



4TH &



HORTON
REAL ESTATE PARTNERS

1800 E. 4TH STREET SUITES 104, 171 & 172

OFFICE/RETAIL FOR LEASE | AUSTIN, TEXAS

EXECUTIVE SUMMARY

Property Overview

Located between 4th and 5th Streets at the corner of Chicon in East Austin, “Fourth &” hosts beautifully constructed commercial space on the ground floor. Surrounded by storefront glass, the spaces provide an abundance of natural light that open to multiple outdoor courtyards for additional entertainment areas. Walkable to anything and everything eastside including Whole Foods, Target, and dozens of restaurants, grocery stores and other conveniences on the east 6th street corridor, there is no shortage of nearby amenities just a step from your front door. Incredible transit opportunities nearby, including the Metro Rail Red Line and bikeway directly adjacent on the north side of the complex. Get wherever you need to go quickly and inexpensively.

Property Features & Amenities

- Outdoor sitting / grilling area
- Restrooms, showers, mailroom, storage
- Less than a mile to Plaza Saltillo’s retail district, Whole Foods, & Downtown
- Club room
- Rooftop pool
- Dog wash
- Bike racks/storage
- Conference room
- High/exposed ceilings
- Direct entry to units

Offering Summary

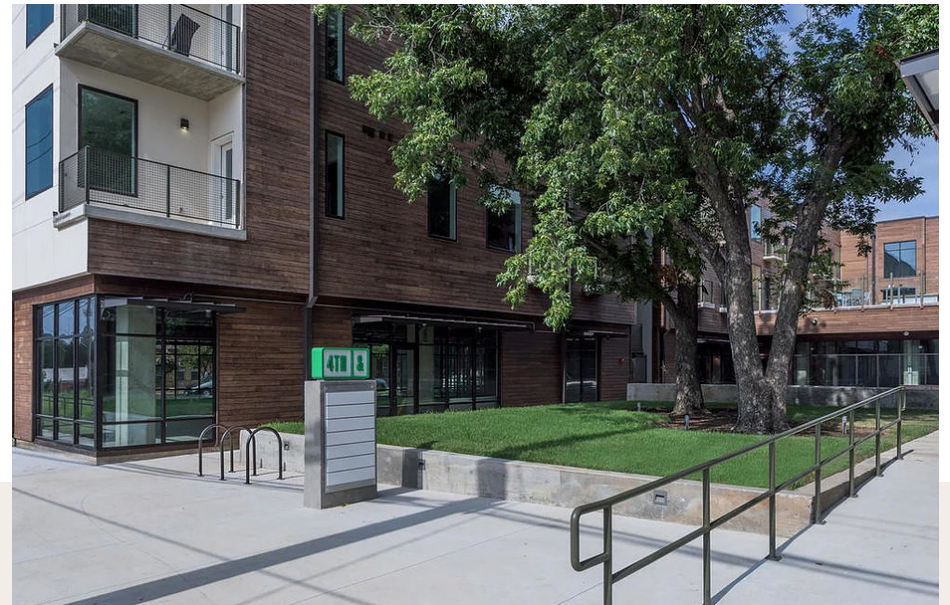
SUITE 104	2,358 S.F.	SUITE 104 RATE	\$36.50/SF + \$22.26/SF OPEX
SUITE 171	725 S.F.	SUITE 171 RATE	\$36.50/SF + \$24.30/SF OPEX
SUITE 172	725 S.F.	SUITE 172 RATE	\$36.50/SF + \$21.45/SF OPEX
PARKING RATIO	3.64 : 1,000	SUBMARKET	East
CLEAR HEIGHTS	12 - 15 ft.	TYPE	Retail / Office

SUITES MAY BE LEASED SEPARATELY OR TOGETHER

SUITES 171 & 172 MAY BE COMBINED FOR 1,450 S.F.



EXTERIOR & COMMON AREA PHOTOS



COMMON AREA PHOTOS



SUITE 104

TOTAL S.F.	2,358 SF
PARKING	8 Spaces (6 Reserved / 2 Unreserved)
TYPE	Creative Office / Retail
STATUS	Move-in ready
RATE	\$36.50/SF + \$22.26/SF OPEX

EXTERIOR FACING
CHICON ST.

