

THE BEST SIDE OF AUSTIN

ShadySide

1141 Shady Lane | Austin, TX | 78721



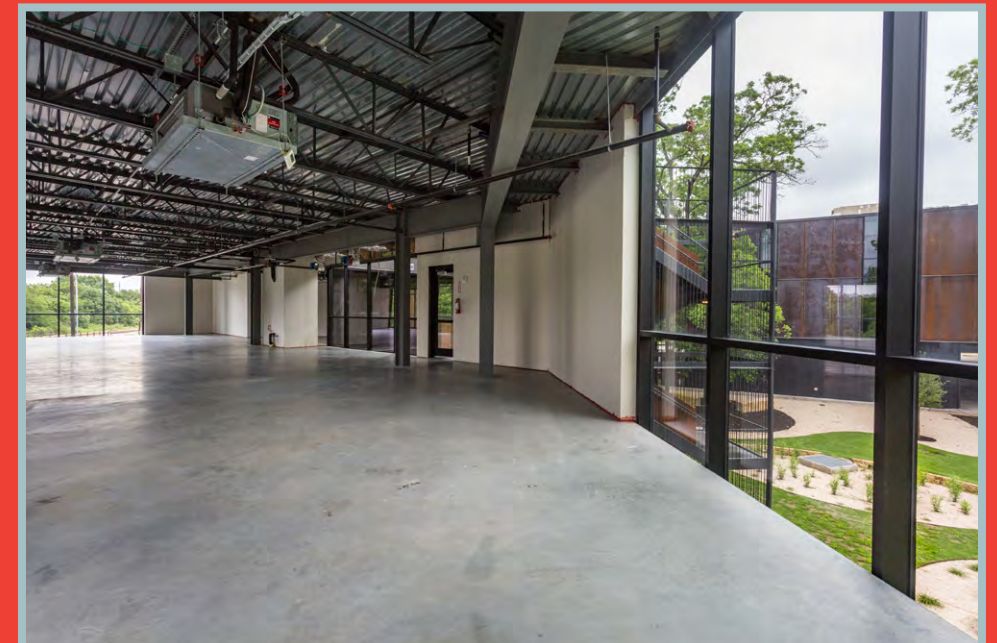
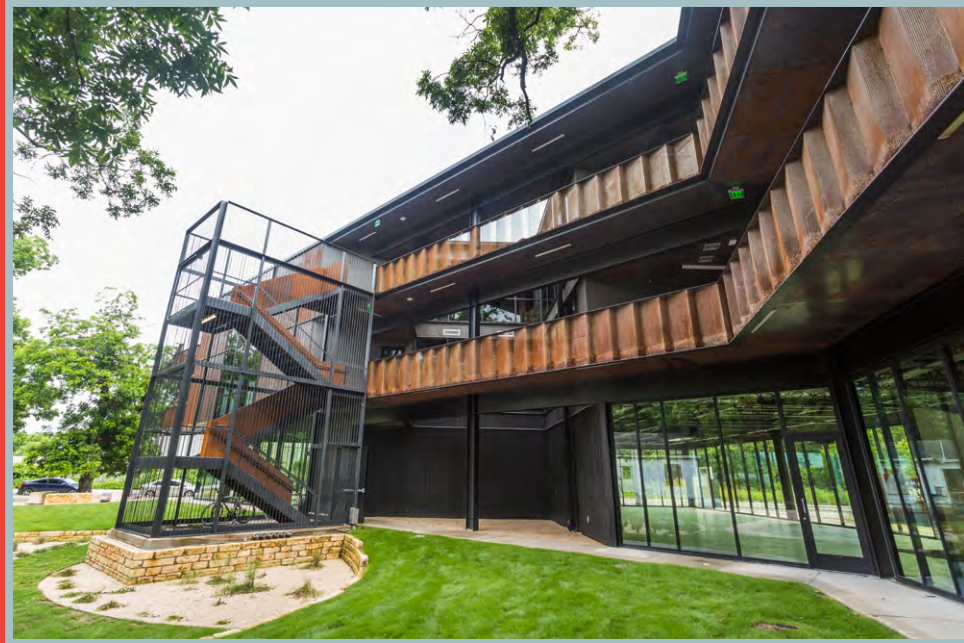
PLACEMKR

SAXUM
REAL ESTATE

Colliers

PICK
YOUR
SIDE.





