



Accelerating success.



FOR SUBLEASE

# Premium office space in Procore Tower

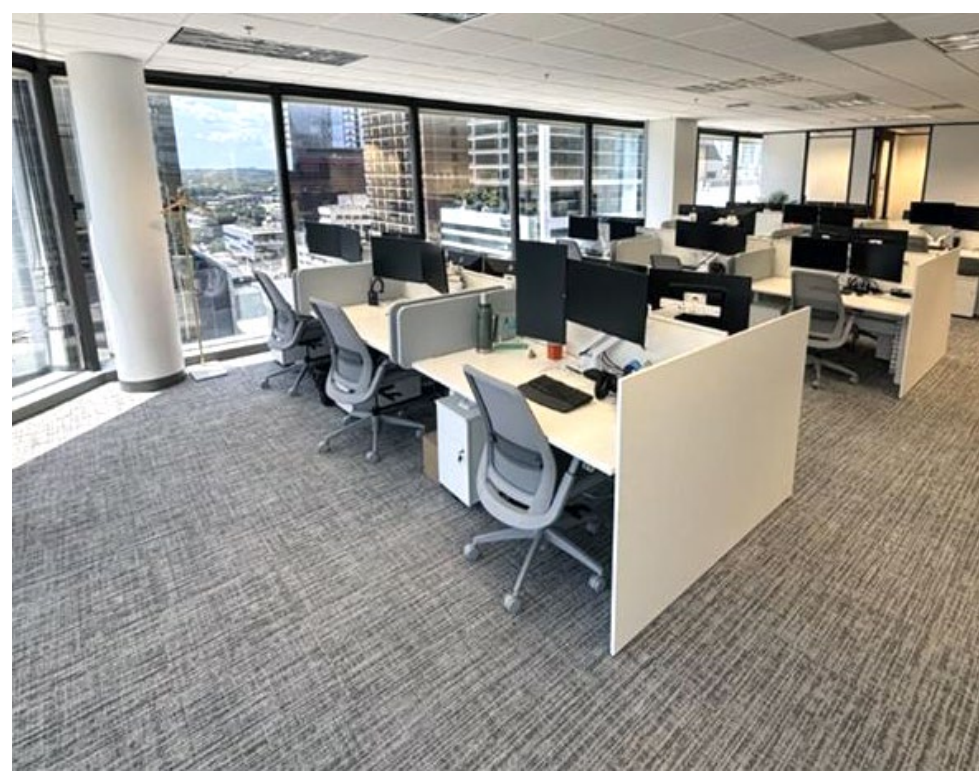
221 W 6<sup>th</sup> St  
Austin, TX 78701

*Image from CoStar*

For more information:

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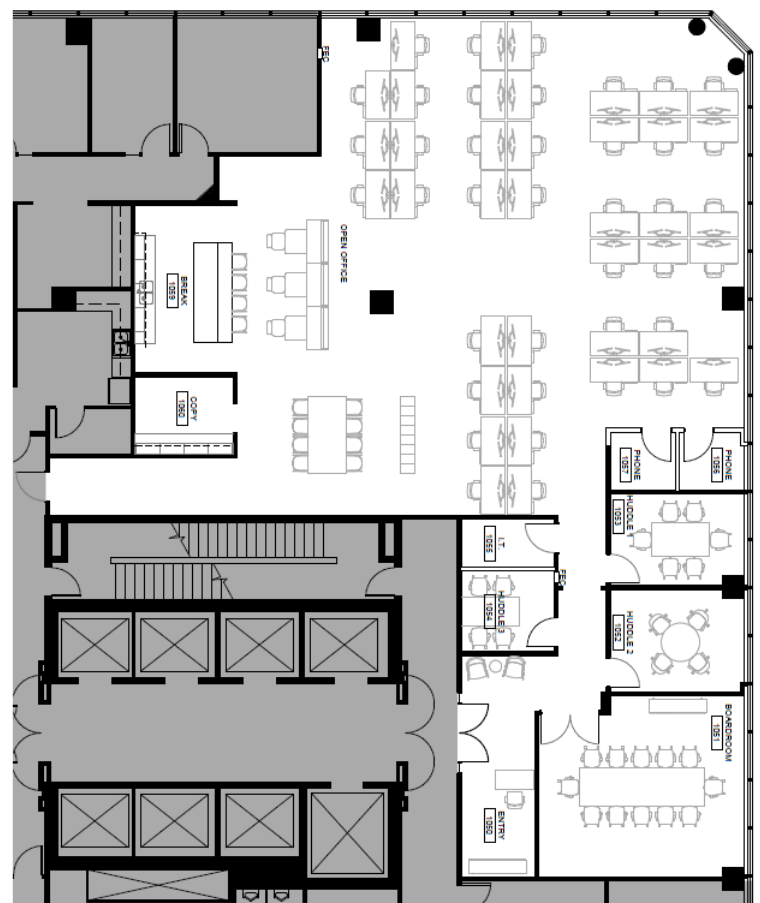
**Ally Holley**  
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## DETAILS

