

FOR LEASE

East Austin Creative Space

HOLLY
COMMONS

2400 E CESAR CHAVEZ ➡ AUSTIN TEXAS

Colliers

WWW.HOLLYCOMMONSATX.COM



PROPERTY HIGHLIGHTS



Located in the heart of East Austin at 2400 E Cesar Chavez, Holly Commons seamlessly blends historic character with modern innovation. Recently renovated by Sanders Architecture, the firm behind local favorites like Juniper and Blue Owl Brewing, this thoughtfully designed property offers 66,008 rentable square feet of creative office and retail spaces.

Holly Commons is a destination for forward-thinking businesses seeking to establish themselves in one of Austin's most vibrant neighborhoods. Surrounded by a community of young professionals, digital creatives, and innovative entrepreneurs, the property embodies the eclectic and collaborative spirit that defines East Austin.

AMENITIES & RETAIL



1.71 / 1,000
Parking ratio



Ample food and
beverage options



Minutes away from
Lady Bird Lake



Public
transit



Walk to retail shops
& on-site retail



Central
location

ON-SITE RETAIL

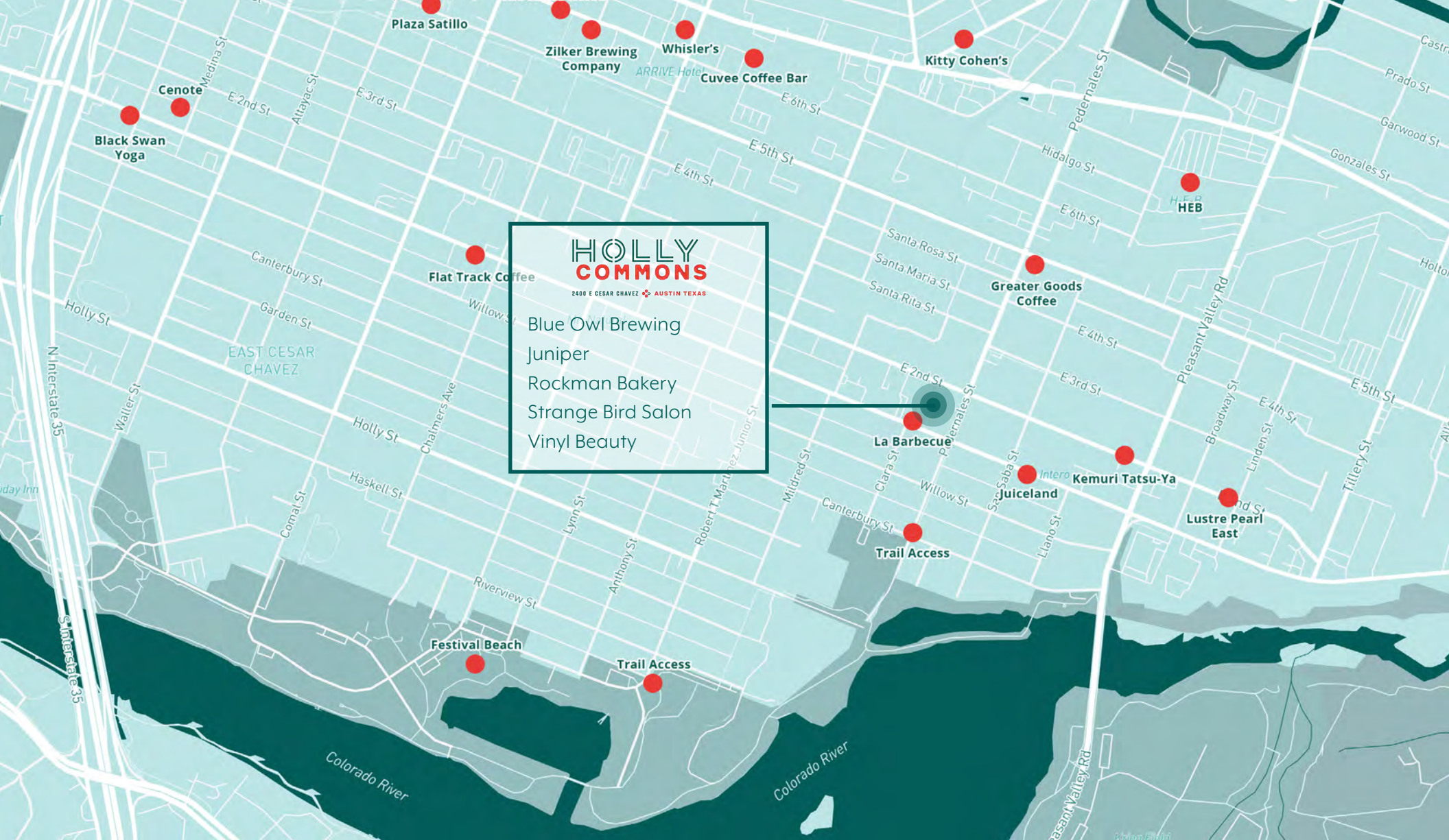


Juniper[®]

