



Class A Office for Lease or Sale in Central Austin

Overview

The Trio at Menchaca sits at the southeast corner of Davis Lane and Menchaca Road and consists of three separate buildings totaling over 70,000 square feet of office and medical space. Phase I, which included Building 2 and Building 3, is now fully sold out; however, Phase II, which includes over 50,000 square feet of contiguous space is now under construction with a shell delivery date for Q2 2025. Only fifteen minutes from downtown and walking distance to the new entertainment along the Menchaca Mile. Unlike the back two buildings, Building 1 is 100% steel and concrete construction with storefront glass windows, entryways, and suite entrances, elegant common area bathrooms, dramatic atriums, excellent visibility for signage exposure at a busy intersection, spacious outdoor patios and approximately 60 covered parking spaces on the ground floor. Delivery is **cold, dark, shell** and owners can either hire a contractor of their choice for the finish out or the Seller can also work with you on providing a turnkey office. Seller financing is also an option.

BUILDING 1 AREA

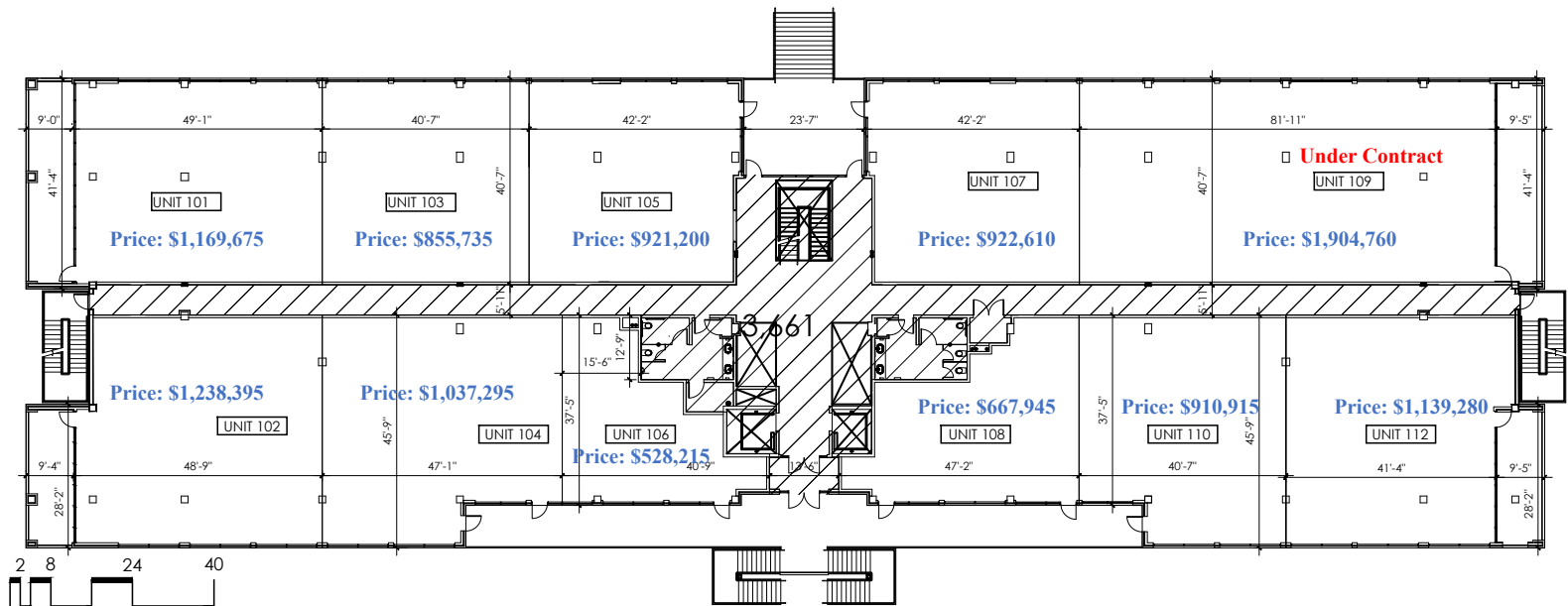
GROSS SF				
LEVEL 1				25,453.0
LEVEL 2				25,661.0
TOTAL GROSS S.F.	LEVEL 1	LEVEL 2		51,114
COMMON CALC net	3,660	3,704		7,364
OFFICE net	21,793	25,661		43,750
COMMON AREA FACTOR:				0.168

