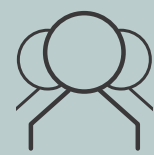


Area Information



Population Estimate

1 mi	3 mi	5 mi
16,881	183,439	350,962

Daytime Population

1 mi	3 mi	5 mi
76,679	198,247	303,717



Average Household Income

1 mi	3 mi	5 mi
\$141,930	\$83,198	\$81,378



Walk Score

Walker's Paradise



Bike Score

Biker's Paradise

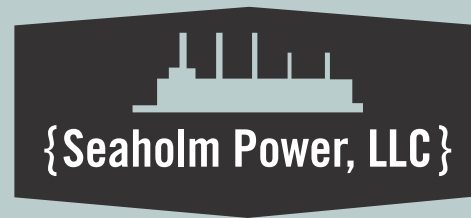


Traffic Counts

36,012 VPD (Cesar Chavez)







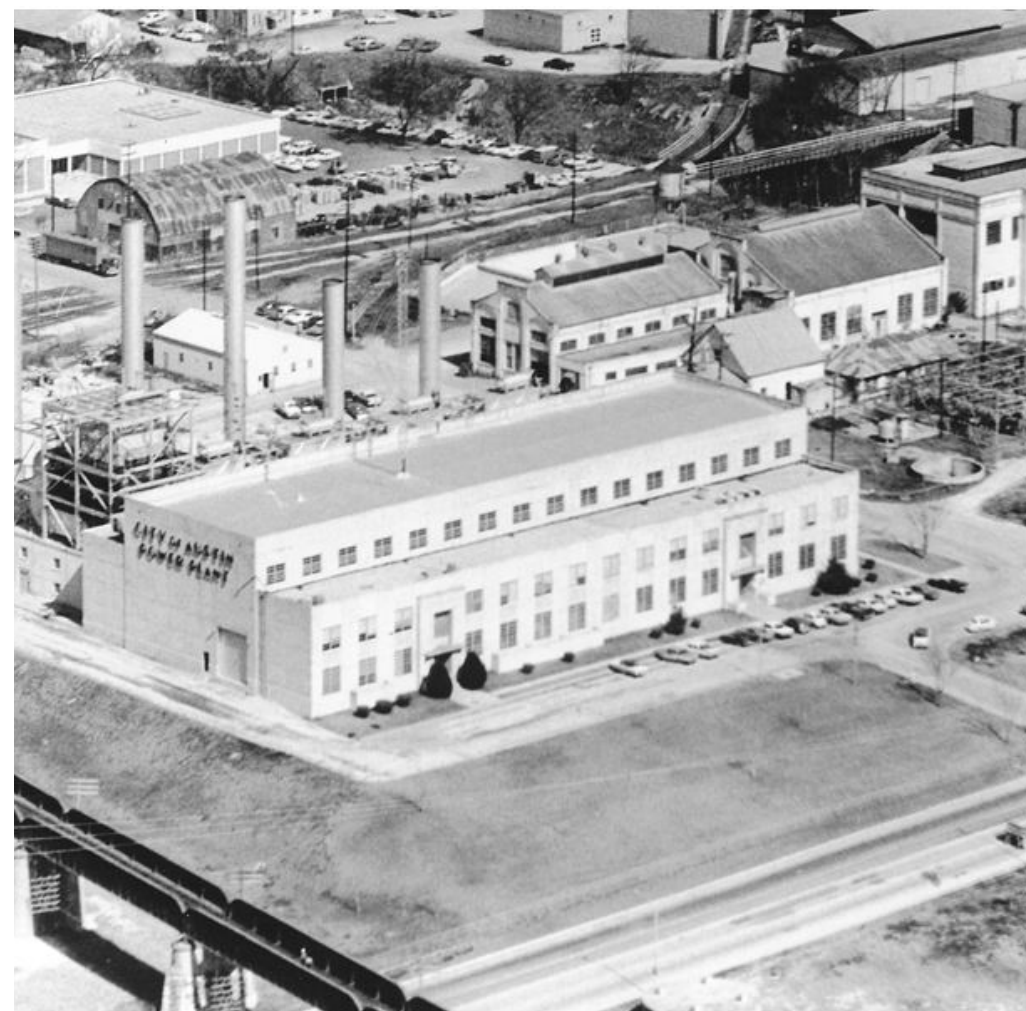
## About Seaholm

Seaholm is a historic mixed use development located off of bustling Caesar Chavez Street, directly across the street from Lady Bird Lake. The original Seaholm Power Plant Building paired with the other mixed use components is the anchor of the southwest quadrant of downtown. Built in the 1950's and redeveloped in 2015, the iconic Seaholm Power Plant's classic, art deco architecture mixed with unique, modern finishes construct a 4-story creative office/mixed use building including over 200,000 square feet of office, 280 condominiums and 50,000 square feet of highly desirable ground floor retail space with two large outdoor courtyards.

