

alto
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Creative Office in East Austin

924 E. 7th Street | Austin, Texas 78702

**Make.
Believe.**



altoaustin.com



alto

- At the corner of East 7th Street and San Marcos Street, commanding the highest point in East Austin
- Sustainably designed, transit-oriented, eminently visible, and loaded with amenities and activations



Class A Office + Corner Retail/Restaurant



In the heart of East Austin.

Bars and restaurants, yoga and honky tonk, barbecue and tattoos, Target and Whole Foods: daily conveniences and some of the city's coolest spots in just a few blocks.

± 66,800 SF
of Class A office
space available

± 4,070 SF
corner restaurant
space available

Flex your imagination with thoughtful design features.

- A corner patio serving your new favorite neighborhood restaurant
- An elevated first-floor amenity experience
- Private tenant balcony on the fifth floor with sweeping downtown views
- Stunning design with a stimulating palette and natural materials
- LEED Silver and sustainably designed in line with AEGB standards
- Move-in-ready spec suite opportunities

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LEASING **Ben Tolson** / 512 684-3819 / tolson@aquilacommercial.com
Seth Stuart / 512 684-3817 / stuart@aquilacommercial.com
Cody Schneider / 512 684-3835 / schneider@aquilacommercial.com

AQUILA

Refined Spaces for Work, Wellness & Connection

- **Stylish Work Lounges:** Wallpapered collaboration rooms and quiet breakout spaces designed for focus.
- **Dedicated Zoom Room:** Professional, private, and fully equipped for seamless virtual meetings.
- **State-of-the-Art Fitness Studio:** A refined retreat outfitted with premium equipment and modern design.
- **Secured Bike Storage:** A functional hub for cyclists – complete with maintenance amenities and easy access.
- **Elevated Design:** Sophisticated finishes, thoughtful details, and natural light throughout.





 **MORNING**

- 1 Revival Coffee
- 2 Practice Yoga Austin
- 3 Snooze, an a.m. eatery
- 4 Brunch Bird
- 5 Cisco's Austin

 **NOON**

- 6 French Legation State Historic Site
- 7 Gabrielas Downtown
- 8 Hopdoddy Burger Bar
- 9 Ramen Tatsuya
- 10 Easy Tiger
- 11 Sixth and Waller

 **EVENING**

- 12 The White Horse
- 13 Blurred Vines
- 14 Wright Bros Brew and Brew
- 15 Shangri La
- 16 Violet Crown Social Club
- 17 Wanderlust Wine Co
- 18 Ah Sing Den
- 19 Licha's
- 20 Il Bruto
- 21 LoLo
- 22 Buenos Aires
- 23 The Lucky Duck
- 24 Fukumoto
- 25 Native Bar
- 26 Revelry Kitchen + Bar

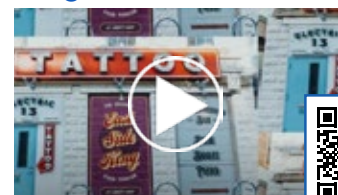
 **GET AROUND**

- 27 Plaza Saltillo Station
- 28 Bus stop - 7th/Waller
- 29 Waller Creek Greenbelt Trail

 **ANYTIME**

- 30 Whole Foods
- 31 Target

Neighborhood.



