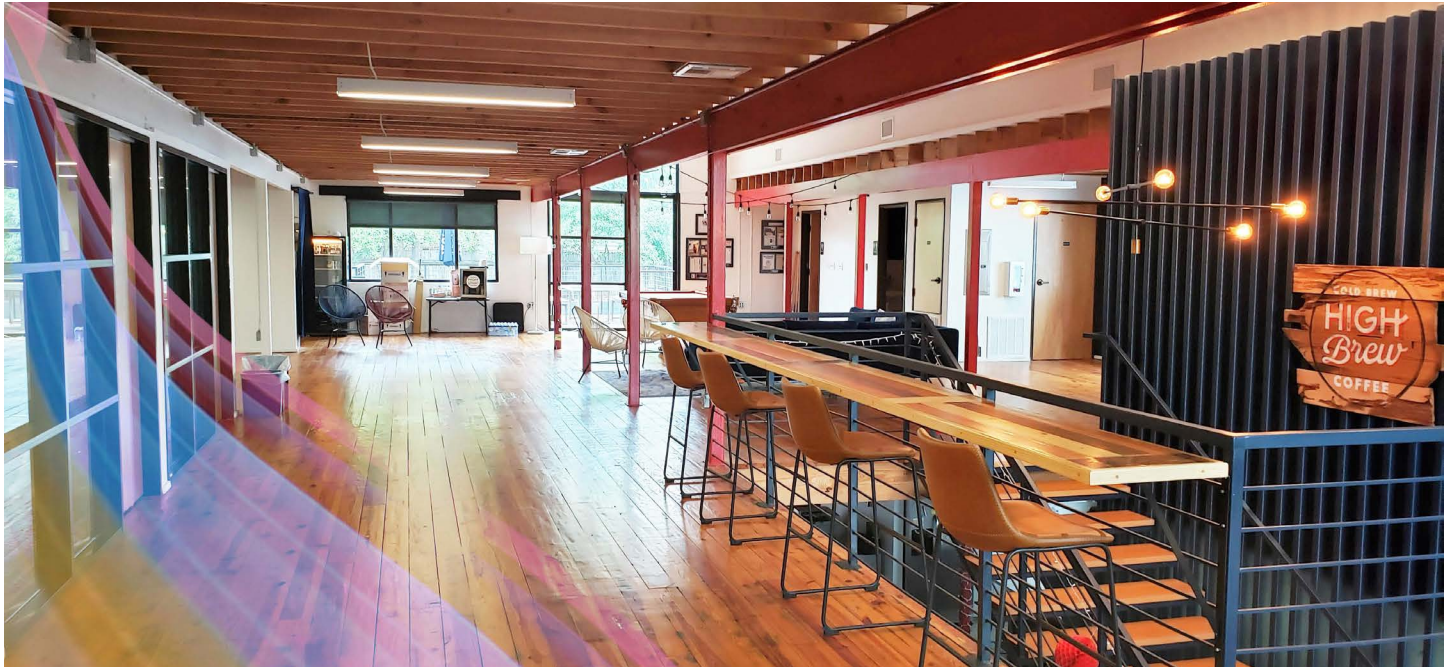


# 2810 SOUTH FIRST

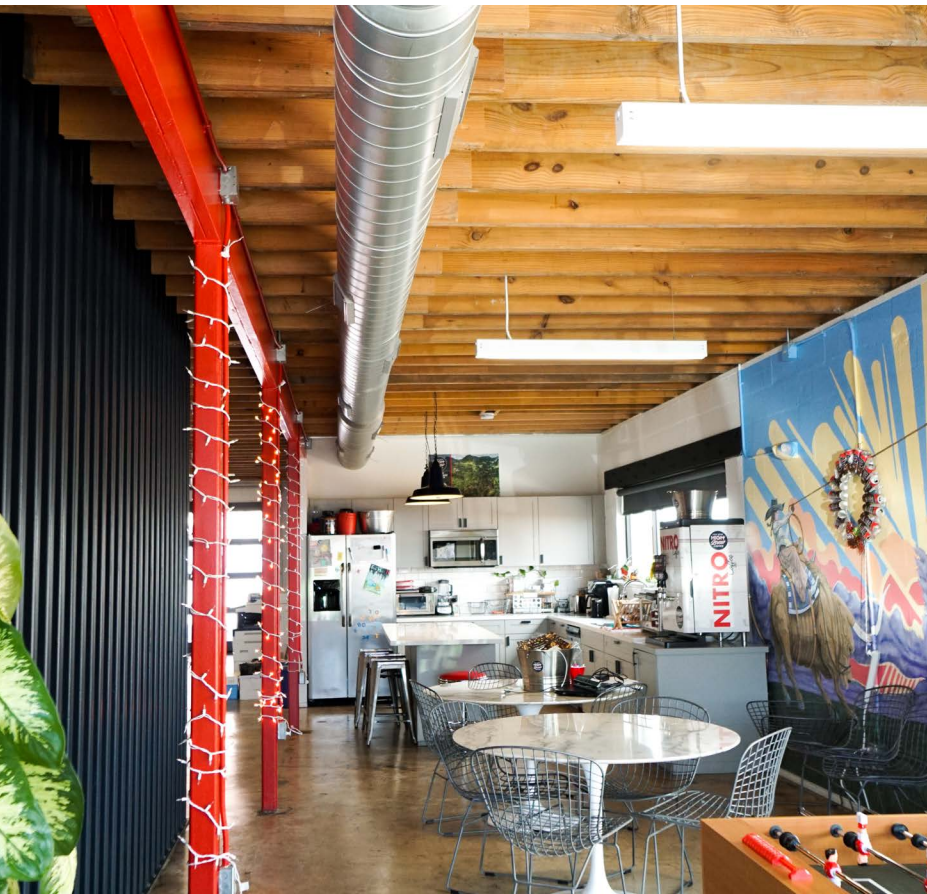
6,750 SF CREATIVE OFFICE SPACE  
PRIME S 1ST SINGLE USER BUILDING OPPORTUNITY





## 2810 South First

This 6,750 SF creative office space is located along one of Austin's growing entertainment corridors, South First Street. This expanding neighborhood contains a variety of restaurants, retail shops, multi-family developments, and entertainment venues. 2810 South First building is positioned on the three mile stretch between Lady Bird Lake and Ben White Boulevard, along with great access to HWY 71, S Congress, and S Lamar.



