

AVAILABLE

# LOWER LEVEL RETAIL SPACE AT THE MODERN AUSTIN RESIDENCES



3,500 - 8,858 SQFT Basement Retail + 321 SQFT Lobby on Ground Floor | 90 Rainey Street Suite 90, Austin, TX 78701



THE **MODERN**  
AUSTIN RESIDENCES

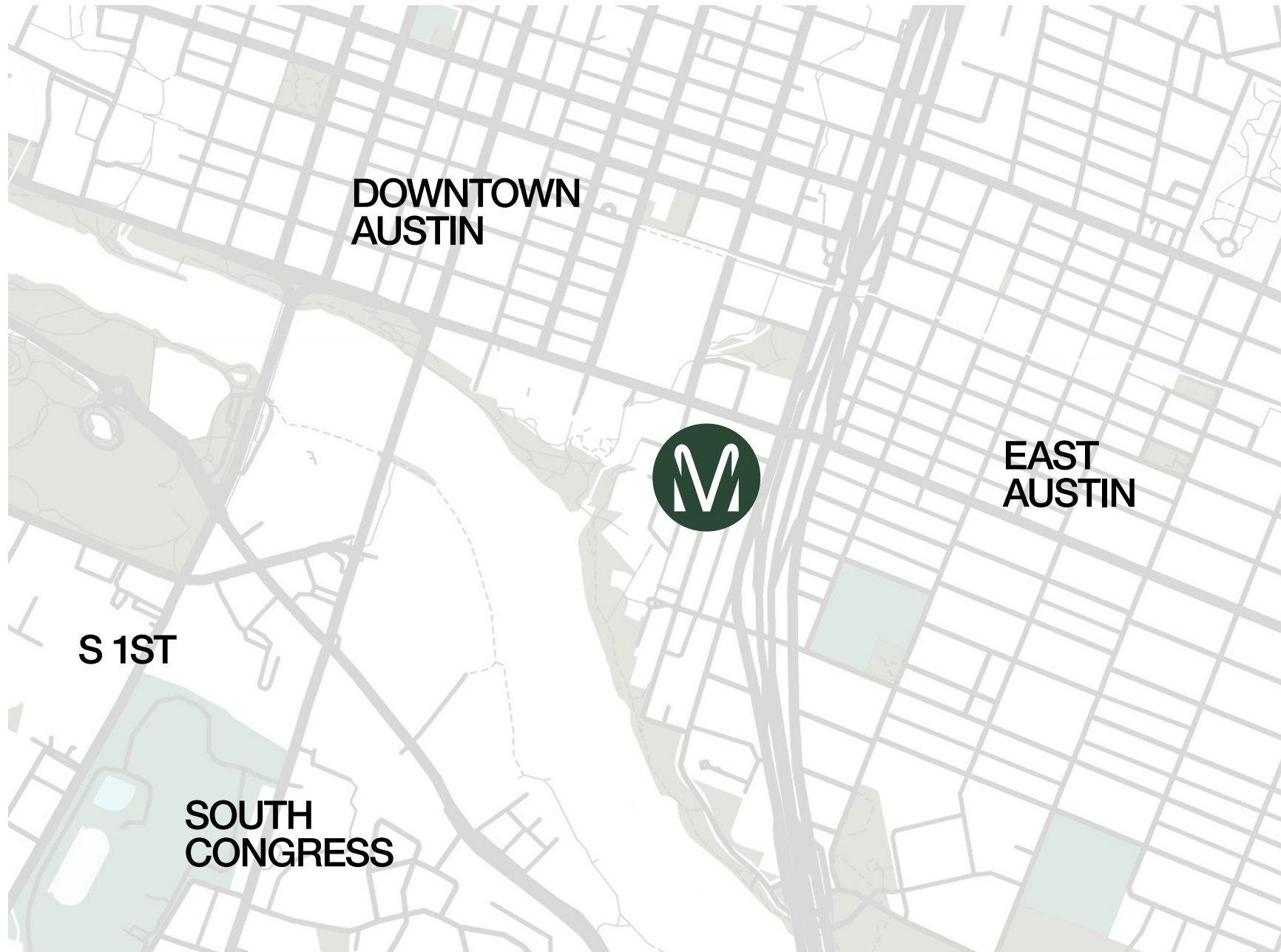
PRICE UPON REQUEST

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## LOCATION OVERVIEW

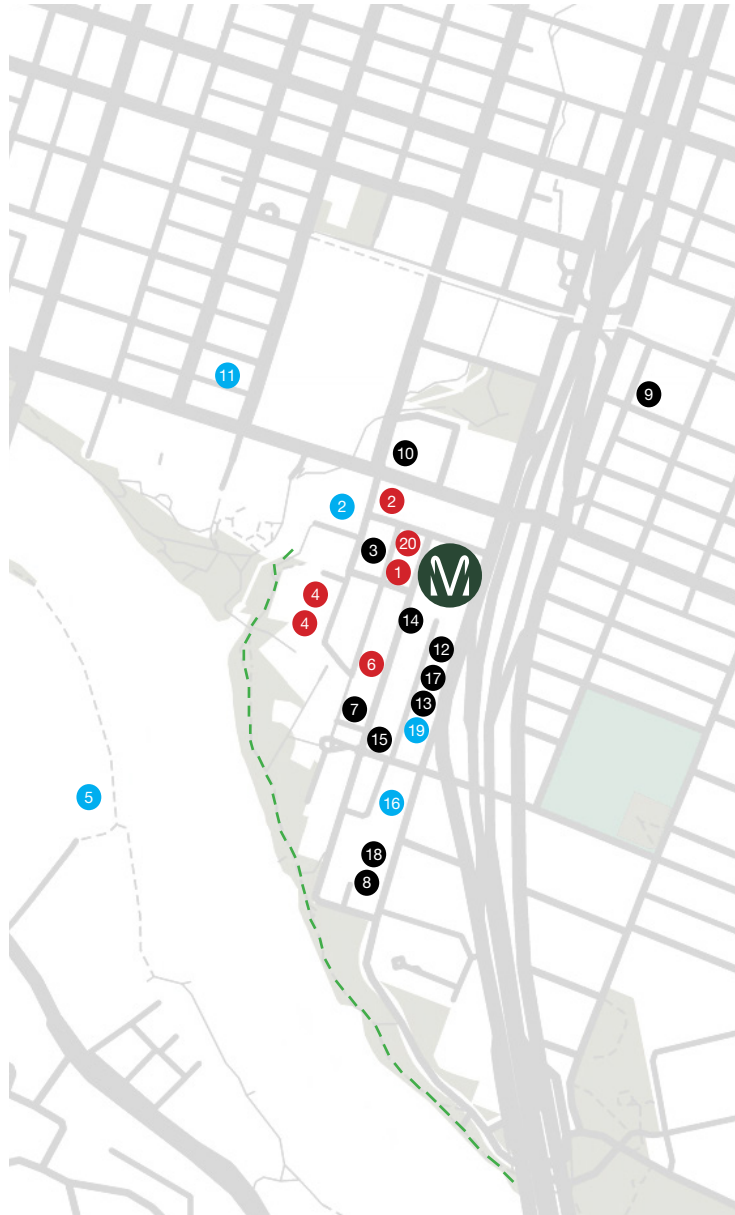
- Located at The Modern Austin Residences - **90 Rainey St, Suite 90**
- **Benefit from a prime location in the Rainey Street District**, offering direct access to one of Austin's most popular nightlife + hospitality corridors, and a built-in customer base with residents of The Modern.






# RAINEY STREET DEVELOPMENT PIPELINE

PLANNED, UNDER CONSTRUCTION, & COMPLETED SINCE 2018



**THE MODERN AUSTIN**  
(CONDOS) 56 Stories | 319 condos and retail. Urbanspace concept. 610 Davis Street. 



**WATERLINE**  
(MIXED USE) 240 room hotel, 26 floors of office space, 34 floors of residential space containing 352 units. 98 Red River.



**THE QUINCY**  
(APARTMENT) 30 stories | 329 units, 73K office, 10K retail. Developer: Endeavor. Completed: 2021. 93 Red River.



**THE TRAVIS I & II**  
The Travis I (Apartments) 45 stories; 414 units. The Travis II (TBD) 60 stories - 150 condos, 170 apartments. Est. completion 2025.