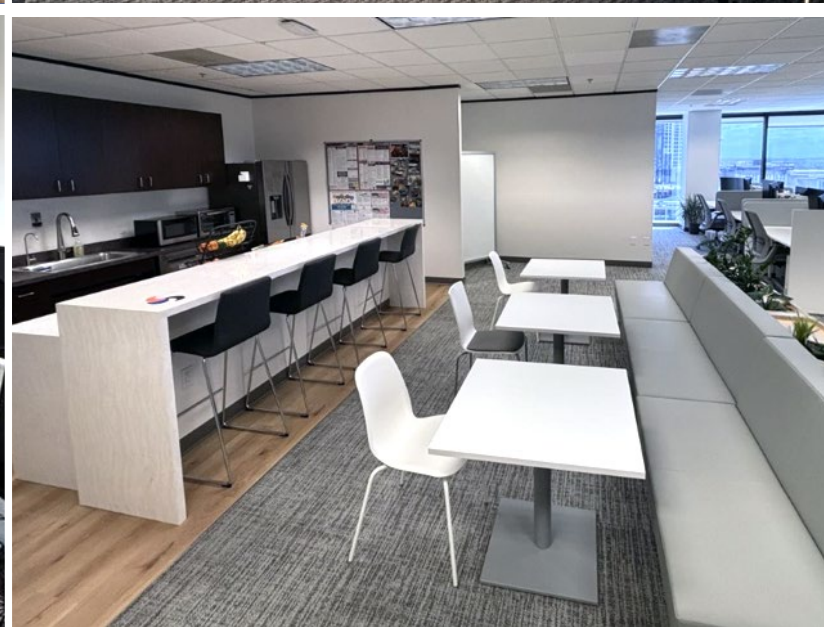
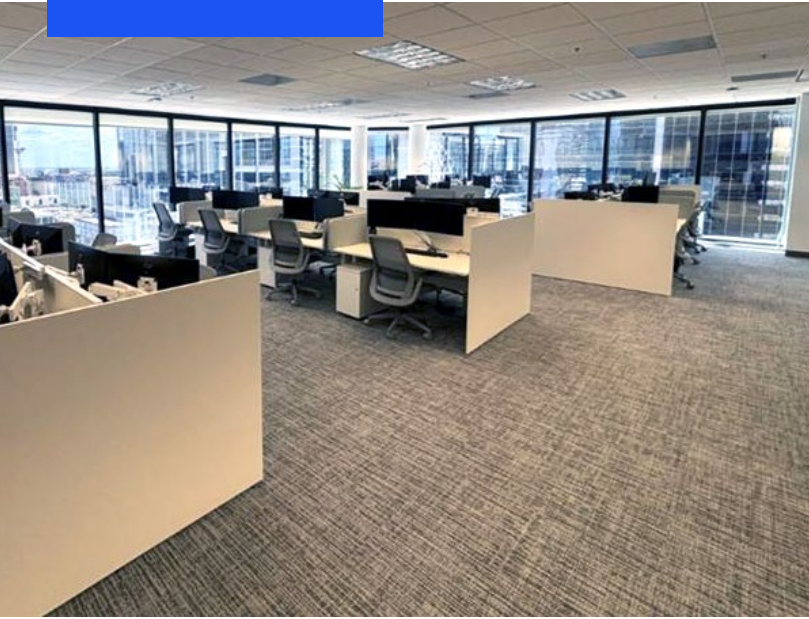
<b>Address</b>	221 W 6 <sup>th</sup> St Procore Tower
<b>Suite</b>	Suite 1050
<b>Size</b>	5,418 RSF
<b>Availability</b>	Immediately
<b>Expiration</b>	October 31, 2028
<b>Rate</b>	Contact Broker
<b>OpEx</b>	\$24.02/RSF
<b>Furniture</b>	Negotiable
<b>Building Amenities</b>	<ul style="list-style-type: none"> <li>- Amazing Views</li> <li>- Walkable Amenities galore</li> <li>- Chase Bank + ATM on-site</li> <li>- Headlines Club</li> <li>- Thistle Café</li> </ul>
<b>Upcoming Renovations</b>	<ul style="list-style-type: none"> <li>- Coffee/Café</li> <li>- Tenant Lounge</li> <li>- Fitness Center</li> <li>- Outdoor Courtyard</li> <li>- Conference Center</li> <li>- Bike Storage</li> <li>- Pet Park</li> </ul>

East Views



South Views (towards Town Lake)