SEE AND BE SEEN

ALTO FROM DOWNTOWN/IH-35



DOWNTOWN FROM ALTO



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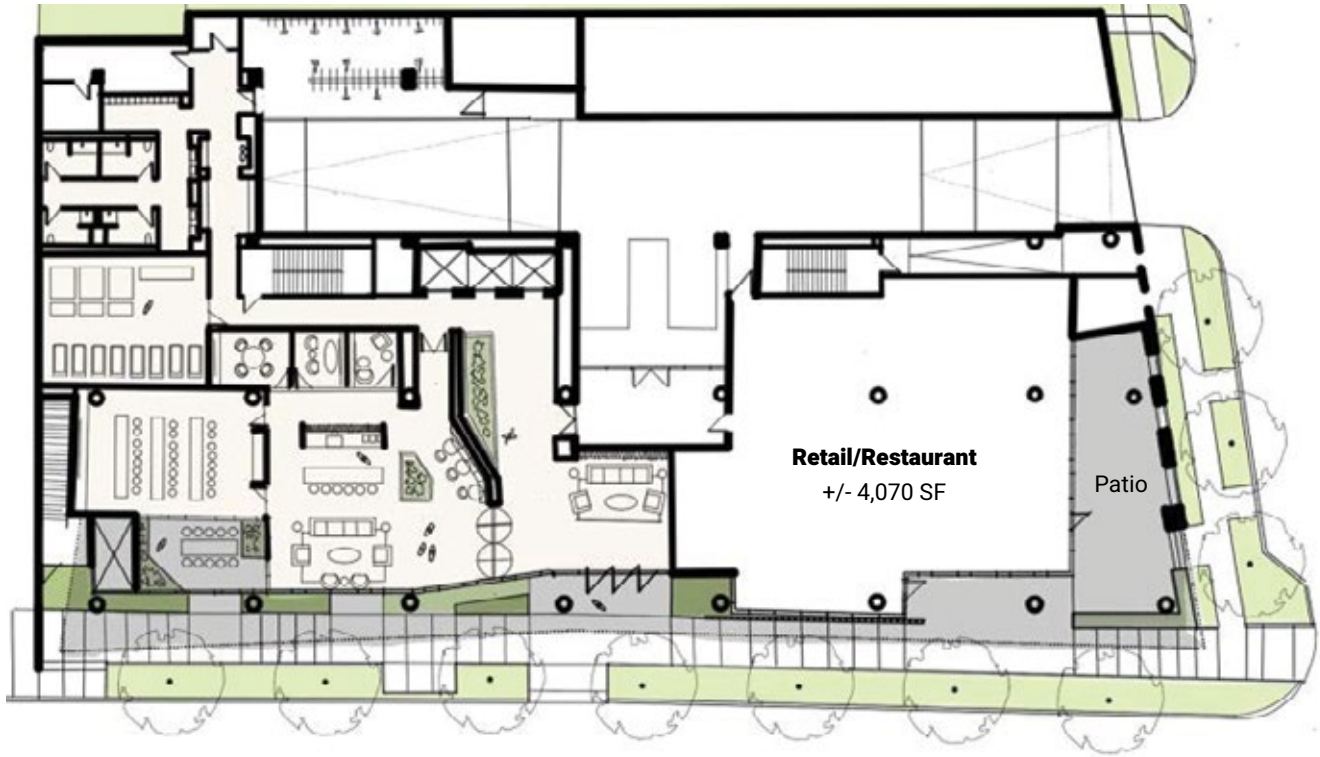
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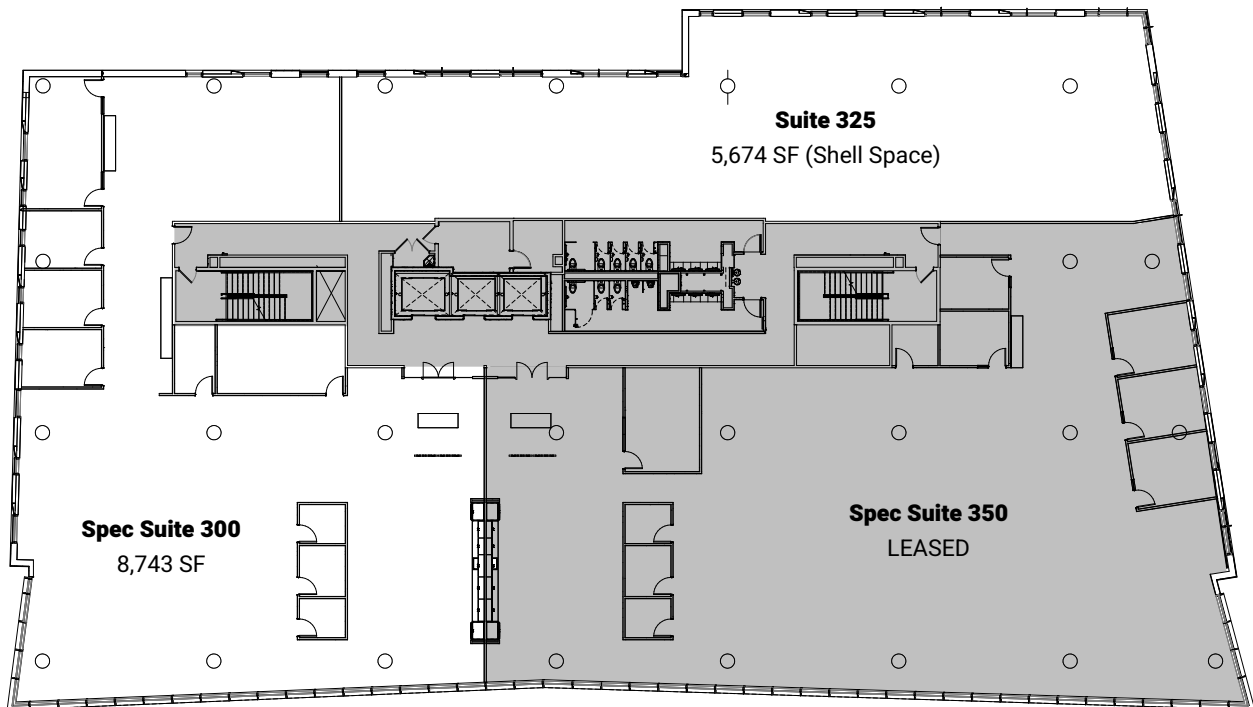
AQUILA 