## Building Features

6,750 SF Available

19 surface spaces available for parking

Glass garage door on first floor

Exterior Elevated Patio

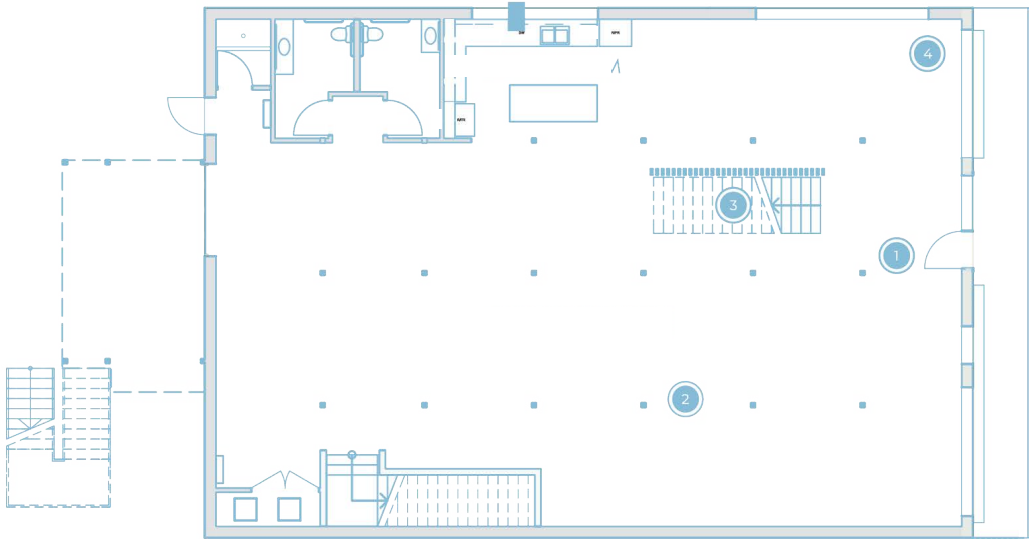
Open kitchen with bar seating

Social stairs upon entry moving to the second floor

Exposed wooden beam ceilings

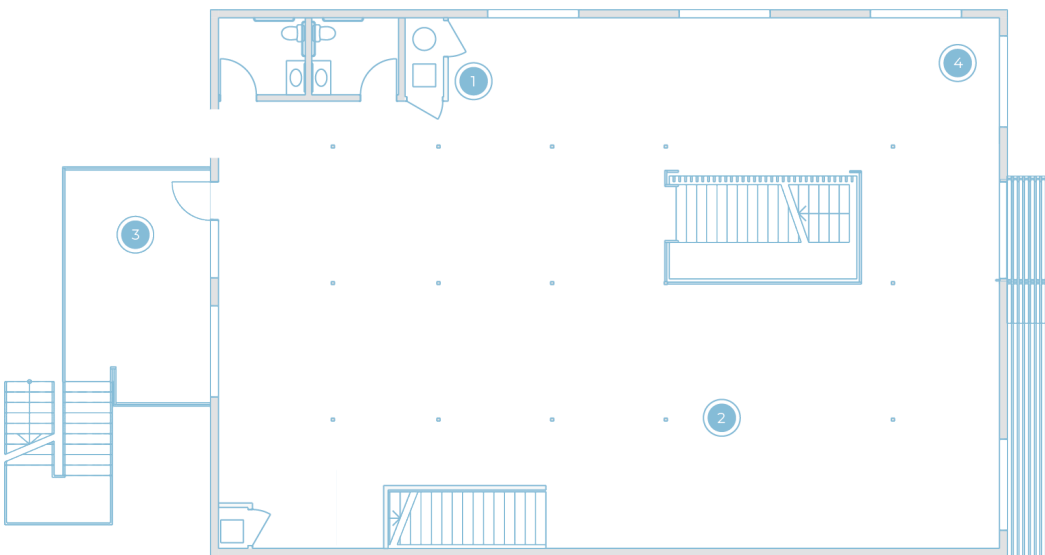
Additional warehouse box windows

Glass Garage  
Door



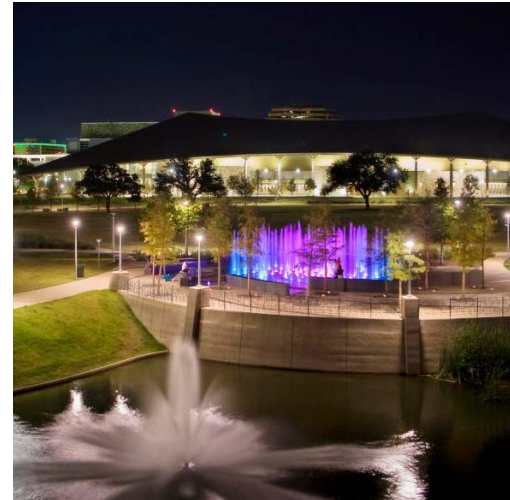
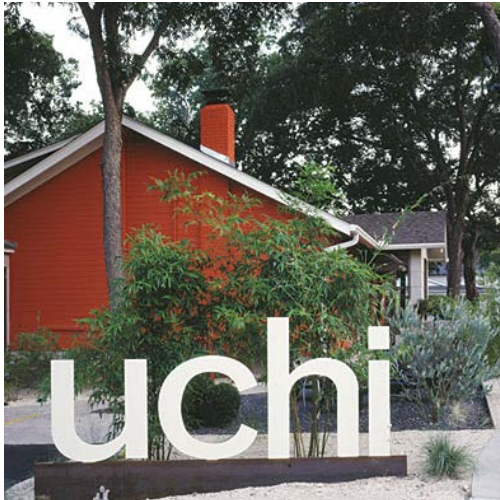
# Level One

3,375 SF Available  
Open Office  
Glass Garage Door  
Open Kitchen  
Island/Bar Seating



