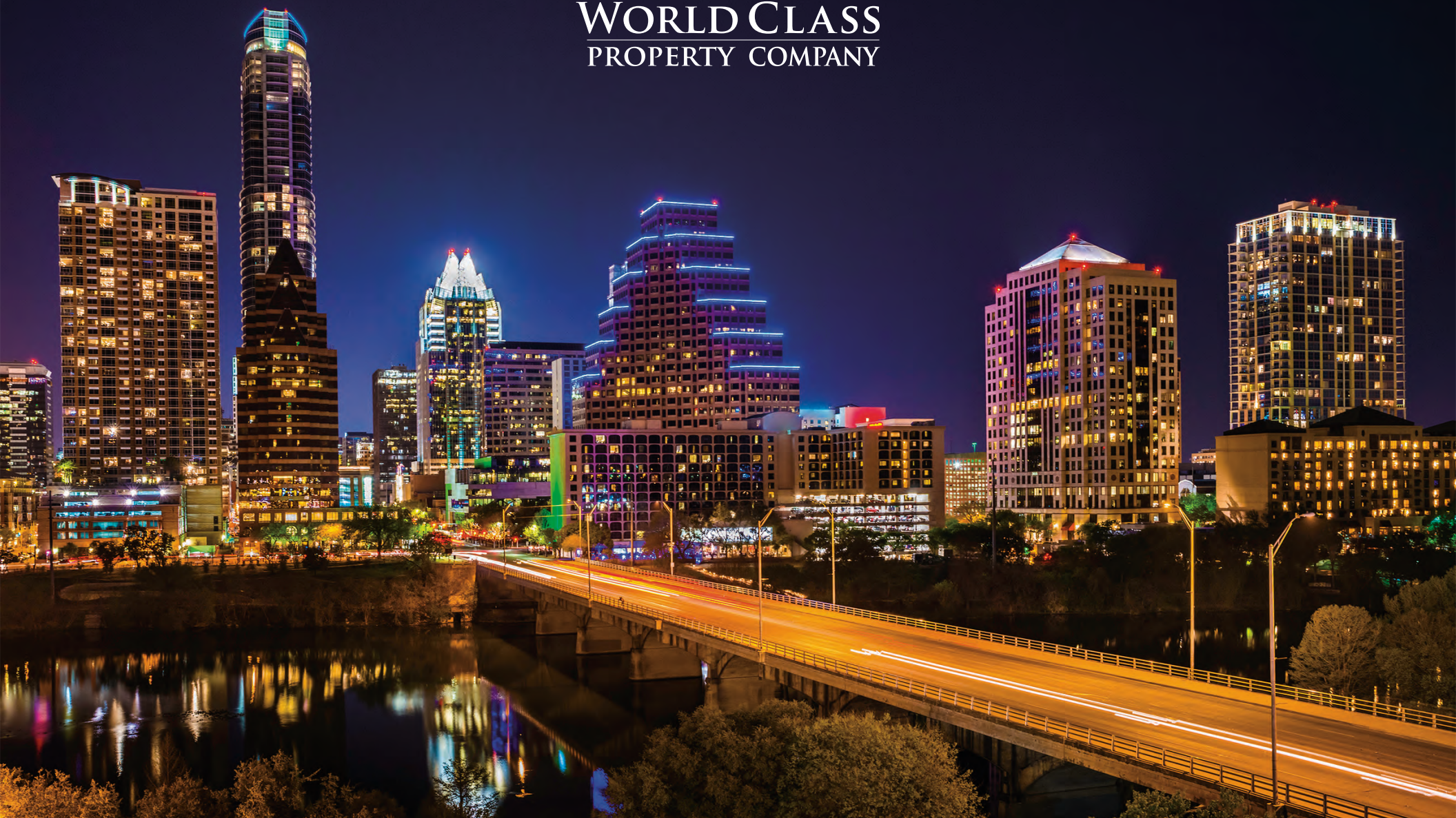
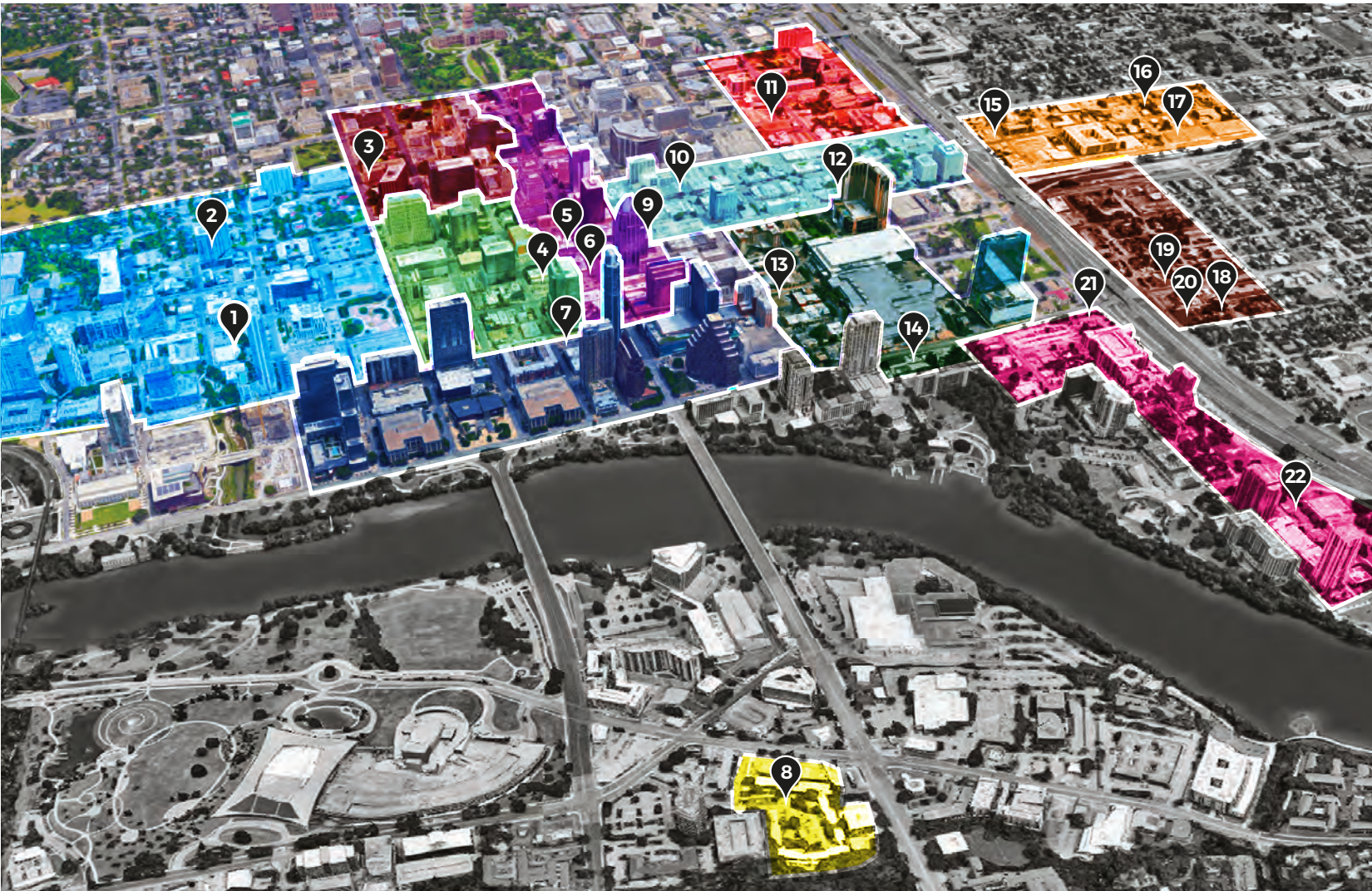


