

THE  
**ECLECTIC**  
*at fifth street*



Jones Lang LaSalle Brokerage, Inc.

**EAST AUSTIN**

63,000 SF • FULL BUILDING AVAILABILITY

5200 E 5<sup>th</sup> St Austin, Texas 78702





# FEATURES



**Four Story, Class A Office**  
Natural Limestone,  
Wood & Brick Features



**3.5:1000**  
Structured Garage  
& EV Charging Spots



**Two Story Fitness Center**  
with Showers & Lockers



**Onsite Multi-Family**  
361 Units



**14' Deck to Deck**  
Ceiling Height



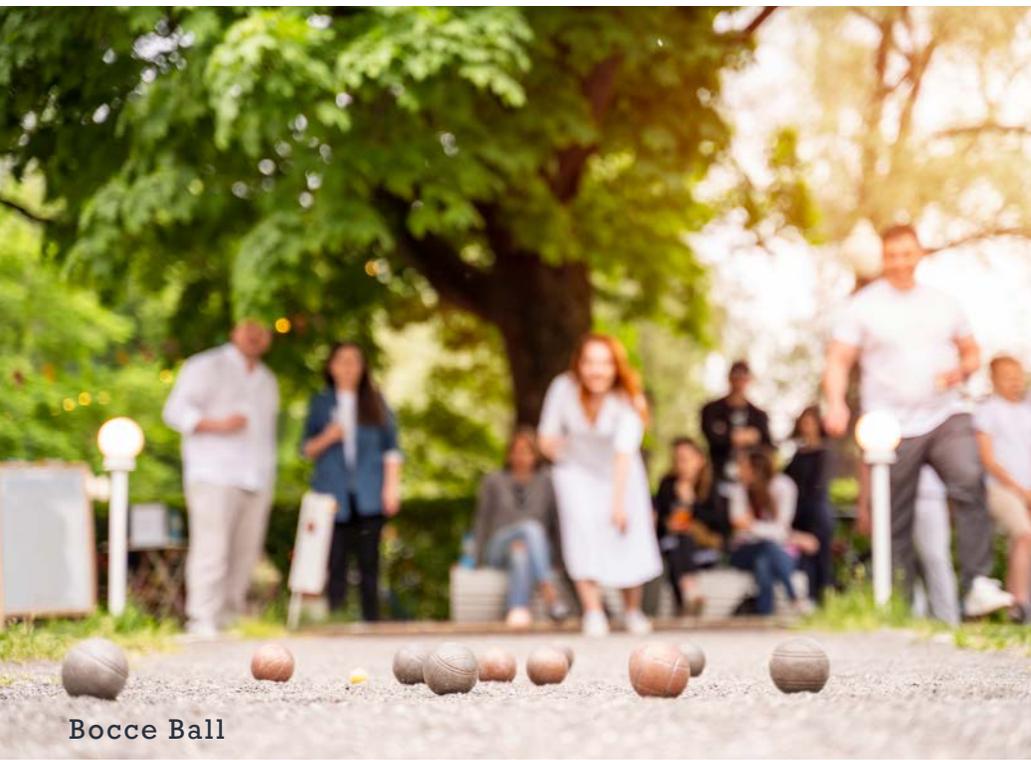
**Exclusive Terraces**  
On 4<sup>th</sup> Floor



