



HORTON
REAL ESTATE PARTNERS

8TH + COLORADO

CREATIVE OFFICE / RETAIL SPACE FOR LEASE

EXECUTIVE SUMMARY

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

Offering Summary

| | | | |
|----------------------|------------------|-------------------|---------------------|
| BUILDING SIZE | 17,104 SF | YEAR BUILT | 1935 |
| AVAILABLE SF | 3,962 - 7,925 SF | ZONING | CBD |
| OPEX | \$10/RSF/YR | RATES | Reach out to Broker |



EXTERIOR

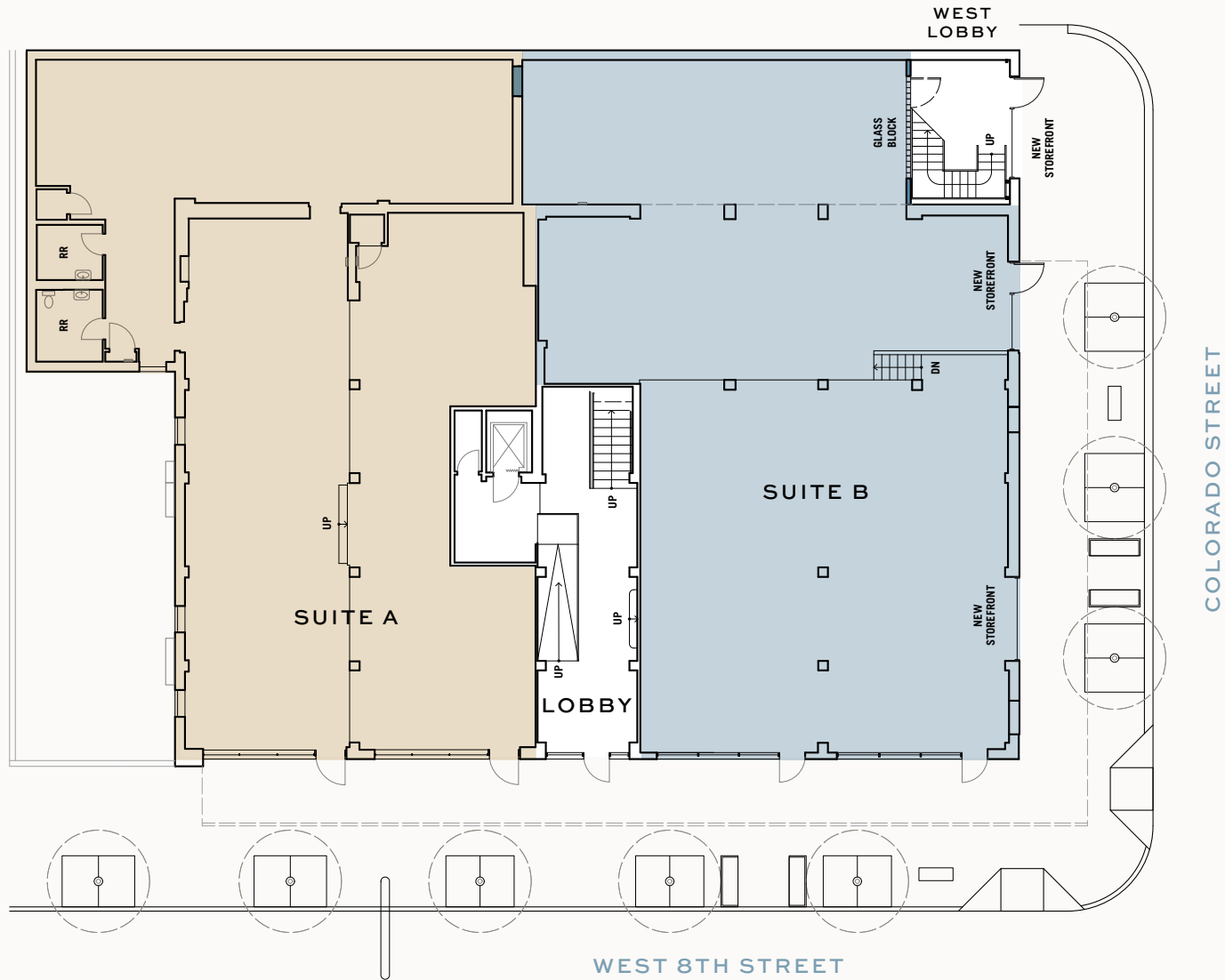


SUITE C

SUITE A

SUITE B

FLOOR PLAN



SUITE A PHOTOS



SUITE B PHOTOS + RENDERINGS



NOTABLE NEIGHBORS



THE
PARAMOUNT
THEATRE

caroline

The
Contemporary
Austin

Perry's
STEAKHOUSE & GRILLE
RARE & WELL DONE®

8TH STREET

COLORADO

EXTERIOR PHOTOS





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