

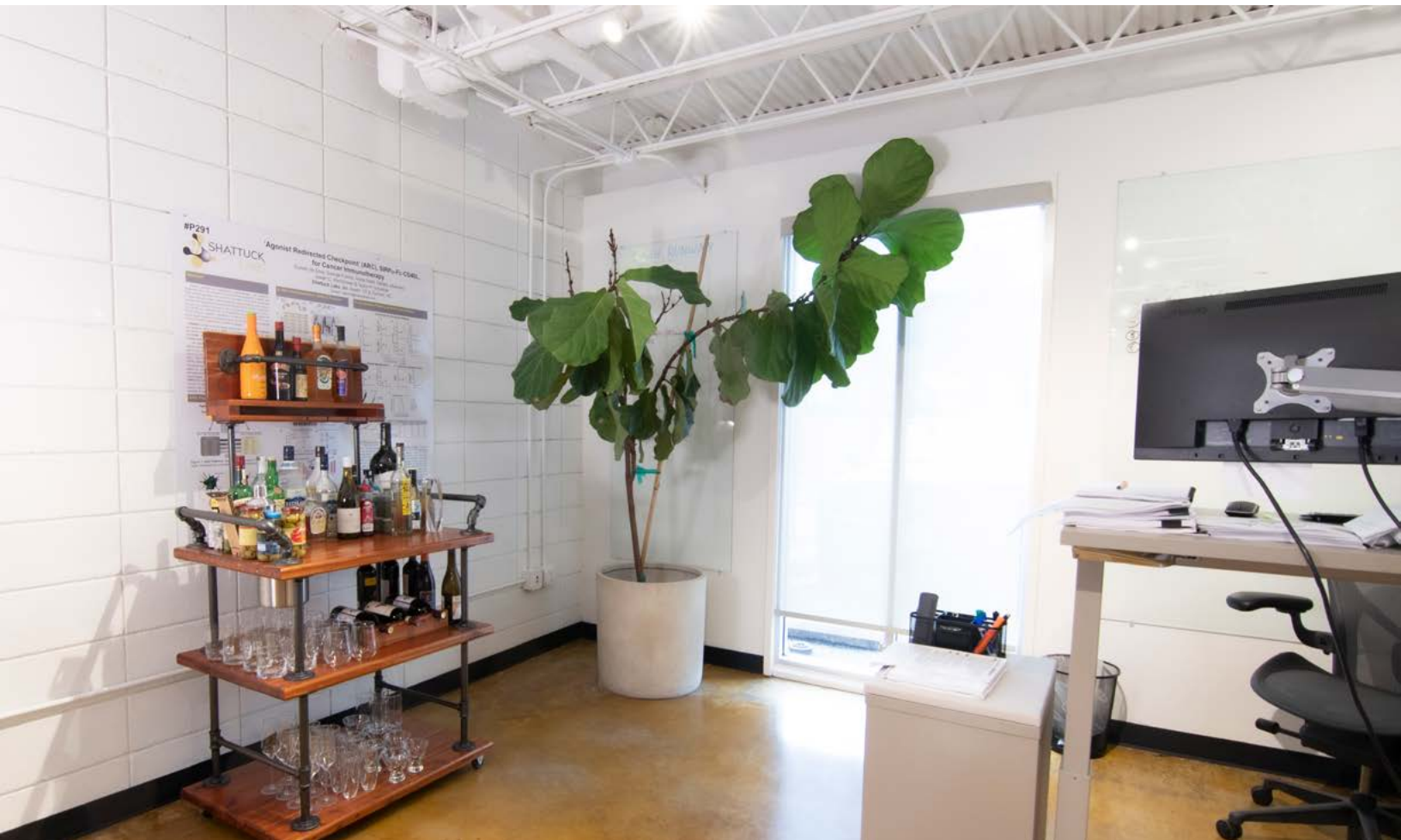
1018 WEST 11TH

4,450 SF AVAILABLE



OVERVIEW

1018 WEST 11TH is a recently renovated creative office space, located just off North Lamar, in the highly sought after Clarksville neighborhood. Directly across from the Castle Hill Graffiti Park, 1018 West provides an ideal location for the growing startup or creative tech company. The property is walking distance to several local amenities including Whole Foods, Shoal Creek Saloon, Castle Hill Fitness and downtown.



