

Graeber House

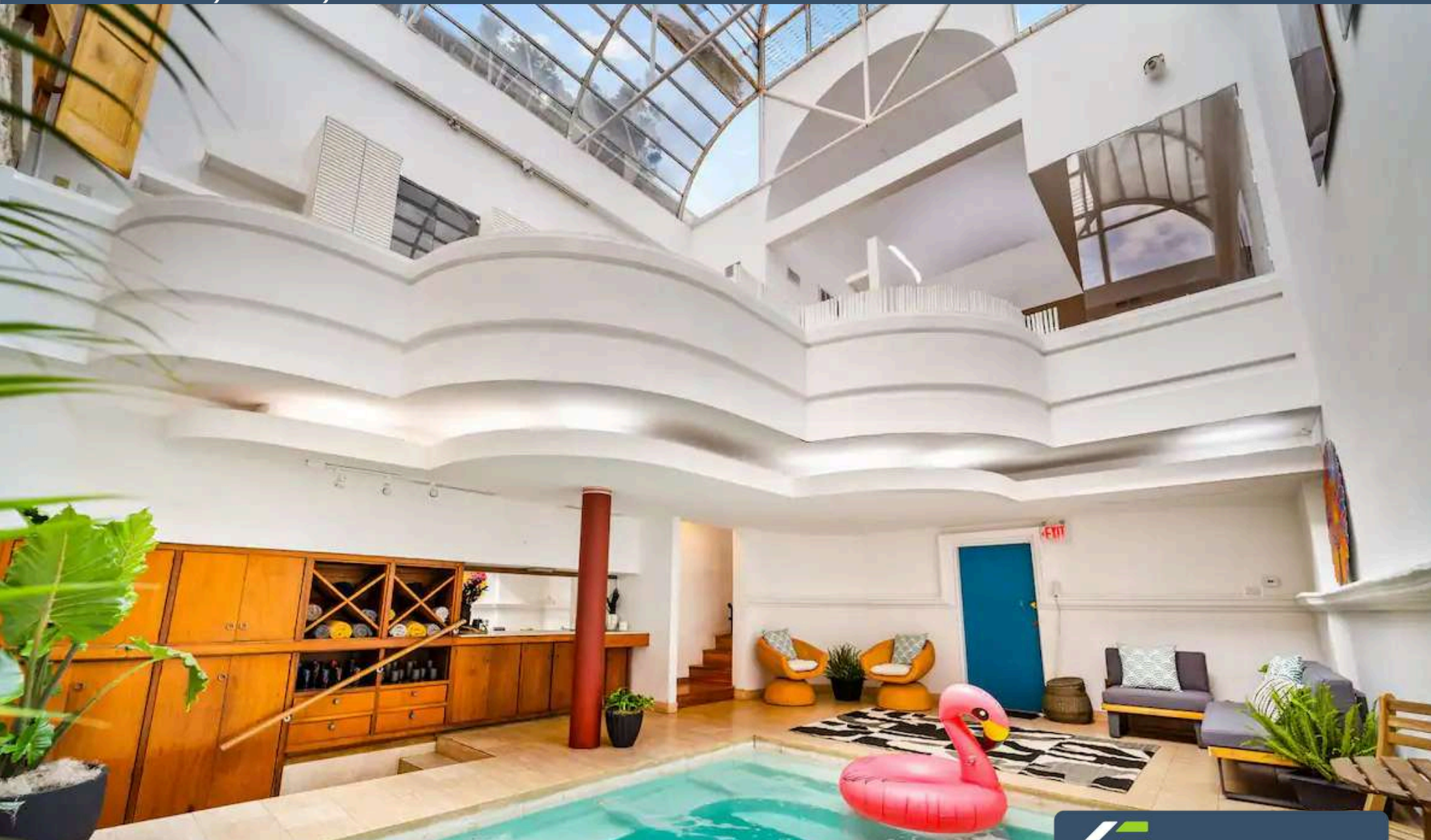
410 E 6th st , Austin, TX

FOR LEASE

4,624 sq. ft.

