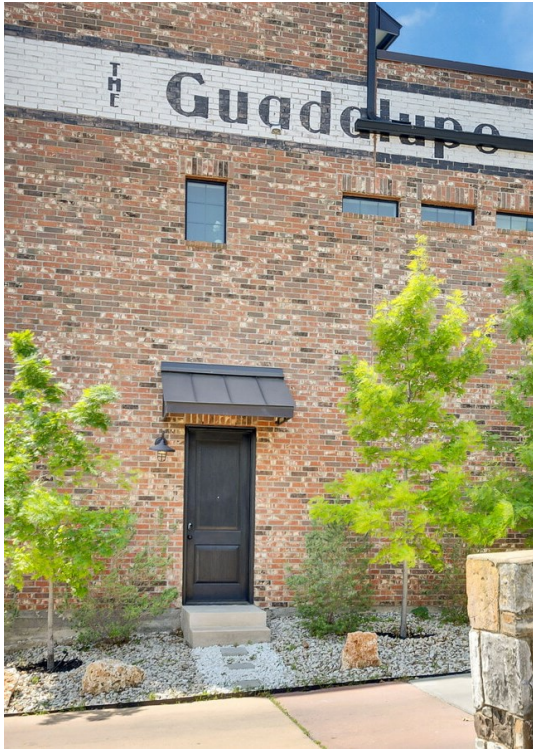




8th Street Lofts

800 Lydia St, Austin, TX 78702



COMPASS



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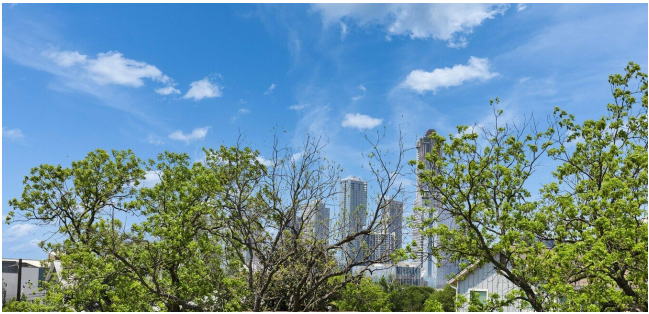
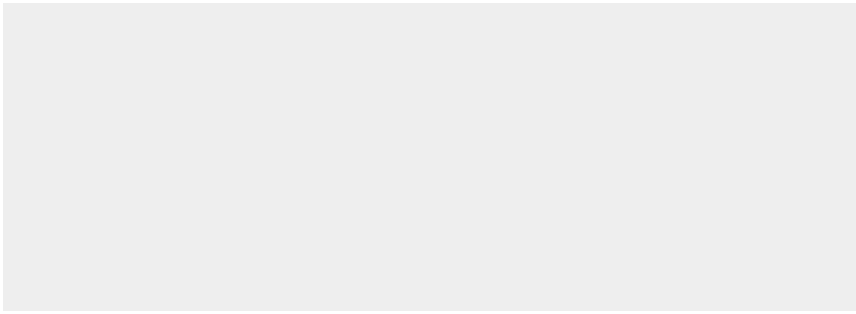
\$33.75 /SF/YR

th Street Lofts offers a distinctive live/work office environment in Austin's Central East Austin district. Constructed in 2018, the three-story property combines contemporary industrial design with a functional layout suited for professional office users seeking a creative and private setting. Features reported for the property include fiber-optic internet service, building signage opportunities, a rooftop deck, natural light, shower facilities, bicycle storage, and an attached garage that may accommodate flexible workspace uses. The location places tenants within walking distance of Plaza Saltillo and a variety of restaurants, coffee shops, retail destinations, and daily conveniences. The property benefits from proximity to Downtown Austin, Interstate 35, and Capital Metro rail service at Plaza Saltillo Station, providing convenient access for employees, clients, and visitors. Nearby institutions, employment centers, and mixed-use developments continue to support activity throughout the surrounding East Austin market. The combination of modern live/work functionality, urban accessibility, and flexible occupancy options makes the property well suited for professional firms, creative companies, consultants, technology users, and other businesses seeking a unique office presence near Downtown Austin....

