

# **For Sublease**

## **2000 East Sixth, Suite 8**

2000 E 6th Street, 78702  
Suite 8: 1086 RSF

*Scan to take a 3D Virtual Tour*



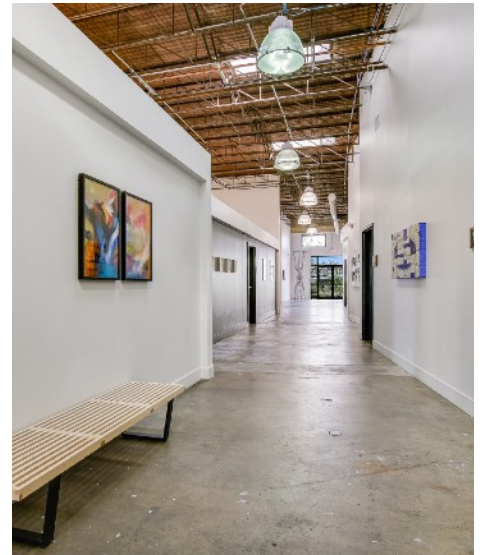
**Skout<sup>x</sup>**

**Donny Shanks, CCIM**  
Partner

**512 595.3588**

[Donny@SkoutAustin.com](mailto:Donny@SkoutAustin.com)

**Creative  
Office**



**2000 East 6th** is an adaptive reuse development, of an industrial warehouse, in the heart of the East 6th Street corridor. Comprised of multi-tenant creative offices, this unique property is anchored by Cuvee Coffee and adjacent to restaurants (Counter Cafe, Last Straw). Suite 8 is a street-facing space that retains architectural elements of the building's industrial roots with ample natural light. With a walkability score of 92 [[www.walkscore.com](http://www.walkscore.com)], it is a short walk to Plaza Saltillo and countless dining & entertainment spots.

