AVAILABLE FOR SALE OR LEASE

# TURN-KEY RESTAURANT SPACE AT 44 EAST AVE IN THE RAINEY STREET DISTRICT

7,050 SF Interior + 2,108 SF Exterior | 44 East Ave #100, Austin, TX 78701 | Call For Price



44
EAST AVE

## PRICE UPON REQUEST

**Michael Searls**, VP Commercial Real Estate, Urbanspace          michael@urbanspacecommercial.com | 512.730.1104

**Hayden Edwards**, Commercial Real Estate Specialist          hayden@urbanspacecommercial.com | 512.966.2637

# PROPERTY HIGHLIGHTS

- **Rare high end, turn-key 2nd generation restaurant with abundant indoor, outdoor and private seating capacity.**

- **Benefit from a prime location in the Rainey Street District**, offering direct access to one of Austin's most popular nightlife + hospitality corridors, and a built-in customer base with residents of 44 East Ave.

- Located at the 44 East Ave condominiums (**44 East Ave #100, Austin, TX 78701**) with **direct access to the Hike & Bike trail**

- **Over 7,500 residents within a 3 block radius**

- **Over $7.5M invested in building out and furnishings** in addition to the real estate purchase

- **Square Footages:**
  - **Interior = 7,050 total SF**
    - BOH portion: 2,875 SF
    - Ground Floor: 3,571 SF
    - Mezzanine: 3,479 SF
  - **Exterior = 2,108 total SF**
    - Ground Floor: 1,422 SF
    - Mezzanine: 686 SF

