

AVAILABLE FOR SALE

## TURN-KEY CREATIVE OFFICE OR RETAIL IN THE HEART OF SOUTH 1<sup>ST</sup> STREET

3680 Usable SQ FT + 444 SQ FT of Terrace | 2209 South 1st St #101, Austin, TX 78704 | Call For Price

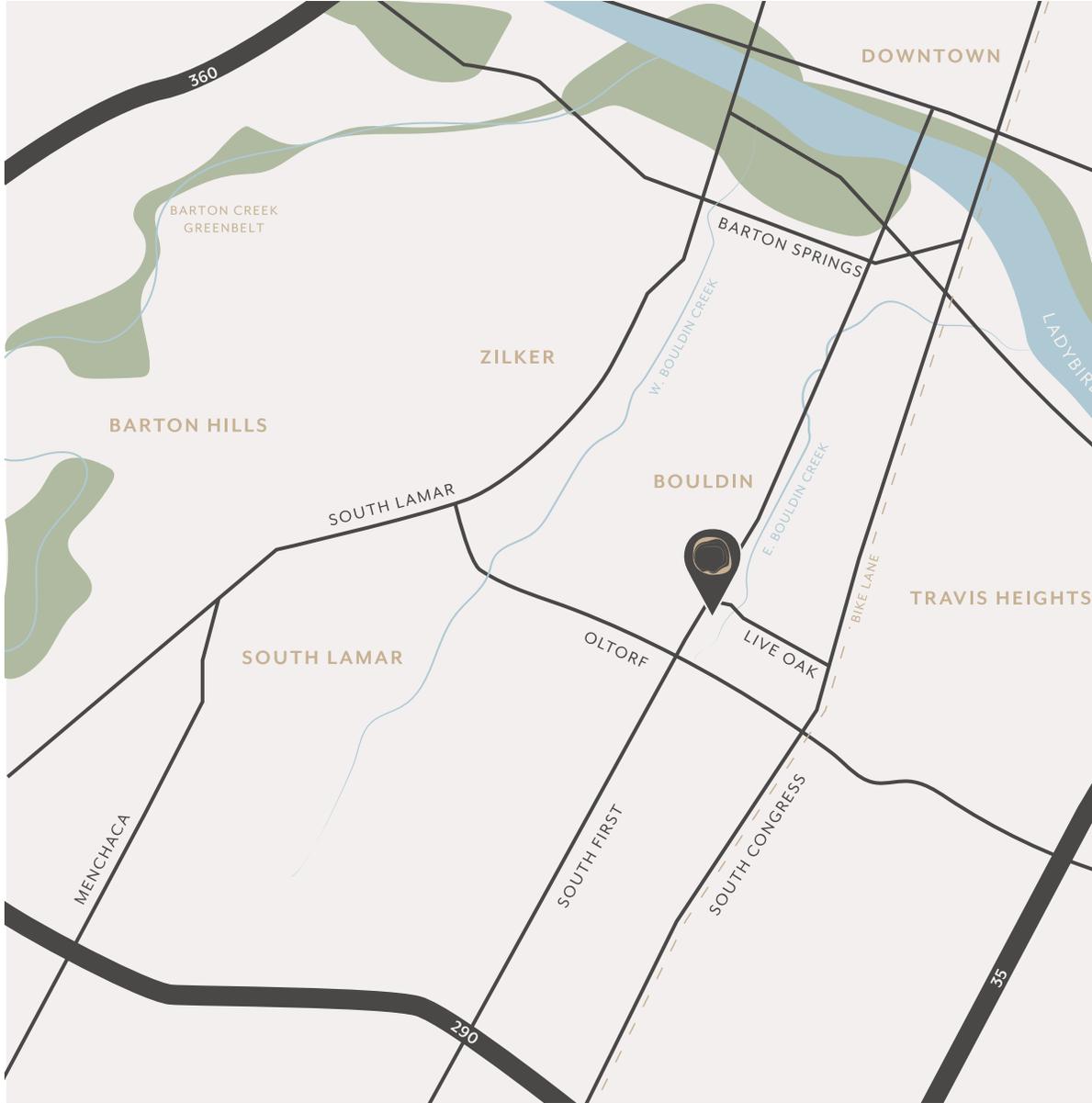


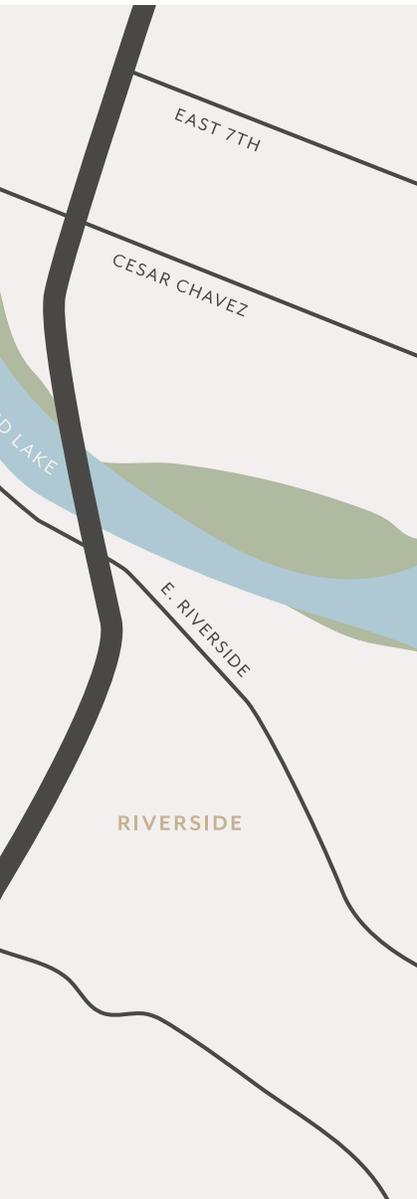
### CONTACT

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# PROPERTY OVERVIEW

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- Ground floor retail space at One Oak, located at the corner of Live Oak and South First
- Space comes fully finished out with hardwood floors, kitchen and conference room
- Owner and staff access to One Oak amenity spaces including pool, fitness center, indoor/outdoor lounges and additional meeting spaces.