RATE

\$39/sqft + NNN \$8/sqft



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com

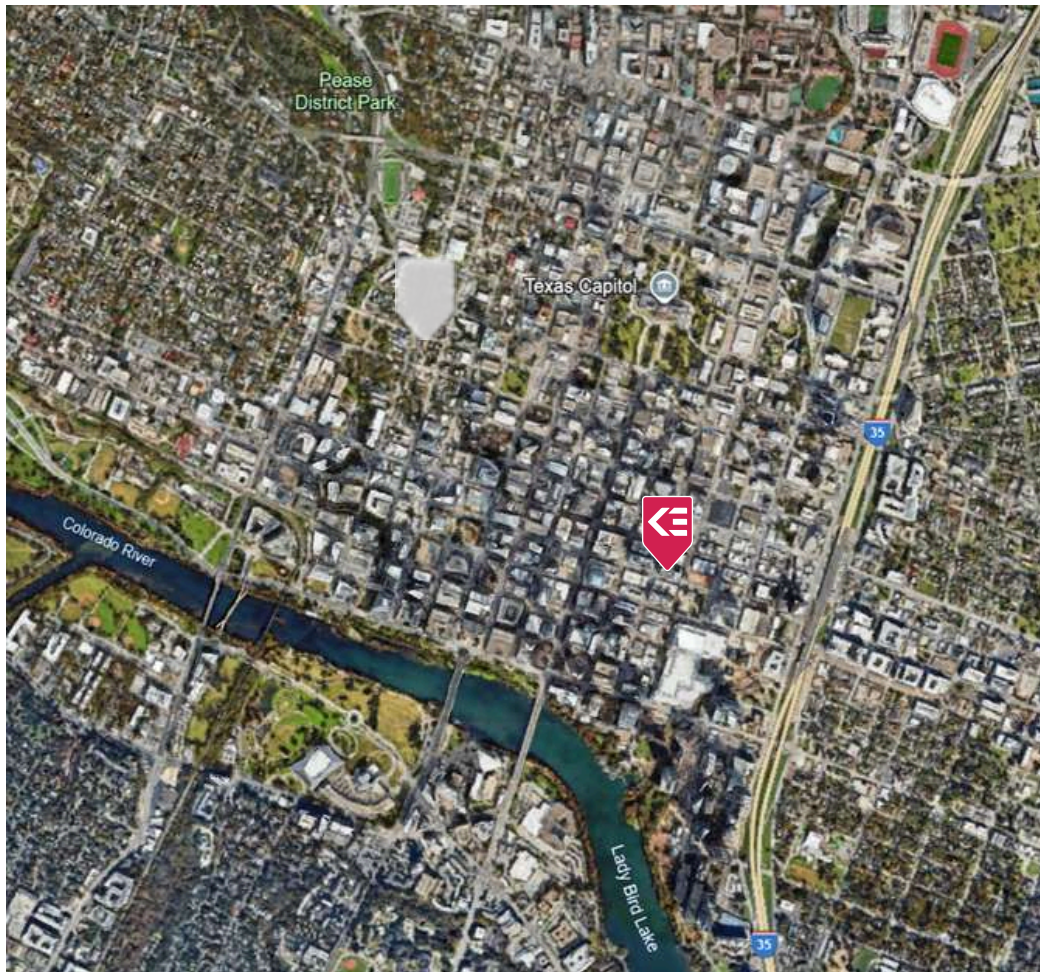
Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

respace
INVESTMENTS SALES RENTALS MANAGEMENT

Graeber House

410 E 6th st, Austin, TX 78701



PROPERTY OVERVIEW

- u **Frontage** on one of the most recognizable nightlife corridors in Texas, defined by dense bar, music, and entertainment uses
- u **Surrounded** by established venues, restaurants, and late night operators that drive consistent street level activity
- Easy access off I35** - with over 200,000 cars per day
- u **Zoning:** CBD-H

