



203,221 SF of total office space in two adjoining towers | **NEW OWNERSHIP**

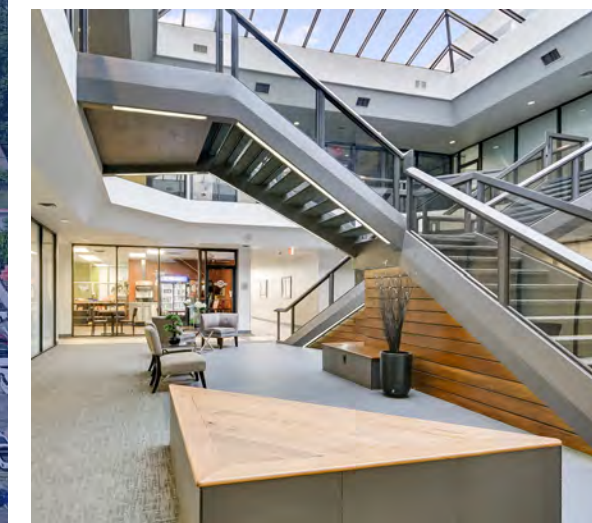
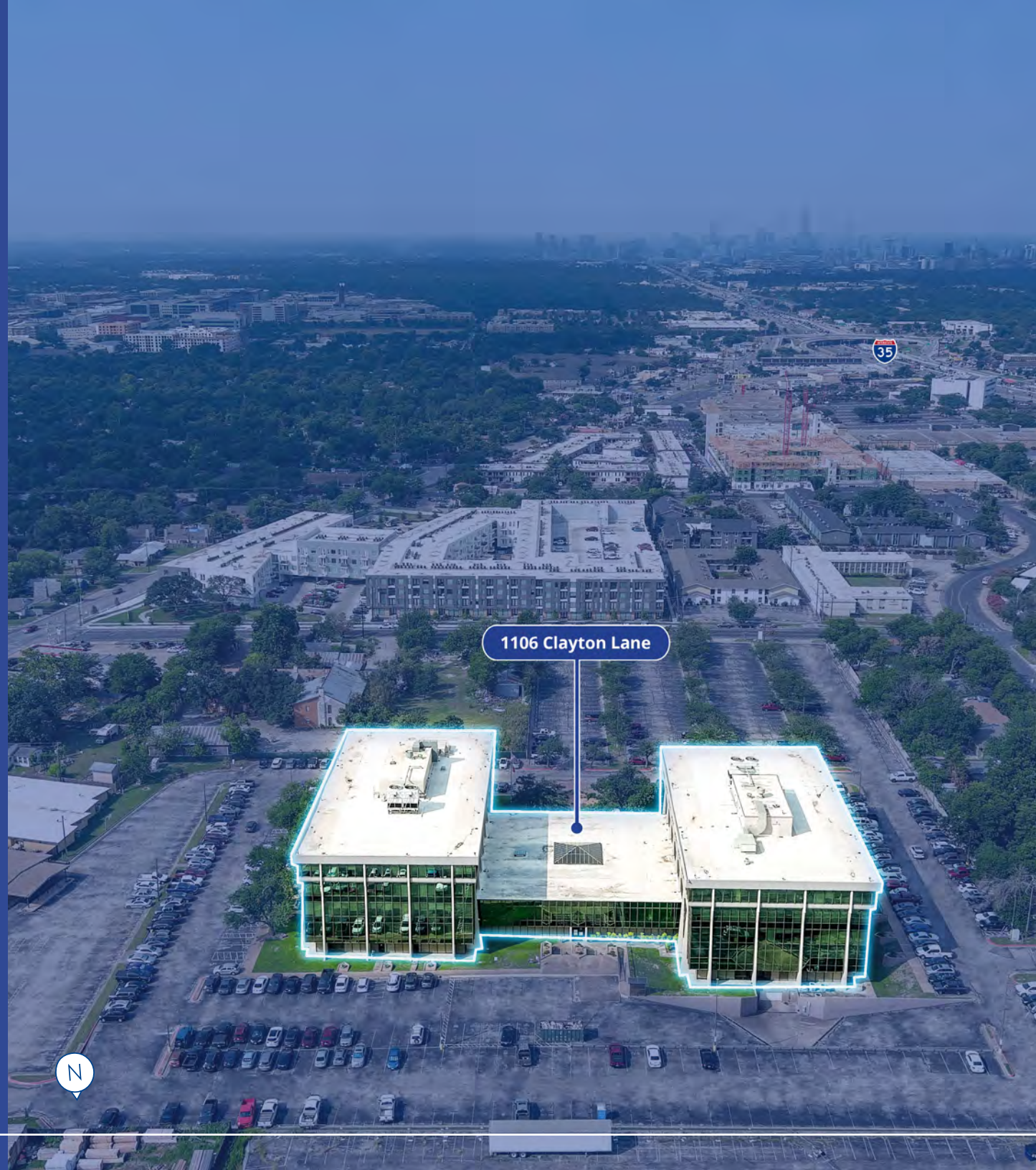
For Lease | 1106 Clayton Lane

