

FOURTH &

STREAM

**CREATIVE OFFICE CONDOS
IN THE SOUL OF EAST AUSTIN**



**1800
East
4th St**

Office Condos For Sale
or Lease

Suites 127 & 131

WORK HERE. OWN IT.

FOURTH &

1800 East 4th St

PROPERTY OVERVIEW

Tucked into the creative core of East Austin, Fourth& is more than a business address – it’s a statement about how you want to work. These ground-floor commercial condos sit within a thoughtfully designed mixed-use community at the corner of 4th and Chicon, where exposed ceilings meet resort-style amenities and one of Austin’s most walkable, culture-rich neighborhoods is right outside the door.

Both suites are move-in ready and fully furnished – whether you’re acquiring a permanent home for your firm or leasing with flexibility in mind, Fourth& offers a rare opportunity to plant your flag in East Austin without the lag time of a build-out.



FOURTH &

Move-In Ready

Fully furnished. Truly turnkey.



For Sale or Lease

Flexibility to own or lease space.



3.67 : 1,000

Parking Ratio, plus free st parking.



12-15 ft

Exposed ceiling heights.



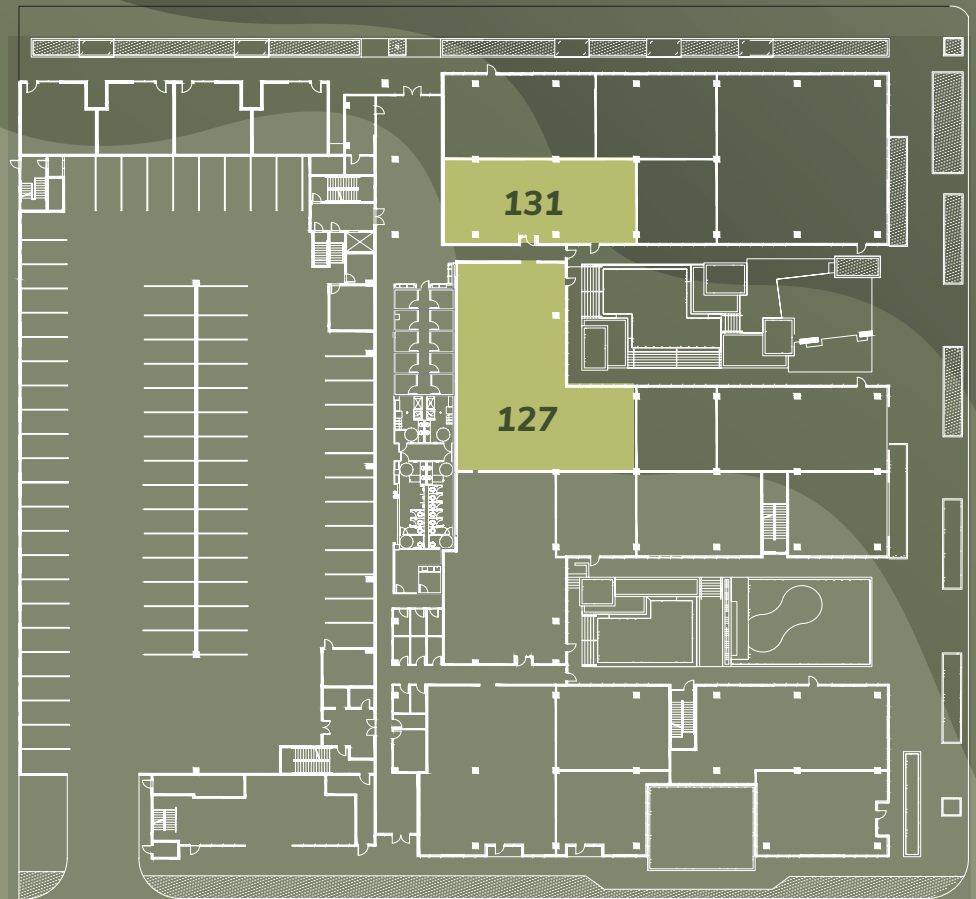
Fitness Center

Pelotons, weights, & wellness.