HIGH PEDESTRIAN
AREA

METRORAIL ACCESS
ONE BLOCK AWAY

Shared Amenities

- Conference Room
- Common Area Restrooms & Showers
- Club Room
- Private Guest Suites
- Rain Garden / Courtyards
- Solar Ready
- Outdoor Sitting / Grilling Area
- Resort Style Pool
- Movie Theatre
- EV Stations / Bike Racks
- Dog Wash

Commercial Amenities

- Reserved and Guest Parking
- High / Exposed Ceilings (12-15')
- Direct Exterior Entries
- Direct Garage Access (in some units)



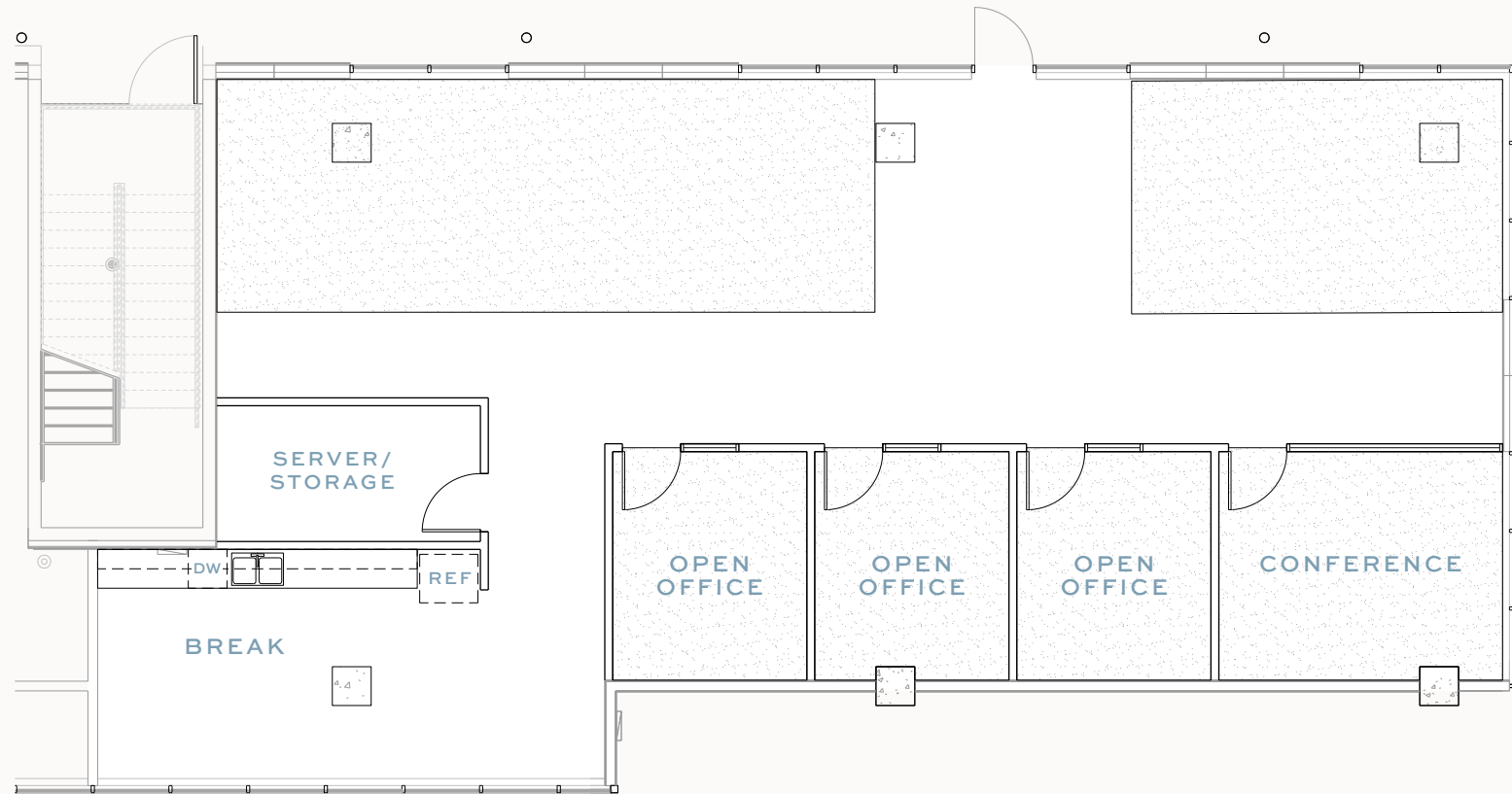
SUITE 104 PHOTOS



SUITE 104 PHOTOS



SUITE 104 FLOOR PLAN



SUITE 104 SITE MAP



SUITE 171

TOTAL S.F. 725 SF

MAY BE COMBINED WITH SUITE 172 FOR 1,450 S.F.