Austin, TX 78723



Property Information

Leasing Flyer
1106 Clayton Lane



Property Summary

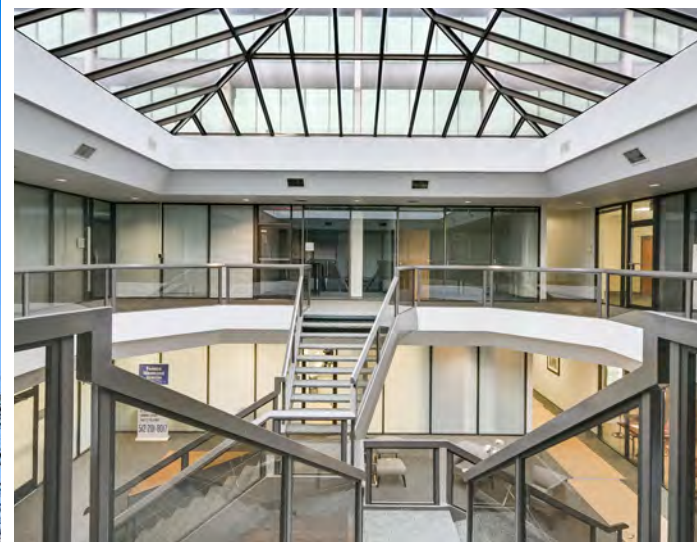
1106 Clayton Lane is a distinctive, multi-tenant office building located in the center of Austin, TX with 203,221 SF of total office space in two adjoining towers. The new owners of 1106 Clayton Lane have plans for a full renovation of the building common areas including: new café/deli, new lobby finishes and furniture, restroom renovations and building conference room upgrades. 1106 Clayton Lane offers full time property managers and building engineers on site to ensure the highest level of service to tenants.

The property is located near the southeast corner of I-35 & Highway 290 offering easy access to I-35, Highway 183, RR 2222, Highway 290, Toll 130, downtown Austin, Austin Airport and the greater Austin area.

Property Description

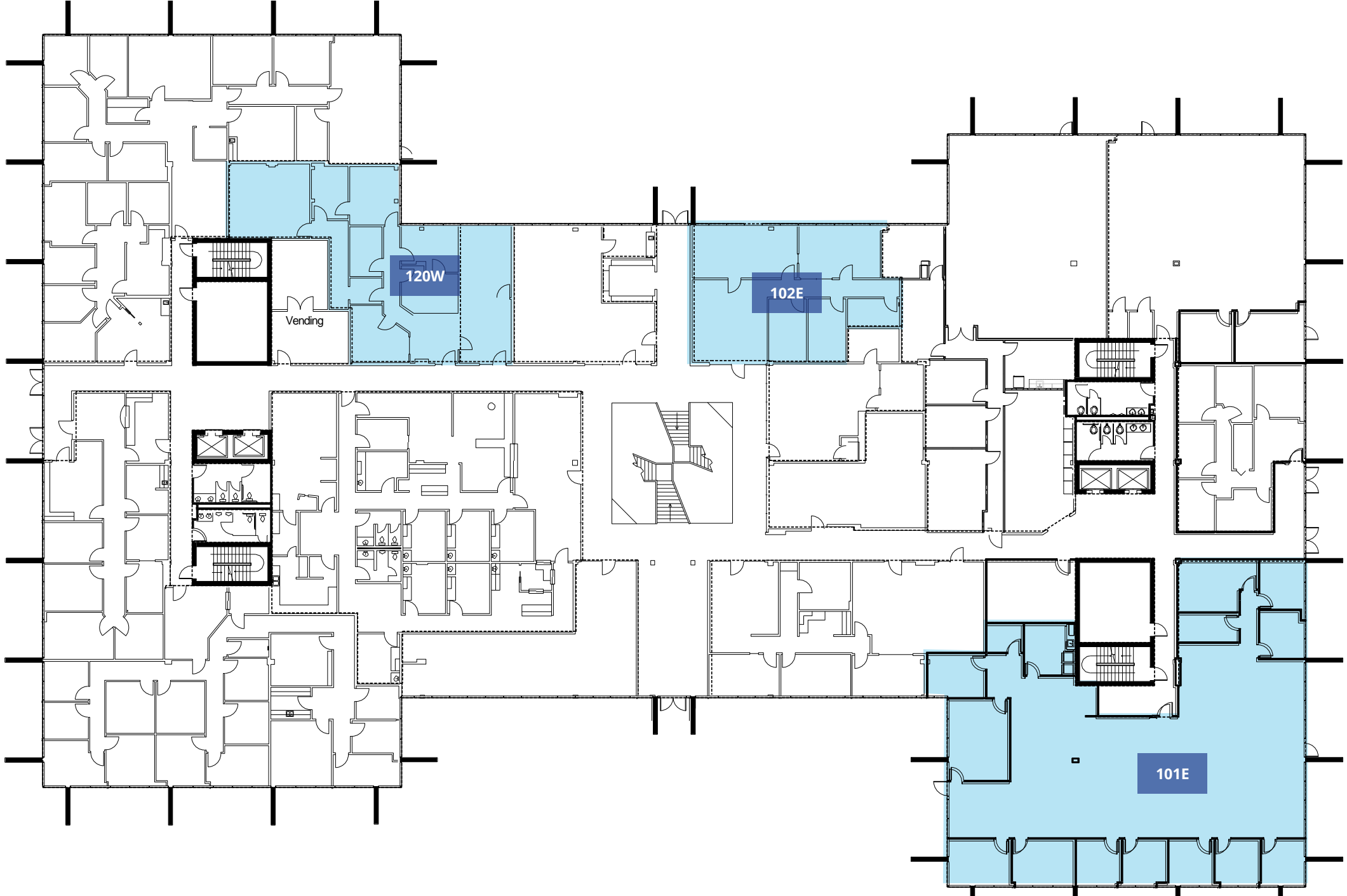
Address	1106 Clayton Ln
Building Area	203,221 RSF (BOMA measurement)
Lot Size	7.18 AC
Stories	5 plus a basement level
Zoning	General Office Mixed Use Neighborhood Plan (GO-MU-NP)
Parking	3/1,000
2024 Estimated Operating Expenses	\$9.50/SF
Rental Rate	\$15.00 NNN

