



CONNECTED.  
VIBRANT.  
REFINED.

AUSTIN, TX 78702



OFFICE SPACE FOR LEASE IN EAST AUSTIN

**CBRE**

# EXPERIENCE VIBRANT EAST AUSTIN

## AN ABUNDANCE OF NEARBY DINING

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| 1 Kemuri Tatsu-Ya                 | 16 Intero Restaurant                |
| 2 Justine's                       | 17 Jacoby's Restaurant & Mercantile |
| 3 Lil' Easy Fine Cajun Food & Bar | 18 Dainty Dillo                     |
| 4 De Nada Cantina                 | 19 Austin Oyster Co.                |
| 5 Mercado Sin Nombre              | 20 Sweet Chive                      |
| 6 Kinda Tropical                  | 21 JuiceLand                        |
| 7 Casa Colombia                   | 22 Rockman Coffee + Bakeshop        |
| 8 Launderette                     | 23 la Barbecue                      |
| 9 Juan in a Million               | 24 Bufalina Pizza                   |
| 10 Lustre Pearl East              | 25 Infierno Tacos                   |
| 11 Ray's Street Bites             | 26 Taqueria Fenix                   |
| 12 Ezov                           | 27 Llama Queen                      |
| 13 the tiny minotaur              | 28 Flicht Coffee                    |
| 14 Tacos Guerrero                 | 29 East 5th Coffee                  |
| 15 Strangelove Coffee & Wine      | 30 Juniper                          |

## DRIVE TIMES

Downtown  
Austin

6 MINUTES

Austin-Bergstrom  
International Airport

7 MINUTES

The  
Domain

15 MINUTES

West Lake  
Hills

16 MINUTES



# FEATURES & BENEFITS

Positioned at the heart of East Austin's dynamic Cesar Chavez corridor, 3000 East Cesar Chavez delivers an elevated, hyper-connected workspace surrounded by the city's finest dining, culture, and outdoor life.