- All **FF&E** can transfer

- **Liquor license available** for a modest fee

DOWNTOWN AUSTIN

EAST AUSTIN

SOUTH CONGRESS

44
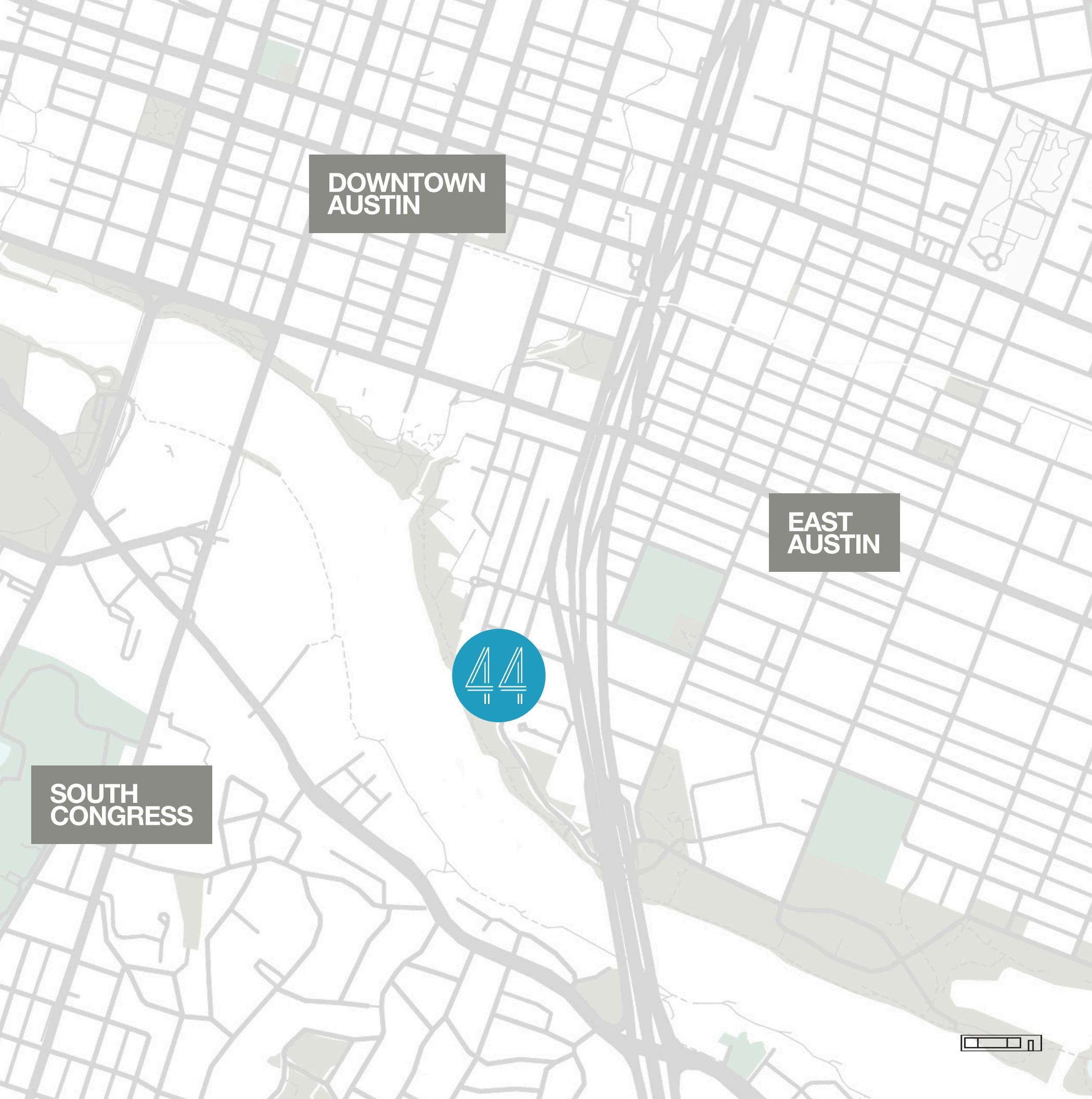