**STATESMAN REDEVELOPMENT**  
(MIXED USE) 3.5MM SF of development proposed.



**PASEO**  
(APARTMENT) 49 stories | 529 units | Developer: Lincoln Ventures | Est. Completion 2025 | 80 Rainey St.



**70 RAINEY**  
(CONDOS) 33 Stories | 173 units and retail. Developer: Sackman Enterprises | Completed: 2019.



**44 EAST AVE.**  
(CONDOS) 49 Stories | 309 units and retail. Developer: Intracorp | Completed: 2022. 



**SALTILLO DEVELOPMENT**  
(MIXED USE) 800 Apartments, 100K SF of retail anchored by Whole Foods. 150K SF Google Office. Completed in 2020.



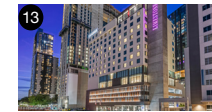
**FAIRMONT HOTEL**  
(HOTEL) 37 Stories | 1,048 Rooms. Developer: Manchester Texas Financial Group LLC. Completed 2018.



**AUSTIN CONVENTION CENTER EXPANSION**  
1.1 MM SF of public & private development.



**HOMESWOOD SUITES**  
(HOTEL) 17 Stories | 150 Rooms 78 East Ave. - Completed 2018.



**CAMBRIA HOTEL**  
(HOTEL) 14 Stories | 225 Rooms. Developer: Straus Development Partners. Completed: 2023



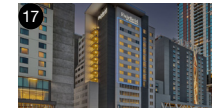
**THE VESPER**  
(CONDO) 41 Stories | 284 Units. Developer: Pearlstone Partners, ATCO Properties. Completed: 2024.



**700 RIVER**  
(RESIDENTIAL) Javelina / Craft Pride 48 Stories | 450K SF | 377 Units. Completed: 2024.



**56 EAST AVE.**  
(OFFICE) 700K SF office proposed.



**FAIRFIELD BY MARRIOTT**  
(HOTEL) 17 Stories | 126 Hotel Rooms. Developer: Palak Investments.



**NATIVO**  
(AIRBNB/CONDO) 33 Stories | 248 Units. Developer: Pearlstone Partner & Newgard Group. Completed 2021.



**62 EAST AVE.**  
(CONDO) 57 Stories | 215 Units. Developed by Pearlstone. Estimated Completion: 2028.



**PALACE LAUNDRY**  
(MIXED USE) 2 Stories | 10,564 SF. Estimated Completion: 2025. 96 Rainey St.

- PLANNED
- COMPLETE
- UNDER CONSTRUCTION
- TRAIL ACCESS



# NEIGHBORHOOD OVERVIEW

The Modern Austin Residences is a newly built 56-story luxury condominium tower located in the Rainey Street District.

Containing over 300 residences, The Modern offers direct access to Rainey Street District's premier nightlife and entertainment scene — and a built-in customer base.

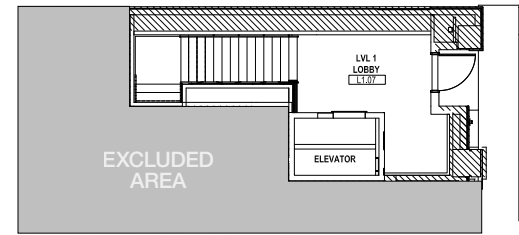
As one of Austin's most densely-populated and walkable neighborhoods, The Rainey Street District boasts a high concentration of residential towers, hotels, restaurants, and entertainment venues — driving consistent foot traffic day and night.

This retail space offers a unique basement-level opportunity with a dedicated ground-floor lobby entrance.