Renovations to common areas planned



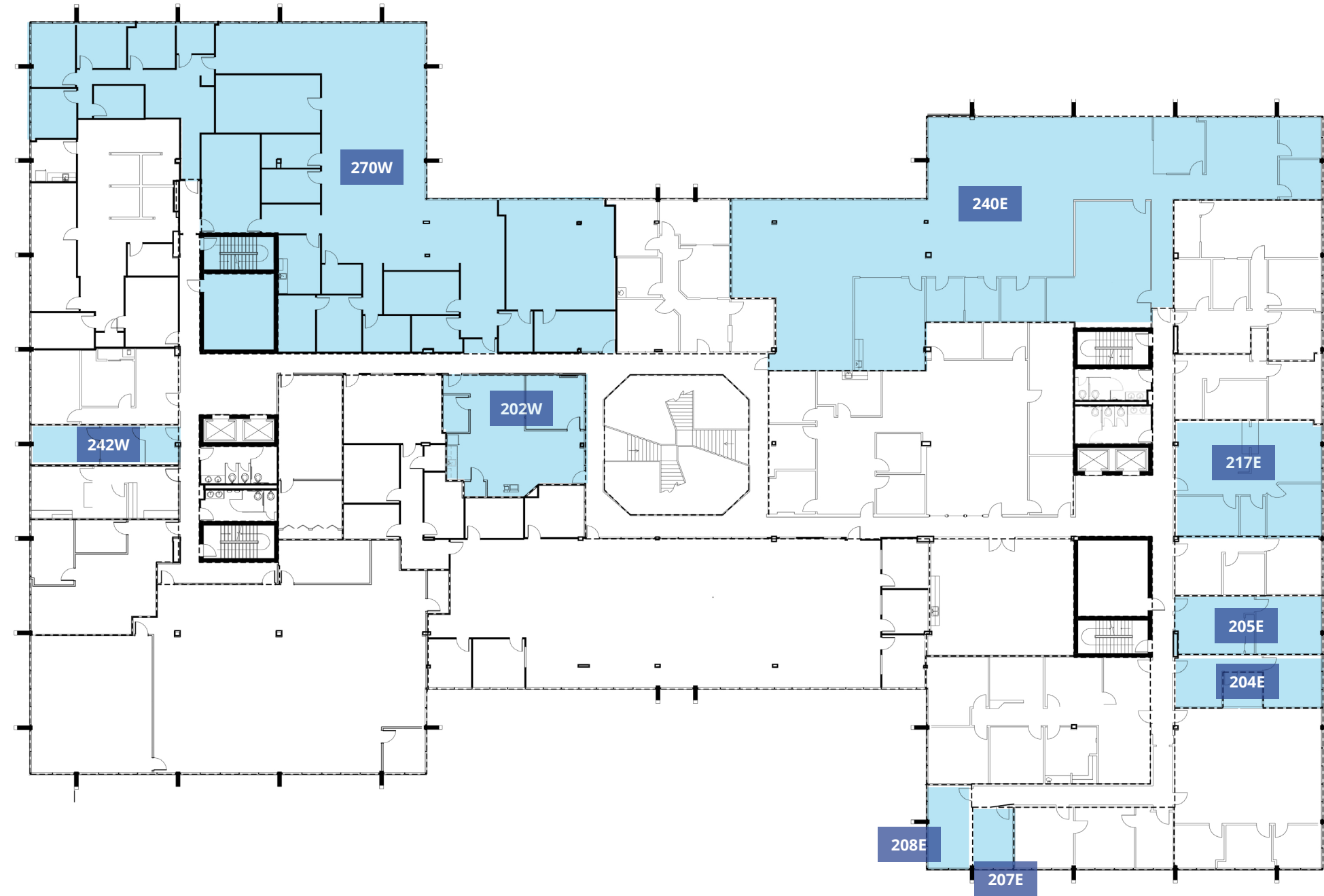
Floor Plan | Level 1

Suite	SF	Rate	Availability
101E	6,388	\$15.00 NNN	Now
102E	1,697	\$15.00 NNN	Now
120W	2,429	\$15.00 NNN	Now



