

CLARKSVILLE

# FIFTH & WALSH

5&W

AUSTIN, TX





**FIFTH & WALSH**

1200 West 5th Street, Austin TX 78703

## OVERVIEW



# FIND YOUR RHYTHM

At Fifth & Walsh, every hour is your finest hour — a place that is invigorating, relaxing, and everything in between. Here, the vibrancy of Clarksville meets a breezy atmosphere, providing a dynamic and welcoming environment where you can sit back and breathe easy.



# AN EFFORTLESS RETAIL EXPERIENCE

1,200 - 4,278 SF  
of retail and restaurant space

8,400 SF+  
available along 5th Street

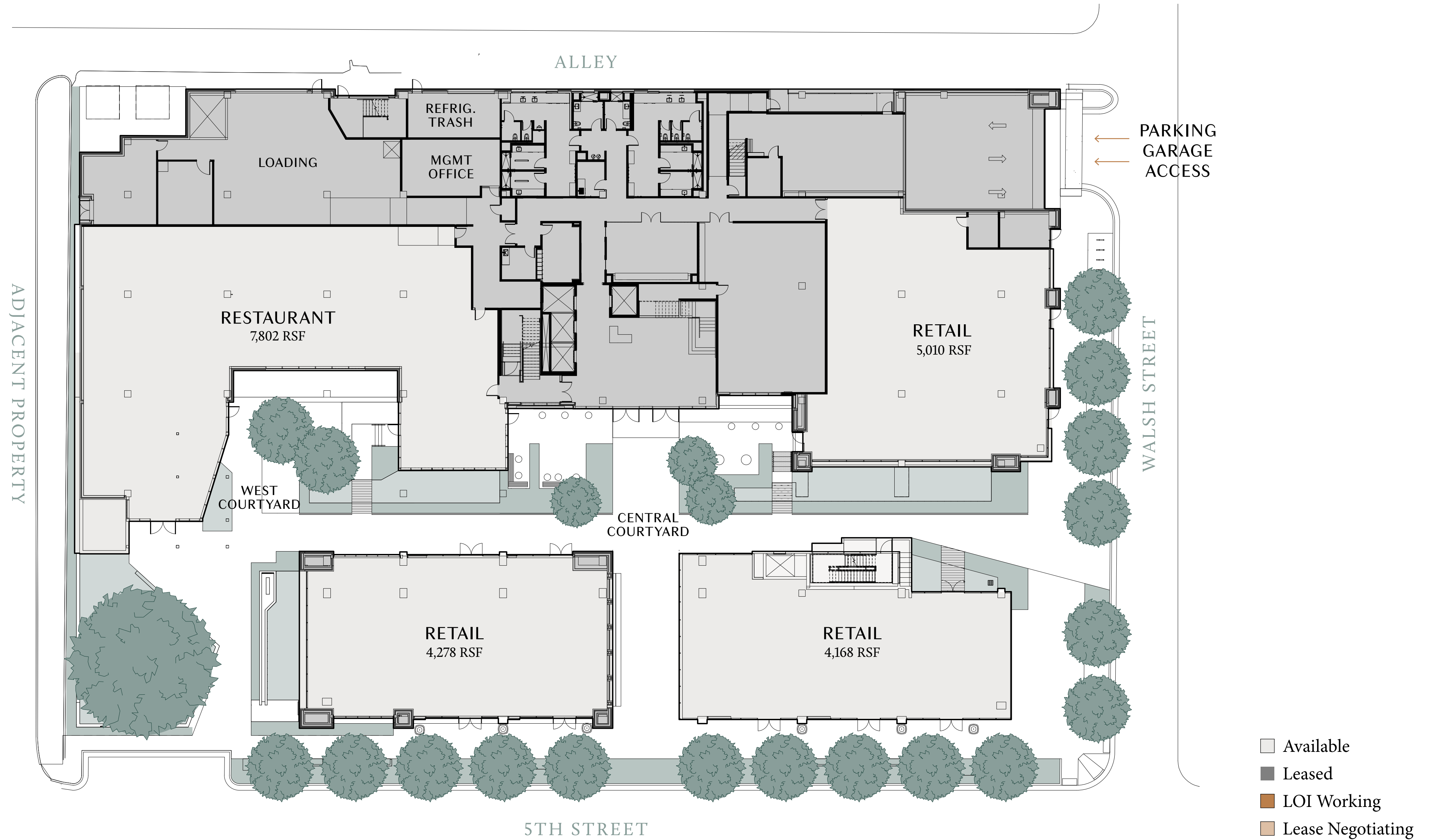
DESIGNATED  
RETAIL PARKING

EXCEPTIONAL BUILDING  
unique to Clarksville, features retail/  
restaurant spaces and 4 levels of office

A BUILT-IN AUDIENCE  
of 1,000+ office tenants



# RETAIL PLAN



## LOCATION

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## THE LOCAL'S LOCAL

Historic Clarksville, just west of downtown, is now a contemporary entertainment district. Here, Stylish bungalows mingle with classic, upscale restaurants and one-of-a-kind retail to create an engaging and authentic vibe. Its buzzing streets are home to an invitingly exuberant atmosphere, singular to Austin.



LOCATION



JOSEPHINE HOUSE



HOWARD'S



LIN ASIAN BAR + DIM SUM



ROSIE'S



CLARK'S



SWEDISH HILL

# RED BUD

9 min drive

STRATFORD  
OVERLOOK  
GREENBELT

93 WALK SCORE

88 BIKE SCORE

# ROLLINGWOOD

7 min drive

ZILKER  
NATURE  