# Level Two

3,375 SF Available  
Open Office  
Exterior Patio





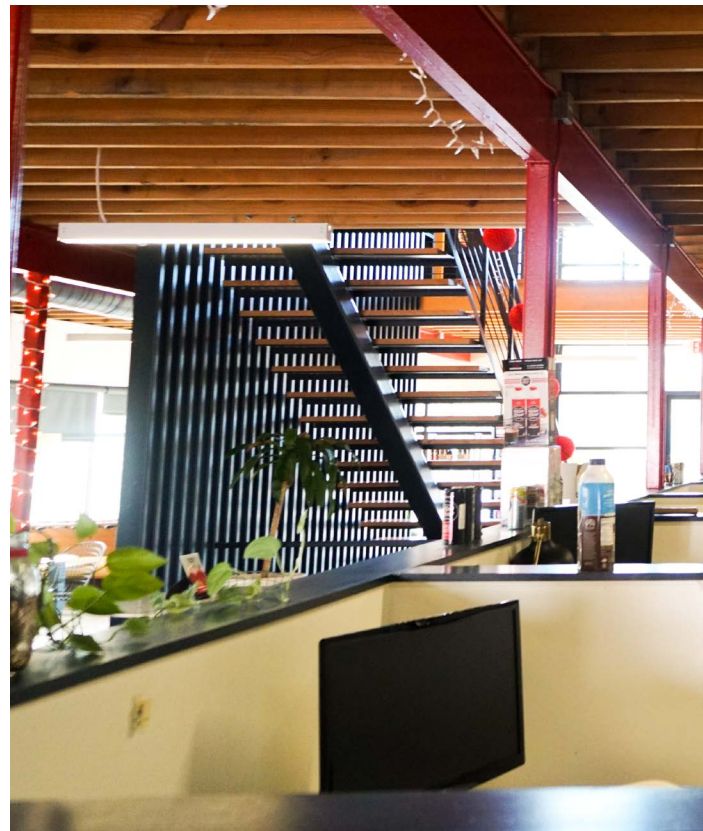
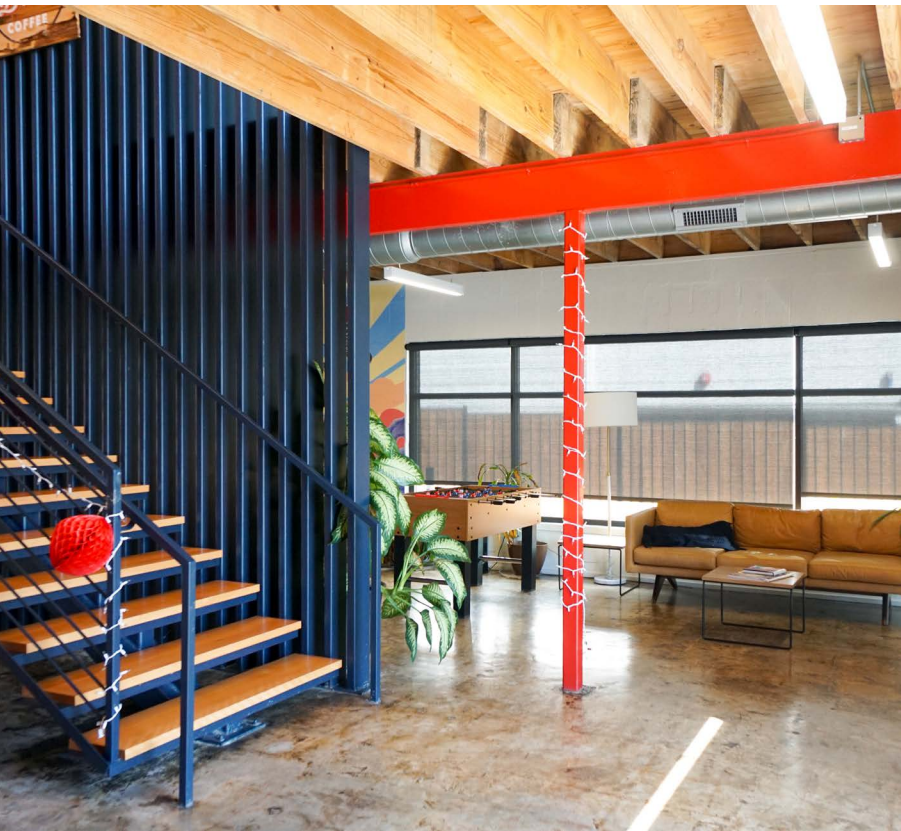
2810 SOUTH  
FIRST