# FLOOR PLAN
## GROUND FLOOR

| | INTERIOR |
|---|---|
| | 3,571 SF |

| | EXTERIOR |
|---|---|
| | 1,422 SF |

BOH
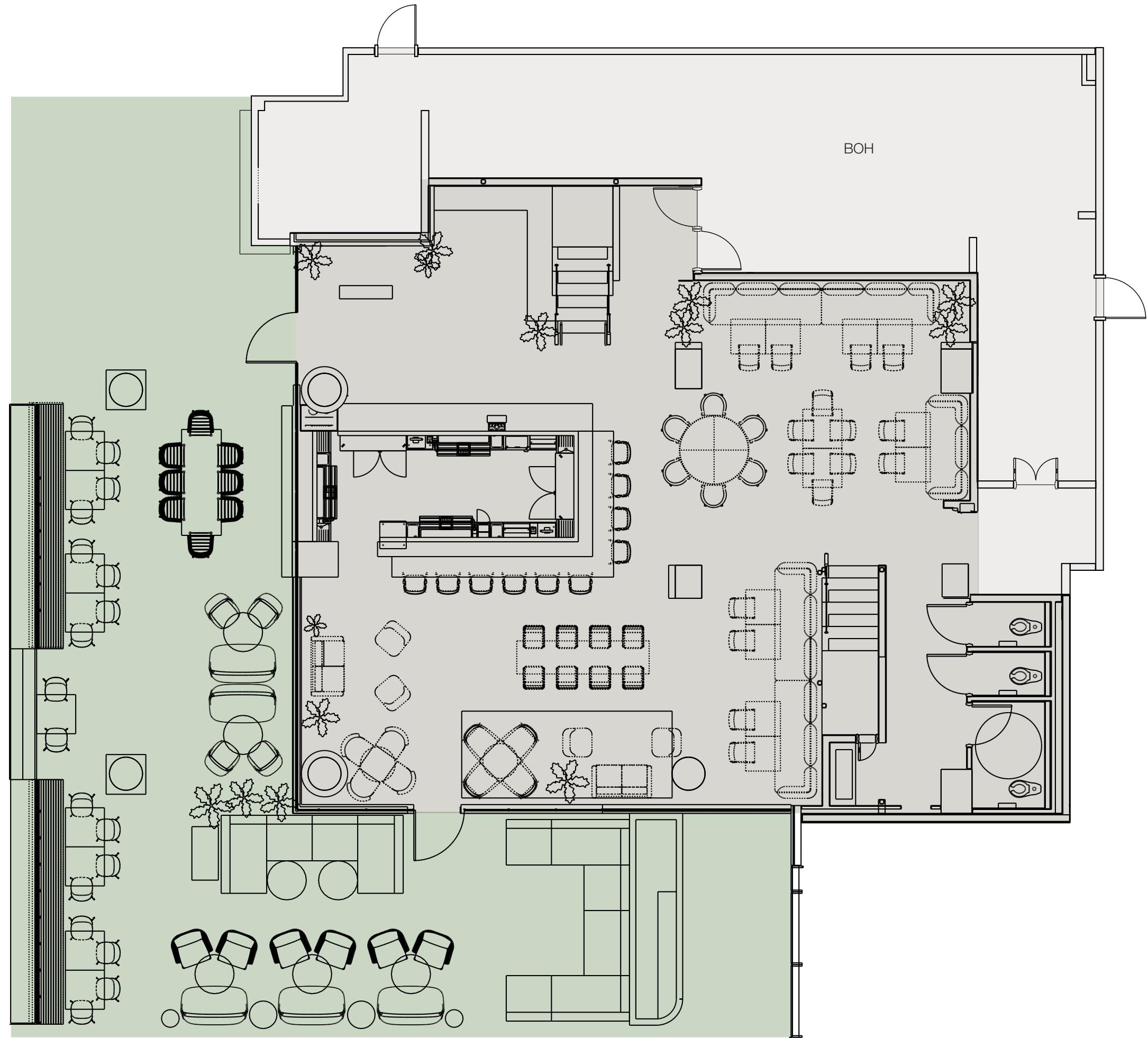
# FLOOR PLAN
## MEZZANINE

| INTERIOR | |
