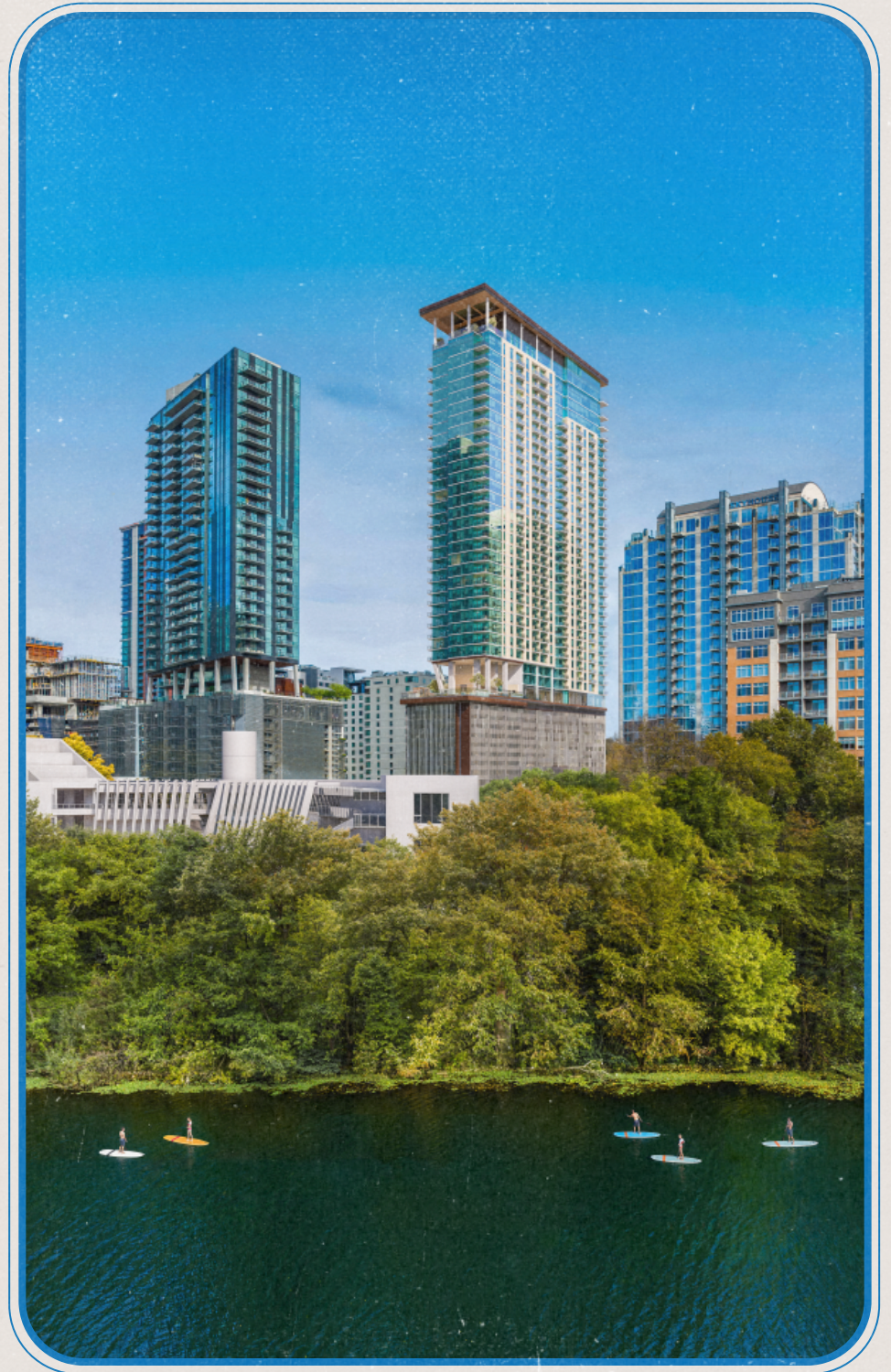


A U S **700** T E X  
**RIVER**

PREMIER RESTAURANT SPACE  
AVAILABLE FOR LEASE



MICHAEL BULLARD  
MB@DOVETAILCRE.COM  
512-468-5353





## INTRODUCING 700 RIVER

3,375 RENTABLE SQUARE FEET OF RESTAURANT SPACE WITH 1,219 SQUARE FEET OF PATIO. ADDITIONAL PATIO SPACE IS AVAILABLE WITH AN EASILY ATTAINABLE SIDEWALK CAFE PERMIT FROM THE CITY OF AUSTIN.