# DOWNTOWN --- AUSTIN

WORLD CLASS  
PROPERTY COMPANY



# DOWNTOWN AUSTIN PROPERTY PORTFOLIO MAP



## DOWNTOWN DISTRICT KEY

- CAPITOL DISTRICT
- CONGRESS DISTRICT
- CONVENTION DISTRICT
- 2<sup>ND</sup> STREET DISTRICT
- EAST AUSTIN DISTRICT
- ENTERTAINMENT DISTRICT
- WEST 6<sup>TH</sup> DISTRICT
- PLAZA SALTILLO DISTRICT
- RAINEY ST DISTRICT
- RED RIVER DISTRICT
- SOUTH CONGRESS DISTRICT
- WAREHOUSE DISTRICT

Map data ©2018 Google

### PROPERTY ADDRESS & TYPE

- |  |   |   |  |   |
|--|---|---|--|---|
| <p><b>1</b> 612 WEST 4<sup>TH</sup> ST<br/>CREATIVE OFFICE</p> <p><b>2</b> 618 WEST 6<sup>TH</sup> ST<br/>RETAIL</p> | <p><b>3</b> 303-305 WEST 9<sup>TH</sup> ST<br/>OFFICE</p> <p><b>4</b> 117 WEST 4<sup>TH</sup> ST<br/>RETAIL</p> <p><b>5</b> 422 CONGRESS AVE<br/>RETAIL/CREATIVE OFFICE</p> <p><b>6</b> 320 CONGRESS AVE<br/>RETAIL/CREATIVE OFFICE</p> <p><b>7</b> 101 WEST 3<sup>RD</sup> ST<br/>DEVELOPMENT SITE</p> | <p><b>8</b> 500 SOUTH CONGRESS AVE<br/>DEVELOPMENT SITE</p> <p><b>9</b> 103 EAST 5<sup>TH</sup> ST<br/>RETAIL/CREATIVE OFFICE</p> <p><b>10</b> 222 EAST 6<sup>TH</sup> ST<br/>RETAIL/CREATIVE OFFICE</p> <p><b>11</b> 720 RED RIVER ST<br/>RETAIL</p> <p><b>12</b> 504 EAST 5<sup>TH</sup> ST<br/>CREATIVE OFFICE</p> | <p><b>13</b> 305-309 EAST 3<sup>RD</sup> ST<br/>RETAIL</p> <p><b>14</b> 99 TRINITY ST<br/>DEVELOPMENT SITE</p> <p><b>15</b> 805-809 EAST 6<sup>TH</sup> ST<br/>CREATIVE OFFICE</p> <p><b>16</b> 1212 EAST 6<sup>TH</sup> ST<br/>CREATIVE OFFICE</p> <p><b>17</b> 501 WALLER AVE<br/>RETAIL/CREATIVE OFFICE</p> | <p><b>18</b> 905-907 EAST CESAR CHAVEZ<br/>DEVELOPMENT SITE</p> <p><b>19</b> 900-904 EAST CESAR CHAVEZ<br/>DEVELOPMENT SITE</p> <p><b>20</b> 901 EAST CESAR CHAVEZ<br/>DEVELOPMENT SITE</p> <p><b>21</b> 707 EAST CESAR CHAVEZ<br/>RETAIL</p> <p><b>22</b> 50-56 EAST AVE<br/>CREATIVE OFFICE</p> |
|--|---|---|--|---|

## DOWNTOWN AUSTIN STATISTICS & FIGURES

---

# 29,181

DOWNTOWN CBD  
RESIDENTIAL POPULATION

# 111,028

DOWNTOWN EMPLOYEES

# \$103,713

AVERAGE INCOME

# 80%

WHITE COLLAR

# 68%

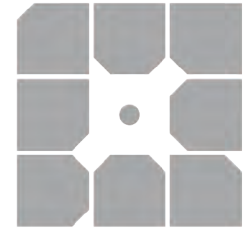
AGE 44 OR  
YOUNGER

# 47%

BACHELOR'S DEGREE  
OR HIGHER

# 74%

COLLEGE EDUCATED



WP engine

Google fiber

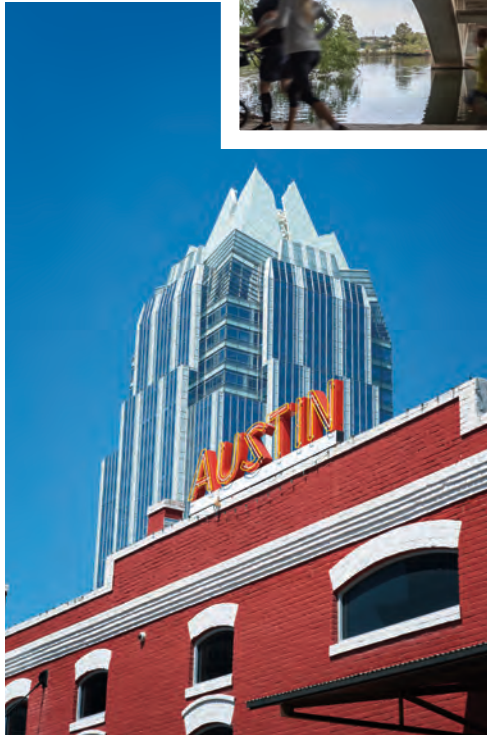
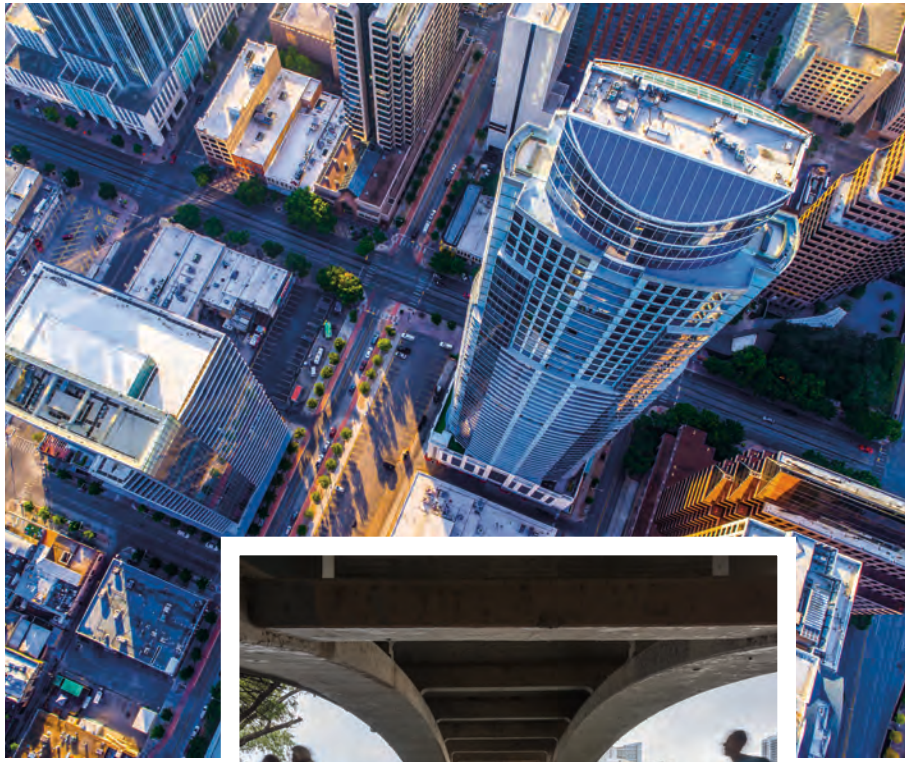


SILICON LABS

ATLASSIAN



DOWNTOWN AUSTIN HAS DOUBLED IN POPULATION SINCE 2000.



