



**DOWNTOWN AUSTIN | BUILT-OUT RESTAURANT AND PATIO** | 106 E 6TH STREET, AUSTIN, TX 78701

**Features**

- 5,500 SF + patio
- Located at Austin's premier intersection along historic Congress Avenue and 6th Street
- Over 20 hotels and 8,000 rooms within walking distance

- Walkability of 99 \*according to walkscore.com
- Parking available in garage across street

**FOR LEASE**

**AVAILABLE SF:** 5,500  
**CONTACT FOR MORE INFORMATION**

Traffic Counts	
Congress, N of 6th St	16,597 VPD
Congress, S of 6th St	24,023 VPD
6th St, W of Congress	22,783 VPD
6th St, E of Congress	17,366 VPD

Demographics	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		23,015	195,809	361,142
Daytime Population		89,236	284,807	468,864
Average HH Income		\$154,257	\$108,326	\$107,021
Total Households		12,790	87,449	157,800

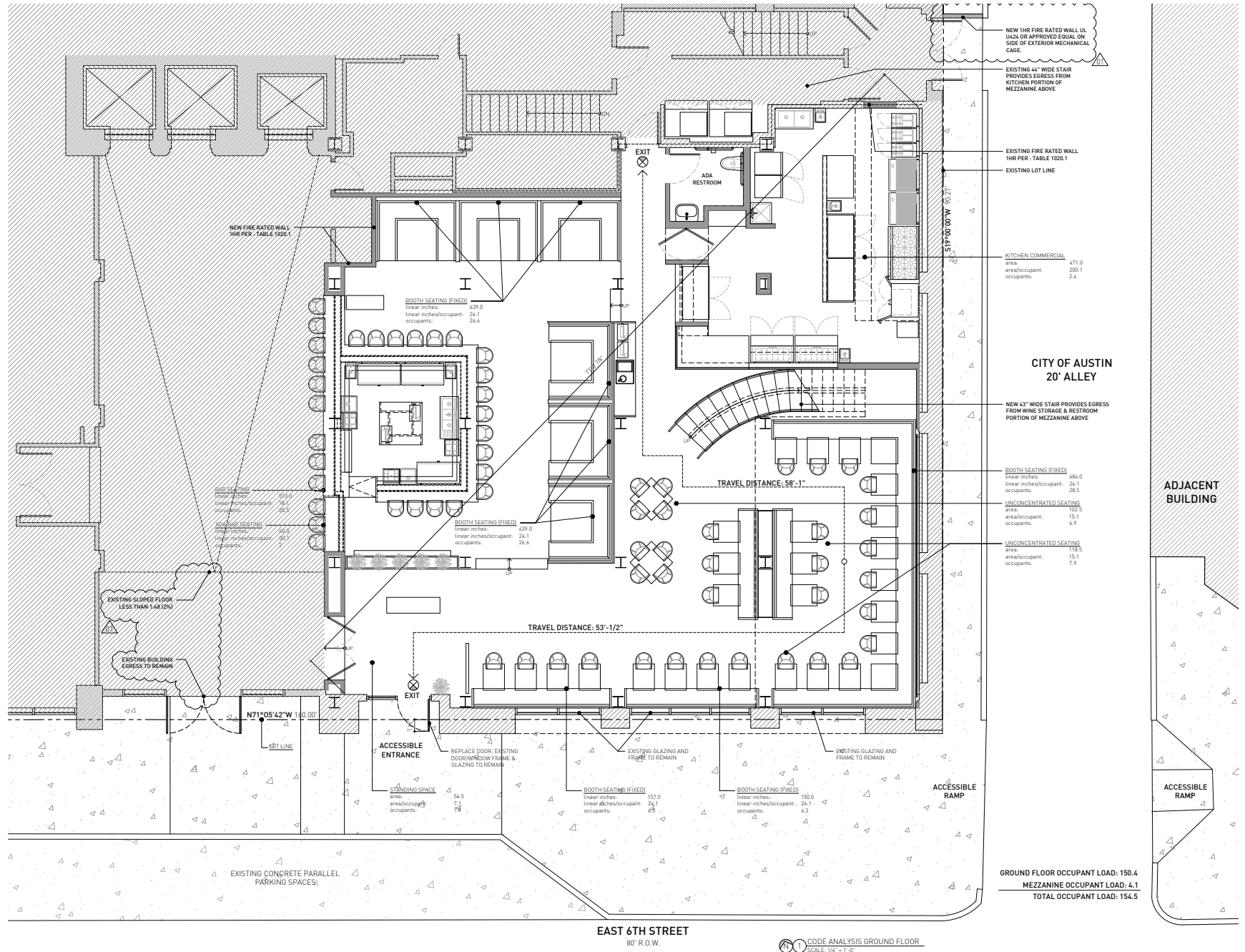
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**Area Retailers & Businesses**



