

Property for Lease

900 RED RIVER
AUSTIN, TX



Located in the historical Austin nightclub district on Red River in the Capitol View Corridor, one block from the future Waller Creek Riverwalk, this unique property provides ample space to support local and national venues. The 1,624 RSF club interior offers a vintage style bar atmosphere at one end, a stage with built-ins for sound equipment and lights at the opposite end, and ample space for socializing.

The exterior boasts a beautiful 4,715 RSF outdoor patio complete with two bar areas and a large stage with easy access for band equipment setup and tear down all situated in a native landscape environment. This property offers character and charm that is uniquely Austin. Excellent location with rare on-site parking.

Property Information:

Location: 900 Red River

Overall Sq. Footage: 6,339 RSF

Building: 1,624 RSF

Outdoor Bar/Patio: 4,515 RSF

Zoning: CBD-CO with the following conditional overlays: Capitol View Corridor (CVC), Central Urban Redevelopment (CURE), Residential Design & Compatibility Standards, Comprehensive Cultural Resources, and Green Building Mandatory; City of Austin.

Parking: Designated for Tenant

Terms Available:

3 - 5 years

Spaces Available: 6,339 RSF

Rate: Negotiable

Details: 6,339 square foot nightclub available located at the corner of 9th St. and Red River in Austin, Texas.

Note: All square footages contained in this flyer are approximate and should be verified by interested parties.

The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct careful, independent research of the property to determine to your

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