MARATHON 4009

ECR

OFFICE | FOR LEASE



4009 MARATHON BLVD | AUSTIN, TEXAS 78756

MARATHON
4009

AUSTIN, TEXAS 78756 | OFFICE | FOR LEASE

Step into a piece of history, reborn.

4009 Marathon is an instant classic. An office building like no other, inspired by turn-of-the-century Ford manufacturing buildings.

Availability.

Suite 200 8,797 RSF Full Second Floor

The Heritage.

- Inspired by early Ford Motor Company manufacturing plants
- Honest materials: exposed concrete, steel, and brick
- Industrial proportions with modern precision
- Architecture that prioritizes light, air, and structure
- A contemporary reinterpretation of turn-of-the-century industry

The Experience.

- Full-floor layouts with private outdoor patios
- Rooftop entertainment terrace overlooking Central Austin
- Expansive glazing and operable façade
- Indoor–outdoor work environments on every level
- Designed for creative teams and modern workflows

SEAN COUEY | SCOUEY@ECRTX.COM | ROSS CHUMLEY | RCHUMLEY@ECRTX.COM



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The Story Behind Marathon.

4009 Marathon was conceived as a modern reinterpretation of early American industrial architecture—specifically inspired by early Ford Motor Company assembly plants found in Detroit, with a Texas twist.

The Ford Plant was defined by clarity of structure, repetition, and purpose. Long horizontal bands, disciplined geometry, and an emphasis on function over ornament created buildings that were both efficient and enduring. These principles served as the foundation for Marathon's design.

Rather than replicating the factory outright, the influence was translated. The building adopts the same sense of rhythm and order through its façade patterning and massing, while introducing modern materials, outdoor spaces, and flexibility suited for contemporary office use.

Marathon reflects the evolution of workspaces—from industrial production to creative and professional environments—while maintaining the honesty and strength of its architectural roots. The result is a building that feels grounded, intentional, and distinctly modern, with a lineage that traces back to one of America's most influential eras of industrial design.

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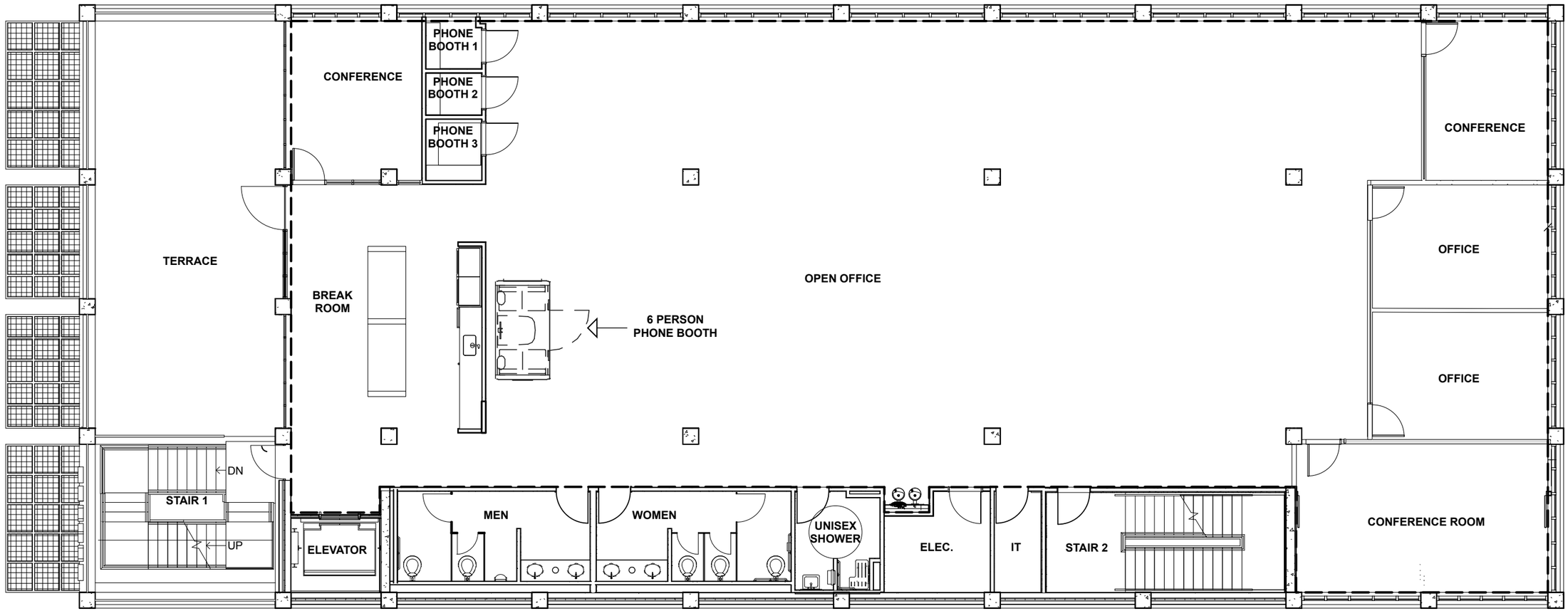
"Inspired by the clarity, rhythm, and durability of early American industrial architecture."