# DOWNTOWN AUSTIN AMENITY FACT SHEET



- CAPITAL GRILLE
- RA SUSHI BAR
- TRAVIATA
- CHINATOWN DOWNTOWN
- FRANK'S
- MANUEL'S
- SWIFT'S ATTIC
- RED ASH
- KEBABALICIOUS
- MODERN MARKET
- BURGER BAR
- STARBUCKS
- CORNER
- SECOND BAR + KITCHEN
- FAREGROUND'S FOOD
- HALL
- TACO SHACK
- LEAF
- NEWK'S EATERY
- MAI TAI
- TRULUCK'S



- FAIRMONT AUSTIN
- FOUR SEASONS
- MARRIOTT DOWNTOWN
- THE LINE
- HAMPTON INN & SUITES
- HYATT PLACE
- JW MARRIOTT
- HILTON
- ONYX
- COURTYARD
- RESIDENCE INN
- HILTON GARDEN INN
- W AUSTIN
- ALOFT HOTEL
- THE DRISKILL
- HYATT REGENCY
- ALOFT HOTEL
- THE WESTIN
- GRAND AUSTIN HOTEL
- HOLIDAY INN



- MORT SUBITE
- ELEPHANT ROOM
- SPEAKEASY
- HANGAR LOUNGE
- CEDAR STREET COURTYARD
- SELLERS UNDERGROUND
- HIGHLAND LOUNGE
- LAVACA STREET BAR
- OILCAN HARRY'S
- KARMA LOUNGE
- HANDLEBAR
- GARAGE
- SPIN
- THE ROOSEVELT ROOM
- SHINER'S SALON
- TERRACE59
- BASECAMP
- SUMMIT LOUNGE
- PECHE
- THE DRISKILL BAR



# **DOWNTOWN AUSTIN ACCOLADES**



**BEST PLACE  
TO LIVE  
IN THE USA**

U.S. WORLD & NEWS

**TOP 10  
OF AMERICA'S  
MOST EDUCATED  
CITIES**

WALLETHUB



**#6  
FOR TECH  
TALENT**

CBRE

**#4  
FOR STEM JOB  
PROFESSIONALS**

AUSTIN CHAMBER



**AMERICA'S  
BEST PLACE  
TO START A  
BUSINESS**

CNBC

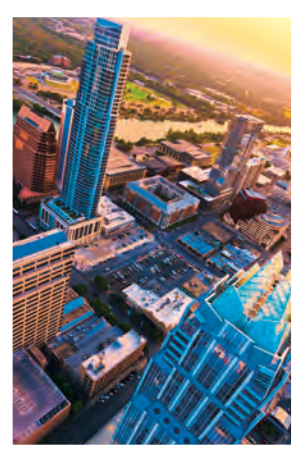


**#5  
MOST TALENTED U.S. METROS**

AVALANCHE CONSULTING

**#3  
FOR BEST  
PERFORMING  
ECONOMY  
IN RANKING OF TOP  
40 U.S. METROS**

AUSTIN CHAMBER



# HIRSHFELD-MOORE HOUSE

SPACE AVAILABLE: 12,138 SF

3

The **HIRSHFELD-MOORE HOUSE** consists of three historic buildings and a central courtyard. An ideal location for tenant seeking to make a statement with a rare office location that offers both stature and history. The buildings were made part of the National Register of Historic Places in 1973. The total available square footage is 12,138 SF.