47,831 SF
SPACE AVAILABLE

\$36.00/SF
NNN

\$11.57/SF
2022 EST. OPEX

63,994 SF
OFFICE SPACE

2,000 SF
STAND-ALONE RETAIL

9,000 SF
CENTRAL COURTYARD

2.2/1,000 SF
PARKING RATIO
Plus additional street parking

2021
YEAR BUILT



PUBLIC TRANSIT WITHIN
WALKING DISTANCE



AMENITIES WITHIN WALKING
OR BIKING DISTANCE



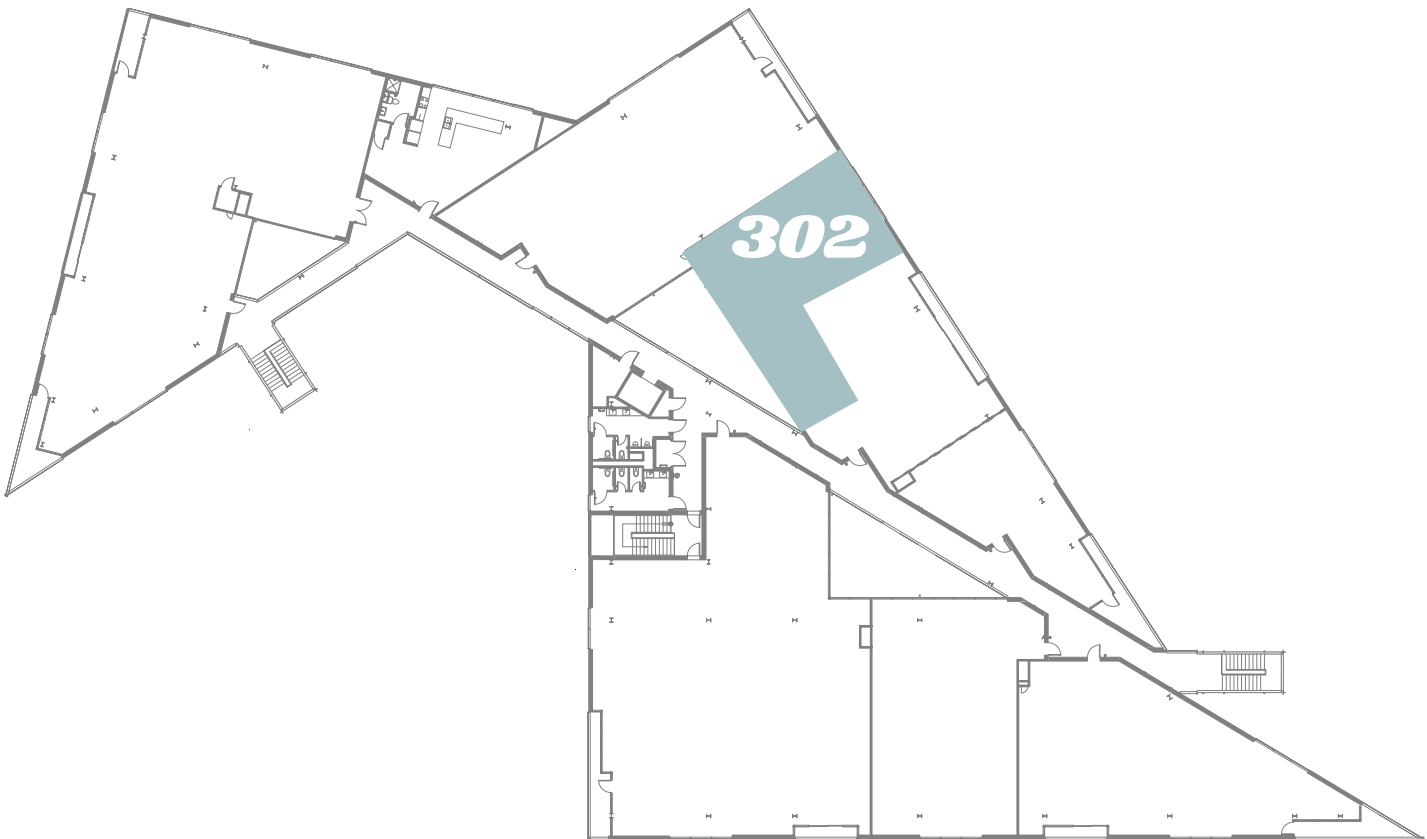
COVERED PARKING AVAILABLE



LOCATED IN AN OPPORTUNITY ZONE

“By qualifying as an Opportunity Zone Business, a business can unlock the investment potential of more than \$6 Trillion in unrealized capital gains through Qualified Opportunity Zone Funds”

