

THE BEST SIDE OF AUSTIN

ShadySide

1141 Shady Lane | Austin, TX | 78721



shadySide

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SAXUM
REAL ESTATE

PLACEMKR

PICK
YOUR
SIDE.



www.1141ShadyLane.com

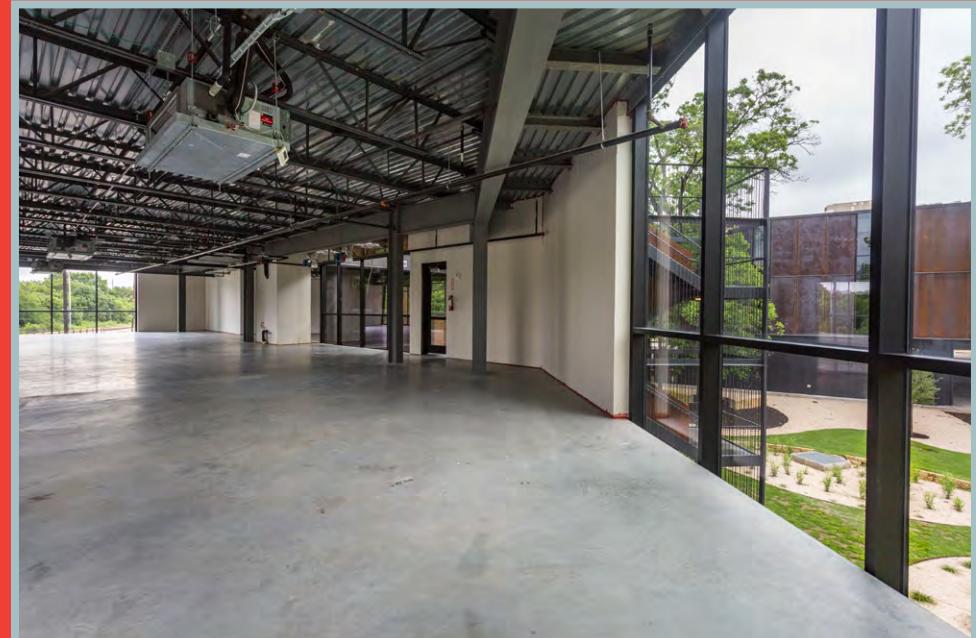
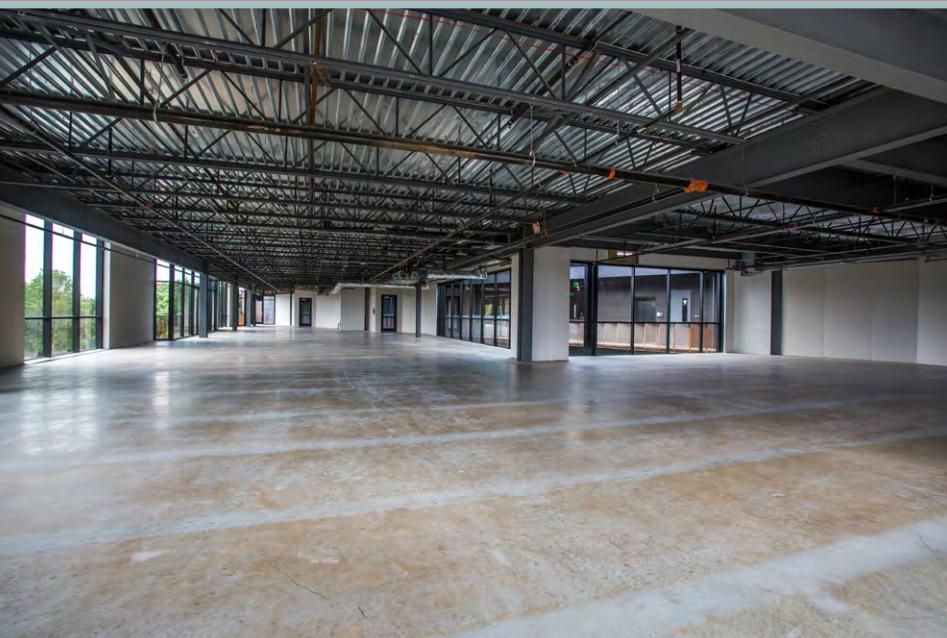
Colliers

