

9909 FM 969





Sign Bar

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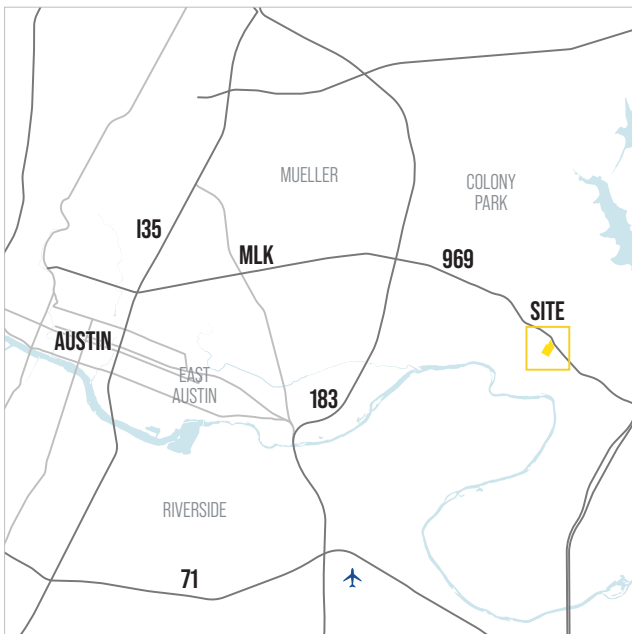
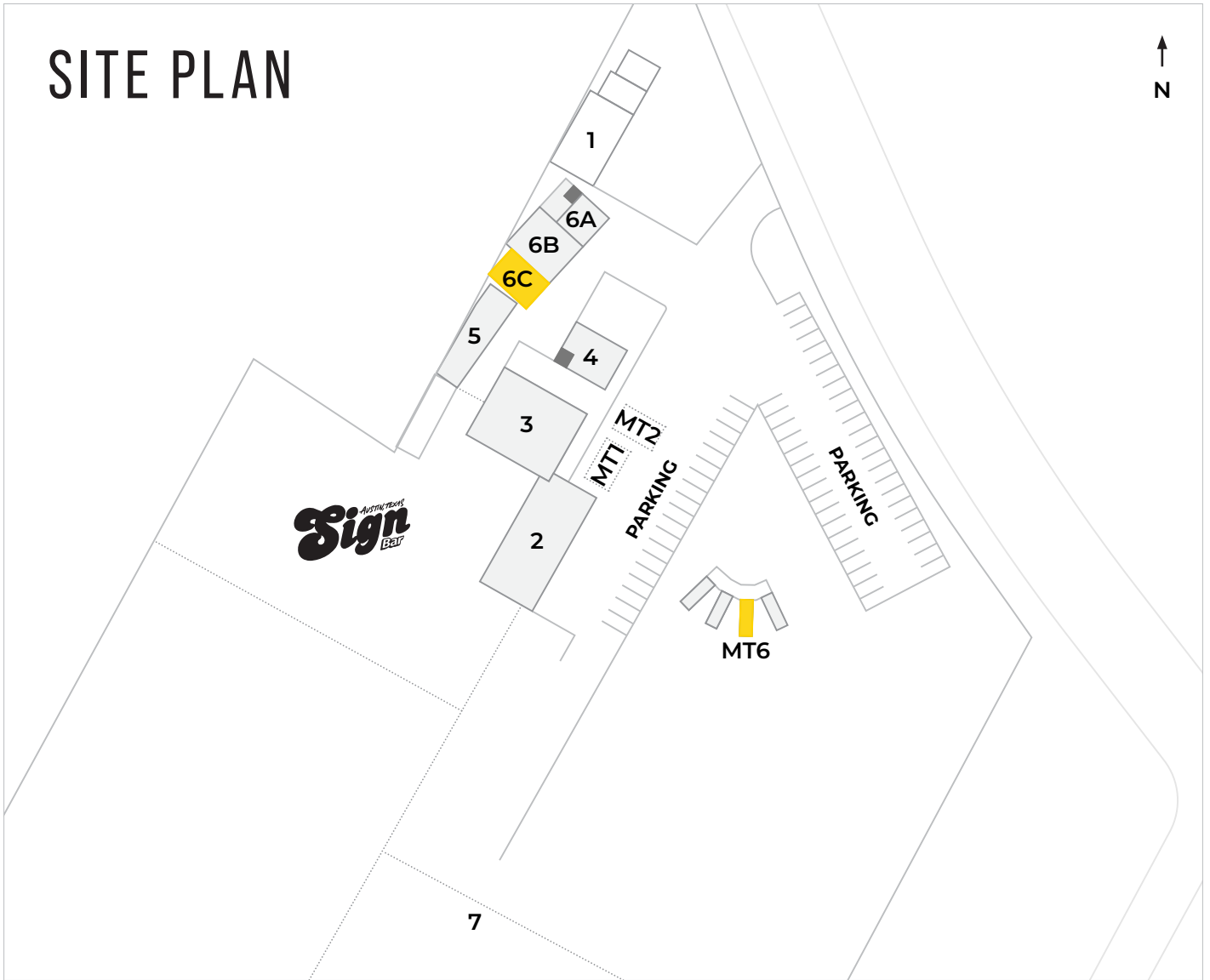
SPACE FOR LEASE

9909 FM 969 is an eclectic workplace tucked away in East Austin designed for creatives and makers alike, anchored by FBR Management's newest bar concept, Sign Bar. Sign Bar features over 75 signs from iconic Austin businesses, creating a true destination hub that sparks creativity.