3rd Floor



OFFICE SPACE

Suite	Rentable SF
301	LEASED
302	2,194 RSF
303	LEASED
305	LEASED

OFFICE SPACE

Suite	Rentable SF
306	LEASED
307	LEASED
308	LEASED

A detailed map of the Shady Side neighborhood in Austin, Texas. The map shows a grid of streets including E 22nd St, E 16th St, E 14th St, E 12th St, E 9th St, E 7th St, E 3rd St, and others. A large orange pin is placed in the center of the map, labeled 'ShadySide' in a stylized red font. The map also shows the Colorado River, several parks like Boggy Creek Greenbelt and Town Lake-Holly Shores, and various landmarks. The map is titled 'THE BEST SIDE OF AUSTIN' at the top.

THE BEST SIDE OF AUSTIN

FOOD & DRINKS

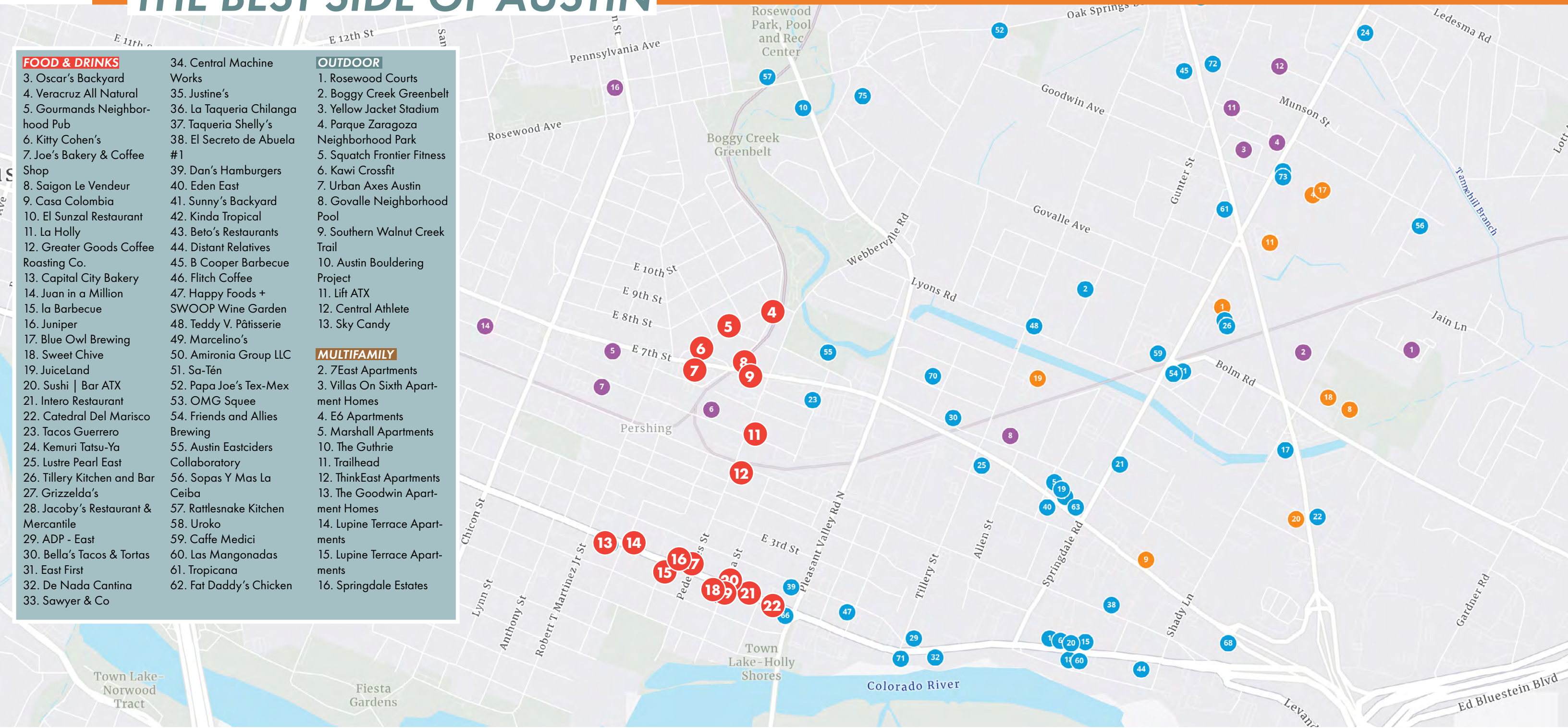
- 3. Oscar's Backyard
- 4. Veracruz All Natural
- 5. Gourmands Neighborhood Pub
- 6. Kitty Cohen's
- 7. Joe's Bakery & Coffee Shop
- 8. Saigon Le Vendeur
- 9. Casa Colombia
- 10. El Sunzal Restaurant
- 11. La Holly
- 12. Greater Goods Coffee Roasting Co.
- 13. Capital City Bakery
- 14. Juan in a Million
- 15. la Barbecue
- 16. Juniper
- 17. Blue Owl Brewing
- 18. Sweet Chive
- 19. JuiceLand
- 20. Sushi | Bar ATX
- 21. Intero Restaurant
- 22. Cathedral Del Marisco
- 23. Tacos Guerrero
- 24. Kemuri Tatsui-Ya
- 25. Lustre Pearl East
- 26. Tillery Kitchen and Bar
- 27. Grizzelda's
- 28. Jacoby's Restaurant & Mercantile
- 29. ADP - East
- 30. Bella's Tacos & Tortas
