

18,784 SF FOR LEASE

56 EAST  
AVENUE

Creative Office Space in the Heart  
of Rainey Street District

FOR LEASING INFORMATION:

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STREAM








## Location

Step outside and you're right by Lady Bird Lake, one of Austin's most iconic outdoor spots. With more than 10 miles of trails, plus areas for kayaking, paddleboarding, fishing, and open green space, it's an easy place to reset during the workday or happy hour. A short walk in the other direction takes you straight into the Rainey Street District, where restaurants and craft cocktail bars line the popular street.

## Walk

-  Rainey Street **1 min**
-  Hike n' Bike Trail **5 mins**
-  Lady Bird Lake **5 mins**
-  Boardwalk **15 mins**
-  Sixth Street **17 mins**

## Drive

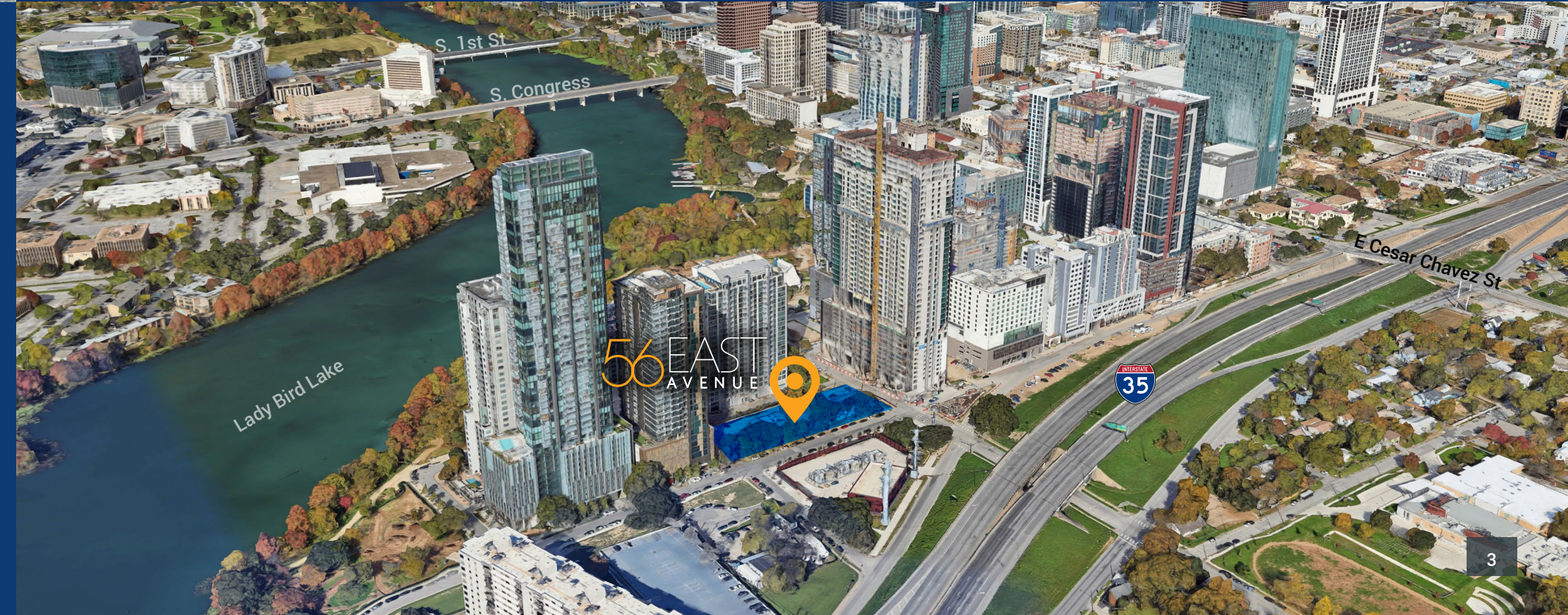
-  East Austin **2 mins**
-  South Congress **5 mins**
-  East Austin **2 mins**
-  Zilker Park **12 mins**
-  ABIA **15 mins**

## 56 EAST AVENUE

Strategically located at the southeast entrance to the Rainey Street District, 56 East Avenue puts you just minutes from Austin's CBD and less than 500 feet from Lady Bird Lake. It sits at the edge of one of Austin's most recognizable neighborhoods, where hip bars, live music, and food trucks create a steady energy that draws both locals and visitors. It's a natural fit for creative businesses that thrive on movement, culture, and inspiration.