HIGHLY VISIBLE FROM THE BRIDGES TO THE WEST AS WELL AS FROM THE MAJOR CORRIDOR OF I-35.

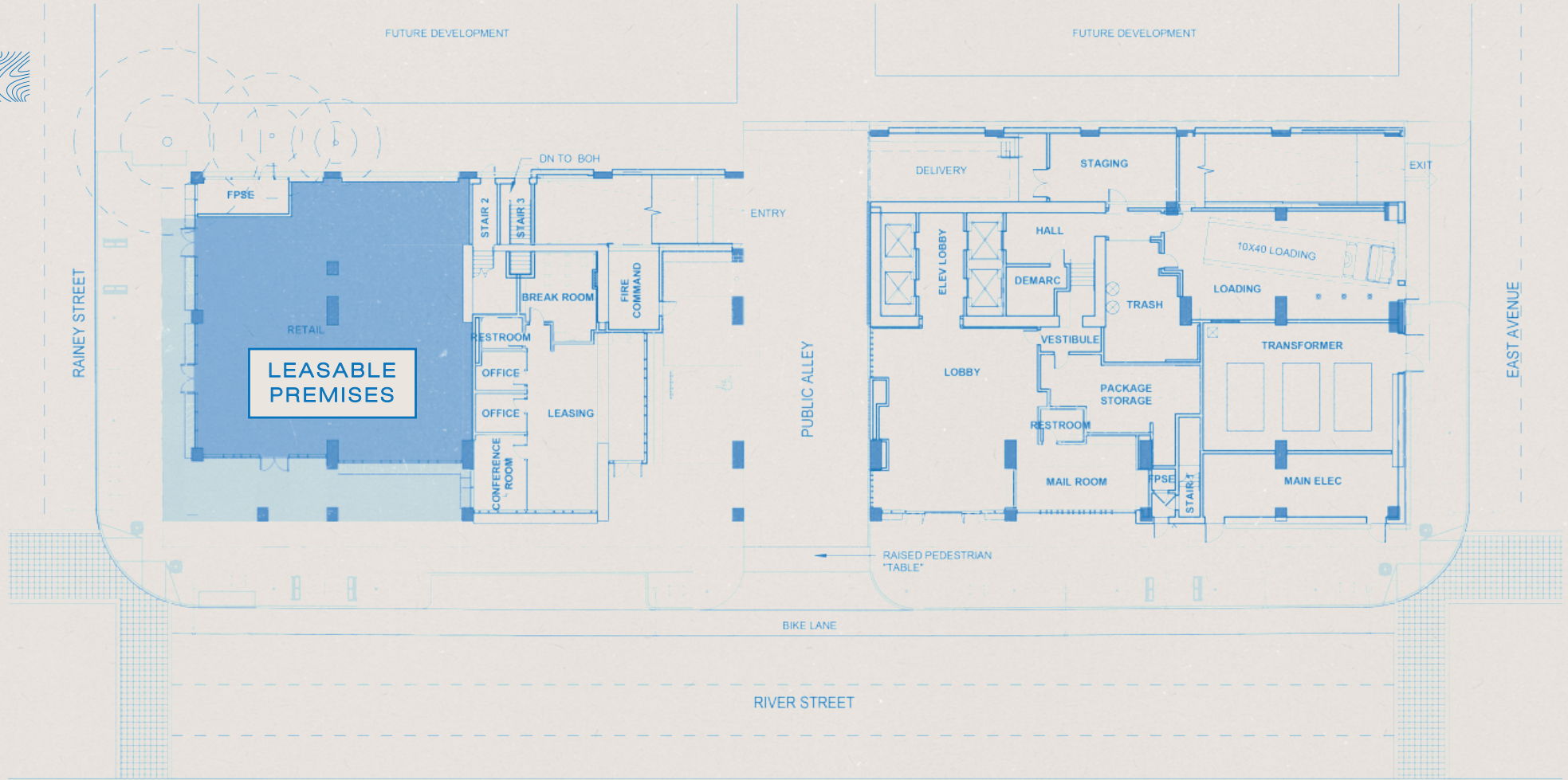
MANY EASILY ACCESSIBLE CONNECTIONS TO WALKING AND BIKING PATHS, BOTH ALONG THE LAKE AND INTO DOWNTOWN.