AREA TRAFFIC GENERATORS



3-MILE RADIUS 2023 Estimates

172,795
POPULATION

\$92,241
AVG HH INCOME

(inflation-adjusted to 2023 dollars)

31
Median Age

Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com



The Numbers

410 E 6th st, Austin, TX 78701

Downtown Austin Alcohol Sales Alone:

\$35.6M in one month (Oct 2025) across ~290 venues

That makes an average ~\$123,000/month per spot – and 6th Street is the heart of it**

Prime Nightlife Foot Traffic:

Thousands of pedestrians nightly – streets historically closed for crowds (reopened 2025 but still packs the sidewalks wall-to-wall on weekends/events)

Event Multipliers:

SXSW, festivals, UT games turn "busy" into 2-5x sales surges (Austin: 30M+ annual visitors funnel to 6th Street as the #1 nightlife draw)

Revenue Potential Per SF:

High-traffic bars/restaurants hit \$300–\$400+/sf annually *

**Revenue and sales-per-square-foot figures are based on industry benchmarks, market reports, and public alcohol sales data for downtown Austin. These are not guarantees or projections for this location. Actual performance depends on numerous factors including business operations, management, competition, and economic conditions. No assurance of profitability is made.



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

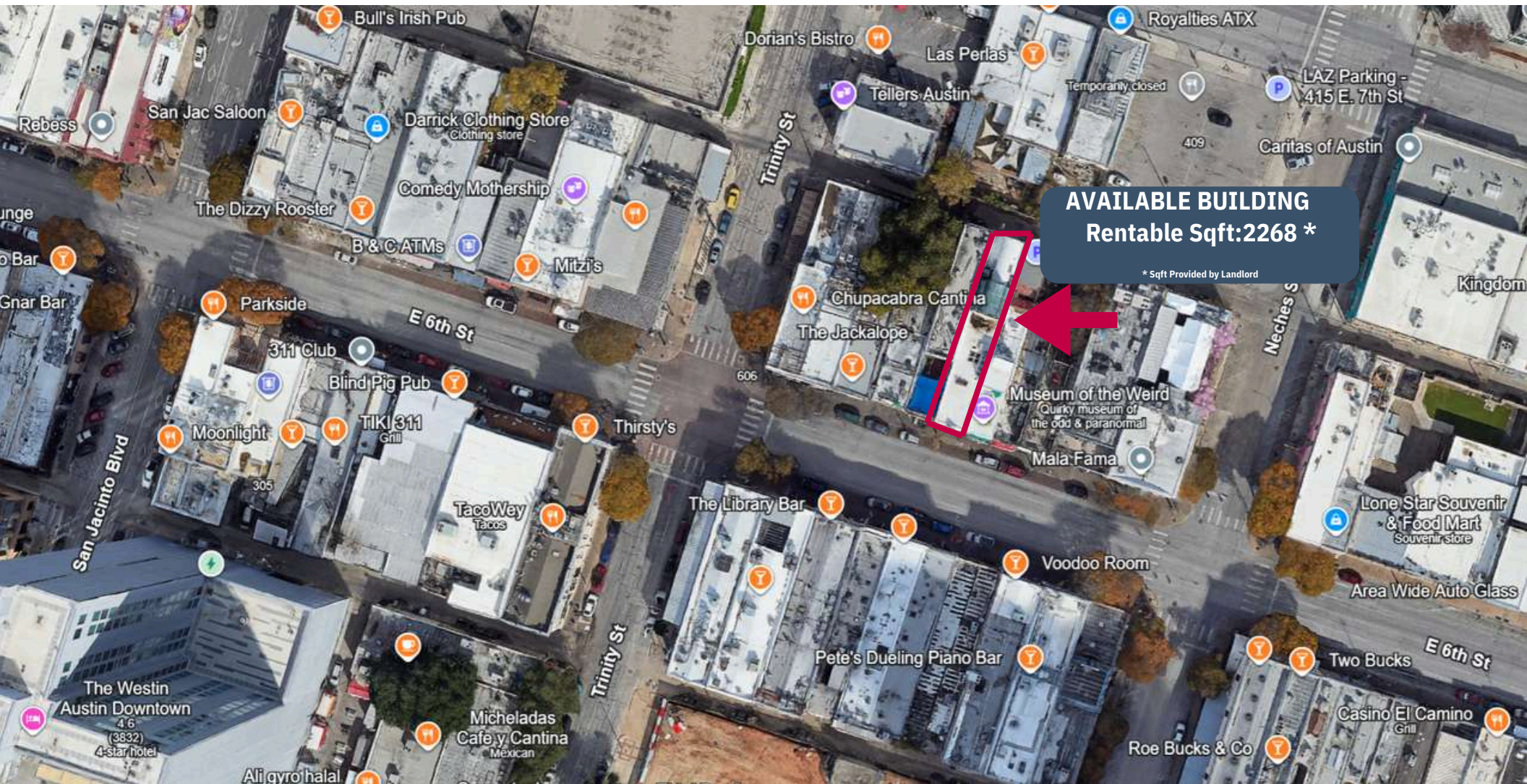
Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



