

FURNISHED CREATIVE OFFICE FOR LEASE

1801 CESAR CHAVEZ

1801 E. CESAR CHAVEZ STREET • AUSTIN, TEXAS 78702





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1801 Cesar Chavez is a turnkey, two-story 3,334-square-foot standalone commercial building in East Austin sitting on 0.17 acres. Originally built in 1907, the property was fully renovated in 2020 with modern finishes, flexible layouts, and on-site secured gated parking. Interior features include open work areas, conference rooms, sit/stand desks, private phone booths, a kitchen, and restrooms with a shower.



Availability

Standalone 3,334 SF Available now



Live/Work/Play Environment

Walking distance to numerous restaurants, food trucks and entertainment amenities



Turnkey with Furniture

Beautifully renovated in 2020 with modern finishes, sit/stand desks, and phone booths

1801 E. CESAR CHAVEZ



Pricing

Call for pricing



Zoning

Favorable CS zoning including use for office, retail, medical, or entertainment



On-Site Parking

Secured, gated, on-site parking with 9 spaces (2.7:1,000)

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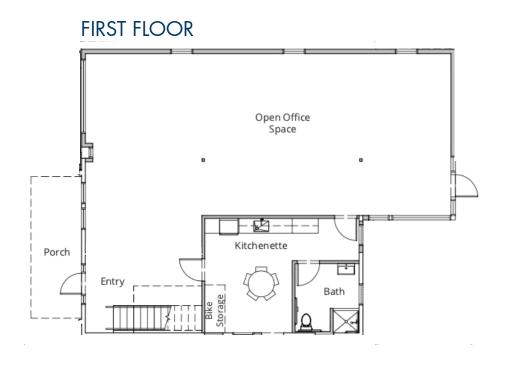
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1801 CESAR CHAVEZ

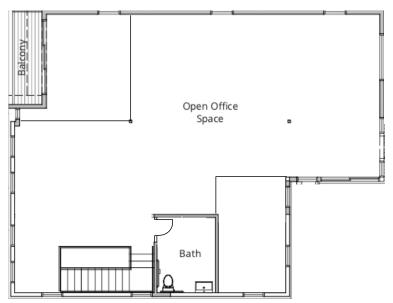
ENTIRE BUILDING

3,334 SF





SECOND FLOOR



1801 CESAR CHAVEZ

FULLY FURNISHED

3,334 SF











1801 CESAR CHAVEZ

FULLY FURNISHED

3,334 SF











EAST 6TH STREET WEST 6TH STREET EAT DRINK **EAT** DRINK Buenos Aires Cafe Grackle CAVA Blind Pig Pub Hotel Vegas Casa Columbia Cedar Door Patio Grill Here Nor There Lazarus Brewing Co Cisco's Maggie Mae's Cenote Counter Cafe Chick-Fil-A Midnight Cowboy Kitty Cohen's Cooper's Old Time BBQ San Jac Saloon Fukumoto Sushi Lefty's Brick Bar Gabriela's Downtown Liberty Corner Restaurant Seven Grand 15TH ST Halal Zone Lucky Duck Dean's Italian Steakhouse Wanderlust Wine Co. Milonga Room Hopdoddy Fogo de Chão Zanzibar Joe's Bakery Revelry The White Horse Iron Cactus **STAY** Kebabalicious Koriente Violet Crown Lonesome Dove JW Marriott Licha's Cantina Mai Thai Omni Hotel P. Terry's Whisler's Ramen Tatsu-Ya Yellow Jacket Social Moonshine Grill The Driskill Short Stop Zilker Brewing The Stephen F. Austin Pelon's Tex Mex Suerte Stubb's Bar-B-Q Royal Sonesta Hotel Tamale House East **STAY** Sushi Junai The Westin ARRIVE Hotel Vince Young Steakhouse Via 313 Wendv's East Austin Hotel Voodoo Doughnut Wilder Wood EAST 11TH STREET 35 **EAT** Radio Rosewood Soup Peddler East Side Pies Franklin Barbecue Victory East Hillside Farmacy 6TH ST Hippie PicNik DRINK **Busy Signal** Loudmouth STH ST Nickel City Old Thousand >TH ST Vintage Bookstore Paper Boy Quickie Pickie & Wine Bar CESAR CHAVEZ ST EAST CESAR CHAVEZ **EAT** Rockman Coffee Casa Blanca Sawyer & Co. De Nada Scotty's BBQ Flitch Coffee Sweet Chive Grizzelda's Tacos Guerrero Intero Restaurant Jacoby's DRINK **RAINEY STREET** Juan in a Million Bark House Social Juiceland Blue Owl Brewing **EAT** Juniper Central Machine Work Half Step Anthem Limestone Rooftop Justine's Dainty Dillo Lucille Kemuri Tatsu-Ya Drinks Lounge Asador on Rainey FOUR FIVE SIX Kerlin BBQ Lustre Pearl Banger's Sausage La Barbecue Lil Easv Crazy Conchaz Parlour Room LOVEBIRDS Lou's Eastside Emmer & Rye The Stay Put Food Truck Park Mongers Lustre Pearl Oseyo Geraldine's **STAY** Pitchfork Pretty **STAY** Salvation Pizza Cambria Hotel Reunion 19 Heywood Hotel Fairfield by Marriott Tacowey Four Seasons DRINK Hotel Van Zandt Bungalow Locale Austin Cantina 512 The Line Hotel Clive Bar The Fairmont

NEARBY AMENITIES 1801 CESAR CHAVEZ





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			