

# 2008 ALEXANDER

CREATIVE/FLEX OFFICE SPACE

  
STREAM

LOCATED AT MLK

WELCOME TO EAST AUSTIN

## 2008 ALEXANDER

### CONVENIENT LOCATION

Located directly across from the Martin Luther King light rail station and off of MLK Blvd., tenants will be available to easily commute. With a steady growth of some of the trendiest coffee shops, restaurants, and bars, there is never a shortage of places to eat. The east side has also seen a huge growth in multi-family units, making 2008 Alexander the perfect spot to experience the live-work-play lifestyle.

### EAST AUSTIN GROWTH STATISTICS



**31%** millennial  
population



**4,000+** multi-family  
units under construction



**13,000** office  
employees



**212,115** vpd  
along I-35



## SIGNAGE OPPORTUNITY

WITH VISIBILITY  
FROM MLK BLVD.





10,000 SF AVAILABLE NOW

# FLOORPLAN



Click to View  
the Virtual Tour



**10,000**

SQUARE FEET  
AVAILABLE NOW

▲ \*DOCK-HIGH DOOR

LOCATED AT MLK













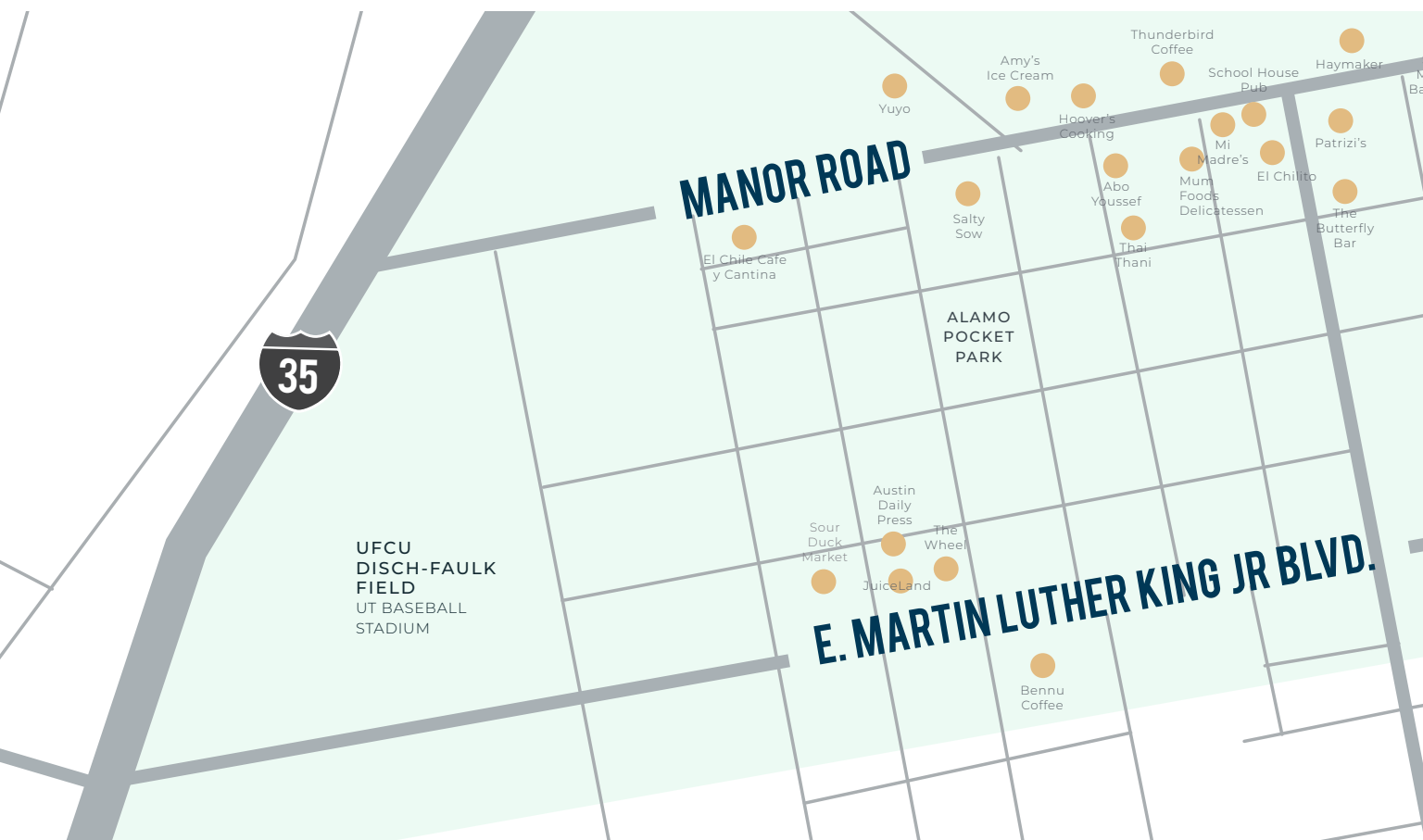




## MANOR & MLK AREA

### NOTEWORTHY RESTAURANT SCENE WITH GREAT ACCESS POINTS.

Manor Road is packed with some of Austin's trendiest restaurants, bakeries, bars, and coffee shops. Grab a beer from a local brewery or stop for a cocktail, there is never a shortage of places to go after work for happy hour, dinners, and lunches. MLK is also one of Austin's growing neighborhoods. Both streets have several bus stops along the way, access to major highways of East and Central Austin, and the option of light rail commute.







VERY  
WALKABLE

WALK SCORE  
76



GOOD  
TRANSIT

TRANSIT SCORE  
50



WITHIN  
2 MILES

SURROUNDING  
RESTAURANTS  
30



BIRD BIRD BISCUIT



JUICELAND



HOUNDSTOOTH COFFEE



DAL ONE



SKYLARK LOUNGE



PATRIZI'S





# LIVE-WORK-PLAY

## DRINK + EAT

Contigo  
Batch  