**Outdoor Courtyard**  
For Work, Fun, or Relaxation



**Located in**  
Opportunity Zone



Bocce Ball



Pickleball Court



Secured Bike Storage



Courtyard



Craftworks Coffee Bar

# AMENITIES

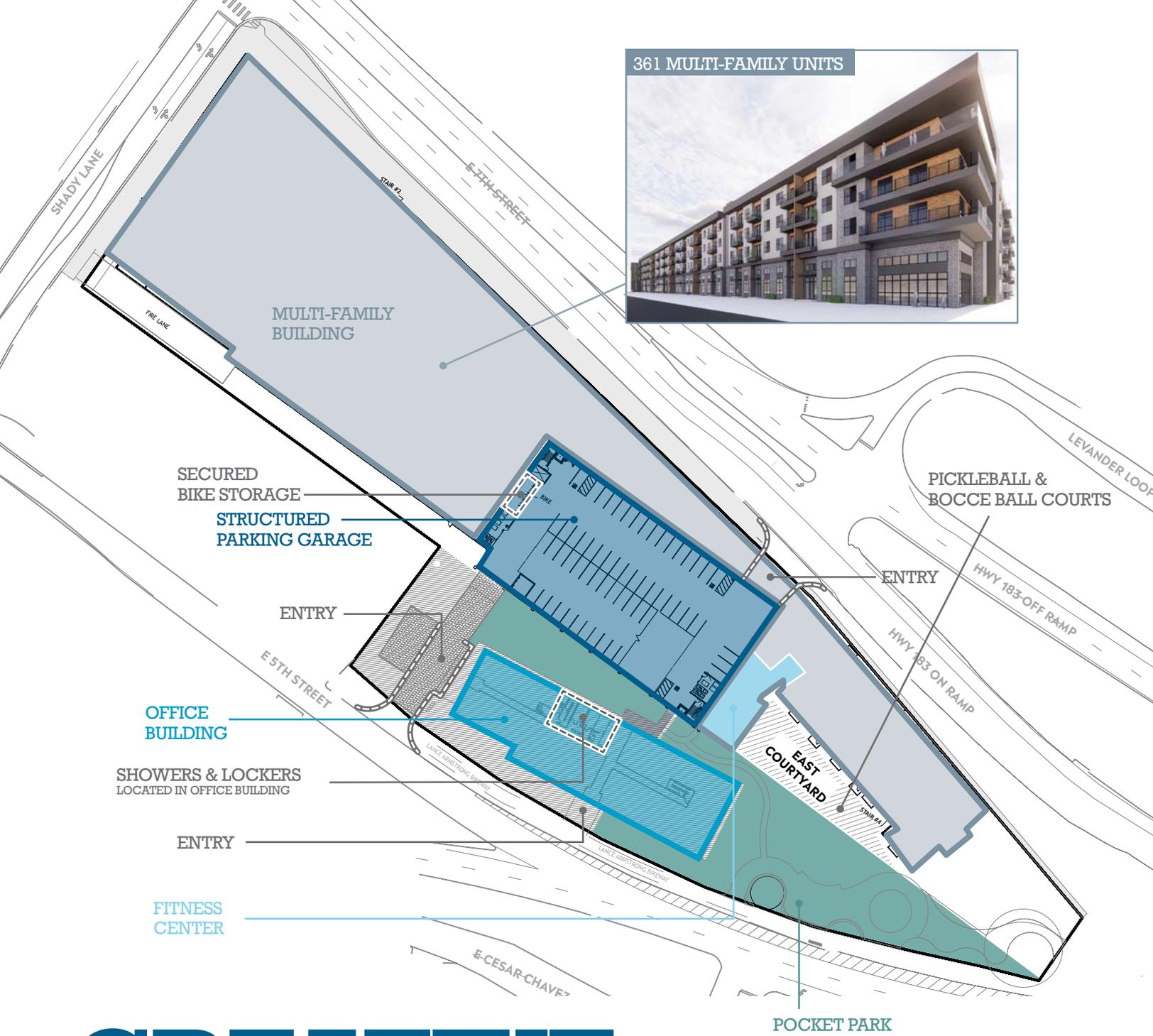


AIRPORT BLVD NB & SB  
FROM I-35 TO 183 SOUTH

- |                                     |                                       |  |
|-------------------------------------|---------------------------------------|--|
| 1. Justine's                        | 14. Lustre Pearl East                 | 27. Veracruz All Natural   |
| 2. Central Machine Works            | 15. Southside Flying Pizza            | 28. HEB  |
| 3. De Nada Cantina                  | 16. JuiceLand                         | 29. Dan's Hamburgers   |
| 4. Koko's Bavarian                  | 17. Kemuri Tatsu-Ya                   | 30. Austin Eastciders Collaboratory  |
| 5. Jacoby's Restaurant & Mercantile | 18. Intero Restaurant                 | 31. Friends & Allies Brewing   |
| 6. Tillery Kitchen and Bar          | 19. la Barbecue                       | 32. Teddy V. Pâtisserie  |
| 7. Wanderlust Wine Collective       | 20. Blue Owl Brewing                  | 33. Grizzelda's  |
| 8. Kinda Tropical                   | 21. Juniper                           |  |
| 9. Sunny's Backyard                 | 22. OMG Squee                         |  Eastside Bus Plaza |
| 10. Launderette                     | 23. Greater Goods Coffee Roasting Co. |  |
| 11. Fritch Coffee                   | 24. La Holly                          |  |
| 12. Llama Kid - Peruvian Food       | 25. Kitty Cohen's                     |  |
| 13. East Austin Athletic Club       | 26. Joe's Bakery & Coffee Shop        |  |



