

900 E 6TH ST. #100 & #101

OFFICE/RETAIL | GROUND LEVEL | 1,633 SF | PRICE UPON REQUEST



CONTACT »



HAYDEN EDWARDS

Commercial Real Estate Specialist

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ABOUT THE LOCATION

Located at the ground level of 6th & Brushy, this space sits in one of East Austin's most dynamic commercial corridors—an energetic, highly walkable pocket just minutes from downtown. The area pulls steady foot traffic from dense residential surroundings, creative office users, and a strong lineup of popular restaurants, cafés, and entertainment venues. With a balanced mix of long-standing local businesses and rapid new development, the location offers standout visibility, easy access, and a ready-made customer base. It's an ideal opportunity for retail, office, or service-based users looking to plug into one of Austin's most in-demand urban districts.

QUICK FACTS

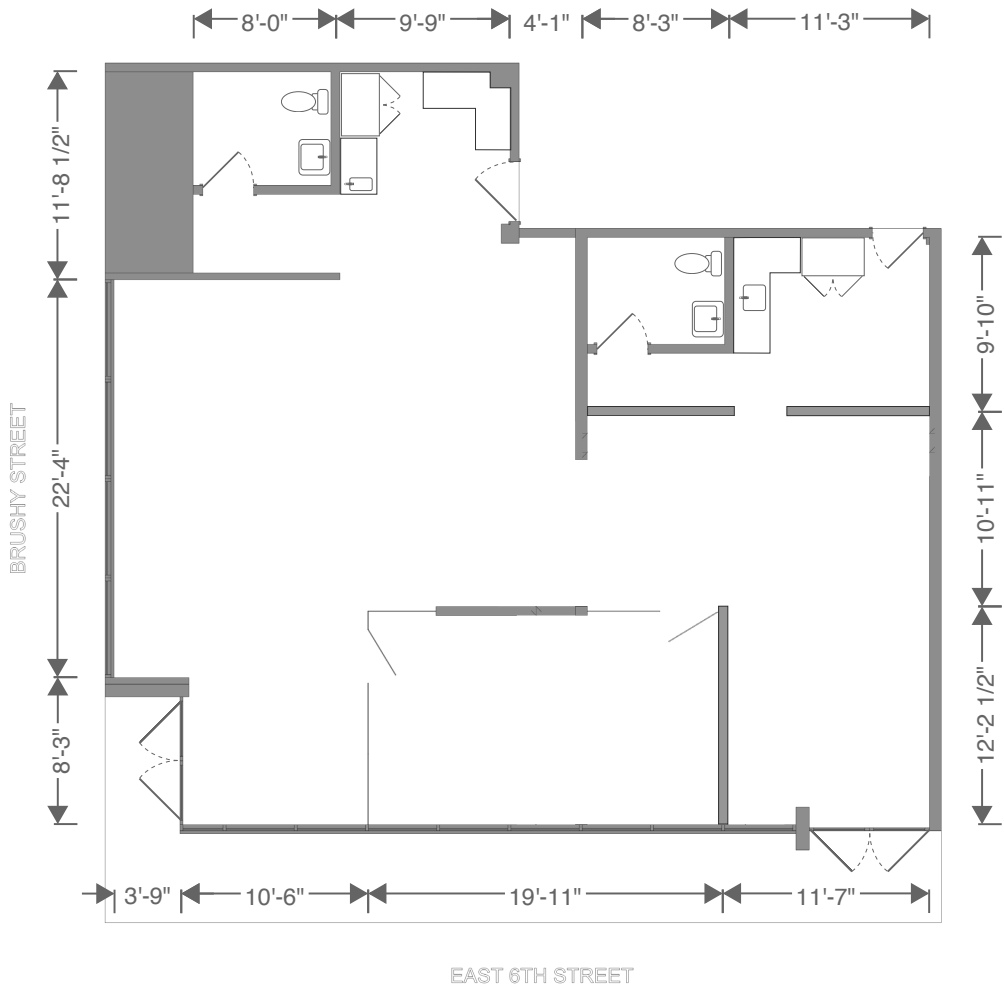
- Address: 900 E 6th St #100 & #101, Austin, TX 78702
- Unit Size: 1,633 SQFT
- Corner Unit
- Ground Level Office / Retail