Graeber House

410 E 6th st, Austin, TX 78701



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

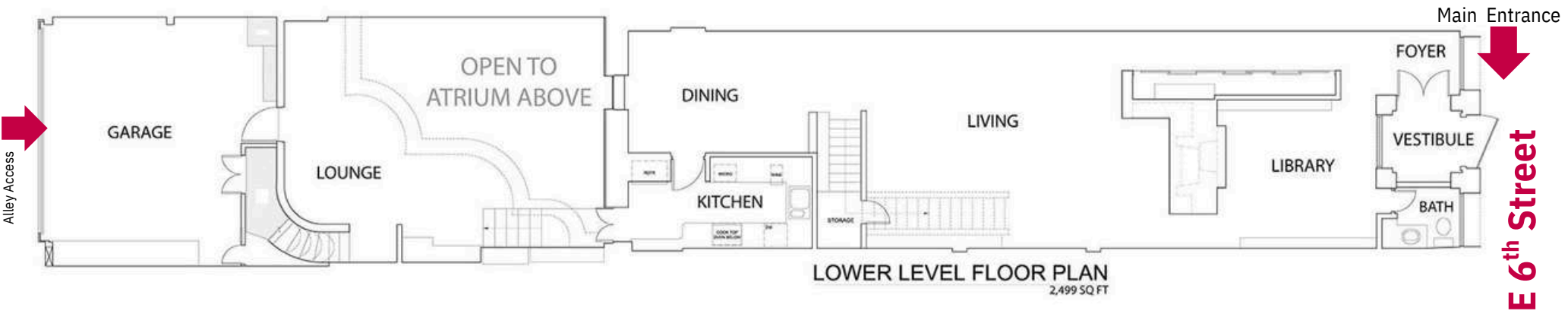
Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



