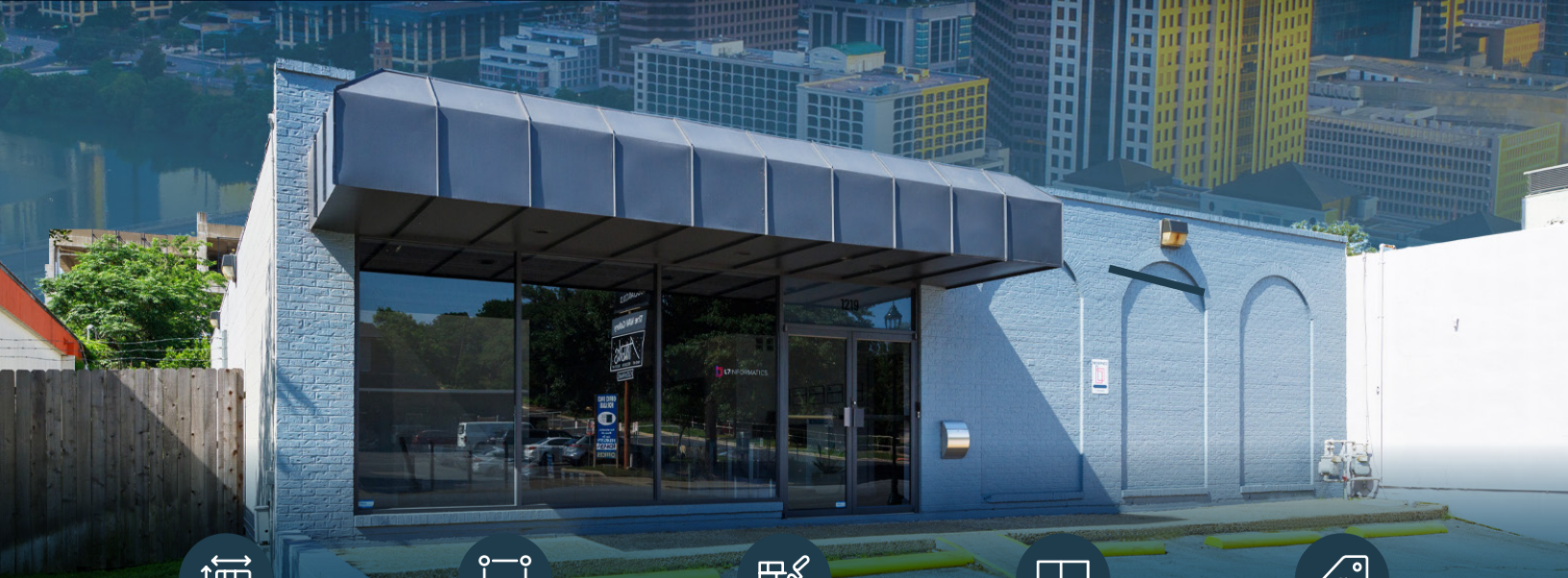


Single-Tenant Investment Opportunity

1219 West 6<sup>th</sup> Street

DOWNTOWN AUSTIN, TX 78703



8,000± SF  
Offering GLA



0.23± AC  
Land Area



1969  
Year Built



100%  
Occupancy



Market to Establish  
Price

## Offering Overview

**SRS Investment Properties Group** has been exclusively retained to offer to qualified investors the rare opportunity to acquire **1219 West 6th Street** (the "Property"), an 8,000 SF commercial building **situated in the heart of West 6th Street in Downtown Austin, Texas.**

**Currently 100% leased** to L7 Informatics, an Enterprise Science Platform, the Property features **predictable cash flows** through October 2024, **with optionality to takeover the building as an occupant or re-lease the Property to an office or retail user at a market rate** (in-place rents approximately 35% below market).

**Positioned on one of Austin's only high street districts with high barriers to entry, 1219 West 6th Street offers investors an exceptional opportunity to acquire an irreplaceable asset surrounded by some of Austin's most notable restaurants and retailers.**

## Contact

**Will Majors**  
Managing Principal, SRS  
512.236.4646  
will.majors@srsre.com

**Cathy Nabours**  
Managing Principal, IPG  
512.236.4613  
cathy.nabours@srsre.com

**Walter Saad**  
Managing Principal, IPG  
512.375.4999  
walter.saad@srsre.com

**Kyle Shaffer**  
Vice President, IPG  
512.838.4079  
kyle.shaffer@srsre.com

**Eric Schach**  
Senior Analyst, IPG  
737.236.0479  
eric.schach@srsre.com

## Investment Highlights



Covered Land Play



Use-Optionality with Value-Add Potential



Premier High Street Shopping District Location



Nation Leading Economy



Ideal Surrounding Demographics



Affluent Nearby Neighborhoods



Strong Surrounding Demand & Employment Drivers

East Facing View



West Facing View

