



HORTON  
REAL ESTATE PARTNERS

# 8TH + COLORADO

CREATIVE OFFICE / RETAIL SPACE FOR LEASE

# EXECUTIVE SUMMARY

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## *Property Overview*

8th + Colorado is a two-story standalone building located in the heart of Downtown Austin, built in 1935. The Property is located one block west of Congress and two blocks north of 6th Street offering countless amenities within walking distance. The exterior of the building was recently remodeled, including new brick façade, new storefront window systems, reskinning of stucco parapet, and exterior lighting. There are two (2) vacant ground floor suites that are currently available for retail or office uses. The 2nd floor is occupied by a local architect.

## *Property Highlights*

- Parking is available via 3rd party in adjacent garages - Norwood, Brown, 916 Colorado
- Walk Score: Walker's Paradise (99)
- Transit Score: Excellent Transit (72)
- High ceilings & natural light
- Concrete pier & beam/masonry construction

## *Availability*

- Suite A: 3,962 SF (ground floor) / Condition: warm/white box
- Suite B: 3,963 SF (ground floor) / Condition: cold shell
- Suite C: 9,179 SF (second floor) / Condition: plug & play ready/open creative space

## *Offering Summary*

<b>BUILDING SIZE</b>	17,104 SF	<b>YEAR BUILT</b>	1935
<b>AVAILABLE SF</b>	3,962 - 17,104 SF	<b>ZONING</b>	CBD
<b>OPEX</b>	\$10/RSF/YR	<b>RATES</b>	Reach out to Broker



