



For Lease

507 Calles Street

Austin, TX 78702

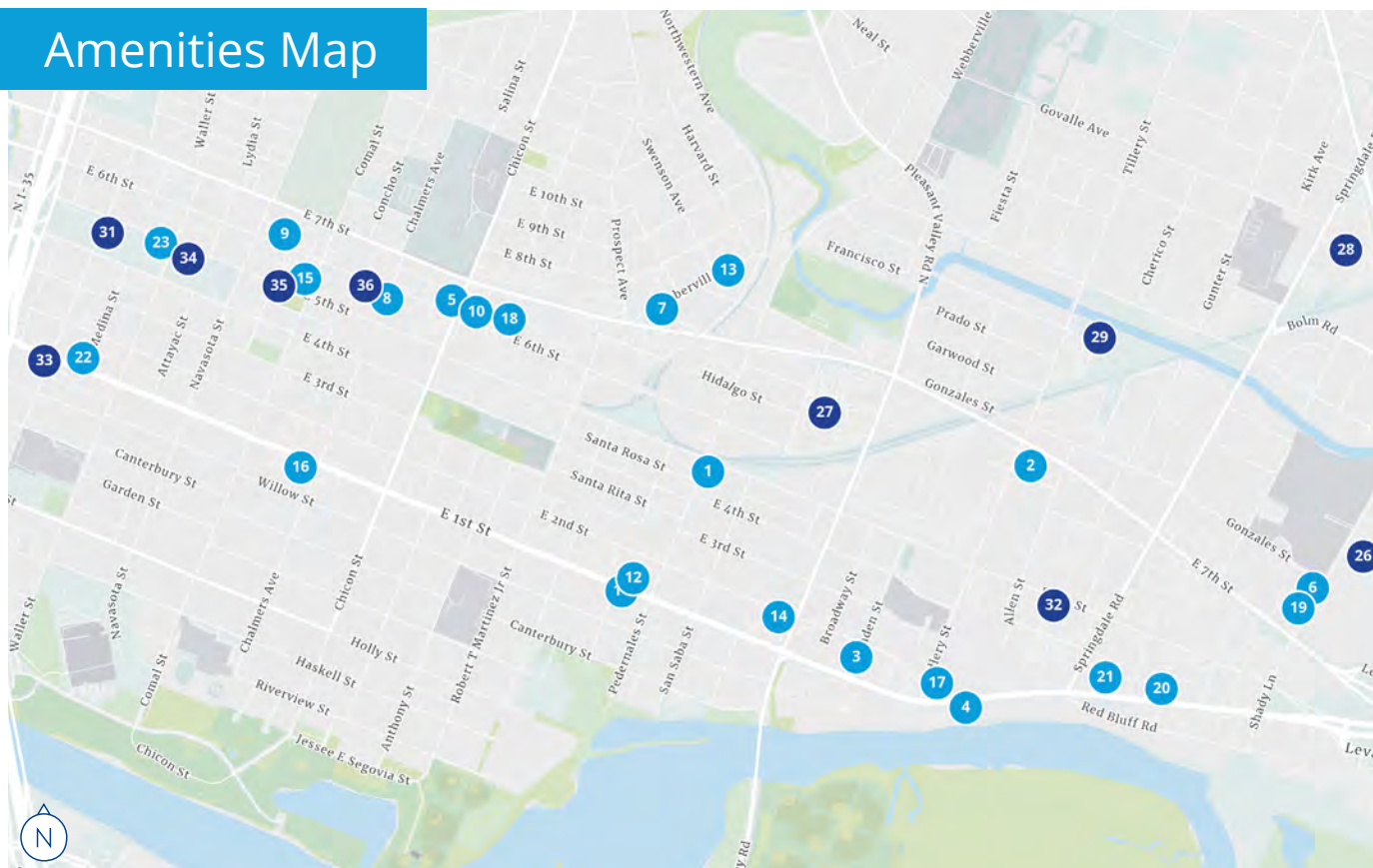
East Austin Creative Project

| CIM

Building & Location

- » Well located off the popular East 6th and 7th corridors
- » Easy access to I-35, downtown, and Airport Blvd
- » Renovation of the common areas underway
- » New building ownership

