



2609 E Cesar Chavez St

2609 E Cesar Chavez St, Austin, TX 78702



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2609 E Cesar Chavez St

\$40.00 /SF/YR

Flexible retail space in the heart of East Austin's Holly district. Only minutes to downtown and surrounded by some of Austin's hottest restaurants, local cafes and breweries. This location can't be beat! Charming and unique Art Deco building, flexible layout to make the space your own....

- Maximum visibility with street frontage
- In the heart of East Austin's Holly District
- Walkability of Neighborhood
- Flexible Layout
- Parking Available



Rental Rate: \$40.00 /SF/YR

Min. Divisible: 1,800 SF

Property Type: Retail

Property Subtype: Restaurant

Gross Leasable Area: 6,258 SF

Year Built: 1973

Walk Score ®: 84 (Very Walkable)

Transit Score ®: 48 (Some Transit)

Taxes: \$0.38 USD/SF/MO

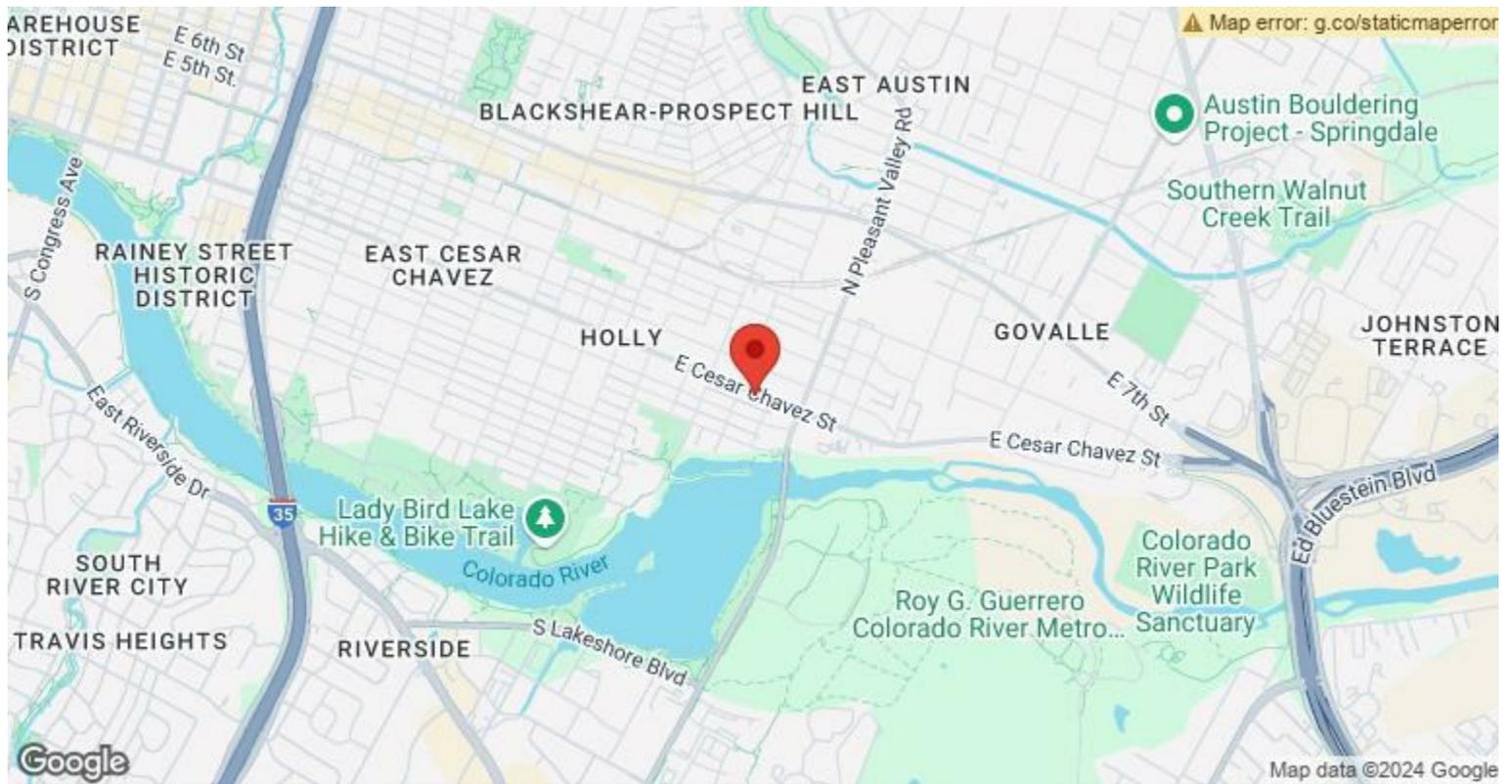
Operating Expenses: \$0.29 USD/SF/MO

Rental Rate Mo: \$3.33 /SF/MO

1st Floor

Space Available	1,800 - 2,600 SF
Rental Rate	\$40.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

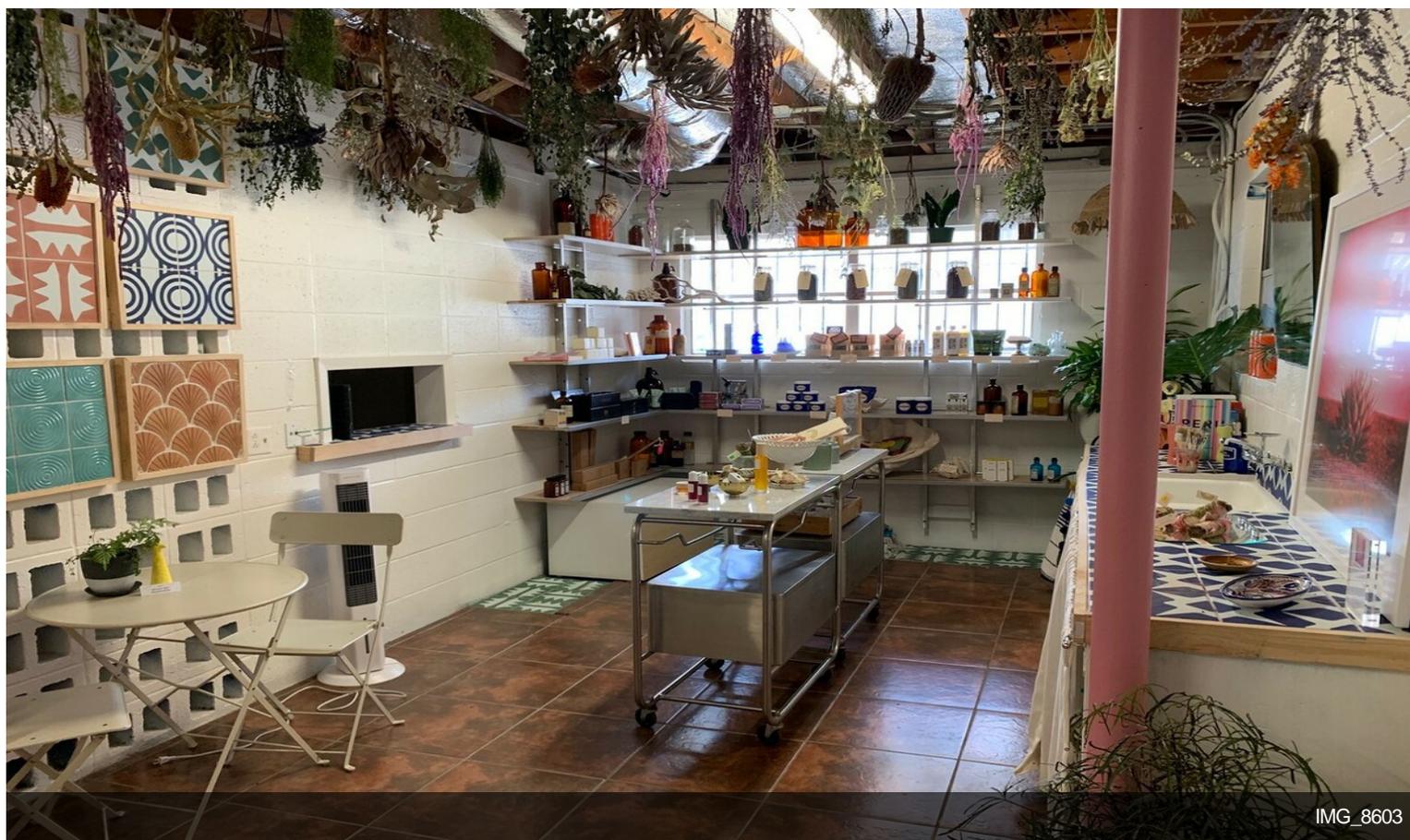
50 ft open frontage with curtain wall offering the maximum visibility on the busiest street in heart of East Austin's most sought after Holly District where Technology and Creative Minds Meet. Surrounded by one of the oldest and most charming Austin Urban Core neighborhoods, Top Tier Technology Companies, Best Ranked Restaurants, Local Favorite Breweries, Leafy Streets, Lake Trails, Popular Cafes and Juicebars...