UNIT #	OFC NET	PATIO NET	NET TOTAL	CAF	CAF OFC	CAF PATIO	CAF TOTAL	TOTAL
UNIT 101	1994	372	2,366	0.168	336	63	398	2,764
UNIT 102	2176	263	2,439	0.168	366	44	411	2,850
UNIT 103	1646	0	1,646	0.168	277		277	1,923
UNIT 104	1995	0	1,995	0.168	336		336	2,331
UNIT 105	1678	0	1,678	0.168	282		282	1,960
UNIT 106	1016	0	1,016	0.168	171		171	1,187
UNIT 107	1680	0	1,680	0.168	283		283	1,963
UNIT 108	1285	0	1,285	0.168	216		216	1,501
UNIT 109	3320	384	3,704	0.168	559	65	623	4,327
UNIT 110	1752	0	1,752	0.168	295		295	2,047
UNIT 112	1970	262	2,232	0.168	332	44	376	2,608
GROSS 1st								25,461

Lease Rates

- End Caps: \$34 NNN (\$12)
- Inline: \$32 NNN (\$12)
- Negotiable TI Allowances

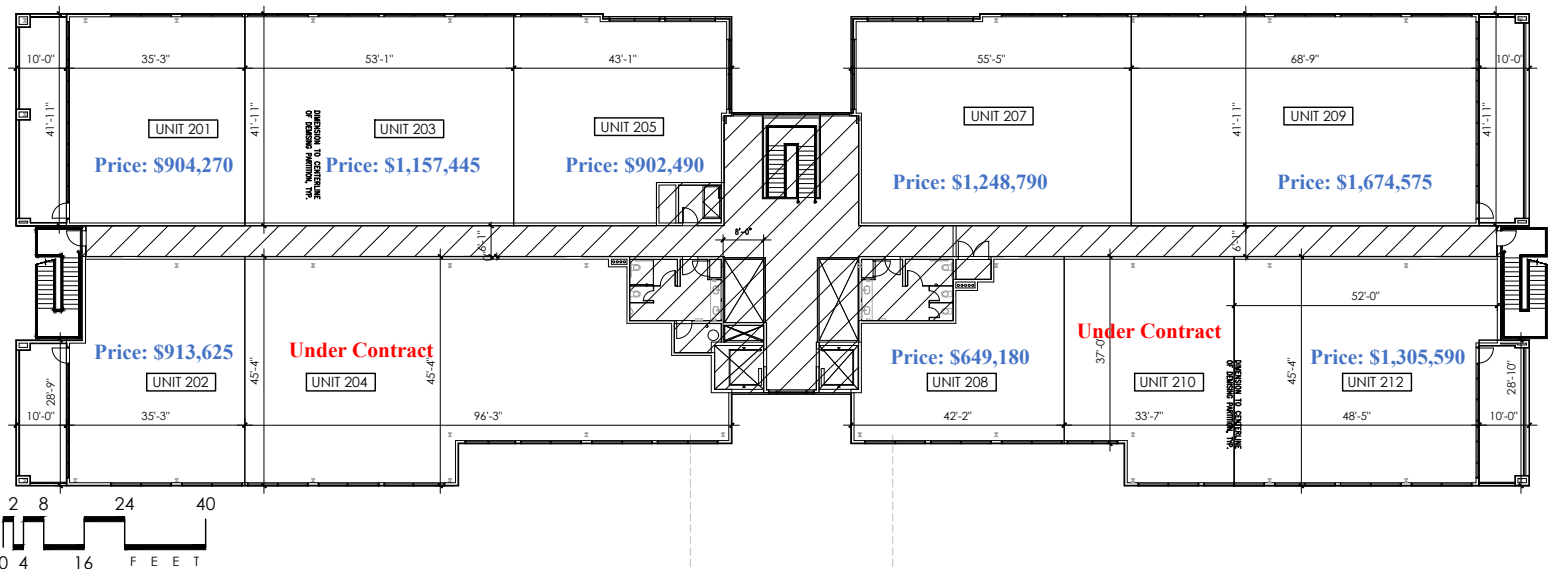
First Floor Layout



[Click Here for Animation Video!](#)