EXCELLENT POSITION ON A HARD CORNER AT THE MAIN SOUTHERN ENTRANCE TO THE RAINEY STREET DISTRICT.

RIVER STREET FRONTAGE PROVIDES UNPARALLELED ACCESS TO I-35 AND EAST AVENUE, ALLOWING RESTAURANT PATRONS TO BYPASS THE CONGESTION THAT EXISTS ELSEWHERE ON RAINEY STREET.

ALLEY LOADING AREA AND EASY ACCESS TO BUILDING TRASH ROOM.

700 RIVER GROUND FLOOR PLAN



RIVER STREET PARTNERS  
HIGH STREET RESIDENTIAL

RIVER STREET RESIDENCES

AUSTIN, TX  
10.06.2021

HKS  
24169.000

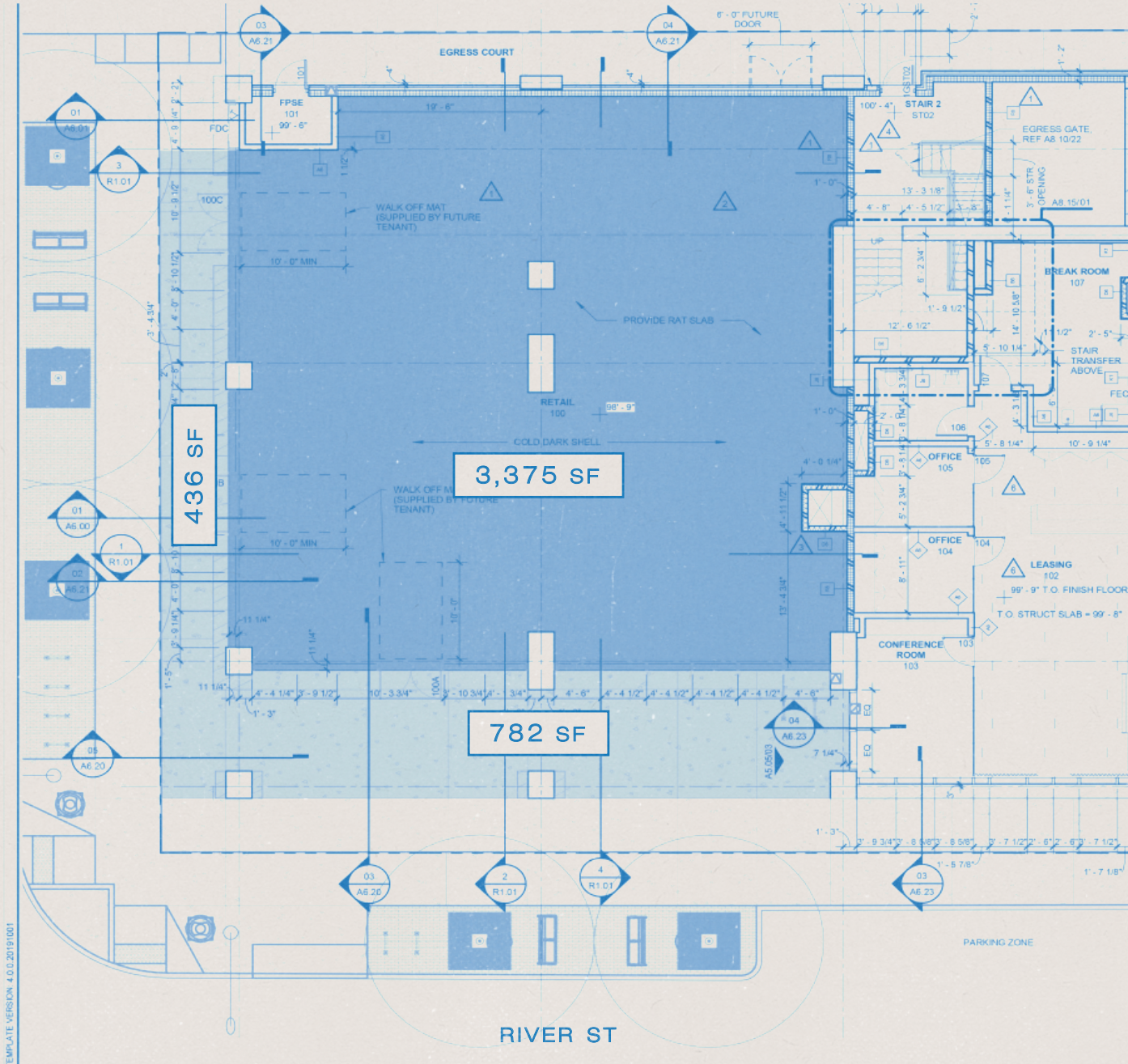
GROUND FLOOR PLAN





# GROUND FLOOR PLAN RESTAURANT SPACE

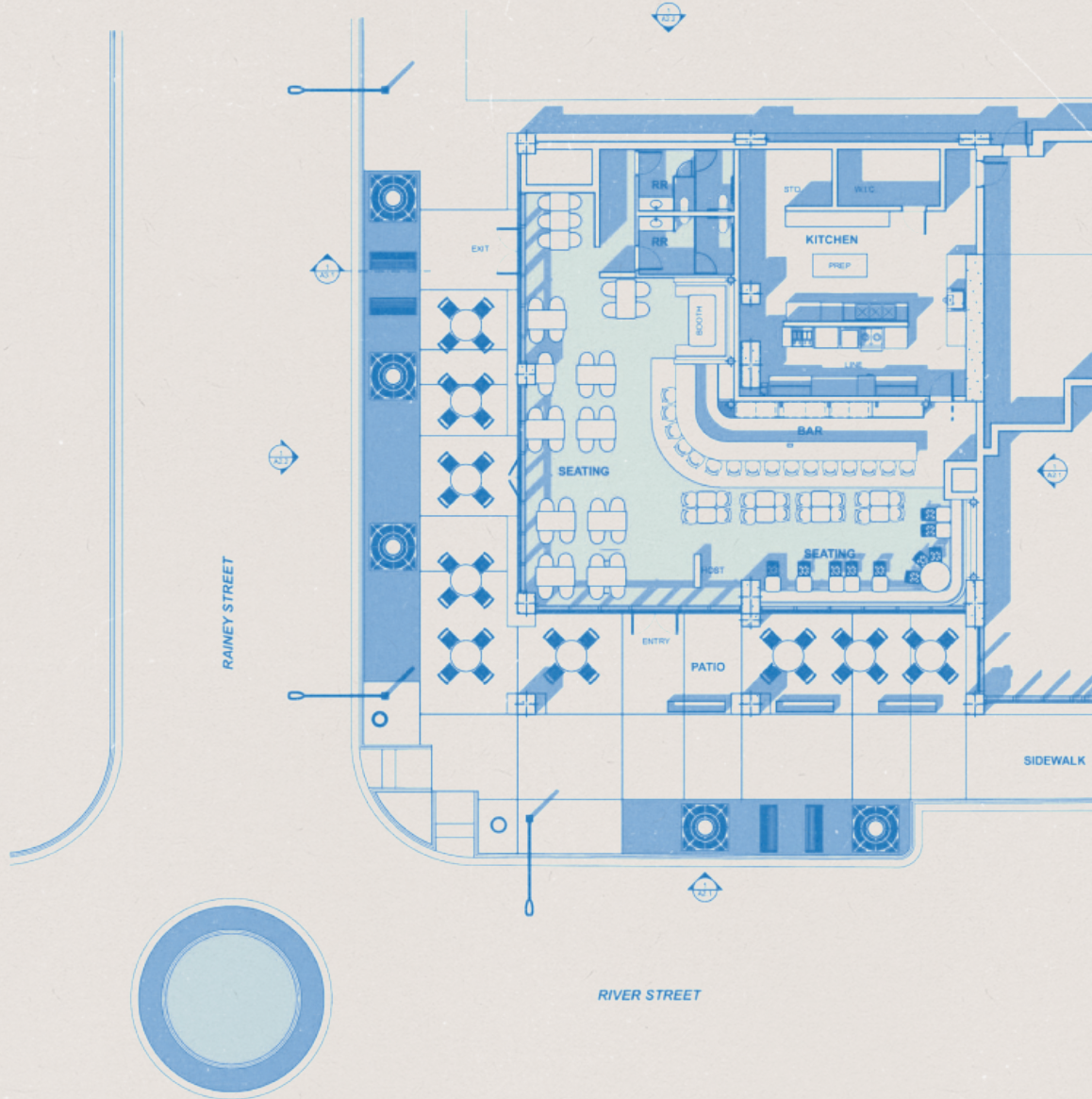
RAINEY ST