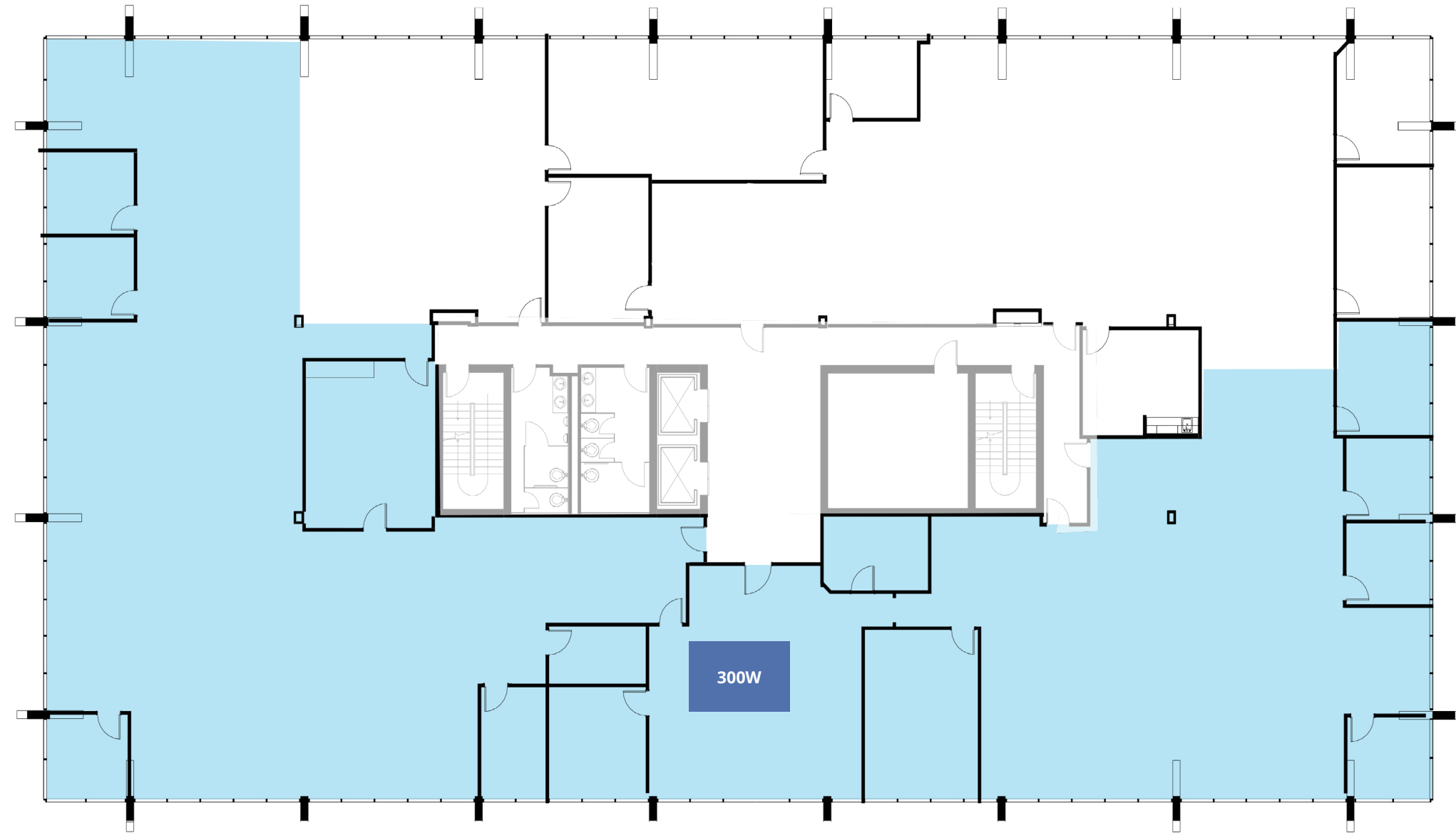
Floor Plan | Level 2

Suite	SF	Rate	Availability
202W	1,053	\$15.00 NNN	Now
204E	571	\$15.00 NNN	Now
205E	558	\$15.00 NNN	Now
207E	186	\$15.00 NNN	Now
208E	279	\$15.00 NNN	Now