# PHOTOGRAPHY SUITE 101



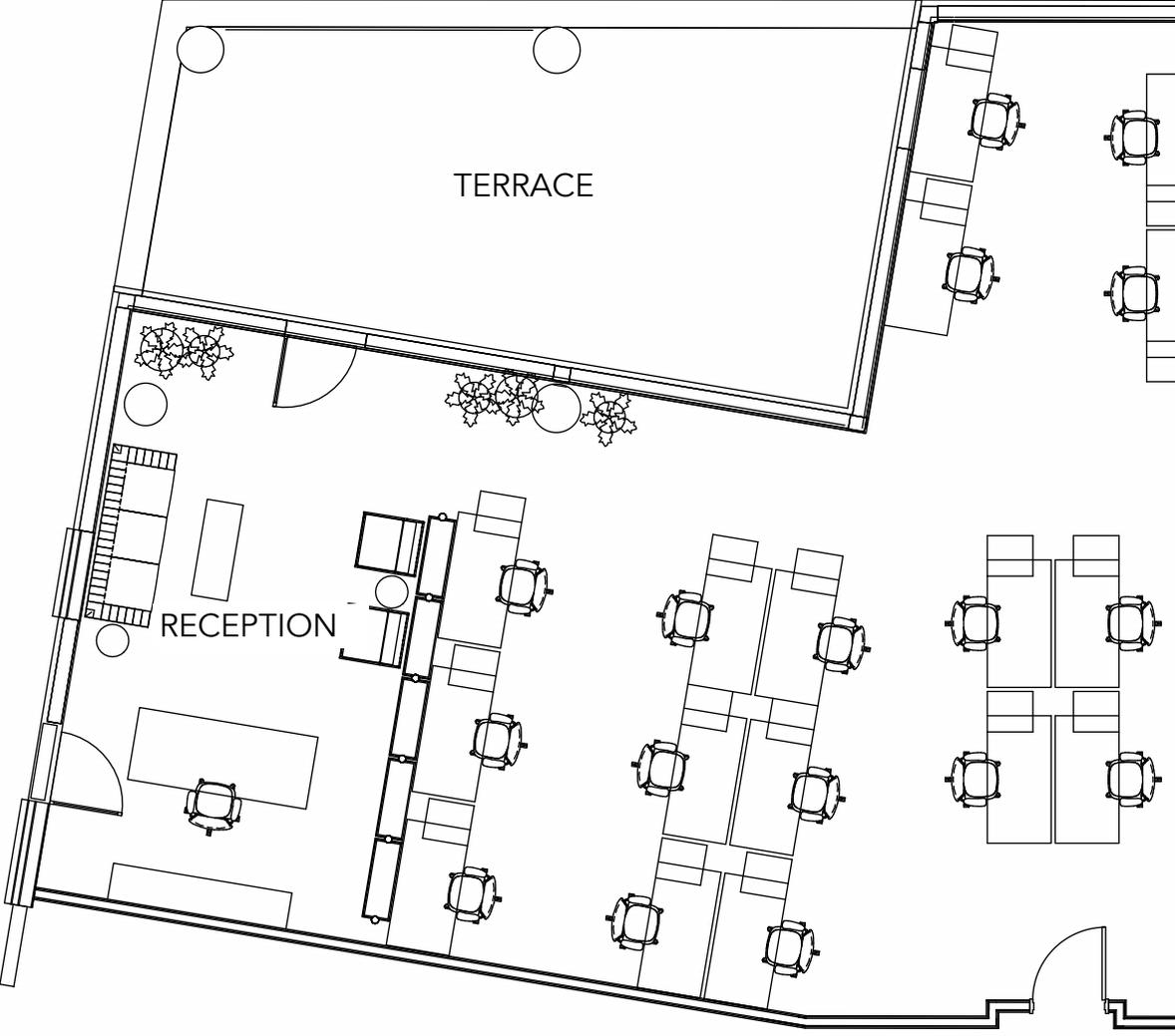


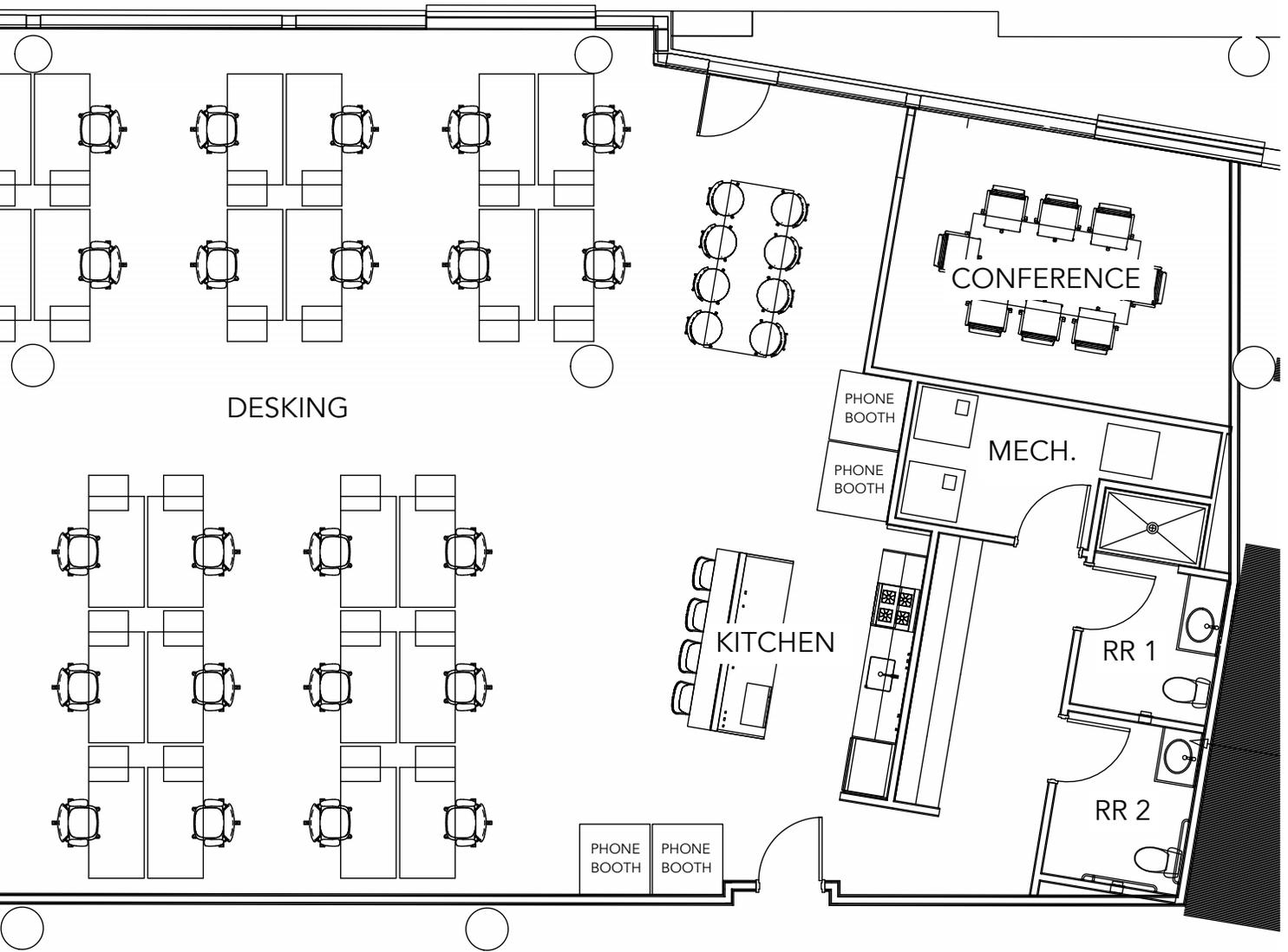
# PHOTOGRAPHY AMENITIES





# SPACE PLAN





DESKING

CONFERENCE

PHONE BOOTH

MECH.