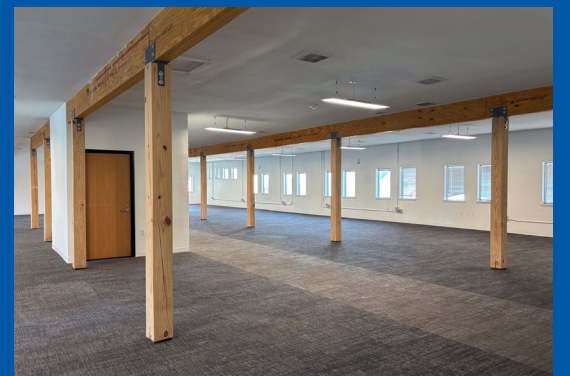
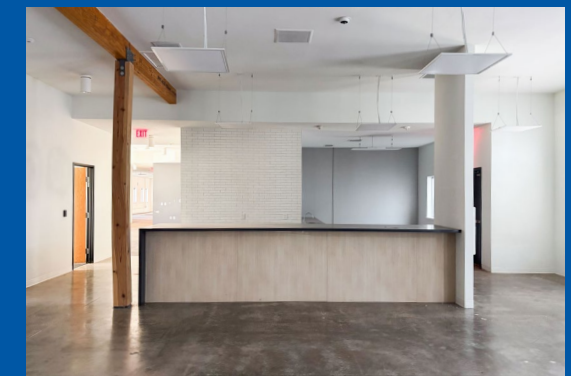
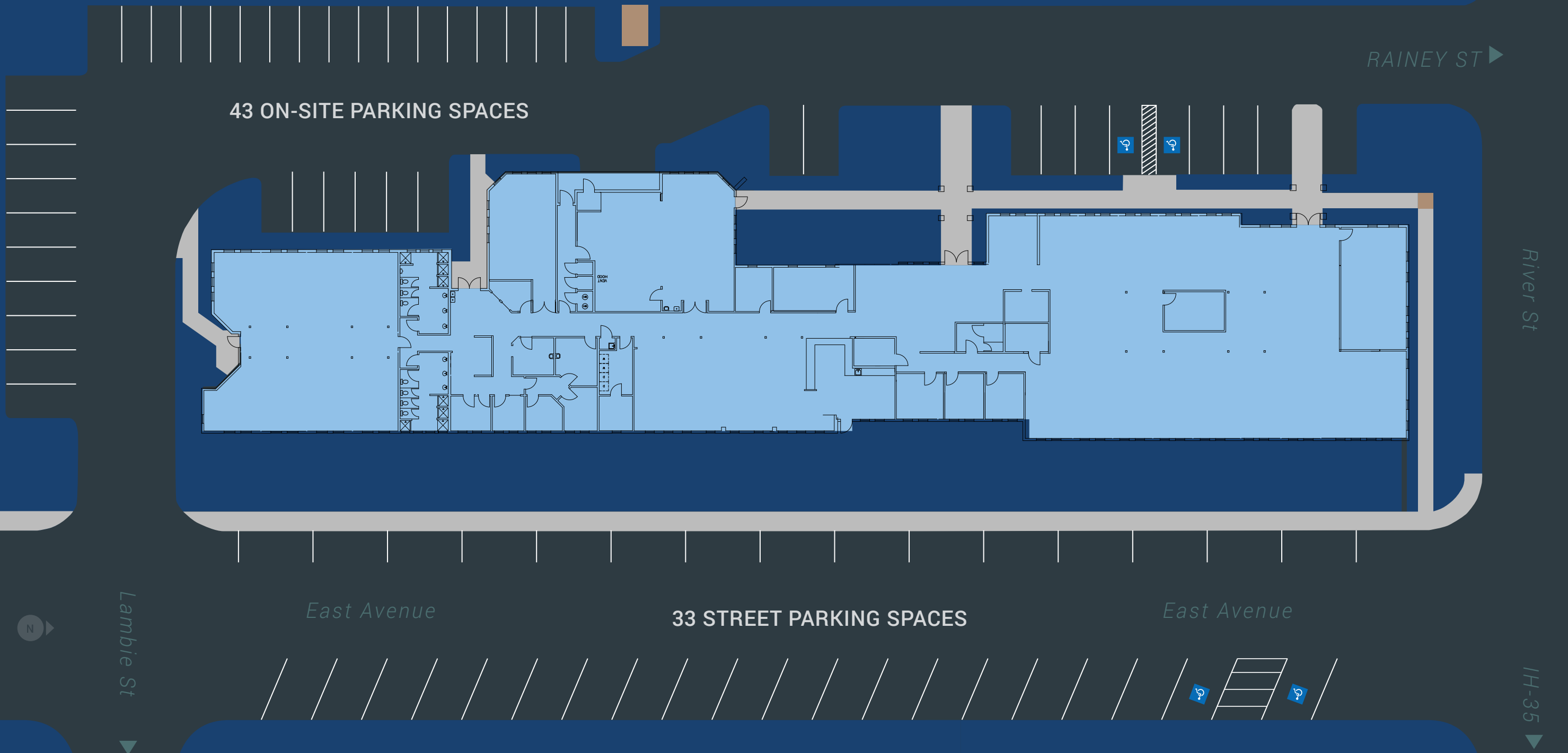
## Highlights