TYPE Creative Office / Retail

STATUS Move-in ready

PARKING 2 Spaces (1 Reserved / 1 Unreserved)

RATE \$36.50/SF + \$24.30/SF OPEX

EXTERIOR FACING ON
BIKE PATH / RAIL LINE /
5TH STREET

HIGH PEDESTRIAN
AREA

METRORAIL ACCESS
ONE BLOCK AWAY

Shared Amenities

- Conference Room
- Common Area Restrooms & Showers
- Club Room
- Private Guest Suites
- Rain Garden / Courtyards
- Solar Ready
- Outdoor Sitting / Grilling Area
- Resort Style Pool
- Movie Theatre
- EV Stations / Bike Racks
- Dog Wash

Commercial Amenities

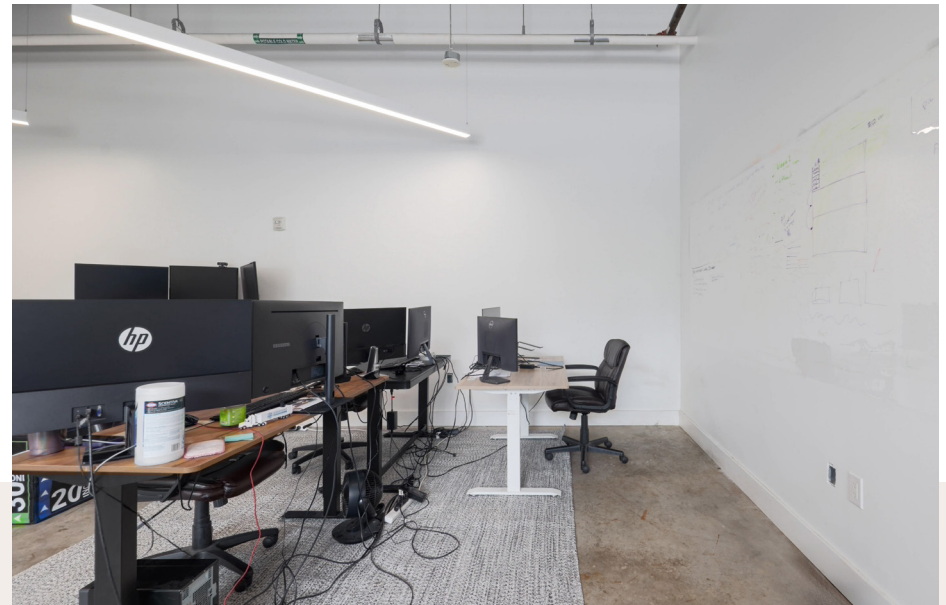
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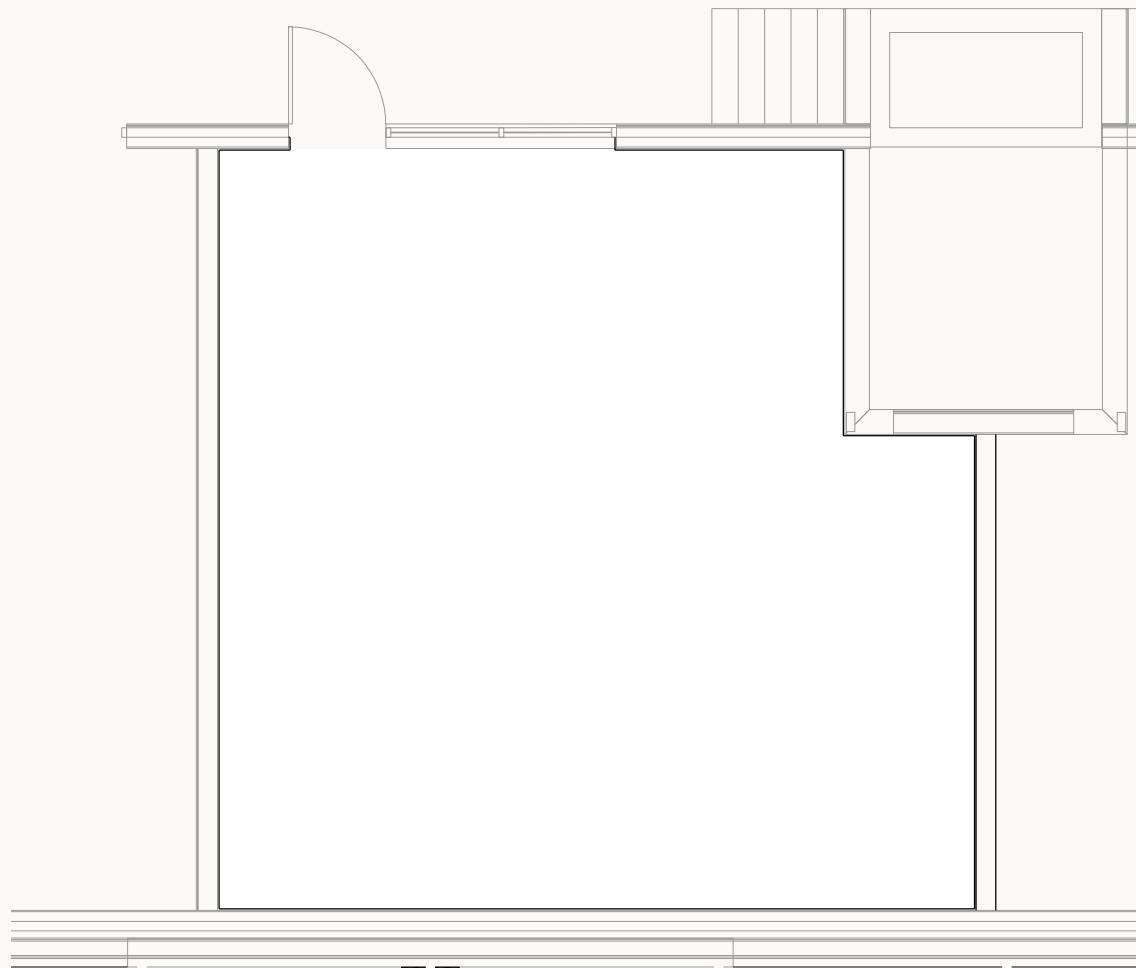
SUITE 171 PHOTOS