PHONE BOOTH

KITCHEN

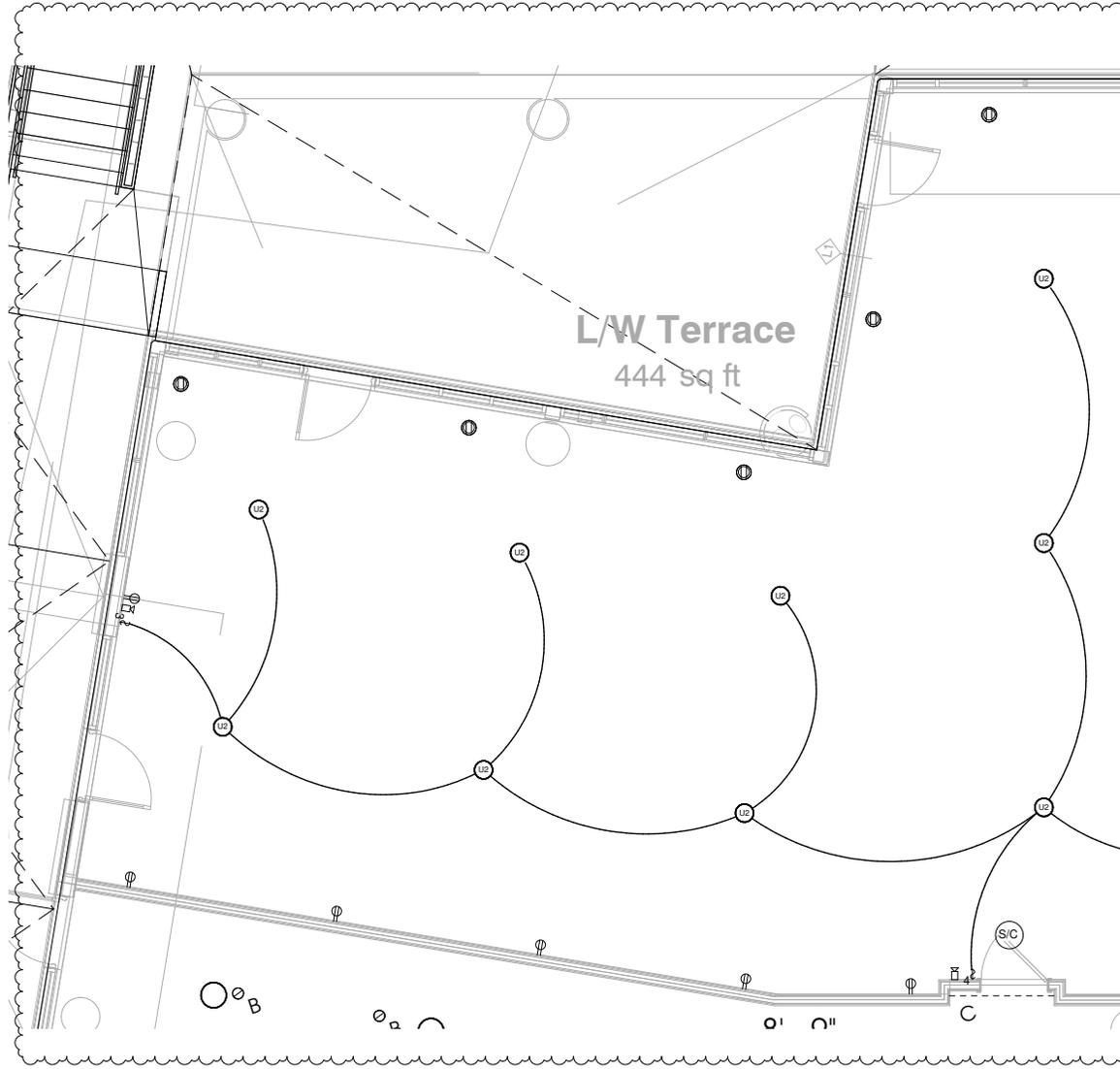
RR 1

RR 2

PHONE BOOTH

PHONE BOOTH

# ELECTRICAL PLAN

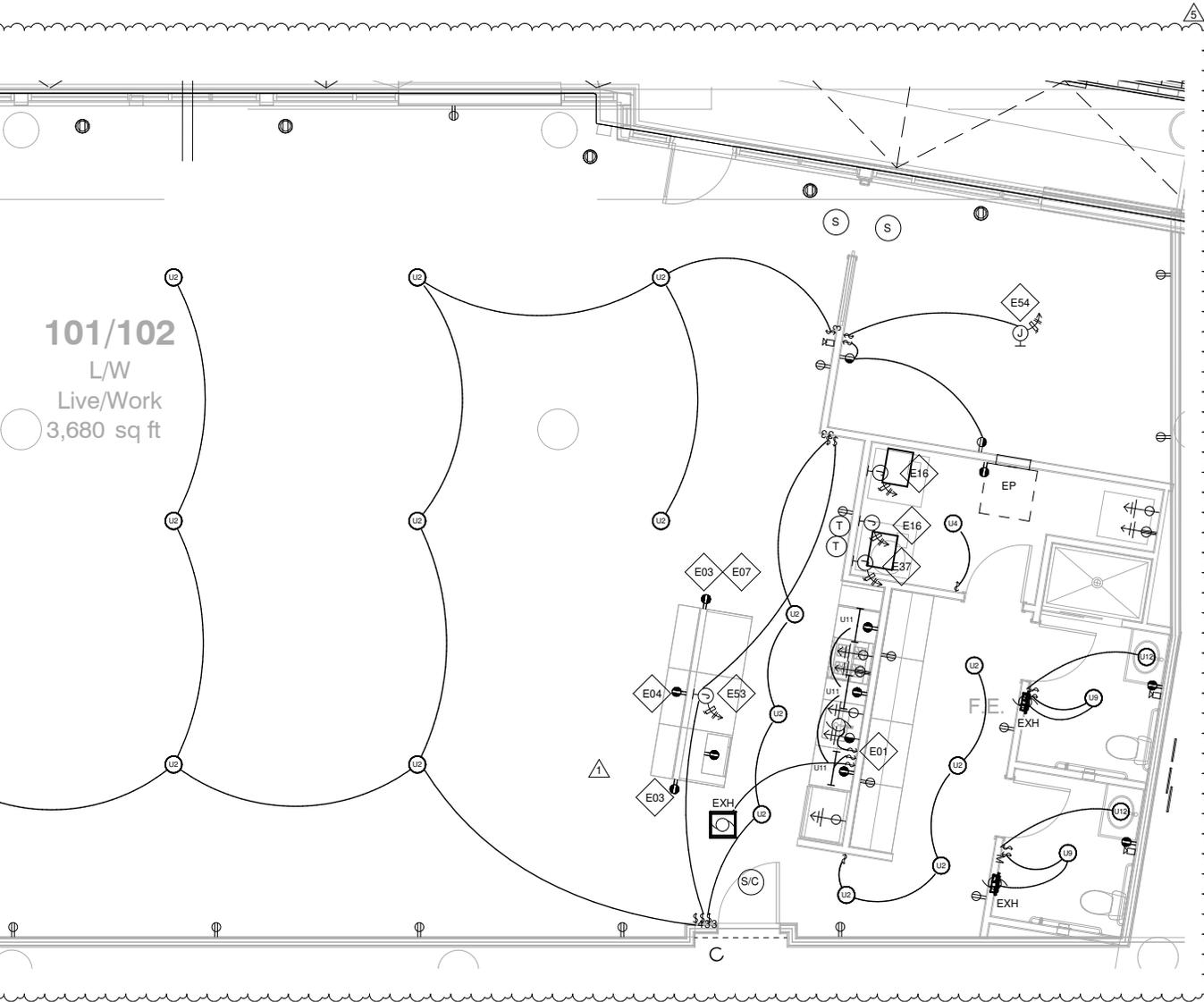


101/102

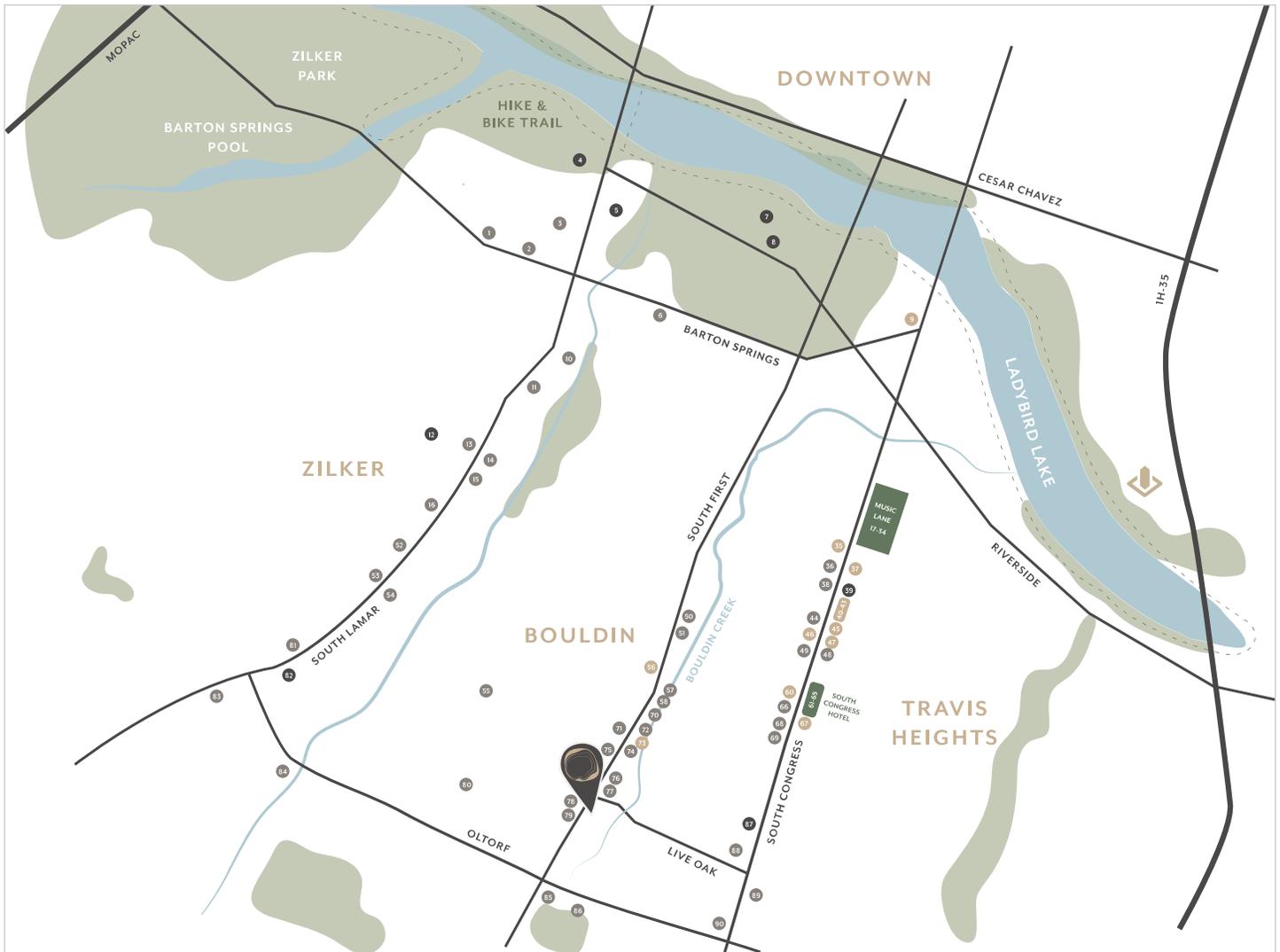
L/W

Live/Work

3,680 sq ft



# NEIGHBORHOOD HOTSPOTS



## DINING

1. Austin Eastciders
2. Juliet Italian Kitchen
3. Carpenter's Hall
6. Terry Black's Barbecue
10. Eberly
11. Uchi
13. Soto
14. Merit Coffee
15. Odd Duck
16. Ramen Tatsuya
19. ABA Austin
20. Sweetgreen
21. Two Hands
22. Sunlit Organics
23. Summer House
24. Prim & Proper
36. Joann's Fine Foods
38. Jo's Coffee

44. Perla's