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SAXUM
REAL ESTATE

PLACEMKR



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



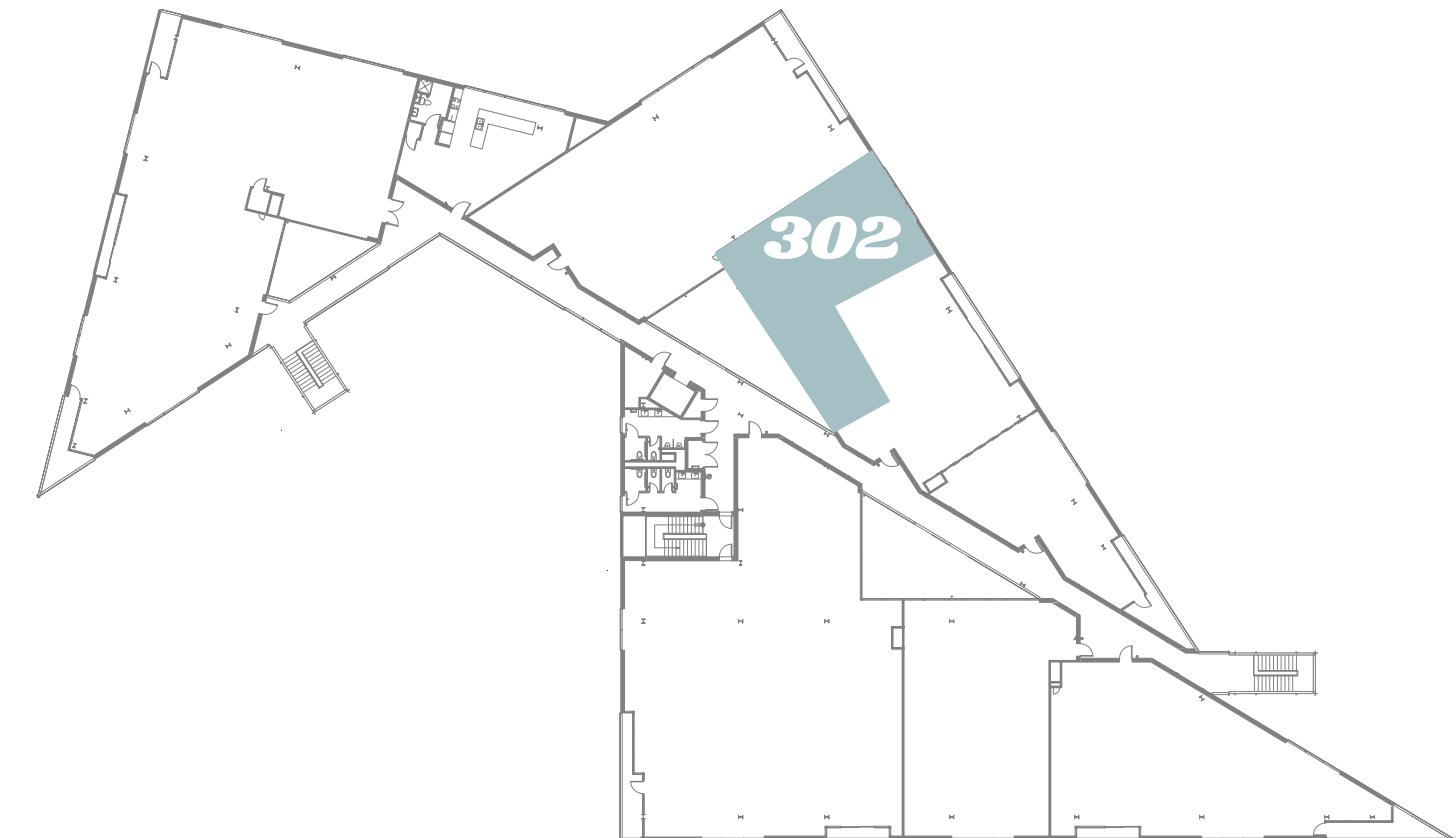
COVERED PARKING AVAILABLE



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



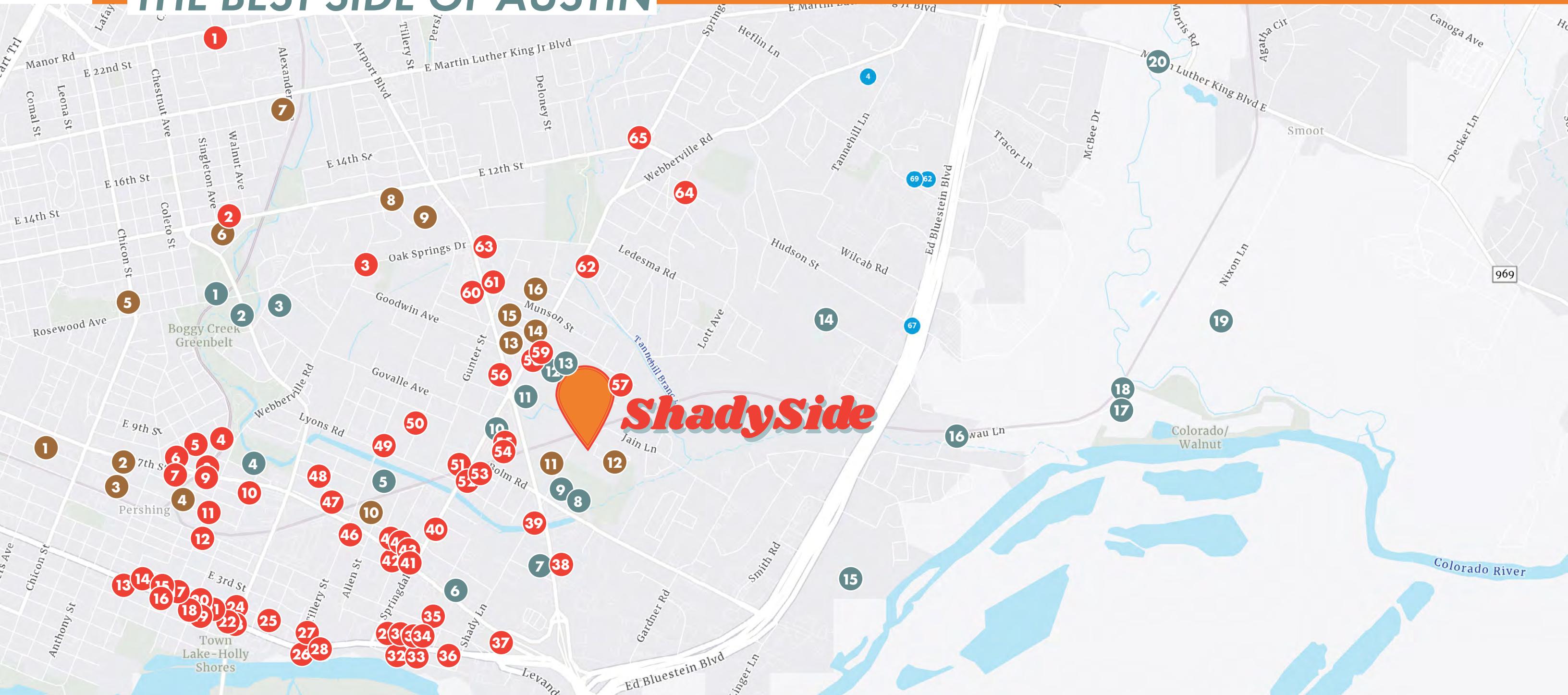
OFFICE SPACE

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

OFFICE SPACE

Suite	Rentable SF
306	LEASED
307	LEASED
308	LEASED

THE BEST SIDE OF AUSTIN