SUITE 171 PHOTOS



SUITE 171 FLOOR PLAN



SUITE 171 SITE MAP



SUITE 172

TOTAL S.F. 725 SF

MAY BE COMBINED WITH SUITE 171 FOR 1,450 S.F.

TYPE Creative Office / Retail

STATUS Move-in ready

PARKING 2 Spaces (1 Reserved / 1 Unreserved)

RATE \$36.50/SF + \$21.45/SF OPEX

EXTERIOR FACING ON
BIKE PATH / RAIL LINE /
5TH STREET

HIGH PEDESTRIAN
AREA

METRORAIL ACCESS
ONE BLOCK AWAY

Shared Amenities

- Conference Room
- Common Area Restrooms & Showers
- Club Room
- Private Guest Suites
- Rain Garden / Courtyards
- Solar Ready
- Outdoor Sitting / Grilling Area
- Resort Style Pool
- Movie Theatre
- EV Stations / Bike Racks
- Dog Wash

Commercial Amenities

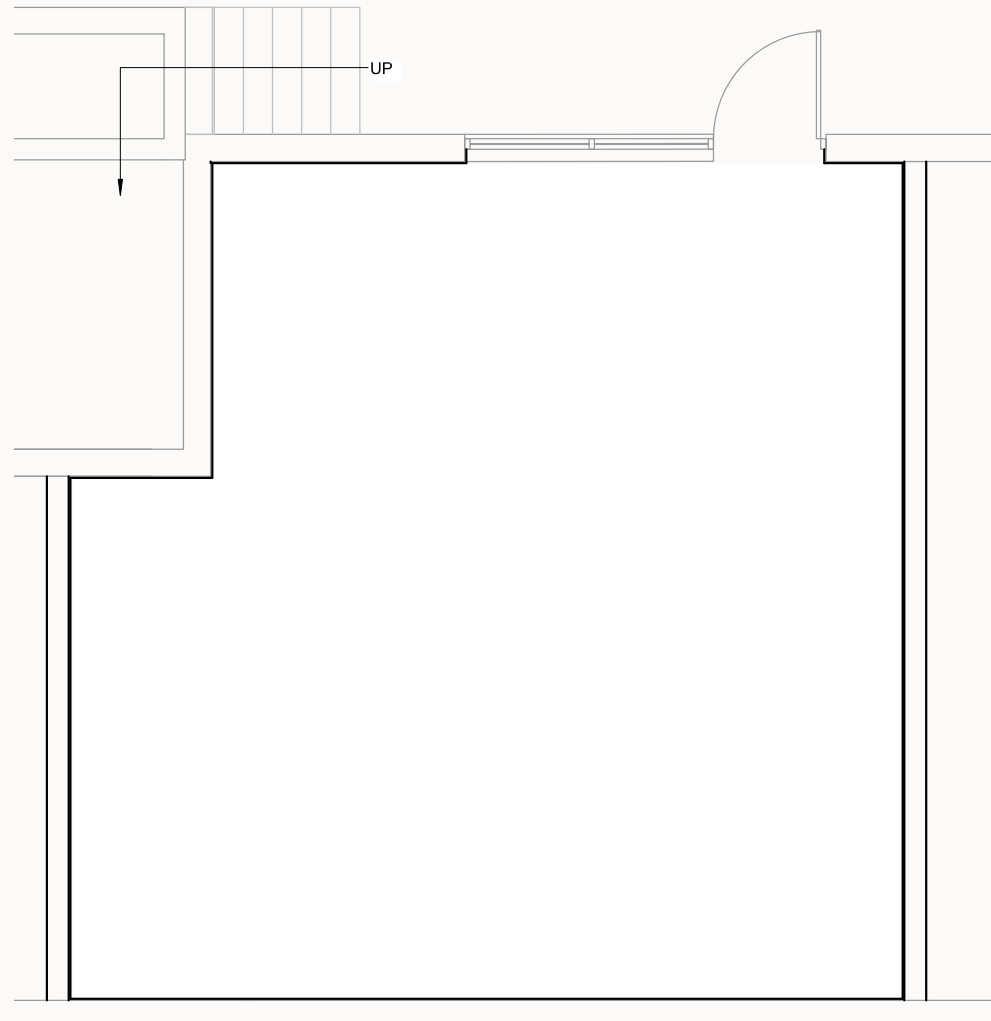
- Reserved and Guest Parking
- High / Exposed Ceilings (12-15')
- Direct Exterior Entries
- Direct Garage Access (in some units)