|---|---|
| 3,479 SF | |

| EXTERIOR | |
|---|---|
| 686 SF | |
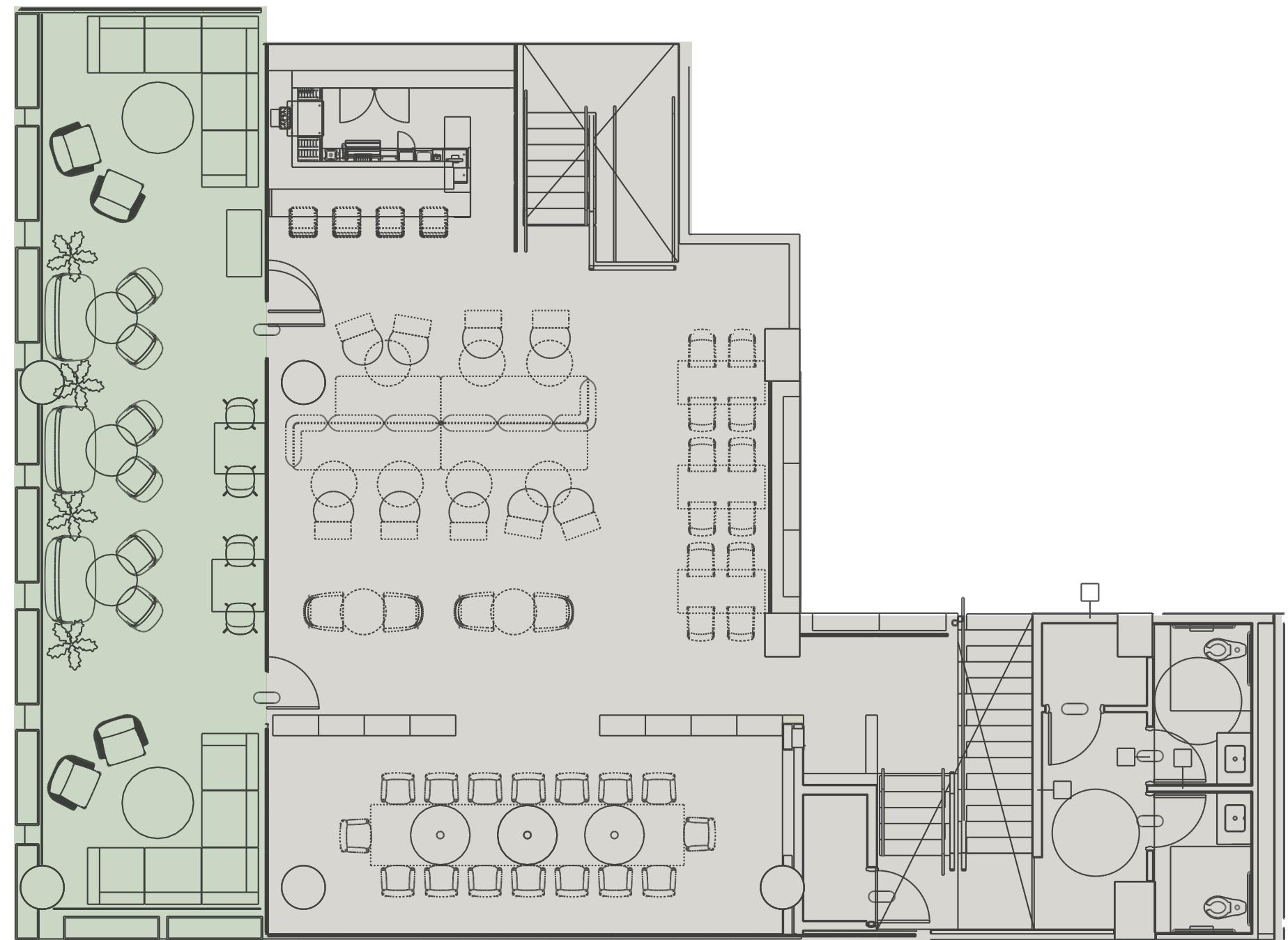
# PHOTOGRAPHY
EXTERIOR
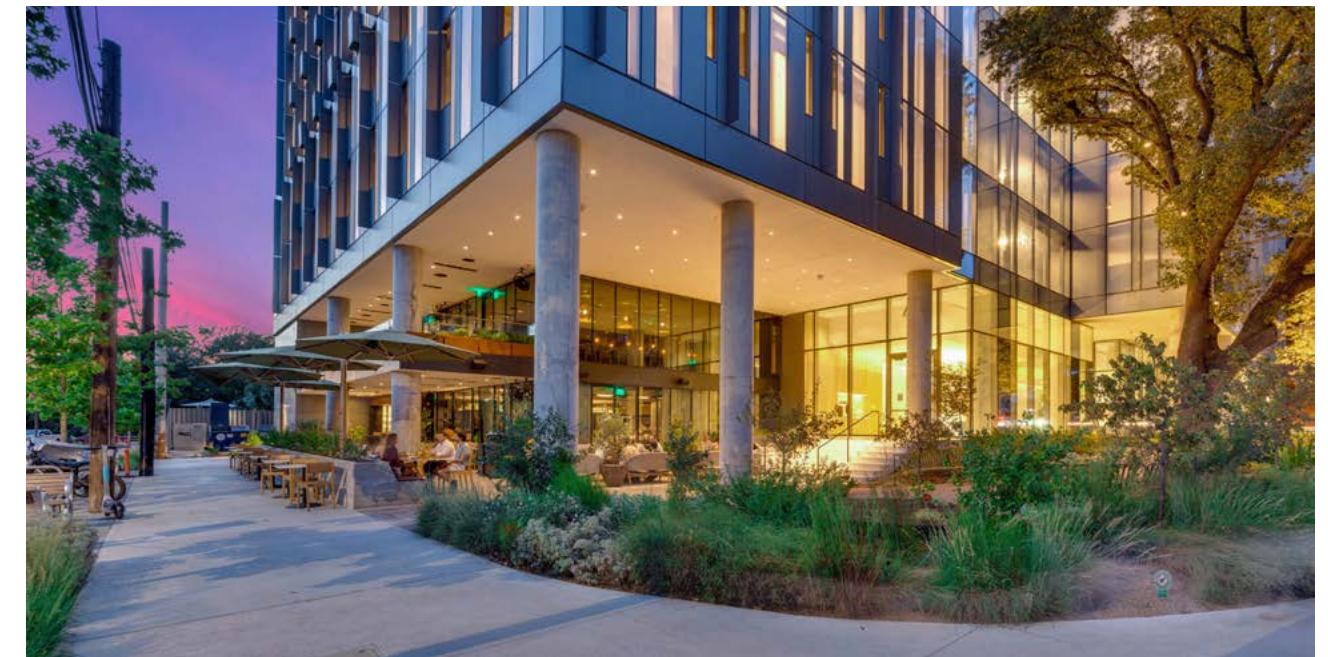