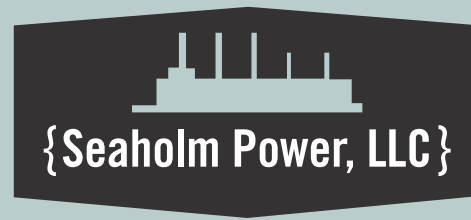
The buildings' historic appeal, combined with Austin's dynamic, distinctive culture give Seaholm a competitive advantage as it attracts tenants that wish to establish a presence in a booming live, work, eat, play environment.

The 2nd Street Bridge – Also known as the “Butterfly Bridge,” the 2nd Street bridge is being built in conjunction with the new \$120 million Central Public Library to extend 2nd Street over Shoal Creek and connect the Seaholm District with the 2nd Street District and the rest of downtown.

**2016 Austin Business Journal  
Commercial Real Estate Awards**  
*Overall Winner*







## Area Developments

### The Bowie

Located at 5th and Bowie Street, this 35-story luxury residential high rise tower includes 358 amenity packed apartments along with approximately 4,000 square feet of ground floor retail. Completed mid-2015, The Bowie is within walking distance to Seaholm, adding many new residents to the area.

### The Independent

Located directly north of Seaholm along the east side of West Avenue at 3rd Street, the Independent will be the tallest building in Austin at 58-stories. The 370-unit condominium tower recently broke ground in January 2016. The tower will be divided into four tiers with prices ranging from the mid \$300,000's to over \$3 million and is reportedly 90% reserved. The project will feature 13,500 square feet of retail and restaurant space.

### Green Water Redevelopment

The redevelopment of the former Green Water Treatment Plant is underway. The Green Water Treatment Plant consists of Blocks 1, 23, 185 and 188 and is bound by Cesar Chavez, Shoal Creek and 2nd Street. The plant will be redeveloped into a multi-block, high density mixed-use project. The redevelopment will total around 1.7 million square feet of office, residential, hotel and retail.

### Northshore (Green Water Block 1)

Northshore, the first project on the Green Water site to be redeveloped, is a 38-story three-tiered, mixed-use development. Slated for completion early this year, the 436- unit apartment building will include 23,500 square feet of office (100% leased), 14,900 square feet of restaurant space and 13,900 square feet of retail.

### 500 W. 2nd Street (Green Water Block 23)

Construction is underway on this 29-story, half million square foot office tower. This much anticipated development is scheduled for completion in 2017 and will have two ground-level restaurants.

### Google Inc.

Search engine giant, Google Inc., will be taking a major portion of the new office building by leasing 207,000 square feet in the project. The new location will house 400 professionals in technology, development & sales, marketing and staffing.

### Austin Proper Hotel & Residences (Green Water Block 188)

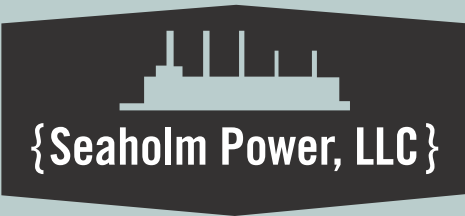
Currently under construction is a 32-story modern high-rise that will include a high-end hotel with 243 rooms and approximately 100 luxury condominium and penthouse suites. The boutique hotel and condominium development is located on Nueces Street and is slated to open in late 2017.

### Third + Shoal

Third + Shoal is a 29-Story high-rise office tower development with high-end ground floor retail. Construction is scheduled to start in early 2016 and the project will replace Austin Music Hall. Projected to deliver in 2018, the 345,000 square foot building will feature creative office loft style floors and will have 11 outdoor balconies overlooking Lady Bird Lake.



