

**BECK-REIT**

PRESENTS

# WINDFLO

**FOR  
LEASERS**

**OFFICE**

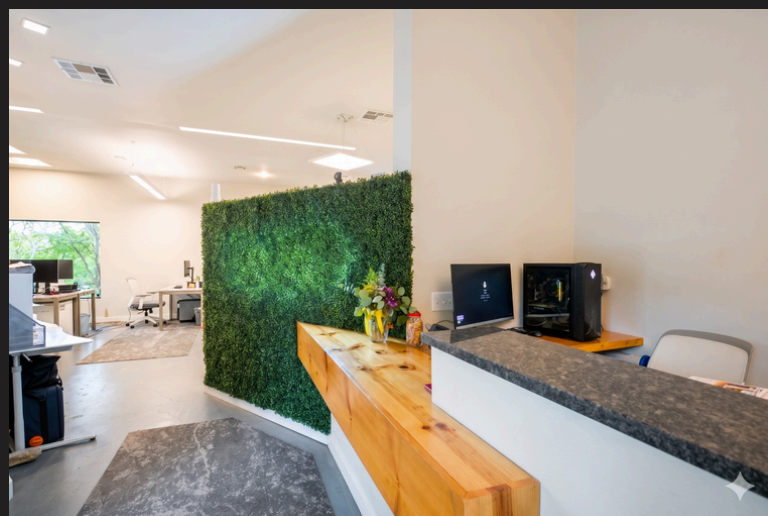
**612 WINDFLO DR**

**2305 SQFT - OPEN FLOORPLAN +  
INDIVIDUAL OFFICES & CONFERENCE ROOM**



**OLD WEST**

**BRIEF-** 612 Winflo Dr. is a 2<sup>nd</sup> generation Office space located in Old West Austin off W. 6<sup>th</sup> St. Located just a couple blocks from MML's new 6<sup>th</sup> & Blanco Development, the property is perfectly positioned to benefit from a growing population of young professionals with disposable income. GO-NP zoning allows for Medical Office, making this an ideal location for a Boutique Cosmetic Salon, Esthetician, Dermatologist, Anti-Aging, Dental / Orthodontist, or Medical Spa. Similar Health / Wellness / Recovery plays will do well in this proven submarket with existing demand.



### WHERE

- Old West Austin — West 6th Street corridor
- Steps from Clark's Oyster Bar, Cafe Josie, Sweetish Hill
- Minutes to downtown Austin + Mopac
- Walkable, tree-lined, character-rich neighborhood
- 78703 zip — one of Austin's most desirable addresses

### WHY

- Move-in ready: office, conference area, kitchenette, bath
- 10 ft ceilings — bright, open feel
- Locally dominated commercial district — no big box
- APA-recognized neighborhood with long-term stability
- Strong foot traffic from residents, dining + events

### WHEN

- Negotiable Commencement Date
- Seeking 3-5 year lease

**LISTING INTRO-DUCTION.**

# PROPERTY OVERVIEW

- **FEATURES**

- 2305 SQFT
- OPEN FLOORPLAN
- (4) INDIVIDUAL OFFICES
- (1) CONFERENCE ROOM
- (2) BATHROOMS
- (5) DEDICATED PARKING SPACES INCLUDING (1) ADA SPACE
- MODERN / UPDATED FURNISHINGS + LIGHTING
- FULL KITCHEN
- CONCRETE FLOORS
- LARGE WINDOWS THROUGHOUT FOR NATURAL LIGHT