*All information contained herein is deemed reliable but not guaranteed.*

# 2000 East Sixth Overview



## Suite 8

2000 E 6th Street  
Austin, TX 78702

## Space

Type: Creative Office

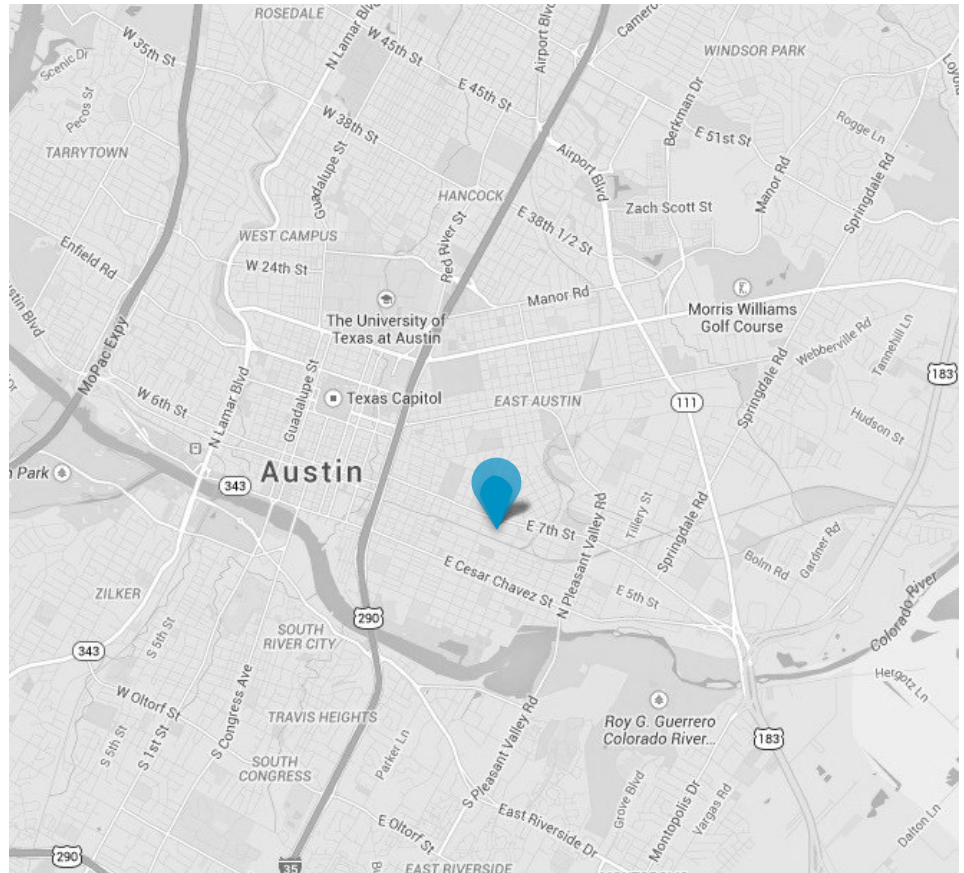
Size: 1086 RSF

Rate: \$32 / SF NNN  
[NNN \$18.03/rsf]

Delivery: AS-Is - 2nd Gen Office

Sublease Term: May, 2023

Occupancy: ASAP



## Space Features

- Adjacent to front lobby
- 18' Ceiling Height
- Open Space w/ original brick walls & large windows
- Ample natural light

## Take a 3D Virtual Tour

[\[click to view\]](#)

## Building Features

- Adaptive Reuse
- Onsite Cuvee Coffee
- Industrial Design Elements
  - 18' Ceiling
  - Reclaimed Wood Finishes
  - Original Brick Walls
- Common Area Conference Room
- Common Area Break Room
- Bike Commuter Shower
- 93 Parking Spaces (between 1910 & 2000 E 6th)

## Location

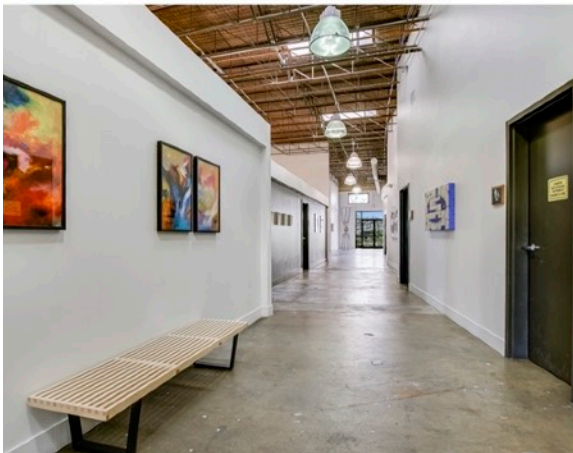
- East Austin - part of urban core
- Walkability Score: 92/100  
[\[www.walkscore.com\]](http://www.walkscore.com)
- Easy access to I-35
- Convenient location
  - ~1.4 miles to Austin Convention Center
  - ~1.7 miles to Texas State Capitol
  - ~2 miles to UT Austin
  - ~6.3 miles to Austin Bergstrom International Airport

