



Herndon LN
600

Highly Visible Full Building Opportunity

Approximately 4,643 - 9,363 SF Available

**2600 S
1ST ST**



BUILDING OVERVIEW

- Highly visible, newly constructed building on S. 1st Street
- Prominent Branding and Building Signage Opportunity
- Ideal for office, retail, showroom uses
- Single tenant floors up to a Full Building Available
- Furniture negotiable
- Year Built - 2021
- Custom finishes and design by Studio 8
- Abundant natural light with floor to ceiling glass
- Downtown views
- 2nd floor terrace
- Shipping/Receiving area
- 27 parking spaces onsite

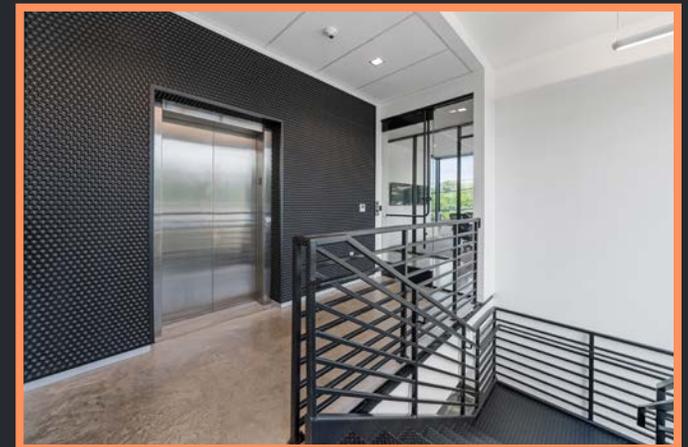
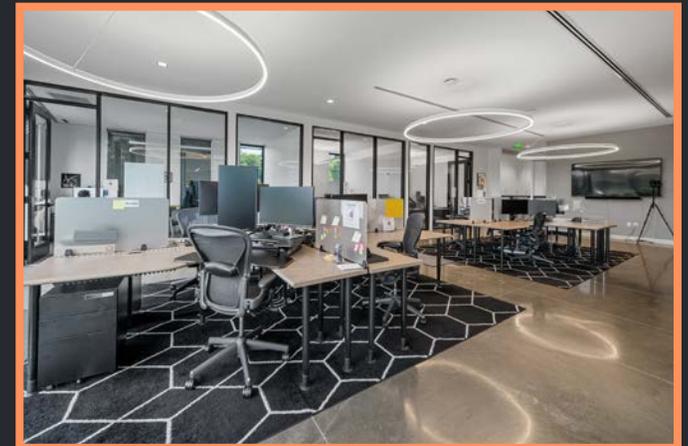
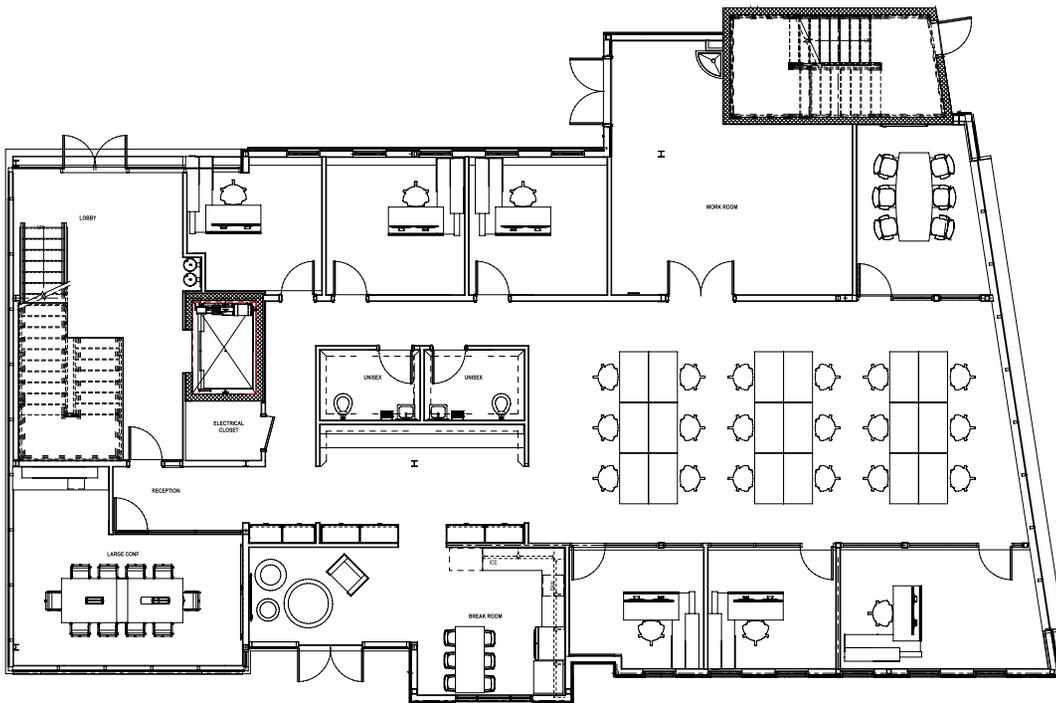