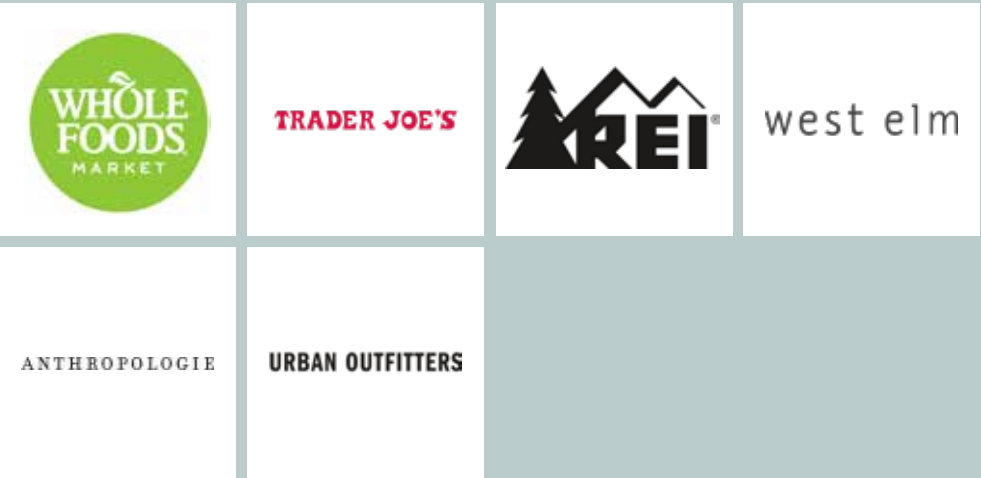




Area Employers



Area Retailers



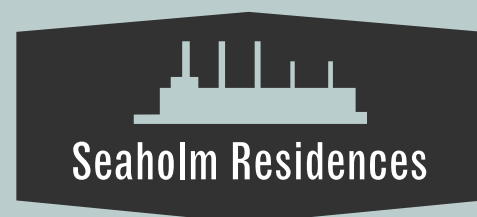




## Seaholm Offices, Residences & Retail

### Seaholm Offices

# Employees	Office SF
1,050	152,834

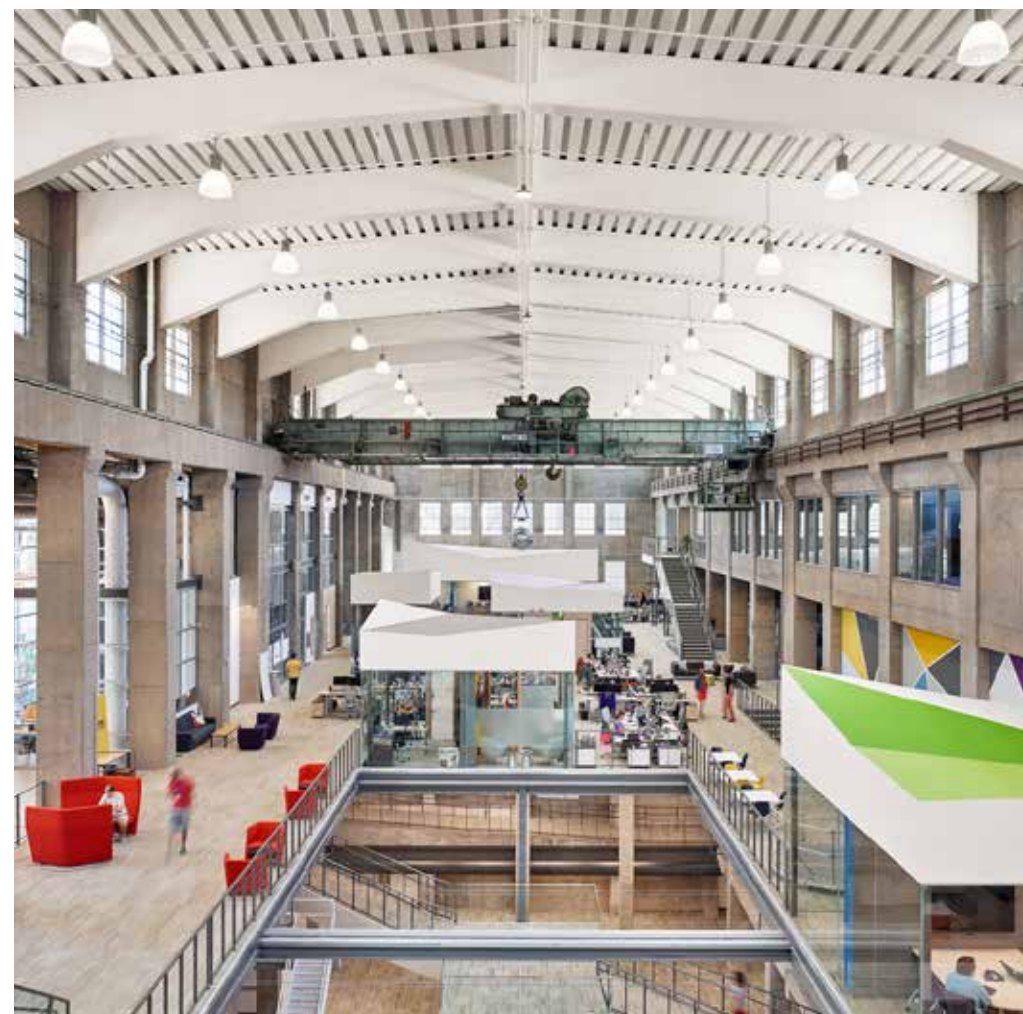


### Seaholm Residences

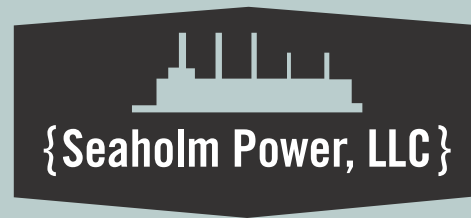
280 luxury condos

### Seaholm Retail

56,342 SF retail







## Project Retailers

TRADER JOE'S

Well known for its laid back, California style and excellent quality shopping experience with reasonably priced quality food, beer and wine, Trader Joe's offers an excellent neighborhood grocery store. Typically located in mixed use areas within thriving energetic Urban Core locations, Trader Joe's is the ideal grocer for 24/7 cities with heavy downtown focused communities.

True Food  
kitchen

The ultra-health conscious eatery True Food Kitchen started as a collaboration between natural foods guru Dr. Andrew Weil and Arizona restaurateur Sam Fox. Their moto, "Honest food that tastes really good" lends to a wide, healthy selection of vegan, vegetarian, or gluten free menu options.

BOILER NINE