# EXTERIOR

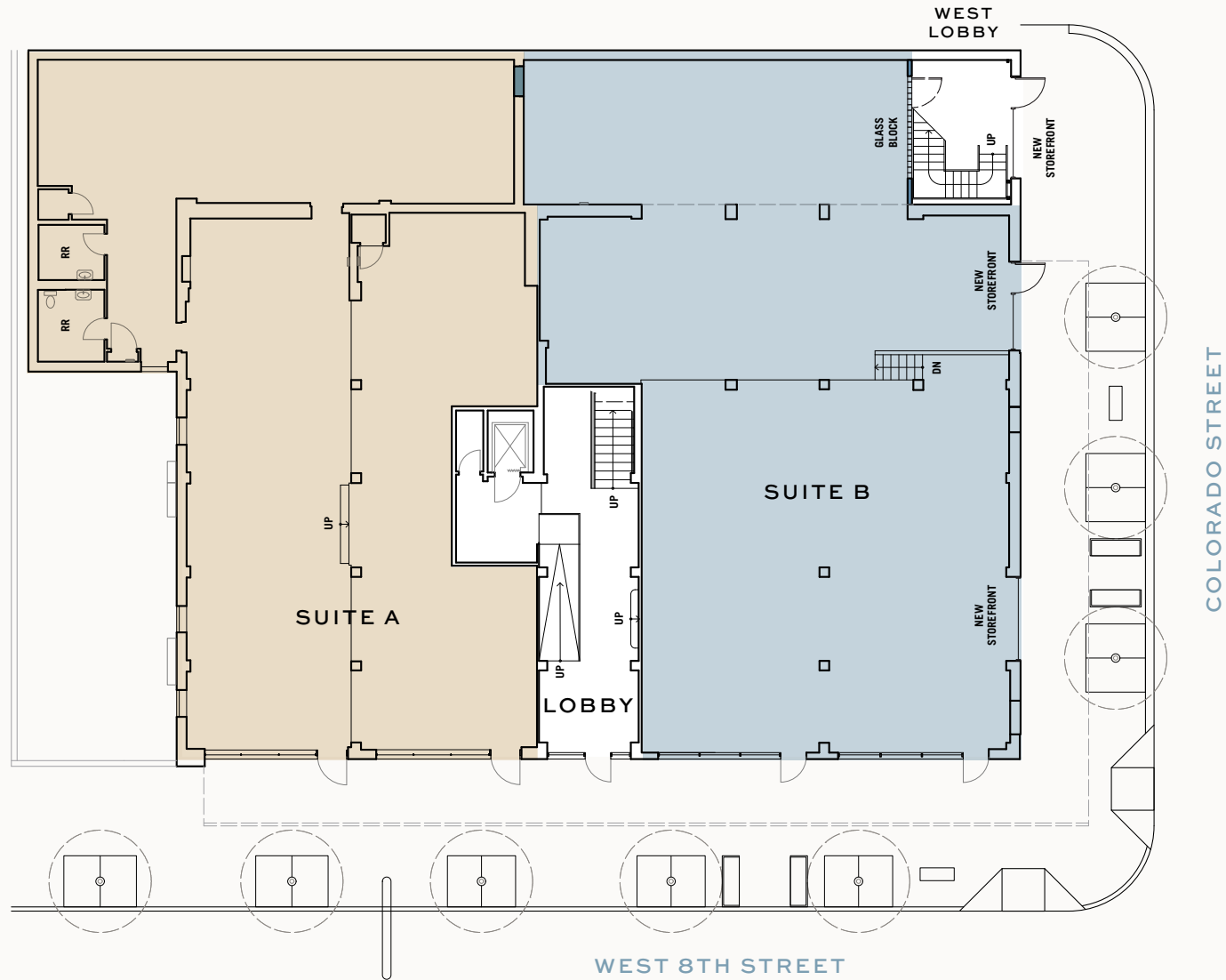


**SUITE A**

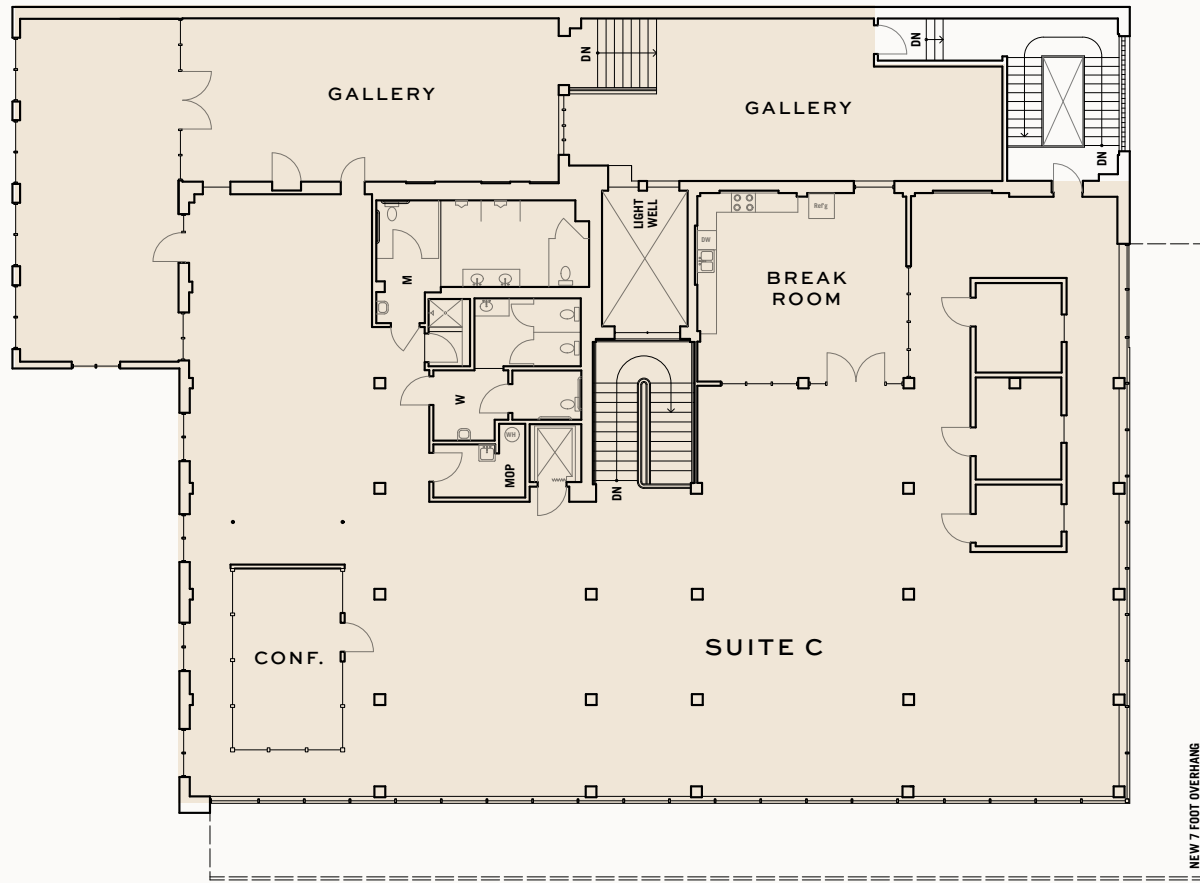
**SUITE C**

**SUITE B**

# FIRST FLOOR FLOOR PLAN



# SECOND FLOOR FLOOR PLAN



COLORADO STREET

WEST 8TH STREET

# SUITE A PHOTOS



# SUITE B PHOTOS + RENDERINGS



# SUITE C PHOTOS



# SUITE C PHOTOS



# NOTABLE NEIGHBORS



# EXTERIOR PHOTOS





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