SUITE 172 PHOTOS



SUITE 172 FLOOR PLAN



SUITE 172 SITE MAP



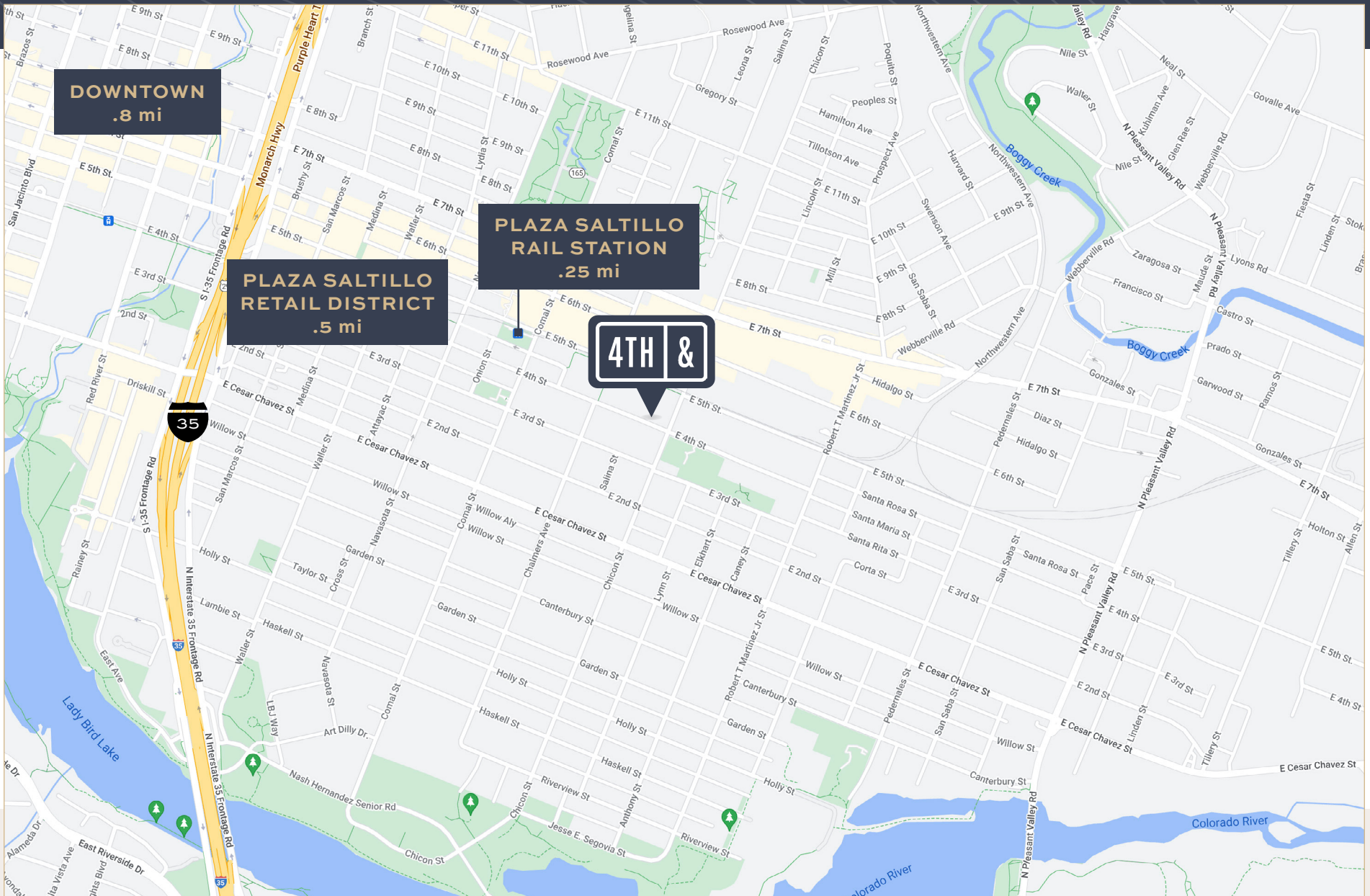
SUITE 171 & 172 FLOOR PLANS COMBINED



SUITE 171 & 172 PHOTOS

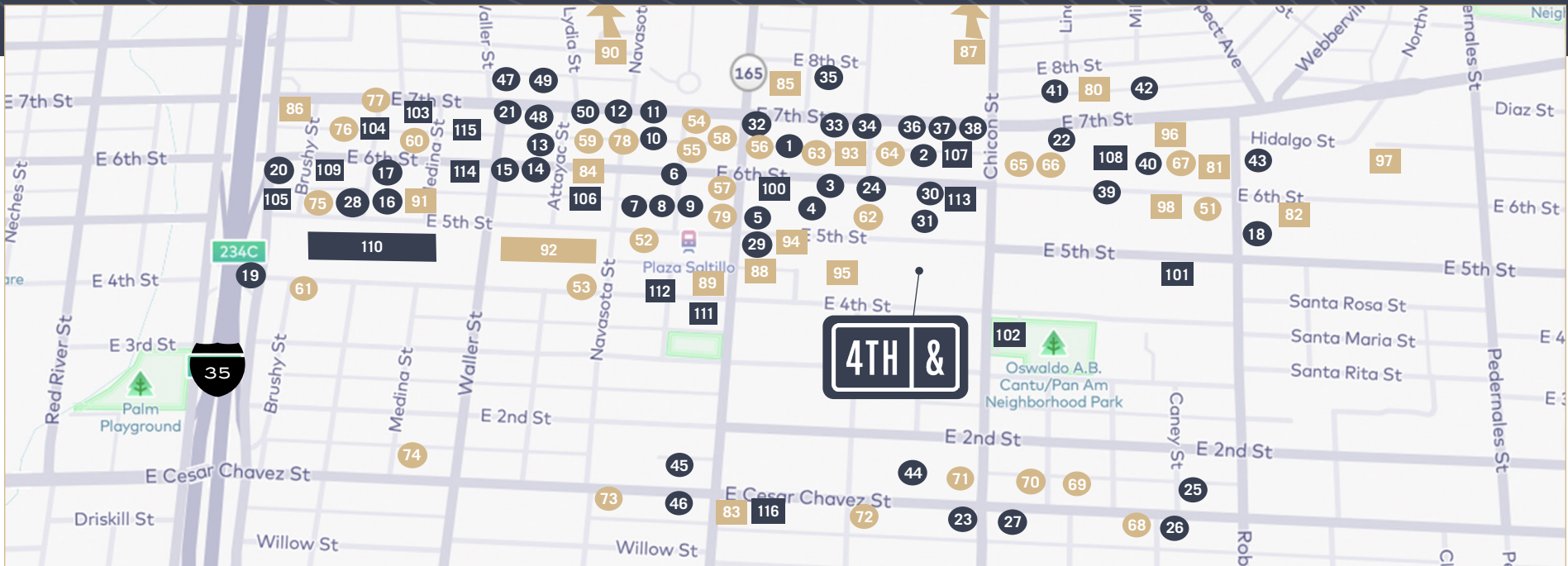


LOCATION MAP



1800 E. 4TH STREET

AMENITY MAP



● EAT

1. Via 313 Pizza
2. Somethin' Italian (Food Truck)
3. Blenders & Bowls
4. Il Brutto
5. La Matta
6. Cisco's
7. Rollin Smoke BBQ (Food Truck)
8. Little Plaza Taco Truck
9. Halal Time (Food Truck)
10. Revelry
11. Boteco
12. Kebabalicious
13. Angie's
14. Artessano
15. Way South Philly (Food Truck)
16. Fukumoto Sushi

17. Spartan Pizza
18. Hi-Hat
19. Native
20. Whole Foods 36
21. Green & White Grocery
22. La Michoacana Meat Market
23. East 1st Grocery
24. Royal Blue Grocery
25. Corocoro (Grocery)
26. Quickie Pickie (Grocery)
27. Mr. Natural (Grocery)
28. The Bee Grocery
29. Solid Gold (Grocery)
30. Tamale House East
31. Yellow Jacket Social Club
32. Poke Me Long Time (Food Truck)
33. East Side King (Food Truck)

34. El Chilito
35. Nasha
36. Suerte
37. 6th St Tacos Y Mas (Food Truck)
38. Thai Kun (Food Truck)
39. Counter Cafe East
40. Chicon
41. Salt & Time
42. SPUN Ice Cream
43. Flyrite Chicken
44. Veracruz All Natural (Food Truck)
45. EastSide Tavern
46. Bufalina
47. The Hightower
48. Licha's Cantina
49. Prohibition Creamery
50. Takoba

● DRINK

51. Hi-Hat
52. Texas Coffee Traders
53. Scoot Inn
54. Hotel Vegas
55. The Brixton
56. La Perla Bar
57. The Eastern
58. Volstead Lounge
59. Latchkey
60. Rhino Room
61. Native
62. Zilker Brewing Co.
63. The Liberty
64. Grackle
65. Whisler's
66. Lazarus Brewing Co.