- **LOCATION**

- OLD WEST AUSTIN - 78703
- HISTORIC, MATURE MARKET WITH EXISTING LUXURY DEMAND
- TREE-LINED, QUIET STREET

# ZONING / USE

# OVERVIEW

- **ZONED GENERAL OFFICE, NEIGHBORHOOD PLAN**

- **OFFICE AND ADMIN**

- LAW, ARCHITECTURE, CONSULTANT
- REAL ESTATE, INSURANCE, FINANCE
- TECH, START-UP
- COWORKING / SATELLITE OFFICE

- **MEDICAL OFFICE / MEDSPA**

- BOUTIQUE / COSMETIC DERMATOLOGY
- ESTHETICIAN / SALON
- DENTAL / ORTHODONTICS

- **HEALTH & WELLNESS**

- NUTRITIONIST
- PHYSICAL THERAPY
- YOGA / PILATES
- RECOVERY



# UNIT SPECS

## RENT :

**\$38.00/SF + \$14.75 NNN**

Prime Clarksville / Old West Austin Location

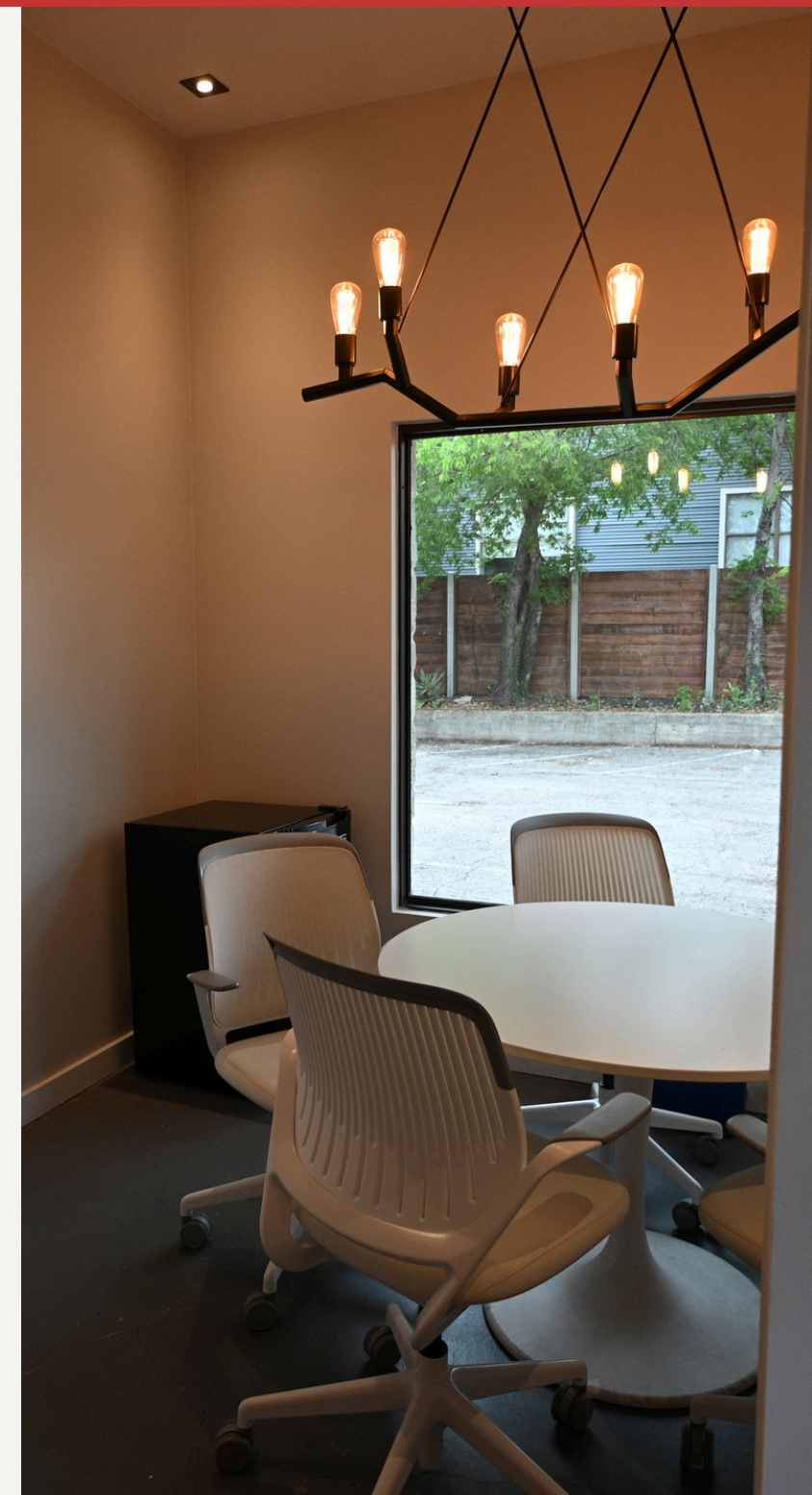
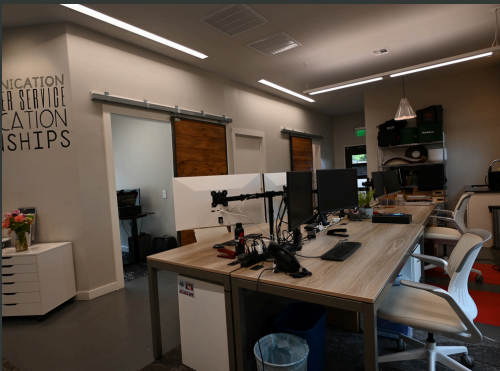
## TERM