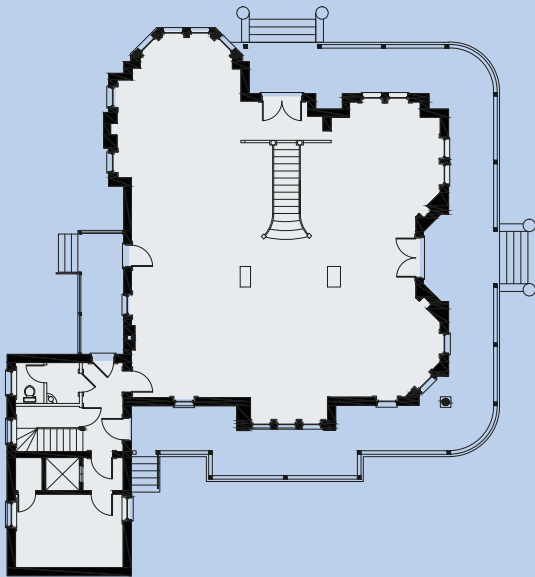


# HIRSHFELD-MOORE HOUSE

FLOORPLANS: MAIN HOUSE & COTTAGE

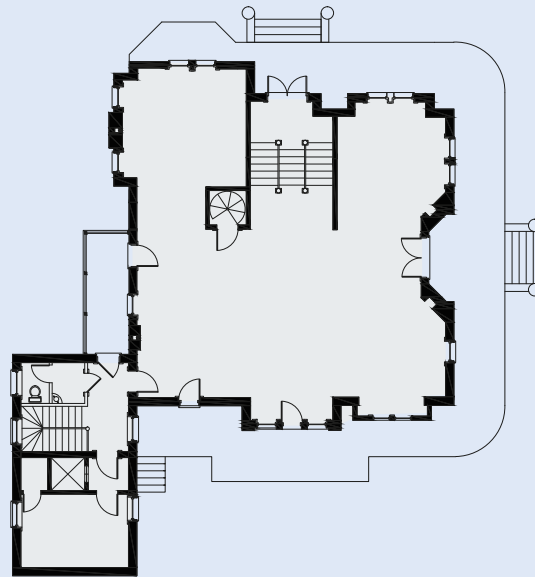


MAIN HOUSE



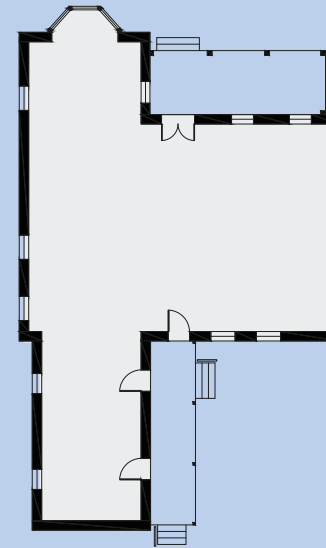
FIRST LEVEL  
3,934 SQUARE FEET

MAIN HOUSE



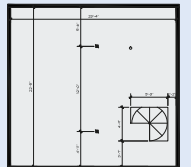
SECOND LEVEL  
2,766 SQUARE FEET

COTTAGE



SINGLE LEVEL  
2,486 SQUARE FEET

ATTIC

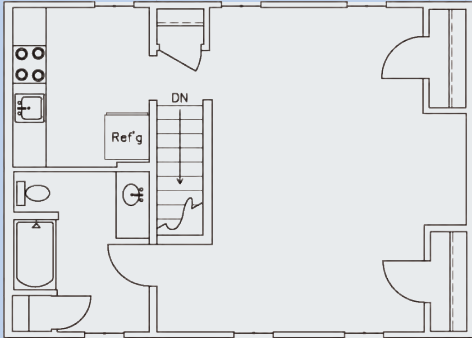


SINGLE LEVEL  
523 SQUARE FEET

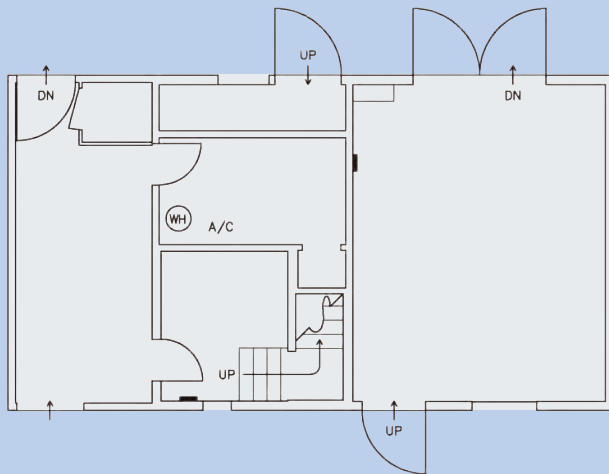
# HIRSHFELD-MOORE HOUSE

## FLOORPLANS: CARRIAGE HOUSE

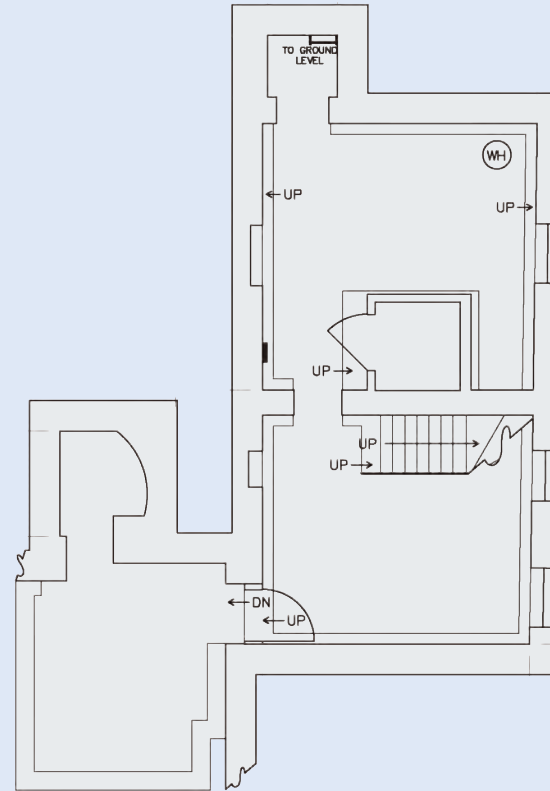
TOTAL RENTABLE SPACE 1,309 SQUARE FEET



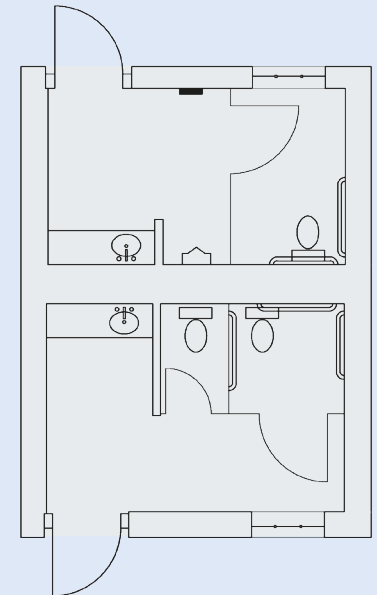
FIRST LEVEL



SECOND LEVEL



BASEMENT  
800 SQUARE FEET



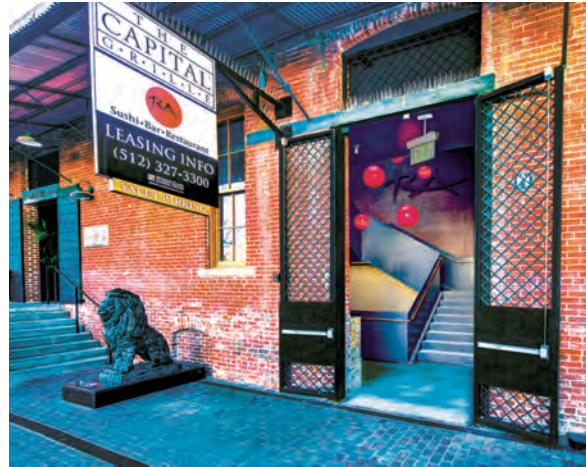
RESTROOMS  
320 SQUARE FEET

# 117 WEST 4<sup>TH</sup> ST

SPACE AVAILABLE: 2,560 SF

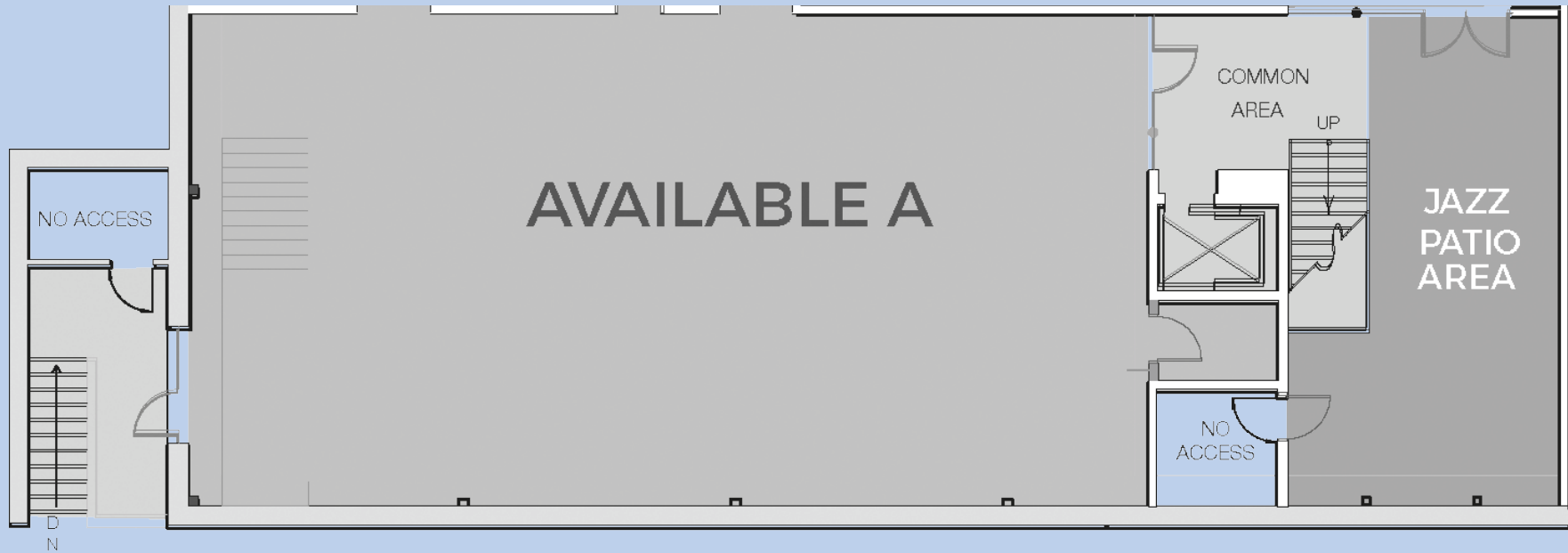
4

**117 WEST 4<sup>TH</sup> STREET** sits at the corner of 4<sup>th</sup> and Colorado streets – considered to be the heart of the booming Warehouse District, Austin’s premier location for the city’s top dining and entertainment venues. Many of the neighbouring businesses consistently rank among highest gross revenue for restaurants, bars, and nightclubs in Austin. 2,560 SF is available in this prime location in the heart of the CBD.