Amenities Map

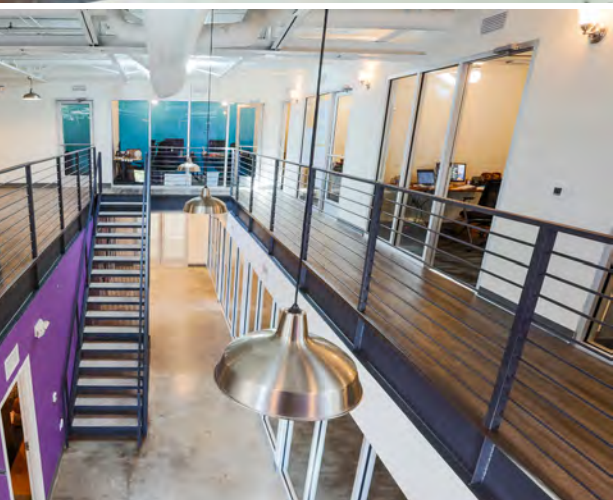


Food

- Greater Goods Coffee Roasting Co
- Flitch Coffee
- Lustre Pearl East
- Jocoby's Restaurant & Mercantile
- Whisler's
- Hi Sign Brewing
- Kitty Cohen's
- Zilker Brewing Company and Taproom
- Revelry Kitchen + Bar
- Lazarus Brewing Co
- la Barbecue
- Blue Owl Brewing
- Fleet Coffee Co
- Kemuri Tatsu-Ya
- The White Horse
- Flat Track Coffee
- Grizzelda's
- Cuvee Coffee Bar
- Wanderlust Wine Collective
- Central Machine Works
- Llama Kid
- Cenote
- Snooze, an AM Eatery
- Gyu-Kaku Japanese BBQ
- Hopdoddy Burger Bar

Amenities

- Exposure Fine Art Gallery & Studio
- HEB
- Austin Bouldering Project
- East Austin Succulents
- Target
- Whole Foods
- Cloud Tree Studios & Gallery
- Black Swan Yoga
- Orange Theory
- Plaza Saltillo
- Royal Blue Grocery



Floor Plans

Mezzanine

Space Specifications

Rate: \$35.00 NNN

2024 Est. OpEx: \$18.16/SF + E & J

3.0:1,000 parking ratio

Suite 104 - 7,868 SF | Available Now

Suite 107 - 5,327 SF | Available Now

Suite 108 - 6,849 SF | Available Now

Suite 112 - 11,883 SF | Available 3/1/25

Suite 116 - 13,861 SF | Available Now

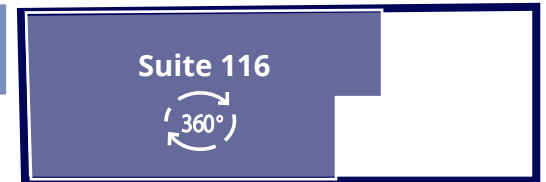
Suite 120 - 4,384 SF | Available Now

Suite 214 - 1,718 SF | Available Now

Notes



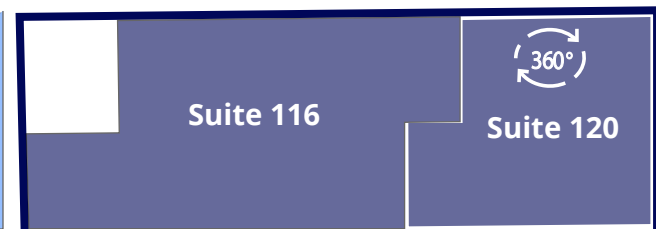
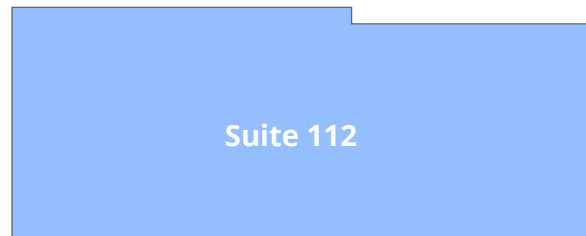
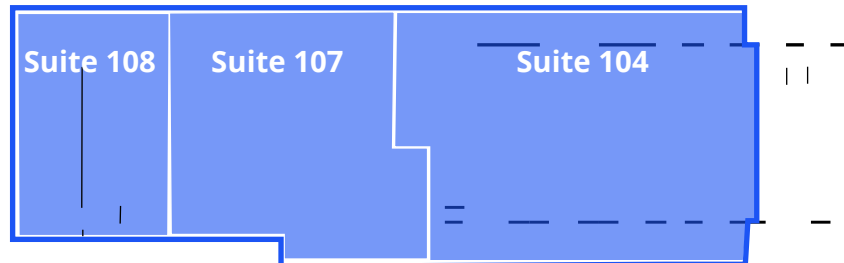
Click this icon to view virtual tour on available suites



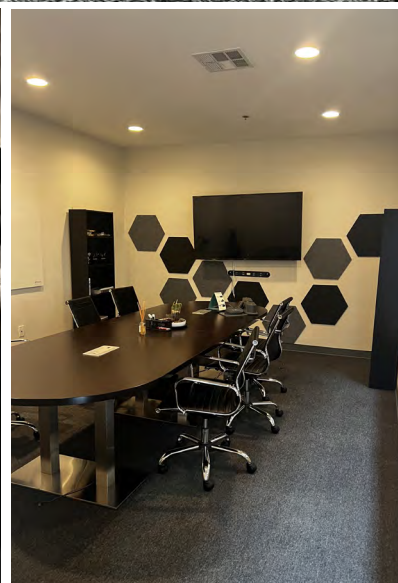
Level One



Contiguous: 20,044 SF



Contiguous: 24,480 SF





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