

601

West 2nd Street



PREMIER TROPHY TOWER SUBLEASE

CBRE

The Opportunity

601 West 2nd Street offers an opportunity to lease premier office space in Austin’s skyline defining trophy tower. With its unique sail-like architecture, this towering structure, rises 35 stories high and offers expansive views of downtown Austin and Lady Bird Lake. With its iconic, eco-friendly design, and prime location, it stands a landmark in the heart of the city’s bustling tech and innovation district.

FEATURES



Unmatched and unobstructed views of Lady Bird Lake, downtown Austin and the Hill Country



Direct access to Lady Bird Lake Trail



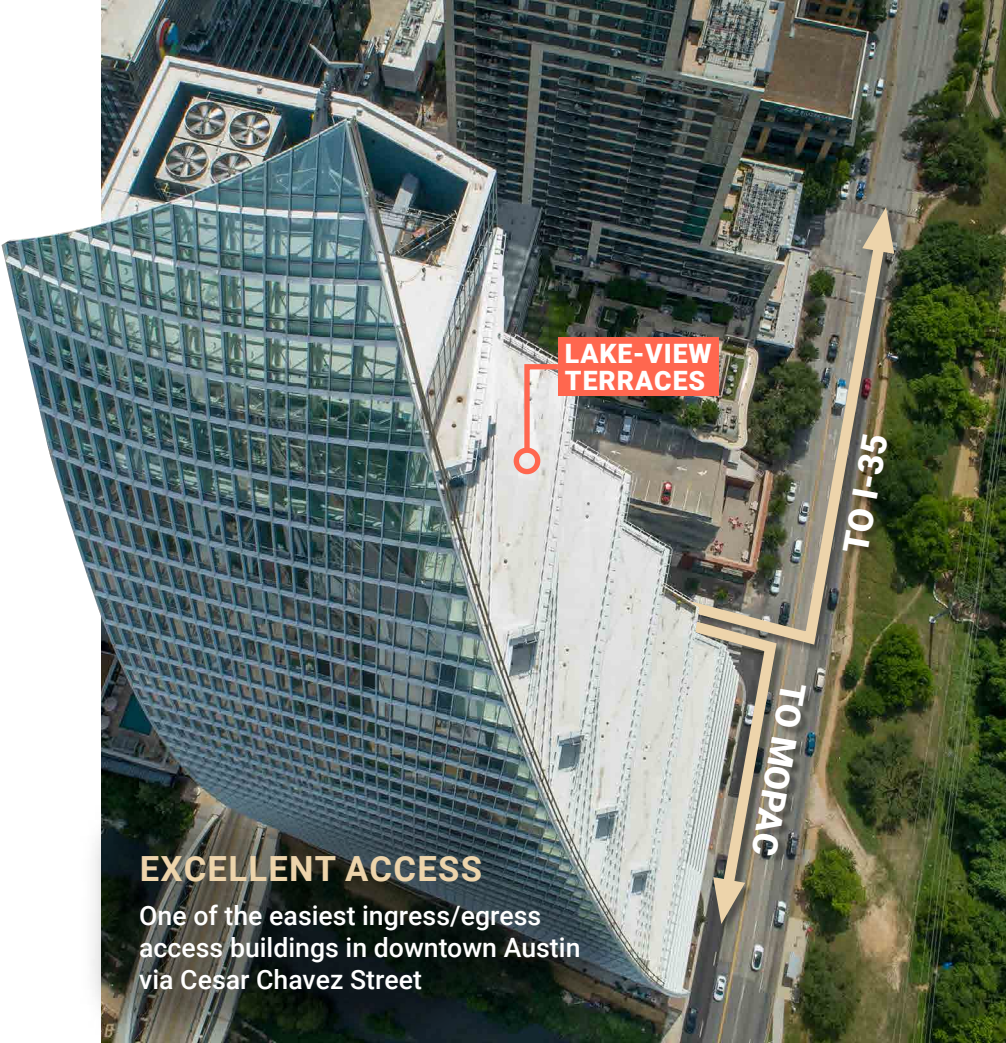
Uchiba – Uchi’s izakaya inspired cocktail bar and restaurant in building lobby