Suite 200 8,797 RSF (Full Second Floor)



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 200






MARATHON

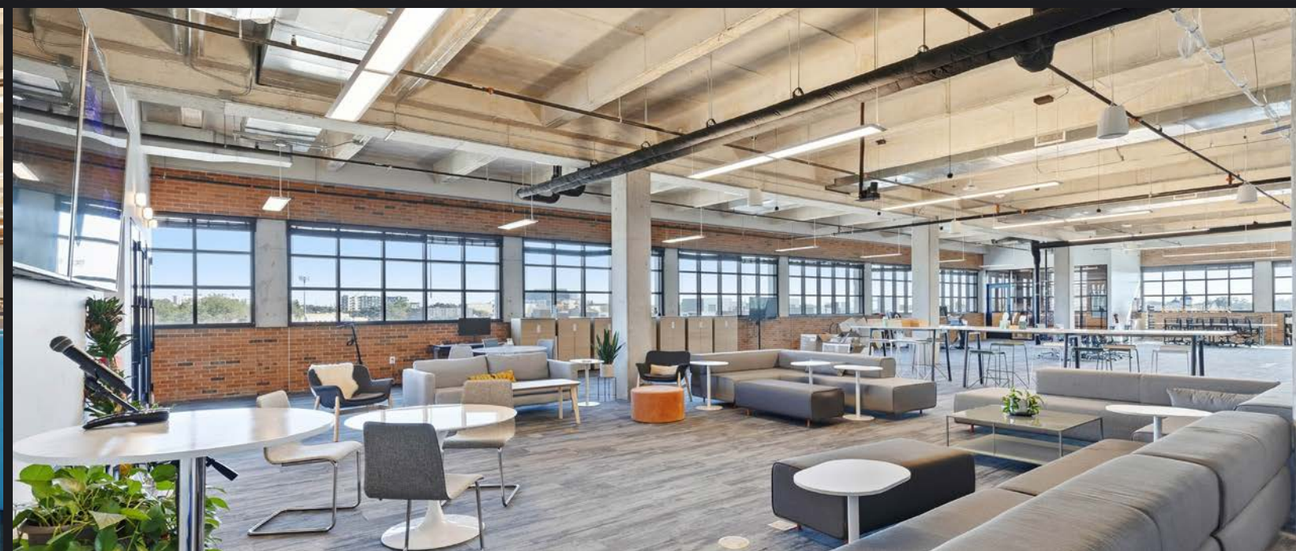





MARATHON







THE DOMAIN
15 MIN DRIVE

THE ARBORETUM
14 MIN DRIVE

INTERSTATE 35

183

LOOP 1

360 TEXAS

2222

290

130

THE GROVE
5 MIN DRIVE

THE TRIANGLE
2 MIN DRIVE

MUELLER
10 MIN DRIVE

MARATHON
4009

UT AUSTIN
7 MIN DRIVE

INTERSTATE 35

183

130

2244

LOOP 1

DOWNTOWN AUSTIN
10 MIN DRIVE

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
20 MIN DRIVE

360 TEXAS

71

Built with history. Designed for now.

Located in the heart of Central Austin, 4009 Marathon places tenants minutes from Downtown, The Triangle, and Burnet Road—surrounded by walkable dining, retail, and neighborhood amenities.

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Surrounded by Austin Favorites.

Step outside Marathon and you're immediately connected to some of Central Austin's most established dining destinations. From quick lunches to team dinners and client meet-ups, the neighborhood offers options that are local, familiar, and effortless.

1. Taco Shack
2. Rudy's
3. Central Market
4. Snooze AM Eatery
5. Mendocino Farms
6. Santa Rita Cantina
7. Baretto Bistro
8. Tiny Boxwoods
9. Otherside Deli
10. Blenders and Bowls
11. Houndstooth Coffee
12. Tacodeli
13. Uchiko Austin
14. Draught House
15. Mazur Coffee
16. Chipotle
17. Craft Omakase
18. Starbucks
19. Chili's
20. Upper Crust Bakery
21. Pinthouse Pizza
22. Fonda San Miguel
23. Merit Coffee Co
24. Dumpling World
25. Mandola's
26. MezzeMe
27. Sushi Warriors
28. Monger's
29. New World Deli
30. Terrible Love Coffee
31. Lau Lau Coffee
32. Foodheads







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