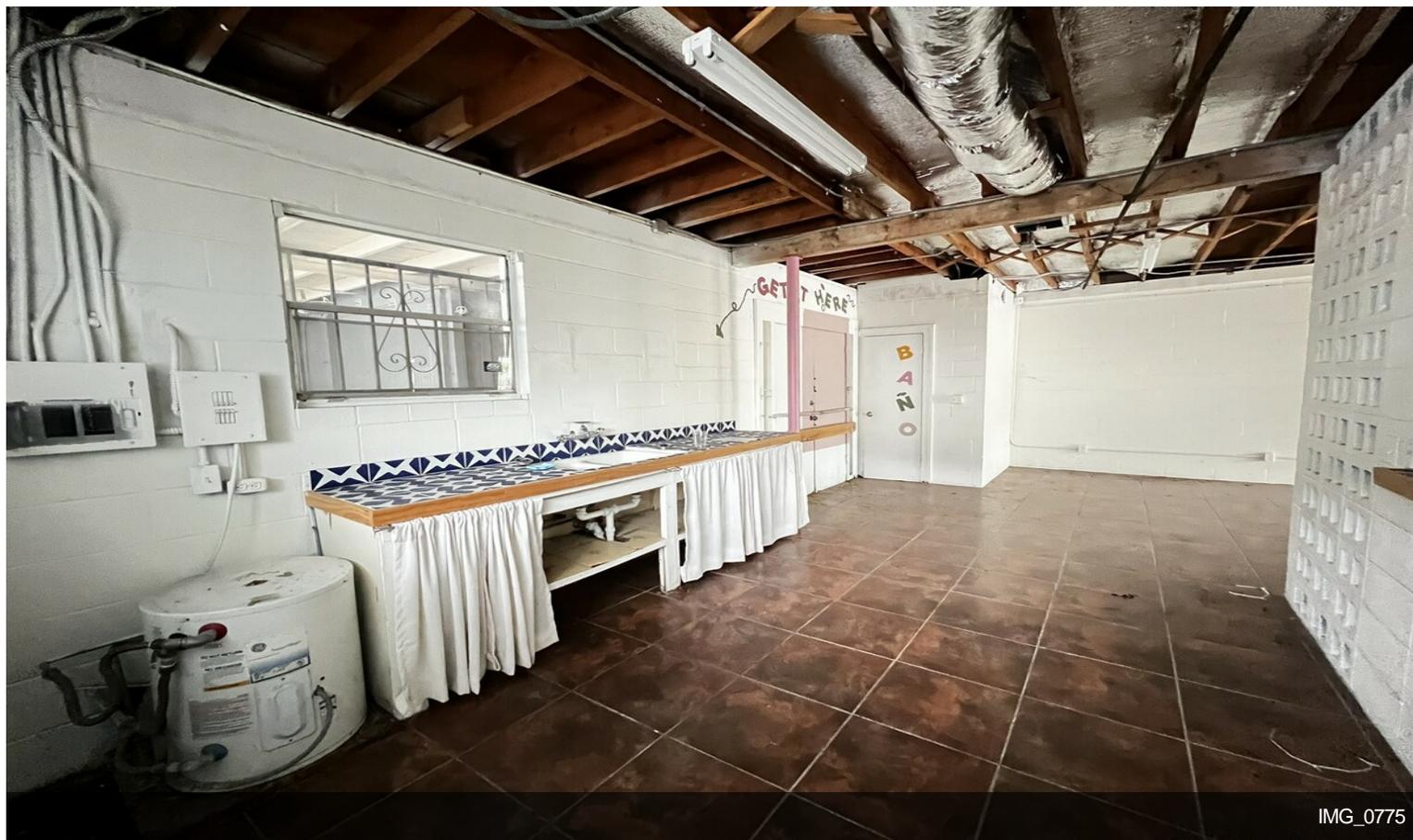
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