Unrivalled building amenity offering



LEED Platinum Certified



EXCELLENT ACCESS

One of the easiest ingress/egress access buildings in downtown Austin via Cesar Chavez Street



Sublease Details

AVAILABILITY:

12,688-57,984 RSF

TIMING:

Available Now — Shell Condition, Restrooms in place

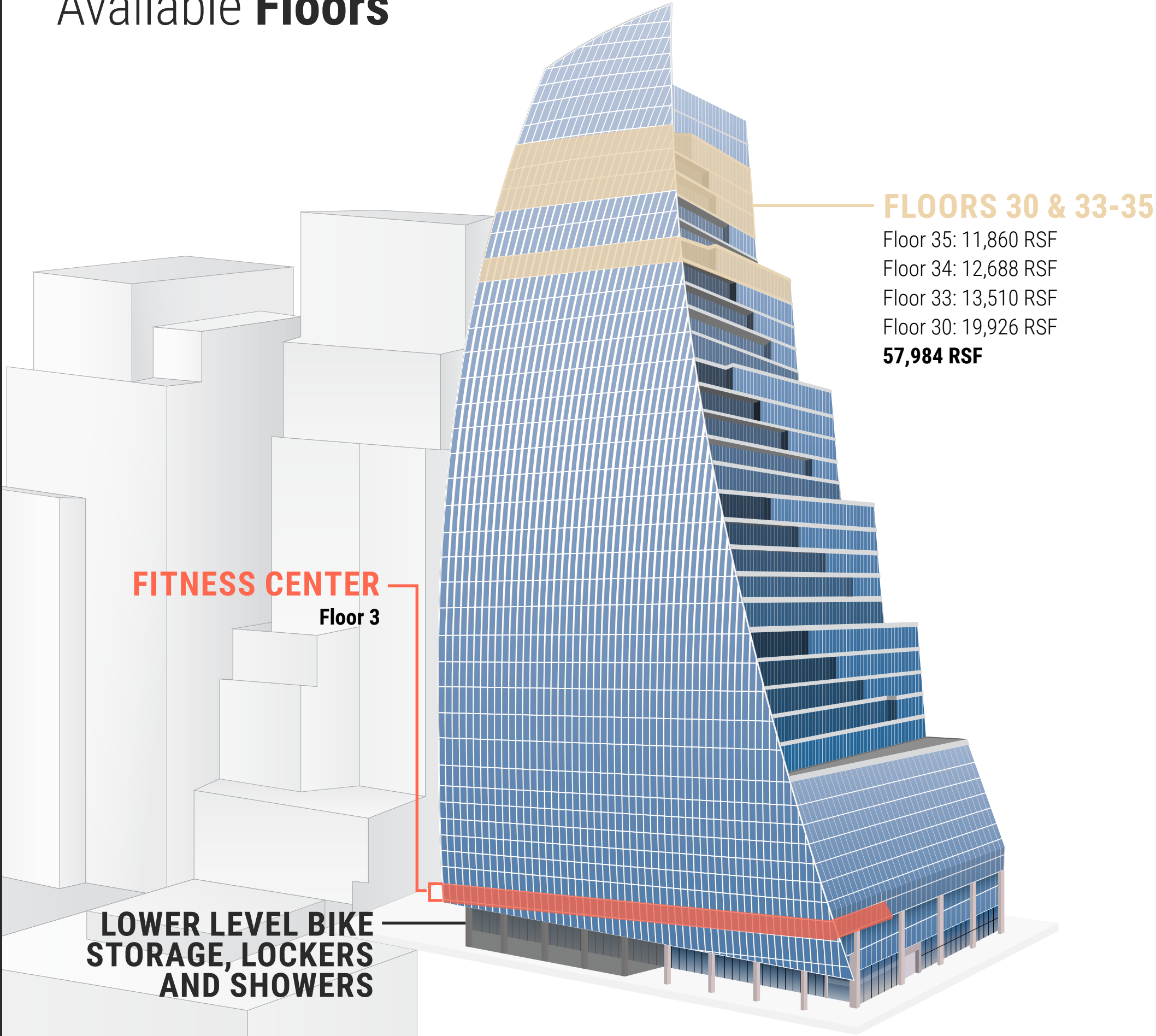
BASE RATE:

Negotiable — Call Broker

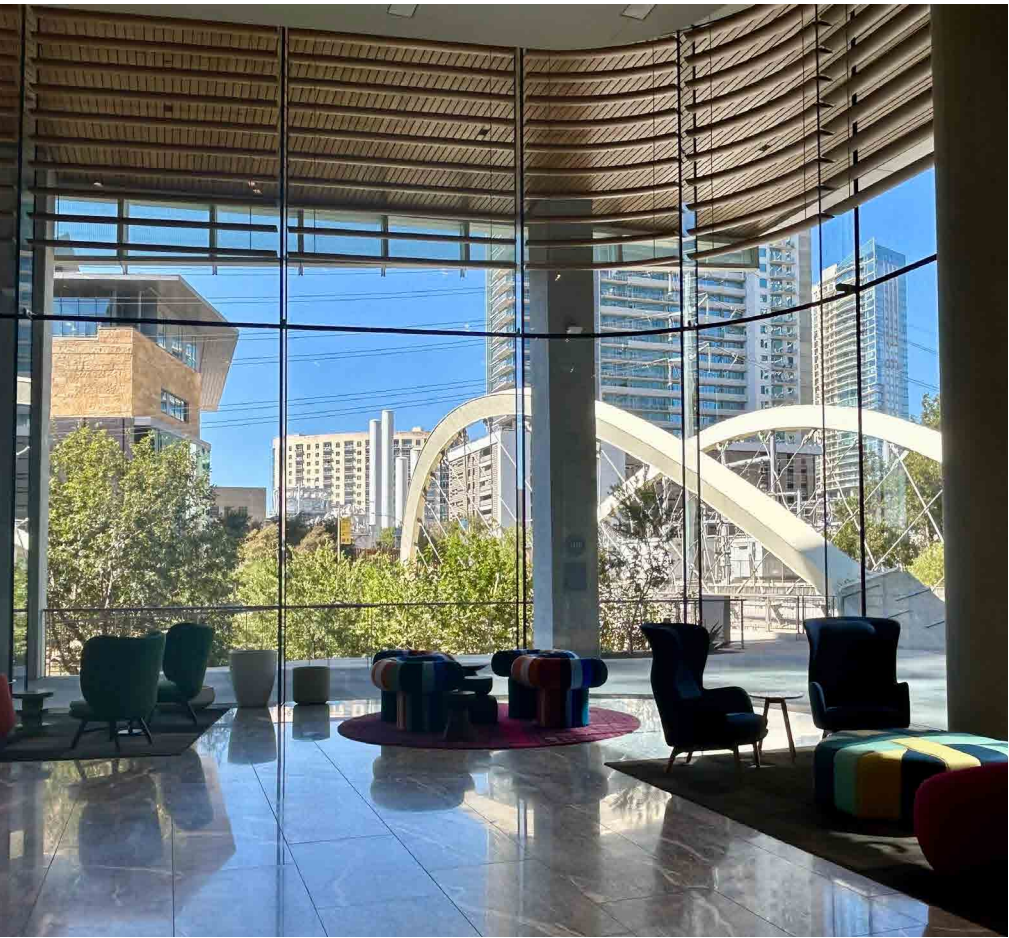
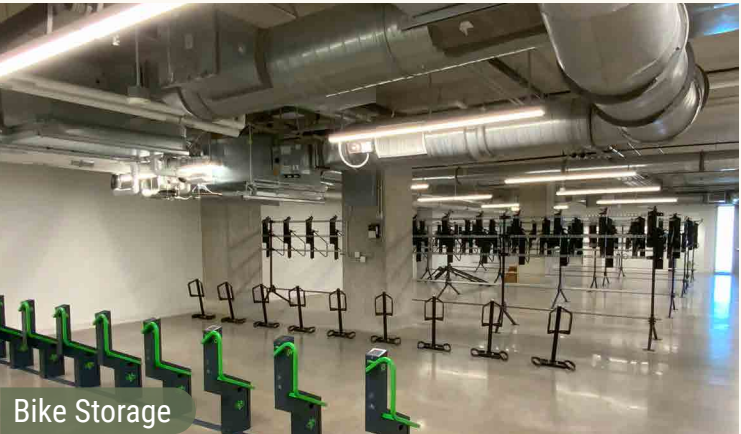
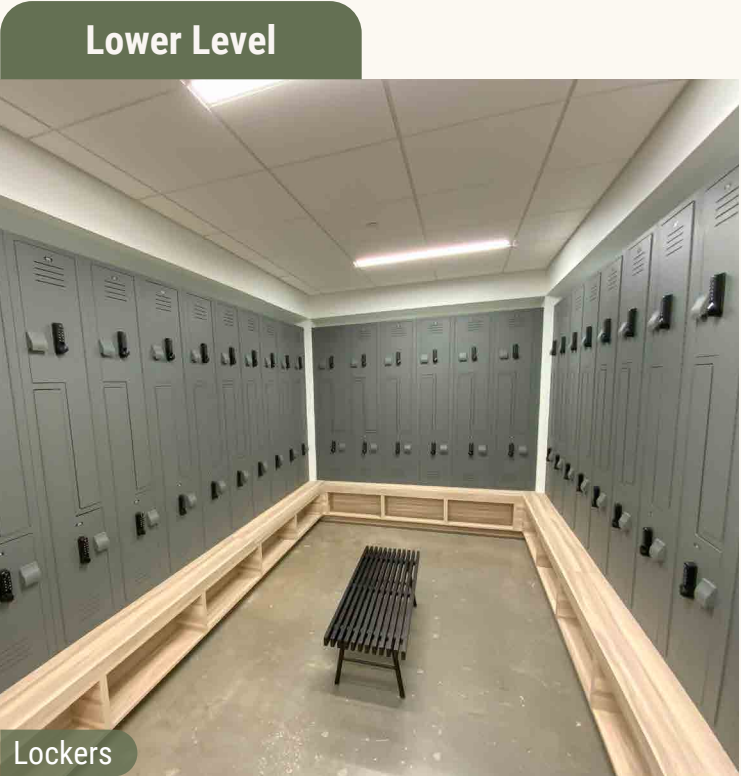
TERM:

Through 12/31/2037

Available Floors



In-Building Amenities



Floor 3 Fitness Center



VIRTUAL TOUR

Lower Level Bike Storage, Lockers and Showers: ~10,000 SF

- 106 Bikes
- 20 Electric Bikes
- 166 Lockers
- 12 Showers

VIRTUAL TOUR

At the center of Austin's thriving dining and bar scene

1.

Manana
2.

QI Austin
3.

Ember Kitchen
4.

The Baked Bear
5.

Malibu Poke
6.

True Food Kitchen
7.

The Grove Wine Bar
8.

Sammie's
9.

Taquero Mucho
10.

Irene's
11.

The Statesman
12.

Ottoman Foods
13.

Codependent Cocktails
14.

Ranch 616
15.

Via 313 Pizza
16.

Verbena Food & Drink
17.

J Carver's Oyster Bar
18.

La Piscina
19.

Polvo's
20.

The Peacock
21.

Uchiba Austin
22.

Devil May Care
23.

Hestia
24.

JuiceLand
25.

Flower Child
26.

North Italia
27.

Torchy's Tacos
28.

The Guest House Austin
29.

ATX Cocina
30.

The Kitchen
31.

Local Foods
32.

Numero 28
33.

The Well
34.

La Condesa
35.

Lamberts
36.

The Roosevelt Room
37.

Group Therapy
38.

Thistle Café
39.

Garage
40.

Comedor
41.

Péché
42.

Rain
43.

DeSano Pizzeria
44.

The Capital Grille
45.

Truluck's Ocean's
46.