# Surrounding

- Second Bar & Kitchen
- La Condensa
- Lambert's
- Austin Beer Garden
- South Congress Cafe
- Vespaio Ristorante
- Cabo Bob's Burritos
- Zach Theatre
- Magnolia Cafe
- Southside Flying
- Lucy's Fried Chicken
- New India Cuisine
- Blue Moon Bar & Grill
- Zilker on the Park
- Curra's Grill
- Opal Divine's

- El Tacorrido
- Porter Gastropub
- Summer Moon Coffee
- Chuy's
- Embassy Suites
- Juice Land
- Austin Java
- Juliet Ristorante
- Green Mesquite BBQ
- Terry Black's BBQ
- Sandy's Hamburgers
- Aussie's
- Toastie's Sub Shop
- P. Terry's
- Uchi
- Shake Shack

- Torchy's Tacos
- Gourdoughs
- Hopdoddy Burger Bar
- Home Slice Pizza
- Starbucks
- Olive Garden
- In-N-Out Burger
- Winebelly
- Polvo's
- Zilker Park
- SOCO
- Mr. Natural
- Palmer Events Center
- Wholly Cow Burgers
- Kerbey Lane Cafe
- Soup Peddler



# Area Demographics



2020  
Population

2 Mile	80,824
5 Mile	379,196
10 Mile	817,927



2025  
Population  
Projection

2 Mile	87,783
5 Mile	409,687
10 Mile	883,340



2020  
Households

2 Mile	38,856
5 Mile	156,233
10 Mile	324,718

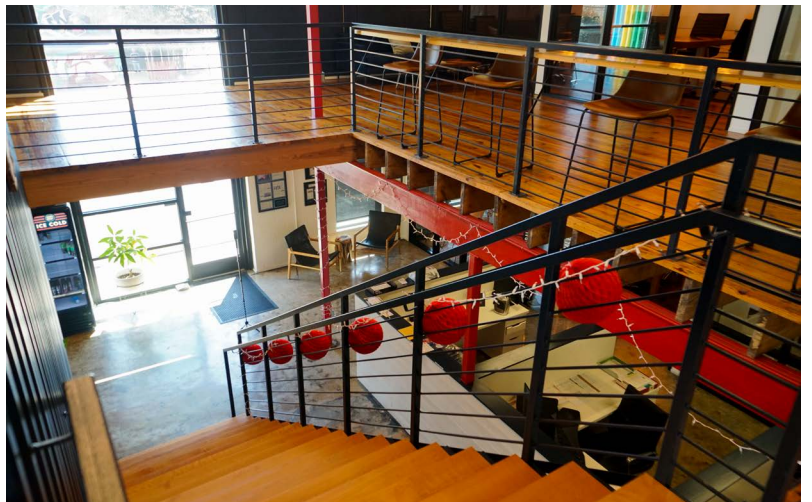
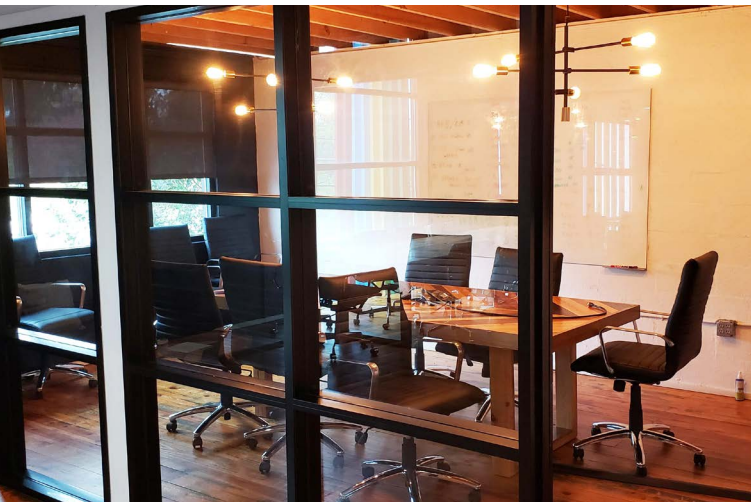


2020  
Average  
Household  
Income

2 Mile	\$98,200
5 Mile	\$93,662
10 Mile	\$101,971







# 2810 SOUTH FIRST



For Leasing Information,  
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