The large, four-story restaurant from Austin-based La Corsha Hospitality Group draws its name from the massive boilers which once stood where the restaurant is located. The restaurant offers elevated views provided by the rooftop observation deck and bar at the top. In the bottom level, once home to operational boilers, patrons can keep cool in the subterranean lounge. The open kitchen is centered around a wood-fire grill on the second floor, plus two other kitchens throughout the restaurant.

RUIZ  
SALON

Ruiz Salon opened its doors in 1998 to immediate acclaim. Recognized nationally as an award-winning salon for its innovative business practices and strong editorial presence, Ruiz Salon Group leads Austin's beauty and fashion scene.

optique  
eyecare & eyewear

Optique is downtown Austin's premier Optometry clinic and eye-glass store. Optique offers comprehensive eye health assessments relying on cutting edge technology to provide a reliable and safe experience. Optique also carries a wide selection of handmade frames that are the most exclusive and fashionable eyeglasses and sunglasses from all over the world.





Site Plan

Austin Library

West Ave.

3rd St.

Local

939 SF

True Food  
kitchen

Malibu  
Poke

1,322 SF



1.5 Acre Park



Ruiz Salon

Optique

Baked  
Bear

Toothbar

Boiler Nine  
Bar + Grill

Walter Seaholm Dr.

2nd St.

Cesar Chavez St.