217E	1,169	\$15.00 NNN	Now
240E	5,991	\$15.00 NNN	Now
242W	394	\$15.00 NNN	Now
270W	7,429	\$15.00 NNN	Now



Floor Plan | Level 3

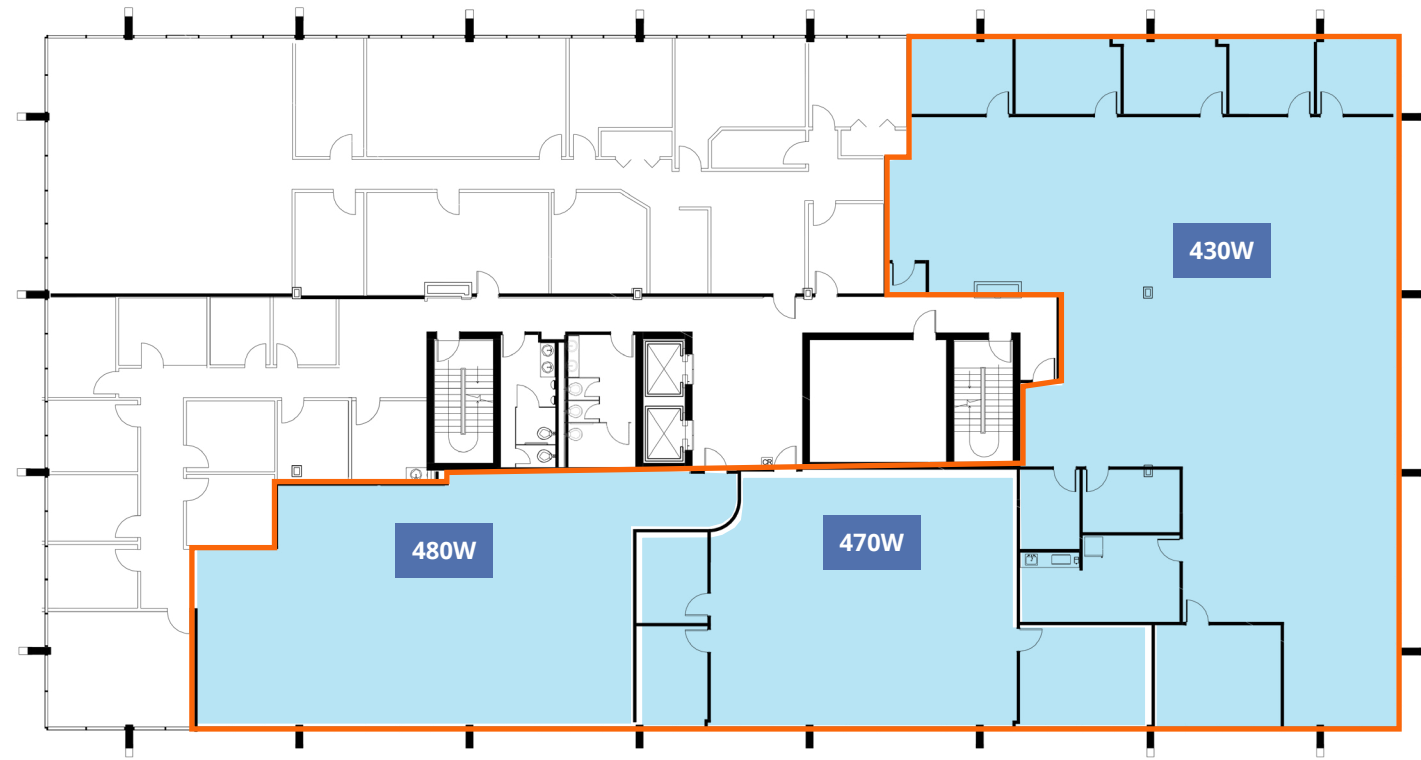
Suite	SF	Rate	Availability
300W	10,321	\$15.00 NNN	Now



