
Forthright
Iron Cactus
Koriente
Mai Thai
Moonshine Grill
Parkside
Pelon's Tex Mex
Stubbs's Bar-B-Q
Sushi Junai
The Heel of the Boot
Vince Young Steakhouse
Voodoo Doughnut
Zanzibar

DRINK

Blind Pig Pub
Here Nor There
Maggie Mae's
Midnight Cowboy
San Jac Saloon
Seven Grand
Wanderlust Wine Co.

STAY

JW Marriott
Omni Hotel
The Driskill
The Stephen F. Austin
Royal Sonesta Hotel
The Westin

EAST 6TH STREET

EAT

Buenos Aires Cafe
Casa Columbia
Cisco's
Counter Cafe
Cuvee Coffee
Domo Alley-Gato
East Side King
Flyrite Chicken
Fukumoto Sushi
Gabriel's Downtown
H-E-B
Hi Hat Public House
Il Brutto
Joe's Bakery
John Mueller Meat
Kebabalicious
La Matta
Licha's Cantina
Nasha

Ramen Tatsu-Ya
Revival Coffee
Salt & Time
Short Stop
Sixth and Waller
Spartan Pizza
Subway
Suerte
Takoba

Gourmands
Grackle
Hotel Vegas
Lazarus Brewing Co
Kitty Cohen's
Lefty's Brick Bar
Liberty
Milonga Room
Revelry
Shangri La
The White Horse
Violet Crown
Whisler's
Volstead Lounge
Yellow Jacket Social
Zilker Brewing

STAY

ARRIVE Hotel
East Austin Hotel

EAST 11TH STREET

EAT

East Side Pies
Franklin Barbecue
Hillside Farmacy
Micklethwait Craft Meats
Old Thousand
Paper Boy
Quickie Pickie
Rosewood

Try Hard
Coffee Roasters

DRINK

Nickel City

STAY

Hotel Eleven

EAST CESAR CHAVEZ

EAT

Austin Daily Press
BBQ Revolution
Capital City Bakery
Cenote
Counter Culture
Eastside Tavern
Eden East
Flitch Coffee
Grizzelda's
Intero Restaurant
Jacoby's
Juan in a Million
Juiceland
Juniper
Justine's
Kemuri Tatsu-Ya
Kerlin BBQ
La Barbecue

Mongers
Oseyo
Pitchfork Pretty
Reunion 19
Sawyer & Co.
Scotty's BBQ
Southside Flying Pizza
Tillery Kitchen & Bar

DRINK

Blue Owl Brewing
Craftsman
Drinks Lounge
Hard Luck Lounge
Lustre Pearl
Stay Gold

STAY

Heywood Hotel

RAINEY STREET

EAT

Anthem
Banger's Sausage
House & Beer Garden
Emmer & Rye
Food Truck Park
Geraldine's
Salvation Pizza
Via 313 Pizza

Ichenhauer's
Javelina
Lucille
Lustre Pearl
The Alibi
The Tipsy
Alchemist

STAY

Four Seasons
Homewood Suites
Hotel Van Zandt
Locale Austin
The Line Hotel
The Fairmont

DRINK

Bungalow
Clive Bar
Container Bar
Craft Pride

NEARBY AMENITIES
1511 E. SIXTH ST.



aquilacommercial.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Christopher Perry

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date