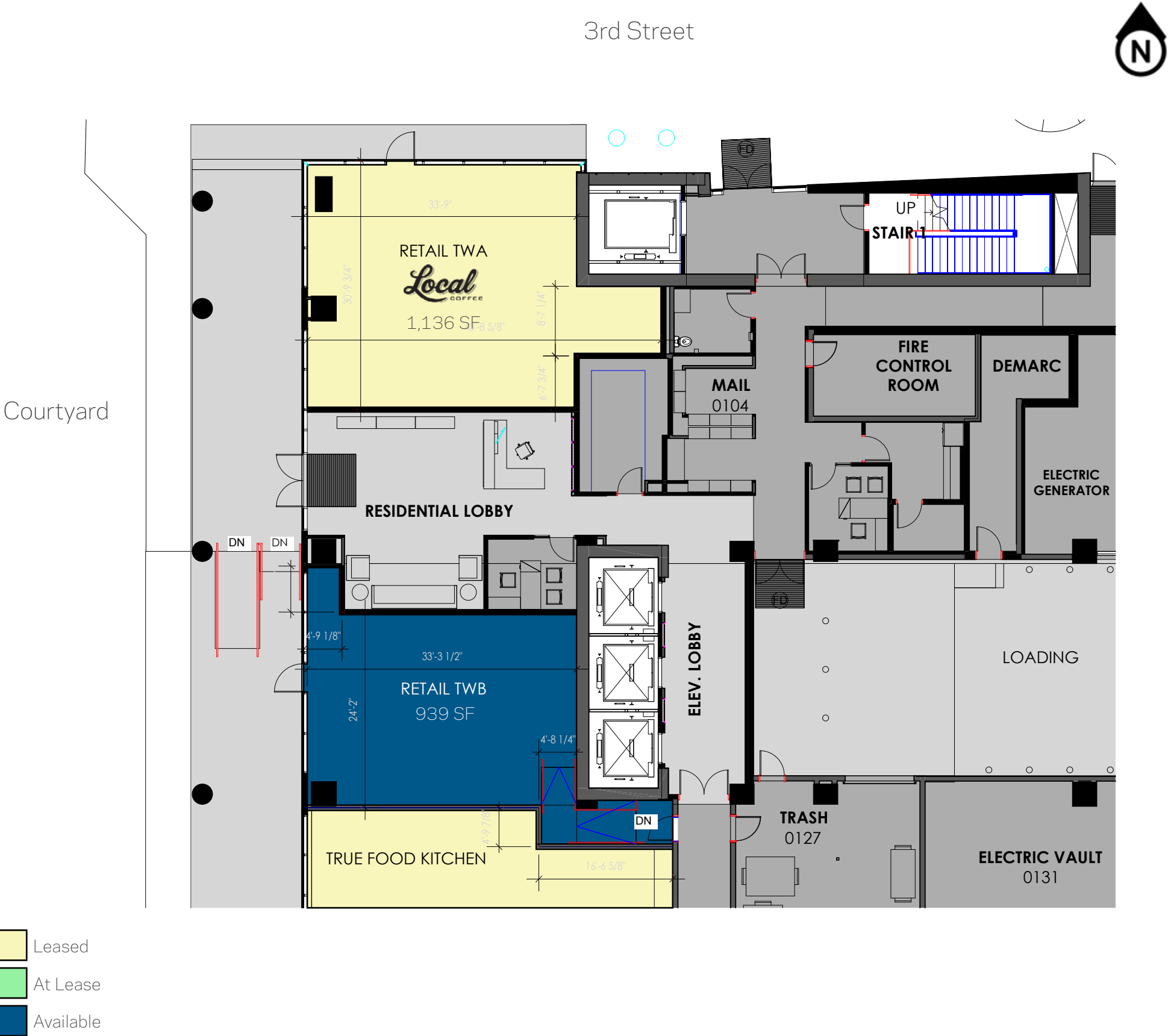
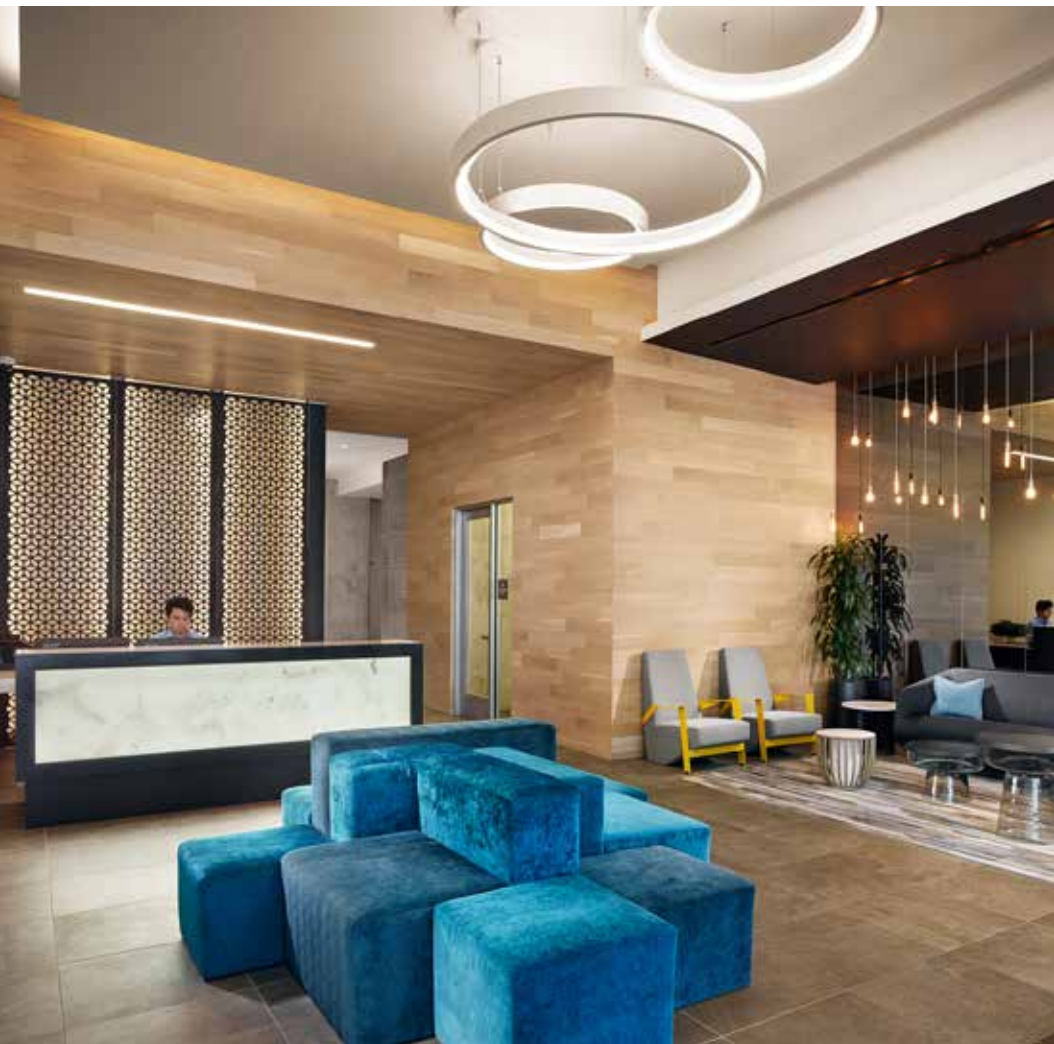
- At Lease
- Available





