



# 1700 RIO GRANDE



**OFFERING MEMORANDUM | 11,050 SF of Condo Space Located in Austin's Central Business District**





PROPERTY SUMMARY	
Address	1700 Rio Grande St., Suite 200 Austin, TX 78701
RSF	11,050
Available for Occupancy	Immediate
Year Built	1999
Parking Ratio	3.67 / 1,000 SF (Covered & Surface)
Price	Contact Deal Team

# EXECUTIVE SUMMARY

## The Opportunity

JLL is pleased to present the exclusive opportunity to purchase 11,050 square feet of office condo space at 1700 Rio Grande. The Property is advantageously located in Austin’s Central Business District (CBD) within a half mile of the Texas State Capitol and The University of Texas campus. 1700 Rio Grande offers unmatched amenities including top tier restaurants as well as countless retail and entertainment options in the North Downtown and University of Texas micromarket. Located less than 1.5 miles from both I-35 and MoPac (Loop 1), the Property offers the advantages of Downtown as well as exceptional access to the greater Austin MSA. The space is an entire floor of the building, allowing a user to have direct and controlled access to their suite from the structured parking garage.

- **Highly Amenitized Central Business District**
- **Easy Access to Major Highways I-35 & Mopac**
- **Nearby Economic Drivers: UT Austin & Texas State Capitol**