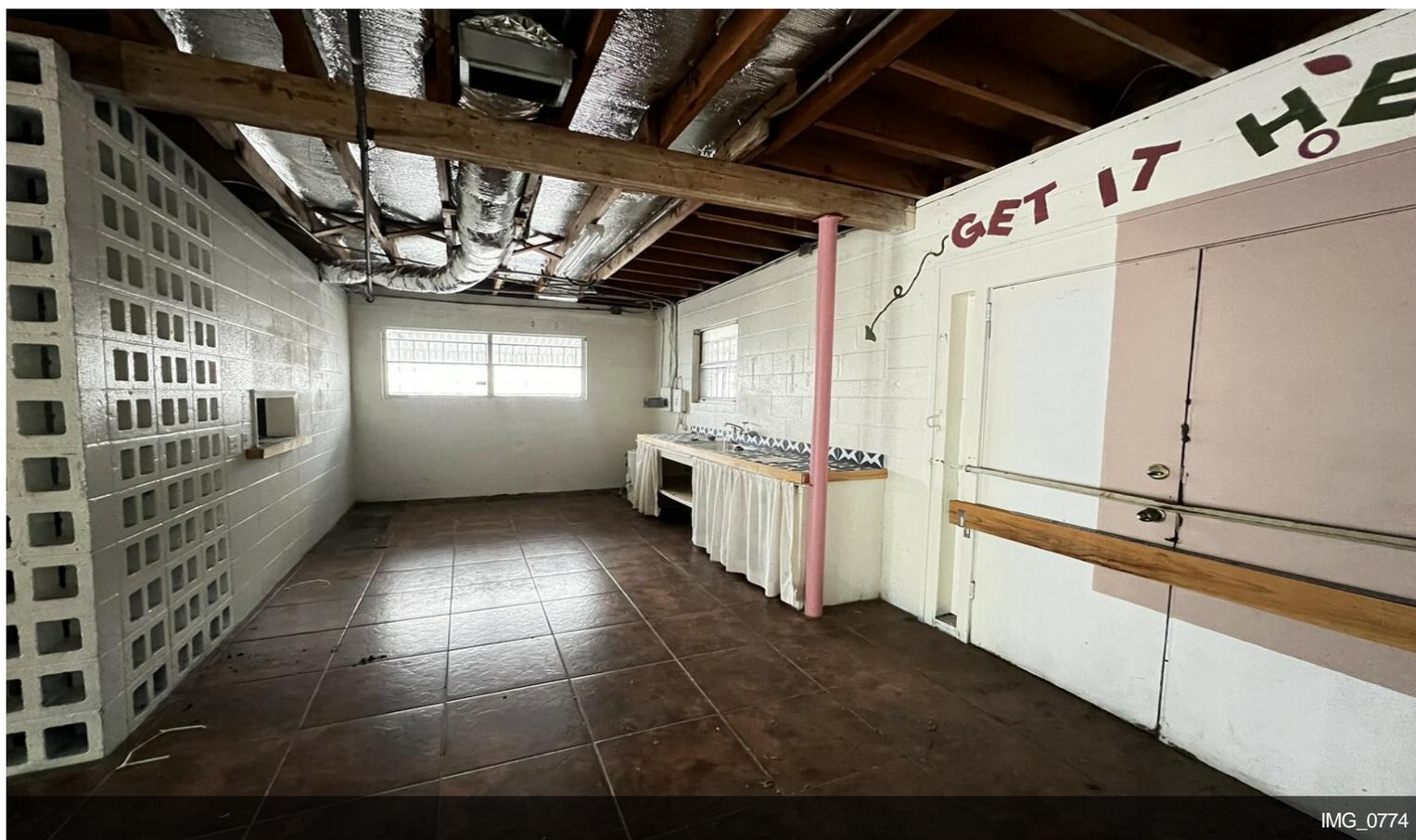
Property Photos



