

CENTURY 21[®]

Judge Fite Company



640 TILLERY STREET

AUSTIN, TX 78702



\$1,995,000



3,000 sqft

DESCRIPTION

An architectural statement in the heart of East Austin's creative corridor, 640 Tillery Street presents a rare opportunity for investors, visionaries, and lifestyle brands to establish a meaningful presence in one of the city's most culturally dynamic neighborhoods. Recently occupied by a strong tenant delivering an attractive cap rate, the property is now vacant and available for immediate occupancy, offering both proven performance and the flexibility to bring a new concept to life. Zoned CS-MU-CO-NP, this mixed-use asset seamlessly blends functionality with design. Originally conceived and built by an artist, the structure is a true expression of form and space, featuring soaring ceilings, expansive open interiors, and oversized glass doors that blur the line between indoor and outdoor environments. Positioned on a wide, highly accessible street just moments from East 6th Street and César Chávez, the property is ideally suited for a flagship concept, whether a brand headquarters, creative studio, or hospitality-driven experience. Envision a coffee roastery paired with a design studio, a gallery-forward retail concept, or a wellness brand creating a destination rooted in authenticity. With strong street presence, flexible layouts, and private landscaped grounds designed for gatherings, activations, or everyday use, the property invites both community engagement and brand storytelling. Surrounded by some of Austin's most celebrated coffee shops, galleries, breweries, and culinary destinations, 640 Tillery places you at the center of the city's cultural momentum. This is a rare opportunity to secure a design-forward live/work/flex property that captures the spirit - and the future - of East Austin.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 7692147
YEAR BUILT: 2008
COUNTY: Travis
TRACT OR SUBDIVIION: Division A
LIST DATE: 11/14/2025

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800.451.8055

AREA: 5
SQUARE FEET: 3,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.11
LOT SIZE (SQFT): 5,000

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Wood

EXTERIOR FEATURES

PARKING:

- OnSite

LOT DESCRIPTION:

- Level

SIDING:

- AluminumSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable
- HighSpeedInternetAvailable
- PhoneConnected

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Sidewalks
-

LISTED BY: Susan Barringer

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BROKERED BY: Kuper Sotheby's Int'l Realty