**3-5 YEAR LEASE**

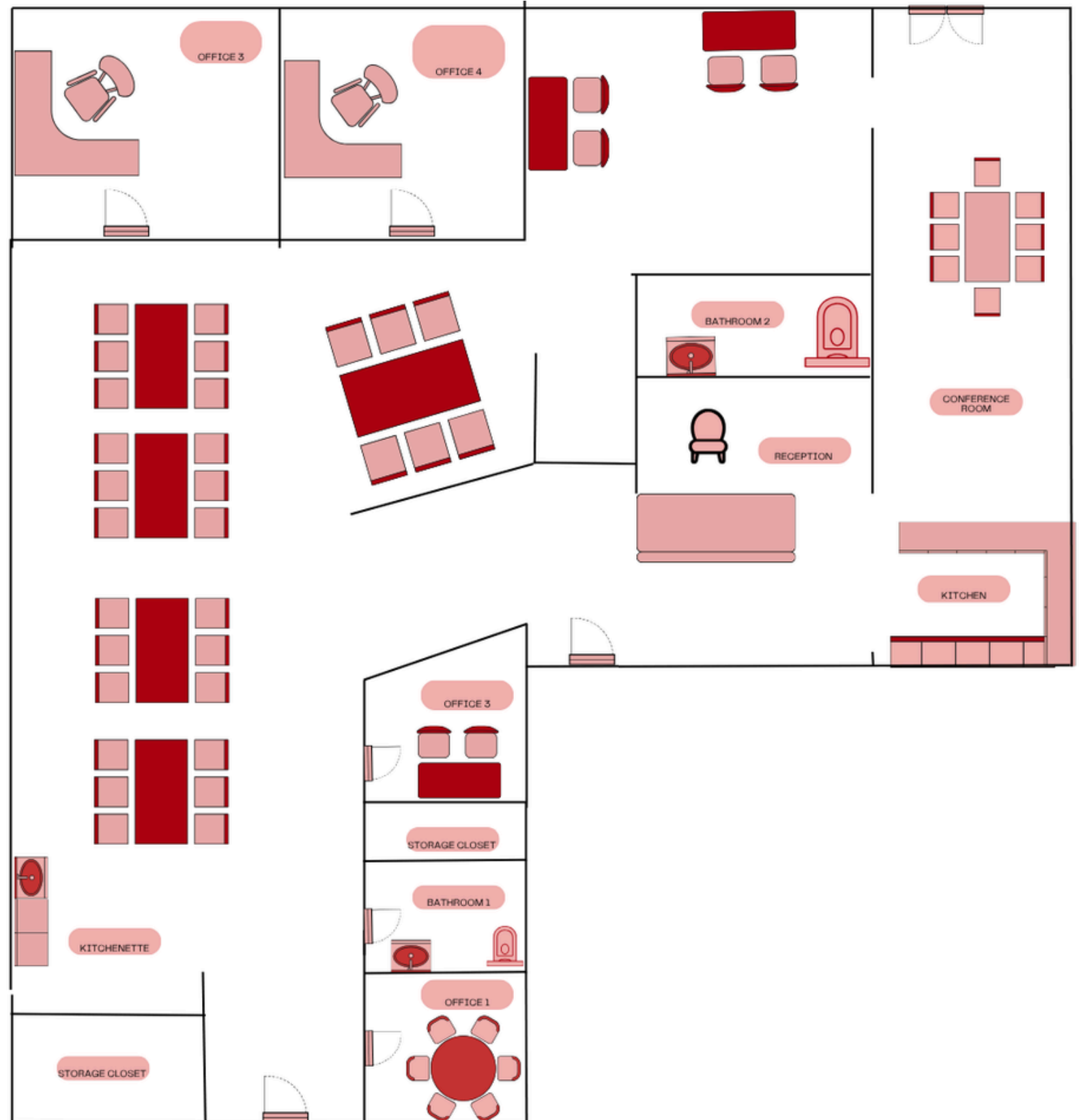
## UNIT FEATURES

- **2 BATHROOMS + 2 KITCHENETTES**
- **PRIVATE OFFICES + CONFERENCE ROOM**
- **OPEN WORK AREA**
- **10 FT CEILINGS**
- **NATURAL LIGHT THROUGHOUT**

**FREESTANDING BUILDING — RARE WALKABLE + PARKING  
COMBO**



# FLOOR PLAN



# NNN HUGE BRANDING COVERS

TENANT PAYS BASE RENT + NNN ESTIMATE MONTHLY. RECOGNILED ANNUALLY

## TENANT PAYS

- TENANT INS
  - LIABILITY+ PERSONAL PROPERTY
- ELECTRIC
- WATER
- INTERNET
- PHONE
- CABLE

**1** PROPERTY TAXES

**2** PROPERTY INSURANCE

**3** LANDSCAPING

**4** WATER + WASTE WATER

**5** PEST CONTROL

**6** TRASH / DUMPSTER

# 10 TENANT TYPES THAT WIN HERE



**BOUTIQUE / COSMETIC DERMATOLOGY**

- Botox
- Dermal Fillers
- Anti-Aging Treatment
- Chemical Peels
- Microneedling

**GENERAL OFFICE / ADMIN**

- Law, Architecture, Consulting
- Real Estate, Insurance
- Accounting, PR
- Tech, Start-Up
- Coworking

**HEALTH, RECOVERY & WELLNESS**

- Physical Therapy
- Yoga / Pilates / HIIT
- Nutritionist / Dietician
- Masseur