- Distinctive live/work office environment in Central East Austin.
- Rooftop deck provides additional outdoor gathering space.
- Fiber-optic internet service supports modern business operations.
- Walkable location near restaurants, retail, and Plaza Saltillo.



Rental Rate:	\$33.75 /SF/YR
Property Type:	
Center Type:	
Gross Leasable Area:	7,765 SF
Walk Score ®:	80 (Very friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.81 /SF/MO



1st Floor

Space Available	1,422 SF
Rental Rate	\$33.75 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

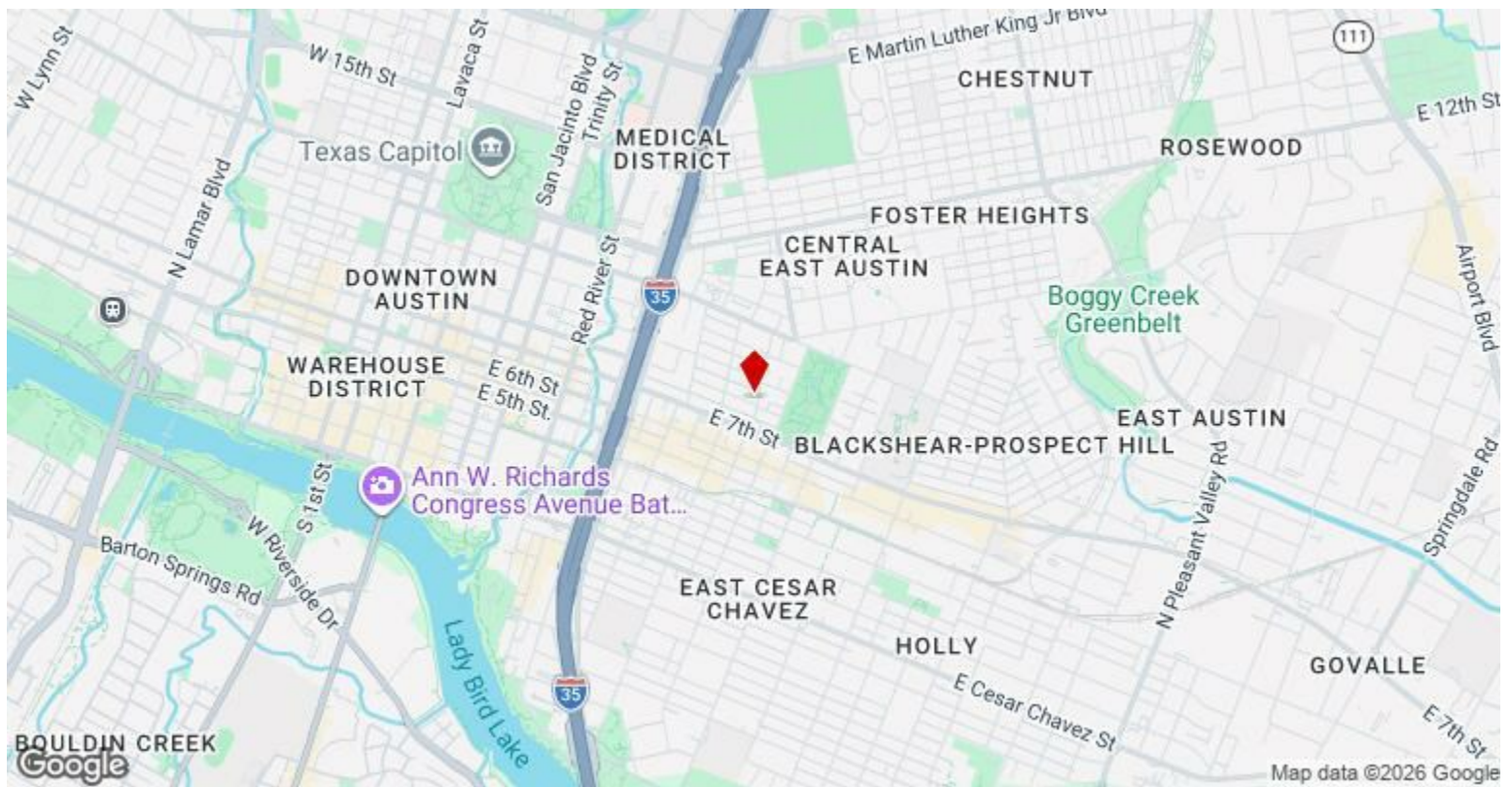
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cicada	-	
MRC Lands	-	
Sentier	-	



