



FOR LEASE

RENTABLE SQUARE FEET

Two available buildings containing a two-story 3,128 rentable square feet building and 576 rentable square feet building located at **1000 E 51st Street.**

PROPERTY TYPE

Community-oriented retail and/or office space

PROPERTY HIGHLIGHTS

- Two-story flex office space
- Includes a detached studio
- Private large yard with a stage and storage
- Located just outside of the Mueller Development
- 6 minutes to downtown Austin

LEASE RATE

\$24/RSF/Year

ZONING TYPE

Mixed-Use

PARKING

12 Spaces

YEAR BUILT

1986

MUELLER



3

MINUTES

MUELLER RETAIL

5

MINUTES

UT CAMPUS

5

MINUTES

THE TRIANGLE

6

MINUTES

DOWNTOWN

13

MINUTES

THE ABORETUM

15

MINUTES

AUSTIN AIRPORT

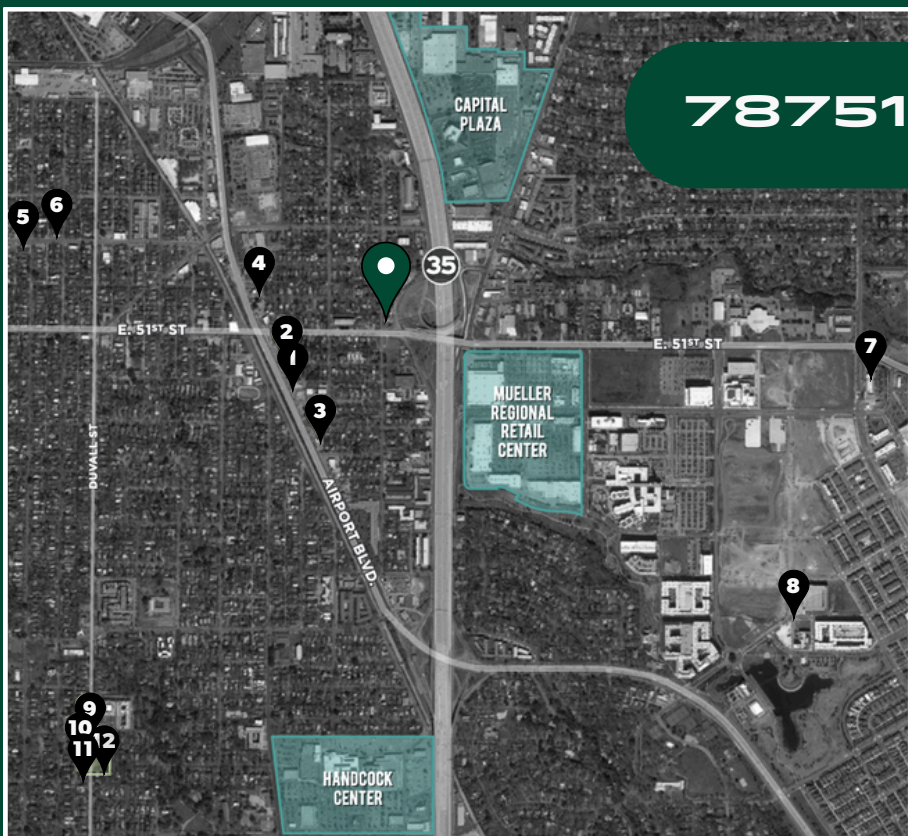
15

MINUTES

THE DOMAIN



78751



AMENITIES (LOCAL SPOTS)

1. Delicious AF
2. Jewboy Burgers
3. Playground ATX
4. Kome

5. DrinkWell
6. Foreign & Domestic
7. Torchy's tACOS
8. Alamo Drafthouse

9. ASTI Trattoria
10. Quack's 43rd Street Bakery
11. Hyde Park
12. Antonelli's Cheese House



OPEN FLOOR PLAN

A unique community-style office setting situated in vibrant North Austin, just outside Hyde Park and Mueller.

YARD SPACE

Elevate your space with an outdoor experience that has lush turf, storage, and two wood platforms to use.



MUELLER AUSTIN

This area is renowned for its eclectic atmosphere, vibrant community of local businesses, and unique blend of art, music, and culinary delights.

Olivo Castillo | (512) 797-1844
 olivo@sierracommercialtx.com
 sierracommercialtx.com



@sierracommercial