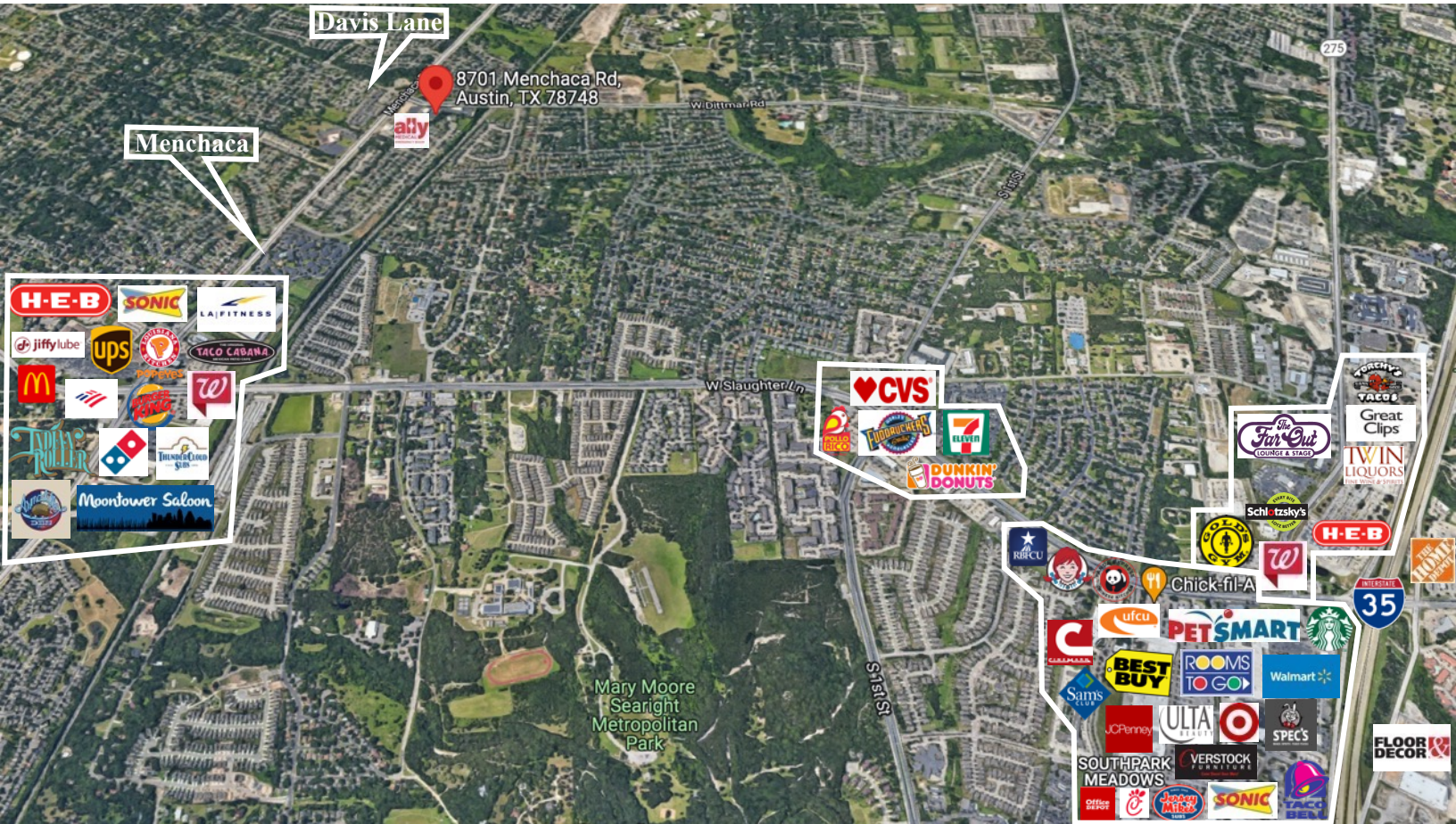
UNIT 201	1,478.0	418	1,896	0.168	249	70	319	2,215
UNIT 202	1,548.0	287	1,835	0.168	261	48	309	2,144
UNIT 203	2,226.0	0	2,226	0.168	375		375	2,601
UNIT 204	3,559.0	0	3,559	0.168	599		599	4,158
UNIT 205	1,644.0	0	1,644	0.168	277		277	1,921
UNIT 207	2,274.0	0	2,274	0.168	383		383	2,657
UNIT 208	1,249.0	0	1,249	0.168	210		210	1,459
UNIT 209	2,880.0	418	3,298	0.168	485	70	555	3,853
UNIT 210	1,424.0	0	1,424	0.168	240		240	1,664
UNIT 212	2,265.0	287	2,552	0.168	381	48	430	2,982

Second Floor Layout



SECOND FLOOR PLAN

[Click Here for Animation Video!](#)



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2021 Population	15,340	128,260	269,632
2026 Population	16,266	137,811	289,341
Pop Growth 2021-2026	6.0%	7.5%	7.3%
2021 Average Age	38	36	36
Households			
2021 Households	5,970	52,257	106,614
2026 Households	6,308	56,042	114,292
Household Growth 2021-2026	5.7%	7.2%	7.2%
Median Household Income	\$83,660	\$78,454	\$81,633
Average Household Size	2.5	2.4	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$285,230	\$293,158	\$324,124
Median Year Built	1986	1994	1994



2023 Aerial



Construction Progress September 2024



11/2/2015



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Designated Broker of Firm	 License No.	 Email	 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

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John Cummings

Information available at www.trec.texas.gov
IABS 1-0 Date

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Kang Package