WEST LAKE HILLS

ROLLINGWOOD

TARRYTOWN

LOOP 1

LADY BIRD LAKE

**SOUTH LAMAR DISTRICT**  
2500+ Multifamily Units  
664K SF of Retail

**SOUTH CONGRESS DISTRICT**  
Highest Retail Rents in Texas  
552K SF of World Famous Retail

**CONVENTION CENTER**

**CBD**

OLD WEST AUSTIN

**1700 RIO GRANDE**

TEXAS STATE CAPITOL

**CAPITOL COMPLEX**  
\$581M Project Delivering  
Over 1M SF Office  
3,100 Subterranean Parking  
& The Texas Mall

**ALEXAN WATERLOO**  
13-STORY 270-UNIT MULTIFAMILY TOWER  
DELIVERED IN 2021

**WATERLOO CENTRAL**  
39,000 SF CLASS A OFFICE  
UNDER CONSTRUCTION

**INNOVATION DISTRICT**  
123 Acre Employment &  
Cultural With 350K SF of  
Office Delivered 2022

**1836 SAN JACINTO**  
230,609 SF CLASS A OFFICE  
DELIVERED 2021

**THE AVENIR**  
15-STORY 387-UNIT MULTIFAMILY TOWER  
UNDER CONSTRUCTION

**EAST AUSTIN**  
11K+ Multifamily Units  
Delivered Since 2017

**ERWIN CENTER**  
FUTURE MEDICAL  
SCHOOL EXPANSION

**THE UNIVERSITY OF  
TEXAS AT AUSTIN**





# HIGHLY AMENITIZED CBD LOCATION



100+ Restaurants, Entertainment Venues & Bars



Walking Distance to the Texas State Capitol & The University of Texas



800+ Acres of Green Space within 2 Mile Radius



6,900 Multifamily Units within a 10 Minute Drive

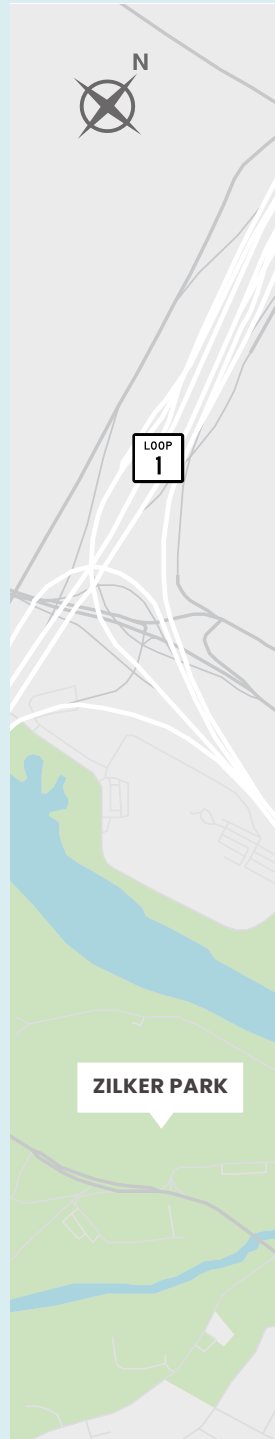
## RESTAURANTS



## BARs



## RETAIL



# 1700 RIO GRANDE

 THE UNIVERSITY OF TEXAS AT AUSTIN

DKR MEMORIAL STADIUM

MOODY CENTER  
Brand New 15,000+ Capacity Venue & Arena

TEXAS STATE CAPITOL

WATERLOO PARK & WATERLOO AMPITHEATRE

## DOWNTOWN

WEST 6TH STREET DISTRICT

EAST 6TH STREET DISTRICT

-  PARK
-  RETAIL
-  BAR
-  RESTAURANT

Lady Bird Lake

BUTLER HIKE & BIKE TRAIL

AUDITORIUM SHORES





# SEAMLESS CONNECTIVITY

- Signalized intersections at MLK/Rio Grande & 15th Rio Grande provide exceptional ingress and egress
- Less than 1 minute drive to North Lamar makes North and South transit easy and efficient
- 1.5 miles from I-35 and MoPac exits

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2010 Population	30,933	132,926	298,517
White Collar Labor Force	77%	83%	77%
Average Household Income	\$92,276	\$139,065	\$127,976
Median Age	31.1	35.5	35.6
Bachelor's Degree or Higher	62%	63%	53%



## DRIVE TIMES

- 3 MIN ● TEXAS STATE CAPITOL
- 4 MIN ● UT CAMPUS
- 5 MIN ● IH-35 & MOPAC
- 7 MIN ● LADY BIRD LAKE
- 7 MIN ● AUDITORIUM SHORES
- 9 MIN ● BUTLER HIKE & BIKE TRAIL
- 10 MIN ● ZILKER PARK
- 11 MIN ● BARTON SPRINGS
- 22 MIN ● AUSTIN BERGSRATOM INT'L AIRPORT