- **18,784 SF Available Now**
- **Demisable**
- **Move-in Ready**
- **Flexible Lease Term**
- **Located within Rainey Street District**
- **Proximity to Lady Bird Lake**
- **Up to 4.5/1,000 SF Parking Ratio**



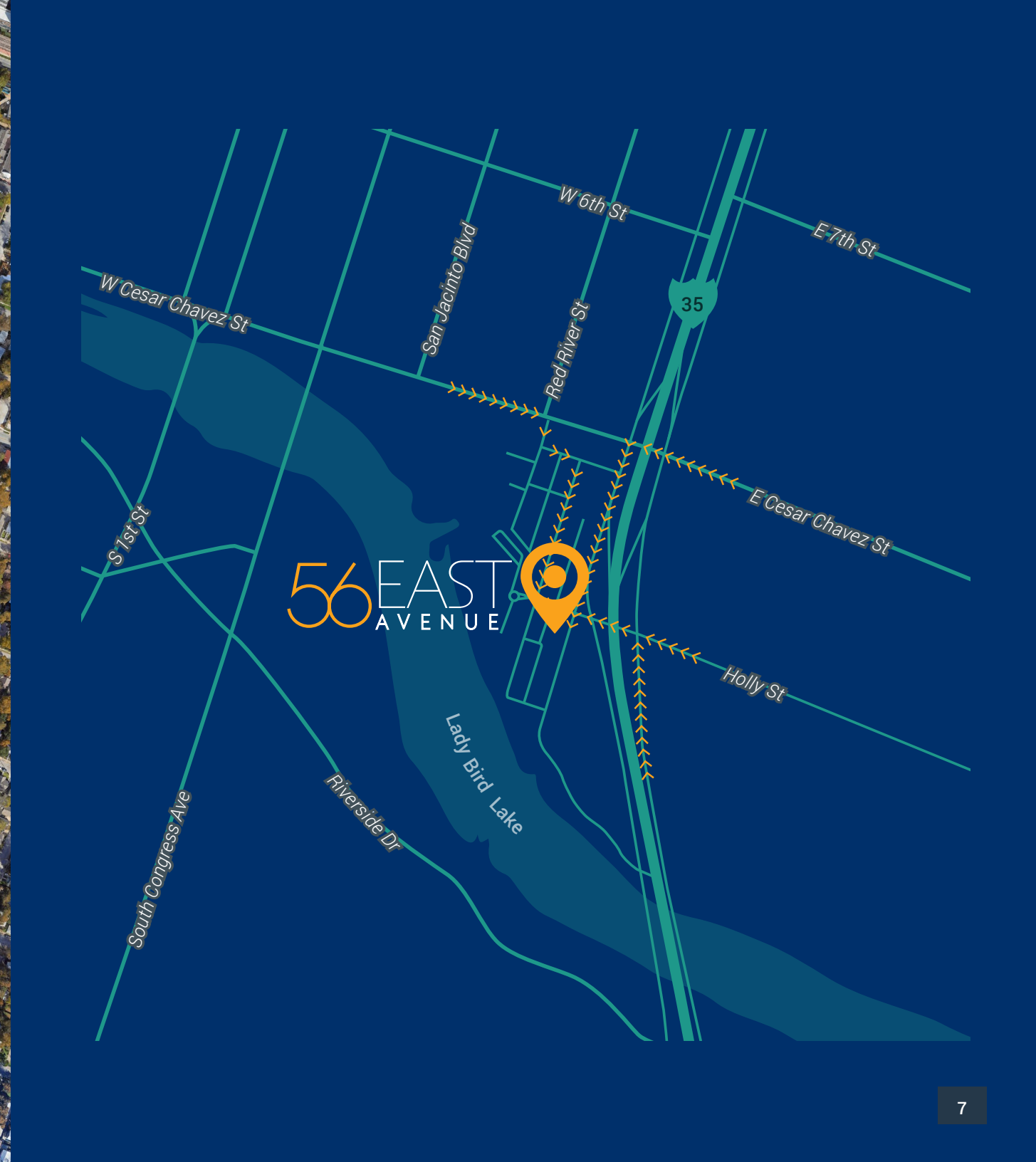
# Layout

[360° View Virtual Tour](#)