Graeber House

410 E 6th st, Austin, TX 78701

FLOOR PLAN



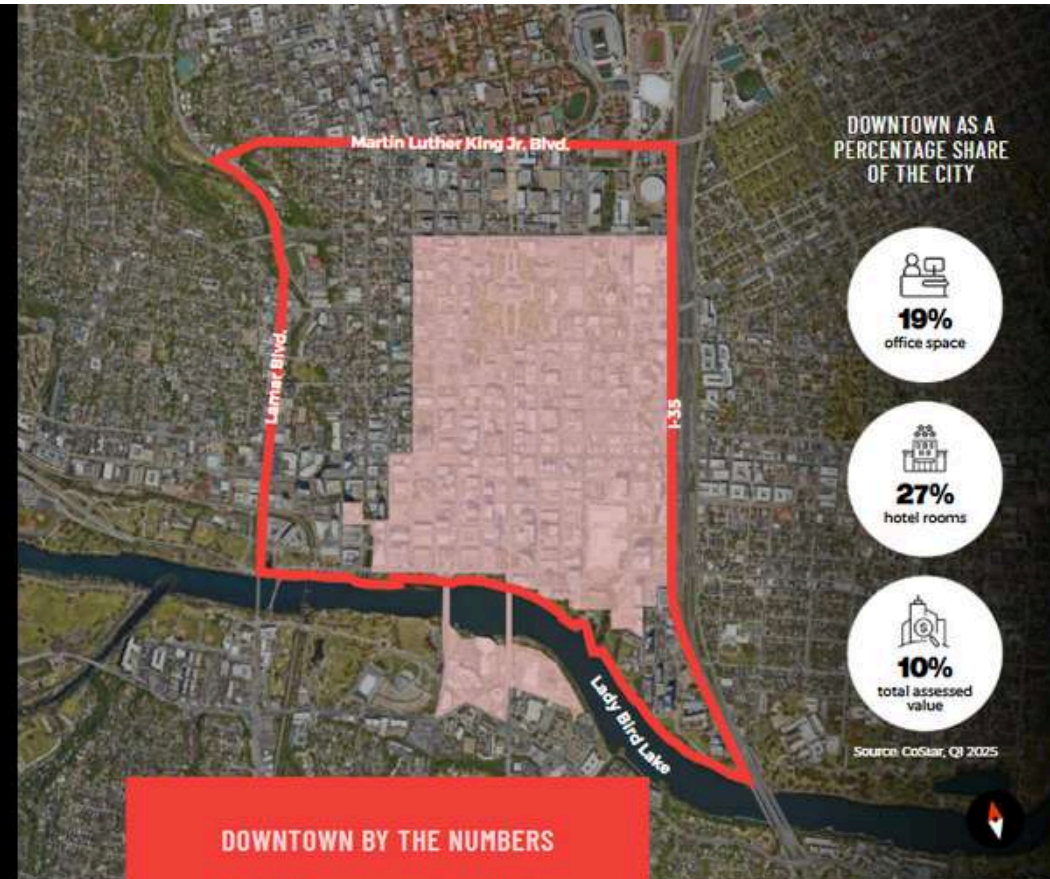
DOWNTOWN PUBLIC IMPROVEMENT DISTRICT

AT THE REQUEST of downtown property owners, the City Council created the Austin Downtown Public Improvement District (DPID) in 1993. Since its inception, the City has contracted with the Downtown Austin Alliance to manage the DPID. Our direct services, such as the Downtown Austin Ambassadors, cover the DPID area.

The work of the Downtown Austin Alliance is funded by an assessment on all non-homestead investment properties in the DPID valued over \$500,000. The Downtown Austin Alliance's

membership is comprised of assessed property owners, as well as residents and businesses who wish to become members.

The DPID must be renewed every 10 years through a petitioning process supported by the assessed property owners, which is then approved by the Austin City Council. The DPID is currently authorized through April 2033, and its boundaries are drawn to align our direct services and advocacy with areas projected to have the most significant growth over the next decade.



DOWNTOWN BY THE NUMBERS

RESIDENTS 15,330	EMPLOYEES 131,833
RESIDENTIAL UNITS 12,720	HOTEL ROOMS 15,000+
SQ. FT. UNDER CONSTRUCTION 6,632,922	SQ. FT. OF PLANNED SPACE 11,538,073

Source: U.S. Census Bureau, ACS 1-Year 2023 Estimates, JobsEQ, Q4 2024; Downtown Austin Alliance, Emerging Projects, March 2025

DOWNTOWN BOUNDARIES

- Downtown Austin
- Downtown Public Improvement District

We acknowledge the area that we call Central Texas belonged to the Indigenous Peoples of the Tonkawa, Comanche and Apache communities. This acknowledgment is an expression of deep appreciation for those who were here before us.



Graeber House

410 E 6th st, Austin, TX 78701



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



Graeber House



**Graeber House is part of Sixth Street's story,
offering a place where history, energy, and downtown Austin
converge night after night for operators who understand the power of location.**

Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

REspace LLC	9005423	Tony@ReGroupUs.com	512-472-0048
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Designated Broker of Firm	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daniel Pettit	820051	Daniel@RespaceTeam.com	469-844-7352
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	