# PHOTOGRAPHY
INTERIOR
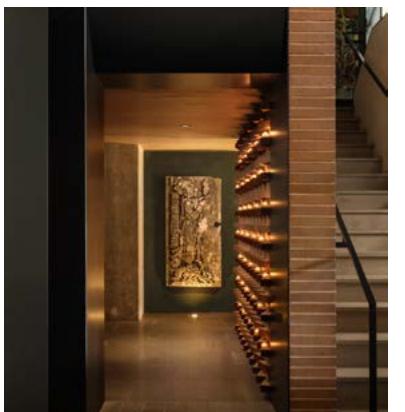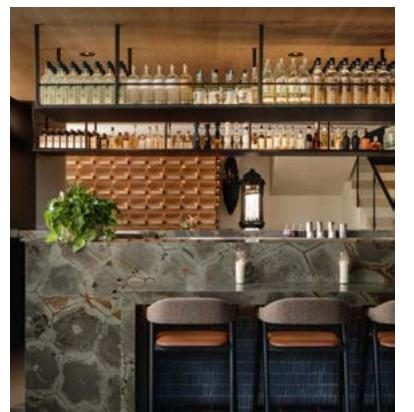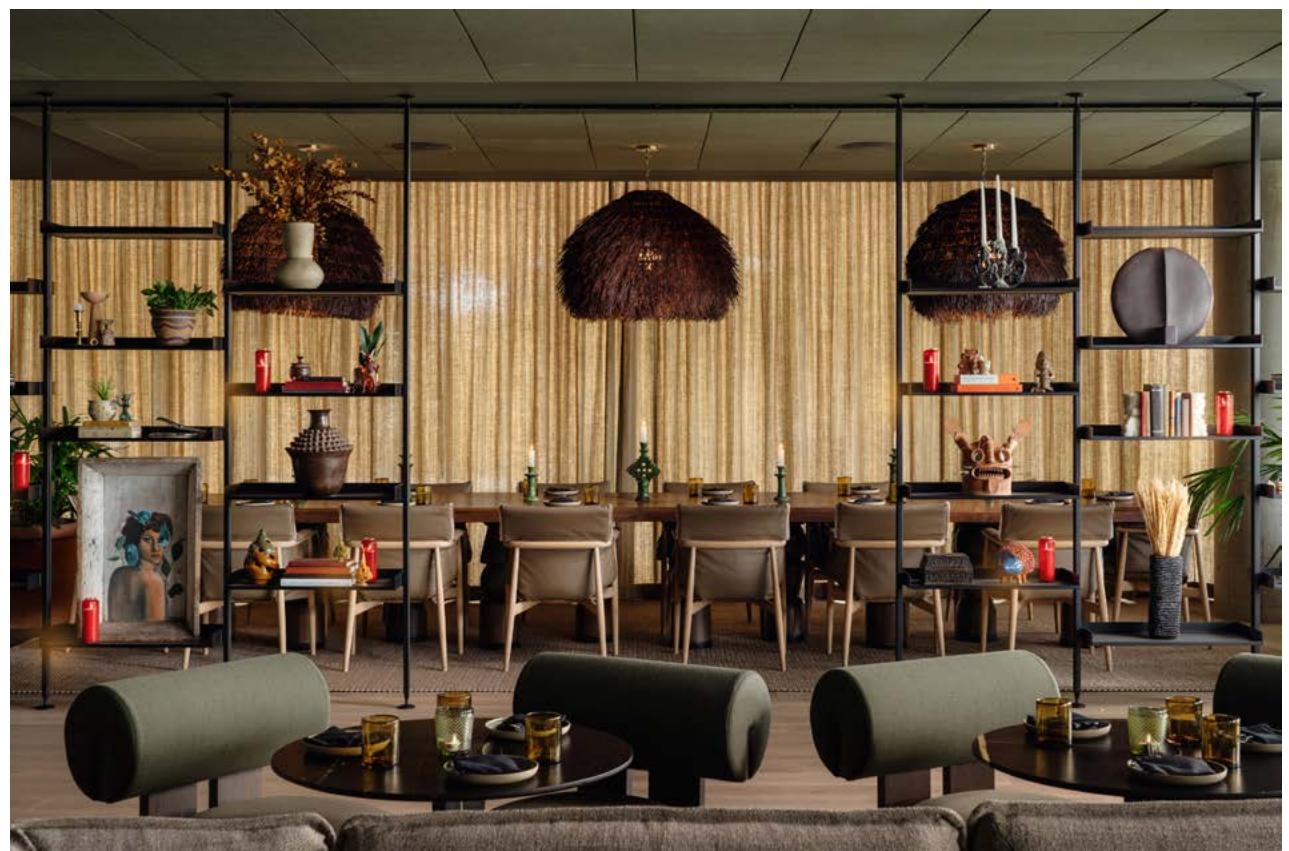
# PHOTOGRAPHY
PATIO / MEZZANINE