48. Home Slice
49. Guero's Taco Bar
50. 1417
51. Elizabeth Street Cafe
52. Barlata
53. Piknik
54. NadaMoo
55. Thai Fresh
57. Fresa's
58. Dolce Neve
61. Central Standard
62. Manana
64. Otoko
65. Cafe No Se
66. Vespaio
68. Neighborhood Sushi
69. June's All Day

70. Lenoir
71. Bouldin Creek Cafe
72. Soup Peddler
74. Sugar Mama's
75. Polvo's
76. Once Over Coffee Bar
77. El Primo
78. Manoli's
79. Juiceland
80. Mattie's
81. Super Thai Cuisine
83. Loro
84. ABGB
85. Phoebe's Diner
86. Habanero Cafe
88. The Meteor
89. Vinaigrette
90. Lucy's Fried Chicken

## SHOPPING

9. YETI
25. Madewell Men's
26. Lululemon
27. Ray Ban
28. Buck Mason
29. Neighborhood Goods
30. Reformation
31. Parachute
32. Frame
33. Everlane
34. Allbirds
35. Outdoor Voices
37. Nike
40. Warby Parker
41. Madewell
42. Marine Layer
43. Tecovas
45. Tom's
46. By George

47. Stag Provisions for Men
56. MOD Bikes
59. Maufrais
60. Noah Marion
63. Sunroom
67. Kendra Scott
73. Frond Plant Shop

## CULTURE

4. Zach Toffer Theater
5. Butler Pitch & Putt
7. Auditorium Shores
8. Palmer Event Center
12. Alamo Drafthouse
17. Equinox
18. Soho House
39. Continental Club
82. Bouldin Acres
87. C Boys Heart & Soul

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