



# 300 West 6th St Retail

300 W 6th St, Austin, TX, 78701

## Endeavor Real Estate Group

500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

Adam Zimel

512-682-5548

azimel@endeavor-re.com

Evan Deitch

512-682-5544

edeitch@endeavor-re.com



[endeavor-re.com](http://endeavor-re.com)

Located in the heart of downtown Austin, 300 West Sixth is a 23-story Class A office property. This rare 6th Street retail lease opportunity offers an unparalleled location on one of Austin's most traveled downtown streets.

### Space Available

- 7,949 SF - Available 6/1/2022

### Lease Rates

- Call broker for pricing
- NNNs: \$25.73 psf (estimate provided by Landlord, subject to adjustment)

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
20,947	188,407	357,657

#### Daytime Population

1 mi	3 mi	5 mi
5,120	53,846	83,652



#### Median Household Income

1 mi	3 mi	5 mi
\$110,950	\$80,113	\$79,285



### Area Retailers & Restaurants



# Downtown & 6th Street 3-Year Average Alcohol Sales Heat Map

Low  
High

# 2019 Total Alcohol Sales \$202,512,294

2019 Total: \$3,587,354  
2020 Total: \$1,251,036  
2021 YTD: \$694,594

2019 Total: \$6,974,598  
2020 Total: \$1,637,152  
2021 YTD: \$340,609

2019 Total: \$3,051,075  
2020 Total: \$1,805,971  
2021 YTD: \$625,434

2019 Total: \$2,995,251  
2020 Total: \$845,644  
2021 YTD: \$136,701

2019 Total: \$3,993,390  
2020 Total: \$1,081,665  
2021 YTD: \$172,375

2019 Total: \$4,195,933  
2020 Total: \$978,208  
2021 YTD: \$210,033

2019 Total: \$2,761,073  
2020 Total: \$1,275,783  
2021 YTD: \$347,084

2019 Total: \$4,083,363  
2020 Total: \$1,015,131  
2021 YTD: \$383,817

2019 Total: \$3,165,279  
2020 Total: \$737,302  
2021 YTD: \$198,493

2019 Total: \$2,840,327  
2020 Total: \$1,513,690  
2021 YTD: \$552,699

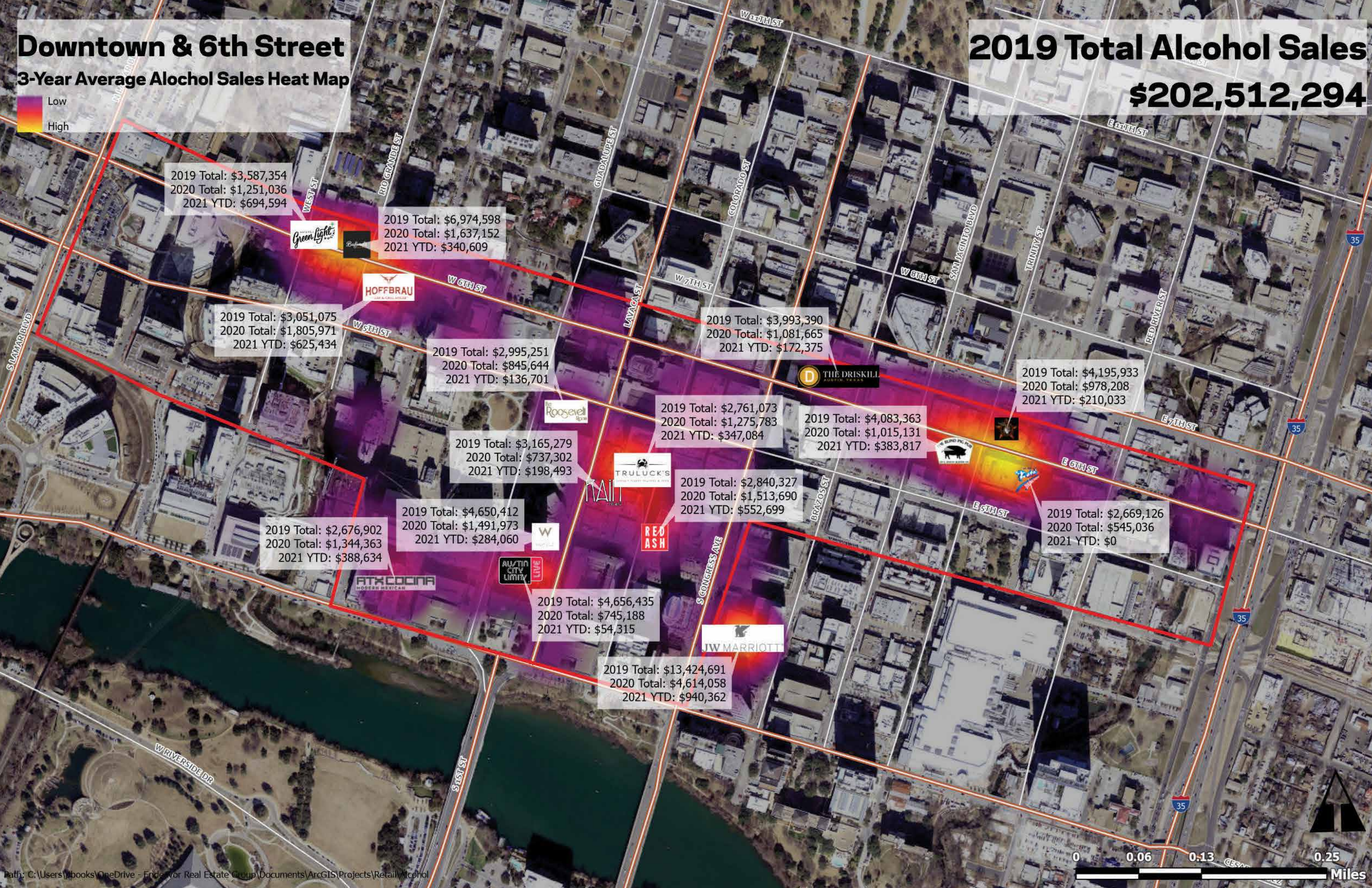
2019 Total: \$2,669,126  
2020 Total: \$545,036  
2021 YTD: \$0