ROCKMAN

**Strange
Bird
SALON**

VINYL





2400 E CESAR CHAVEZ • AUSTIN, TEXAS

Blue Owl Brewing
Juniper
Rockman Bakery
Strange Bird Salon
Vinyl Beauty



LOCATION OVERVIEW

DOWNTOWN AUSTIN

2 miles | 5 min

UNIVERSITY OF TEXAS

4 miles | 10 min

AUSTIN-BERGSTROM AIRPORT

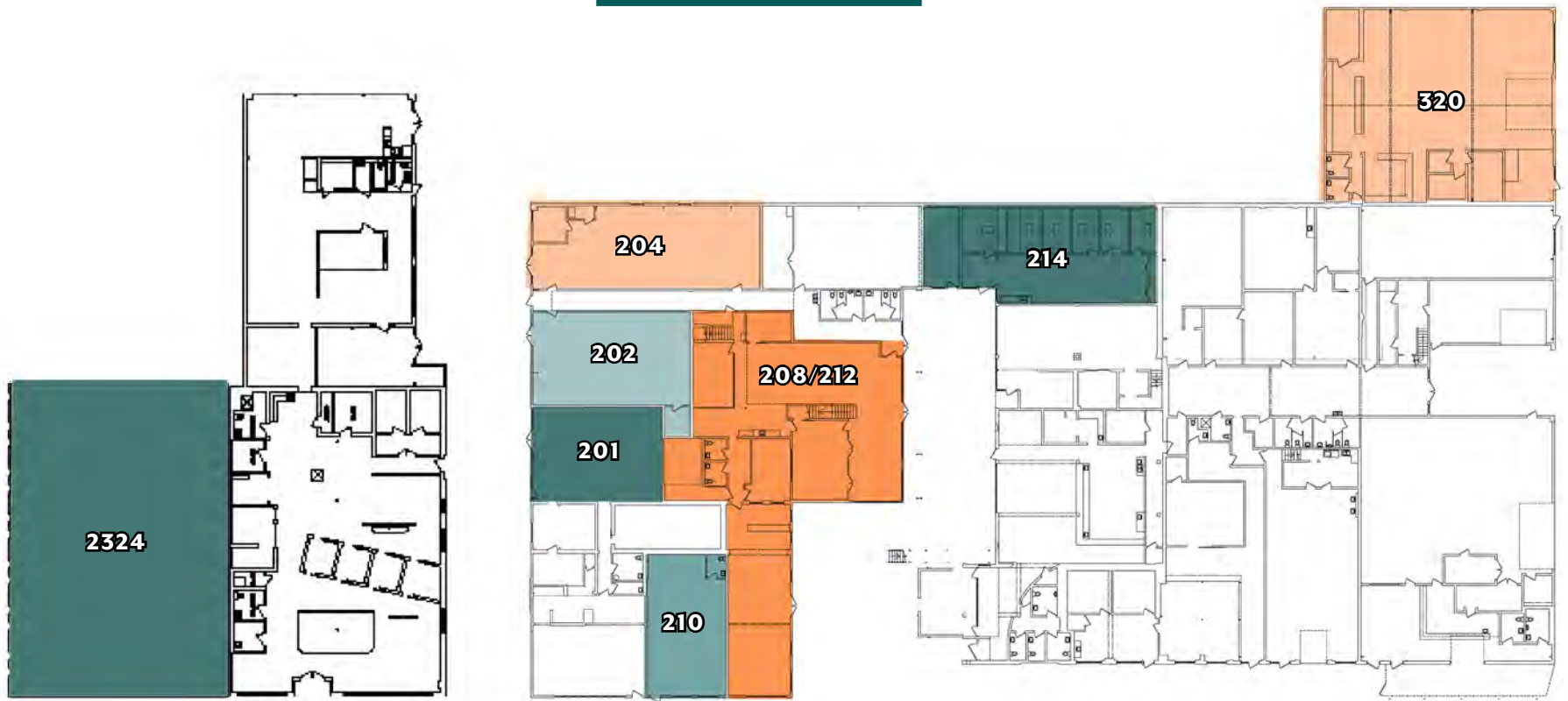
5.6 miles | 12 min

THE DOMAIN

13.4 miles | 20 min



FLOOR PLAN



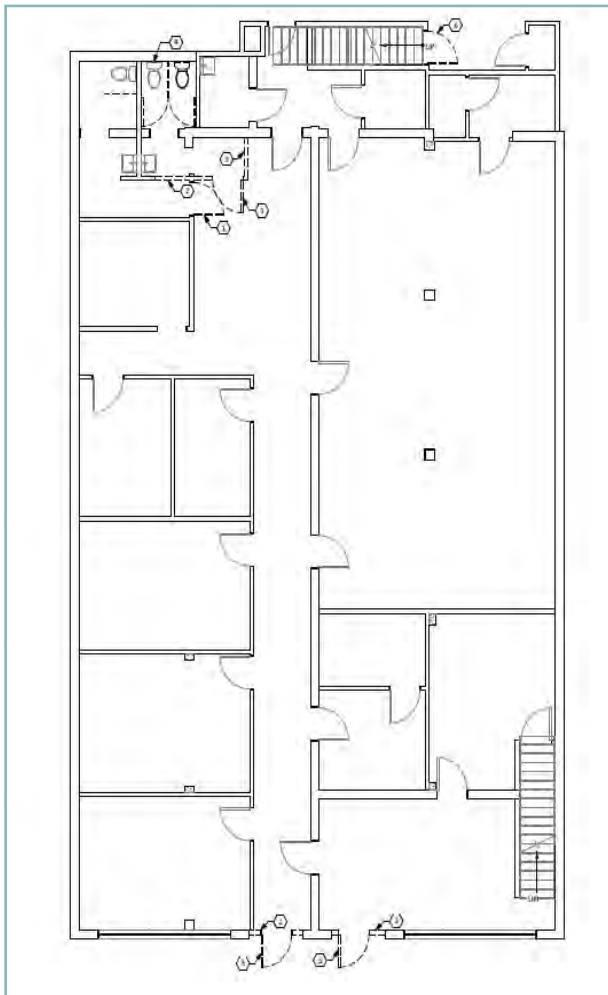
EAST CESAR CHAVEZ STREET

SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	EST OPEX	NOTES
201	1,207 - 12,542	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	Contiguous with Suite 202, Suite 208/212 and Suite 210
202	1,495 - 12,542	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	Contiguous with Suite 201, Suite 208/212 and Suite 210
204	2,212	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	
208/212	8,725 - 12,542	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	Contiguous with Suite 201, Suite 202 and Suite 210
210	1,115 - 12,542	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	Contiguous with Suite 201, Suite 208/212 and Suite 202
314	2,116	1/1/27	\$35.00-\$37.00 NNN	\$13.79/SF + J	
320	4,411	8/1/26	\$35.00-\$37.00 NNN	\$13.79/SF + J	
2324	4,250 - 8,500	Now	\$35.00-\$37.00 NNN	\$13.79/SF + J	Contiguous