Residential Tower Retail

Available Space  
939 SF



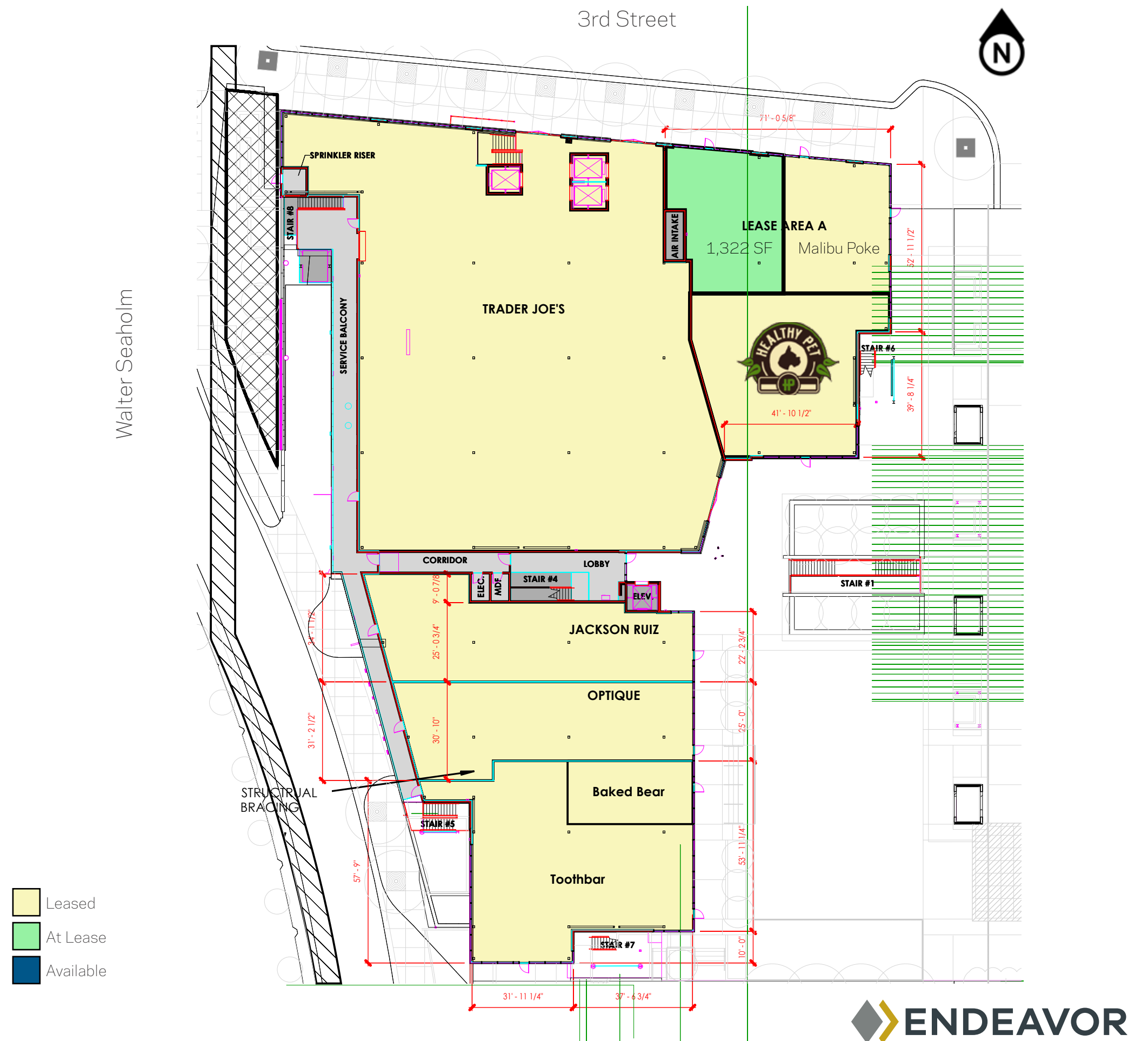




## Low-Rise Retail Building

## Available Space

none



Walter Seaholm