Haymaker  
Patrizi's  
Salty Sow  
El Chile Cafe y Cantina  
Yuyo  
Hoover's Cooking  
Mi Madre's  
Sour Duck Market  
Dai Due  
Amy's Ice Cream  
Vida Pura Juicery  
Bird Bird Biscuit

Thunderbird Coffee  
Houndstooth Coffee  
Oddwood Ales  
Moontower Cider Company  
Friends and Allies  
Cherrywood Coffeehouse  
Dan's Hamburger  
Eden East  
Flitch Coffee  
Kinda Tropical  
Sa-Ten  
Rockstar Bagels  
East Side Pies

Figure 8 Coffee  
Bennu Coffee  
Torchy's Tacos  
Kyoten Sushiko  
BD Riley's Irish Pub  
L'Oca d'Oro  
Colleen's Kitchen  
Bao'd Up  
Justine's  
Hops & Grain Brewery  
JuiceLand

## GET ACTIVE

Downs-Mabson Fields  
Rosewood Pool  
Rosewood Park  
Boggy Creek Greenbelt  
Butterfly Garden  
Southwest Greenway  
Mueller Lake Park  
Patterson Park  
Austin Bouldering Project  
Morris Williams Golf Course  
The Pilates Bungalow

## THINGS TO DO

Eastside Pedal Pushers  
MASS Gallery  
Ground Floor Theatre  
Longhorn Meat Market  
You're My Butter Half Mural  
Bricolage Curated Florals  
VINYL Beauty Bar  
Leona Gallery  
Canopy Austin

# DIRECTLY ACCESSIBLE

GET EVERYWHERE YOU NEED  
IN A MATTER OF MINUTES.

Conveniently located adjacent  
to the MLK Light Rail Station  
& minutes away from I-35 and  
other major East Austin roads,  
accessibility is not a problem.



**CBD:** 12 min  
**E. 6TH STREET:** 8 min



**CBD:** 15 min  
**E. 6TH STREET:** 10 min



**CBD:** 9 min  
**E. 6TH STREET:** 7 min



**CBD:** 20 min  
**E. 6TH STREET:** 9 min







MUELLER  
DISTRICT

2008  
ALEXANDER

2008 ALEXANDER  
AVENUE.

Evergreen  
Cemetery

Boggy Creek  
Greenbelt

N. PLEASANT VALLEY ROAD

AIRPORT BOULEVARD

CAESAR CHAVEZ ST.

# 2008 ALEXANDER

CREATIVE/FLEX OFFICE SPACE



LUKE WATSON | 512.481.3056  
LUKE.WATSON@STREAMREALTY.COM

WILL HALL | 512.481.3039 EXT. 2020  
WILL.HALL@STREAMREALTY.COM