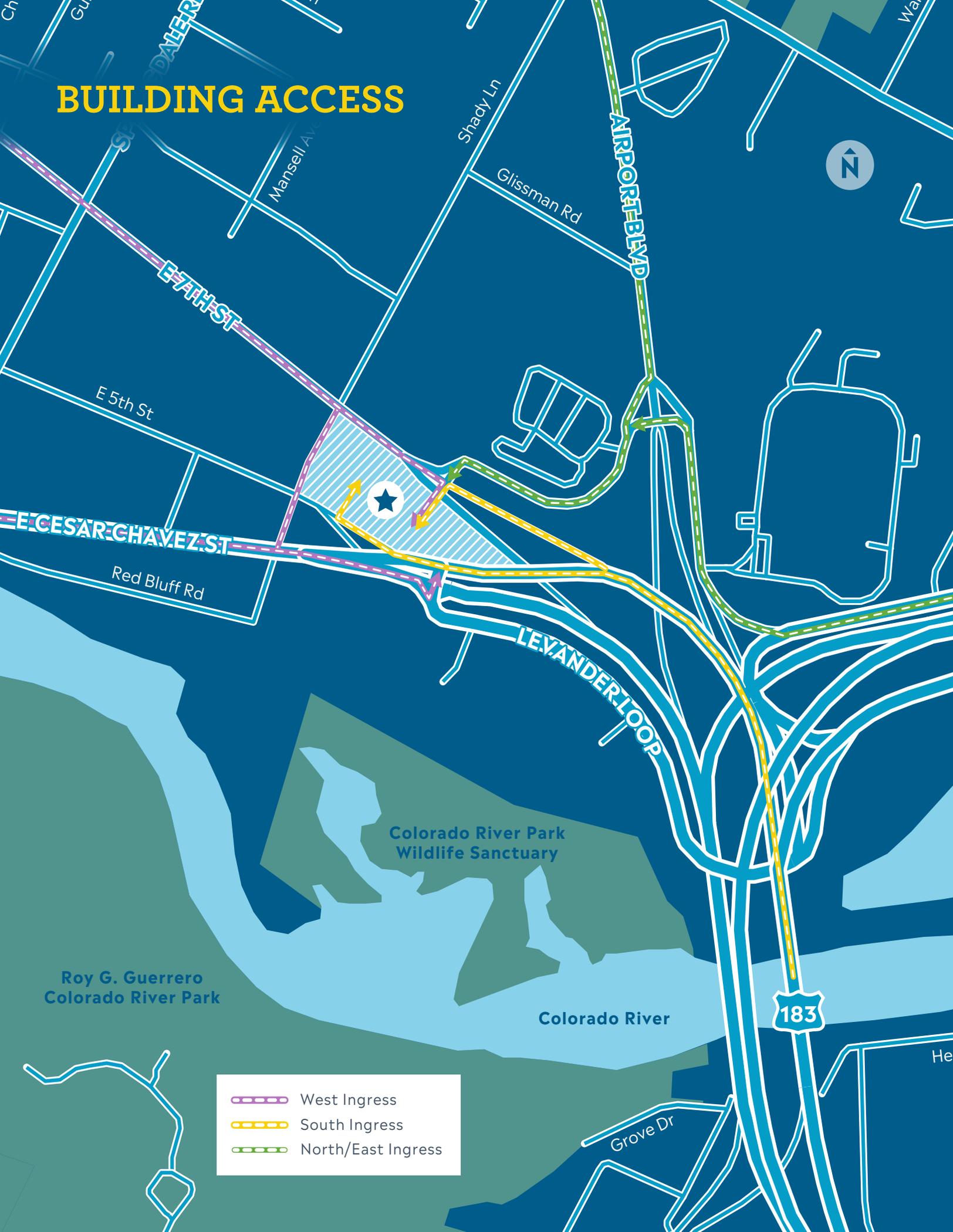




# CREATIVE EASTSIDE LOCATION



# BUILDING ACCESS



- West Ingress
- South Ingress
- North/East Ingress



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 **Austin Cycling Guide**  
 Click to View