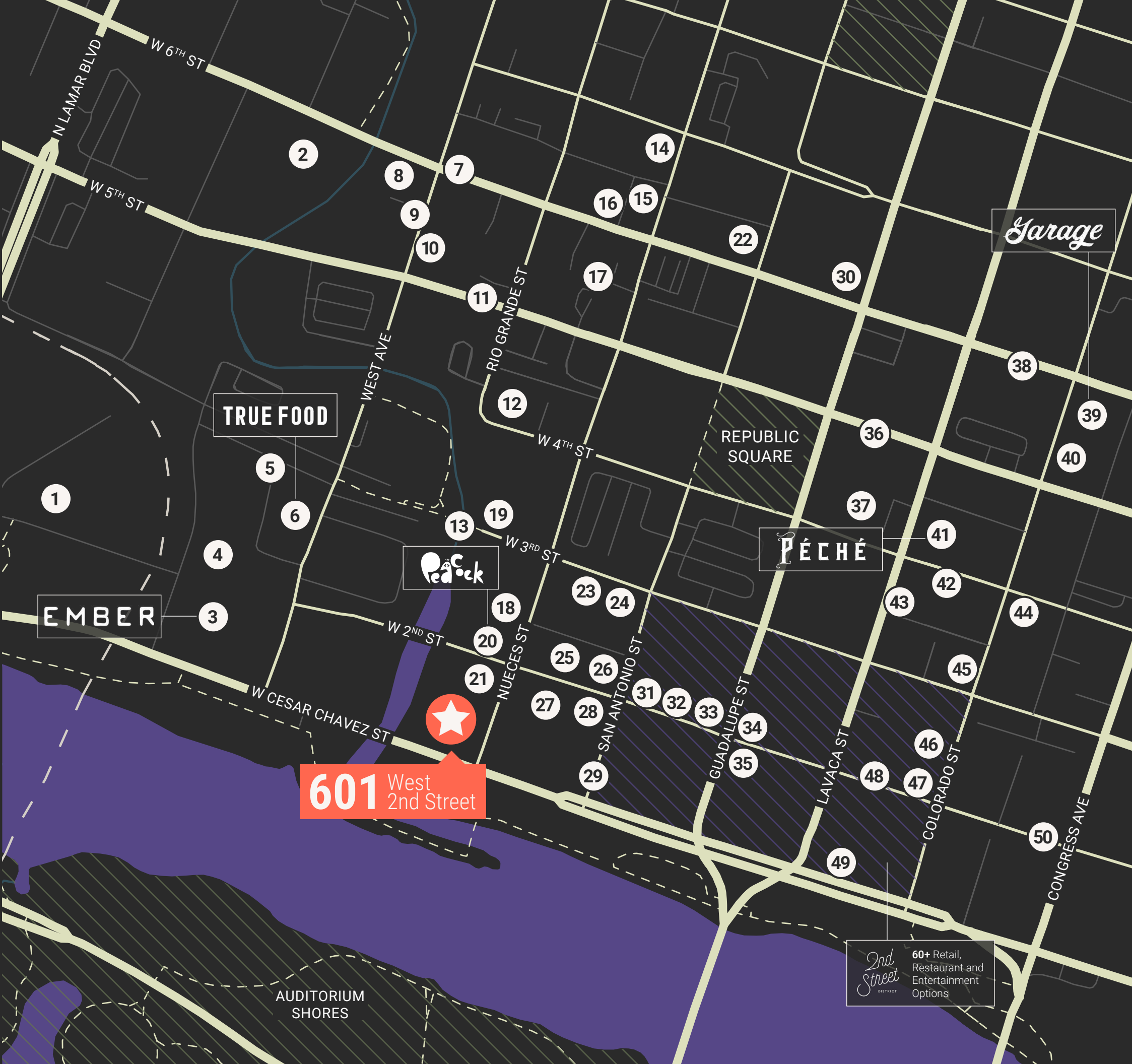
BarChi Sushi
47.

Jo's Coffee
48.

Sweetgreen
49.

Ill Forks
50.