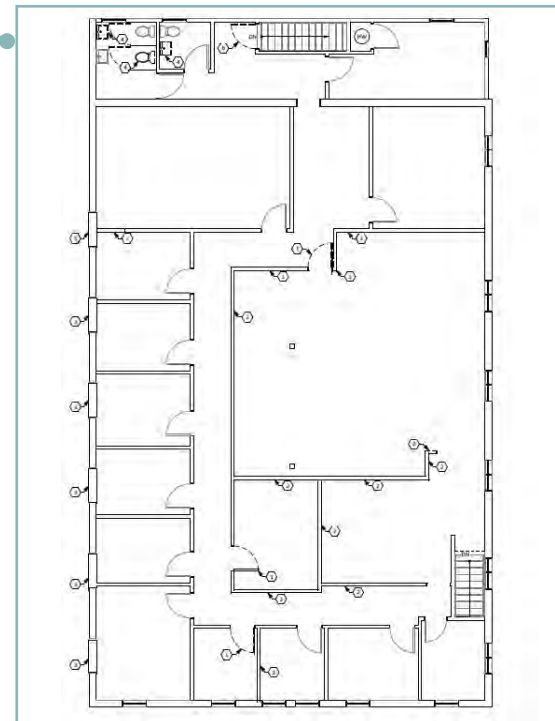
FLOOR PLAN

- Suite 2324: 4,250 - 8,500 SF available

● Vacant

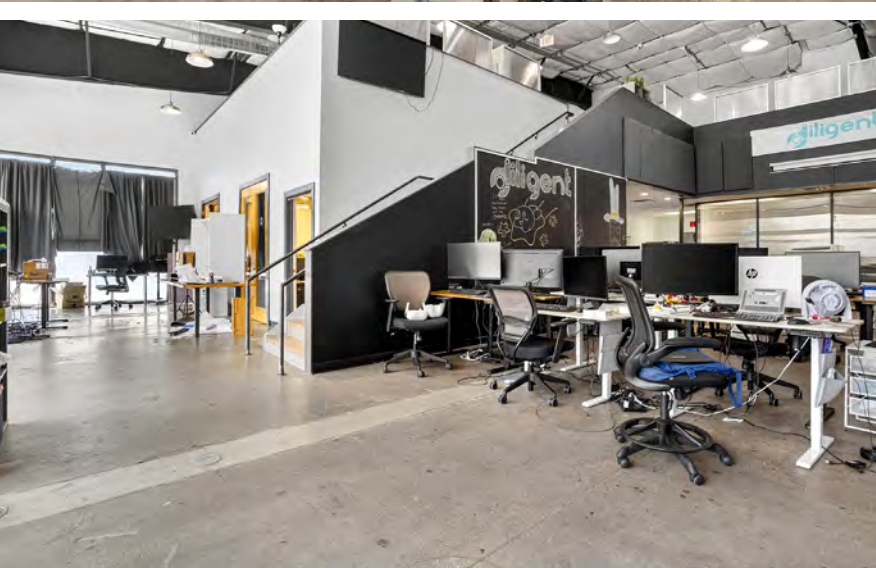


First Floor



Second Floor

SUITE 208 / 212



Features:

- In-suite men and women's restrooms
- 2nd floor mezzanine
- Abundance of natural light and glass
- Tall open ceilings
- Direct access to courtyard
- Two break areas with plumbing
- Office or retail space

SUITE 320



Features:

- In-suite men and women's restrooms
- Glass roll up doors and abundance of natural light
- Tall open ceilings
- Street frontage with direct access
- Large break area with plumbing
- Office or retail space



EAST AUSTIN CORRIDOR







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