 Cap Metro Bus Stop     Blue Line     Bike Share Stations

 Walking/Biking Trails     Planned Lance Armstrong Bikeway

# ALTERNATIVE TRANSPORTATION



**BUILDING LOBBY**  
conceptual rendering

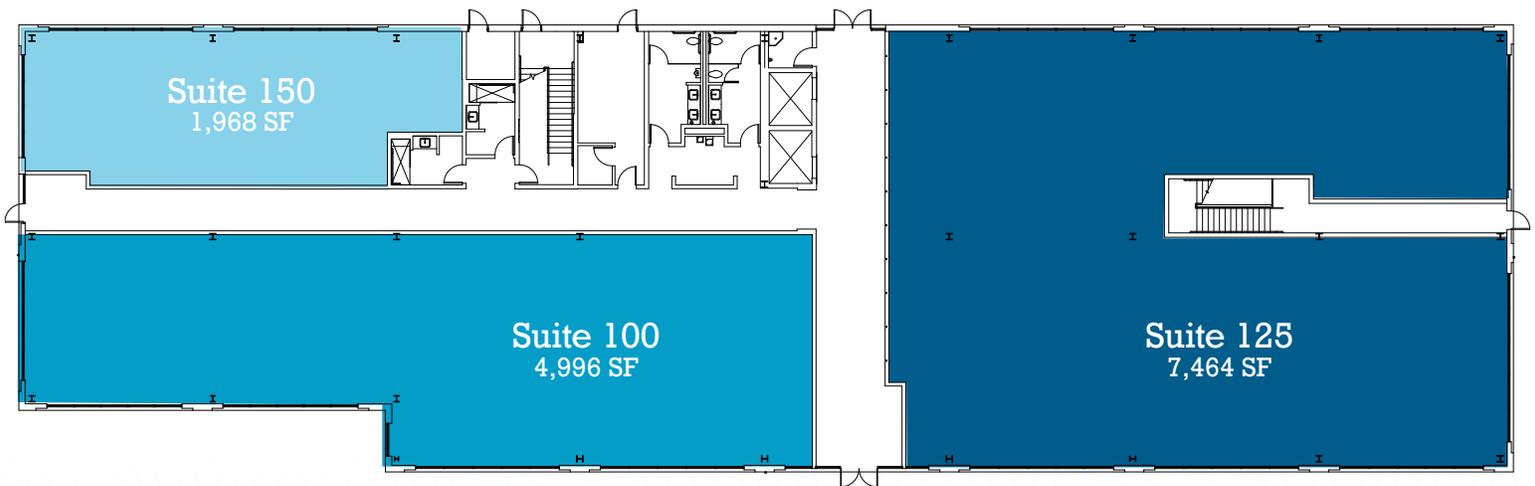


**BUILDING SHOWERS/CHANGING ROOM**  
conceptual rendering

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**1<sup>st</sup> FLOOR**  
**1,968 SF — 7,464 SF**

SUITE	SF
100	4,996 SF
125	7,464 SF
150	1,968 SF



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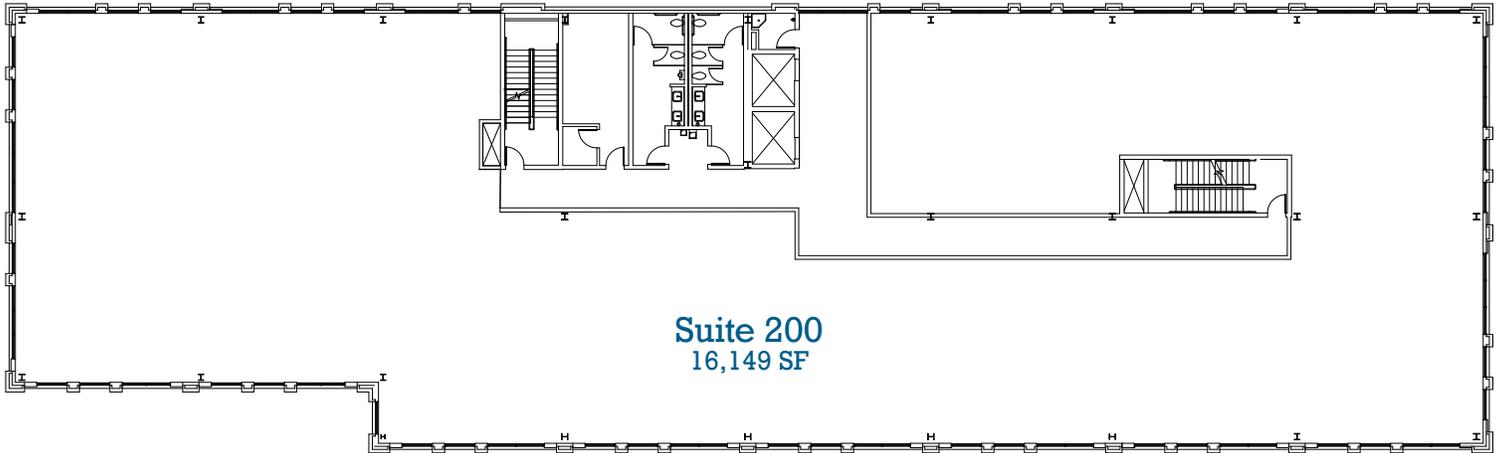
# 2<sup>nd</sup> & 3<sup>rd</sup> FLOORS