Fogo De Chao



The best shopping, entertainment, and mind body wellness destinations

FITNESS

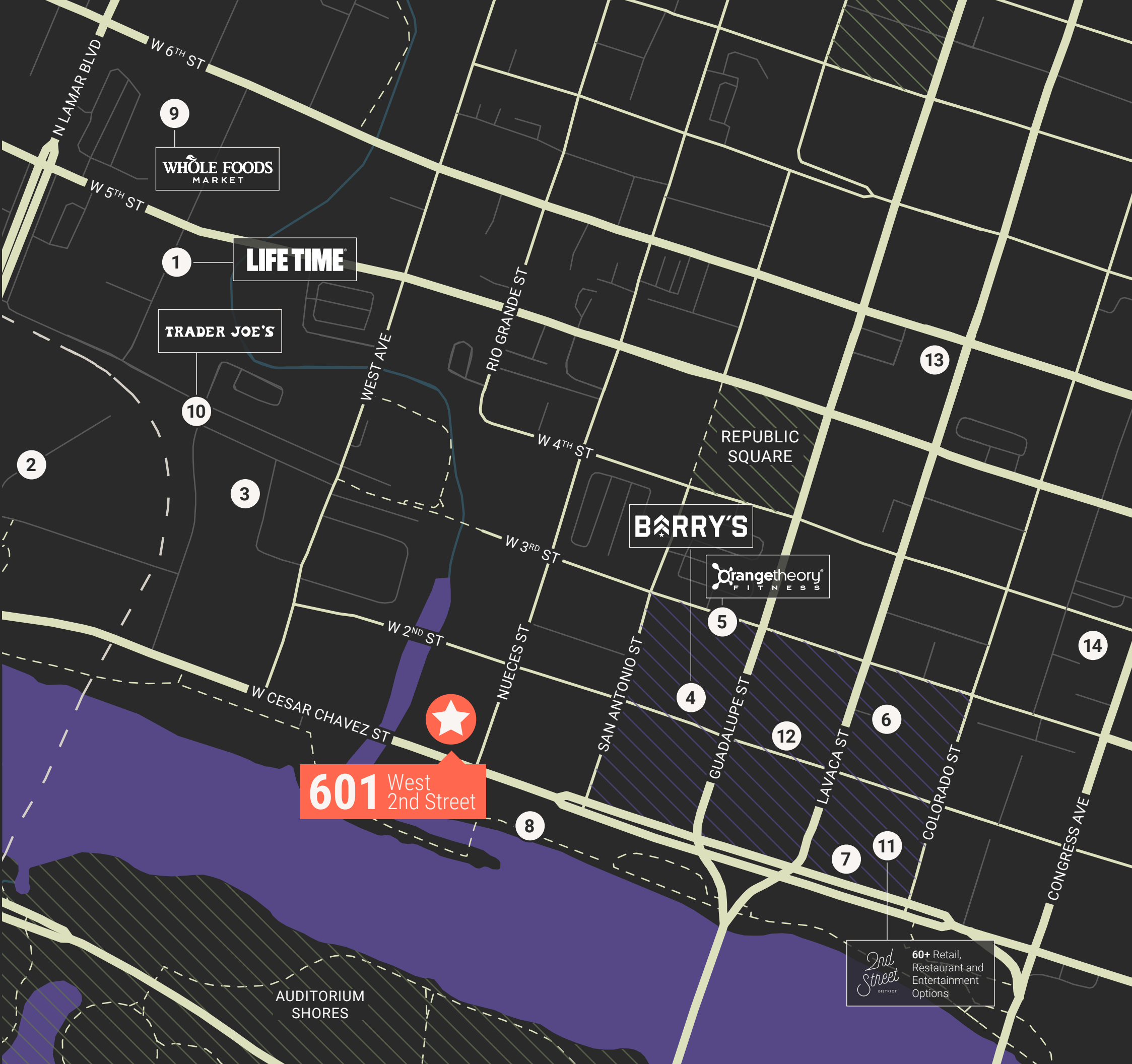
- 1. Life Time
- 2. Barre3
- 3. Ground Strength
- 4. Barry's Austin
- 5. Orange Theory
- 6. RX Fit
- 7. Ride
- 8. Lady Bird Lake Hike & Bike Trail

SHOPPING

- 9. Whole Foods Market
- 10. Trader Joe's
- 11. 2nd Street District

ENTERTAINMENT

- 12. ACL Live at The Moody Theater
- 13. The Belmont
- 14. Texas Toy Museum and Arcade