Floorplans

Level 1 Amenity + Retail/Restaurant

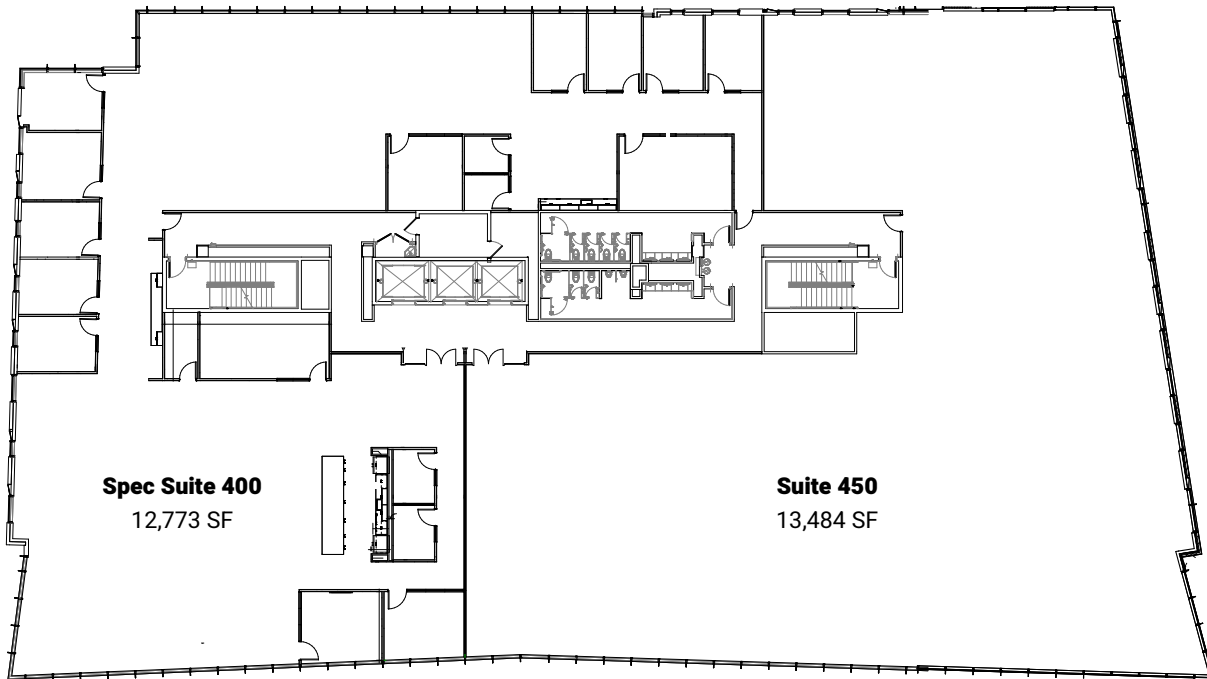


Level 3 Office



Floorplans

Level 4 Office - 26,257 SF



Spec Suite 500 - 26,126 SF

Furniture is conceptual. Spec work to be completed by September 2026.