EAST AUSTIN  
NEIGHBORHOOD



START-UP  
FRIENDLY



TWO-STORY  
SUITE



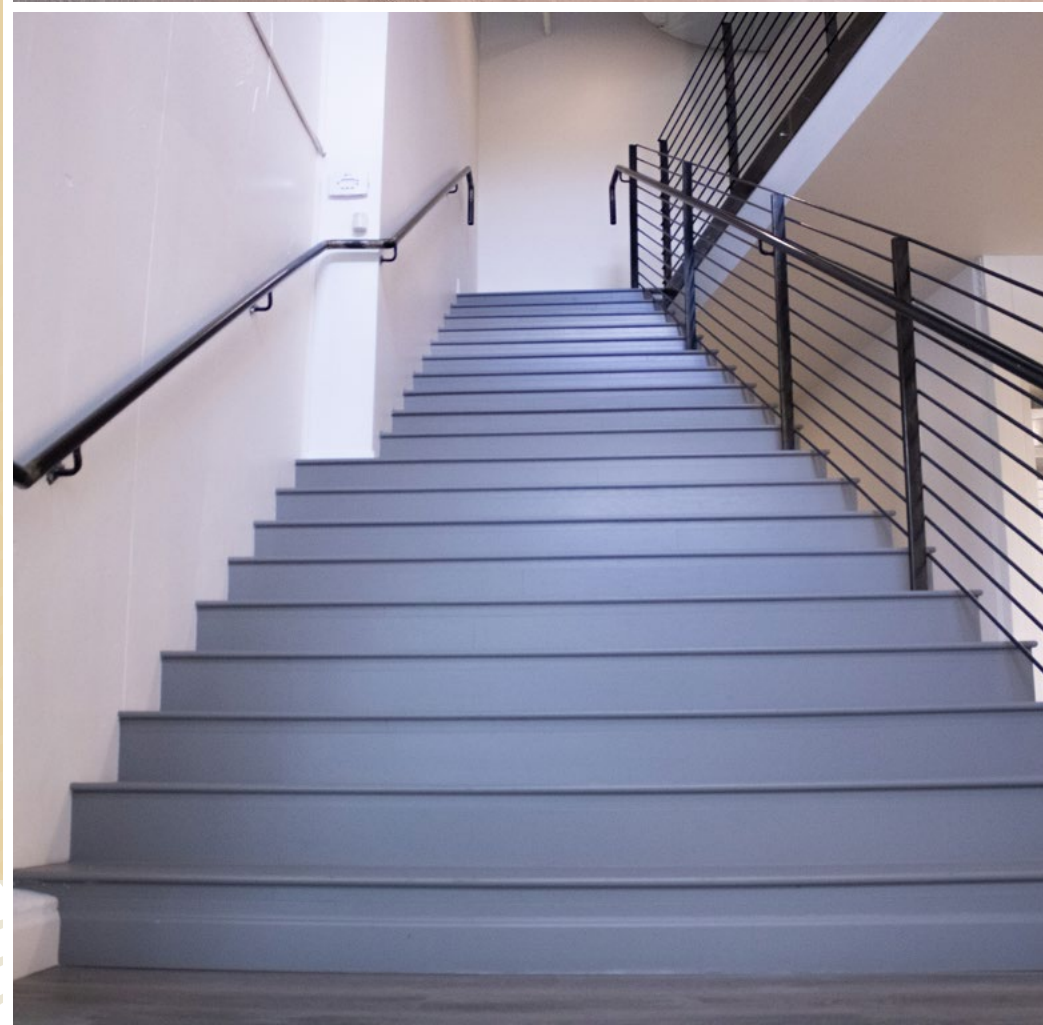
FURNITURE  
AVAILABLE



SHORT-TERM



MOVE-IN-READY



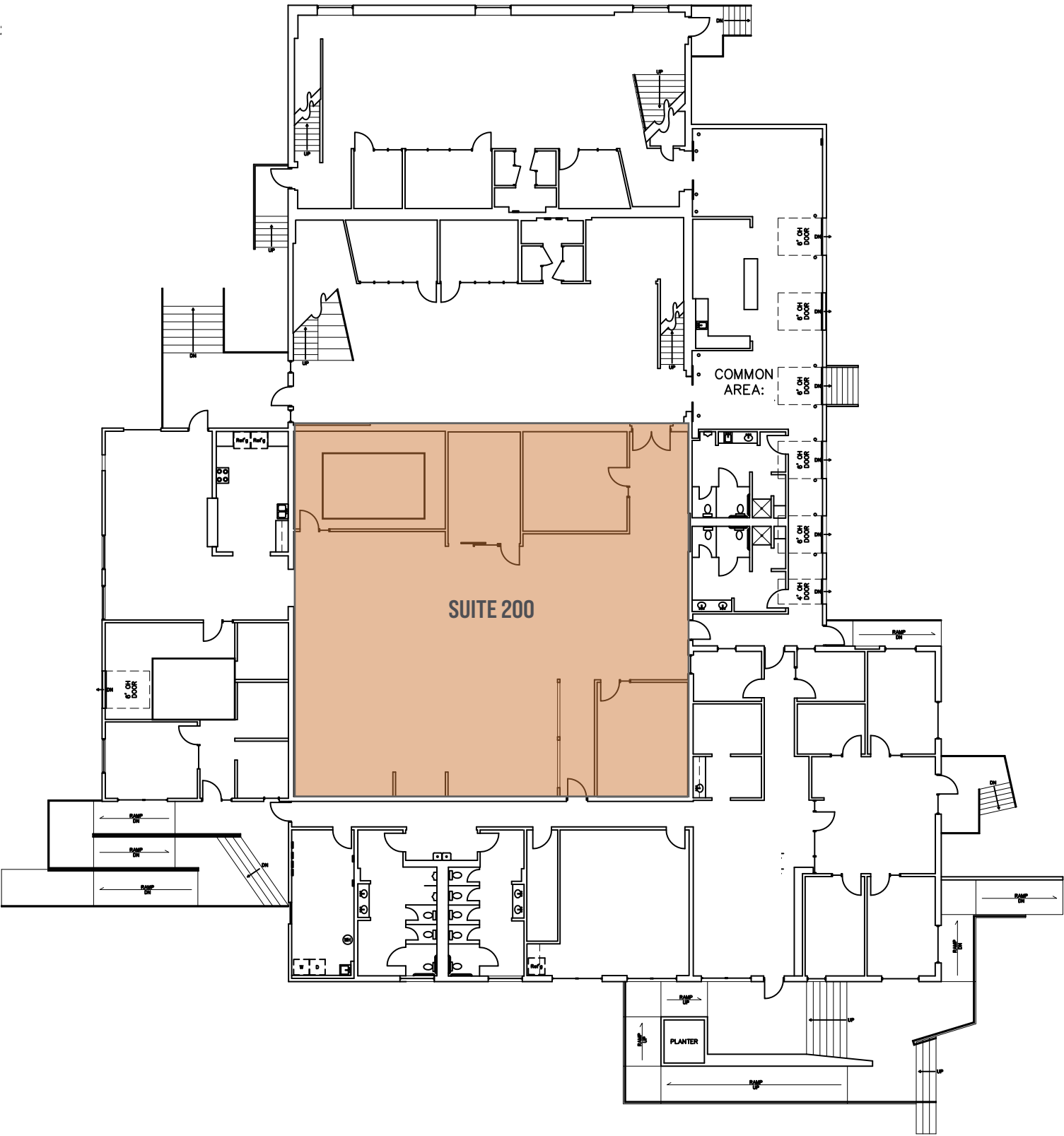
# FLOOR PLAN

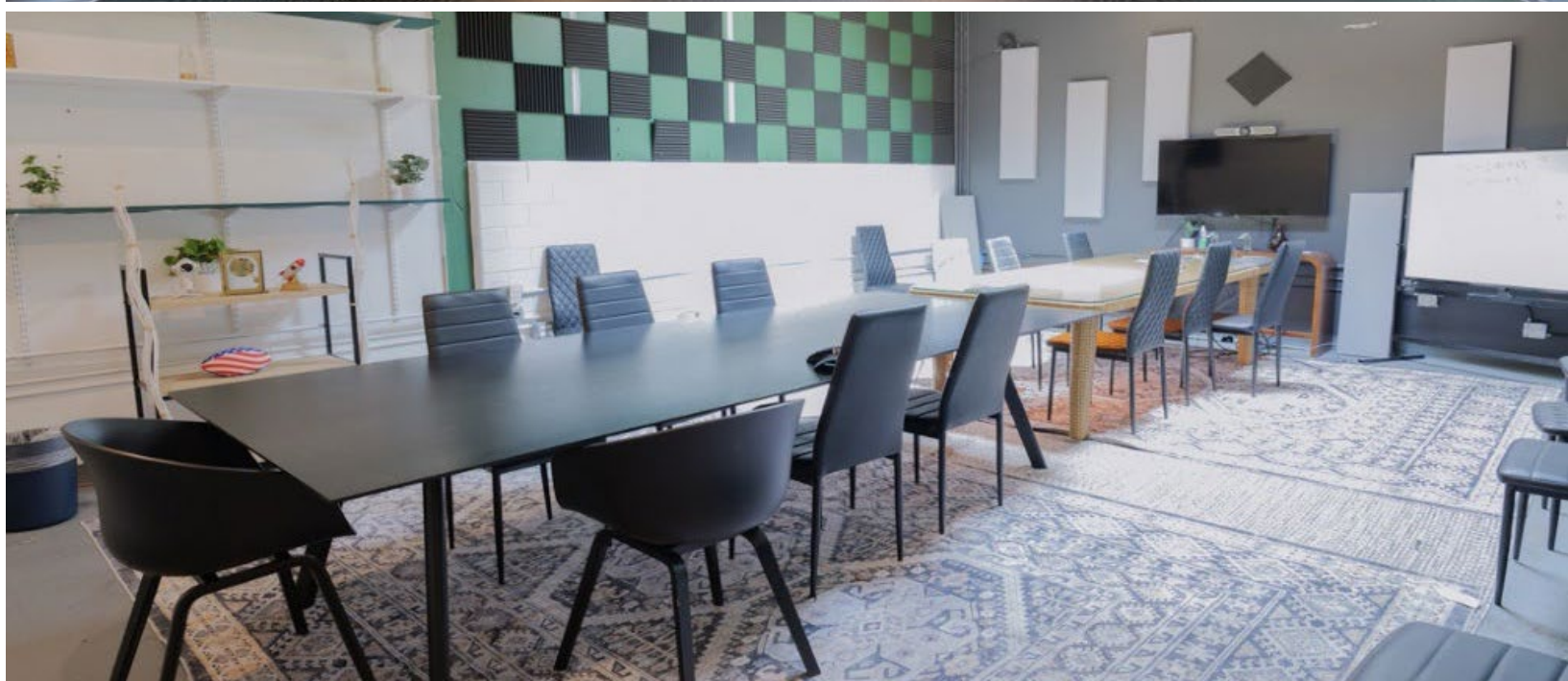
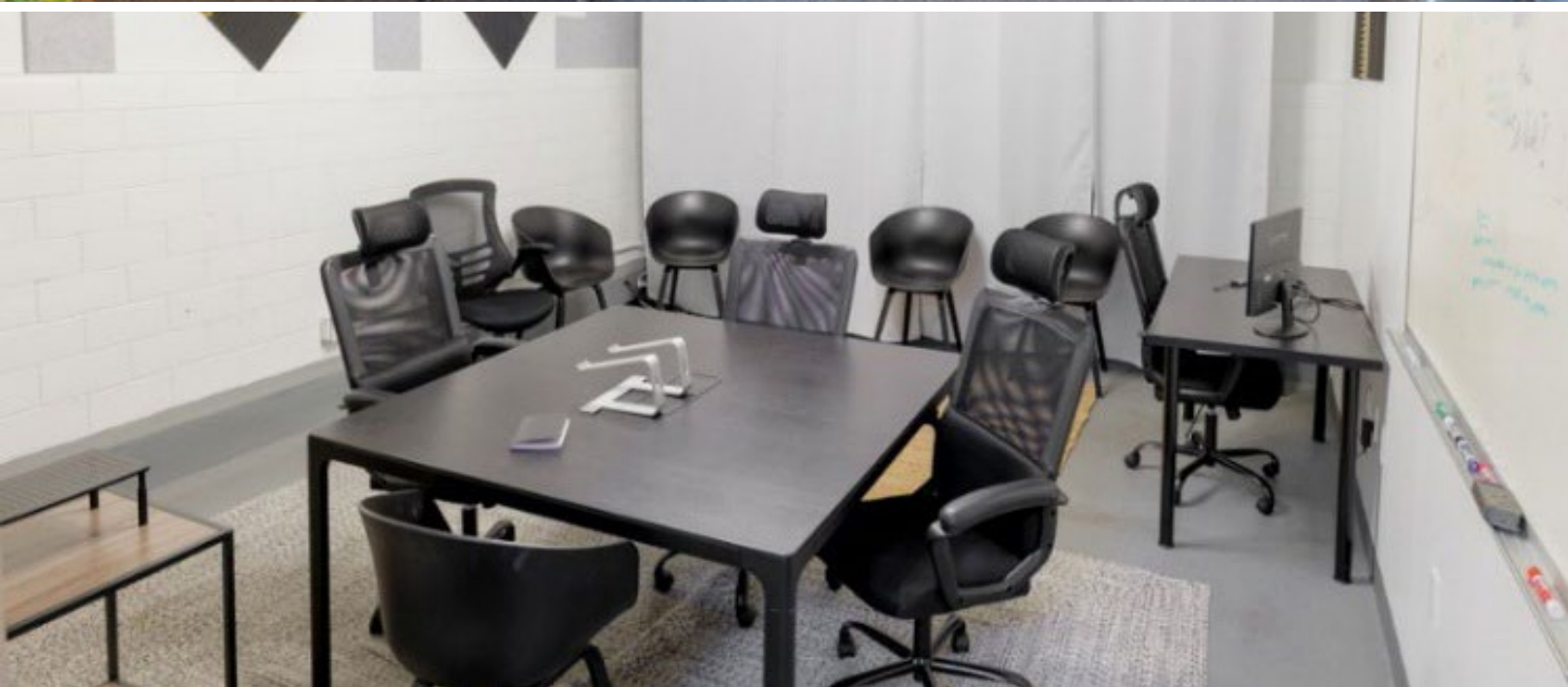
## SUITE 200

AVAILABILITY  
4,503 SF OFFICE

### SPACE DETAILS

|                     |                               |
|---------------------|-------------------------------|
| Premises            | Suite 200                     |
| Size                | 4,503 RSF                     |
| Availability        | Now                           |
| Expiration          | LXD: 4/30/2027                |
| Rate                | \$25.00/RSF                   |
| Est. OPEX           | \$22.77                       |
| TI Allowance        | Space Will Be Delivered As-Is |
| FF&E                | Available                     |
| Parking (Ratio/Fee) | 2.27/1,000 RSF                |