# AREA MAP
## NOTABLE NEARBY RESIDENTIAL / HOTEL

Map labels include: W 12th St, W 11th St, Rio Grande St, W 8th St, Nueces St, San Antonio St, W 7th St, W 6th St, W 5th St, Guadalupe St, Lavaca St, Colorado St, Congress Ave, W 4th St, W 3rd St, W 2nd St, Bowie St, West Ave, N Lamar Blvd, W 5th St, W 3rd St, E 8th St, E 7th St, E 6th St, E 5th St, E 4th St, E 3rd St, E 2nd St, Trinity St, San Jacinto Blvd, Red River St, Driskill St, Davis St, Rainey St, Lambie St, Spence St, Willow St, San Marcos St, E 3rd St, E Cesar Chavez St, Interstate Hwy, Frontage Rd, 35

Wooldridge Square, Republic Square, New Convention Center (Under Construction), Palm Park, Waterloo Greenway, W Cesar Chavez St, Shoal Beach Park, Ann and Roy Butler Hike-and-Bike Trail, Ann W Richards Congress Ave Bridge, Sand Beach Park, Dock for SUP Launch, Waller Beach Park, Lady Bird Lake, S 1st St, S Congress Ave, Rainey St Trailhead Park

---

🔵 **RESIDENCES IN THE RAINEY STREET DISTRICT**   *denotes under construction*

1. 44 East Ave: 309 condos
2. Natiivo: 248 condos
3. Milago: 240 condos
4. 700 River: 377 apartments
5. 70 Rainey: 164 condos
6. Paseo*: 557 apartments
7. The Shore: 192 condos
8. Vesper: 284 condos
9. The Modern Austin Residences: 299 market-rate condos
10. Camden Rainey Street Apartments: 326 apartments
11. The Quincy: 328 apartments
12. Waterline*: 352 apartments
13. The Travis*: 414 apartments
14. Four Seasons Residences: 148 condos

🟤 **HOTELS IN THE RAINEY STREET DISTRICT**   *denotes under construction*

1. Cambria: 212 keys
2. Fairfield Inn: 129 keys
3. Homewood Suites: 150 keys
4. Hotel Van Zandt: 319 keys
5. One Hotel (Waterline)*: 252 keys
6. Fairmont: 1,048 keys

**urbanspace® COMMERCIAL**

Since 2000, Urbanspace has been the leader in shaping Austin's urban core, and our Commercial Real Estate Team continues that legacy by offering best-in-class services for commercial sales, leasing, investment, and development.

Specializing in infill land, urban retail, and office properties, we focus on compact, human-scale environments that define Austin's unique character. Our expertise in this niche market allows us to anticipate trends, adapt to evolving product types, and connect clients with the opportunities that are transforming Austin's urban landscape.

From project marketing and property positioning to facilitating office growth and retail success, Urbanspace offers tailored solutions that drive results. Our team is committed to innovation, providing businesses, investors, and developers with the tools and insights they need to thrive in Austin's fast-changing market.

As urban specialists, we've been at the forefront of Austin's commercial revitalization efforts, leading with creativity, precision, and a deep understanding of what makes this city special. Urbanspace remains dedicated to smart, sustainable urban growth, creating opportunities that contribute to Austin's vibrant future. We look forward to working with you.

## FOR MORE INFORMATION, CONTACT

### MICHAEL SEARLS

VP Commercial Real Estate, Urbanspace
512.730.1104 | michael@urbanspacecommercial.com

### HAYDEN EDWARDS

Commercial Real Estate Specialist
512.966.2637 | hayden@urbanspacecommercial.com

**We look forward to working with you.**

Urbanspace Commercial · 301 West Ave, Suite 100 · Austin, Texas 78701 · (512) 457 8884 · urbanspacelifestyle.com