PHOTOS

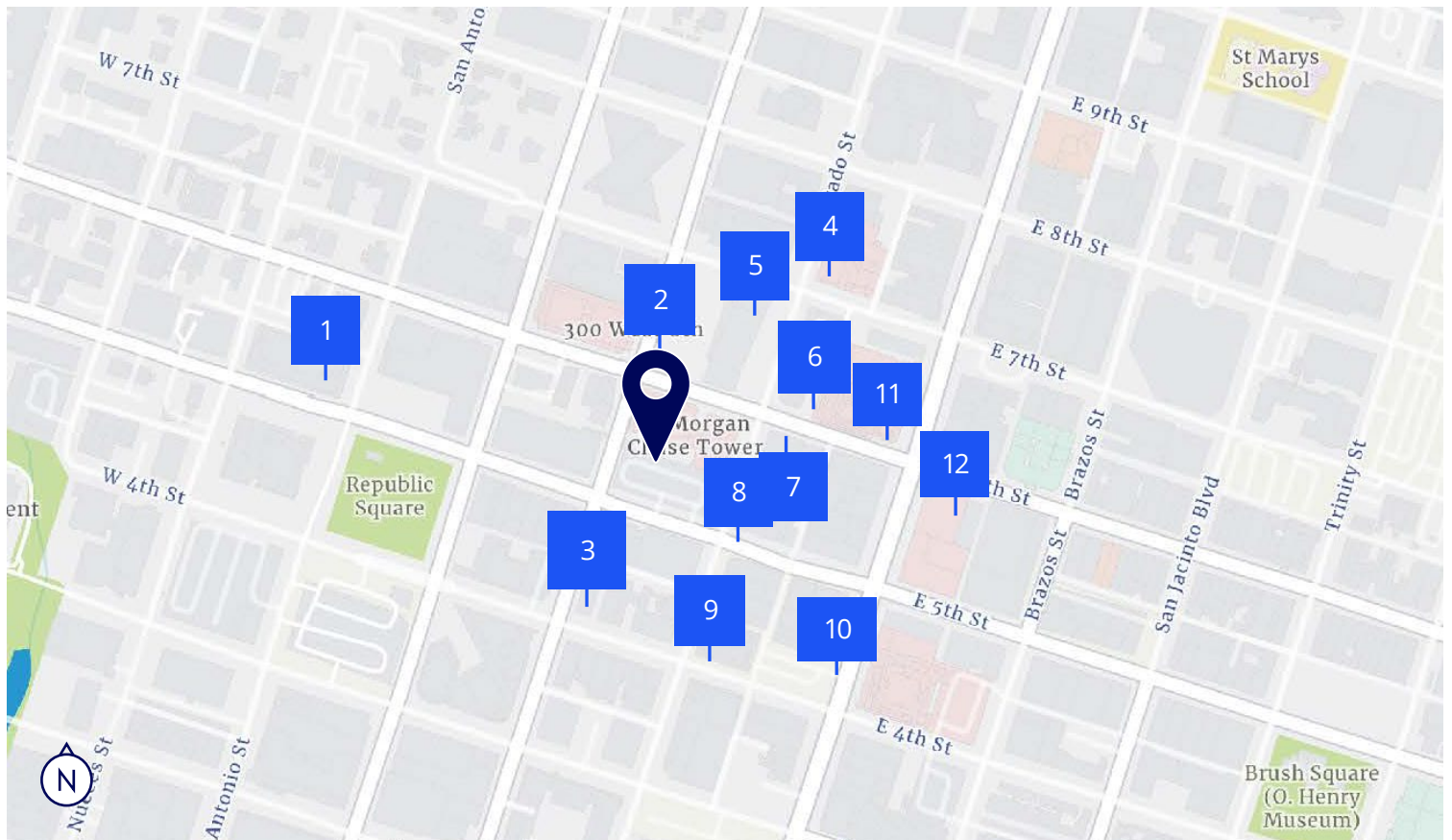


[Virtual Tour Link](#)



### Nearby amenities

- |                   |                  |
|-------------------|------------------|
| 1. WU Chow        | 7. Lonesome Dove |
| 2. BOA Steakhouse | 8. Comedor       |
| 3. Halcyon        | 9. Sushi Roku    |
| 4. Perry's        | 10. CVS          |
| 5. YTX Yoga       | 11. Velvet Taco  |
| 6. Chick-Fil-A    | 12. CAVA         |



Miles to  
Texas Capitol  
**0.5**

Miles to  
Mopac  
**2.1**

Miles to  
IH-35  
**0.6**

Miles to  
ABIA  
**10.2**



## Amenities

- Coffee/ Cafe
- Lounge
- Fitness Center
- Outdoor Spaces
- Conference Room
- Bike Storage



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