 Leased  
 At Lease  
 Available

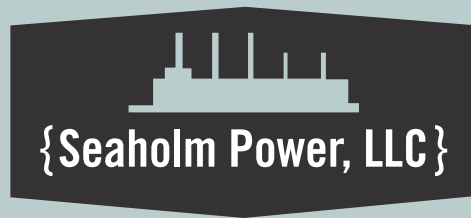
 At Lease

Available



**ENDEAVOR**

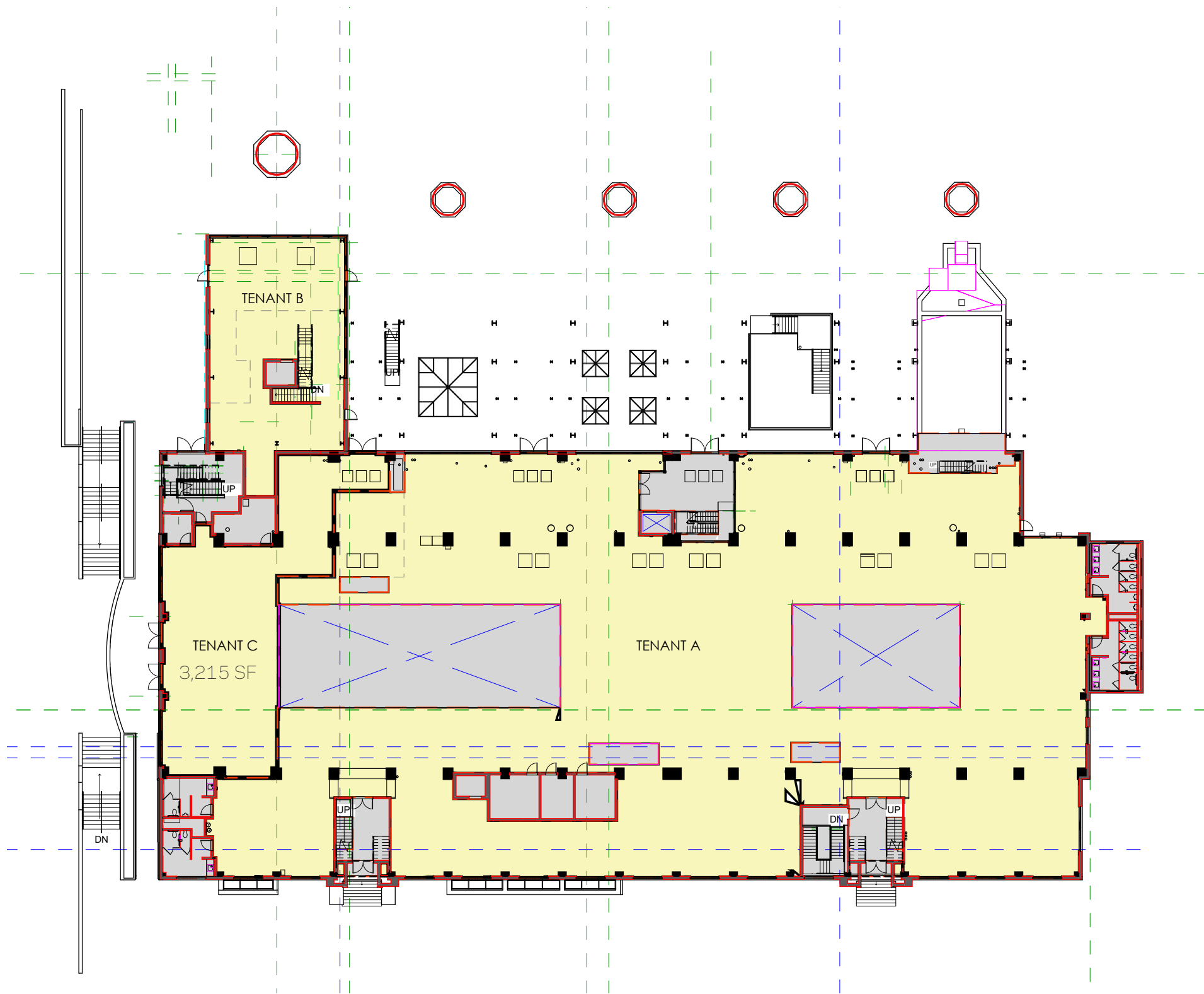