Floor Plan | Level 4

Suite	SF	Rate	Availability
448E	492	\$15.00 NNN	Now
450E	7,987	\$15.00 NNN	Now
430W*	5,675	\$15.00 NNN	Now
470W*	2,119	\$15.00 NNN	Now
480W*	2,233	\$15.00 NNN	Now

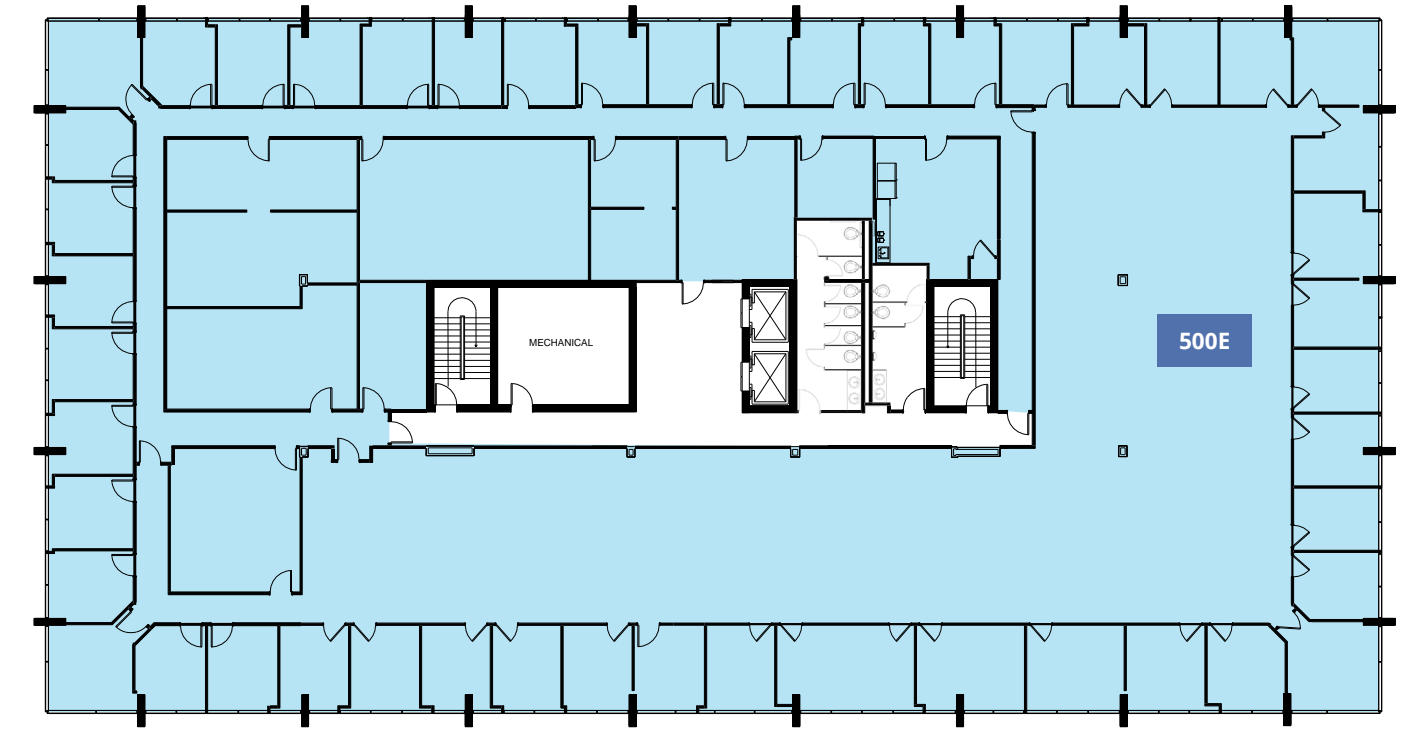
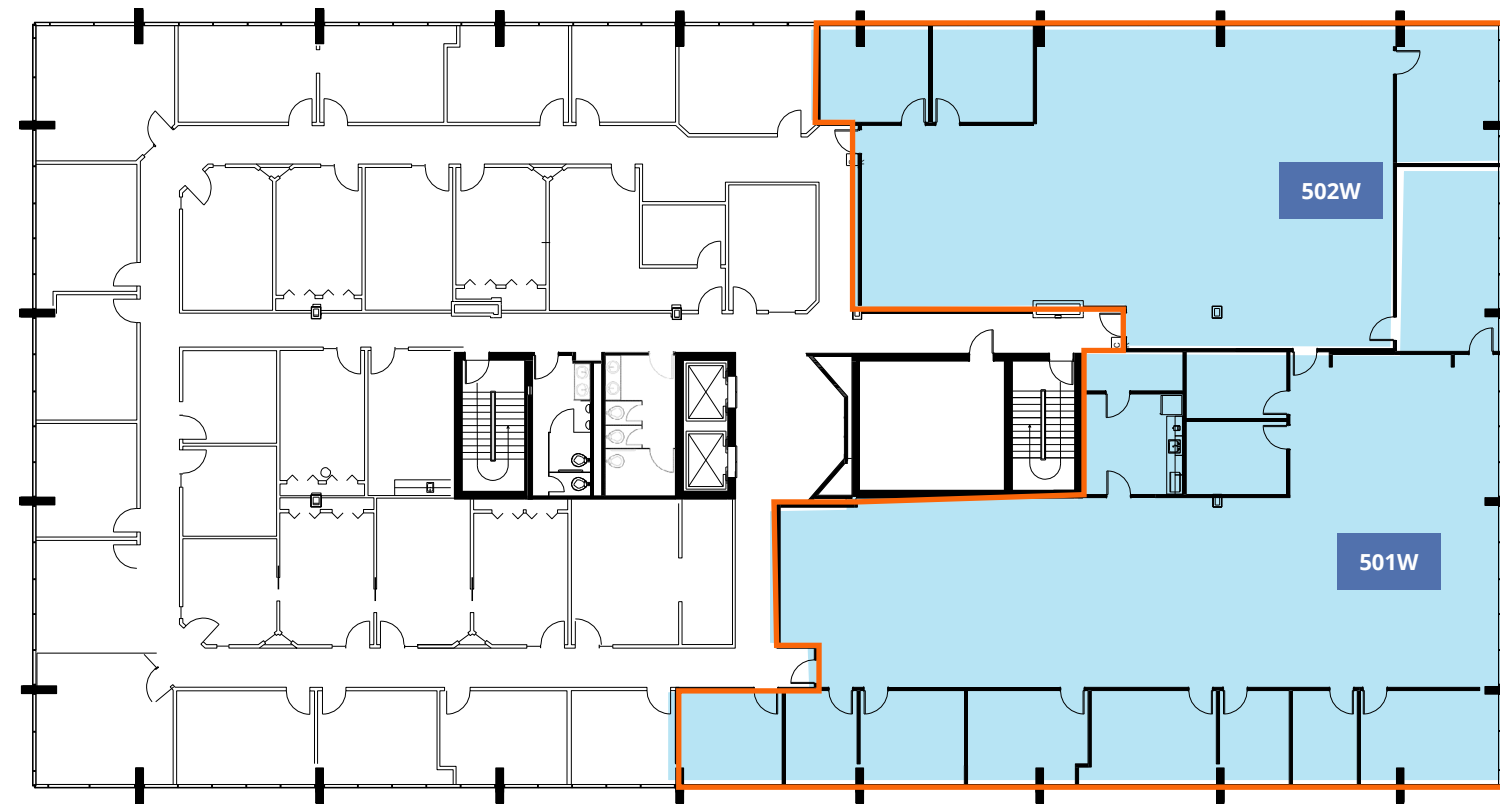
*Contiguous 10,027 SF



