



HELM

CORPORATE REAL ESTATE STRATEGY



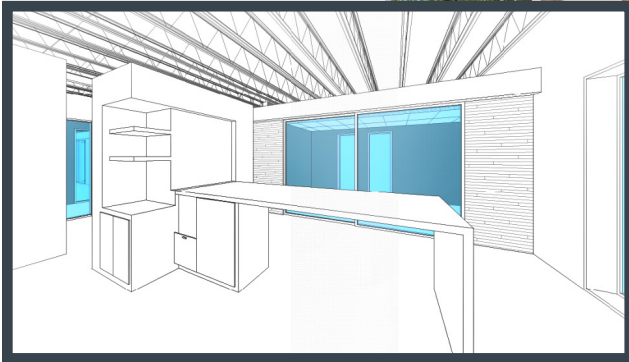
1824

1824 E. OLTORF STREET, AUSTIN, TEXAS 78741



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**INTERIOR DESIGN
INSPIRATION**



1824

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- High design spec suites
- Signage opportunities
- Approximately 2.8 miles to 1st and Congress (Downtown)
- Value rental rates
- Low NNN's
- 5:1000 parking ratio

Property Features:

- An all brick and modernized building with energy efficient upgrades
- Easy access to airport
- Great location

Construction timeline:

- Start Date - summer of 2022
- Completion Date – winter of 2022-23
- Approximately 1 mile to South Congress
- New HEB super store under construction

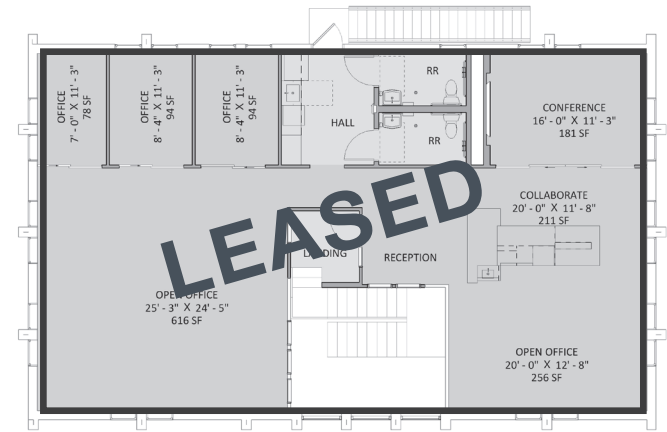
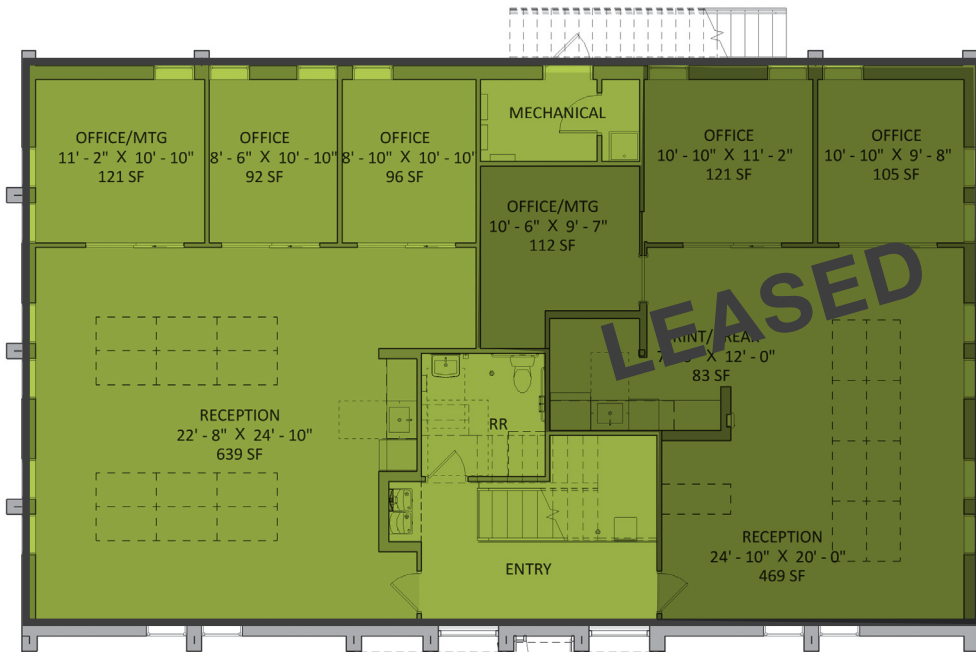
Modern building design by:

- FKA
- Framework



▶ SUITE 100 (1ST FLOOR)

1,194 RSF



2ND FLOOR

Click here for
**ARCHITECTURAL
PLANS**

Additional Information:

Suite 100 = 1,194 RSF

Rental Rate: \$28.50 + NNN 2022* (\$3,927.27 gross per month)

NNN: \$10.97

Term: 3-5 years

Parking: Ratio of 5/1,000 SF

▶ SUITE 200 (1ST FLOOR)

1,119 RSF



Team Building Venues & Landmarks

- A. Café Crème – 0.0 miles cafecremeaustin.com
- B. 888 Pan Asian – 0.4 miles 888panasianrestaurant.com
- C. Curra’s Grill – 0.9 miles currasgrill.com
- D. New HEB – 1.1 miles newsroom.heb.com/h-e-b-reimagines-iconic-south-congress-store-in-austin
- E. Vinaigrette - 1.2 miles vinaigretteonline.com/austin
- F. C-Boys – 1.4 miles cboys.com
- G. Junes – 1.6 miles junesallday.com
- H. South Congress Hotel – 1.6 miles southcongresshotel.com
- I. Vespaio – 1.8 miles vespaioristorante.com
- J. Aba – 2.2 miles abarestaurants.com/austin

Building Amenities:

- Coffee shop & eatery next door
- Common area restroom



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