East Austin

Submarket. Walkable to everything.



AVAILABILITY BREAKDOWN

Suite	Size	Price	Price PSF
127	3,795 SF	\$2,656,500	\$700/SF
131	2,203 SF	\$1,542,100	\$700 SF
127 + 131	5,998 SF	\$4,198,600	\$700/SF

SUITE 127

1800 E 4TH ST, AUSTIN, TX 78702

SUITE SPECS

Total SF	.....	3,795 SF
Sale Price	.....	\$2,656,500 (\$700/PSF)
Lease Rate	.....	Negotiable
Parking	.....	22 Shared Spaces (3.67:1,000)
Clear Heights	.....	12-15 ft.
Condition	.....	Move-in Ready / Turnkey
Type	.....	Creative Office / Retail Condo
Location	.....	Interior – Central, Courtyard-Adjacent

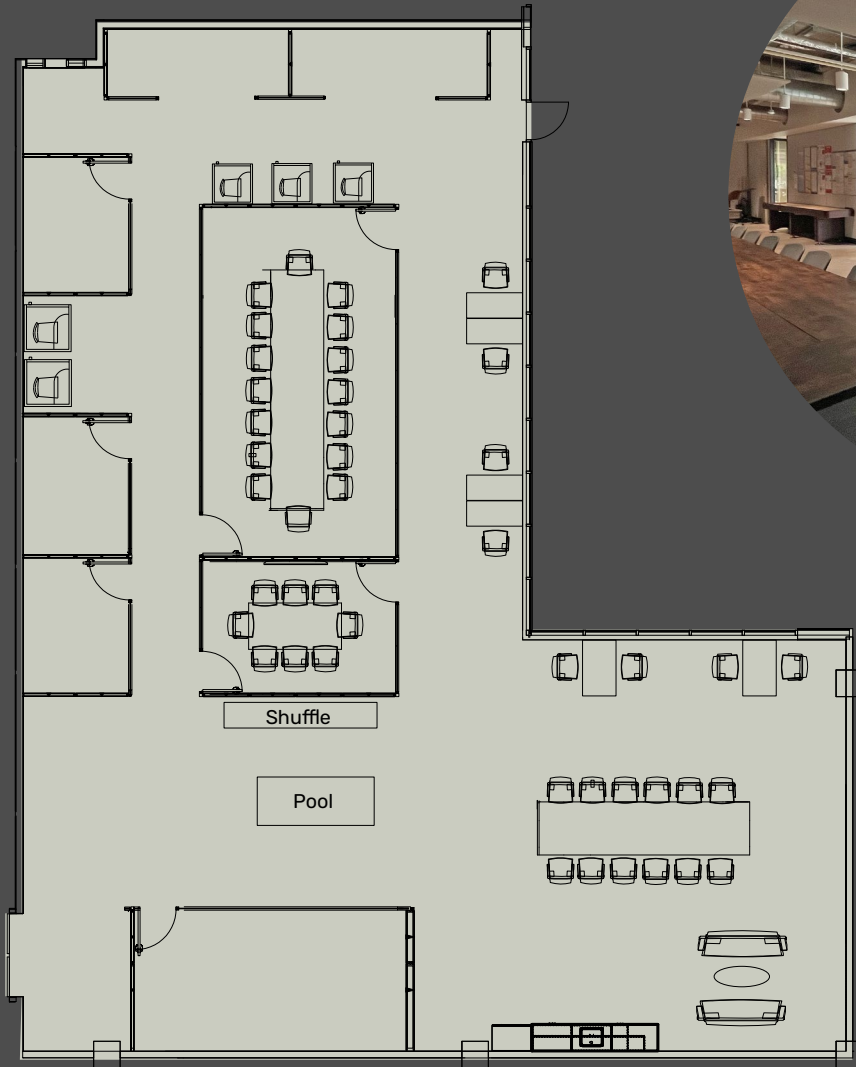
SUITE HIGHLIGHTS

- Signature fishbowl conference room – removable glass panels for flexible configuration
- 3 private phone booths
- Large break / kitchen area
- Spacious communal lounge / seating area
- Pool table & shuffleboard
- Direct hallway access to private restrooms and shower room
- Courtyard-adjacent – natural light and landscaped views