67. Cuvee Coffee Bar
68. Drinks Lounge
69. Craftsman
70. Stay Gold
71. Weather Up
72. Flat Trak Coffee
73. Blue Cat Cafe
74. Cenote
75. Wright Bros. Brew & Brew
76. Shangri-La
77. Ah Sing Den
78. Vintage Heart Coffee
79. The White Horse

■ OFFICE/HOTEL

CONDOS

80. Eastline

81. 2124 Lofts
82. Este Condos
83. Waterstreet Lofts
84. 1305 Lofts
85. 1615 E. 7th
86. Sixth & Brushy
87. The Chicon
88. Saltillo Lofts
89. Foundry
90. Tyndall

APARTMENTS

91. Corazon
92. Plaza Saltillo
93. Indie Apartments
94. The Arnold
95. Eastside Station

96. 7 East
97. Alexan on 6th
98. Villas on 6th St

■ RESIDENTIAL

FOR LEASE

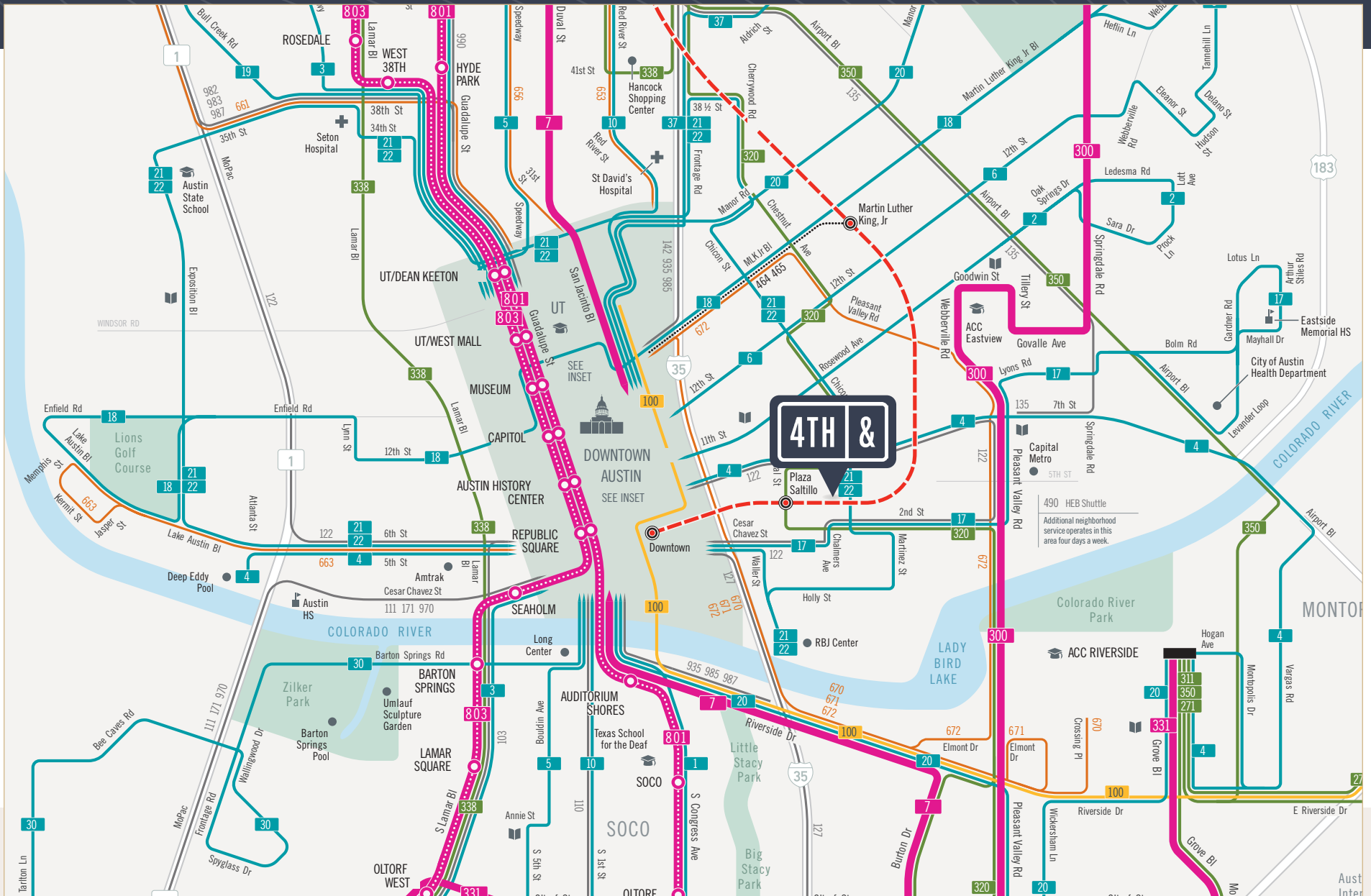
100. The Arnold
101. 2021 E 5th
102. 301 Chicon
103. 1021 E 7th
104. Handsome
105. 501 Studios
106. 1300 E 5th
107. 1801 East 6th
108. East 6 Offices
109. Osten Hall
110. Plaza Saltillo

