



RETAIL OPPORTUNITY AT THE LINDEN RESIDENCES

FOR SALE OR LEASE RETAIL SPACE +/- 3,696 SF



EXECUTIVE SUMMARY

The Linden is a limited collection of 117 luxury residences in a 30 story tower in the heart of the Arts District in Downtown Austin. The ground floor retail space services the full time residences as well as the daytime users in this vastly expanding neighborhood. Physically rooted near the iconic Capitol Corridor, the property is strategically located at the intersection of the adjacent arts and medical districts, The University of Texas at Austin, the traditional Central Business District (CBD), the new Texas Mall & Waterloo Park as well as the world-renowned Blanton Museum of Art.

AVAILABLE SPACE

- ~ 3,696 SF Retail

LEASE SUMMARY

- \$65/SF + NNN
- Limited TI (Negotiable)

SALE SUMMARY

- \$975/SF
- Cold, Dark Shell



COMMERCIAL UNIT FEATURES

- Cold, Dark Shell (inquire for details)
- GSF = +/- 3,696 Square Feet
- Exterior decorative metal canopy designed by Rhode Partners
- Two (2) egress doors provided
 - One (1) 72" double door at entry of space – CR Laurence Entice Series
 - One (1) 60" double door at exit to back of house – standard hollow metal door
- Fire suppression sprinkler system provided in space
- Five (5) Ceiling fire alarm horn with strobe provided in space
- Four (4) unit heaters provided for construction climatization of space
- Stub out for 2 bathrooms

Exclusively listed by DEN Property Group LLC. Pricing and availability are subject to change without notice. All information herein deemed reliable but not guaranteed. Buyer must verify. For information about brokerage services and consumer protection notice, visit <https://goo.gl/ZDjb8c>

THE LINDEN RESIDENCES

Borrowing its name from Linden Street, the original name of 17th Street, and the tree of the same name, The Linden is a nod to both Austin's past and future. Physically rooted near the iconic Capitol Corridor—once untapped as a residential destination—the property's metaphorical canopy extends to cover the adjacent arts and medical districts with unparalleled access to The University of Texas at Austin, the traditional Central Business District and the world-renowned Blanton Museum of Art.

- Situated on the corner of 17th Street & Guadalupe
- 117 Luxury Residences at the Linden provides a built-in clientele
- The Linden residents enjoy first-class amenities including a world-class lap pool, fitness facility and sauna, private dining / conference room, a resident lounge, a club room, an outdoor space for cooking and a dog park. All of which have stunning views of Downtown.

