

BECK-REIT

PRESENTS

AUSTIN

**FOR
LEASE**



**OLD WEST
AUSTIN**

OFFICE

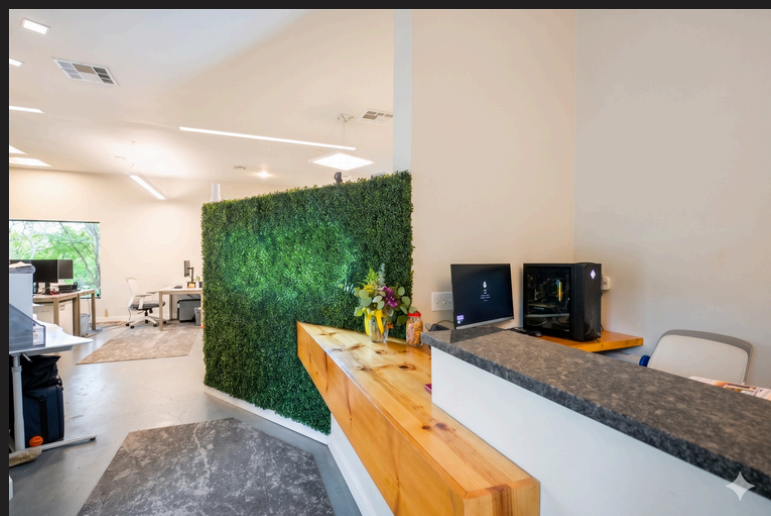
HEALTH + WELLENSS

SALON / STUDIO

612 WINFLO

78703

BRIEF- 612 Winflo Dr. is a 2nd generation Office space located in Old West Austin off W. 6th St. Located just a couple blocks from MML's new 6th & Blanco Development, the property is perfectly positioned to benefit from a growing population of young professionals with disposable income. GO-NP zoning allows for Medical Office, making this an ideal location for a Boutique Cosmetic Salon, Esthetician, Dermatologist, Anti-Aging, Dental / Orthodontist, or Medical Spa. Similar Health / Wellness / Recovery plays will do well in this proven submarket with existing demand.



WHERE

- Old West Austin — West 6th Street corridor
- Steps from Clark's Oyster Bar, Cafe Josie, Sweetish Hill
- Minutes to downtown Austin + Mopac
- Walkable, tree-lined, character-rich neighborhood
- 78703 zip — one of Austin's most desirable addresses

WHY

- Move-in ready: office, conference area, kitchenette, bath
- 10 ft ceilings — bright, open feel
- Locally dominated commercial district — no big box
- APA-recognized neighborhood with long-term stability
- Strong foot traffic from residents, dining + events

WHEN

- Negotiable Commencement Date
- Seeking 3-5 year lease

LISTING INTRO-DUCTION.

PROPERTY OVERVIEW

- **CURRENT LAYOUT**

- 1,733 SQFT
- OPEN FLOORPLAN
- (2) INDIVIDUAL OFFICES
- (1) CONFERENCE ROOM
- (1) BATHROOM
- (3) DEDICATED PARKING SPACES INCLUDING (1) ADA SPACE
- MODERN / UPDATED FURNISHINGS + LIGHTING
- FULL KITCHEN
- CONCRETE FLOORS
- LARGE WINDOWS THROUGHOUT FOR NATURAL LIGHT

- **LOCATION**

- OLD WEST AUSTIN - 78703
- HISTORIC, MATURE MARKET WITH EXISTING LUXURY DEMAND
- TREE-LINED, QUIET STREET

ZONING / USE OVERVIEW

ZONED GENERAL OFFICE, PERSONAL SERVICES

- **MEDICAL OFFICE / MEDSPA**
 - BOUTIQUE / COSMETIC DERMATOLOGY
 - ESTHETICIAN / SALON
 - DENTAL / ORTHODONTICS
- **HEALTH & WELLNESS**
 - NUTRITIONIST
 - PHYSICAL THERAPY
 - YOGA / PILATES
 - RECOVERY
- **OFFICE**
 - LAW, ARCHITECTURE, CONSULTANT
 - REAL ESTATE, INSURANCE, FINANCE
 - TECH, START-UP
 - COWORKING / SATELLITE OFFICE

UNIT SPECS



RENT :