PRESERVE

2244

BARTON CREEK  
GREENBELT



1

LAKE AUSTIN BLVD

W 12TH ST

ENFIELD RD

WESTENFIELD  
NEIGHBORHOOD PARK

WEST LYNN ST

**FIFTH & WALSH**

1ST ST W

BARTON SPRINGS RD

S LAMAR BLVD

W RIVERSIDE DR

MICHAEL BUTLER  
PARK AT TOWN LAKE  
METRO PARK

N LAMAR BLVD

W 5TH ST

LAMAR BEACH  
AT TOWN LAKE  
METRO PARK

MICHAEL BUTLER  
SHORES AT TOWN LAKE  
METRO PARK

DUNCAN  
NEIGHBORHOOD  
PARK

REPUBLIC  
SQUARE

PEASE  
DISTRICT  
PARK

AUSTIN  
RECREATION  
CENTER

WOOLDRIDGE  
SQUARE

W 24TH ST

GUADALUPE ST

W 11TH ST

S CONGRESS AVE

LAVACA ST

W 15TH ST

W MLK BLVD

35



DEEP  
EDDY

1

WEST LYNN ST

10 MIN WALK

7 MIN WALK

5 MIN WALK

CLARKSVILLE

PECAN  
SQUARE  
CAFÉ

amy's  
ice creams

Book People

BAR  
Peaches

今 Lin

CLARKS  
VILLAGE

24  
DINER

KREI  
COOP

DEPOT  
DONNS

W 6TH ST

ByGeorge

Qi  
Modern Asian Kitchen  
Austin

W 5TH ST

WALSH ST

clark's

lululemon

WHOLE  
FOODS  
MARKET

MEAN EYE  
CAT

BETTER  
HALF

west elm

SHOAL CREEK  
GREENBELT

FIFTH & WALSH

LADY BIRD LAKE



■ Retail  
■ Offices



PROMINENT STREET PRESENCE  
with 195' of frontage along 5th Street.



## GROUND LEVEL PATIO

ideal for a quick lunch or lengthy chat over coffee.



**CENTRALIZED LOCATION**

puts you minutes from everything Clarksville has to offer.

**FIFTH & WALSH**

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 **ENDEAVOR**  
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