## Access

56 East Avenue connects directly to IH-35, with Holly Street serving northbound traffic and Cesar Chavez handling southbound routes. The nearby frontage roads also make it easy to avoid congestion when leaving the CBD at peak times. From here, you can reach downtown quickly via Red River Street, East Austin via Holly Street, or West Austin via Cesar Chavez Street and Riverside Drive.



# Amenities

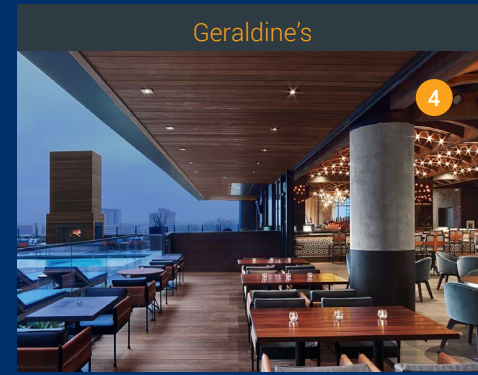
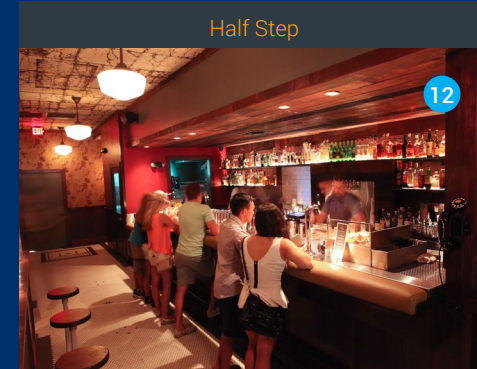
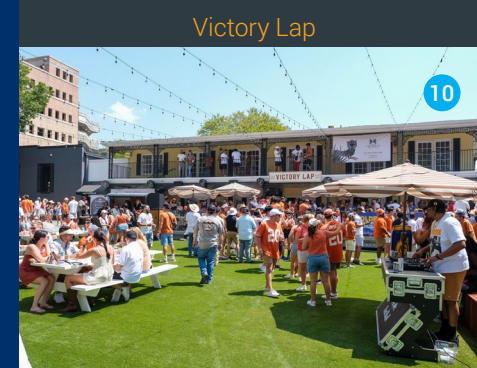
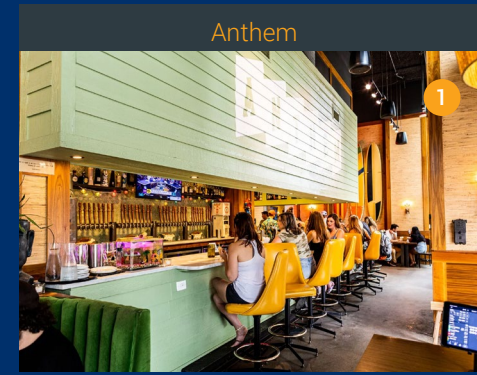


- 1. Anthem
- 2. Taco Baby
- 3. TCHIADAI
- 4. Geraldine's
- 5. Crazy Conchaz
- 6. Smokehouse at Banger's
- 7. Little Lucy's
- 8. Fare Food Truck
- 9. Veracruz
- 10. Kinsho
- 11. Emmer & Rye
- 12. Daydreamer

- 1. Lustre Pearl Rainey
- 2. Electric Shuffle
- 3. Clive
- 4. Little Brother
- 5. Bungalow
- 6. Augustine Cocktail Bar
- 7. Banger's Beer Garden
- 8. Limestone Rooftop
- 9. Bar Hacienda
- 10. Victory Lap
- 11. Lucille Patio Lounge
- 12. Half Step
- 13. Parlor Room
- 14. Bar Fino

- 1. The Fairmont
- 2. Hotel Van Zandt
- 3. ROOST Rainey
- 4. Fairfield By Marriott

Restaurants ●  
 Bars + Live Music ●  
 Hotels ●



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