SUITE

SF

200

16,149



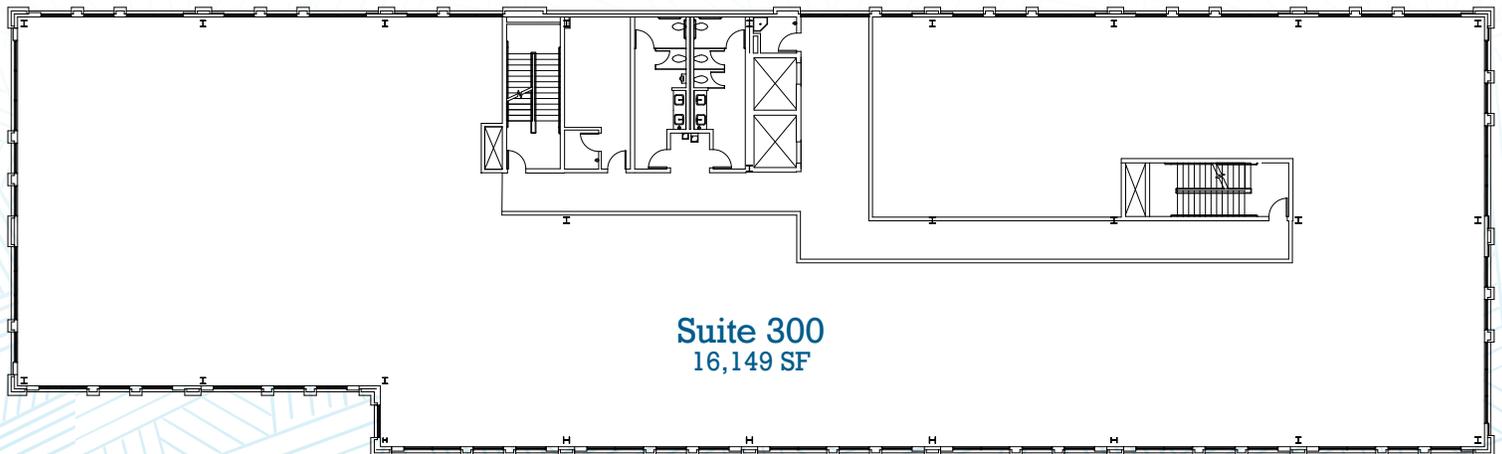
Suite 200  
16,149 SF

SUITE

SF

300

16,149

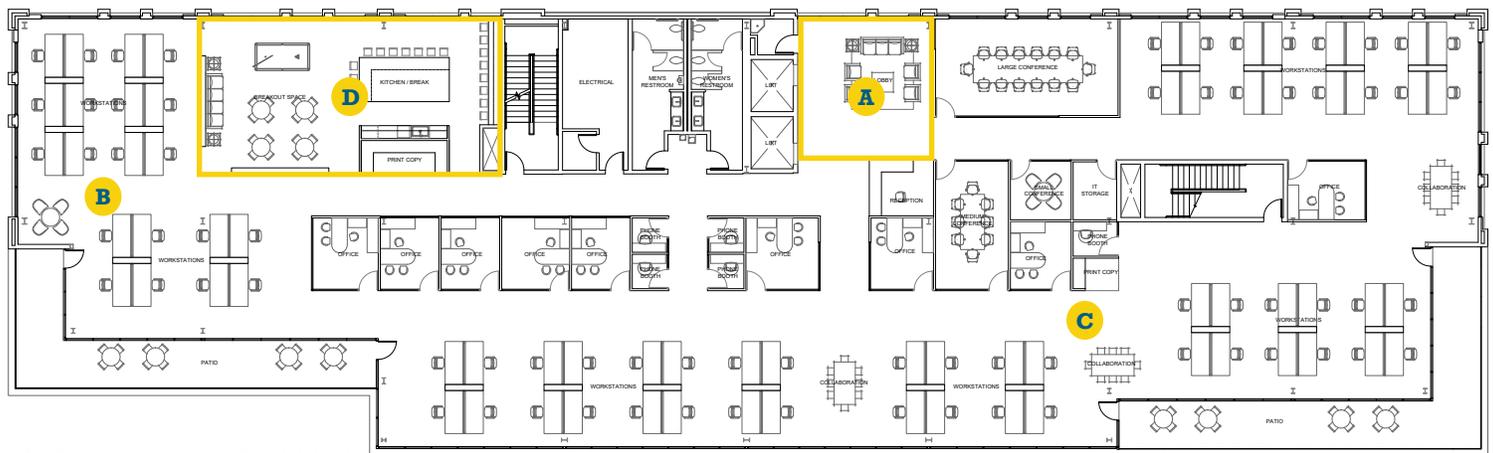
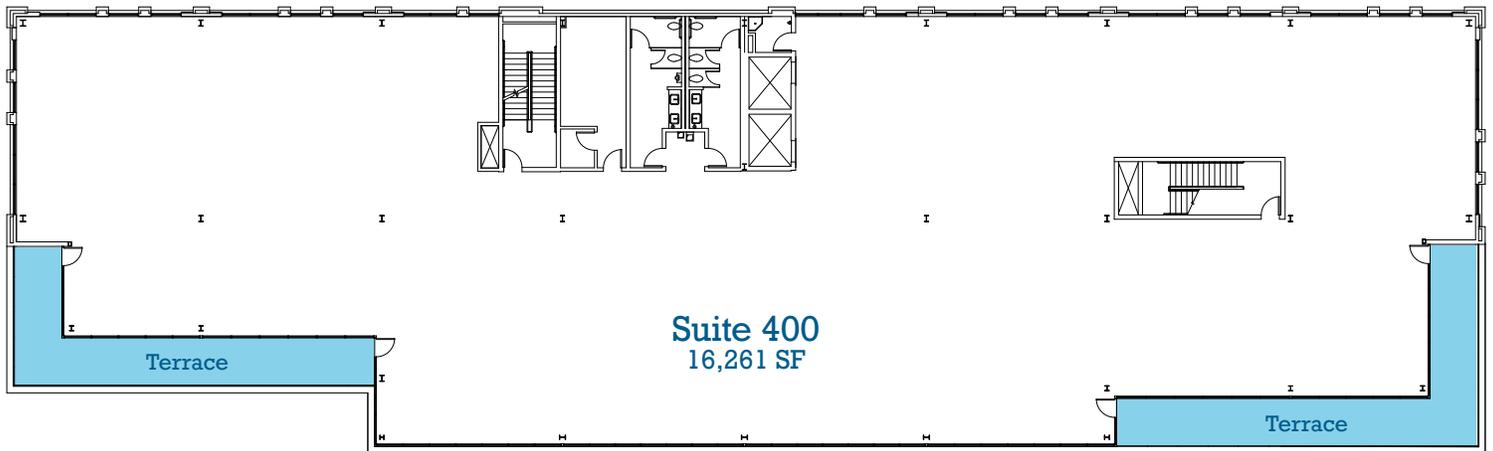


Suite 300  
16,149 SF

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**4<sup>th</sup> FLOOR**  
**16,261 SF**

SUITE	SF
400	16,261



Desks	72	Kitchen	1
Private Offices	8	Phone Booth	5
Receptionist	1	IT Closet	1
Conference Rooms	3	Copy/Print	2
Breakout Space	1	Collaboration	3

# TEST FIT RENDERINGS

## 4<sup>TH</sup> Floor



**A**

**LOBBY**  
conceptual rendering



**WORKSTATIONS**  
conceptual rendering

**B**



**WORKSTATIONS**  
conceptual rendering

**C**



**D**

**TENANT LOUNGE**  
conceptual rendering

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