



OFFICES AT THE

212 LAVACA
AUSTIN, TX 78701

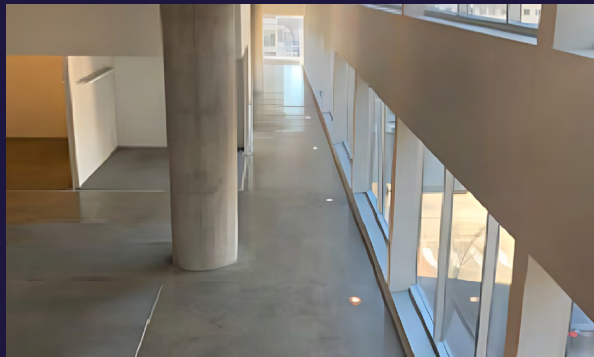
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PROPERTY HIGHLIGHTS/

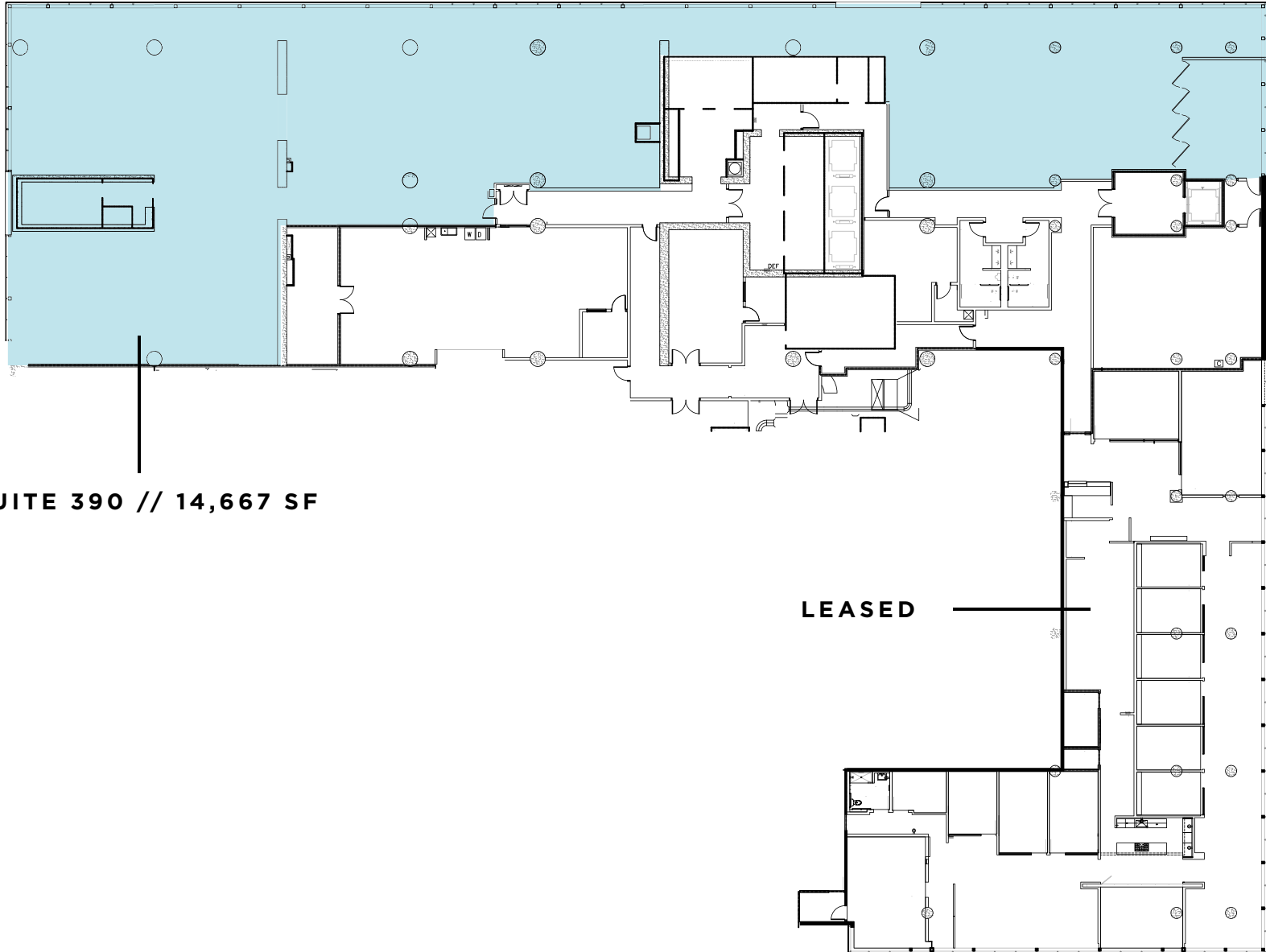
14,667 SF CLASS A OFFICE FOR LEASE

- Two contiguous spaces totaling 23,660 SF (14,667 SF Available)
- Located in the heart of 2nd Street Retail District in the iconic Block 21 Mixed-Use asset
- Excellent walkable access to restaurants, shops, and hotels
- Unique loft-like office space features floor-to-ceiling windows with stunning panoramic views of downtown Austin
- Flexible open layout with mezzanine level
- Separate office entrance



FLOOR PLAN

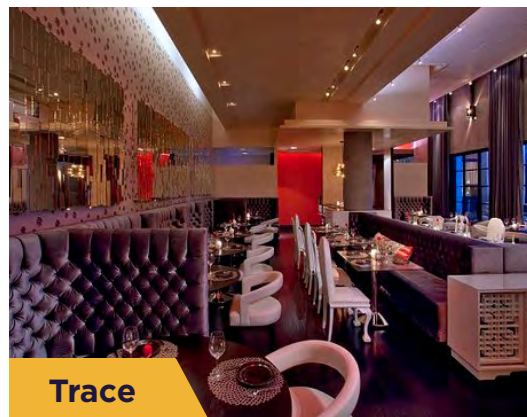
SUITE 390 // 14,667 SF



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LEASED

ON-SITE AMENITIES



AREA AMENITIES



NORTH
ITALIA

LA
CONDESA

JO'S

LE POLITIQUE

III
FORKS

sweetgreen

TAVERNA

ATX COCINA
MODERN MEXICAN

TORCHY'S
TACOS

LAMBERTS

milk + honey

ROYAL BLUE
GROCERY

BONOBOS

The Soup
PEDDLER

STARBUCKS

RED
ASH
ITALIA

FARE
GROUND
at one eleven

ToyJoy

[solidcore]

RIDE

Orangetheory

VIOLET CROWN

HOTEL
ZAZA

AUSTIN
CITY
LIMITS

3ten
AUSTIN CITY
LIMITS LIVE

HYATT
PLACE

JW MARRIOTT

L | N E

AUSTIN
PARKS &
RECREATION



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