HIGHLIGHTS

- Anchored by Sign Bar, full bar with event accommodations
- Local food trucks on-site
- Average 25,224 vehicles per day
- Large neighboring tenants: NXP Semiconductor
Tesla
Rodeo Austin

SITE PLAN



LEGEND

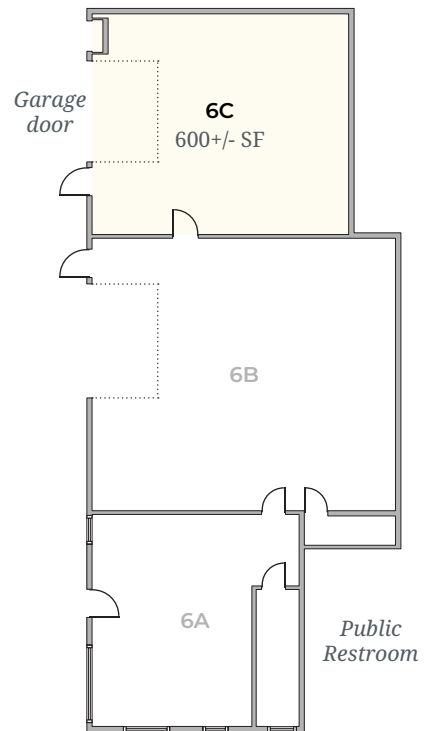
- | | | | |
|-----------|---------------------------|--------------|----------------------------|
| 1 | Jessie's Auto | 6B | Andrew Whited (woodworker) |
| 2 | Auto Body Shop | 6C | Maker |
| 3 | Sign Bar | 7 | Land Storage |
| 4 | Lao'd Bar | MT1-2 | Spicy Boys Food Truck |
| 5 | Kurt Butler (woodworker) | MT4 | Kahn Tran |
| 6A | Christopher Schroeder Art | MT5 | Maker Retail |
| | | MT6 | Moontower Vintage |
| | | MT7 | Parker & Scott |

DRIVE TIMES

<i>Austin Central Business District</i>	20 min	9 mi
<i>Austin-Bergstrom Intl. Airport</i>	13 min	7 mi
<i>University of Texas</i>	17 min	8 mi



BUILDING 6 UNIT C



SPECIFICATIONS

<i>Use</i>	Maker
<i>Size</i>	600+/- SF
<i>Dimensions</i>	19'5" X 30'4"
<i>Base Rent</i>	\$950
<i>Operating Expenses</i>	\$200
<i>Total</i>	\$1,150

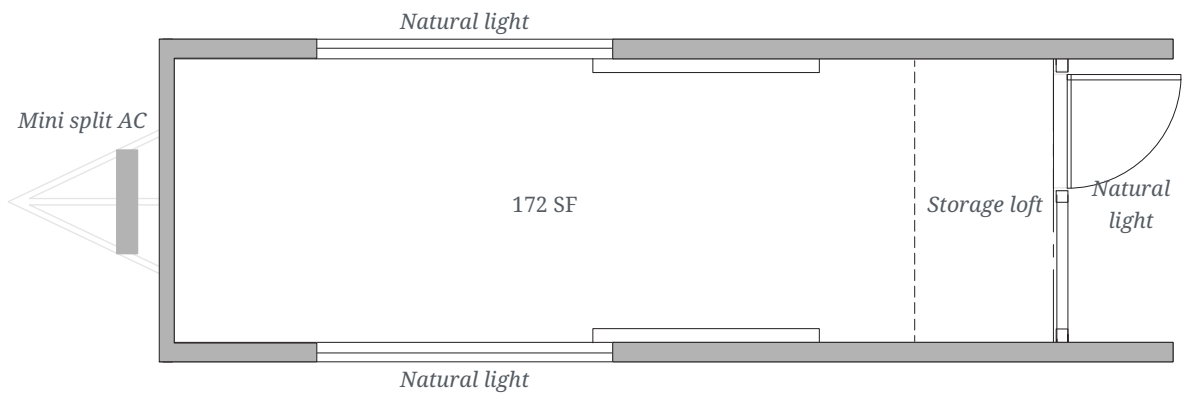
DETAILS

Not conditioned
Garage door



STUDIO TRAILERS

Trailer 5 available now



SPECIFICATIONS

Use	Maker Retail
Size	172 SF
Dimensions	7'6.5" X 23'3"
Base Rent	\$1,000

DETAILS

Storage loft
Mini split Air-Condition
Keyless entry
Utilities included



IMPERIAL DR

FM 969

LAND STORAGE

SPECIFICATIONS

<i>Use</i>	Land Storage
<i>Size</i>	3 acres
<i>Base Rent</i>	Please inquire
<i>Operating Expenses</i>	N/A



ABOUT TOPO

TOPO brings a unique perspective to real estate drawing from our experiences founding and operating hospitality businesses. We create uncommon spaces where thoughtful design produces meaningful impacts for our tenants, partners, and community - while having fun along the way.

Our fully integrated team finds innovative real estate solutions for businesses seeking dynamic, attainable workspaces. We build relationships with best-in-class partners who share our passion for activating destinations and helping them thrive. We are proud of what we have accomplished and excited for the opportunities ahead.

CONTACT

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TOPO