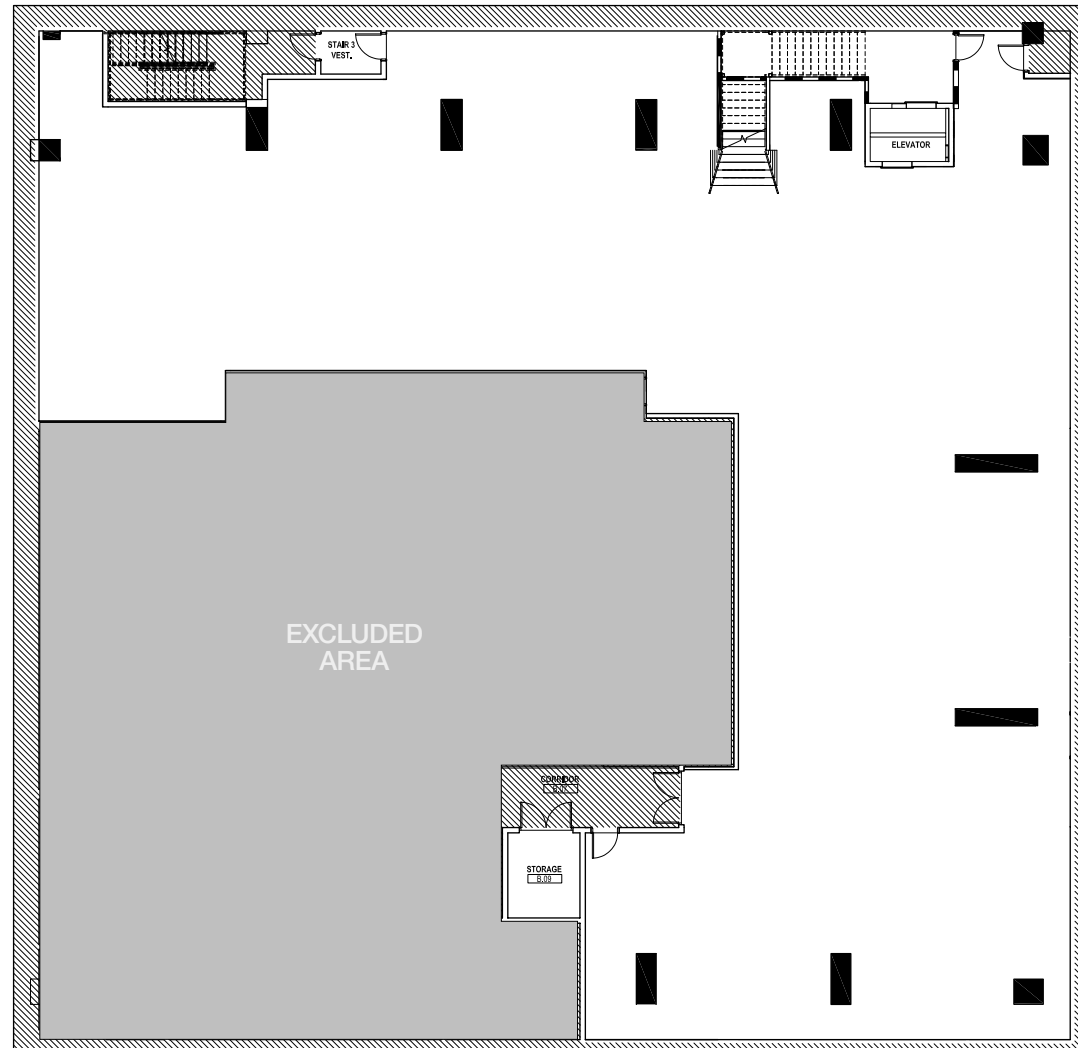


# SPACE PLAN — WHITE BOX

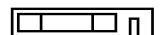
- Available as a white-box delivery for a range of uses.
- 9,179 SQFT overall total



