

MARATHON
4009

E C R

OFFICE | FOR LEASE

MARATHON

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



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.

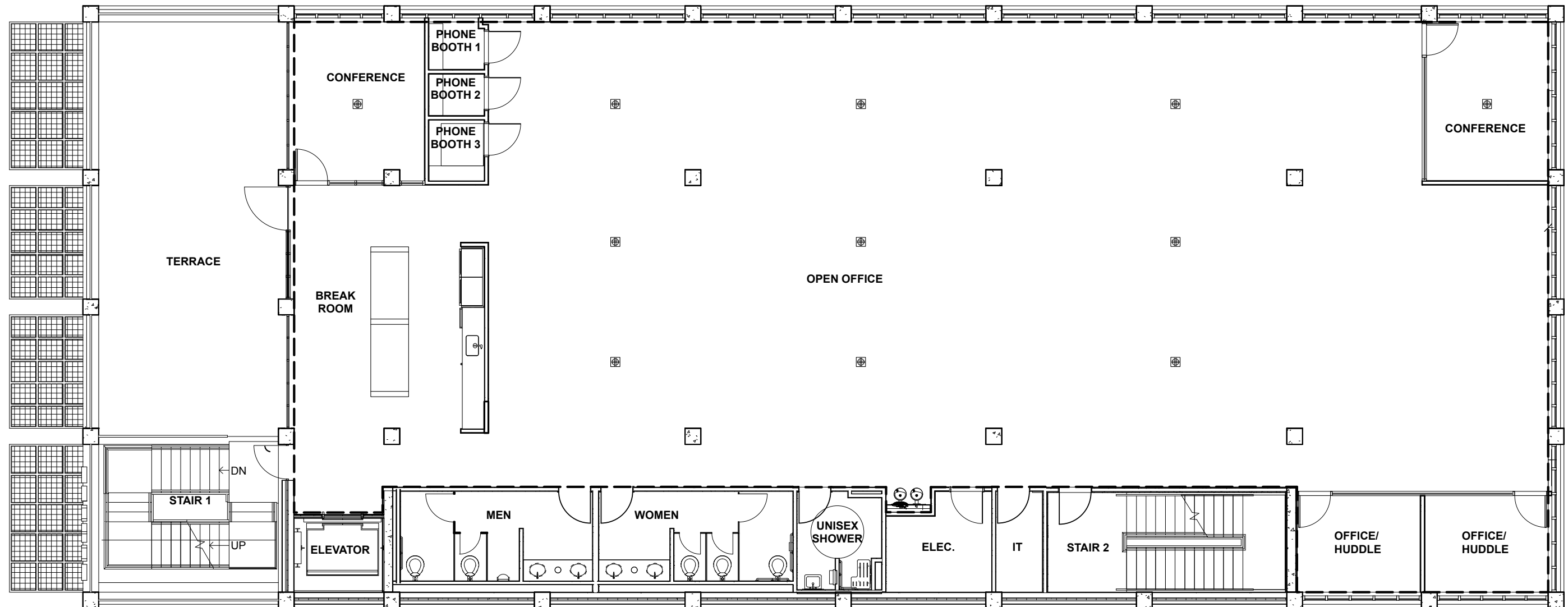
Rather than replicating the factory outright, the influence was translated. The building adopts the same sense of rhythm and order through its façade patterning and massing, while introducing modern materials, outdoor spaces, and flexibility suited for contemporary office use.

