

11 21

AT SYMPHONY SQUARE



EXPLORE NEW INNOVATIVE RETAIL SPACE OPPORTUNITY IN DOWNTOWN AUSTIN



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JOIN: JO'S COFFEE

NOW OPEN

CBD CLASS A MIXED-USE

170,000 sf Office

4,000 sf Retail




THE WALLER

RESIDENTIAL

11
21

CLASS A OFFICE

4,000 SF RETAIL

RETAIL

Tenants will benefit from 4,000 SF of ground floor retail. 1121 at Symphony Square is reimagining the modern work environment. Designed to inspire, 1121 offers flexible workspaces, unmatched tenant amenities, and easy access to Waterloo Park and Greenway.

MODERN DESIGN & FEATURES

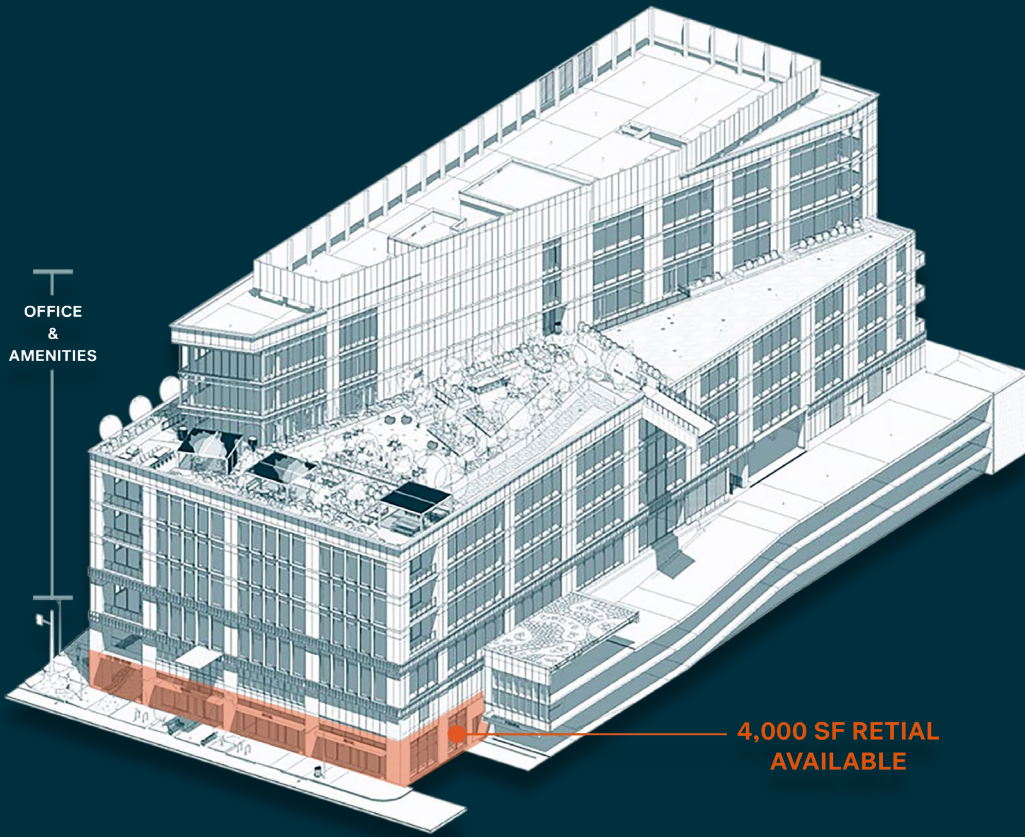
An activated lobby, large outdoor amenity terrace, and end-of-trip facility with dedicated bike storage, lockers, and showers contribute to the office building's extensive amenity offering—most recent is the inclusion of Jo's Coffee to the building.

Symphony Square's two buildings combine to create a prominent landmark in the rapidly growing Innovation District, making 1121 an ideal location for culture-conscious companies interested in attracting and inspiring the world's top talent while also reinforcing their corporate brand.



*Innovation meets inspiration.
At the edge of Waterloo Park.*

1121 AT SYMPHONY SQUARE



Located northeast of the intersection of Red River and E. 11th streets, Greystar and Ivanhoe Cambridge's Symphony Square development will include 4,000 square feet of retail and restaurant space in addition to 160,000 square feet of office space next to The Waller and its 388 studio, one-, two- and three-bedroom apartments. The development represents another new component of Austin's downtown innovation district in addition to the redesigned Waterloo Park, expected to launch in mid-August, and the former Brackenridge hospital campus that could soon be home to a mixed-use development of its own.