LOCATED RIGHT IN THE CENTER OF AUSTIN

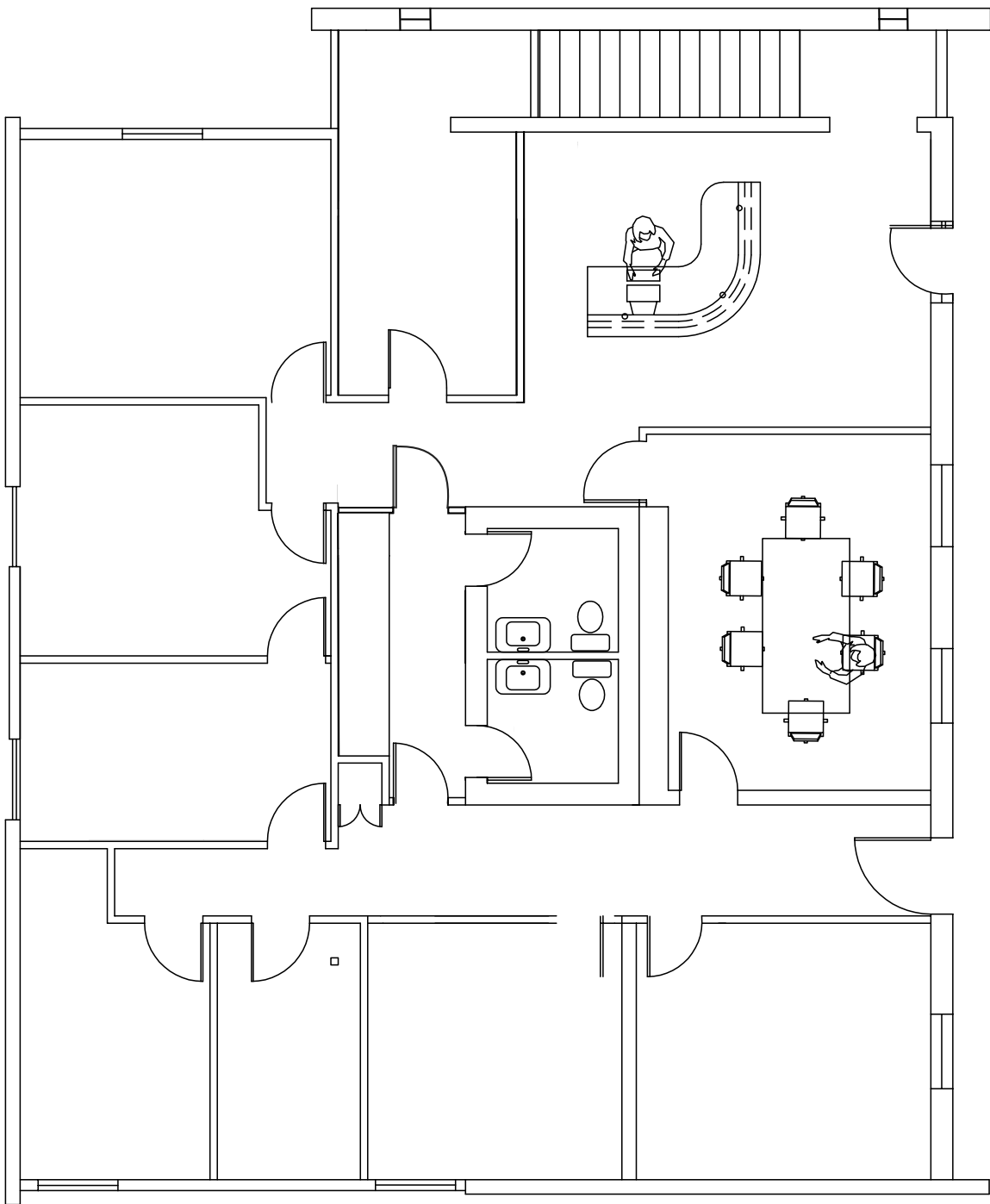
LEARN MORE ABOUT 1018 WEST 11TH

- 1018 West Eleventh Street Austin, TX 78703
- Recently Renovated Creative Spa
- Five Minutes From Mopac and I-35
- Graffiti Park Located Directly Outside
- 4,450 Square Feet - Full Building