# 117 WEST 4<sup>TH</sup> ST

## FLOORPLANS



2,560 SQUARE FEET

# 320 CONGRESS AVENUE

SPACE AVAILABLE: 10,792 SF

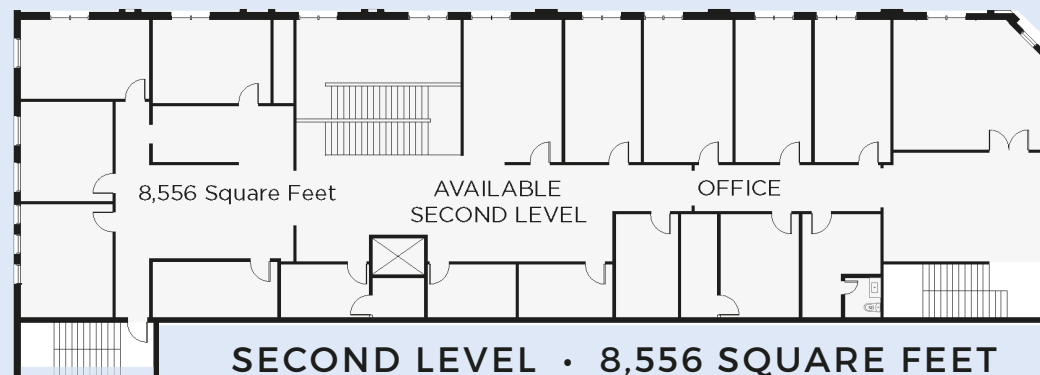
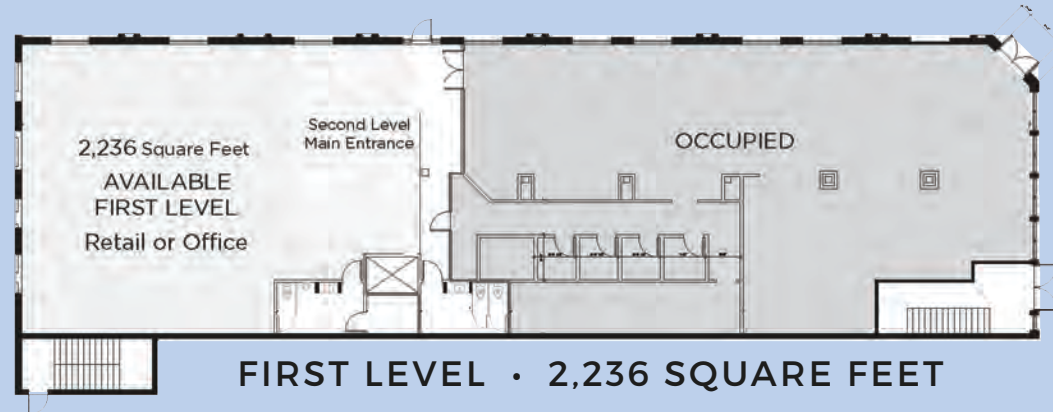
6

**320 CONGRESS AVENUE** is a historic building located on the hard corner of 4th Street and Congress Avenue, with frontage along both Congress Avenue and 4<sup>th</sup> Street. This property is a one-of-a-kind opportunity for creative office and retail space in the J&S Koppel Building. Super location with distinctive, downtown charm and newly renovated interiors.



# 320 CONGRESS AVENUE

## FLOORPLANS



# 422 CONGRESS AVENUE

SPACE AVAILABLE: 11,699 SF



**422 CONGRESS AVENUE** is located on the hard corner of 5th and Congress Avenue. This location not only affords a tenant its highly desirable Congress Avenue address, but also a prominent location in the heart of Congress and the Austin CBD. The property offers the opportunity for both street level presence as well as a rooftop looking over Congress Avenue, with prominent signage and branding opportunities. Availability ranges from 4,277 SF up to 11,699 SF.

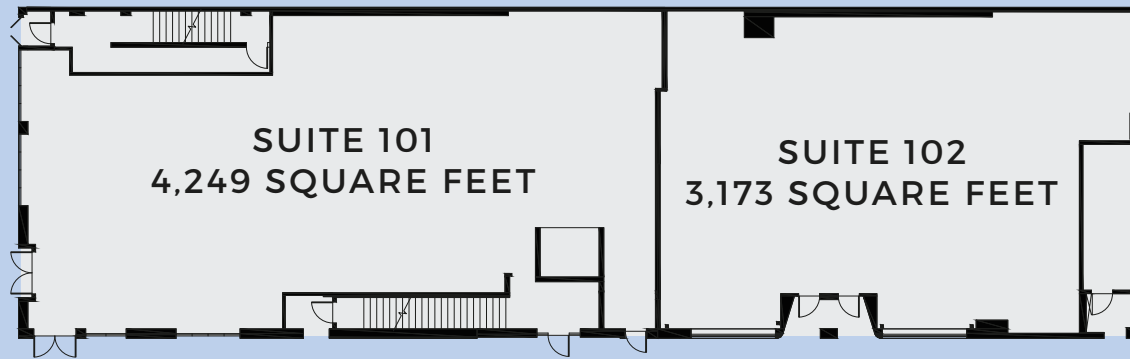


# 422 CONGRESS AVENUE

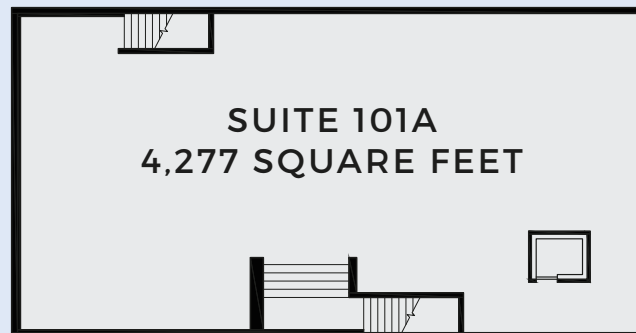
## FLOORPLANS



### FIRST LEVEL



### BASEMENT



# 103 & 105 EAST 5<sup>TH</sup> ST

SPACE AVAILABLE: 15,605 SF

9

**THE PHILLIPS BUILDING** is located on 5<sup>th</sup> Street, a half block off of Congress Avenue. This historical mixed-use building is also in the heart of flourishing downtown Austin, Texas. The two-story, 15,605 square foot property was built in 1917 and is located on 5<sup>th</sup> Street, just feet from historical Congress Avenue. The Phillips Building abuts the Frost Bank Tower, a 33-story class A office building with 525,000 square feet. From a hip basement lair with a secret entrance off the alleyway to prominent street level frontage with wide windows, The Phillips Building offers potential tenants spaces to meet every need.