Property Photos

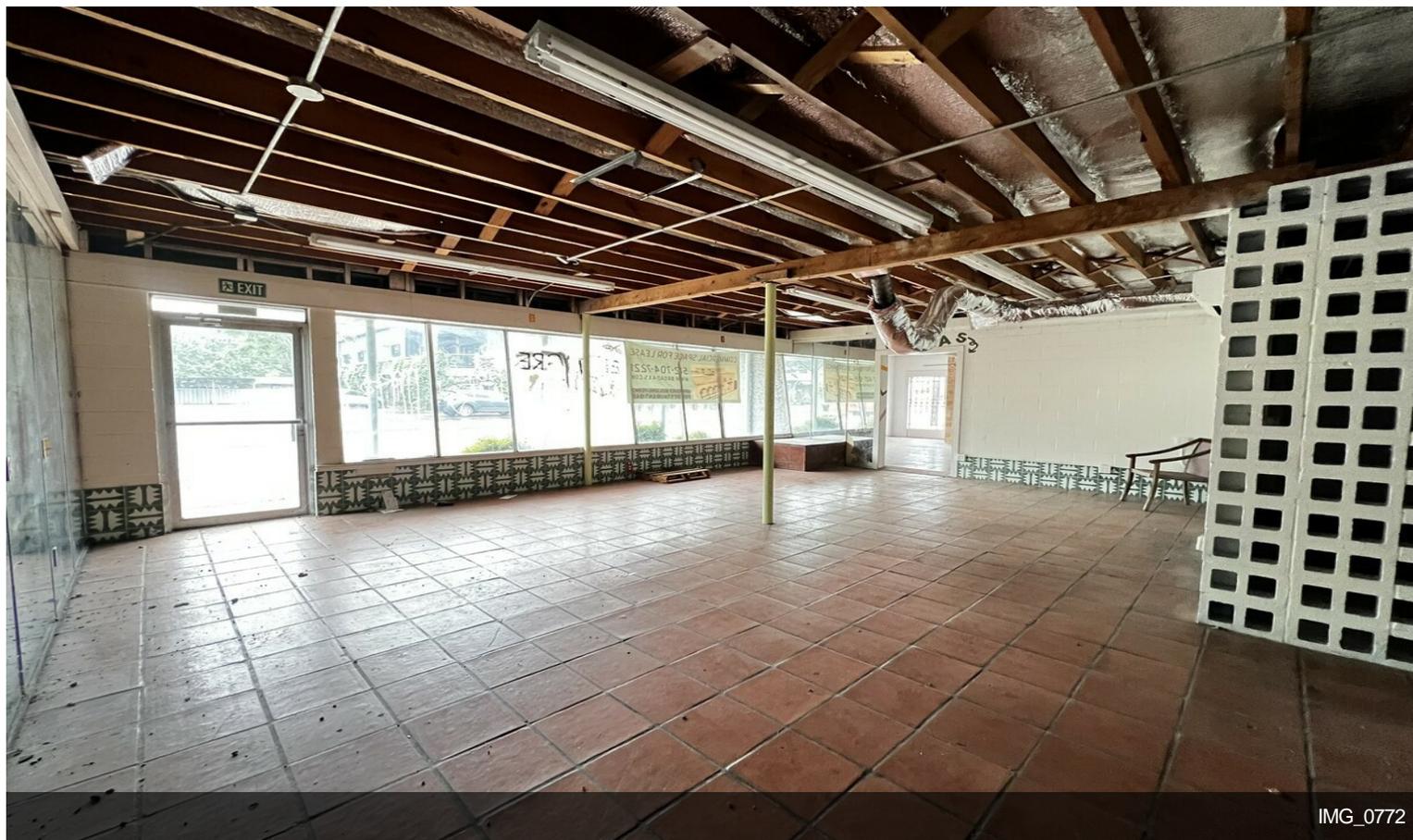