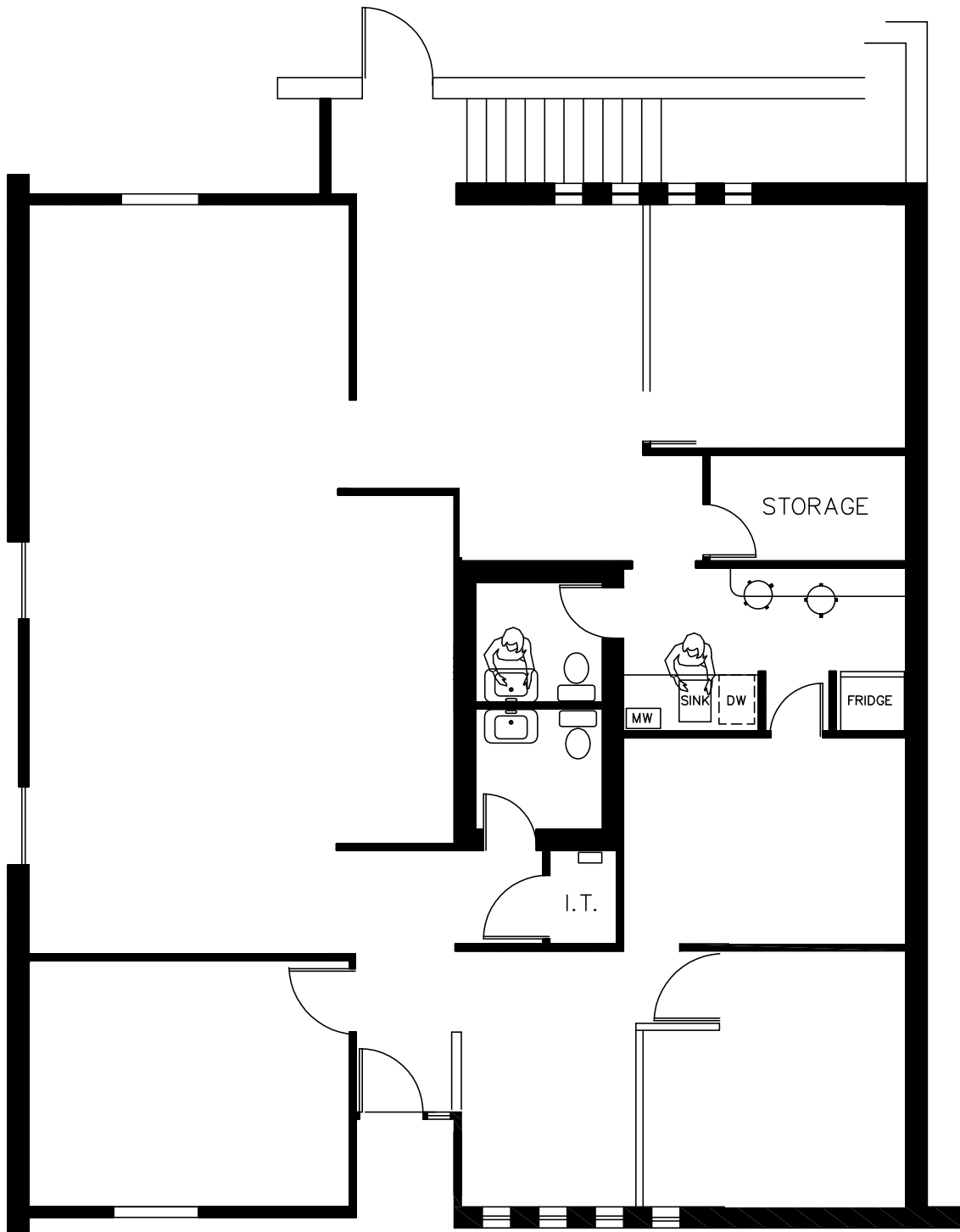


FLOORPLANS

FLOOR 1



FLOOR 2



BUILDING FEATURES



ENDLESS LOCAL AMENITIES

Seconds from downtown, this unique office space is walking distance from countless bars, restaurants, and retail shops.

INCREDIBLE LOCATION

This office is the center of all things Austin. Minutes from the State Capitol, University of Texas, and Lady Bird Lake Hike & Bike Trail.

BUILDING LAYOUT

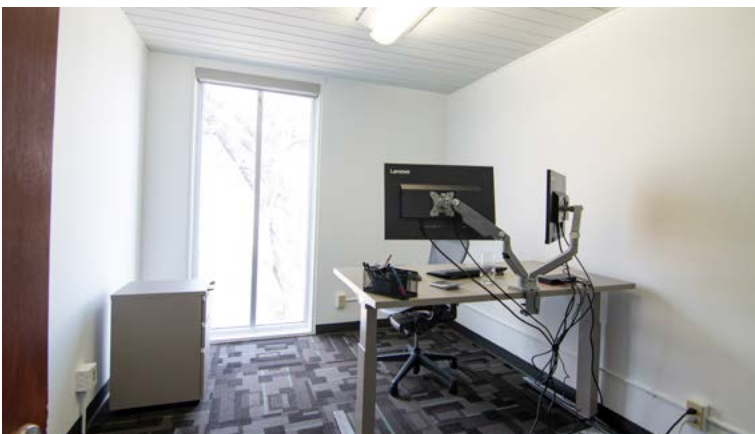
Two story building with up to nine offices, extensive creative open space, and a reception area at the entrance of the second floor.



BONUS FEATURES

Abundant natural light flowing in through floor-to-ceiling windows, full kitchen and break room, parking lot next door & outdoor common area.

UNIQUE CREATIVE OFFICE SPACE



AMENITIES

WHERE TO EAT

Shoal Creek Saloon
Whole Foods
The Tavern
The Soup Peddler
Wink
Fresa's
Taco Flats
Jeffrey's
Josephine House
Austin Java
Cipolina
Fresh Plus
Austin Land & Cattle
24 Diner
The Grove
Z'Tejas
House Park BBQ
Amy's Ice Cream
Bar Peached
Clark's Oyster Bar
Swedish Hill
Thundercloud Subs

WHAT TO DO

Graffiti Wall
Shoal Creek Trail
Zilker Park
Barton Springs
Whole Earth Provisions
Auditorium Shores
Town Lake Hike & Bike Trail
Zilker Botanical Gardens
Congress Bridge Bats
West Sixth Street
Cathedral of Junk
Republic Square Farmers Market
Walking Distance to Downtown
Lady Bird Lake
Castle Hill Fitness
Waterloo Records
Texas State Capitol
University of Texas
Local Skate & BMX Park
Anthropologie
Lulu Lemon
LUSH