- Sauna / Spa

**ESTHETICIAN / SALON**

- Hair Stylist
- Esthetician - Nails / Lashes
- Eyebrow Threading
- Facials
- Light Therapies

**MEDICAL OFFICE**

- Dentist / Orthodontics
- Therapist
- Psychiatry
- Primary Care Physician

**GOOD FIT BECUASE**  
 RECEPTION DESK IN PLACE + 5 INDIVIDUAL ROOMS FOR PATIENT CONSULTATION AND TREATMENT. GREAT LOCATION IN MARKET WITH EXISTING DEMAND.

**GOOD FIT BECUASE**  
 OPEN FLOOR PLAN FOR SHARED DESK SPACE + INDIVIDUAL OFFICES FOR LEADERSHIP. CONFERENCE ROOM + KITCHEN AND FURNISHED DELIVERY NEGOTIABLE.

**GOOD FIT BECUASE**  
 LARGE UNDIVIDED SPACE FOR GROUP CLASSES + INDIVIDUAL BREAK-OUT ROOMS FOR PRIVATE LESSONS AND CLIENT CONSULTATION

**GOOD FIT BECUASE**  
 WELL LIT SPACE WITH MODERN FURNISHINGS AND PLENTY OF SPACE FOR OPEN WORKSTATIONS. WELL POSITIONED IN A MATURE AND MONIED MARKET WITH EXISTING DEMAND.

**GOOD FIT BECUASE**  
 CHANGE OF USE CONFIRMED FEASIBLE IN ZONING AND LAYOUT PRIMED FOR EASY CONVERSION

**DELEA BECKER**

**BECK-REIT**  
COMMERCIAL REAL ESTATE

**DELEA@BECKREIT.COM**