111. Foundry
112. 4 East (Proposed)

HOTEL

113. Arrive Hotel
114. Kline Hotel
115. East Austin Hotel
116. Heywood Hotel

METRO MAP



ALLOWABLE USES

Art Gallery

The use of the site for the display or sale of art.

Art Workshop

The use of the site for the production of art or handcrafted goods. It includes the incidental sale of the art produced.

Administrative & Business Offices

The use of the site for the provision of executive, management, or administrative services. This use includes: (a) administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial, telephone answering, and photocopy and reproduction; and (b) business offices for public utilities, organizations, associations, and other use classifications if the service rendered is customarily associated with administrative office services.

Professional Offices

The use of the site for the provision of professional or consulting services in the field of architecture, design, engineering, accounting, or similar professions.

Consumer Repair Services

The use of the site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and excludes automotive repair services, equipment repair services, and service stations.

Financial Services

The use of the site for the provision of financial and banking services. This use includes banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services. This use excludes alternative financial services businesses uses as defined in this section.

Food Preparation

Max size 2000 sq feet

The use includes wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, but excludes the on-site slaughter of animals and the commercial production of ice.

Food Sales

Max size 2000 sq feet

The use of the site for the retail sale of food or household products for home consumption. This use includes grocery stores, delicatessens, meat markets, retail bakeries, and candy shops.

Examples: Royal Blue



ALLOWABLE USES

General Retail Sales

Max size 2000 sq feet

The use of the site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section.

This use includes the provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.

Examples: Breeds Hardware

Medical Offices

Max size 2000 sq ft

The use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or

similar practitioners of medical and healing arts for humans, licensed for practice by the state.

A compounding pharmacy may prepare and sell prescription drugs and also sell nonprescription drugs, medical supplies, and other health products. The sale of other merchandise is permitted only as an accessory use.

Personal Services

The use of the site for the provision of periodically needed services of a personal nature. This use includes beauty or barber shops, seamstress or tailor services, shoe repair shops, and dry cleaning pick-up station services.

Pet Services

Max size 2000 sq ft

The use of the site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

Personal Improvement Services

The use of the site for the provision of informational, instructional, personal improvement, and similar services of a non- professional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

Software Development

The use of the site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals. This use excludes printing, distribution, and software manufacturing.



ALLOWABLE USES

Custom Manufacturing

The use of the site for on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding five horsepower, or a single kiln not exceeding 12 kilowatts, and the incidental sale of those goods. This use includes candle-making shops and custom jewelry manufacturing.

Light Manufacturing

The use of the site for manufacturing, predominantly from previously prepared materials; of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.

Daycare Services (General)

The use of the site for manufacturing, predominantly from previously prepared materials; of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and

incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.

Daycare Services (Limited)

The use of the site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

Safety Services

The use of the site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.

Private Secondary Educational Facilities

The use of the site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

Guidance Services

The use of the site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.



NOT ALLOWABLE USES

Restaurant (General)

The use of the site for the preparation and retail sale of food and beverages and includes the sale and on-premises consumption of alcoholic beverages as an accessory use.

Restaurant (Limited)

- Without drive in service
- The use of the site for the preparation and retail sale of food and beverages and excludes the sale of alcoholic beverages for on-premises consumption.

Indoor Entertainment

The use of the site is a predominantly spectator use conducted within an enclosed building. This use includes meeting halls and dance halls.

Liquor Sales

The use of the site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.

Cocktail Lounge

The use of the site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar uses, other than a restaurant use as that term is described in this section.

Automotive Repair Services

The use of the site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

Veterinarian Services

The use of the site for provision of veterinary services and hospitals for animals. This use includes pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

Printing & Publishing

The use of the site for the bulk reproduction, printing, cutting, or binding of written or graphic material.

Pawn Shop Services

The use of the site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.

Laundry Services

The use of the site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.

Equipment Sales

The use of the site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

Equipment Repair Services

The use of the site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.





H O R T O N
REAL ESTATE PARTNERS



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