



Class A Office for Lease or Sale in Central Austin

Overview

The Trio at Menchaca sits at the southeast corner of Davis Lane and Menchaca Road and consists of three separate buildings totaling over 70,000 square feet of office and medical space. Phase I, which included Building 2 and Building 3, is now fully sold out; however, Phase II, which includes over 50,000 square feet of contiguous space is now under construction with a shell delivery date for Q3 2024. Only fifteen minutes from downtown and walking distance to the new entertainment along the Menchaca Mile. Unlike the back two buildings, Building 1 is 100% steel and concrete construction with storefront glass windows, entryways, and suite entrances, elegant common area bathrooms, dramatic atriums, excellent visibility for signage exposure at a busy intersection, spacious outdoor patios and approximately 60 covered parking spaces on the ground floor. Delivery is **cold, dark, shell** and owners can either hire a contractor of their choice for the finish out or the Seller can also work with you on providing a turnkey office.

BUILDING 1 AREA

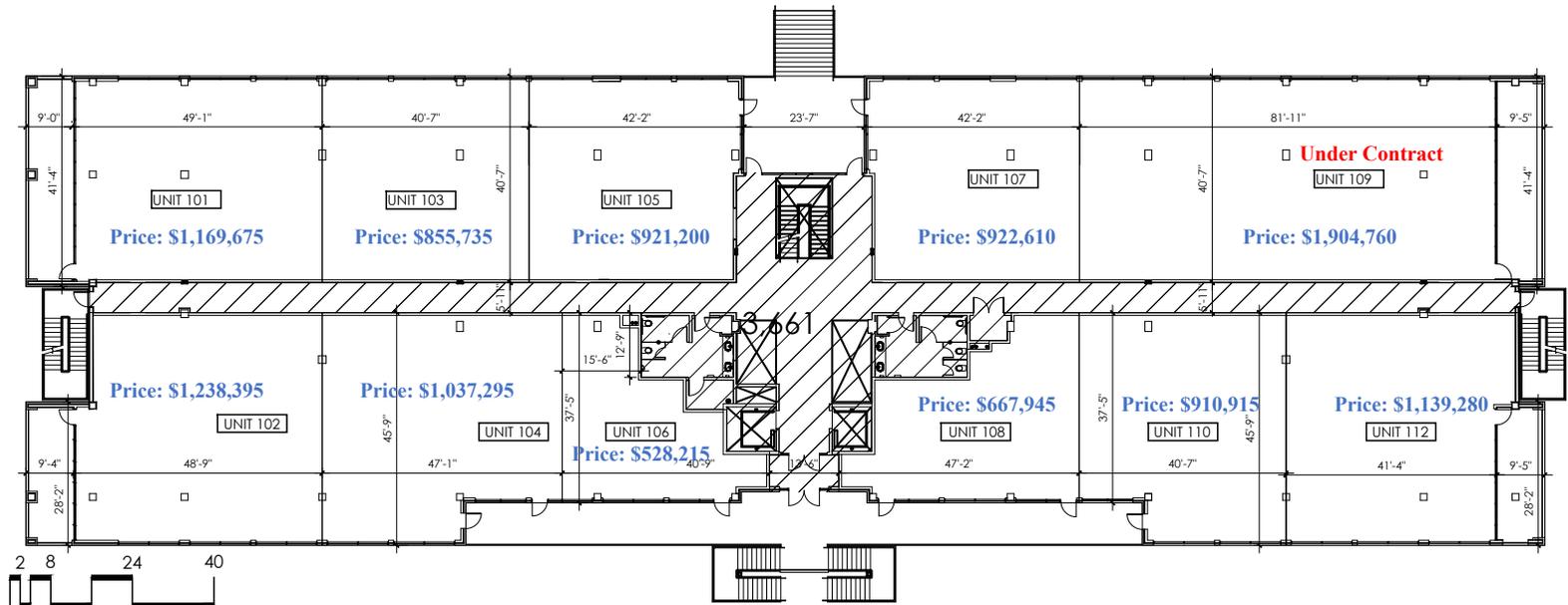
GROSS SF				
LEVEL 1				25,453.0
LEVEL 2				25,661.0
TOTAL GROSS S.F.	LEVEL 1	LEVEL 2		51,114
COMMON CALC net	3,660	3,704		7,364
OFFICE net	21,793	25,661		43,750
COMMON AREA FACTOR:				0.168

Lease Rates

- End Caps: \$34 NNN (\$12)
- Inline: \$32 NNN (\$12)
- Negotiable TI Allowances

UNIT #	OFC NET	PATIO NET	NET TOTAL	CAF	CAF OFC	CAF PATIO	CAF TOTAL	TOTAL
UNIT 101	1994	372	2,366	0.168	336	63	398	2,764
UNIT 102	2176	263	2,439	0.168	366	44	411	2,850
UNIT 103	1646	0	1,646	0.168	277		277	1,923
UNIT 104	1995	0	1,995	0.168	336		336	2,331
UNIT 105	1678	0	1,678	0.168	282		282	1,960
UNIT 106	1016	0	1,016	0.168	171		171	1,187
UNIT 107	1680	0	1,680	0.168	283		283	1,963
UNIT 108	1285	0	1,285	0.168	216		216	1,501
UNIT 109	3320	384	3,704	0.168	559	65	623	4,327
UNIT 110	1752	0	1,752	0.168	295		295	2,047
UNIT 112	1970	262	2,232	0.168	332	44	376	2,608
GROSS 1st								25,461

First Floor Layout

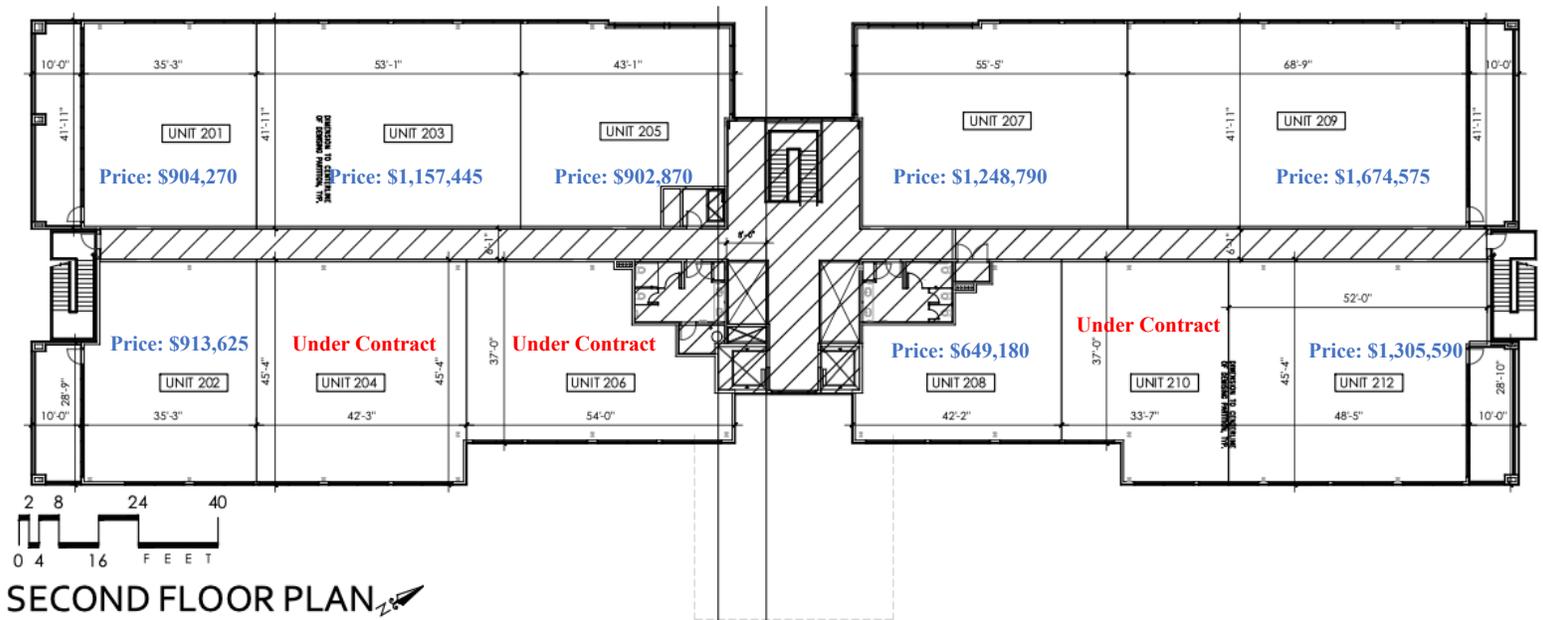


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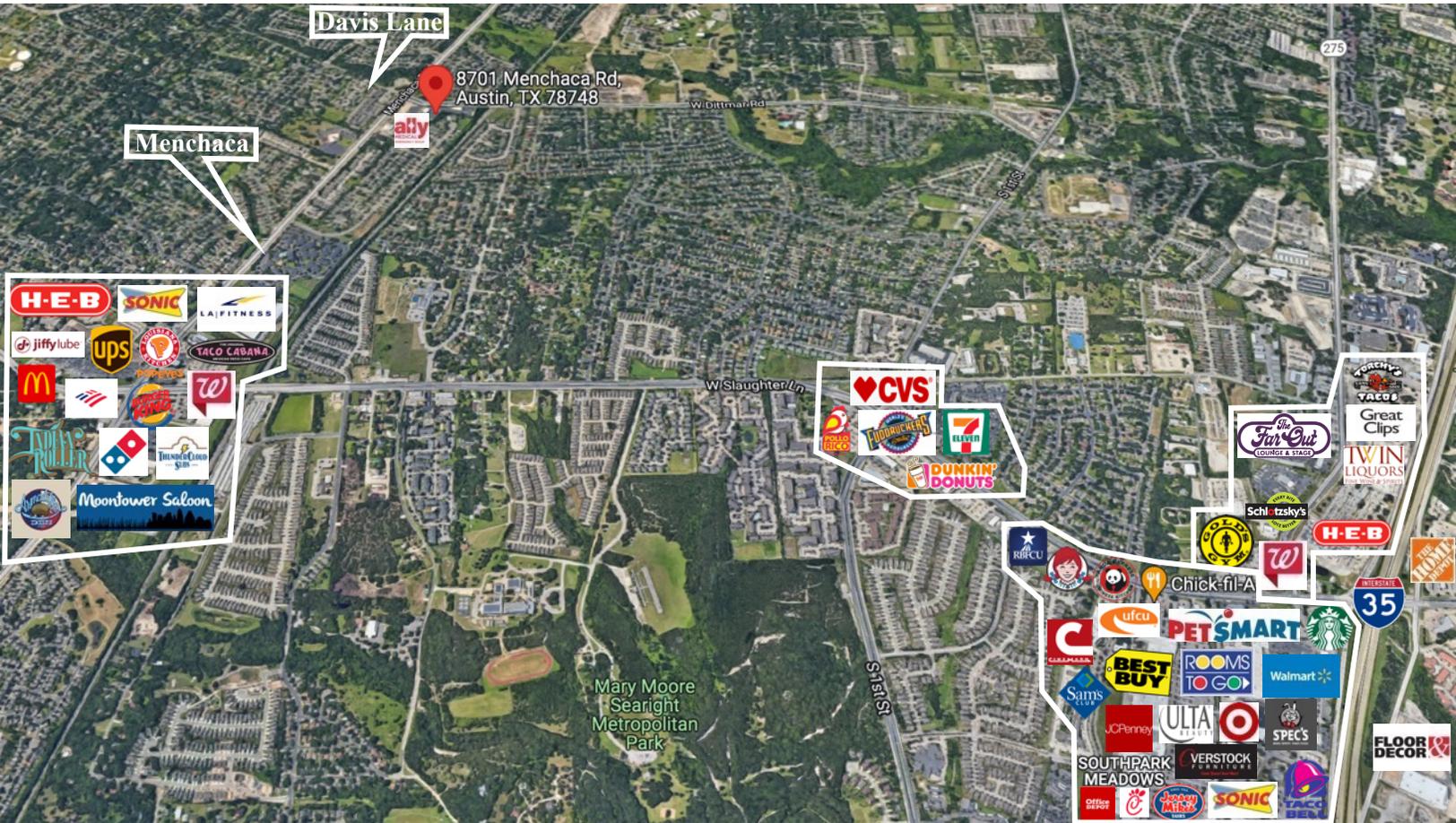


UNIT 201	1,478	418	1,896	0.168	249	70	319	2,215
UNIT 202	1,548	287	1,835	0.168	261	48	309	2,144
UNIT 203	2,226	0	2,226	0.168	375		375	2,601
UNIT 204	1,914	0	1,914	0.168	322		322	2,236
UNIT 205	1,644	0	1,644	0.168	277		277	1,921
UNIT 206	1,045	0	1,045	0.168	277		277	1,922
UNIT 207	2,274	0	2,274	0.168	383		383	2,657
UNIT 208	1,249	0	1,249	0.168	210		210	1,459
UNIT 209	2,880	418	3,298	0.168	485	70	555	3,853
UNIT 210	1,424	0	1,424	0.168	240		240	1,664
UNIT 212	2,265	287	2,552	0.168	381	48	430	2,982

Second Floor Layout



[Click Here for Animation Video!](#)



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2021 Population	15,340	128,260	269,632
2026 Population	16,266	137,811	289,341
Pop Growth 2021-2026	6.0%	7.5%	7.3%
2021 Average Age	38	36	36
Households			
2021 Households	5,970	52,257	106,614
2026 Households	6,308	56,042	114,292
Household Growth 2021-2026	5.7%	7.2%	7.2%
Median Household Income	\$83,660	\$78,454	\$81,633
Average Household Size	2.5	2.4	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$285,230	\$293,158	\$324,124
Median Year Built	1986	1994	1994

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2023 Aerial



Construction Progress September 2024