TEMPLATE VERSION 4.0 020191001



GROUND FLOOR PLAN  
CONCEPTUAL RESTAURANT TEST FIT



RIVER STREET RETAIL RESTAURANT TEST FIT

SEATING

PATIO -	36 SEATS
GENERAL -	70 SEATS
BAR & HIGHTOPS-	30 SEATS

TOTAL - 136

AREA

KITCHEN -	1,100 sf
BAR -	570 sf
SEATING GEN -	1,690 sf
RR -	320 sf



GROUND FLOOR PLAN  
CONCEPTUAL RESTAURANT TEST FIT





# T A B C



RAINY STREET

# M A P

2022  
VOLUMES

(1)  
EMMER & RYE  
\$1,763,637

(2)  
TIPSY ALCHEMIST  
\$3,265,468

(3)  
CANTINA 512  
\$4,262,386

(4)  
UNBARLEAVABLE  
\$10,694,158

(5)  
HALF STEP  
\$2,242,094

(6)  
LUCILLE  
\$2,909,548

(7)  
ICENHAUER'S  
\$3,145,113

(8)  
IDLE HANDS  
\$1,988,407

(9)  
STAGGER LEE  
\$1,617,986

(10)  
ANTHEM  
\$1,262,515



( 1 )  
**TOWERS OF TOWN  
LAKE CONDOMINIUMS**  
182 UNITS

( 2 )  
**44 EAST AVE.  
CONDOMINIUMS**  
308 UNITS

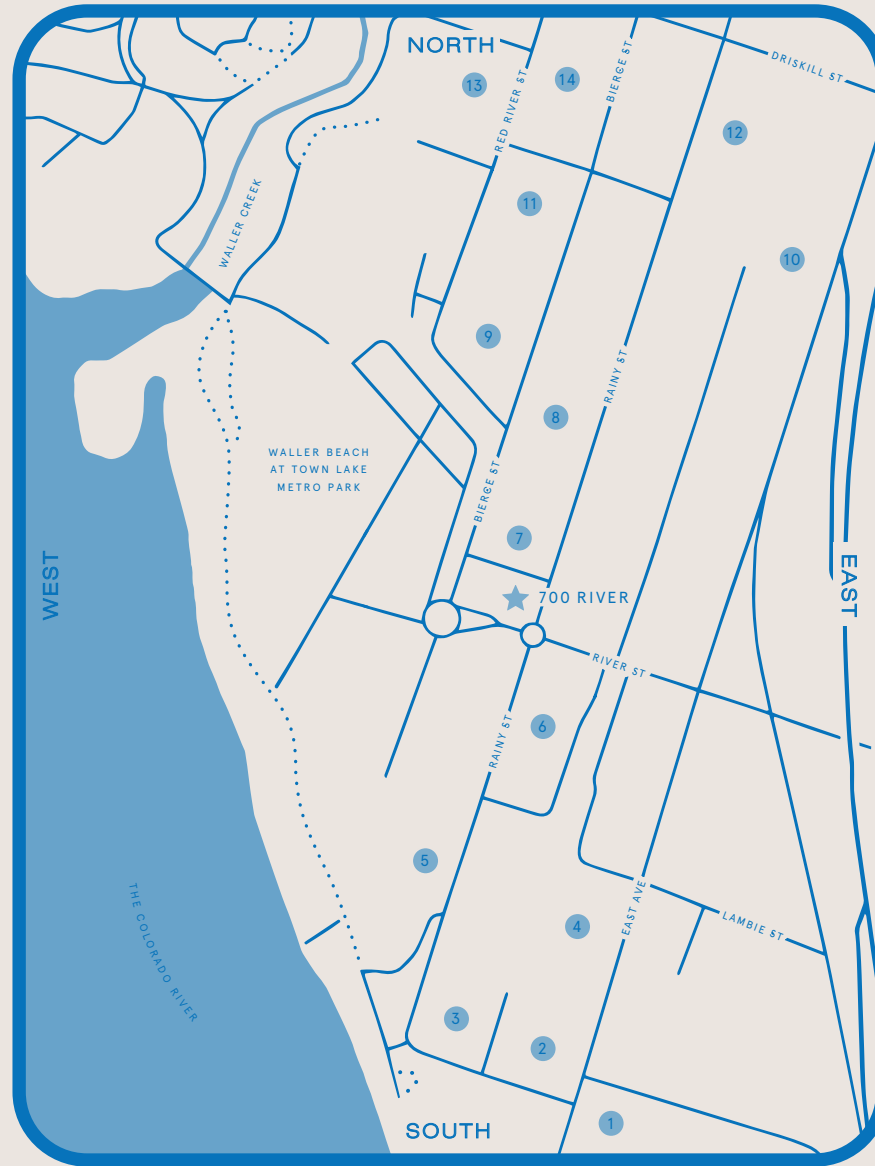
( 3 )  
**WINDOR ON THE  
LAKE APTS.**  
187 UNITS

( 4 )  
**NATIVO AUSTIN  
CONDOMINIUMS**  
349 UNITS

( 5 )  
**THE MILAGO  
CONDOMINIUMS**  
240 UNITS

( 6 )  
**SKY HOUSE  
AUSTIN APTS.**  
320 UNITS

( 7 )  
**70 RAINY  
CONDOMINIUMS**  
173 UNITS



( 8 )  
**PASEO  
APARTMENTS**  
557 UNITS

( 9 )  
**THE SHORE  
CONDOMINIUMS**  
192 UNITS

( 10 )  
**VESPER ATX  
CONDOMINIUMS**  
283 UNITS

( 11 )  
**HOTEL VAN ZANDT**  
360 ROOMS

( 12 )  
**THE MILLENIUM  
RAINEY APTS.**  
326 UNITS

( 13 )  
**WATERLINE AUSTIN  
CONDOMINIUMS**  
HOTEL, OFFICE, RETAIL, AND  
352 RESIDENTIAL UNITS

( 14 )  
**THE QUINCY APTS.**  
347 UNITS

# OTHER PROJECTS





## ABOUT THE TEAM

### MSD PARTNERS

MSD PARTNERS, L.P. IS A LEADING INVESTMENT FIRM FOCUSED ON MAXIMIZING LONG-TERM CAPITAL APPRECIATION ACROSS ITS CORE AREAS OF INVESTING EXPERTISE – CREDIT, PRIVATE CAPITAL, REAL ESTATE, AND GROWTH. THE FIRM DEPLOYS CAPITAL ON BEHALF OF DELL TECHNOLOGIES FOUNDER AND CEO MICHAEL DELL AND HIS FAMILY, AS WELL AS OTHER LIKE-MINDED, LONG-TERM- ORIENTED INVESTORS.

