

Office Space For Sale

Fourth &

1800 E 4th Street | Austin, TX 78702

Elevate Your Workspace in the Heart of
Austin's booming East Side

Virtual Tours

[Suite 111](#)

[Suite 122](#)



The Property

Discover unique office purchase opportunities with these adjacent 1,653 SF and 3,323 SF office spaces designed for convenience, efficiency, and team collaboration.

These office condos are perfectly tailored for Austin businesses with offices, conference rooms, private restrooms, and break area. Located in a Class A building, tenants will enjoy the benefits of ample parking and a prime location in Austin's most exciting neighborhood.

This office space combines privacy with the convenience of top-tier amenities, making it the ideal choice for businesses looking to offer employees a high-level amenity rich work environment.



Located in sought-after East Austin



Owner-user opportunity



HOA benefits



Accommodating plug-and-play layout



Private break area with wet bar and refrigerator



Floorplan

Space Details

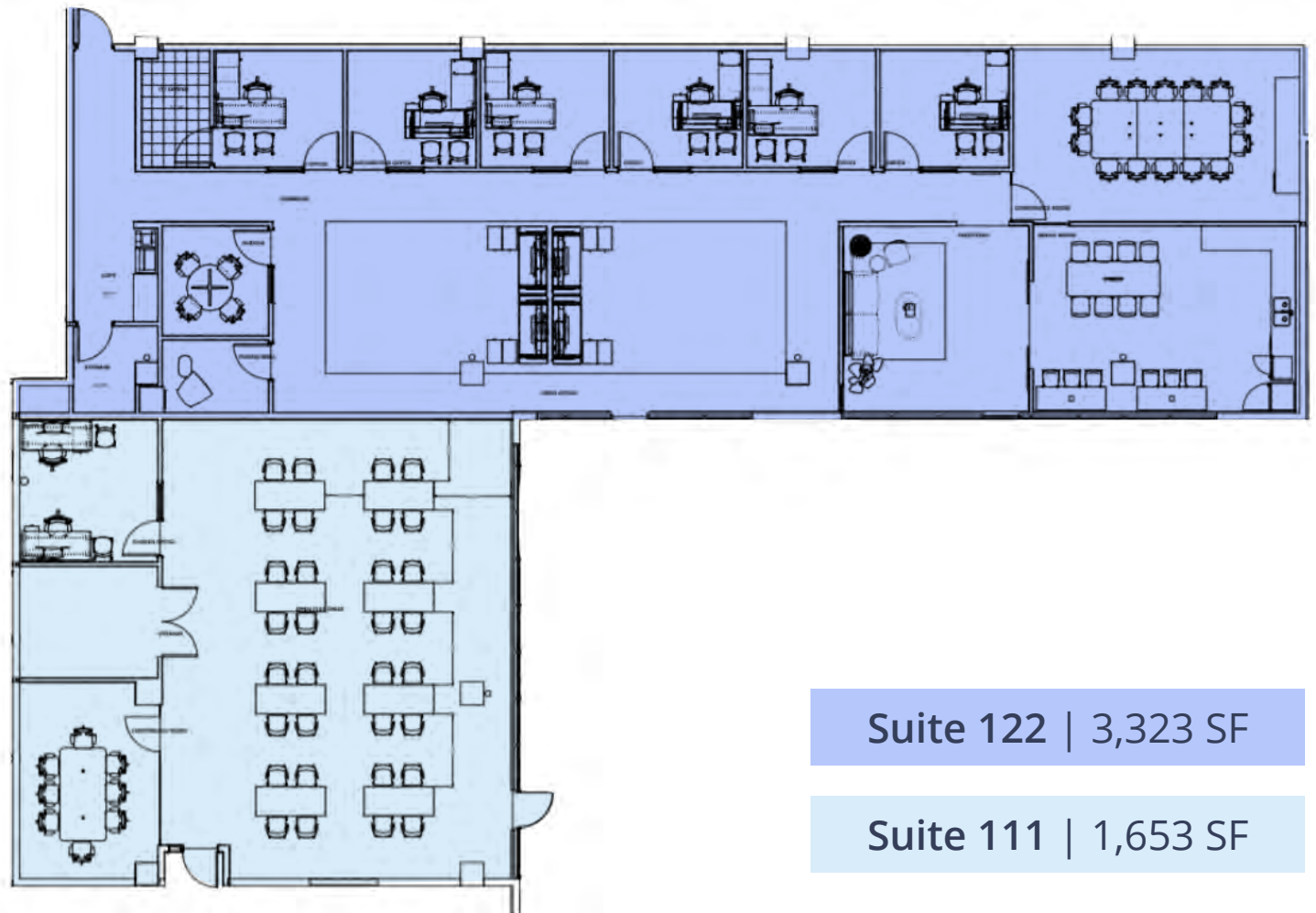
Parking	Negotiable
Conference Rooms	2
Workstations	Negotiable
Furniture	Negotiable
Break Area	Full Kitchen

Space Available	1,653 SF & 3,323 SF
Year Built	2018
Class	A
Floors	1

Virtual Tours

[Suite 111](#)

[Suite 122](#)



Suite 122 | 3,323 SF

Suite 111 | 1,653 SF



Suite 111



Suite 122



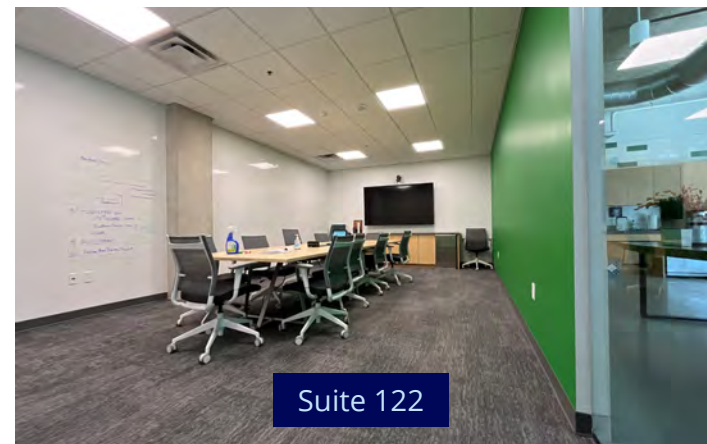
Suite 122



Suite 122



Suite 122



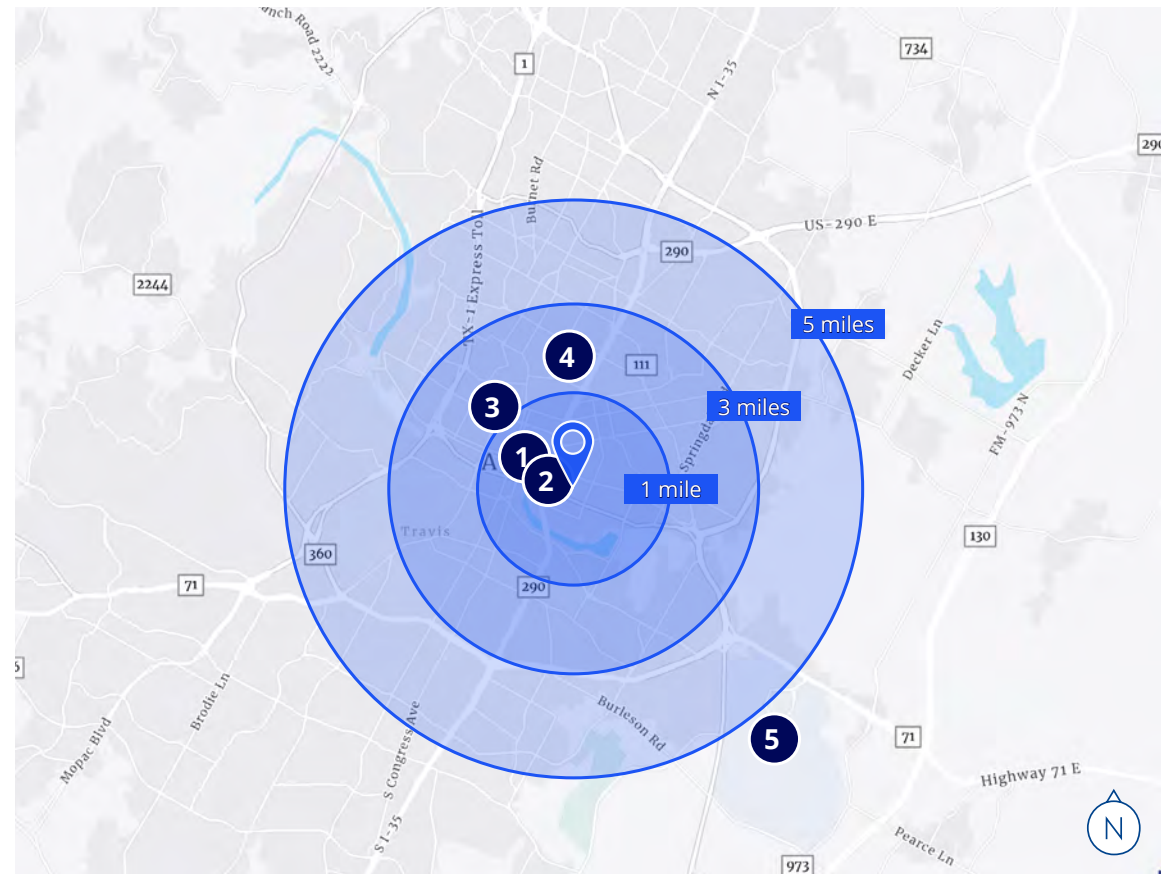
Suite 122

The Location



Proximity Map

	Point of Interest	Drive Time	Distance
1	Austin Convention Center	7 min	1.4 mi
2	Whole Foods	10 min	2.1 mi
3	ACC Rio Grande St	10 min	2.4 mi
4	The University of Texas	10 min	2.8 mi
5	Austin Bergstrom Intl Airport	13 min	6.6 mi





East Austin

Filled with rich local history and deeply-rooted culture, Austin’s East Cesar Chavez neighborhood is where old Austin meets new. The East Cesar Chavez neighborhood, named for the Latino-American labor and civil rights advocate, is diverse and dynamic, with a colorful history stretching back to the late-nineteenth and early twentieth centuries.

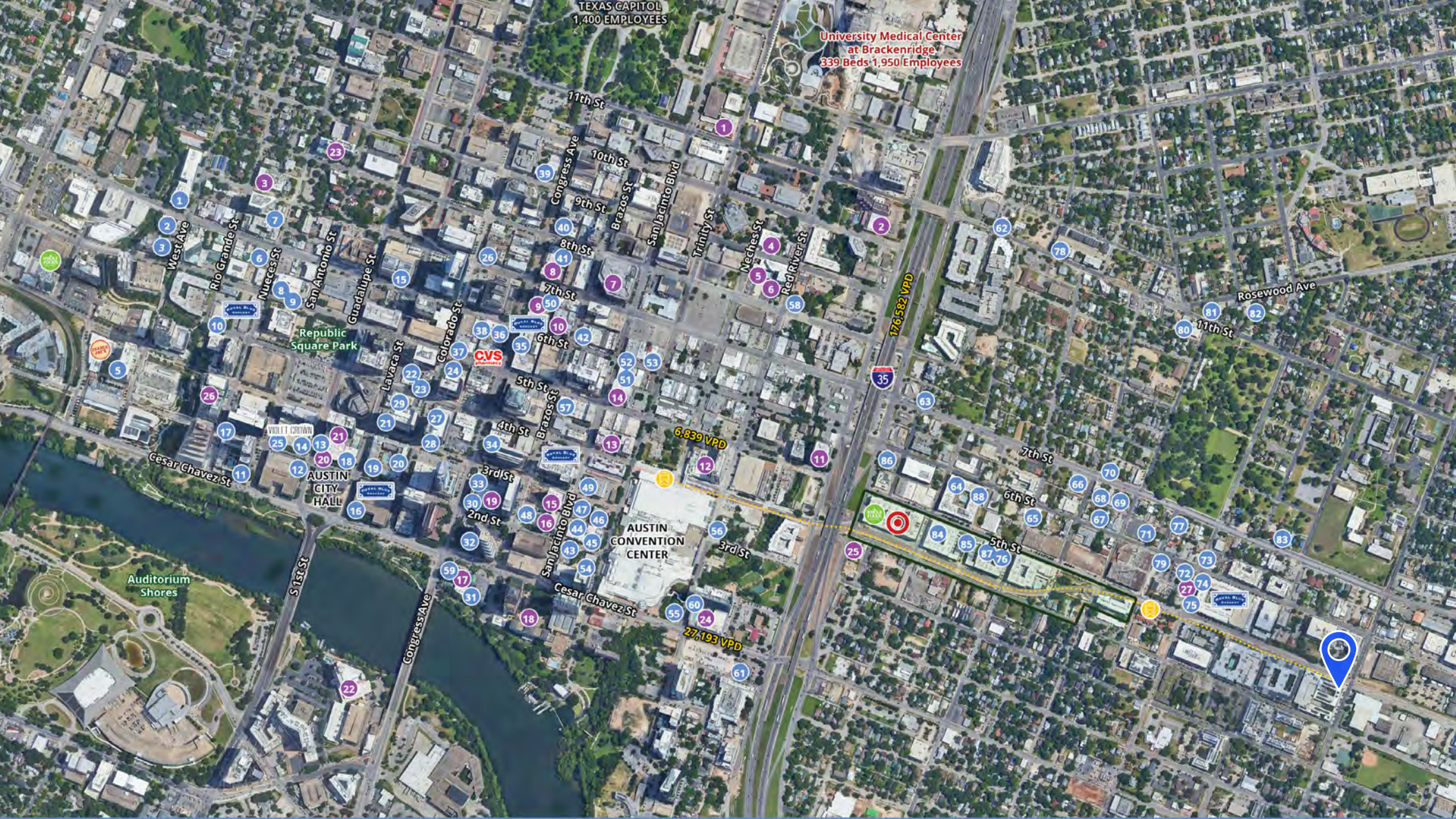
As one of Austin’s first neighborhoods, a unique character developed over many years, incorporating social and cultural

influences from African American, Hispanic and European-American residents. This character can still be found throughout the streets of East Cesar Chavez and is manifested through historic heritage, cultural landmarks and current social customs.

The area surrounding East Cesar Chavez Street sits just east of IH 35 from Downtown, and is a great place to discover authentic Austin, and experience local, family-owned restaurants and shops in the area.

Demographics





RESTAURANTS

- | | | | |
|------------------------------------|--------------------------------|---------------------------------|--|
| 1. The Grove
Wine Bar + Kitchen | 16. Ill Forks | 31. Arlo Grey | 46. Fogo de Chao
Brazilian Steakhouse |
| 2. Sammie's Italian | 17. North Italia | 32. Fareground Food
Hall | 47. Max's Wine Dive |
| 3. Irene's | 18. Trace | 33. Cooper's BBQ | 48. Cedar Door |
| 4. J. Carvers Oyster Bar | 19. Taverna | 34. Swift's Attic | 49. Vince Young Steakhouse |
| 5. True Food Kitchen | 20. Bar Chi Sushi | 35. Cava | 50. Caroline |
| 6. Walton's Fancy & Staple | 21. Bob's Steak &
Chophouse | 36. Velvet Taco | 51. Backspace |
| 7. Ranch 616 | 22. Peche | 37. Comedor | 52. Parkside |
| 8. Fixe | 23. Truluck's | 38. Ruth's Chris Steak
House | 53. Iron Cactus |
| 9. Wu Chow | 24. Lonesome Dove | 39. Quattro Gatti | 54. Micheladas Cafe
y Cantina |
| 10. Polvos | 25. Numero28 | 40. Chipotle | 55. Iron Works BBQ |
| 11. ATX Cocina | 26. Perry's Steakhouse | 41. Roaring Fork | 56. Moonshine Grill |
| 12. Lambert's | 27. Capital Grille | 42. Eureka | 57. Eddie V's |
| 13. Fleming's Steakhouse | 28. Red Ash | 43. Gus's Fried Chicken | 58. Stubb's Bar-B-Q |
| 14. La Condesa | 29. RA Sushi Bar | 44. P.F. Chang's | 59. Veracruz |
| 15. Gloria's | 30. Corner Restaurant
& Bar | 45. Cafe Blue | 60. Garrison |

- | | |
|-----------------------|------------------------|
| 61. IHOP | 76. Gyu-Kaku Sushi |
| 62. Franklin Barbecue | 77. Easy Tiger |
| 63. Gabrielas | 78. Old Thousand |
| 64. Spartan Pizza | 79. Rollin Smoke BBQ |
| 65. Buenos Aires | 80. Hillside Farmacy |
| 66. Macroband | 81. Rosewood |
| 67. Licha's Cantina | 82. Micklethwait |
| 68. Angie's | 83. Nasha |
| 69. Kebabalicious | 84. Hopdoddy |
| 70. Wilder Wood | 85. Chipotle |
| 71. Revelry Kitchen | 86. Krab Kingz Seafood |
| 72. Cisco's | 87. Snooze AM Eatery |
| 73. Ramen Tatsu-ya | 88. Fukumoto Sushi |
| 74. Il Brutto | |
| 75. La Matta | |

HOTELS

- | | |
|---|-------------------------|
| 1. La Quinta | 14. The Westin Austin |
| 2. Sheraton Austin | 15. Hyatt Place Austin |
| 3. Lyric | 16. Hampton Inn |
| 4. Hyatt House | 17. The Line |
| 5. Holiday Inn Express | 18. Four Seasons |
| 6. Hotel Indigo | 19. JW Marriott |
| 7. Omni Austin | 20. W Austin |
| 8. InterContinental
Stephen F Austin | 21. Aloft Austin |
| 9. Element Austin | 22. Hyatt Regency |
| 10. The Driskill | 23. Wyndham Austin |
| 11. Hilton Garden Inn | 24. The Fairmont |
| 12. Hilton Austin | 25. Native Hostel |
| 13. Courtyard by Marriott | 26. Austin Proper |
| | 27. The Guild East Side |



Accelerating success.

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