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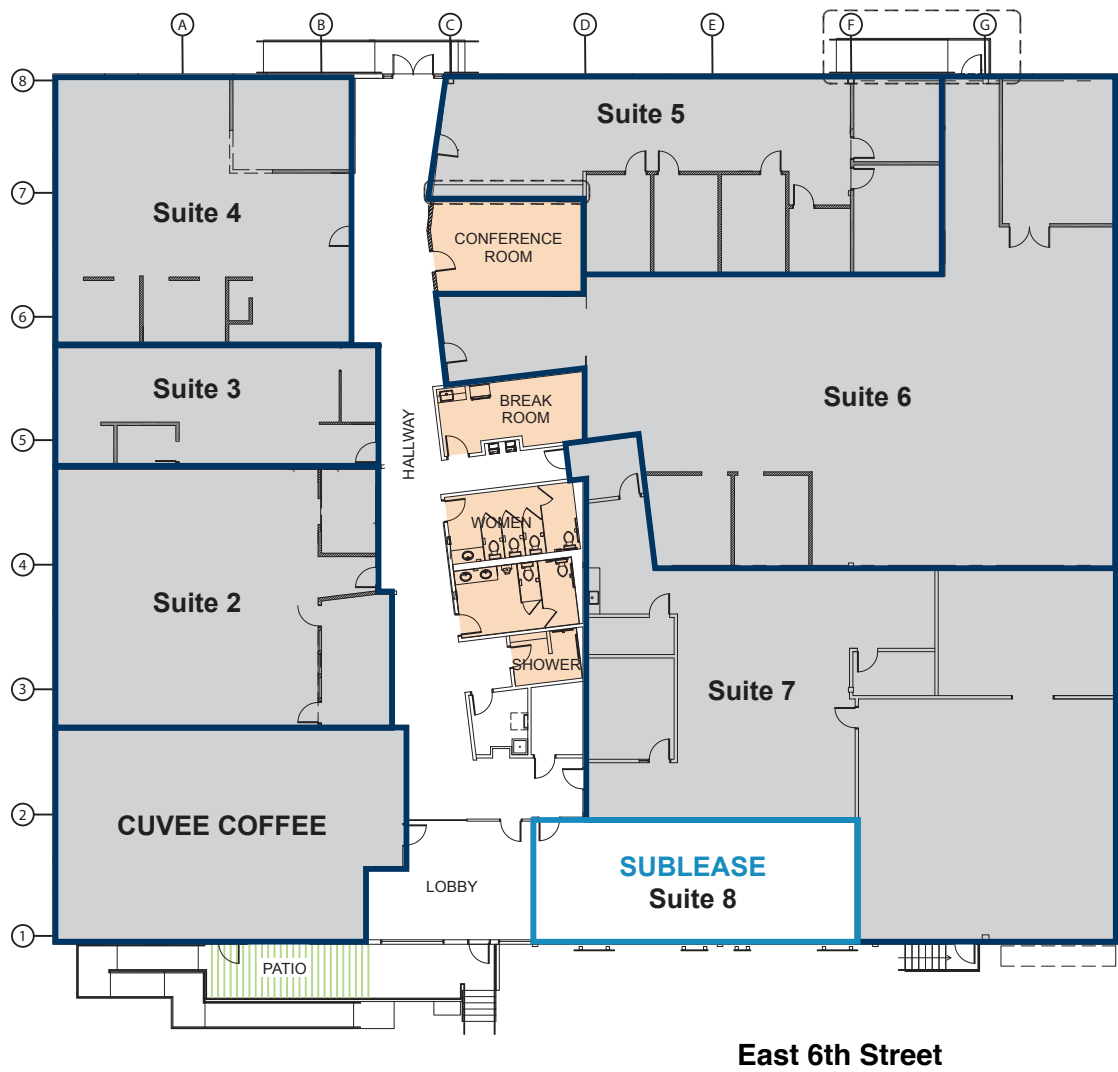
## 2000 East Sixth - Photo Gallery