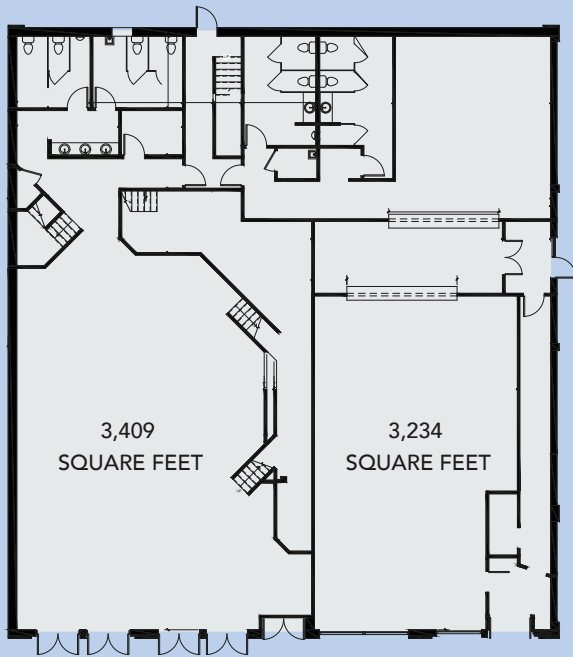


# 103 & 105 EAST 5<sup>TH</sup> ST

## FLOORPLANS

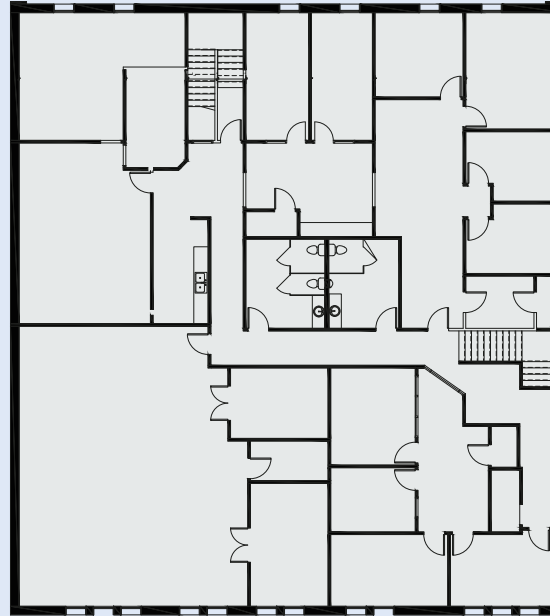


FIRST LEVEL



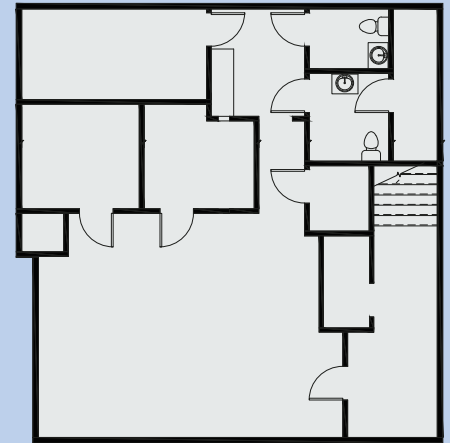
FIRST LEVEL  
6,643 SQUARE FEET

SECOND LEVEL



SECOND LEVEL  
7,155 SQUARE FEET

BASEMENT



SINGLE LEVEL  
1,469 SQUARE FEET

# 305-309 EAST 3<sup>RD</sup> ST

SPACE AVAILABLE: 10,994 SF

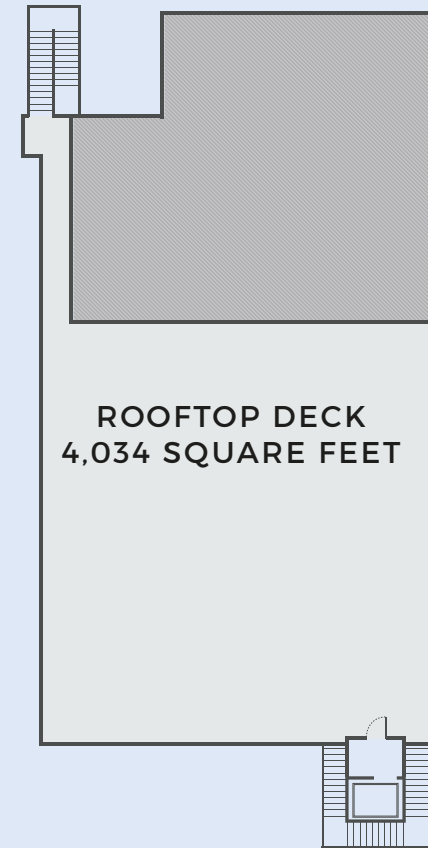
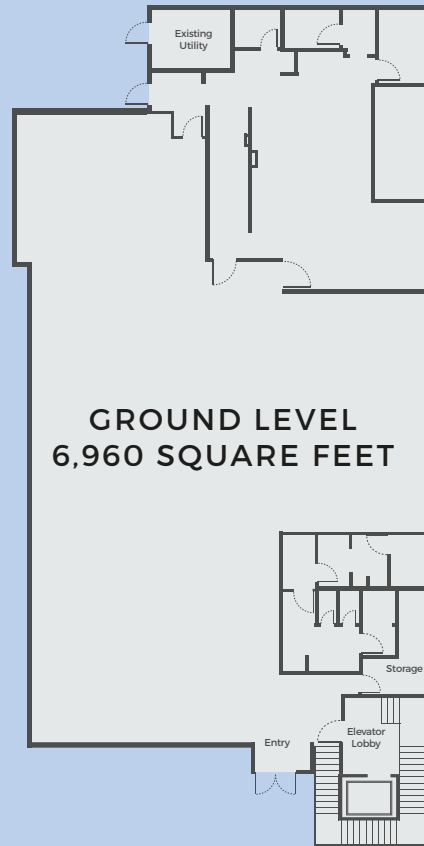


**3<sup>RD</sup> & TRINITY** is located in the heart of the Central Business District (CBD) of downtown Austin. The eastern segment of downtown Austin is home to many of Austin's most popular hotels, apartments, condominium towers, bars, restaurants, and night club venues. The property sits directly adjacent to the Austin Convention Center, which entertains the location each year (150,000+ annually in March alone for SXSW).



# 305-309 EAST 3<sup>RD</sup> ST

## FLOORPLANS



# 720 RED RIVER

SPACE AVAILABLE: 4,000 SF

13

**720 RED RIVER** is a 2-story free-standing building located at the corner of 8<sup>th</sup> and Red River Streets in Austin, Texas, right in the heart of the Red River Cultural and Entertainment District. The property offers 4,000 square feet of indoor & deck space, and is situated across from the famous Stubb's BBQ live music venue. The district is marked with bright red "RRCD" street banners designed by the City of Austin and displayed on lampposts to symbolize the unification among the businesses throughout the area.