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NEIGHBORHOOD OVERVIEW

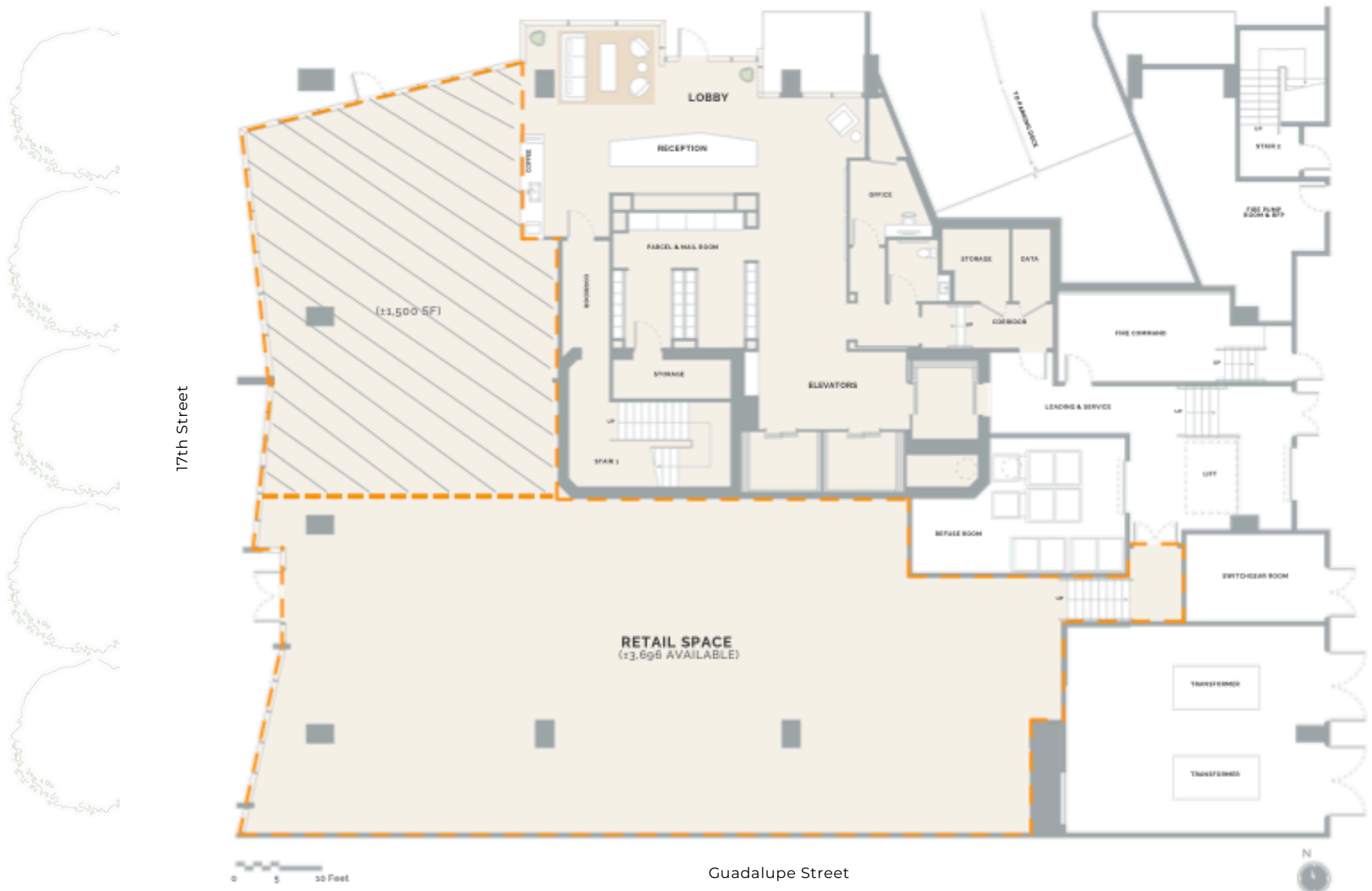


- Walkability to the Central Business District, University of Texas, the new Downtown County Courthouse, the State of Texas Capitol Complex & Waterloo Park
- Phase II expansion of Capitol Complex Corridor is underway following the successful completion of Phase I which relocated 3,400 state employees; Phase II expected to bring 1800 additional employees
- Austin's multi-billion dollar investment in the expansion of the Austin public transit system has a proposed subterranean station entrance 2 blocks south of the Linden
- Neighborhood routes with frequent stops - with 14 High-Frequency routes, Cap Metro provides reliable connections throughout Austin.
- The Neighboring New Downtown Courthouse at 1700 Guadalupe will consist of 430,000 square feet over 12 stories and Phase II tower bringing it to a total of 725,000 sf
- Next door neighbors — in addition to the thousands of employees of the Capitol, new courthouse and beyond you have the existing residents and the adjacent, richly diverse Judges Hill historic neighborhood



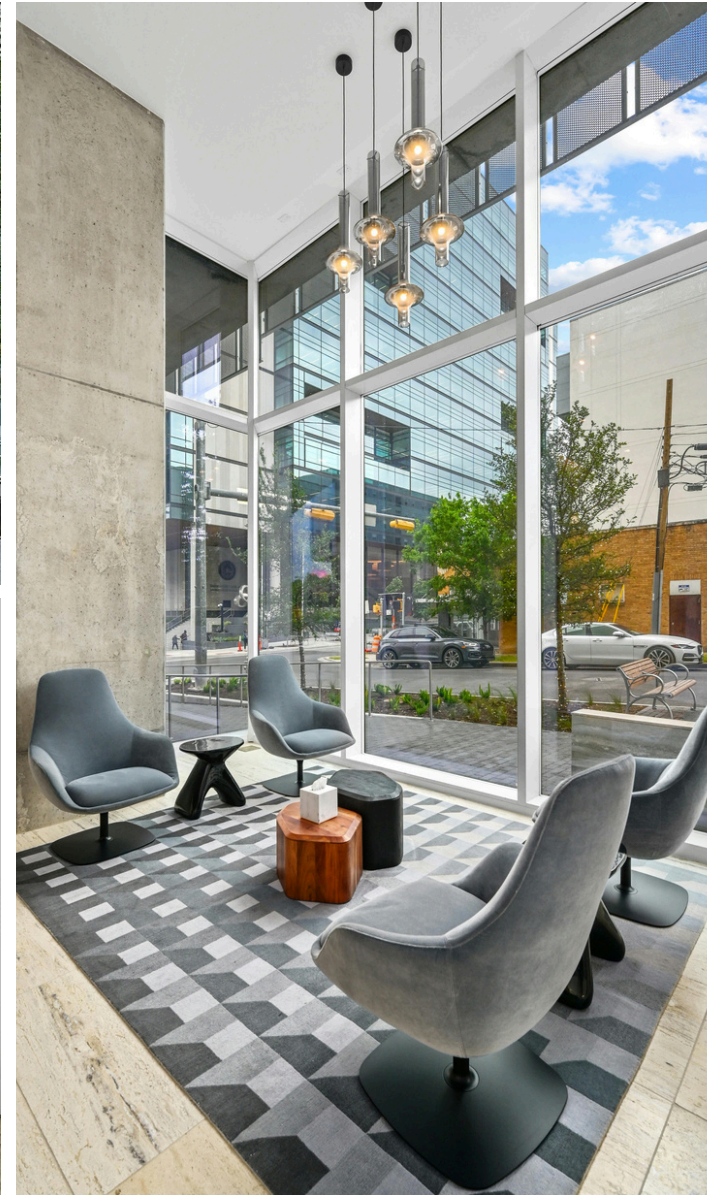
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AREA CALCULATIONS



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LOBBY



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BUILDING AMENITIES



LOCATION



PHYSICALLY ROOTED AT CAPITOL DISTRICT



WALKER'S PARADISE

94 WALK SCORE

Daily errands do not require a car



BIKER'S PARADISE

97 BIKE SCORE

Daily errands can be accomplished on a bike



EXCELLENT TRANSIT

71 TRANSIT SCORE

Transit is convenient for most trips.

Source: <https://www.walkscore.com/score/313-w-17th-st-austin-tx-78701>

AERIAL LOCATION



CONTACT

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