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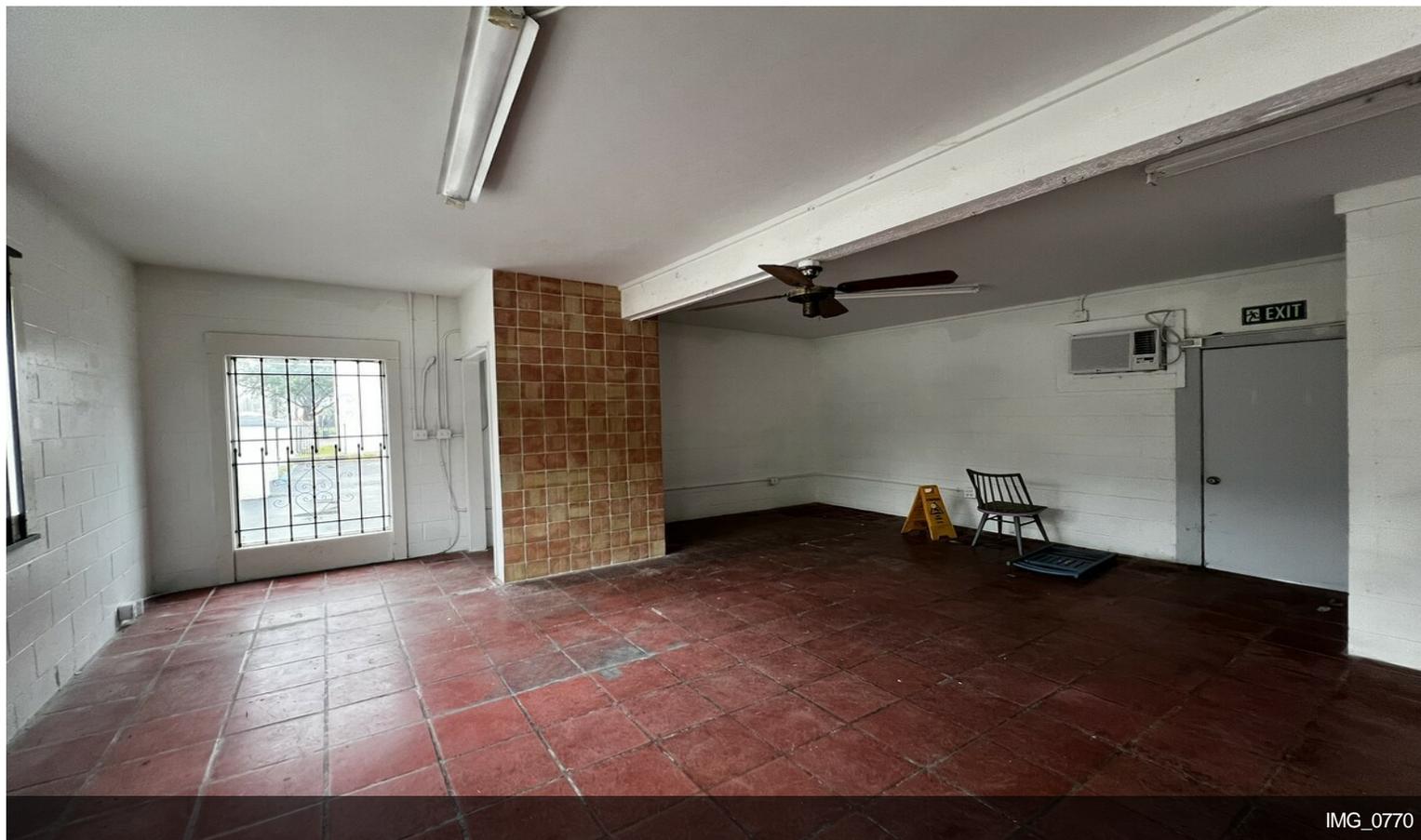