- 31. East First
- 32. De Nada Cantina
- 33. Sawyer & Co
- 34. Central Machine Works
- 35. Justine's
- 36. La Taqueria Chilanga
- 37. Taqueria Shelly's
- 38. El Secreto de Abuela #1
- 39. Dan's Hamburgers
- 40. Eden East
- 41. Sunny's Backyard
- 42. Kinda Tropical
- 43. Beto's Restaurants
- 44. Distant Relatives
- 45. B Cooper Barbecue
- 46. Flich Coffee
- 47. Happy Foods + SWOOP Wine Garden
- 48. Teddy V. Pâtisserie
- 49. Marcelino's
- 50. Amironia Group LLC
- 51. Sa-Tén
- 52. Papa Joe's Tex-Mex
- 53. OMG Squee
- 54. Friends and Allies Brewing
- 55. Austin Eastciders Collaboratory
- 56. Sopas Y Mas La Ceiba
- 57. Rattlesnake Kitchen
- 58. Uroko
- 59. Caffé Medici
- 60. Las Mangonadas
- 61. Tropicana
- 62. Fat Daddy's Chicken

OUTDOOR

- 1. Rosewood Courts
- 2. Boggy Creek Greenbelt
- 3. Yellow Jacket Stadium
- 4. Parque Zaragoza Neighborhood Park
- 5. Squatch Frontier Fitness
- 6. Kawi Crossfit
- 7. Urban Axes Austin
- 8. Govalle Neighborhood Pool
- 9. Southern Walnut Creek Trail
- 10. Austin Bouldering Project
- 11. Lift ATX
- 12. Central Athlete
- 13. Sky Candy

MULTIFAMILY

- 2. 7East Apartments
- 3. Villas On Sixth Apartment Homes
- 4. E6 Apartments
- 5. Marshall Apartments
- 10. The Guthrie
- 11. Trailhead
- 12. ThinkEast Apartments
- 13. The Goodwin Apartment Homes
- 14. Lupine Terrace Apartments
- 15. Lupine Terrace Apartments
- 16. Springdale Estates



