

\$1,995,000 - 640 Tillery Street, Austin

MLS® #7692147

\$1,995,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.11 Acres

Division A, Austin, TX

A rare architectural statement in the heart of East Austin's creative corridor, 640 Tillery Avenue offers investors, visionaries, and lifestyle brands a one-of-a-kind opportunity to anchor themselves in one of the city's most dynamic neighborhoods.

Currently occupied with a strong tenant and delivering a healthy cap rate, this multi-zoned commercial mixed-use property (CS-MU-CO-NP) combines income stability with incredible future potential. Designed and built by an artist, the structure itself is a work of art featuring extra-high ceilings, expansive open-plan interiors, and glass garage doors that dissolve the boundary between indoor and outdoor living.

Set on a wide street just moments from East 6th Street and Cesar Chavez, this property is ideal for a flagship concept or a brand's Austin home base, studio headquarters, or hospitality showcase. Think coffee roaster meets creative studio, design atelier meets tasting room, or a wellness brand seeking a destination that feels distinctly Austin. The setting offers ample street presence, flexible floorplans, and private landscaped grounds that invite gatherings, pop-ups, or everyday creativity.

This is a rare chance to secure a live/work/flex property that embodies the soul of Austin's east side. Surrounded by acclaimed coffee shops, art galleries, local



640 Tillery

RESIDENTIAL/COMMERCIAL | EAST AUSTIN

breweries, and culinary innovators, this location places your brand or investment at the center of where culture happens.

Highlights

- Prime East Austin mixed-use corridor
- Zoned CS-MU-CO-NP (Commercial Services / Mixed-Use / Conditional Overlay / Neighborhood Plan)
- Currently leased with tenant paying utilities and property taxes
- Architect-designed with soaring ceilings and open concept interiors
- Ground-floor glass garage doors open to landscaped outdoor space
- Perfect for flagship retail, creative studios, boutique hospitality, or brand HQ
- Minutes to East 6th, Cesar Chavez, and downtown Austin.

Built in 2008

Essential Information

MLS® #	7692147
Price	\$1,995,000
Bathrooms	0.00
Acres	0.11
Year Built	2008
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	640 Tillery Street
Area	5
Subdivision	Division A
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed
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	Internet Available, Phone Co
Features	Sidewalks
Parking	On Site
View	None

Interior

Interior	Concrete, Wood
Heating	Central

Exterior

Lot Description	Level
Construction	Aluminum Siding
Foundation	Slab

Additional Information

Date Listed	November 12th, 2025
Days on Market	8
Zoning	CS/MU

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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