### TARRYTOWN

<b>\$264,575</b>	<b>\$1.46M</b>	<b>8 MIN</b>
HOUSEHOLD MEDIAN INCOME	MEDIAN HOME SALE PRICE	DRIVE TIME

### OLD WEST AUSTIN

<b>\$217,363</b>	<b>\$1.25M</b>	<b>5 MIN</b>
HOUSEHOLD MEDIAN INCOME	MEDIAN HOME SALE PRICE	DRIVE TIME

### WEST LAKE HILLS

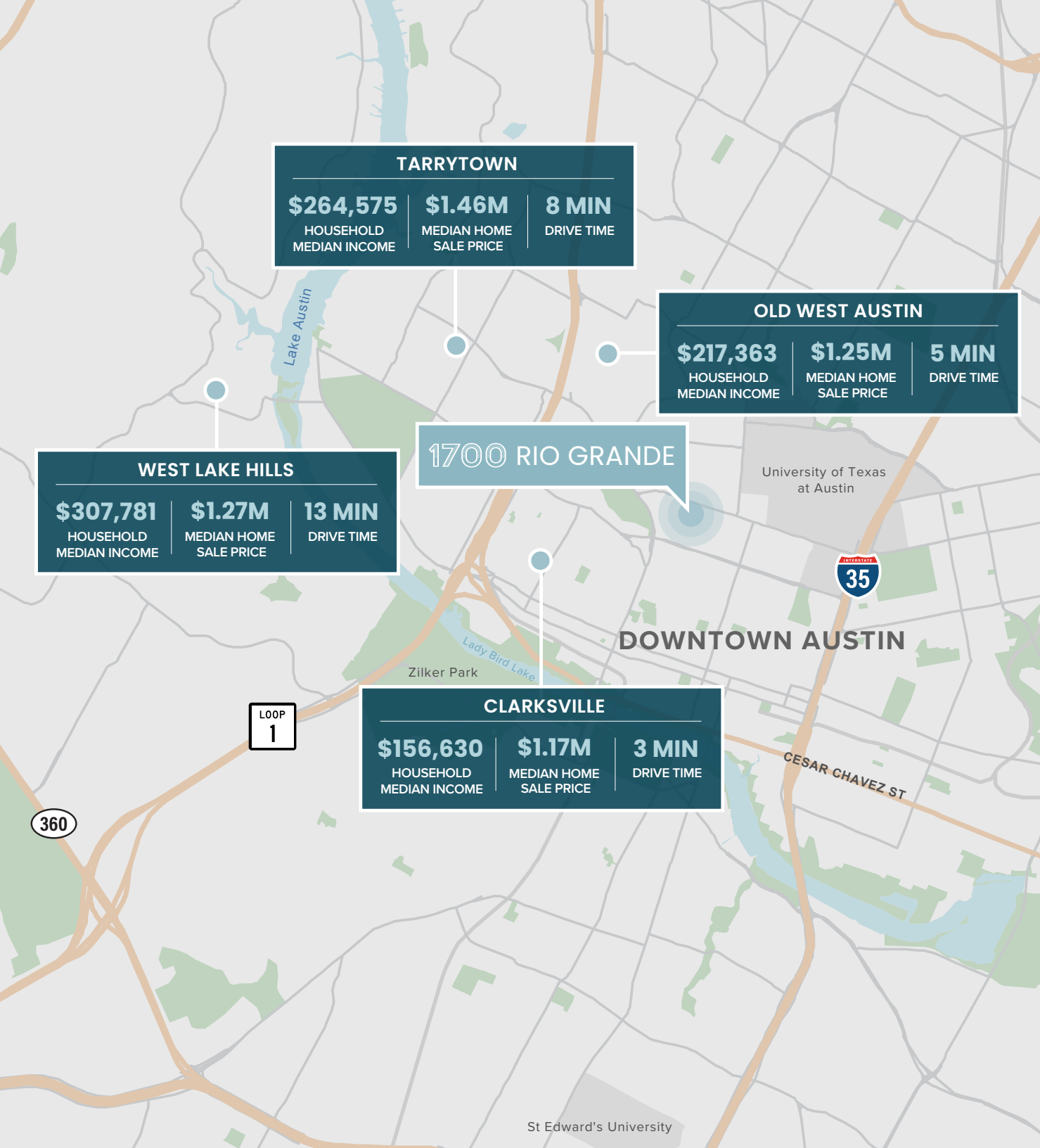
<b>\$307,781</b>	<b>\$1.27M</b>	<b>13 MIN</b>
HOUSEHOLD MEDIAN INCOME	MEDIAN HOME SALE PRICE	DRIVE TIME

### 1700 RIO GRANDE

### DOWNTOWN AUSTIN

### CLARKSVILLE

<b>\$156,630</b>	<b>\$1.17M</b>	<b>3 MIN</b>
HOUSEHOLD MEDIAN INCOME	MEDIAN HOME SALE PRICE	DRIVE TIME





# TEXAS CAPITOL COMPLEX

## Steps Away From the Texas State Capitol

The State Capitol is Texas's epicenter for economic power, political influence, and legislative decision-making. As the seat of the Texas government, it houses the State Legislature and serves as a hub for policy development and implementation. The decisions made within its walls directly impact the business environment via taxation, regulation, and economic development initiatives. The Capitol's presence also attracts businesses and investors, as it signifies stability, a commitment to business-friendly policies, and the state's reputation as a pro-business destination. Moreover, the Capitol serves as a platform for businesses to engage with policymakers, advocate for their interests, and participate in the democratic process, ensuring that the needs and concerns of the business community are heard and addressed.