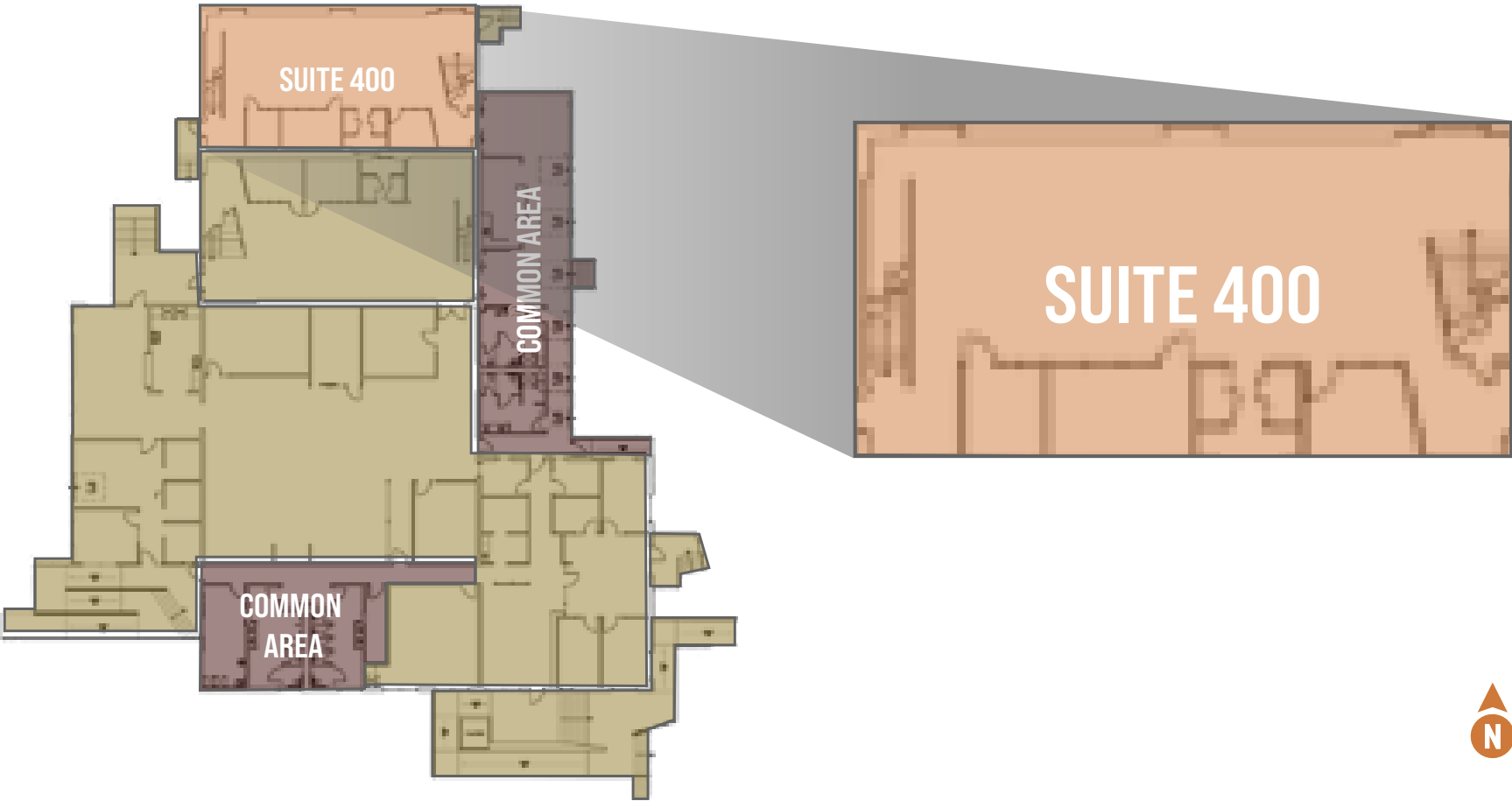
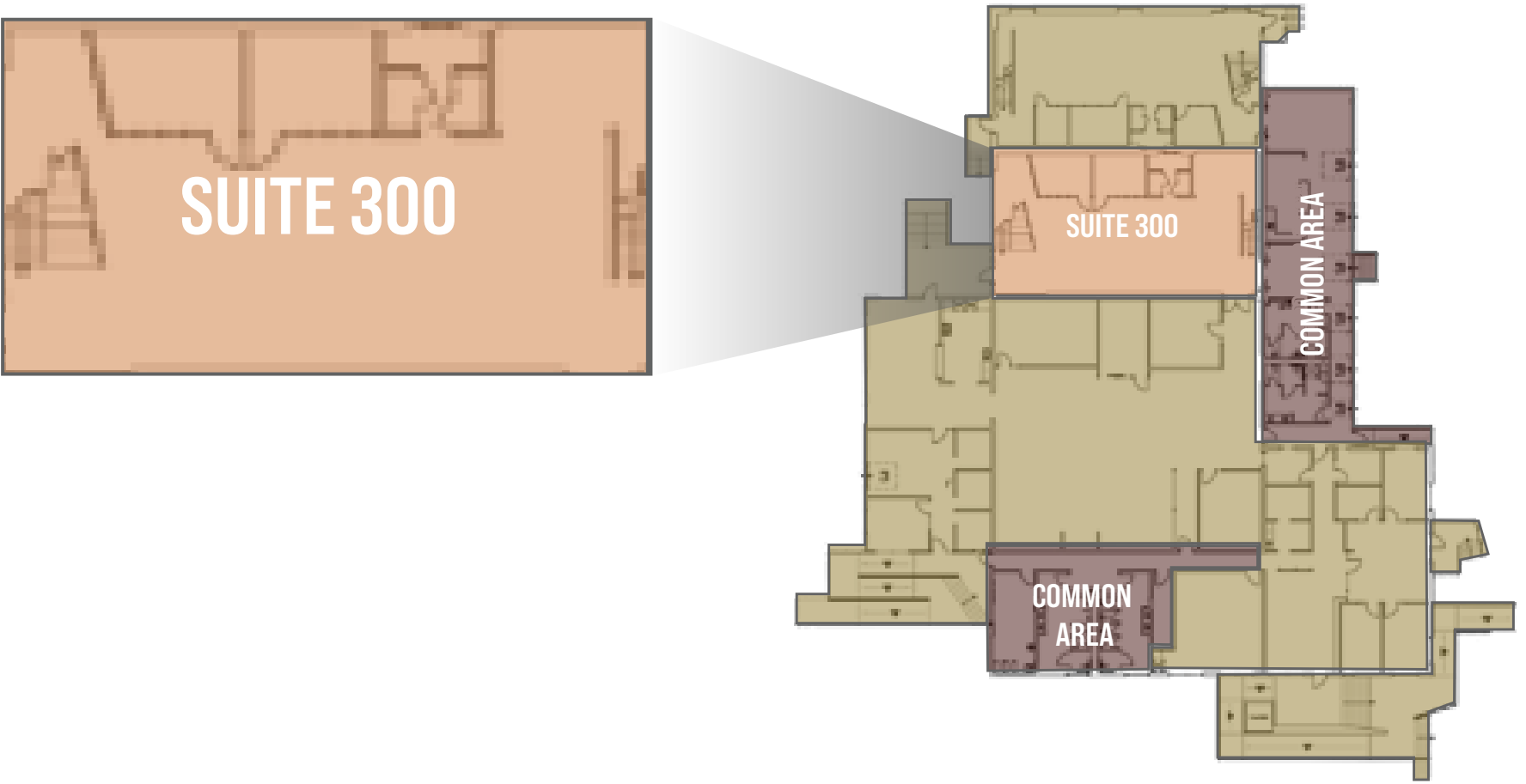


# FLOOR PLAN SUITE 300 & SUITE 400

AVAILABILITY  
**5,194 -10,388 SF OFFICE**

## SPACE DETAILS

|                     |                               |
|---------------------|-------------------------------|
| Premises            | Suites 300 & 400              |
| Size                | 5,194-10,388 RSF              |
| Availability        | Now                           |
| Expiration          | LXD: 4/30/2027                |
| Rate                | \$25.00/RSF                   |
| Est. OPEX           | \$22.77                       |
| TI Allowance        | Space Will Be Delivered As-Is |
| FF&E                | Available                     |
| Parking (Ratio/Fee) | 2.27/1,000 RSF                |







AUSTIN, TX 78702

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CBRE



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