

618 Tillery Street

Austin, TX 78702

For Lease

60,000 SF max contiguous



AARON ASHMORE | 214 682 4912 | aaron@vra.co

2016 Viceroy Realty Advisors. All rights reserved. The information contained herein was obtained from sources believed reliable; however Viceroy Realty Advisors, LLC. make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.



618 Tillery Street

Austin, TX 78702

60,000 SF max contiguous



PROPERTY DETAILS:

- Extremely unique opportunity
- Only 60,000 SF space within 3 miles of downtown Austin (ability to subdivide)
- 300+ surface level parking spaces
- Located in the center of Austin's emerging creative hub
- Less than 1 mile to Oracle's new 500,000 SF campus
- 2.6 miles east of central business district
- 3 miles from the Texas State Capitol
- Area corporate tenants include Conde Naste, C3 Presents, Enviromedia, Big Red Dog, Livestrong, Hops & Grain, Liveoak Brewing, Yeti Coolers, Uber, and more
- Numerous multi-family, office, and hotel projects under development and in permitting within 1.5 miles of location
- Google Fiber availability
- Opportunity to do something special

618 Tillery Street
Austin, TX 78702

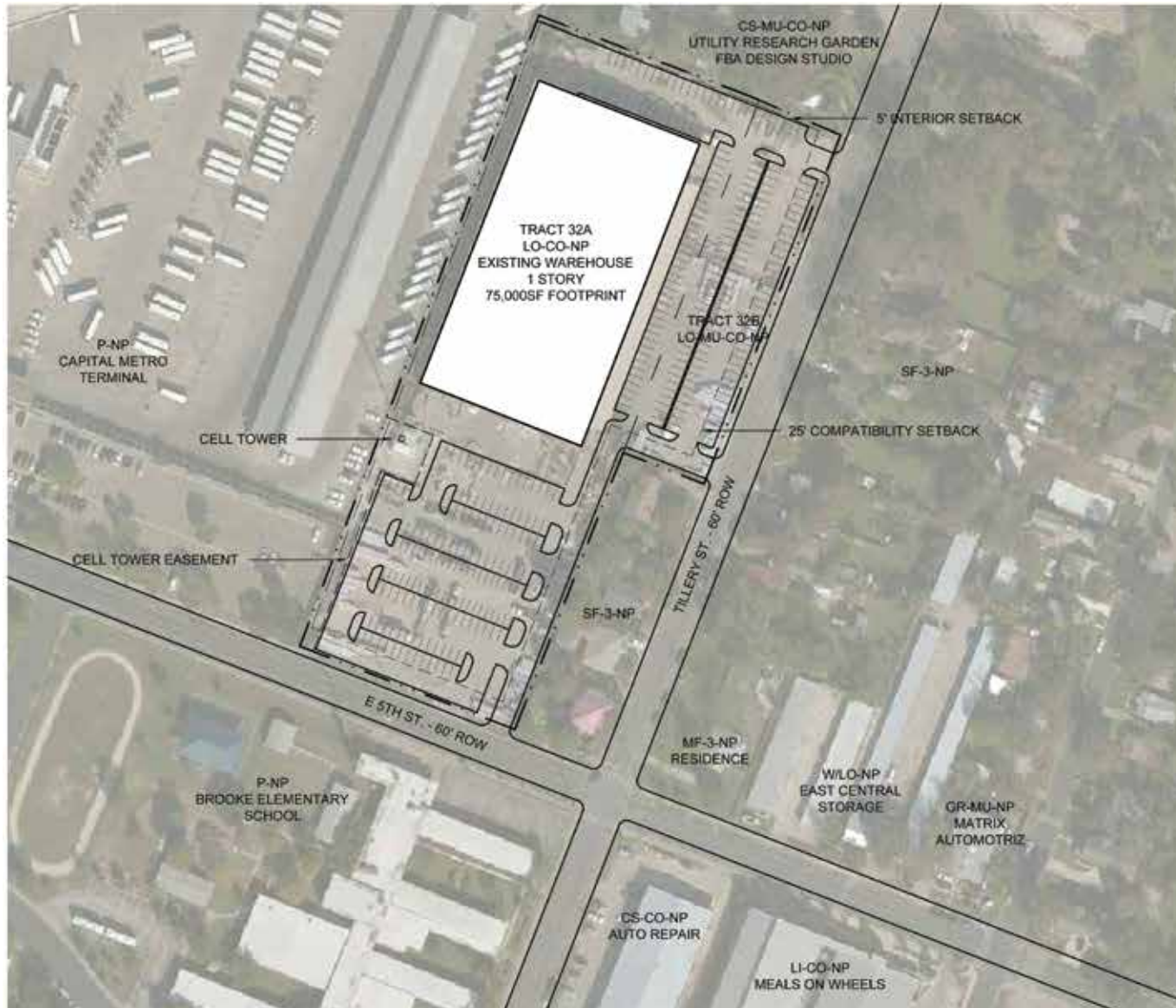
60,000 SF max contiguous



618 Tillery Street

Austin, TX 78702

60,000 SF max contiguous



BUILDING AREAS & PARKING

NOTE: ALL PARKING TO BE PROVIDED ON SITE

CONCEPT A

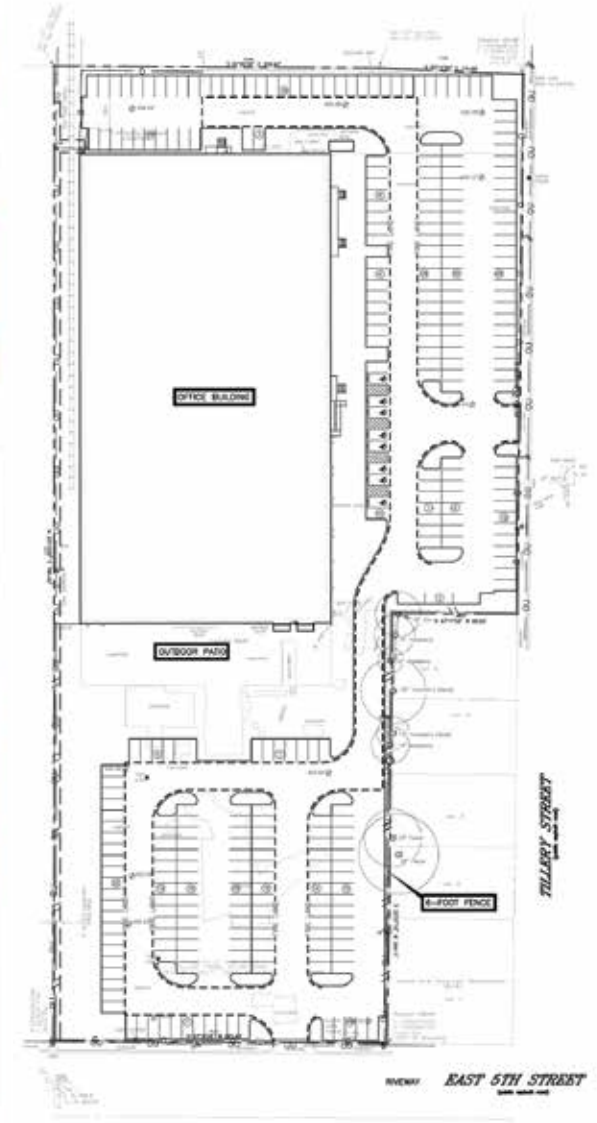
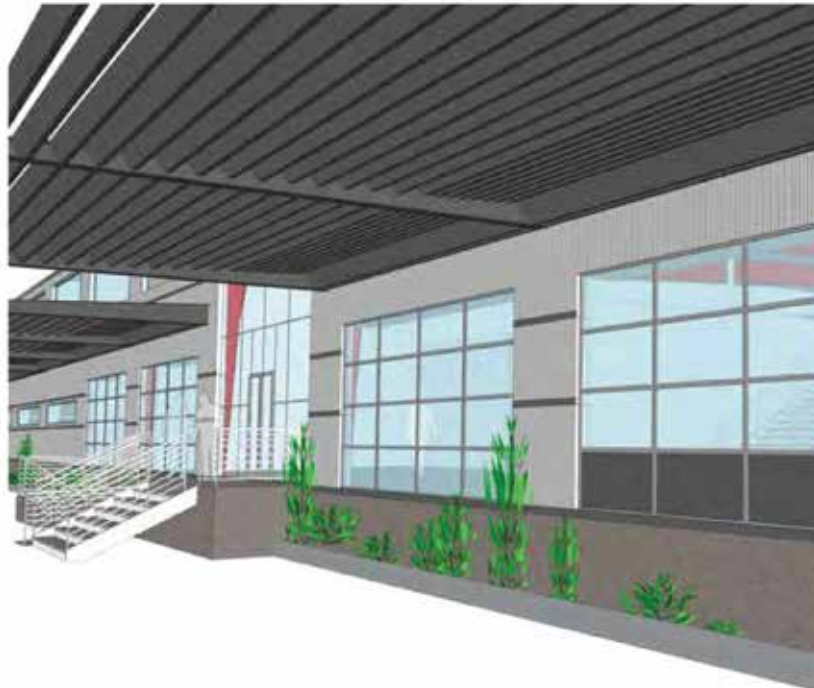
EXISTING WAREHOUSE	
AREA	75,000 SF
FACTOR (GROUP B)	1/275 SF
BASE PARKING REQUIRED	273
TOTAL	273
REDUCTION	0.8
REQUIRED PARKING	219
PARKING PROVIDED	342 (4.5 per 1000 occupants)

618 Tillery Street

Austin, TX 78702

60,000 SF max contiguous

Exterior Renderings



618 Tillery Street
Austin, TX 78702

60,000 SF max contiguous