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FOOD & DRINKS

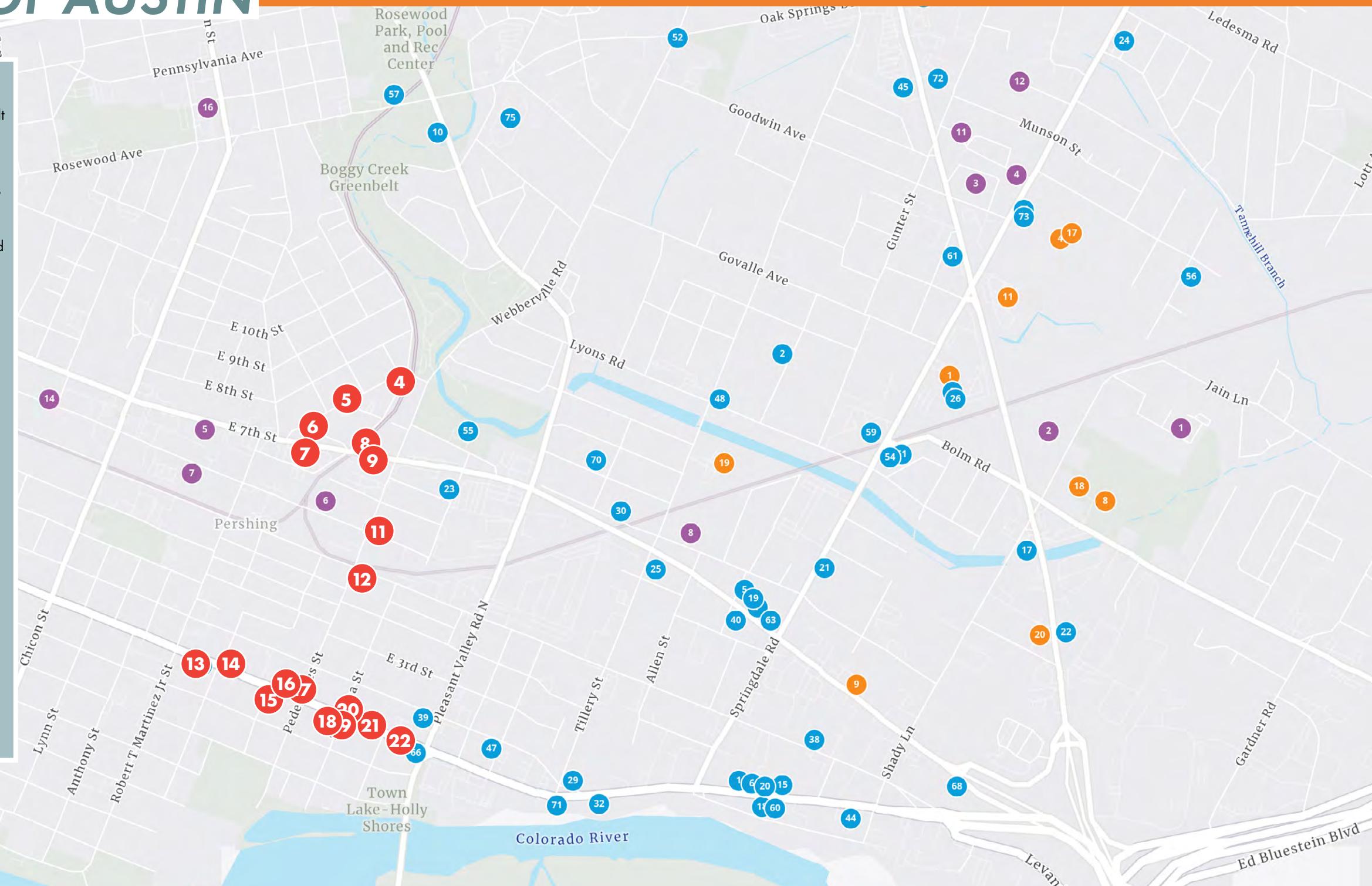
- 3. Oscar's Backyard
- 4. Veracruz All Natural
- 5. Gourmands Neighborhood Pub
- 6. Kitty Cohen's
- 7. Joe's Bakery & Coffee Shop
- 8. Saigon Le Vendeur
- 9. Casa Colombia
- 10. El Sunzal Restaurant
- 11. La Holly
- 12. Greater Goods Coffee Roasting Co.
- 13. Capital City Bakery
- 14. Juan in a Million
- 15. La Barbecue
- 16. Juniper
- 17. Blue Owl Brewing
- 18. Sweet Chive
- 19. JuiceLand
- 20. Sushi | Bar ATX
- 21. Intero Restaurant
- 22. Catedral Del Marisco
- 23. Tacos Guerrero
- 24. Kemuri Tatsu-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. Flitch 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 Squeee
- 54. Friends and Allies Brewing
- 55. Austin Eastciders Collaboratory
- 56. Sopas Y Mas La Ceiba
- 57. Rattlesnake Kitchen
- 58. Uroko
- 59. Caffe 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