\$38.00/SF + \$14.75 NNN

Prime Clarksville / Old West Austin Location

TERM

3-5 YEAR LEASE

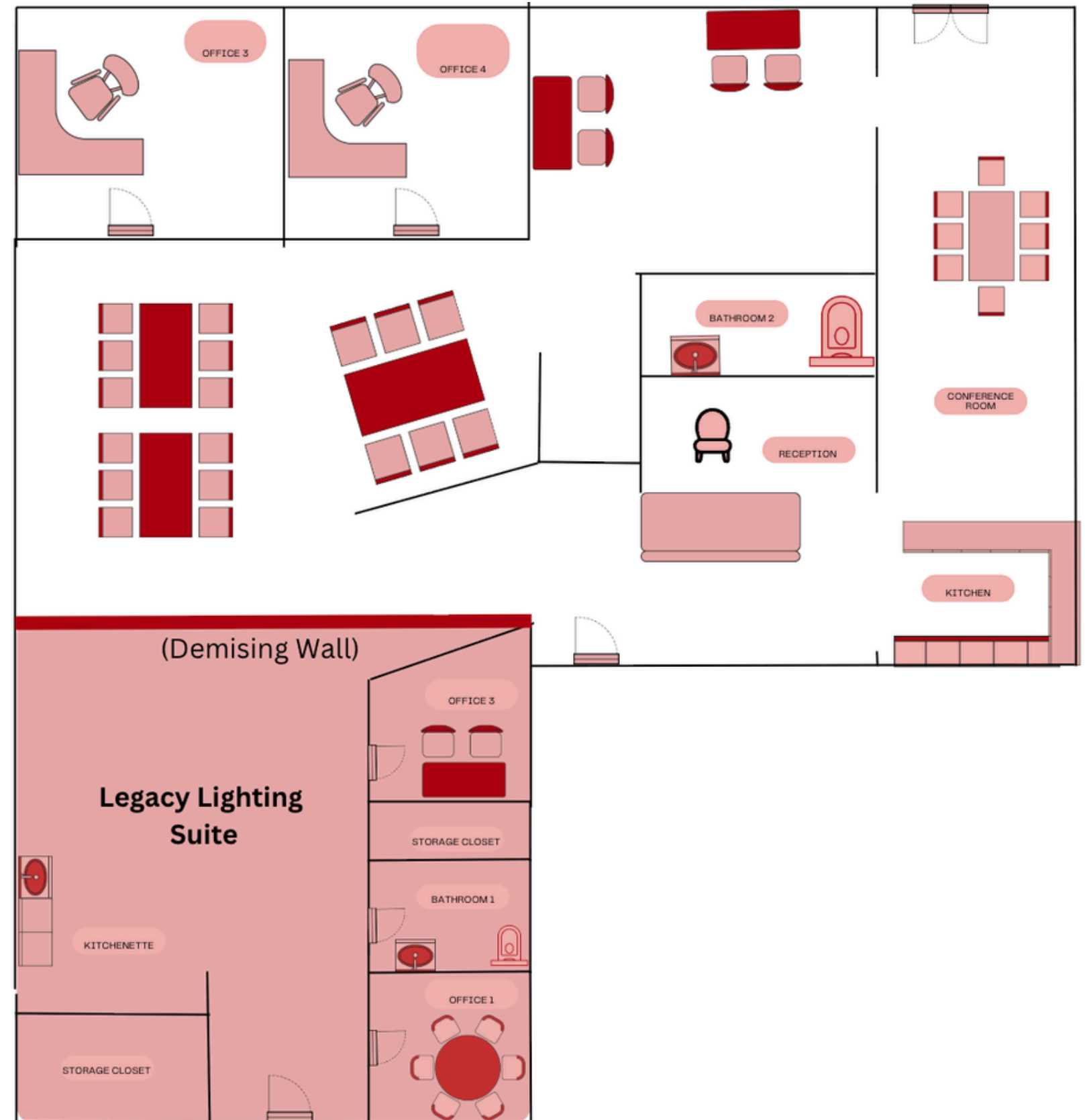
UNIT FEATURES

- **1 BATHROOM + FULL KITCHEN**
- **2 PRIVATE OFFICES + CONFERENCE ROOM**
- **OPEN WORK AREA**
- **10 FT CEILINGS**
- **NATURAL LIGHT THROUGHOUT**

**FREESTANDING BUILDING — RARE WALKABLE + PARKING
COMBO**



FLOOR PLAN



10 TENANT TYPES THAT WIN HERE



BOUTIQUE / COSMETIC DERMATOLOGY

- Botox
- Dermal Fillers
- Anti-Aging Treatment
- Chemical Peels
- Microneedling

GENERAL OFFICE / ADMIN

- Law, Architecture, Consulting
- Real Estate, Insurance
- Accounting, PR
- Tech, Start-Up
- Coworking

HEALTH, RECOVERY & WELLNESS

- Physical Therapy
- Yoga / Pilates / HIIT
- Nutritionist / Dietician
- Masseur
- Sauna / Spa

ESTHETICIAN / SALON

- Hair Stylist
- Esthetician - Nails / Lashes
- Eyebrow Threading
- Facials
- Light Therapies

MEDICAL OFFICE

- Dentist / Orthodontics
- Therapist
- Psychiatry
- Primary Care Physician

GOOD FIT BECUASE
 RECEPTION DESK IN PLACE + 5 INDIVIDUAL ROOMS FOR PATIENT CONSULTATION AND TREATMENT. GREAT LOCATION IN MARKET WITH EXISTING DEMAND.

GOOD FIT BECUASE
 OPEN FLOOR PLAN FOR SHARED DESK SPACE + INDIVIDUAL OFFICES FOR LEADERSHIP. CONFERENCE ROOM + KITCHEN AND FURNISHED DELIVERY NEGOTIABLE.

GOOD FIT BECUASE
 LARGE UNDIVIDED SPACE FOR GROUP CLASSES + INDIVIDUAL BREAK-OUT ROOMS FOR PRIVATE LESSONS AND CLIENT CONSULTATION

GOOD FIT BECUASE
 WELL LIT SPACE WITH MODERN FURNISHINGS AND PLENTY OF SPACE FOR OPEN WORKSTATIONS. WELL POSITIONED IN A MATURE AND MONIED MARKET WITH EXISTING DEMAND.

GOOD FIT BECUASE
 CHANGE OF USE CONFIRMED FEASIBLE IN ZONING AND LAYOUT PRIMED FOR EASY CONVERSION

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