*Designed for innovation.
Surrounded by inspiration.*

LOCATION

1102 Sabine St
Austin, TX 78701



TRAFFIC COUNTS

12,931 CPD
E 11th St



POPULATION

25,630
1 MILE



MHHI

\$106,224
1 MILE



PARKING

Touchless access
2.5 spaces per 1,000 SF
260+ spaces on 4 levels
150+ stalls in shared residential garage



DELIVERY

AVAILABLE NOW



THE UNIVERSITY OF TEXAS

TEXAS CAPITOL
1,400 EMPLOYEES

DARRELL K ROYAL - TEXAS MEMORIAL STADIUM

MOODY CENTER

FUTURE UNIVERSITY MEDICAL CENTER

THE UNIVERSITY OF TEXAS
MD Anderson Cancer Center
Making Cancer History

Ascension
11,277 EMPLOYEES

Scholz
1800

26,732 cpd

WATERLOO PARK

INNOVATION TOWER

CENTRAL HEALTH CAMPUS - FUTURE MIXED USE DEVELOPMENT

E 15th St

7,947 cpd

San Jacinto Blvd

3,613 cpd

HOTEL REDEVELOPMENT

9,086 cpd

E 12th St

11
21

THE WALLER

ALEXAN WATERLOO

Trinity St

E 11th St

WATERLOO INNOVATION CENTER

12,931 cpd

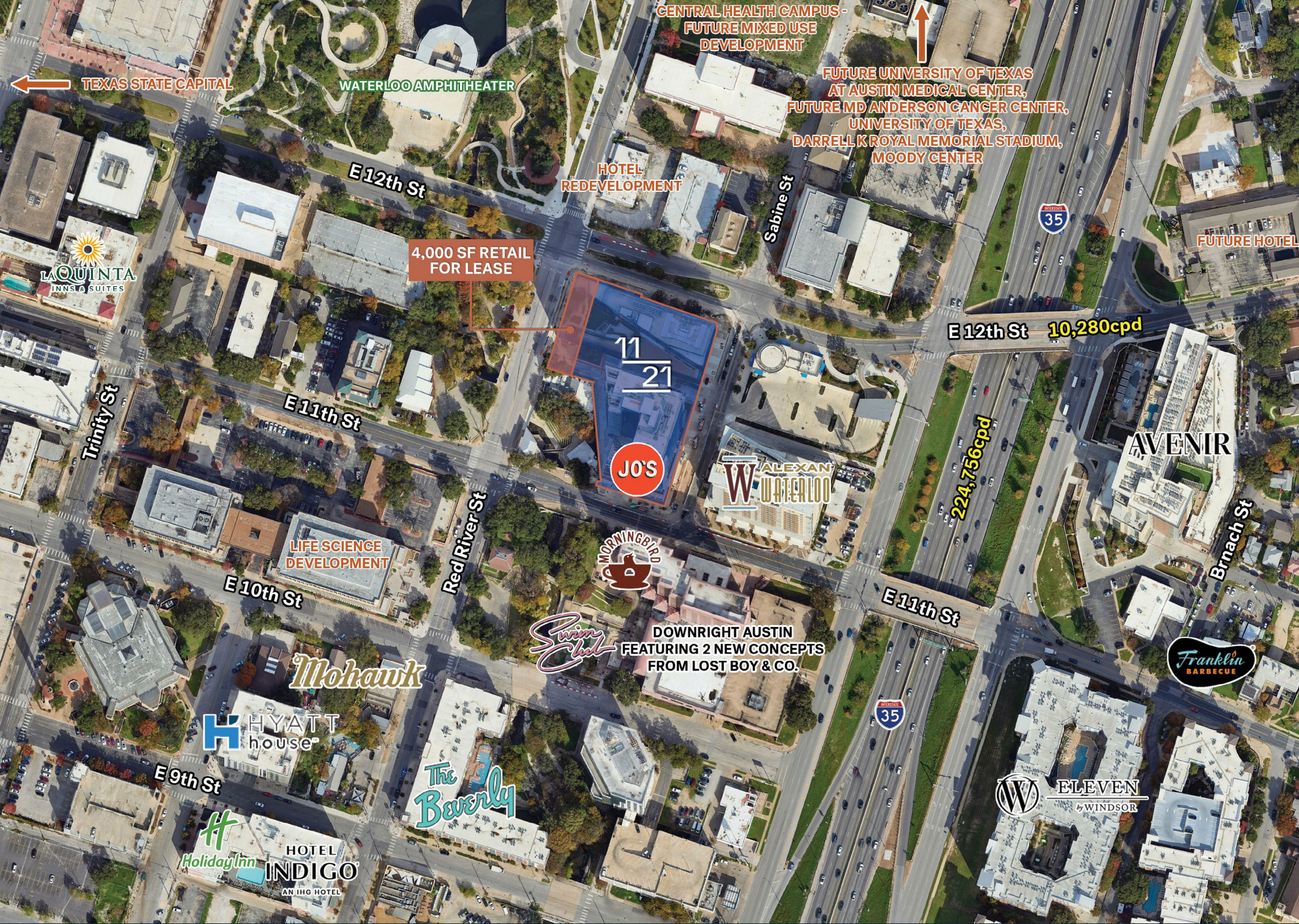
DOWRIGHT/AUSTIN
FEATURING 2 NEW CONCEPTS
FROM LOST BOY & CO.