Power Plant

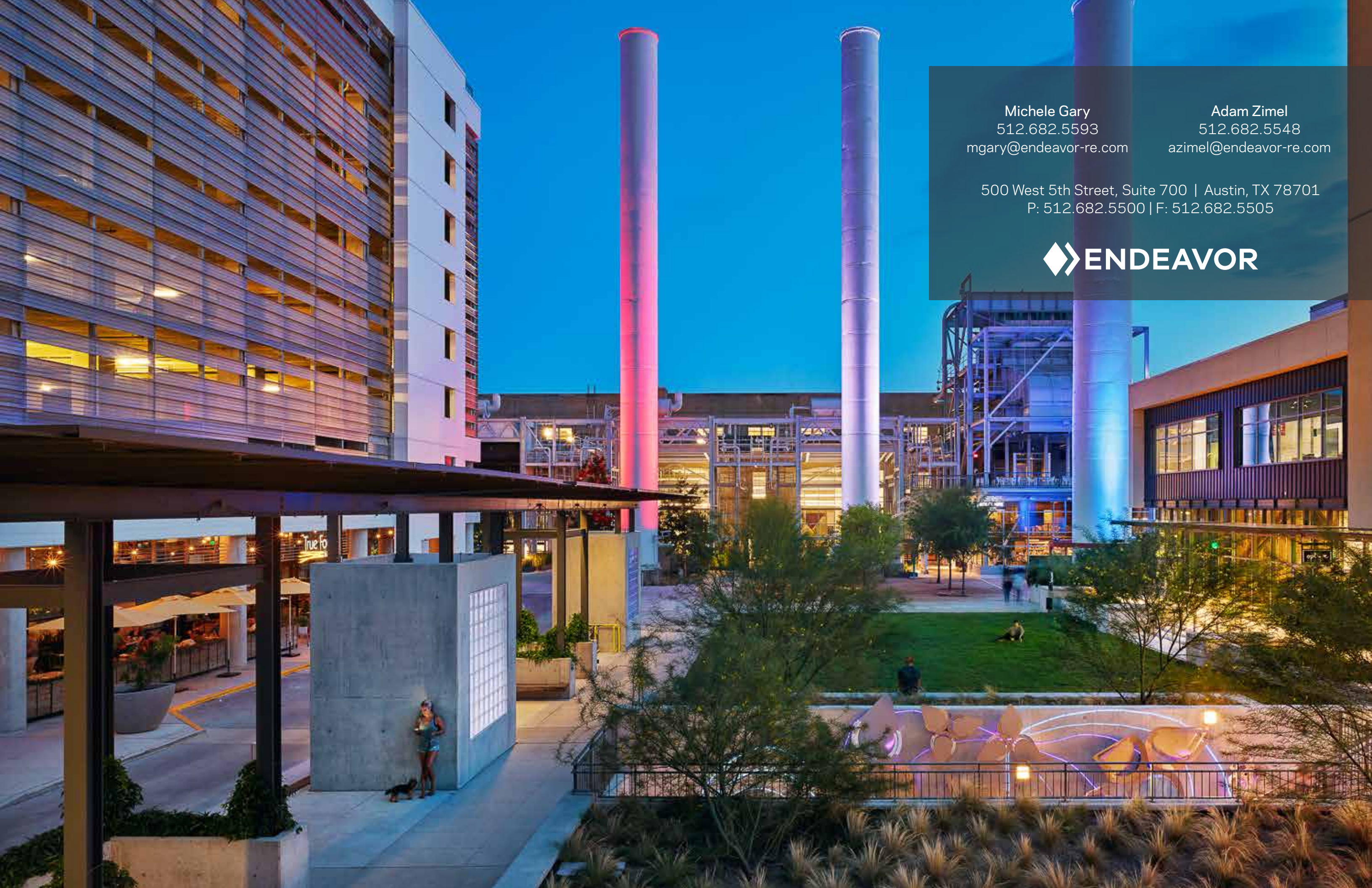
Available Space

None



- Leased
- At Lease
- Available





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