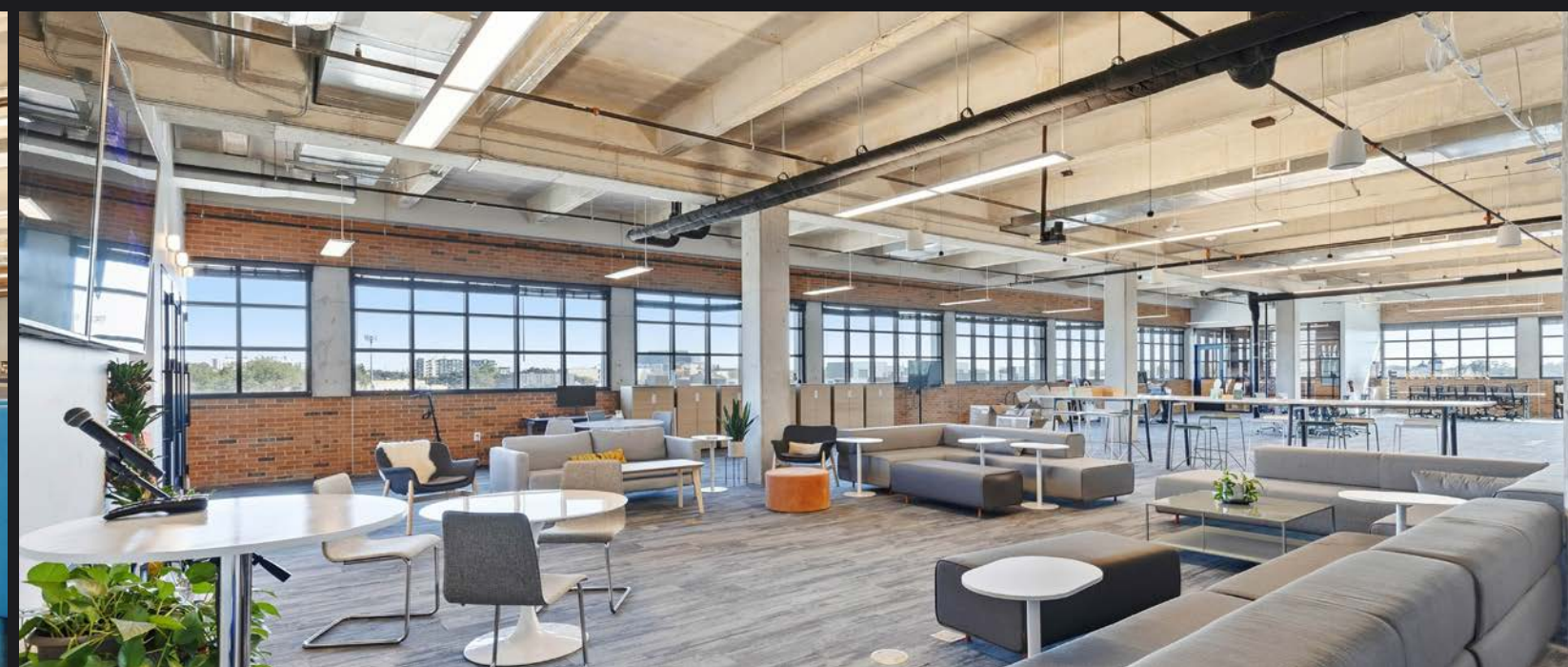
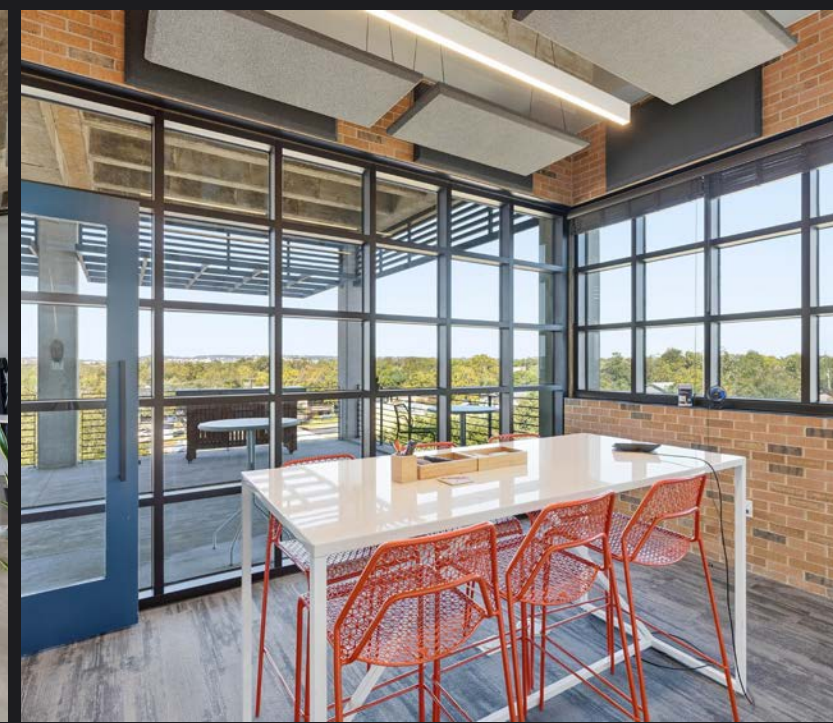
Marathon reflects the evolution of workspaces—from industrial production to creative and professional environments—while maintaining the honesty and strength of its architectural roots. The result is a building that feels grounded, intentional, and distinctly modern, with a lineage that traces back to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

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



Suite 200 8,797 RSF (Full Second Floor)







THE ARBORETUM
14 MIN DRIVE

THE DOMAIN
15 MIN DRIVE

THE GROVE
5 MIN DRIVE

THE TRIANGLE
2 MIN DRIVE

MUELLER
10 MIN DRIVE

MARATHON
4009

UT AUSTIN
7 MIN DRIVE

DOWNTOWN AUSTIN
10 MIN DRIVE

**AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT**
20 MIN DRIVE

2222

360
TEXAS

LOOP
1

183

INTERSTATE
35

130

290

INTERSTATE
35

183

130

2244

360
TEXAS

LOOP
1

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.



MARATHON
4009





CHARLES ALAN
WRIGHT FIELDS AT THE
BERRY M. WHITAKER
SPORTS COMPLEX

SUNSHINE
COMMUNITY
GARDENS

the
triangle

W 45TH ST

W 40TH ST

W 38TH ST

W 34TH ST

RAMSEY
NEIGHBORHOOD
PARK

MARATHON
4009

Ascension
Seton

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



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