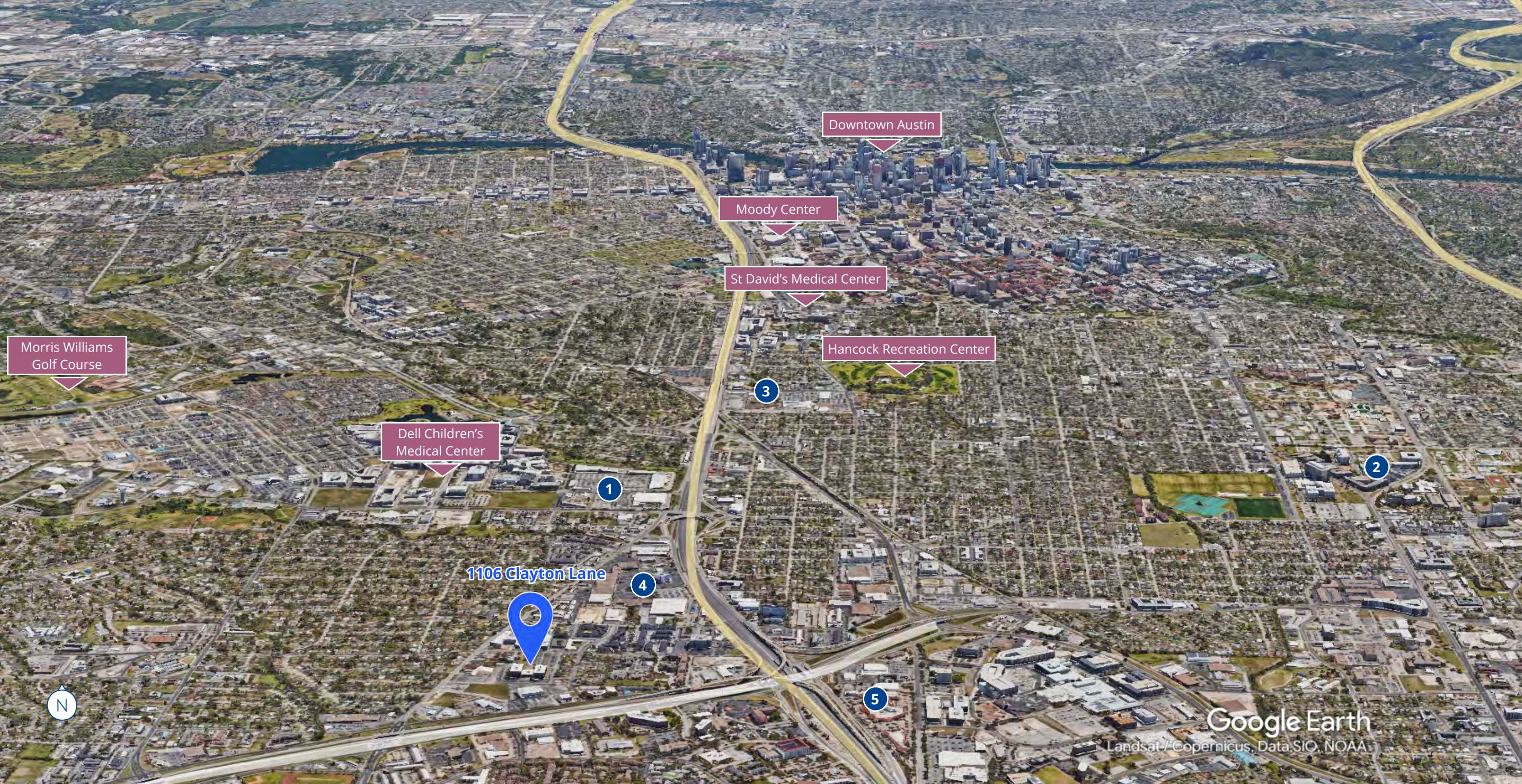
Floor Plan | Level 5

Suite	SF	Rate	Availability
500E	18,833	\$15.00 NNN	Now
501W*	5,286	\$15.00 NNN	Now
502W*	3,871	\$15.00 NNN	Now

*Contiguous 9,157 SF



Amenities Map



1. Mueller Regional Retail Center

- The Home Depot
- Best Buy
- Old Navy
- Marshall's
- PetSmart
- Total Wine & More
- Bed Bath and Beyond
- Magnolia Cafe

2. The Triangle

- Natural Grocers
- Orange Theory
- Hop Doddy
- Mandola's
- Jersey Mike's
- MezzeMe Mediterranean Cafe
- Tropical Smoothie Cafe

3. Hancock Center

- H-E-B
- Twin Liquors
- Jack in the Box
- 24 Hour Fitness
- Firestone Auto Care
- Jason's Deli

4. Capital Plaza

- Target
- Champs Sports
- Boot Barn
- Party City
- Ross Dress for Less
- P-Terry's Burger Stand
- Buffet King

5. The Link

- Easy Tiger
- Another Broken Egg
- Vivo Tex Mex
- Pluckers
- Gold's Gym
- Galaxy Theaters