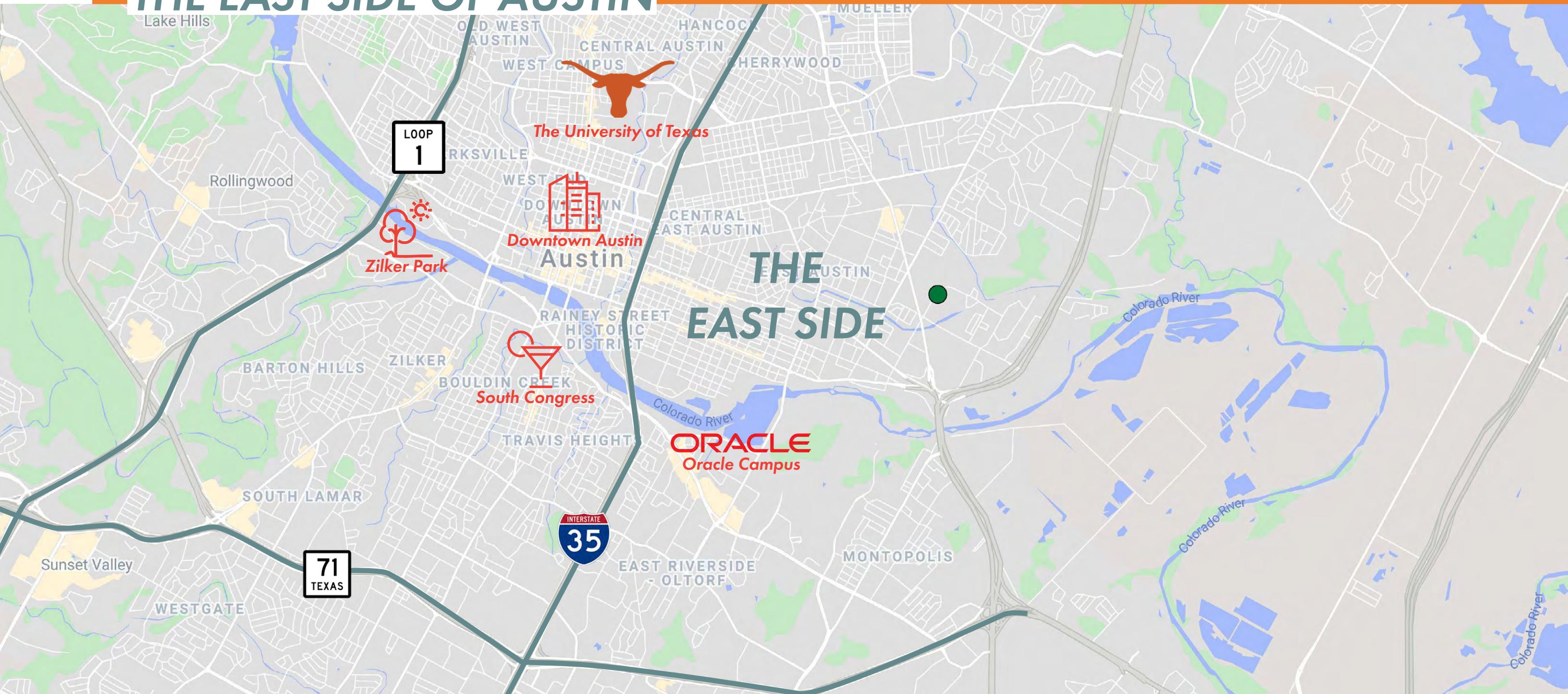
THE NEW SIDE OF AUSTIN



New, Notable & Nearby

- | | | |
|----|------------------------|-----------|
| 1 | Proposed Rail Line | |
| 2 | ThinkEast Apartments | 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 |

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