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Property Photos



Property Photos

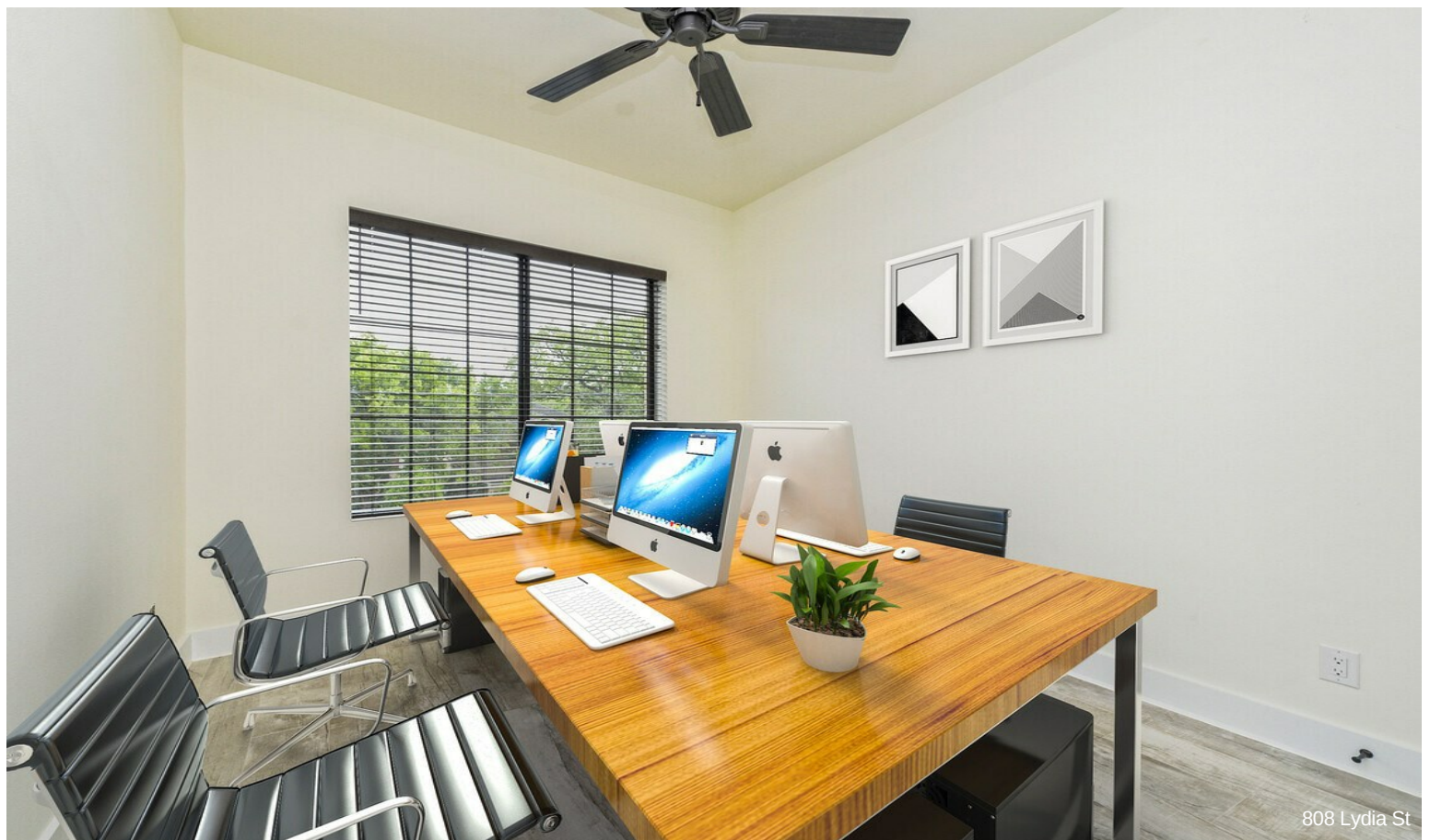


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