FOURTH &

SUITE 127

1800 E 4TH ST, AUSTIN, TX 78702



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SUITE 127

1800 E 4TH ST, AUSTIN, TX 78702



SUITE 131

1800 E 4TH ST, AUSTIN, TX 78702

SUITE SPECS

Total SF	.....	2,203 SF
Sale Price	.....	\$1,542,100 (\$700/SF)
Lease Rate	.....	Negotiable
Parking	.....	22 Shared Spaces (3.67:1,000)
Clear Heights	.....	12-15 ft.
Condition	.....	Move-in Ready / Turnkey
Type	.....	Creative Office / Retail Condo
Location	.....	Interior – Lobby-Adjacent

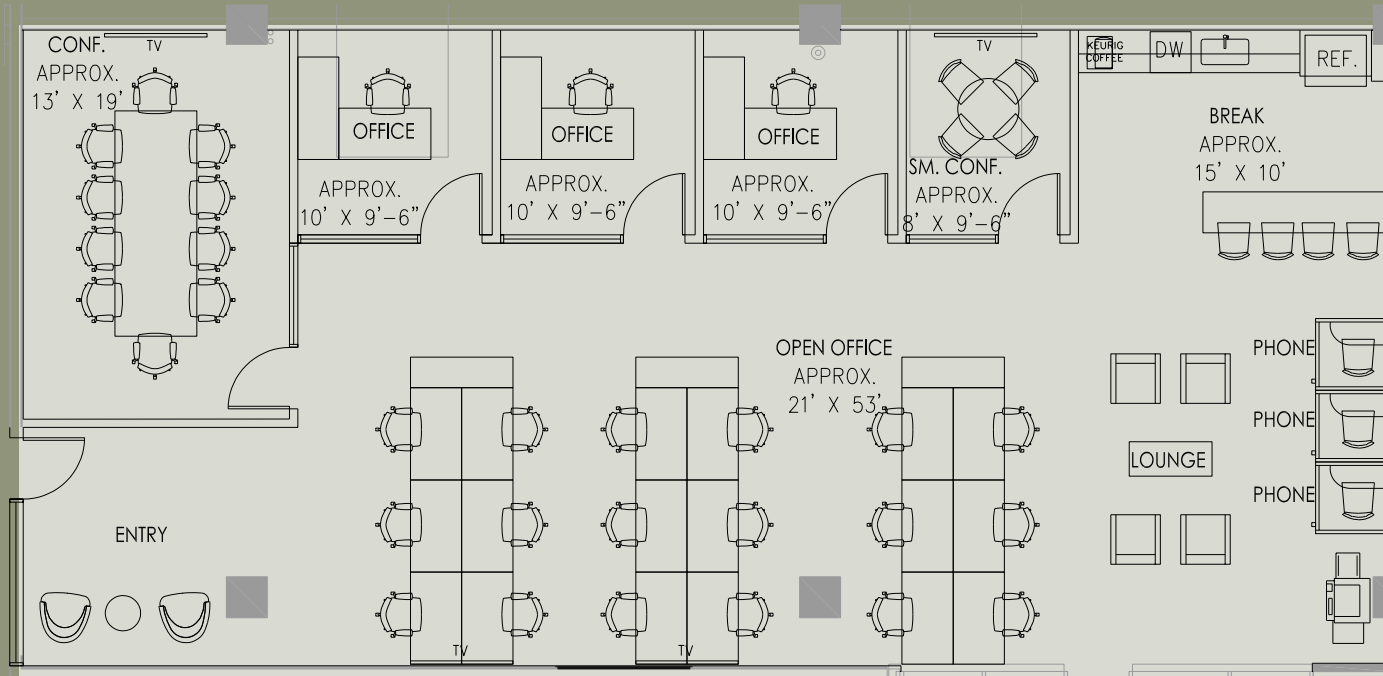
SUITE HIGHLIGHTS

- 18 open workstations
- 4 private offices
- 3 call rooms / phone booths
- 1 dedicated conference room
- Break / lounge area with nitro cold brew on tap
- Original murals throughout
- Lobby-adjacent – Direct access to building entry and parking garage

