

49th 1210 West

OFFICE // FOR LEASE

1210 W. 49TH STREET | AUSTIN, TEXAS 78756



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**FOR MORE
INFORMATION
PLEASE CONTACT**

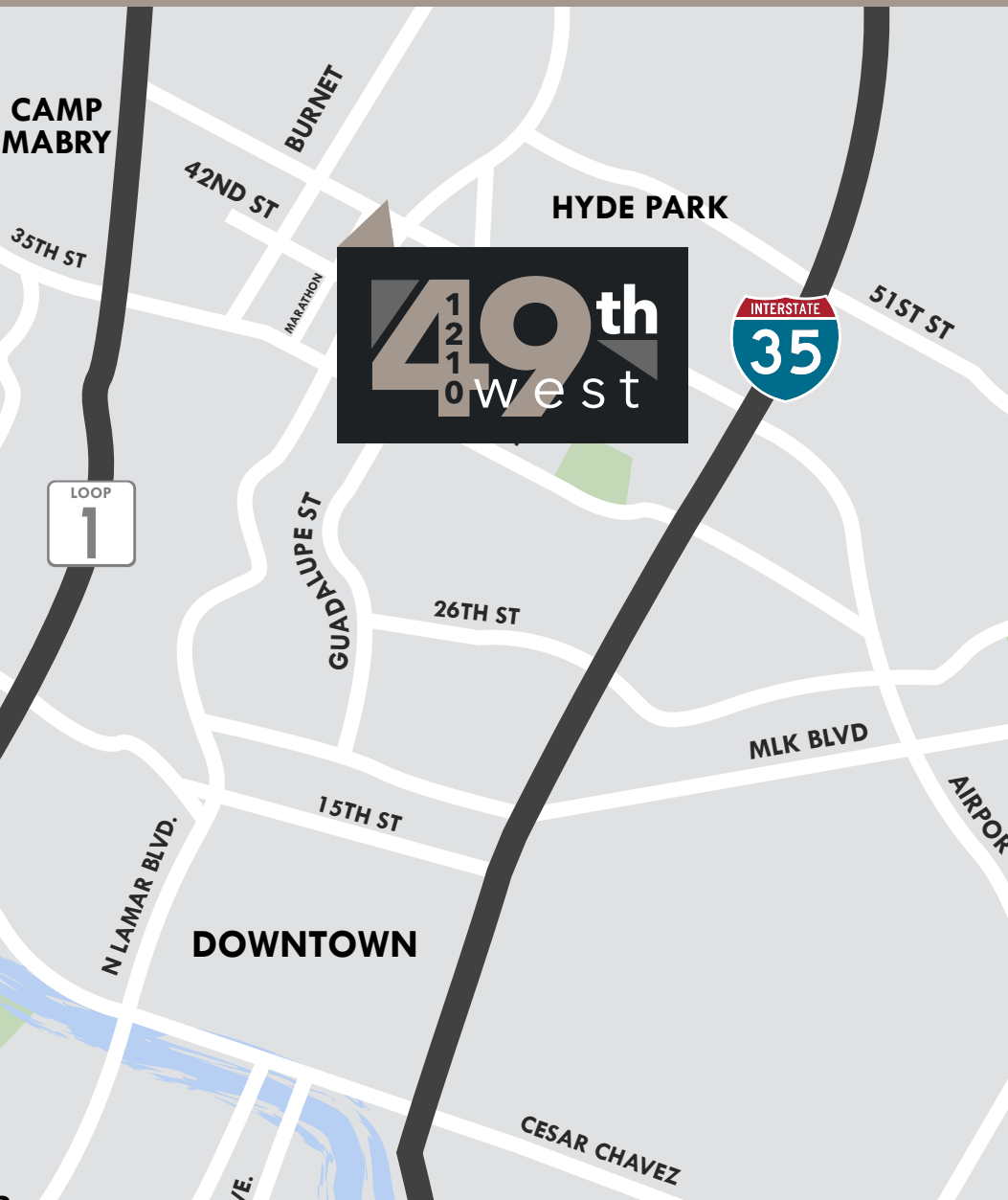
HAYDEN MCCARTY
512.505.0017
hmccarty@ecrtx.com