FLOORPLAN

FLOOR 1

4,720 SF

Available 6/1/2027



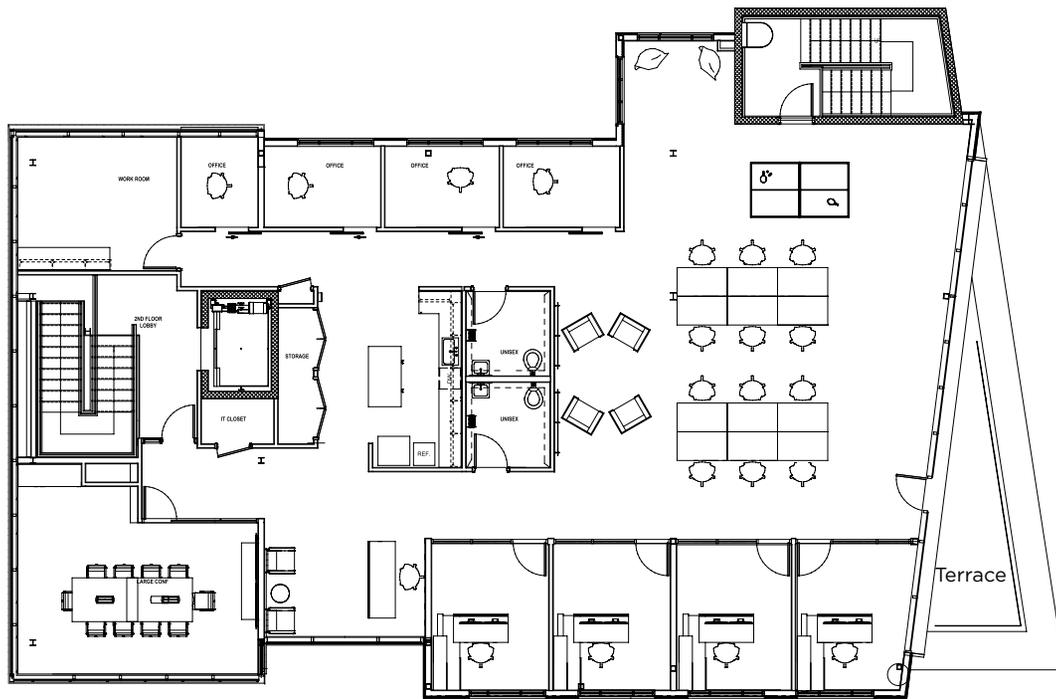
Disclaimer - Furniture may not represent actual furnishings**

FLOORPLAN

FLOOR 2

4,643 SF

Available 10/1/2026



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NEARBY LOCATIONS



2600 S 1st St,
Austin, TX 78704

IN-N-OUT
BURGER

RADIO
COFFEE & BEER

Kerbey Lane
ALL DAY CAFE

Matt's & Rancho
SINCE 1952

BLACK SHEEP LODGE
AUSTIN PETS ALIVE
THRIFT
LO RO
CVS
Office DEPOT

Patika
Patika
confituras
little kitchen
LAMAR
Zoomy's

the ABGB

Toss
PIZZERIA & PUB

Summer Moon
COFFEE

Pot's

SUPER
Thai Cuisine
B*A
OPA!
Coffee & Wine Bar
MESON

uchi

TERRY BLACK'S
BARBECUE

ODD DUCK

Snooze
AN AM EATERY

thai fresh

CPB
CORNER BAR
1981 S. LAMAR
MASE & MASE

Mattie's

TANBURIA
LA GHERA

Ananda's JuiceLand
EL PRIMO
PHOEBE'S
SHAWARMA
T POINT

POKE-POKE
the Super's Sandwich

Taste of Ethiopia

Fresca's
MERCADO
PICNIK
The Soup PEDDLER
SNARF'S
Sandwiches
LENOIR
ELIZABETH'S
BROODLES BAKED IN
Breadings

aba

amy's
Ice Creams
Guero's
JO'S
LUCKY ROBOT
Perla's
hopdoddy
BURGER BAR
HOME SLICE
PIZZA

Teal House
COFFEE
vinaigrette
Wespaio
TORCHY'S TACOS
CA FE NO SE
June's
THE METEOR
Magnolia & CAFE
Lucy's
PIZZERIA

Curra's Grill

t'so
chinese

INTERSTATE
35

S Lamar Road

Menchaca Rd

S 1st St

W Oltorf St

S Congress Ave

360



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2600 S
1ST ST

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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.

2-10-2025



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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date