FOURTH &

SUITE 131

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FOURTH &

SUITE 131

1800 E 4TH ST, AUSTIN, TX 78702

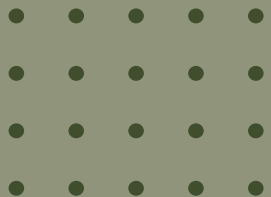


Built for More Than Work

THIRD-FLOOR AMENITY LEVEL

Fourth& is a mixed-use community designed with intention, the kind of place where a morning meeting can end with a rooftop pool and a working lunch in the courtyard

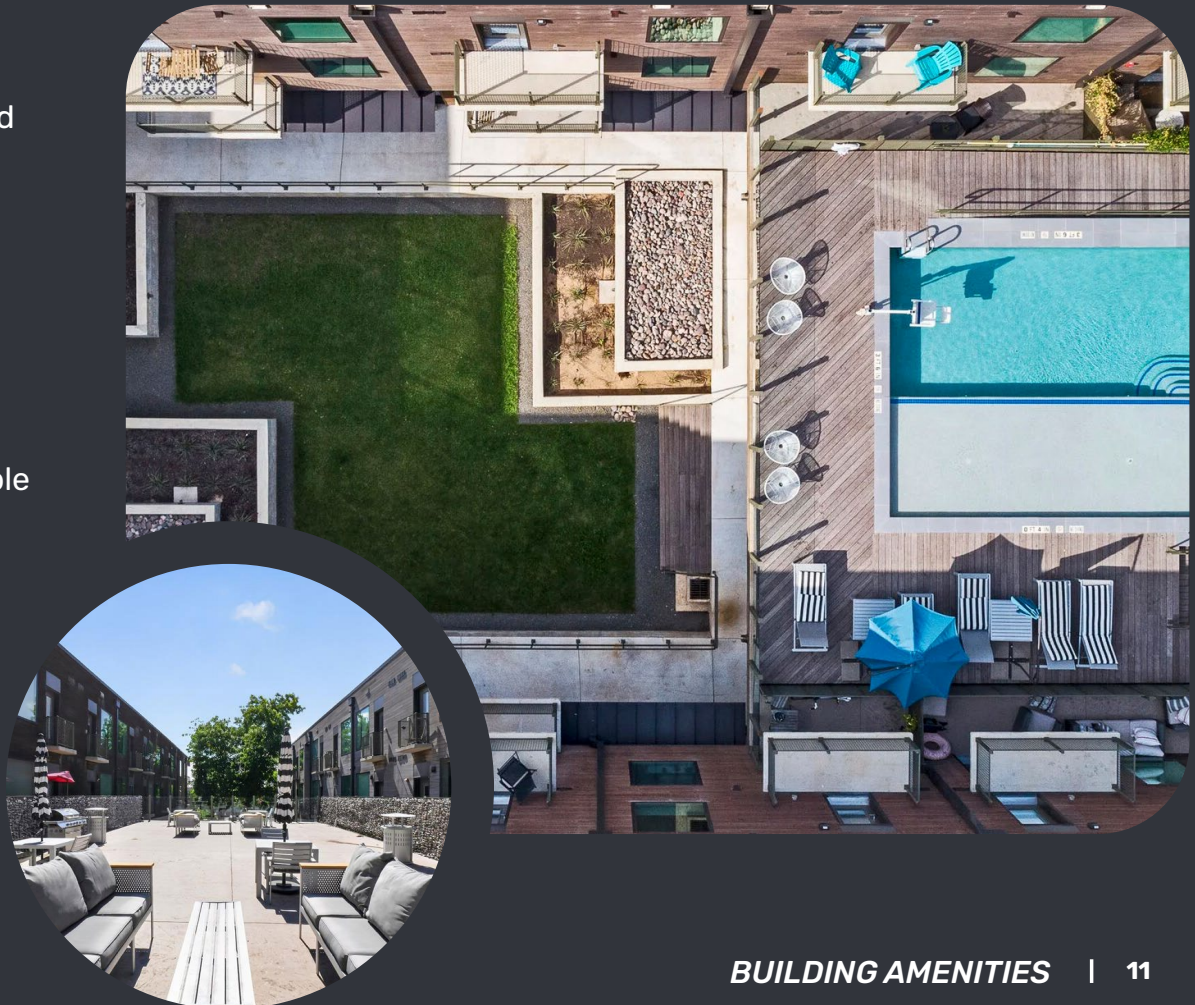
- Resort-Style Pool & Outdoor Amenity Deck – Complimentary tenant access
- On-Site Fitness Center – Pelotons, free weights, large-screen TVs, and wellness amenities
- Club Room / Tenant Lounge – TVs, soft seating, and collaborative workspace
- Two Fully Furnished Guest Suites – Reservable by tenants at \$75/week