1210 W 49TH ST

PROPERTY INFORMATION

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AVAILABILITY

Second Floor: 3,936 RSF
(Available August 2019)

PROPERTY DESCRIPTION

1210 West 49th is a two-story new construction office project with 3,936 RSF delivering late 2019. The space will be delivered in spec condition with HVAC ductwork, flooring, three bathrooms, and a conference room. The suite has 11 dedicated parking spaces in the surface lot with additional street parking available. A large steel boxed window running the length of the suite and vaulted ceilings provide for a creative environment with ample natural light.

FEATURES

BUILDING

- Additional parking available
- Bike racks
- 2.62 per 1,000 SF
- Finished lobby and elevator

SUITE

- Planned spec suite
- Vaulted ceilings
- 10' office height

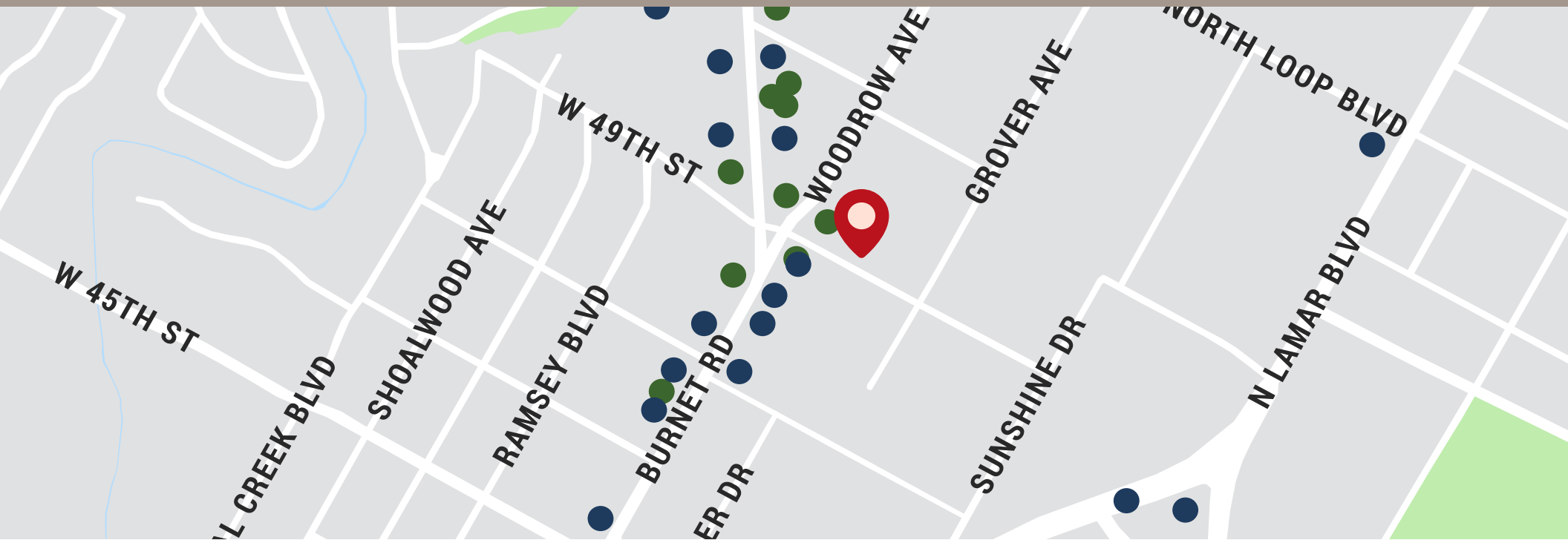
LOCATION

- Central Austin
- 1.3 miles away from Mo-Pac and 2.2 miles away from IH-35

1210 W 49TH ST

AMENITIES

1210 W. 49TH STREET | AUSTIN, TEXAS 78756



• DINING

Big O's Pit BBQ
Billy's on Burnet
Gusto
La Mancha Tex Mex Tavern
Mandola's Italian
Maru Japanese
MezzeMe
Noble Sandwich Co.

