

2201
EAST
SIXTH

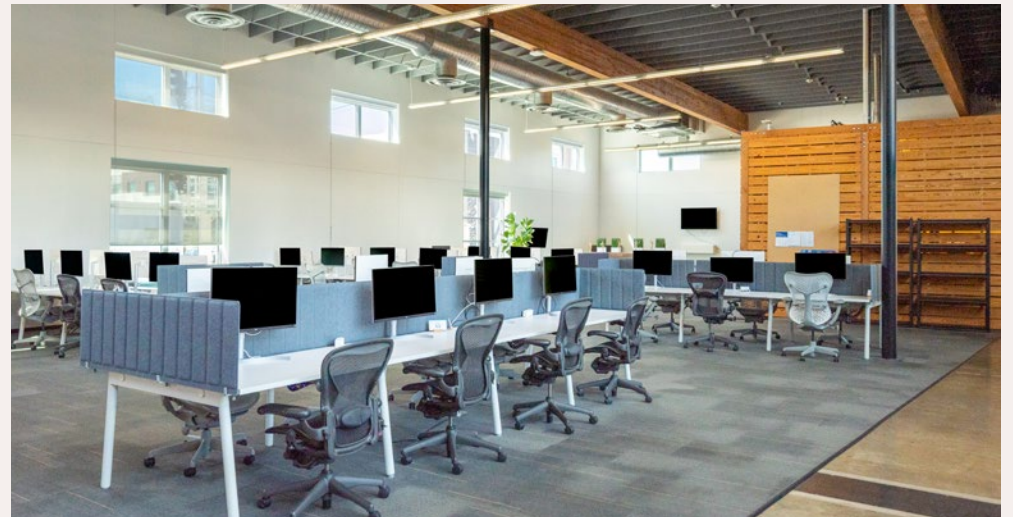


THE BUILDING

2201
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- 30K square foot creative office
- 18-foot ceiling heights
- Large skylights with ample natural light
- Executive conference room

- Expansive volume
- Distinct identity
- Monument signage
- Flexible open layout with lounge areas



AMENITIES

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Amenities are built to support both productivity and day-to-day convenience. The property is dog and bike friendly, including on-site shower facilities to accommodate active routines. A dedicated executive conference room and event space with a stage provide options for meetings, presentations, and larger gatherings. Shared spaces include a gym, communal work areas, and a café, along with outdoor seating for added flexibility throughout the day.



CAFETERIA



FITNESS CENTER



CONFERENCE ROOM

LOCATION

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2201 East Sixth sits within one of Austin's most active lifestyle corridors, where creative energy and established dining come together. The surrounding area offers a strong mix of nearby housing, coffee shops, restaurants, and bars, supporting both daily convenience and after-hours activity. The property is well connected, located just 1.5 miles from downtown, roughly half a mile from the Plaza Saltillo Station, and directly adjacent to the Lance Armstrong Bikeway.



AMENITY MAP

2201
EAST
SIXTH



RESTAURANTS

- | | |
|----------------------|-----------------|
| Counter Café | Salt & Time |
| Via 313 | Il Brutto |
| Suerte | Easy Tiger |
| Tamale House East | Licha's Cantina |
| Spicy Boys | Ramen Tatsu-ya |
| Fried Chicken | Granny's Tacos |
| East Side King | |
| Cisco's Bakery & Bar | |

DRINKS

- | | |
|-------------------|----------------|
| Whislars | Drop Kick |
| Kitty Cohen's | Cocktail Bar |
| Zilker Brewing | The Liberty |
| Lazarus Brewing | Yellow Jacket |
| Grackle | Social Club |
| Lefty's Brick Bar | Drink's Lounge |
| Vixen's Wedding | La Holly |

COFFEE

- | | |
|--------------------|---------------------------|
| Counter Café | Texas Cofee Traders |
| Cuvee | Wright Bros Brew and Brew |
| Cartel Roasting | |
| Radix House Coffee | |
| Revival Coffee | |



FLOORPLAN

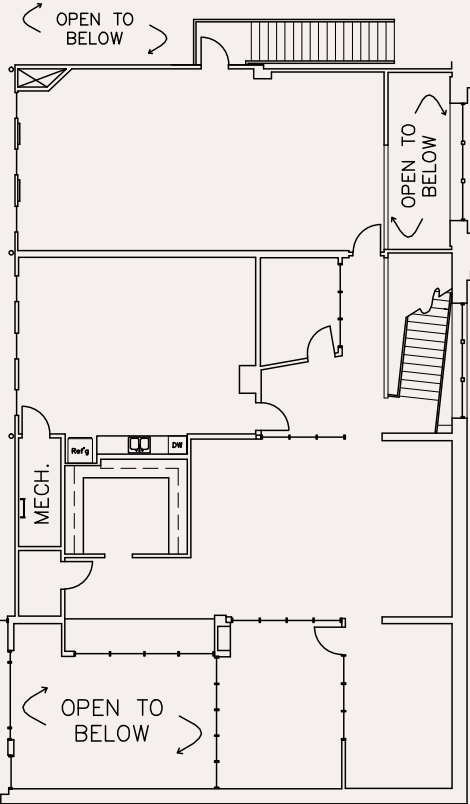
FULL BUILDING OPPORTUNITY
30,626 RSF | Available Immediately

2201
EAST
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Stairs to Mezzanine

FIRST FLOOR - 27,400 RSF



MEZZANINE - 3,226 RSF

2201 EAST SIXTH

LEASING CONTACTS:

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