DRIVE TIMES



0.7 MI

TO DOWNTOWN

1.2 MI

TO LADY BIRD LAKE

0.7 MI

TO STATE CAPITOL

1.1 MI

TO MOPAC

1.9 MI

TO UNIVERSITY OF TEXAS

1.5 MI

TO I-35





VIEW VIRTUAL TOUR OF THE
4,450 SF BUILDING

DOWNTOWN AUSTIN

WEST 6TH STREET BARS

BMX TRAINING COURSE

DUNCAN NEIGHBORHOOD PARK

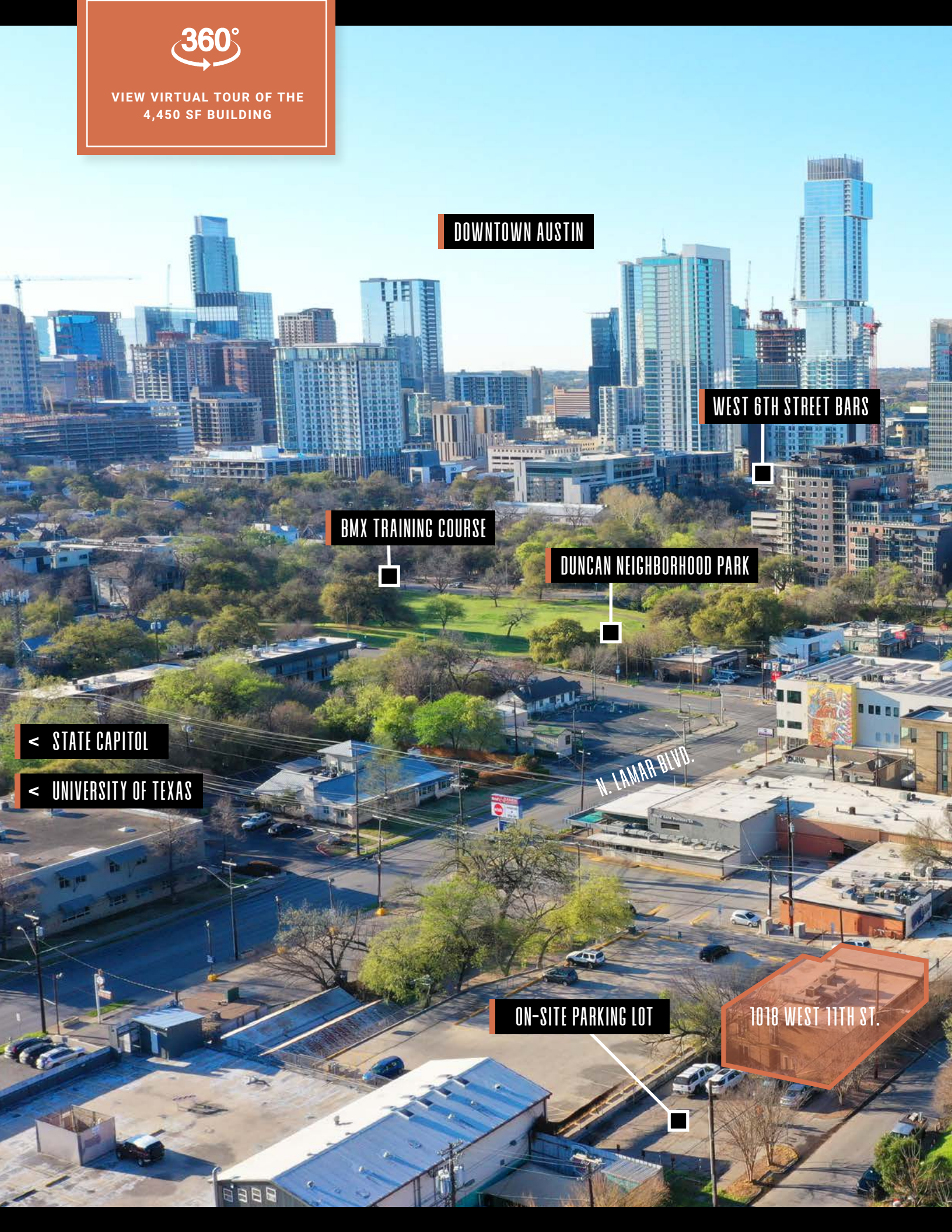
< STATE CAPITOL

< UNIVERSITY OF TEXAS

N. LAMAR BLVD.

ON-SITE PARKING LOT

1019 WEST 11TH ST.





HIKE & BIKE TRAIL

LADY BIRD LAKE

ZILKER PARK >

FLAGSHIP WHOLE FOODS

HOPE OUTDOOR GALLERY

1018

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