**GROUND FLOOR  
LOBBY**  
321 SQFT



**BASEMENT  
RETAIL SPACE**  
8,858 SQFT



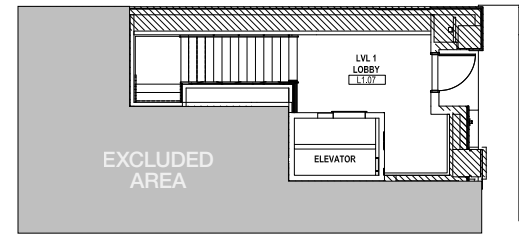
# SPACE PLAN — DEMISED

## Retail Space A

- 5,704 SQFT overall total

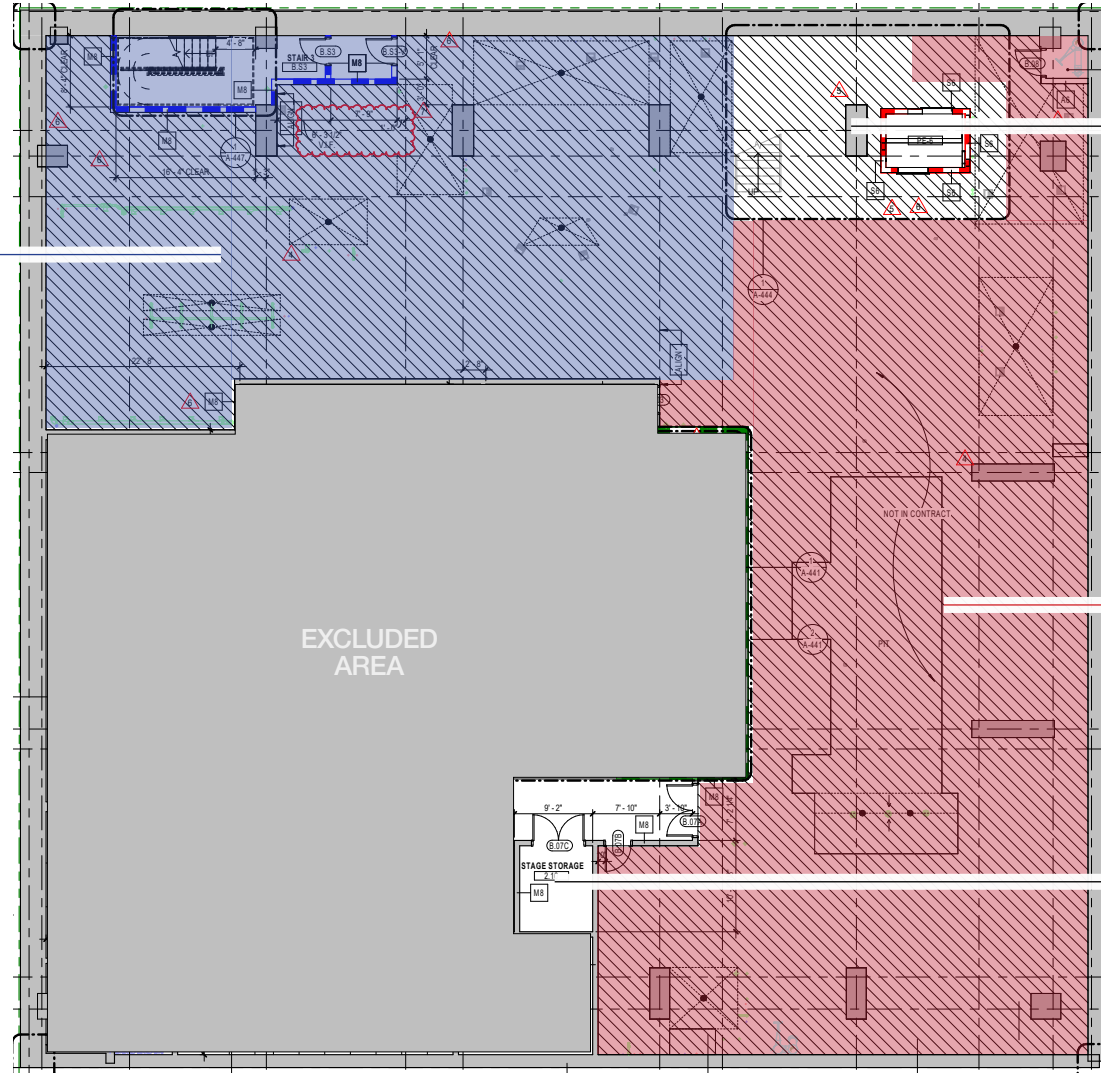
## Retail Space B

- 3,978 SQFT overall total



GROUND FLOOR LOBBY  
321 SQFT

RETAIL SPACE B  
3,110 SQFT



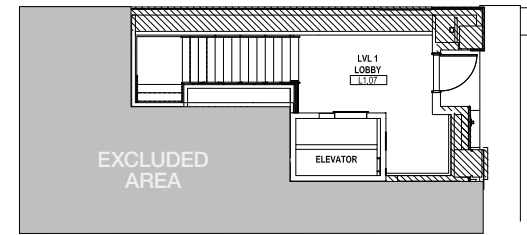
RETAIL COMMON AREA  
548 SQFT

RETAIL SPACE A  
4,749 SQFT