Building Features and Amenities

GROUND LEVEL AND COMMUNITY

- Landscaped Courtyard – natural light and greenspace accessible from suites
- Shared Conference Room – complimentary use for meetings and events
- Outdoor Sitting & Grilling Area
- Dog-Friendly Environment – employees welcome to bring pets
- Dedicated On-Site Storage Unit – available for lease in the lobby
- Common Area Restrooms & Private Shower Room



Building Features and Amenities

ACCESS & MOBILITY

- Secured Parking Garage – roll-down door, code entry, no density restrictions
- 22 Reserved Garage Spaces + Free Adjacent Street Parking
- Direct Access to Walk/Bike Trail (north side of building)
- Walkable to MetroRail Red Line
- EV Charging Stations
- Bike Racks & Covered Storage

BUILDING INFRASTRUCTURE

- 12–15 ft. Exposed / High Ceilings
- Direct Lobby Entry from Both Suites
- Storefront Glass Throughout Common Areas
- Solar Ready
- Mailroom & Package Storage
- Ground Floor Commercial within Residential Mixed-Use Community



Prime Location

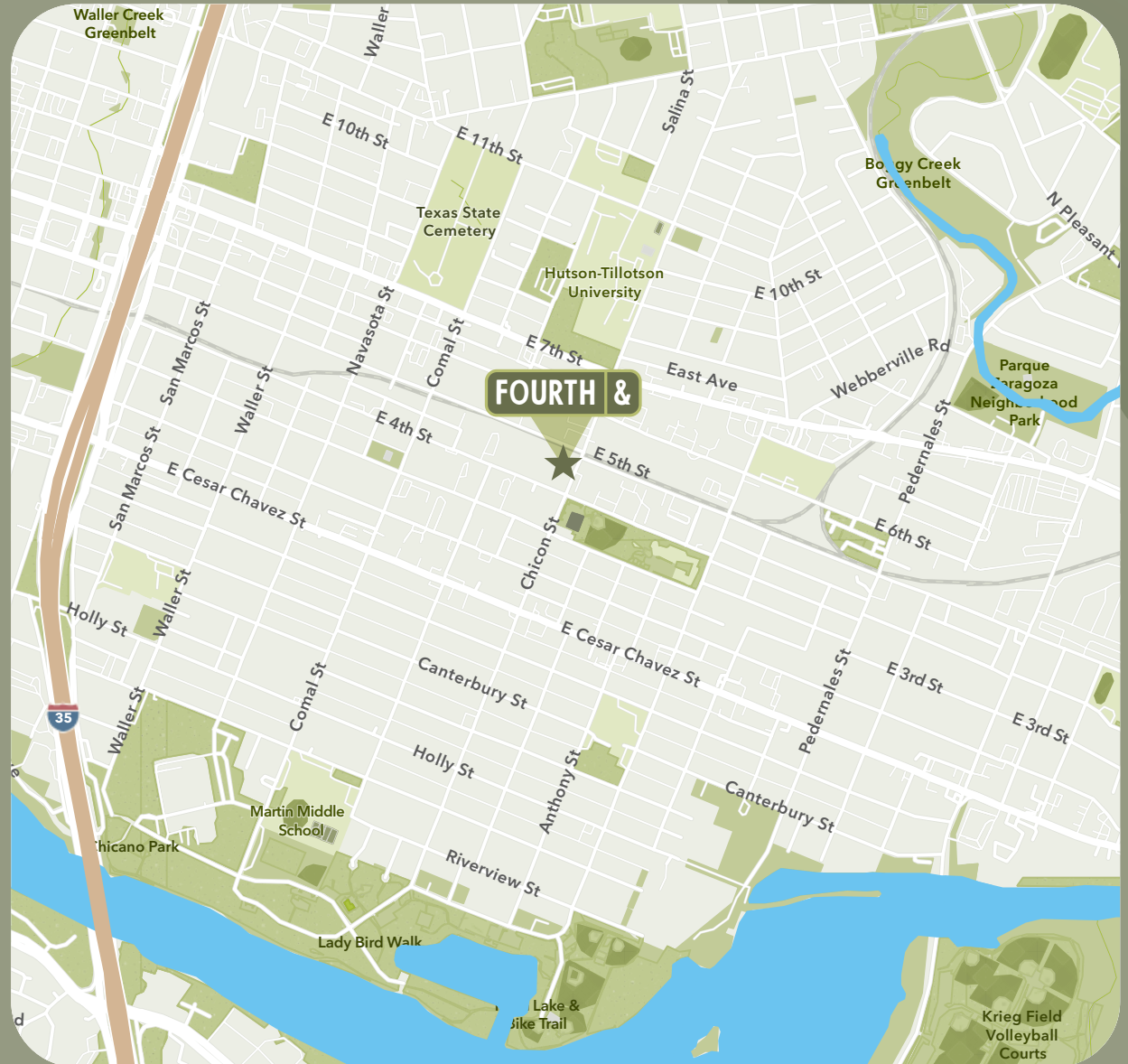
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East Austin.

There's no where else like it.

Fourth& sits at the intersection of creative energy and everyday convenience. The East Austin address means you're steps from some of the city's most beloved independent restaurants, coffee shops, bars, and retailers.

The MetroRail Red Line runs directly adjacent on the north side of the complex, and a dedicated bikeway makes car-free commutes not just possible but genuinely enjoyable. Plaza Saltillo's retail and dining district is a quarter mile away. Whole Foods, Target, and the full East 6th Street corridor are within easy walking.



Neighborhood Highlights

FOURTH &



Restaurants & Coffee

Via 313
 Suerte
 Il Brutto
 Cisco's
 Counter Cafe East
 Cenote
 Wright Bros. Brew & Brew
 Cuvee Coffee Bar

Retail & Convenience

Whole Foods
 Target
 Royal Blue Grocery
 Breeds Hardware

Nightlife & Culture

White Horse
 The Eastern
 Whisler's
 Lazarus Brewing
 Scoot Inn
 The Brixton

FOURTH &

Let's Talk

*Contact Us to schedule a tour or
request full offering materials.*


STREAM

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