• DINING (CONT.)

Pacha Organic Cafe
Phoenicia Bakery & Deli
Pinthouse Pizza
Sonic Drive-In
Taco Cabana
T-Loc's Sonora
Tiny Pies
Upper Crust Bakery

• RETAIL

AL Thrift House
Austin Simply Fit
Bark N Purr Pet Center
Burnet Crossing
CorePower Yoga
CVS
Korman
Longhorn Trophies

• RETAIL (CONT.)

Magic Caravan
Me and Ewe
MOD Fitness
Omega Boutique
Recycled Reads Bookstore
Rosedale Village Shopping Center
Spring Frost Boutique
Ten Thousand Villages

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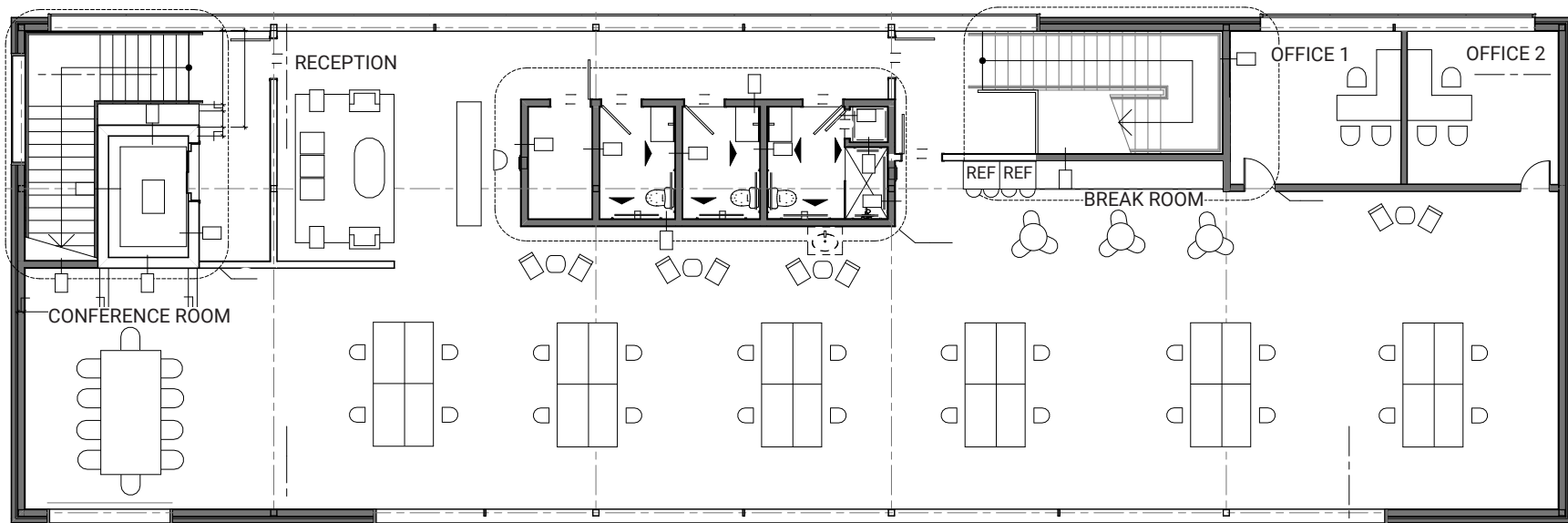
FLOOR PLANS

1210 W. 49TH STREET | AUSTIN, TEXAS 78756

LEVEL 2

3,936 RSF

PROPOSED FLOOR PLANS



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