



## Parkside at Mueller

1808 Aldrich St, Austin, TX 78723



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## Parkside at Mueller

\$42.00 /SF/YR

Coming Soon. 2,000 sq. ft. Retail or Office Space in the most important corridor of Mueller. Directly across from Mueller Park, Parkside at Mueller is a condo project with retail and offices on the ground floor. This approximately 2,000 sq. ft. space is in shell condition and can be built out to include a 1,400 sq. ft. mezzanine area within the space, increasing the usable space to over 3,400 sq. ft. at the lease cost of only 2,000 sq. ft. This is the anchor position within the Parkside at Mueller complex and is a one-of-a-kind location. This location is next to Christie's International Real Estate's new office location, which will be next door....

- Located in the Center of Mueller's Parkside area
- Strategically available to build out to tenant's specification
- Reserved parking spaces available in Parkside at Mueller's covered parking area



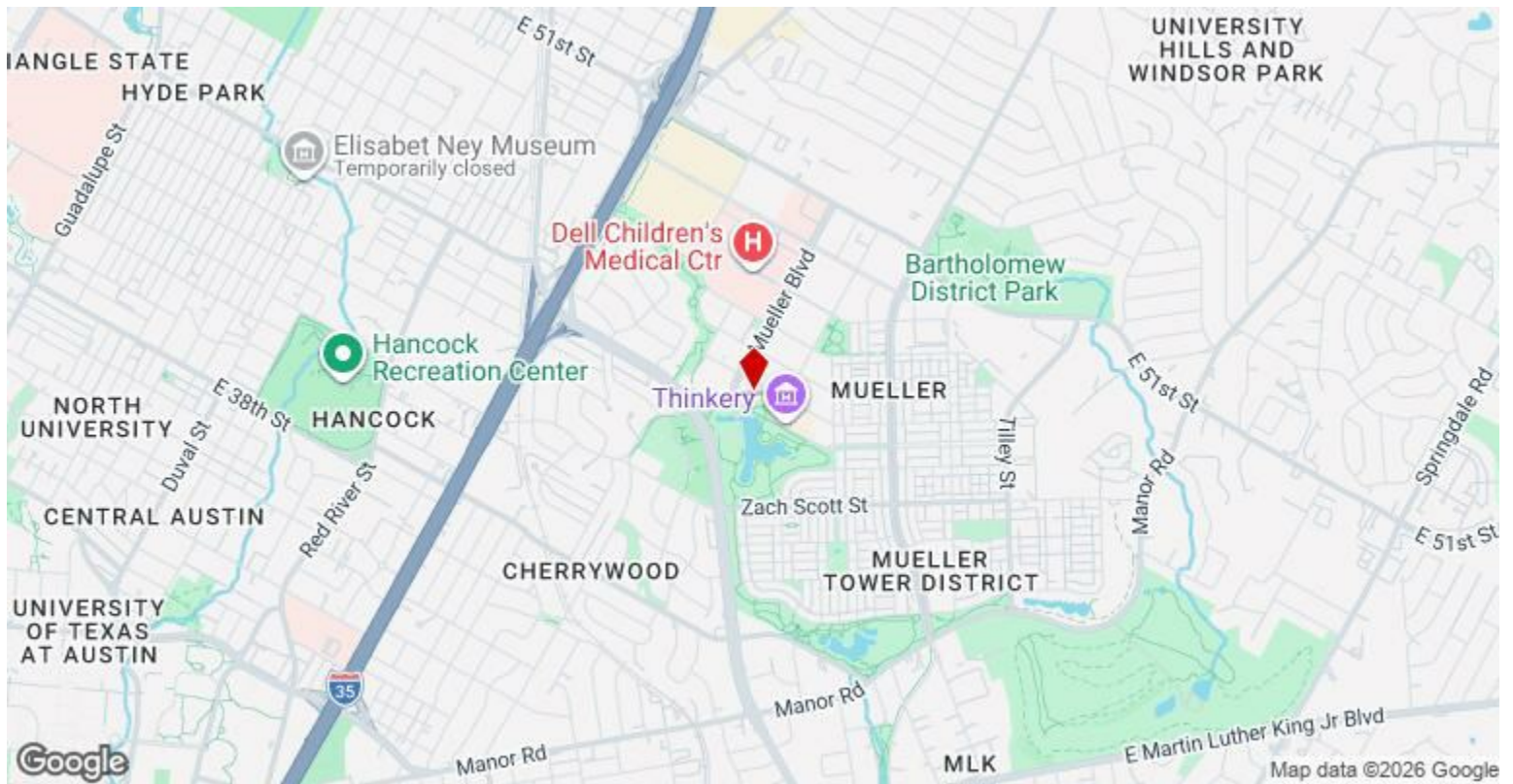
Rental Rate:	\$42.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	2,000 SF
Year Built:	2021
Walk Score ®:	74 (Very Walkable)
Transit Score ®:	48 (Some Transit)
Taxes:	\$0.66 USD/SF/MO
Operating Expenses:	\$0.60 USD/SF/MO
Rental Rate Mo:	\$3.50 /SF/MO

## 1st Floor Ste 106-B

Space Available	2,000 SF
Rental Rate	\$42.00 /SF/YR
Date Available	May 15, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

Common areas will be finished out by landlord, but shell is responsibility of Tenant, as is. Parking garage has nine (9) reserved parking spaces which will be shared with tenant.

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