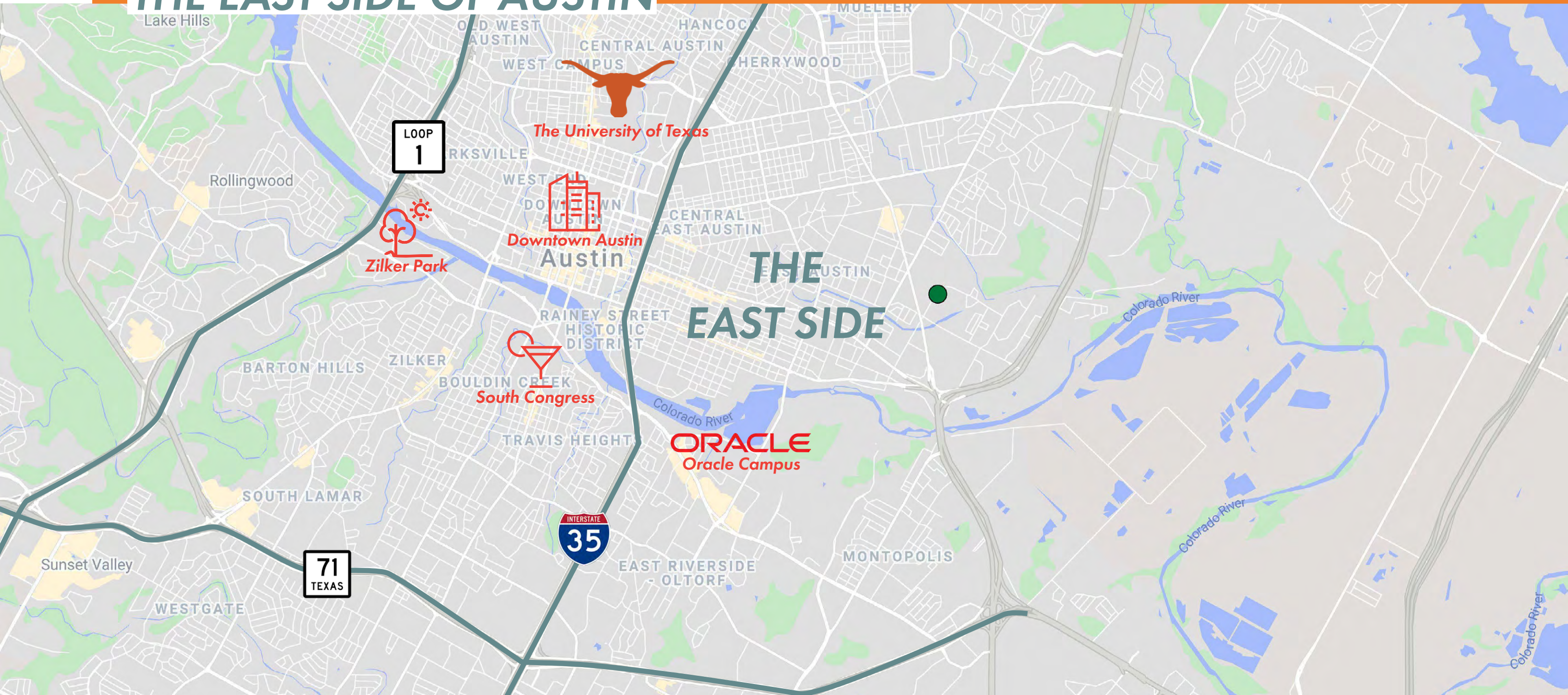
THE NEW SIDE OF AUSTIN



New, Notable & Nearby

- | | | |
|----|------------------------|-----------|
| 1 | Proposed Rail Line | |
| 2 | ThinkEast Apts | 182 Units |
| 3 | Walnut Creek Trail | |
| 4 | Govalle Park | |
| 5 | Alta Trailhead | 308 Units |
| 6 | Capital Metro Bus Stop | |
| 7 | Springdale General | 165K SF |
| 8 | 979 Springdale | 175K SF |
| 9 | Canopy | 58K SF |
| 10 | Jay Paul Company | 800K SF |
| 11 | Govalle Terrace | 97 Units |
| 12 | Flays on Shady Lane | 290 Units |

THE EAST SIDE OF AUSTIN





**PICK
YOUR
SIDE.**

ShadySide

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