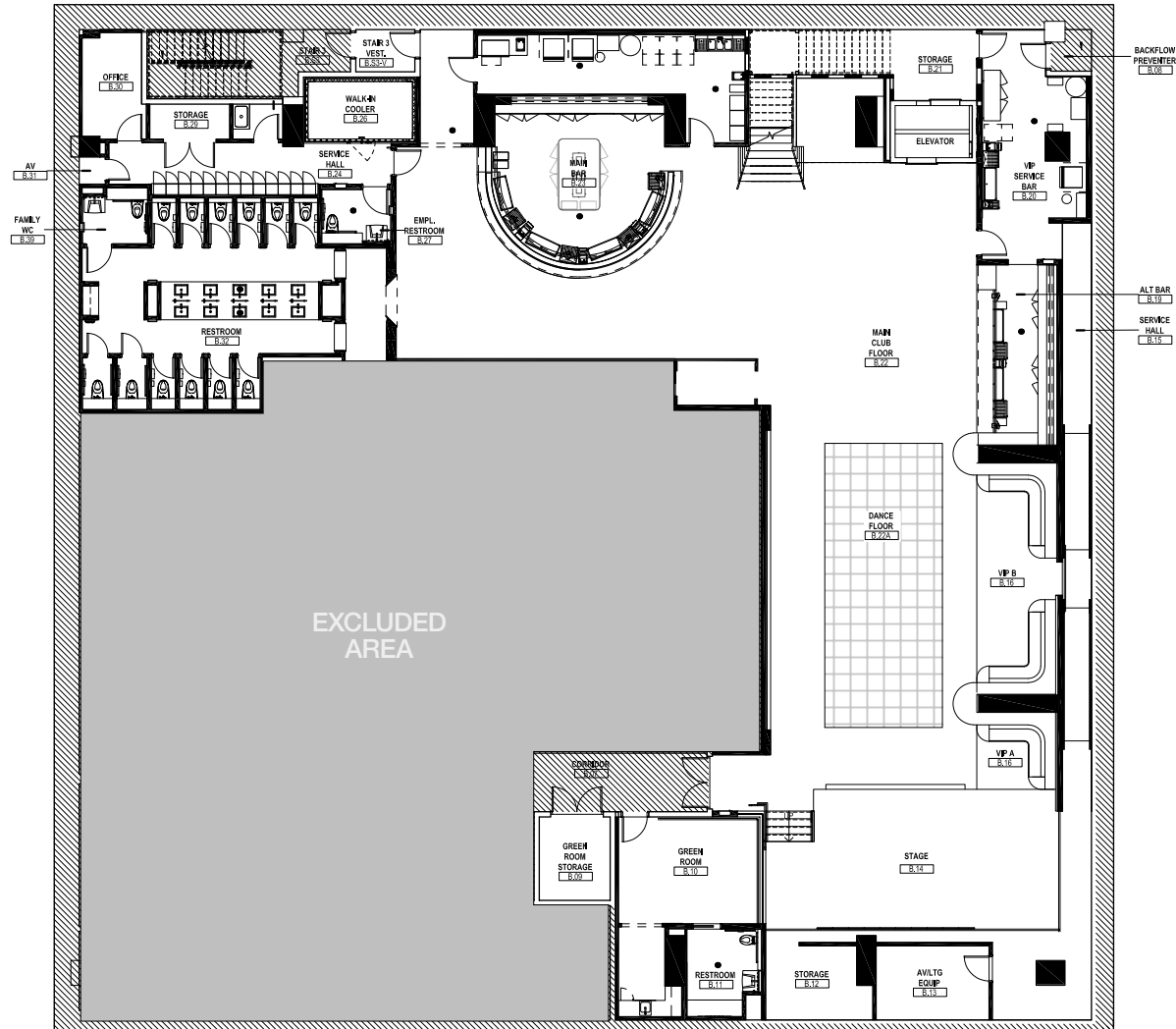
STORAGE CLOSET  
86 SQFT

# SPACE PLAN — PERMITTED

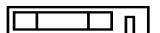
- Basement retail space + ground floor lobby within The Modern Austin Residences
- Permitted for elevated nightclub
- 9,179 SQFT



**GROUND FLOOR LOBBY**  
321 SQFT



**BASEMENT RETAIL SPACE**  
8,858 SQFT



## CONTACT

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**We look forward to working with you.**