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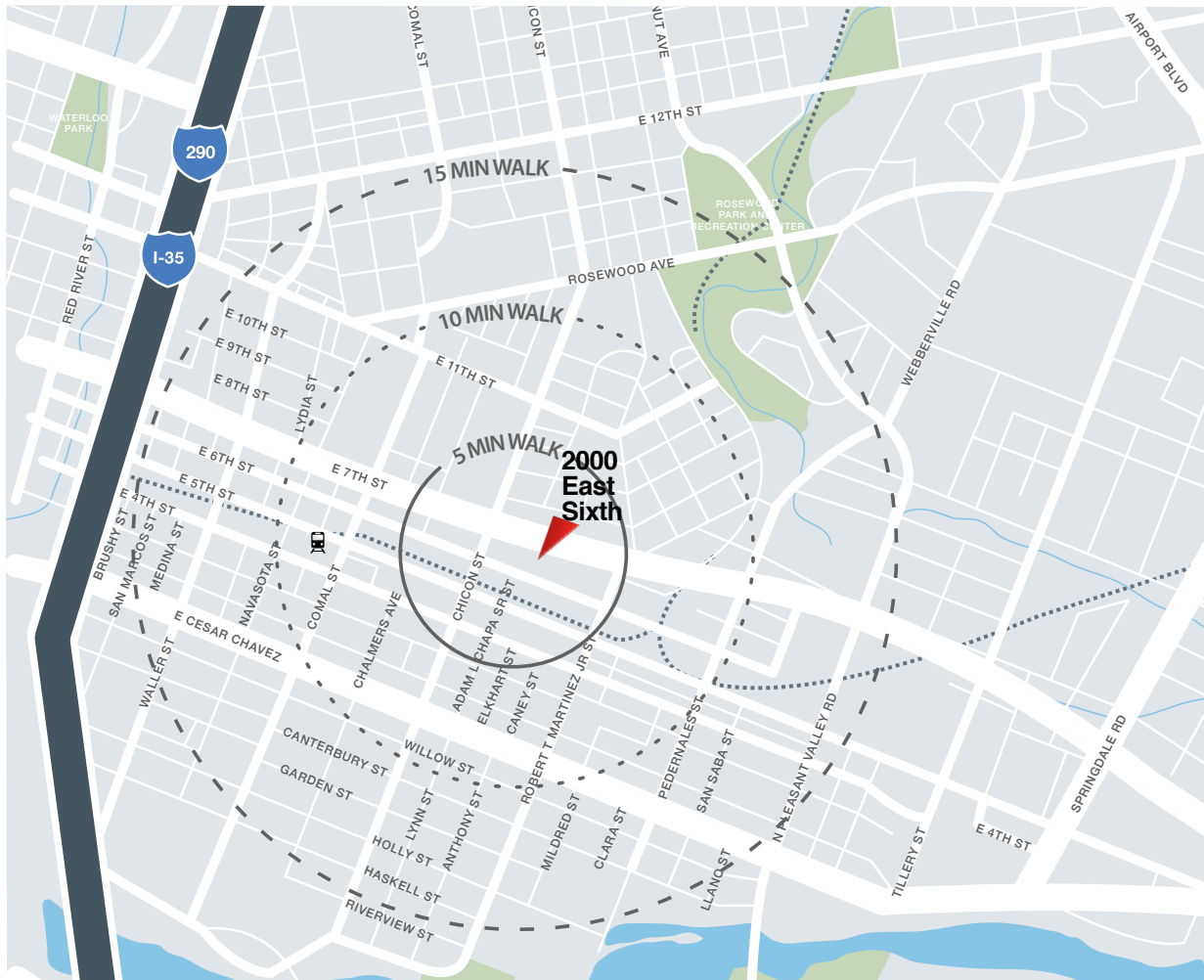
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2000 East Sixth - Floor Plan



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## 2000 East Sixth - Walkability Map



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## 2000 East Sixth - Neighborhood Map



### Select Neighborhood Spots



Buenos Aires Café  
 Bufalina  
 Cisco's  
 Counter Café  
 Counter Culture  
 Domo Alley-Gato  
 East Side King (Liberty Bar)  
 El Chilito  
 Fukumoto (Corazon)  
 Hi Hat Public House  
 Juan in a Million  
 JuiceLand (Plaza Saltillo)  
 La Barbecue  
 Licha's Cantina  
 Mr. Natural  
 Ramen Tatsu-Ya  
 Snooze  
 Suerte  
 Tamale House East  
 Via 313 Pizza



Cuvee Coffee  
 Flat Track Coffee  
 Wright Bros. Brew & Brew  
 Blue Owl Brewing  
 Lazarus Brewing  
 Liberty Bar (East Side King)  
 Whisler's  
 Zilker Brewing Company



The Bee Grocery (Corazon)  
 Quickie Pickie  
 Royal Blue Grocery (Arnold)  
 Salt & Time Butcher  
 Target (Plaza Saltillo)  
 Whole Foods (Plaza Saltillo)



Arrive Hotel  
 East Austin Hotel  
 Heywood  
 Native Hostel

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## 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.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roland Galang</b>	<b>505715</b>	<b>roland@skoutasutin.com</b>	<b>512 791.1584</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Donny Shanks</b>	<b>498219</b>	<b>donny@skoutasutin.com</b>	<b>512 595.3588</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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