2019 Total: \$2,676,902  
2020 Total: \$1,344,363  
2021 YTD: \$388,634

2019 Total: \$4,650,412  
2020 Total: \$1,491,973  
2021 YTD: \$284,060

2019 Total: \$4,656,435  
2020 Total: \$745,188  
2021 YTD: \$54,315

2019 Total: \$13,424,691  
2020 Total: \$4,614,058  
2021 YTD: \$940,362



# 300 West 6th St. Retail

Austin, TX, 78701

Seven Apartments  
220 MF Units



Canopy  
by Hilton

6x Guadalupe (UC)  
349 MF Units  
589k Office  
10k Retail

Travis County  
+/- 2,000 Employees

University of  
Texas System  
+/- 565 Employees



300 W 6th St  
425k Office +/-  
2,500 Employees

## 300

AVAILABLE  
SPACE

Indeed Tower  
709k Office  
+/- 4,000 Employees

One American Center  
500k Office  
+/- 3,000 Employees



Office

IBC Bank Plaza  
+/- 400 Employees

321 W 6th St  
363 MF Units  
(Proposed)

Chase Tower  
389k Office  
+/- 1,900 Employees

Scarborough Bldg  
130k Office  
+/- 650 Employees

CAVA  
515 Congress  
263k Office  
+/- 1,300 Employees

501 Congress  
106k Office  
+/- 530 Employees

Lavaca Plaza  
118k Office  
+/- 590 Employees

Hanover  
Republic Square  
310 MF Units (UC)