PHOTOGRAPHY



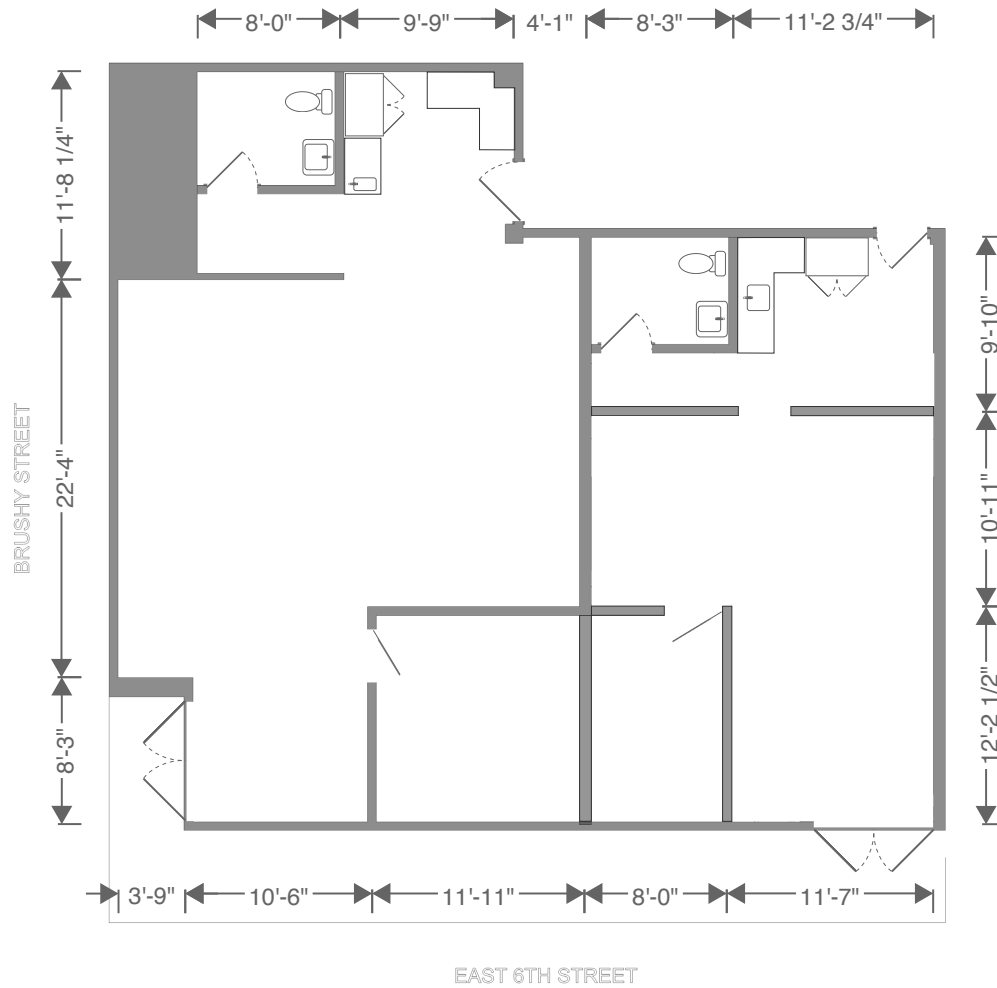
COMBINED SUITES

FLOOR PLAN



INDIVIDUAL SUITES

FLOOR PLAN





DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILES |
|--------------------|--------|---------|
| 2024 Population | 24,061 | 207,471 |
| Daytime Population | 78,619 | 207,248 |

HOUSEHOLD INCOME

| | 1 MILE | 3 MILES |
|--------------------------|-----------|-----------|
| Average Household Income | \$140,685 | \$105,627 |

VEHICULAR TRAFFIC

| | VEHICLES PER DAY |
|--------------------------|------------------|
| E 7th St & Brushy Street | 19,367 VPD |



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--------------------------------------------------------------------|-------------|-----------------------------------|--------------|
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Buyer/Tenant/Seller/Landlord Initials

Date





INQUIRE



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Since 2000, Urbanspace has been the leader in shaping Austin's urban core, and our Commercial Real Estate Team continues that legacy by offering best-in-class services for commercial sales, leasing, investment, and development.

Specializing in infill land, urban retail, and office properties, we focus on compact, human-scale environments that define Austin's unique character. Our expertise in this niche market allows us to anticipate trends, adapt to evolving product types, and connect clients with the opportunities that are transforming Austin's urban landscape.

From project marketing and property positioning to facilitating office growth and retail success, Urbanspace offers tailored solutions that drive results. Our team is committed to innovation, providing businesses, investors, and developers with the tools and insights they need to thrive in Austin's fast-changing market.

As urban specialists, we've been at the forefront of Austin's commercial revitalization efforts, leading with creativity, precision, and a deep understanding of what makes this city special. Urbanspace remains dedicated to smart, sustainable urban growth, creating opportunities that contribute to Austin's vibrant future. We look forward to working with you.

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