## New Development in the Texas Capitol Complex

- **\$581M Project Set to Deliver Over 1M SF of Office Space, 31,000 Subterranean Parking Spaces & the Texas Capitol Mall**
- **Phase I was Complete in 2022**
- **Phase II Set to Deliver two state office buildings and Texas Capitol Mall along 15<sup>th</sup> St by 2027**







## **CAPITOL DISTRICT EMPLOYMENT**

**120,784 TOTAL EMPLOYEES**

Public  
Administration  
**39,265**

Education &  
Health Services  
**31,291**

Professional &  
Business Services  
**16,416**

Other  
**33,812**





**#9**  
TOP PUBLIC  
SCHOOLS  
US News

**482K**  
TOTAL  
ALUMNI

**3,000**  
TEACHING  
FACULTY

**51,991**  
TOTAL  
STUDENTS  
ENROLLED

**424**  
ACRE  
CAMPUS





**\$8.8B**  
ECONOMIC  
IMPACT IN  
TEXAS



# THE UNIVERSITY OF TEXAS AT AUSTIN

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The University of Texas at Austin is the flagship university of The University of Texas System and boasts the 2nd largest endowment in the United States. UT is a vital economic driver for the city, serving as a major employer and skilled labor producer, fostering innovation, and attracting diverse businesses and startups. The university's emphasis on research and innovation leads to new technologies, patents, and startups, driving entrepreneurship and investment.



# BOUTIQUE OFFICE SPACE IN AUSTIN'S CBD

Property Address	RBA	For Sale Status	Last Sale Date	% Leased	Year Built	Parking Ratio
<b>1700 Rio Grande (Floor 3)</b>	<b>11,050</b>	<b>Y</b>	<b>-</b>	<b>0%</b>	<b>1999</b>	<b>3.67</b>
1801 Lavava St	2,123	N	May-24	100%	1965	0.02
1700 Rio Grande (Floor 2)	11,050	N	Apr-24	100%	1999	3.67
709 W 14th St	1,961	N	Mar-24	100%	1975	2.55
611 W 15th St	6,000	N	Feb-23	100%	1968	2.33
1301 Nueces St	5,516	N	May-22	100%	1985	3.44
402 12th St W	5,961	N	Sep-21	100%	1900	2.01
1604 Rio Grande St	5,602	N	Aug-21	100%	1920	2.14
1002 West Ave	6,972	N	May-21	100%	1900	2.40
408 W 14th St	5,790	N	Sep-19	100%	1872	1.22
1209 Rio Grande St	5,530	N	Mar-10	100%	1969	3.07



**246K**

SF OF CBD  
BOUTIQUE  
OFFICE SPACE



**96%**

LEASED  
TODAY



**14,859**

SF OF CBD  
OFFICE SPACE  
AVAILABLE



**1.1% YOY**

RENT  
GROWTH  
Despite Sublease  
Market Turbulence



**12.5%**

DECREASE  
In CBD Boutique  
Office Space  
Since 2012





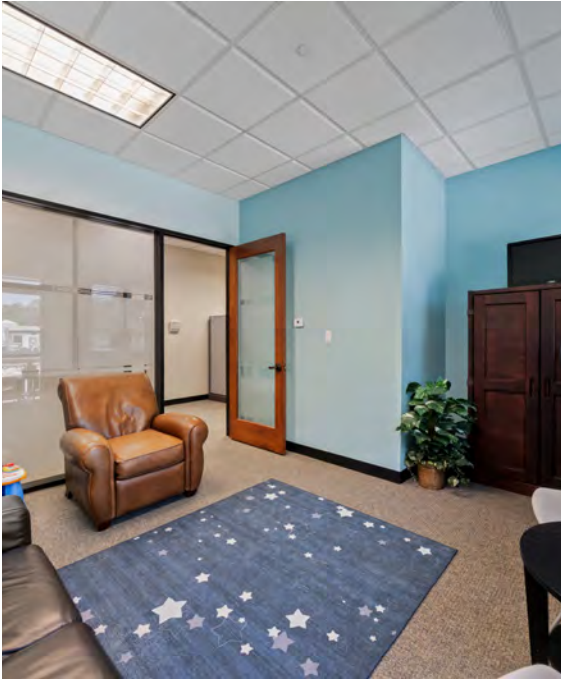


# 1700 RIO GRANDE

## WINNING PROPERTY ATTRIBUTES

- 2 Levels of Structured Parking at an Exceptional Ratio (3.67 / 1,000 SF)
- Controlled Access From Parking Garage
- Below Replacement Cost and at a Discount to Competitive Product







# FLOOR PLAN | 3RD FLOOR



SUNSHINE











## DEAL TEAM CONTACTS

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# 1700 RIO GRANDE



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#### About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).