201 W 5th St  
179k Office  
+/- 900 Employees

Frost Bank Tower  
535k Office  
+/- 2,700 Employees

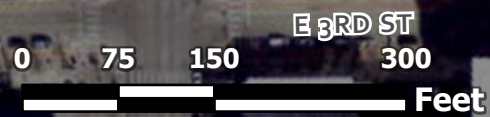
Gables  
Republic Square  
221 MF Units

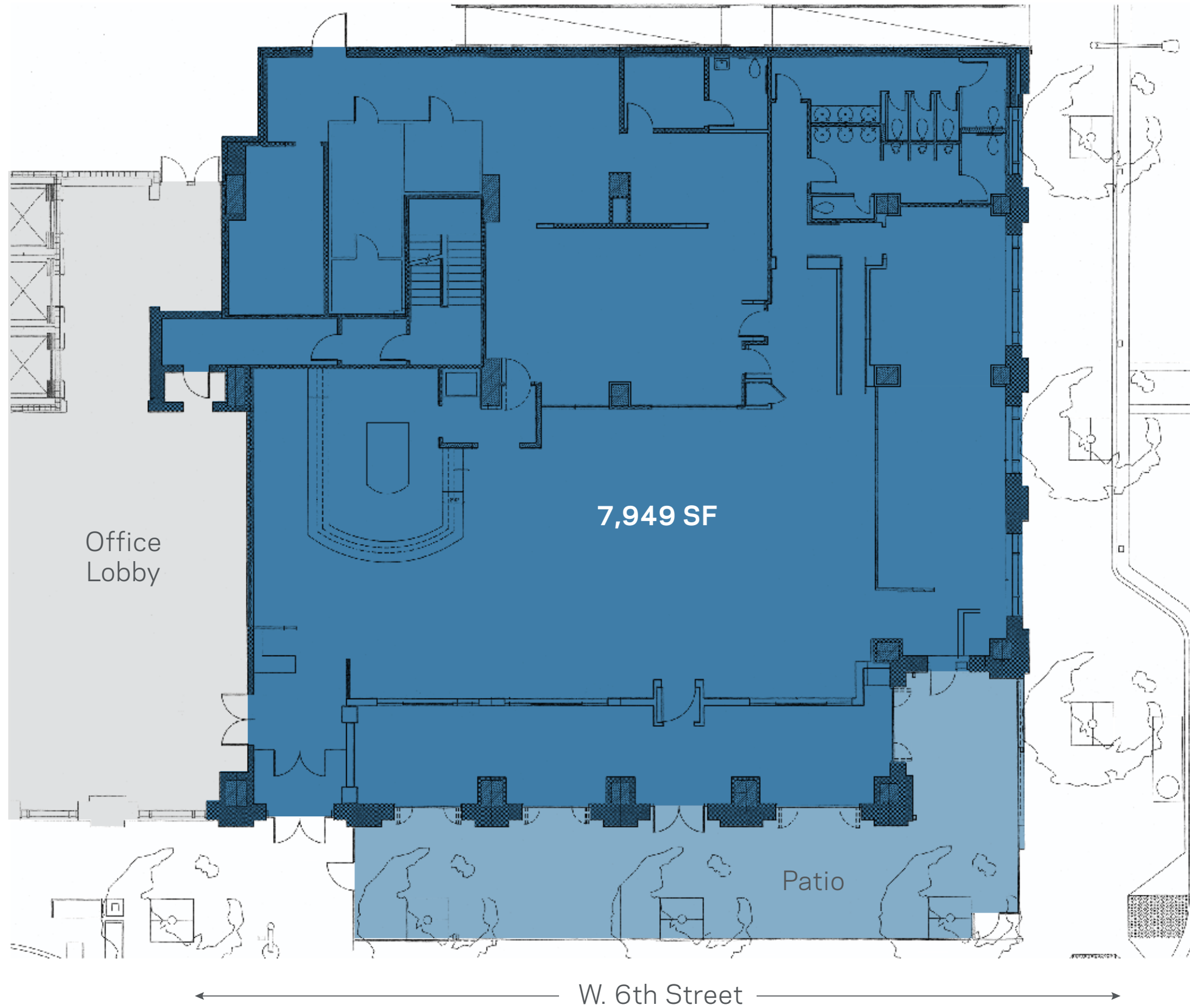
The Hobby Building  
419k Office  
+/- 2,000 Employees

### 1/4 mi Radius

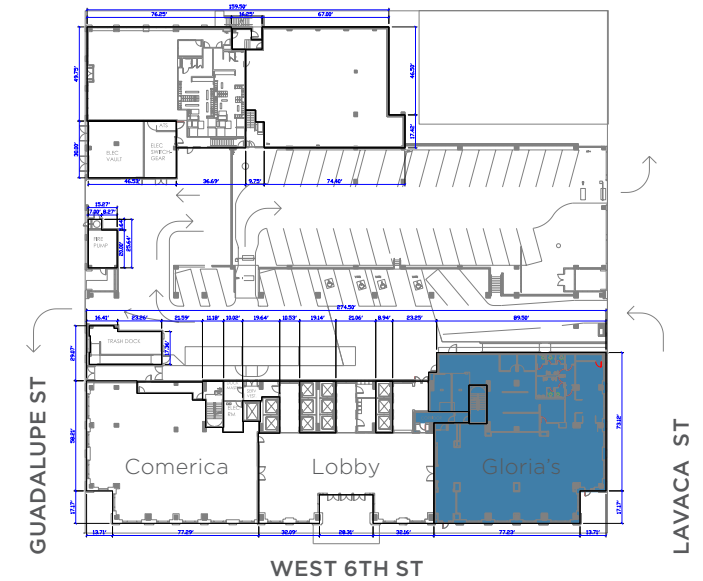
Colorado Tower  
373k Office  
+/- 1,500 Employees

Tacodeli  
301 Congress  
447k Office  
+/- 2,200 Employees





- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



### Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

\_\_\_\_\_  
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)