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Property Photos

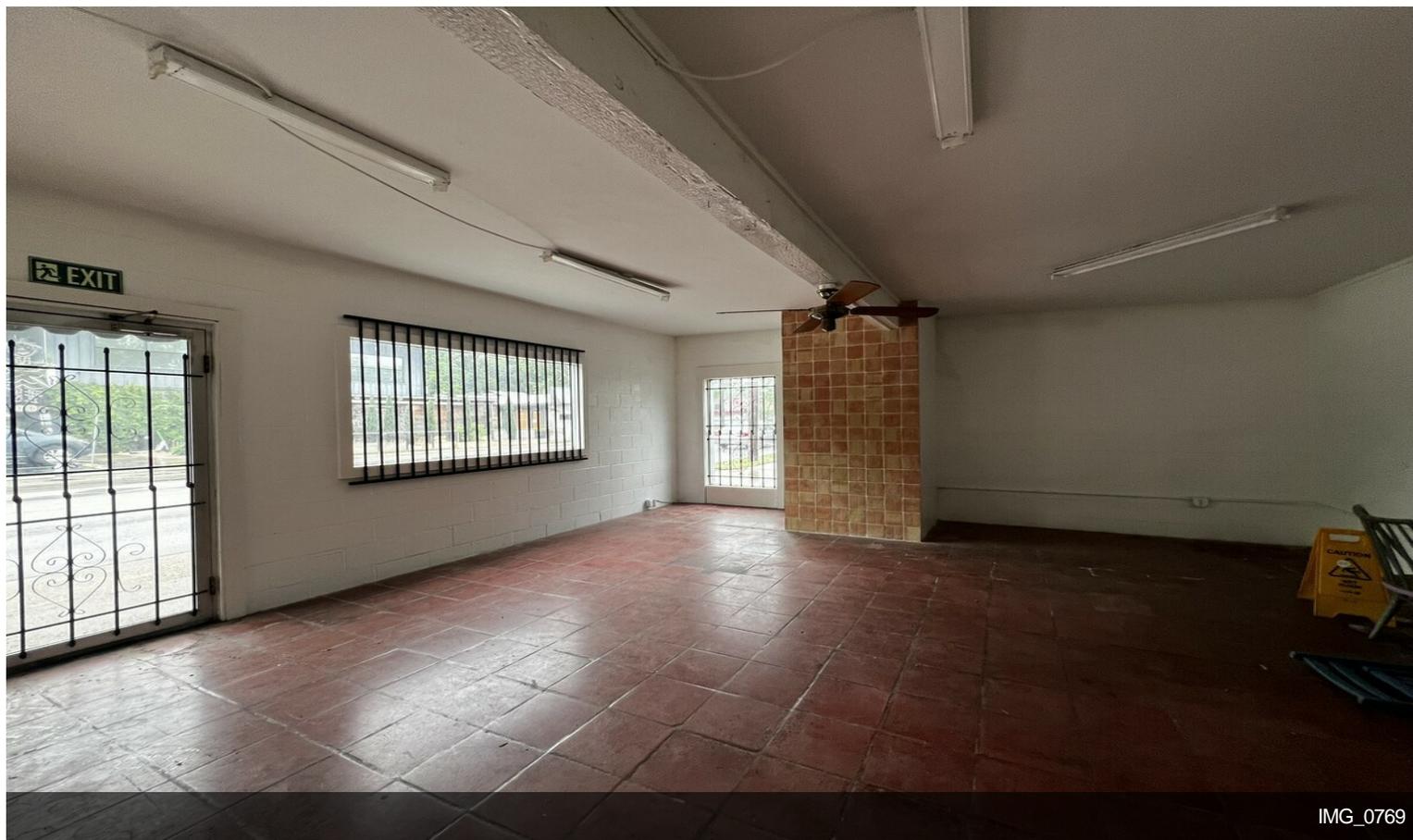


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IMG_0770

Property Photos



IMG_0769



IMG_8549

Property Photos



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