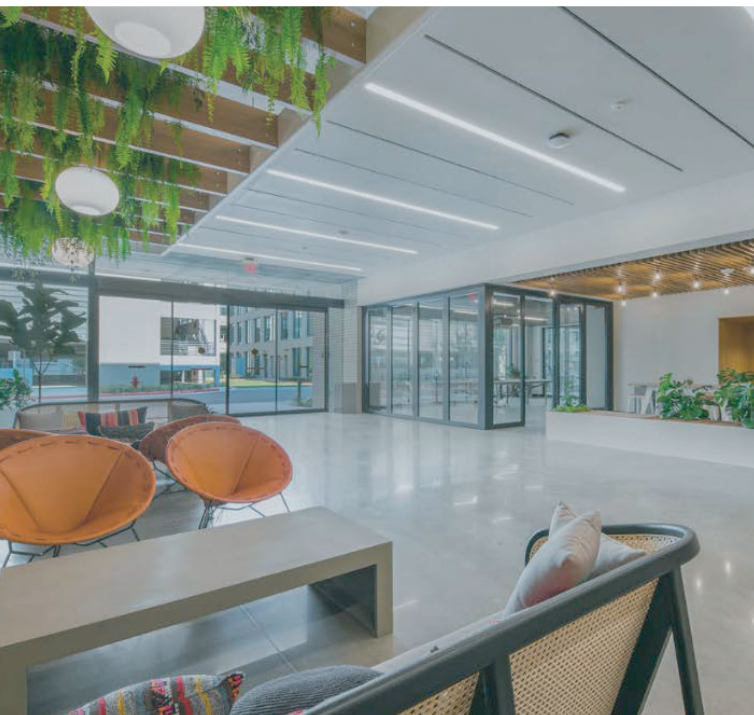




For Sublease



Eastlake at Tillery Building 1 3212 East Cesar Chavez

Suite 250

Austin, TX 78702

Building Features

- ▶ Located in the trendy East Austin neighborhood
- ▶ Brand new, Class A building in East Austin
- ▶ Within walking distance to numerous amenities and restaurants
- ▶ Fitness center with showers
- ▶ Bike storage, shared conference center and first-class common areas with shared outdoor space

For more information,
contact:

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Elizabeth Thompson
+1 512 861 3414
elizabeth.thompson@jll.com

JLL Plaza
1703 W. 5th Street, Suite 800
Austin, Texas 78703

2nd Floor | Up to 10,000 SF

Eastlake at Tillery, Building 1

For
Sublease

Furniture shown is representative



Space Details

Address	3212 East Cesar Chavez, Austin TX 78702	Term	Through 10/31/2027 (can provide additional term if necessary)
Rate	Call Broker	Parking Ratio	3.30/1,000
Availability	Immediately	Furniture	Some furniture could be available

Space Features



4,500 - 10,000 RSF of 1st generation, plug-n-play space (might be willing to demise)



Parking available at no additional cost



Flexible term options



Private Balcony







Restaurants & Bars

- | | | |
|-------------------------------------|--------------------------|---------------------|
| 1. Grizzelda's | 5. De Nada Cantina | 10. Koko's Bavarian |
| 2. Tillery Kitchen and Bar | 6. Sawyer & Co | 11. Justine's |
| 3. Jacoby's Restaurant & Mercantile | 7. Central Machine Works | 12. Hi Sign Brewing |
| 4. Llama Kid | 8. Lustre Pearl East | 13. Flich Coffee |
| | 9. Kinda Tropical | |

Nearby Activities

- | | |
|------------------------------|----------------------------------|
| 1. East Austin Athletic Club | 3. Krieg Field Volleyball Courts |
| 2. Urban Axes - Axe Throwing | 4. Bouldering Project |