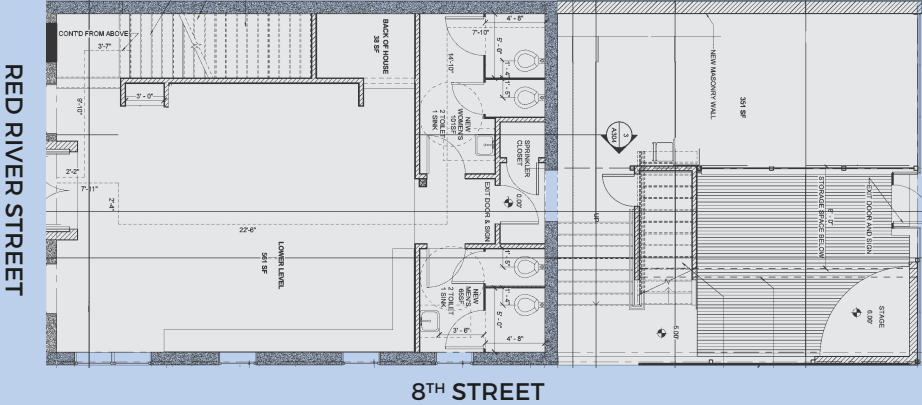


Rendering depicts design possibilities

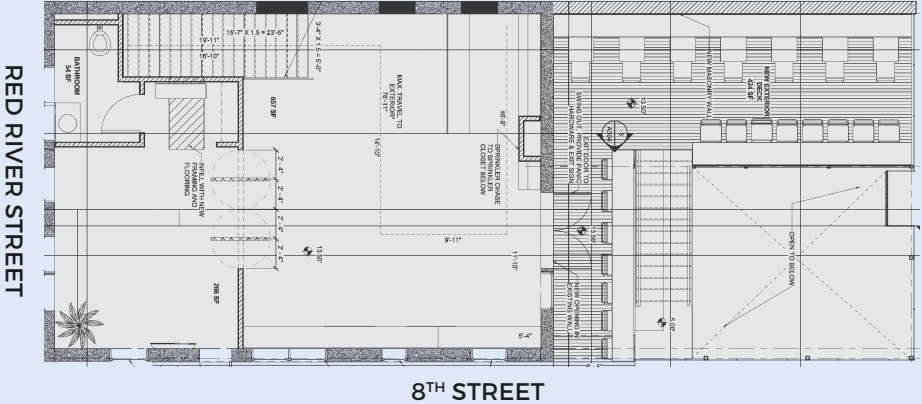
# 720 RED RIVER

## FLOORPLANS: CREATIVE OFFICE

### FIRST LEVEL



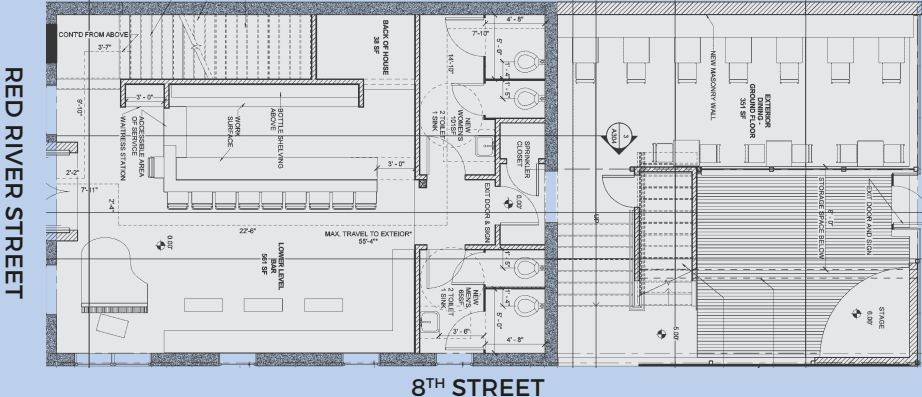
### SECOND LEVEL



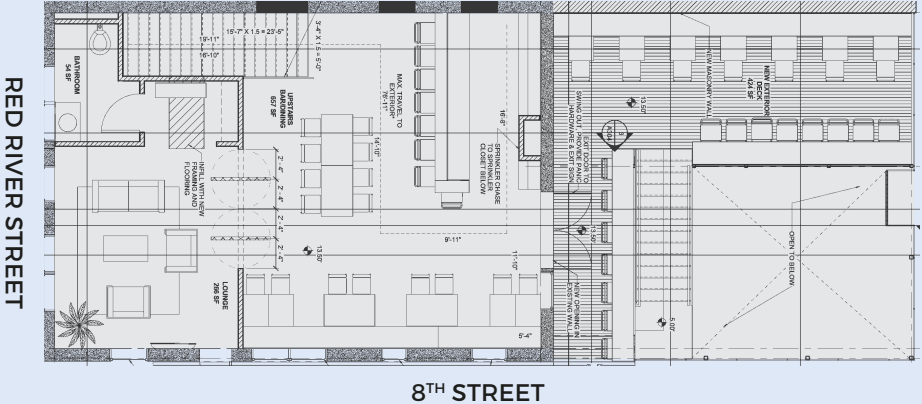
# 720 RED RIVER

## FLOORPLANS: RESTAURANT | BAR

### FIRST LEVEL



### SECOND LEVEL



**SEAT COUNT: 105 | BAR: 18 | DINING: 24 | PATIO: 63**

# 901 EAST CESAR CHAVEZ

SPACE AVAILABLE: 8,054 SF

16

Located in the heart of booming East Austin, **805 AND 809 EAST 6<sup>TH</sup> STREET** offer a rare combination of location, access, placement, and visibility. The properties are ideally-located along bustling East 6th Street, visible and accessible from Interstate 35. The surrounding area encompasses rapidly-evolving East Austin, full of new residential, office, retail, and transportation developments. The Plaza Saltillo mixed-use development, an 11-acre site, which will drive significant resident and shopper traffic to the area, is located only two short blocks away. The properties can be utilized for a variety of uses, including retail, office, and food & beverage, allowing multitudes of potential tenants the ability to be a part of the evolution of East Austin, and offer current availability between 1,972 SF up to 6,009 SF, with the ability to expand the premises.



PHOTOS ARE RENDERINGS OF NEARBY PLAZA SALTILLO



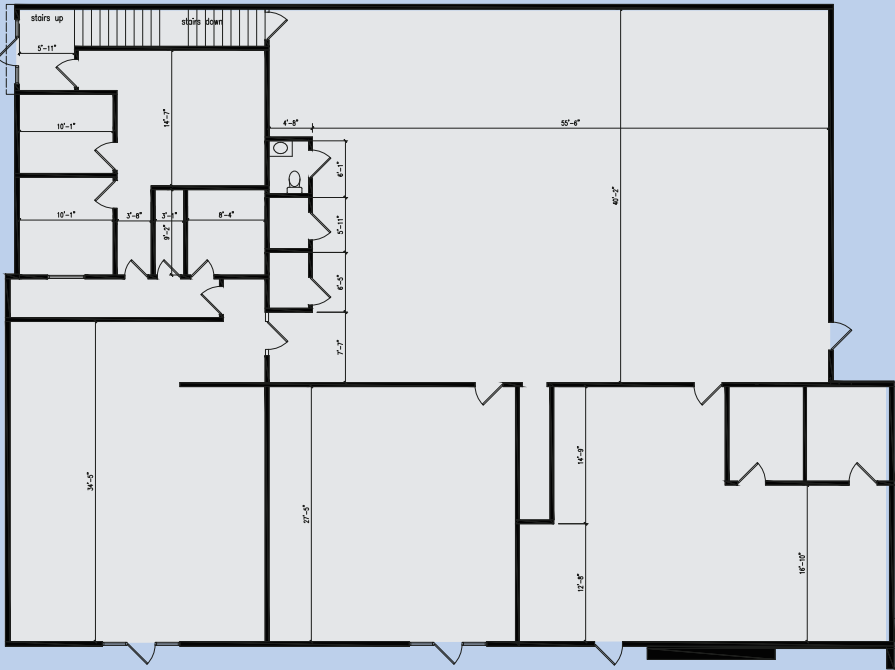
# 901 EAST CESAR CHAVEZ

## FLOORPLANS

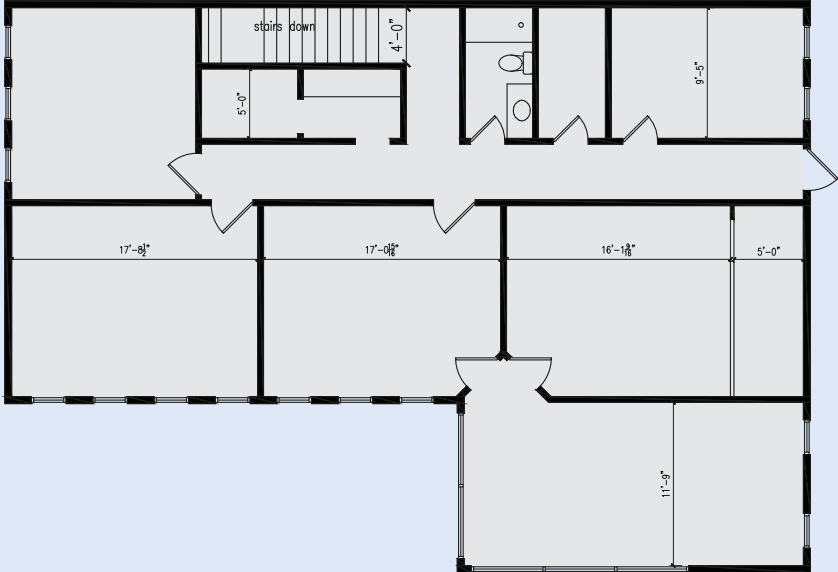
TOTAL RENTABLE SPACE 8,054 SQUARE FEET



FIRST LEVEL



SECOND LEVEL



# 805-809 EAST 6<sup>TH</sup> ST

**SPACE AVAILABLE: 15,605 SF**



Located in the heart of booming East Austin, **805 AND 809 EAST 6<sup>TH</sup> STREET** offer a rare combination of location, access, placement, and visibility. The properties are ideally located along bustling East 6<sup>th</sup> Street, visible and accessible from Interstate 35. The surrounding area encompasses rapidly-evolving East Austin, full of new residential, office, retail, and transportation developments. The Plaza Saltillo mixed-use development, an 11-acre site, which will drive significant resident and shopper traffic to the area, is located only two short blocks away. The properties can be utilized for a variety of uses, including retail, office, and food & beverage, allowing multitudes of potential tenants the ability to be a part of the evolution of East Austin, and offer current availability between 1,972 SF up to 6,009 SF, with the ability to expand the premises.