INTERSTATE 35

224,756 cpd

E 12th St

10,280 cpd



CENTRAL HEALTH CAMPUS - FUTURE MIXED USE DEVELOPMENT

FUTURE UNIVERSITY OF TEXAS AT AUSTIN MEDICAL CENTER, FUTURE MD ANDERSON CANCER CENTER, UNIVERSITY OF TEXAS, DARRELL K ROYAL MEMORIAL STADIUM, MOODY CENTER

TEXAS STATE CAPITAL

WATERLOO AMPHITHEATER

HOTEL REDEVELOPMENT

4,000 SF RETAIL FOR LEASE

11
21
JO'S

E 12th St 10,280cpd

224,756cpd

AVENIR

MORNINGBLOD

Swim Club

DOWNRIGHT AUSTIN FEATURING 2 NEW CONCEPTS FROM LOST BOY & CO.

LIFE SCIENCE DEVELOPMENT

Mohawk

HYATT house

E 9th St

Holiday Inn

HOTEL INDIGO AN IHG HOTEL

The Beverly

35

ELEVEN by WINDSOR

Franklin BARBECUE

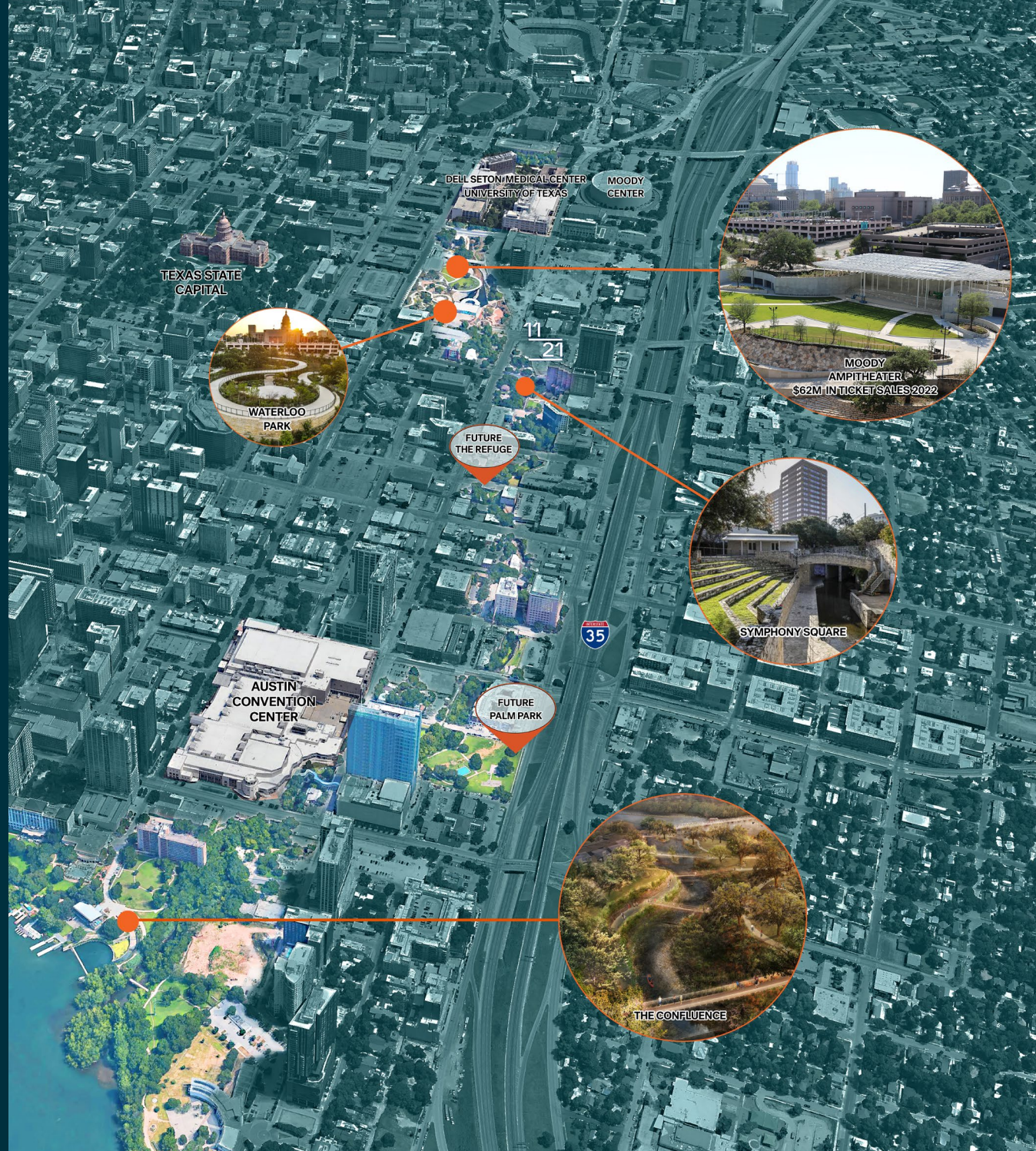
Waterloo Greenway

Waterloo Greenway is a 1.5-mile park system with the power to bring the entire Austin community together. Once complete, the 35 acres of connected green space - meandering from 15th St. along downtown's eastern edge to Lady Bird Lake - will be home to a wild array of natural and cultural destinations. Amid epic gardens and rolling pathways, and a twinkling Waller Creek that links them, the environment, arts, health, and adventure will converge - and nourish authentic and uplifting experiences that reflect our city's diversity.

Austin's Innovation District

1121 puts companies at the heart of downtown Austin's most dynamic neighborhood. In addition to being part of the burgeoning Innovation District, 1121 offers easy access to the State Capitol, the University of Texas at Austin campus, and an unmatched range of opportunities for recreation, entertainment, and community connection.

*Be part of a new
Austin Icon.*



*Innovation's new home,
has a Red River address.*



2024 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	25,630
3 MILE	190,080
5 MILE	354,695