 Train Station

Demographics



Population

1 mile	18,501
2 mile	73,404
3 mile	151,202

Median household income

1 mile	\$61,220
2 mile	\$72,425
3 mile	\$69,009

Daytime Population

1 mile	22,502
2 mile	85,358
3 mile	192,846

Total Businesses

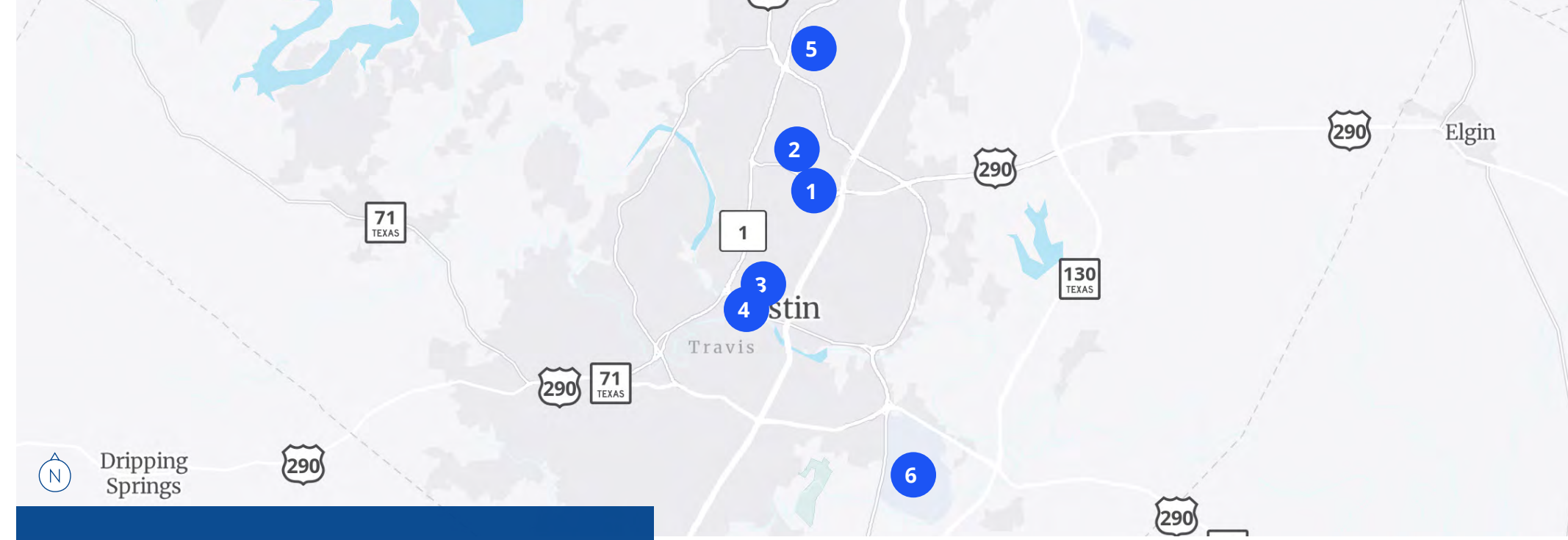
1 mile	1,012
2 mile	3,581
3 mile	7,782

Total Employees

1 mile	12,112
2 mile	47,438
3 mile	111,592

Unemployment Rate

1 mile	3.6%
2 mile	3.3%
3 mile	3.5%



Location Overview: Windsor Park

Windsor Park, which is home to 1106 Clayton Lane, is the area East of I-35, North of East 51st St, and South of Highway 290. Windsor Park is one of the fastest-gentrifying neighborhoods in Austin, and has become a highly regarded urban area with desirable residences and entertainment hubs.

The Windsor Park neighborhood is bordered by 51st Street to the south, I-35 to the west, Hwy 290 to the north, and Manor Road to the east. The neighborhood offers a variety of leisure and entertainment options including Bartholomew Park, a 57-acre park with a disc golf course, picnic shelters, basketball courts, and splash pad. Windsor park boasts easy access to bike lanes and ample transportation options.

Drive Times

#	Place	Distance	Time
1	Highland Station	1.6 mi	3 min
2	Crestview Station	2.4 mi	6 min
3	University of Texas	3.8 mi	8 min
4	Downtown Austin	5.0 mi	10 min
5	The Domain	8.7 mi	16 min
6	Austin Bergstrom Intl Airport	13.8 mi	27 min

Location Overview

Austin, Texas

Austin is the capital city of Texas. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. According to an article published by the Austin Business Journal, Austin has been the fastest growing major metro (population of at least 1 million) on a percentage basis for nine straight years, from 2010 to 2019. In 2020, Austin's population grew by 3.43% and in 2021 it grew by 2.3% during the one-year period, making the current population of the Austin MSA 2,352,426 people.

#1 Hottest U.S. Job Market

Austin topped the list of hottest US job markets for the second consecutive year, according to a Wall Street Journal ranking of new data collected by Moody's Analytics. The list was created in conjunction with Moody's Analytics and assessed data from 381 different metro areas. The cities were scored based on five metrics: unemployment rate, labor-force participation, job growth, labor-force growth, and wage growth. When broken down by metric, Austin ranked in the top five for its wage growth (5 percent), labor force participation (70.3 percent) and low unemployment (2.7 percent) pre-COVID-19. It also ranked in the top 10 for job growth (2.3 percent) and top 20 for labor force growth (1.6 percent).



#1 Best Place to Live

Austin was ranked #1 Best Place to Live by US News & World Report: "People are drawn to the Texas capital's music, outdoor spaces, and cultural institutions. Austin was established along the Colorado River on the edge of the Hill Country in 1839. Originally named "Waterloo," Austin remains rich in history, from the bronze statue of Stevie Ray Vaughn that greets visitors near the river, to the stately Capitol that anchors downtown, to the LBJ Presidential Library at the University of Texas at Austin. Named the Live Music Capital of the World, Austin has a plethora of music venues and local bands to entertain endless crowds. The metro area is home to banner music festivals like Austin City Limits, a two-weekend-long fall event featuring major headliners and lesser-known acts, as well as South by Southwest, an annual set of film, interactive media and music festivals held in March."

Austin Health Care



The Health District is by Dell Medical School and Dell Seton Medical Center at U.T., the school's primary teaching hospital operated by Ascension Seton.



St. David's Healthcare is the third-largest private employer in the Austin area, with more than 10,200 employees and seven of the area's leading hospitals.

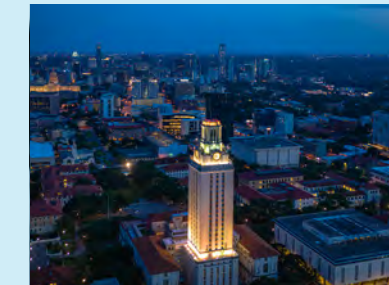


Ascension Seton has over 20 locations in central Texas and employs more than 10,000 in the region.

Higher Education



The University of Texas at Austin is a public research university in Austin, Texas and the flagship institution of the University of Texas System. The university has the nation's eighth-largest single-campus enrollment, with over 50,000 students and 24,000 Seton staff. The University is referred to as "a public Ivy;" it is a major center for academic research.



Austin Community College (ACC) was established in 1972 and is a public community college system serving Austin. The college maintains numerous campuses, centers, and distance learning options to serve about 100,000 students in academic, continuing education and adult education programs.



St. Edward's University is a private Catholic university founded in 1877, located just south of downtown Austin. It's 155-acre campus houses an enrollment of over 4,000 students and offers 8 master's degree programs and bachelor's degrees in more than 50 areas of coursework.



For Lease

1106 Clayton Lane

Austin, TX



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