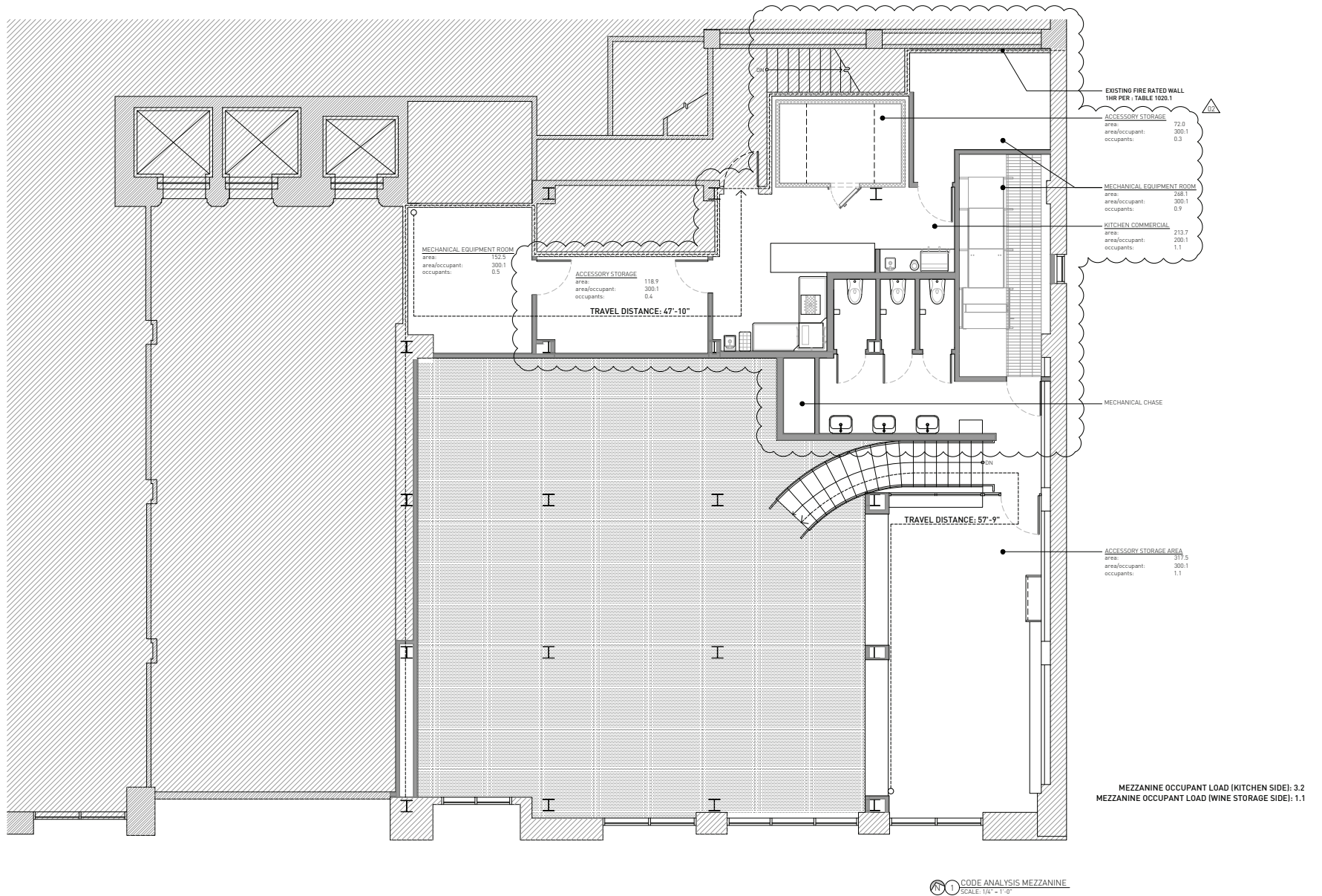


# 6TH AND CONGRESS | RESTAURANT | 106 E 6TH STREET, AUSTIN, TX 78701



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





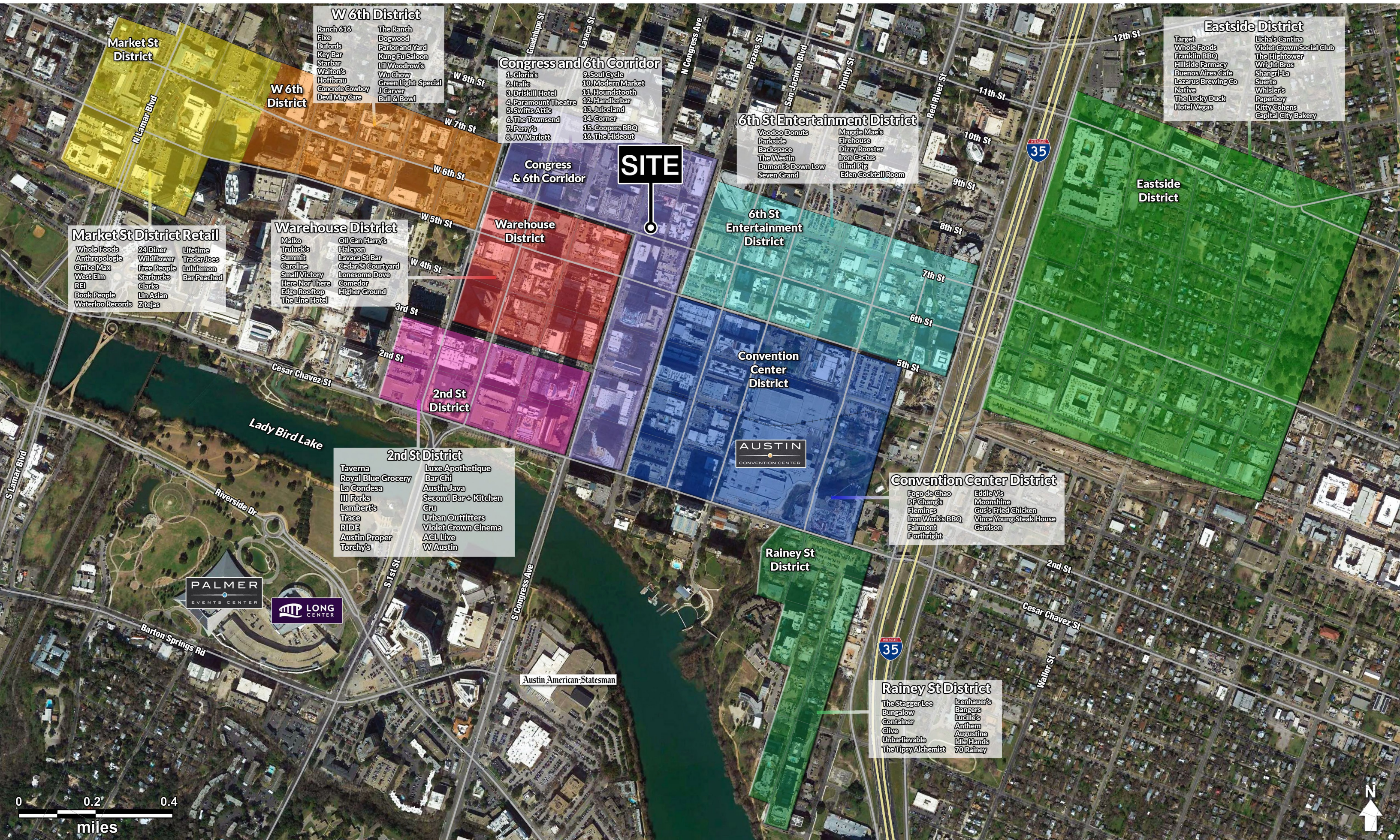


**6 X GUADALUPE**  
 Office & Residential Tower  
 589K SF - 66 Flrs  
 349 MF Units - 10K SF Retail  
 under construction

**INDEED TOWER**  
 683K SF - 36 Flrs  
 Class AA office tower

**SITE**

0 0.05 0.1  
 miles



- W 6th District**
- Ranch 616
  - Fixe
  - Burford's
  - Key Bar
  - Starbar
  - Walton's
  - Hoffbrau
  - Concrete Cowboy
  - Devil May Care
  - The Ranch
  - Dogwood
  - Parlor and Yard
  - Kung Fu Saloon
  - Lil Woodrow's
  - Wu Chow
  - Green Light Special
  - J Carver
  - Bull & Bowl

- Congress and 6th Corridor**
- Gloria's
  - Italki
  - Driskill Hotel
  - Paramount Theatre
  - Swift's Attic
  - The Townsend
  - Perry's
  - JWMariotti
  - Soul Cycle
  - Modern Market
  - Houndstooth
  - Handlerbar
  - Juiceland
  - Corner
  - Coopers BBQ
  - The Hideout

- Eastside District**
- Target
  - Whole Foods
  - Franklin BBQ
  - Hillside Farmacy
  - Buenos Aires Cafe
  - Lazarus Brewing Co
  - Native
  - The Lucky Duck
  - Hotel Vegas
  - Licha's Cantina
  - Violet Crown Social Club
  - The Hightower
  - Wright Bros
  - Shangri-La
  - Suerte
  - Whisper's
  - Paperboy
  - Kitty Cohens
  - Capital City Bakery

- Market St District Retail**
- Whole Foods
  - Anthropologie
  - Office Max
  - West Elm
  - REI
  - Book People
  - Waterloo Records
  - 24 Diner
  - Wildflower
  - Free People
  - Starbucks
  - Clarks
  - LinAsian
  - Ztejas
  - Lifetime
  - Trader Joe's
  - Lululemon
  - Bar Peached

- Warehouse District**
- Maiko
  - Truluck's
  - Summit
  - Caroline
  - Small Victory
  - Here Nor There
  - Edge Rooftop
  - The Line Hotel
  - Oil Can Harry's
  - Halcyon
  - Lavaca St Bar
  - Cedar St Courtyard
  - Lonesome Dove
  - Comedor
  - Higher Ground

- 2nd St District**
- Taverna
  - Royal Blue Grocery
  - La Condesa
  - Ill Forks
  - Lambert's
  - Trace
  - RIDE
  - Austin Proper
  - Torchy's
  - Luxe Apothetique
  - Bar Chi
  - Austin Java
  - Second Bar + Kitchen
  - Cru
  - Urban Outfitters
  - Violet Crown Cinema
  - AGL Live
  - W/Austin

- Convention Center District**
- Fogo de Chao
  - PF Chang's
  - Flemings
  - Iron Works BBQ
  - Fairmont
  - Forthright
  - Eddie V's
  - Moonshine
  - Gus's Fried Chicken
  - Vince Young Steak House
  - Garrison

- Rainey St District**
- The Stagger Lee
  - Bungalow
  - Container
  - Clive
  - Unbarleivable
  - The Topsy Alchemist
  - Icenhauer's
  - Bangers
  - Lucille's
  - Anthem
  - Augustine
  - Idle Hands
  - 70 Rainey



# 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.



## 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 on 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Date