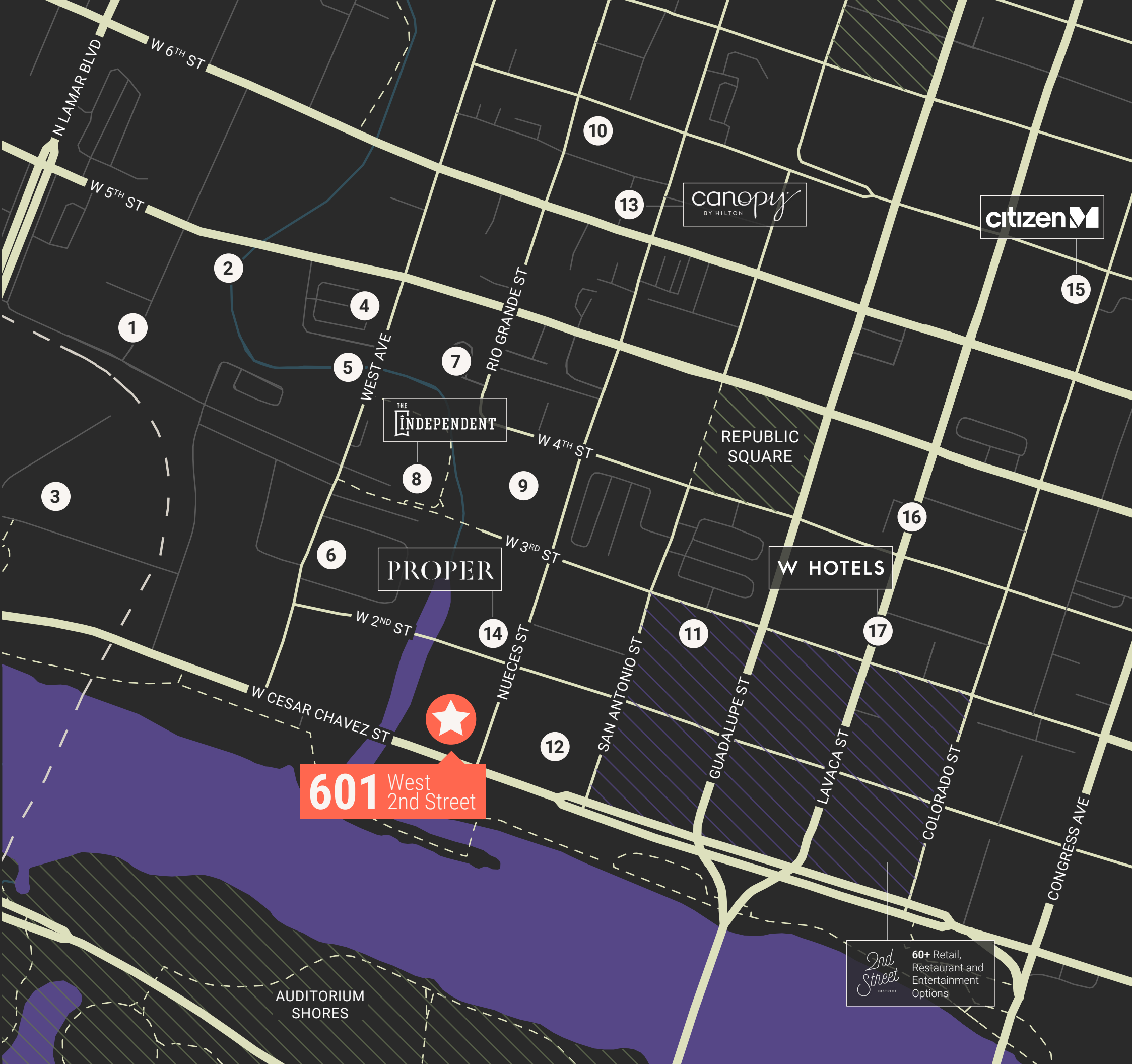
The perfect stay is just steps away

RESIDENTIAL

- 1. Spring Condos
- 2. The Bowie
- 3. Gables Park Tower
- 4. Sienna at the Thompson
- 5. The Monarch
- 6. Seaholm Residences
- 7. 404 Rio Grande
- 8. The Independent
- 9. 360 Condominiums
- 10. SEVEN Apartments
- 11. Kasa 2nd Street
- 12. Northshore Apartments

HOTELS

- 13. Canopy by Hilton Austin Downtown
- 14. Austin Proper Hotel
- 15. CitizenM Austin Downtown Hotel
- 16. Hotel ZaZa
- 17. W Hotel



VIRTUAL TOUR

Outdoor Amenities



LAKE-VIEW TERRACES

HIKE & BIKE TRAIL

LADY BIRD LAKE



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