ALONG WITH MSD CAPITAL, MSD PARTNERS MANAGES OVER \$25 BILLION OF ASSETS AND IS CURRENTLY INVESTED IN APPROXIMATELY \$10 BILLION OF REAL ESTATE. IN ADDITION TO 700 RIVER, MSD'S REAL ESTATE INVESTMENTS INCLUDE FOUR SEASONS MAUI AT WAILEA AND FOUR SEASONS HUALALAI IN HAWAII, FOUR SEASONS VAIL, FAIRMONT MIRAMAR IN SANTA MONICA, THE BOCA RATON, NAPLES BEACH CLUB DEVELOPMENT, DALLAS' KNOX STREET REDEVELOPMENT, OVER 15,000 MULTIFAMILY UNITS NATIONWIDE, AND MULTIPLE DEVELOPMENTS IN AUSTIN

### TRAMMELL CROW COMPANY

TRAMMELL CROW COMPANY (TCC) IS A GLOBAL COMMERCIAL REAL ESTATE DEVELOPER AND WHOLLY-OWNED SUBSIDIARY OF CBRE GROUP, INC. (NYSE:CBRE), A FORTUNE 500 AND S&P 500 COMPANY HEADQUARTERED IN DALLAS.

FOUNDED IN 1948, TCC HAS DEVELOPED OR ACQUIRED NEARLY 2,900 BUILDINGS VALUED AT \$75 BILLION AND OVER 655 MILLION SQUARE FEET. AS OF DECEMBER 31, 2023, TCC HAD \$15.8 BILLION OF PROJECTS IN PROCESS AND \$13.3 BILLION IN ITS PIPELINE. IT EMPLOYS 650 PROFESSIONALS IN 26 MAJOR CITIES THROUGHOUT THE UNITED STATES AND EUROPE.

THE COMPANY SERVES USERS OF AND INVESTORS IN OFFICE, INDUSTRIAL/LOGISTICS, HEALTHCARE, LIFE SCIENCES AND MIXED-USE PROJECTS, AS WELL AS MULTI-FAMILY RESIDENTIAL THROUGH ITS OPERATING SUBSIDIARY HIGH STREET RESIDENTIAL.

### HIGH STREET RESIDENTIAL

HIGH STREET RESIDENTIAL, THE RESIDENTIAL SUBSIDIARY OF TRAMMELL CROW COMPANY, SPECIALIZES IN THE DEVELOPMENT OF MULTIFAMILY HOUSING. WE HAVE A DEEP BACKGROUND IN URBAN, INFILL MIXED-USE RESIDENTIAL DEVELOPMENT, AS WELL AS THE REDEVELOPMENT OR REPURPOSING OF EXISTING FACILITIES.

IN THE LAST 15 YEARS, THE FIRM HAS COMPLETED OVER \$2.7 BILLION WORTH OF DEVELOPMENT WITH A CURRENT PIPELINE OF OVER 4,500 UNITS.

### RIVER STREET PARTNERS

RIVER STREET PARTNERS IS A REAL ESTATE INVESTMENT AND DEVELOPMENT GROUP BASED IN AUSTIN, TEXAS SPECIALIZING IN RESIDENTIAL, HOSPITALITY, AND RETAIL PROPERTIES.



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and
- Treat all parties to a real estate transaction honestly and fairly

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer, and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Dovetail Commercial Real Estate LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9009327

License No.

mb@dovetailcre.com

Email

512-468-5353

Phone

Michael Bullard

Designated Broker of Firm

593309

License No.

mb@dovetailcre.com

Email

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Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone