



LITTLEFIELD BUILDING

Austin, Texas

SUBLEASE AVAILABLE



LOCATION: 106 E. 6th St., Northeast corner of 6th and Congress Ave., Downtown Austin

AVAILABILITY: Immediately – July 31, 2010, with potential for a longer term

SPACE: Approximately 5,513 SF of Ground floor Retail / Office Space

RATE: \$31.00 PSF

EXPENSES: Estimated at \$9.00 PSF

COMMENTS:

- Historic building at a very prominent intersection in the heart of downtown
- Heavy pedestrian traffic
- Contract parking available at 3 / 1,000 sf
- On site management and restaurant-
- Retailers at the intersection include: Gold's Gym, Ruth's Chris, Starbuck's, and Jamba Juice

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The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior to sale or lease, or withdrawal without notice.

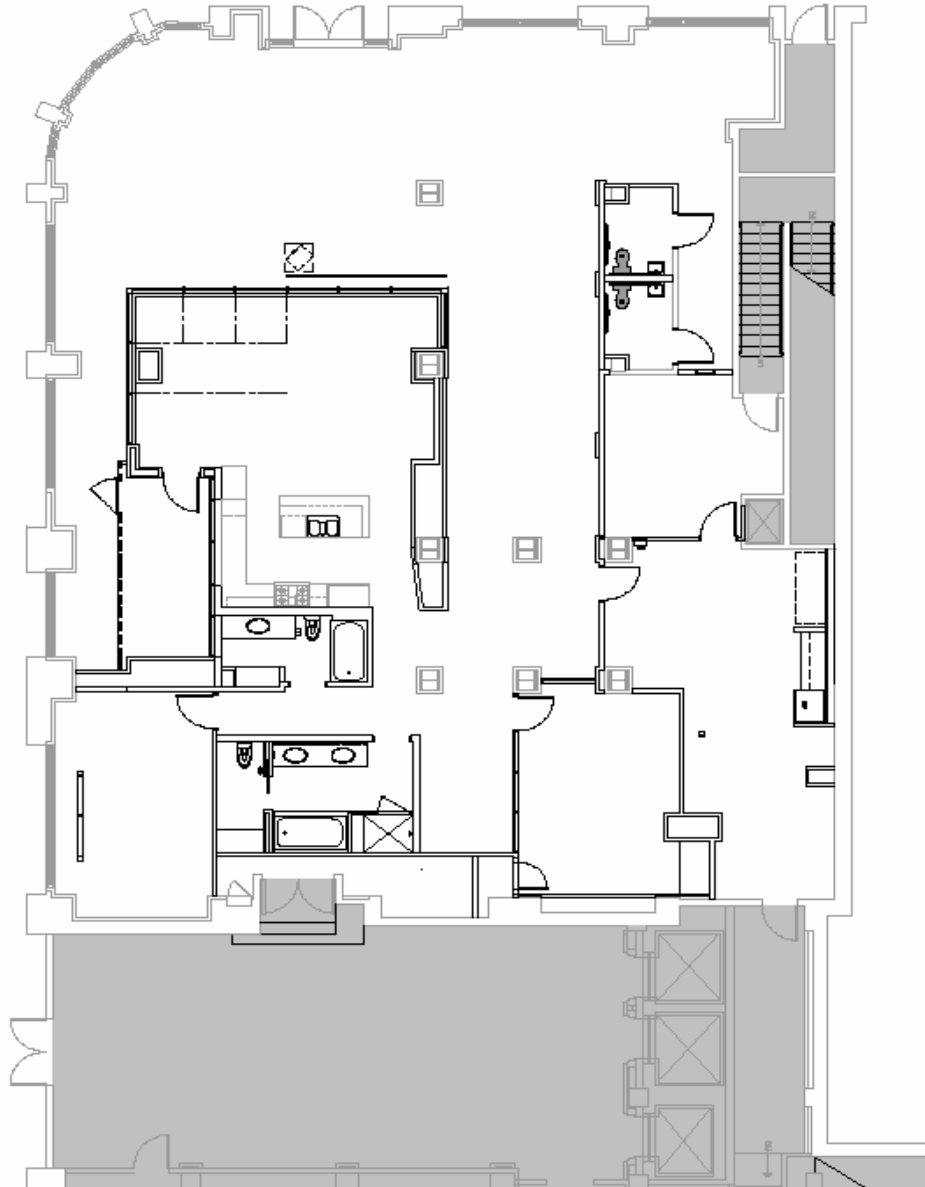


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Scale 3/32"=1'-0"
March 04, 2009
312.584.1144
www.ironwoodre.com



21 C Sales Center
106 E. Sixth Street

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