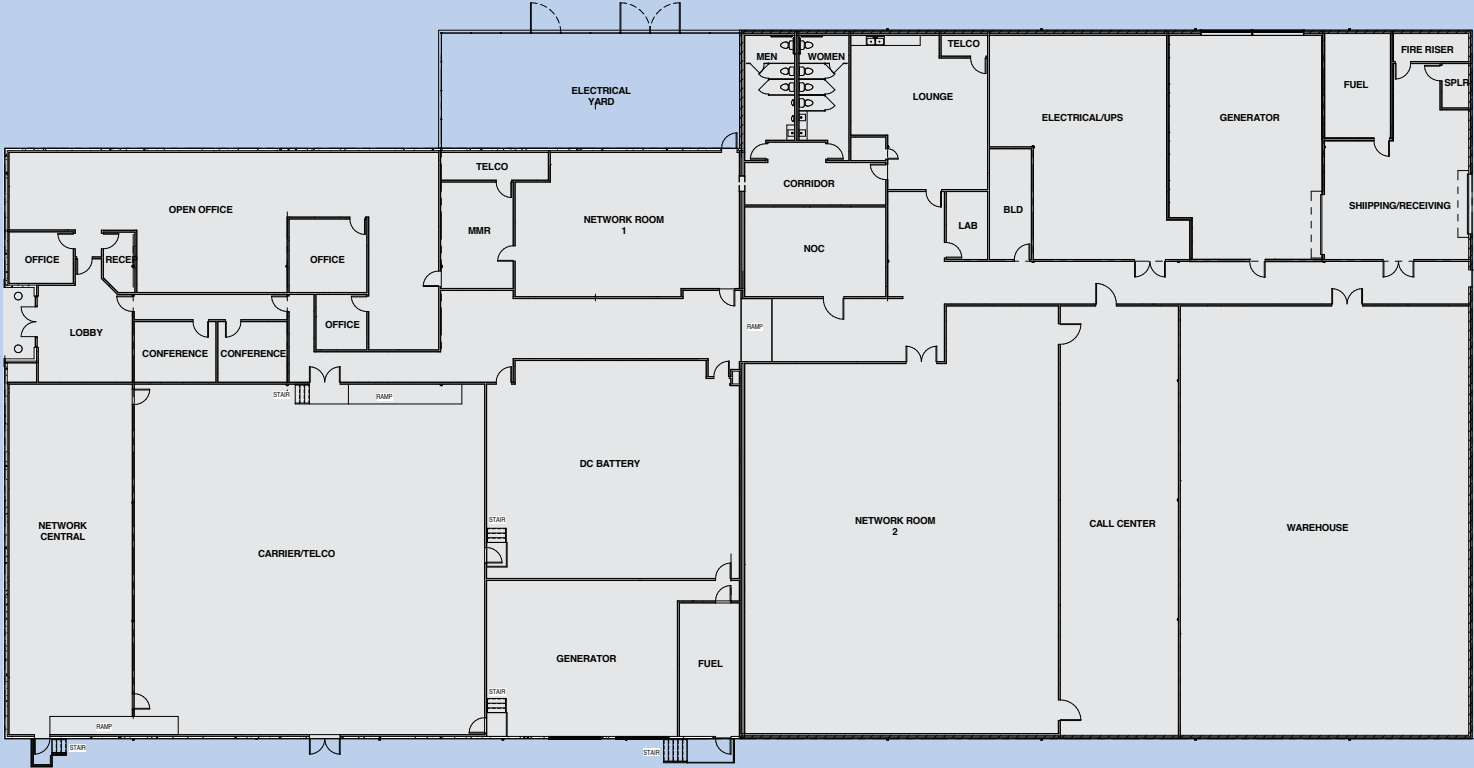


PHOTOS ARE RENDERINGS OF NEARBY PLAZA SALTILLO



# 805-809 EAST 6<sup>TH</sup> ST

## FLOORPLANS



# 501 WALLER AVE

SPACE AVAILABLE: 36,000 SF

18

**5<sup>TH</sup> & WALLER** is located in the heart of vibrant East Austin. The neighborhood, now a true hot spot, has managed to retain its roots in art and the local community, while offering all of the amenities of the downtown CBD. 5<sup>th</sup> & Waller is located across from the newly constructed Plaza Saltillo, containing restaurants, office space, apartments and entertainment, along with the newly renovated metro rail Plaza Saltillo station. The Plaza Saltillo project will include an acre of open park space for pedestrian and neighborhood use. 36,000 SF is available for a creative office or retail tenant.

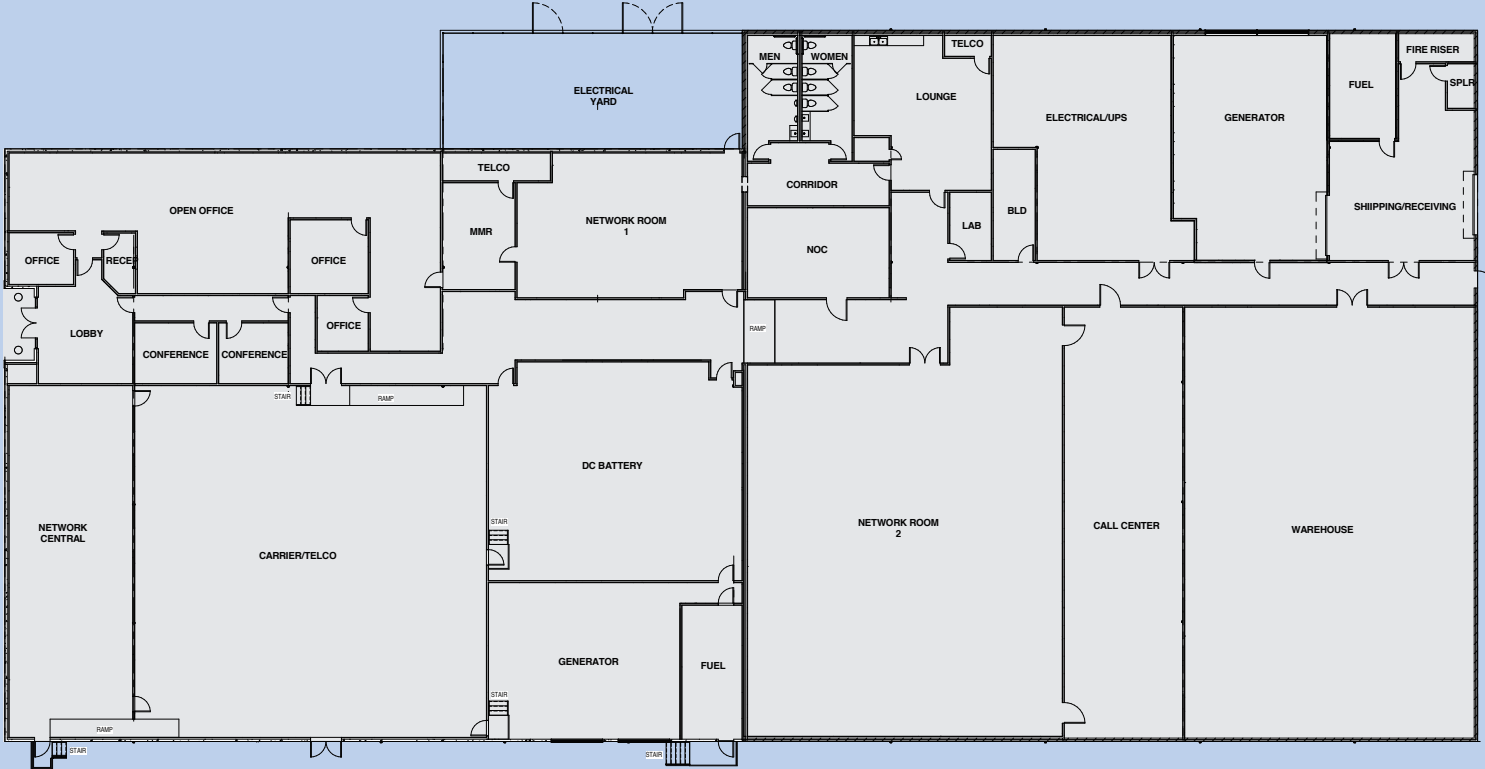


Rendering depicts design possibilities

# 501 WALLER AVE

## FLOORPLANS

18



# 1212 EAST 6<sup>TH</sup> ST

SPACE AVAILABLE: 9,221 SF

19

**1212 EAST 6<sup>TH</sup> STREET** is a 9,221 square foot creative office property, perfect for single tenant occupancy. The property's location in the heart of vibrant East Austin and on the hard corner of East 6th Street and Attayac Street, near the Plaza Saltillo mixed-use development, as well as its proximity to Interstate 35 and Austin CBD, provides an excellent opportunity to make a mark in one of Austin's favorite districts.



# 1212 EAST 6<sup>TH</sup> ST

## FLOORPLANS

19