DAYTIME
POPULATION

1 MILE	130,599
3 MILE	355,769
5 MILE	582,543



HOUSEHOLDS

1 MILE	11,341
3 MILE	90,336
5 MILE	162,921

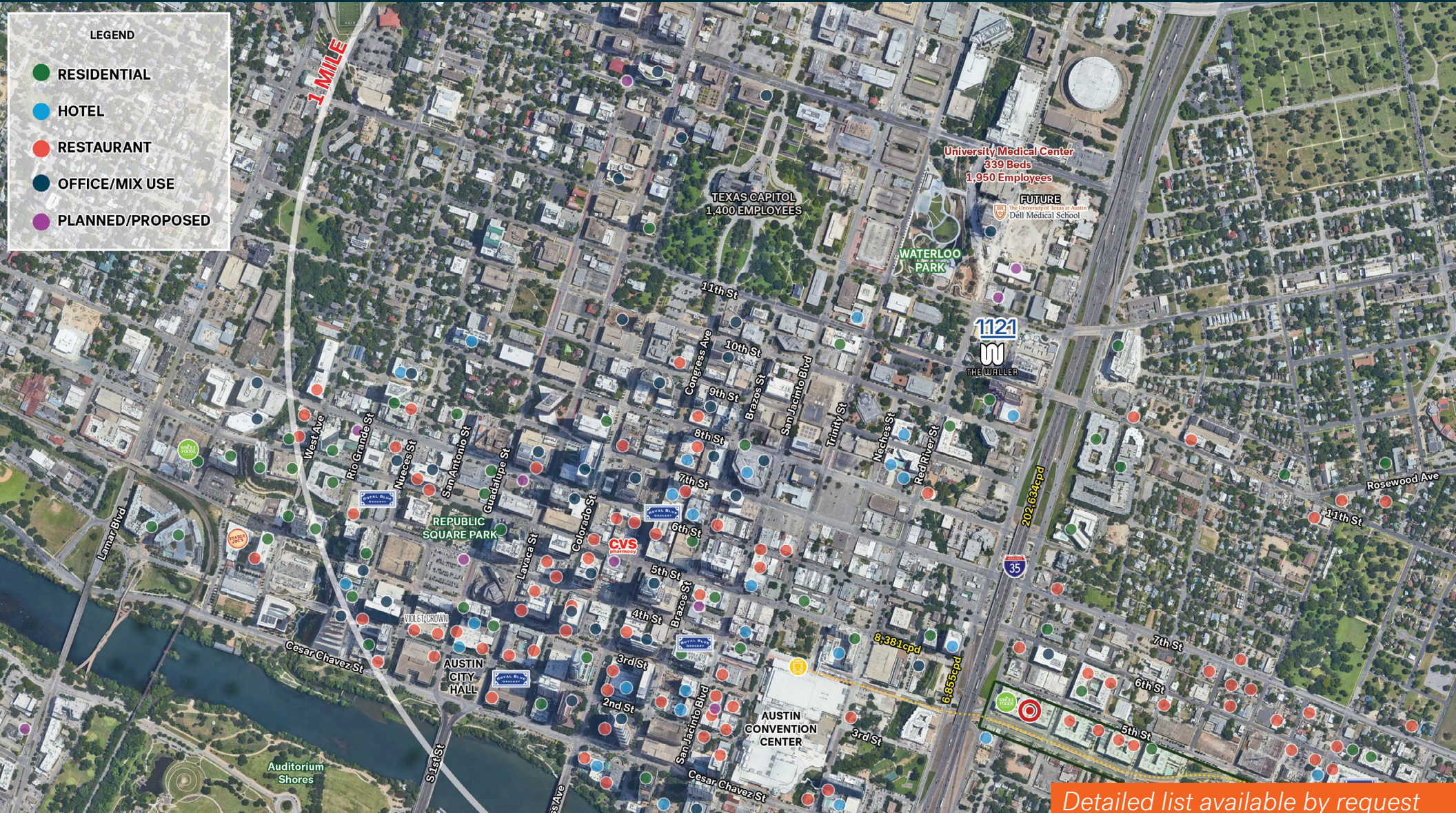


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1 MILE	\$111,593
3 MILE	\$92,442
5 MILE	\$90,658

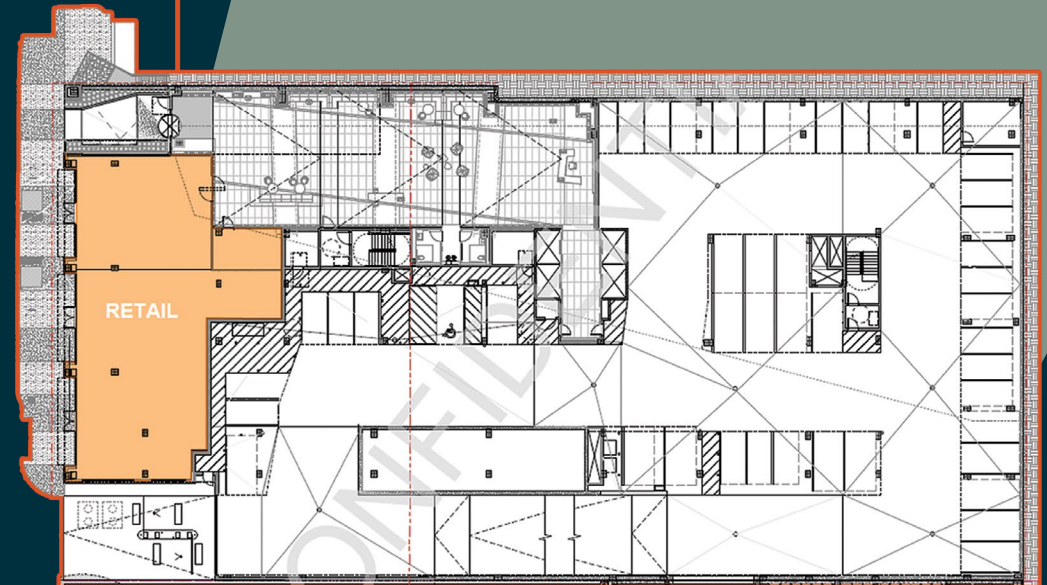
LEGEND

- RESIDENTIAL
- HOTEL
- RESTAURANT
- OFFICE/MIX USE
- PLANNED/PROPOSED



Detailed list available by request

A cutting-edge,
commercial opportunity



LEVEL 1 FLOOR PLAN

Site Highlights

1. Lobby Entrance on Red River
2. Ground Floor Retail
3. Elevators
4. Amenity Deck (L5)
5. Bridge to The Waller
6. Fitness Deck (L5)
7. Multi-level Fitness Center (I4-5)
8. Resident Area
9. 1121 Parking Access
10. Symphony Square Amphitheatre

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

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BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

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11.02.2015

FOR MORE INFORMATION,
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