

1200 East
Anderson

OFFERING MEMORANDUM

1200 E ANDERSON LANE | AUSTIN, TEXAS 78752

1200 East Anderson

*1200 E Anderson is a three-story, 86,910 SF office building,
conveniently located along Hwy 183 between I-35 and Hwy 290.*

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1200 East Anderson



OFFICE FOR SALE

PROPERTY DETAILS

- ▶ **Address** 1200 E Anderson Lane, Austin, TX 78752
- ▶ **Sale Price** Contact Broker(s)
- ▶ **Full Building** 86,910 SF
 - 1st Floor 29,250 SF
 - 2nd Floor 28,830 SF
 - 3rd Floor 28,830 SF
- ▶ **Lot Size** 3.66 Acres
- ▶ **Year Built** 1982 Construction, Renovated in 2011
- ▶ **# of Stories** 3
- ▶ **Parking** 337 Parking Spaces (3.88/1,000 SF)
- ▶ **Class** B
- ▶ **Occupancy** 100% leased building to the State of Texas
- ▶ **Roof** Low-slope, modified, built up roof (2005)
- ▶ **Elevators** 2 original hydraulic elevators (remodeled in 2011)
- ▶ **Mechanical** Grade mounted HVAC system
- ▶ **Providers** City of Austin electric and water



HIGHLAND
5 MIN DRIVE

THE DOMAIN
10 MIN DRIVE

**1200 East
Anderson**

183

E ANDERSON LN

E ANDERSON LN

NORWOOD PAR

ECR



130

LOCATION

2222

THE ARBORETUM THE DOMAIN

360 TEXAS

INTERSTATE 35

183

LOOP 1

1200 East Anderson

290

2244

360 TEXAS

TEXAS The University of Texas at Austin

MUELLER

183

969

LOOP 1

130

290

71

INTERSTATE 35



BRODIE LN

MANCHACA RD

S 1ST ST

W WILLIAM CANNON DR

CONGRESS AVE

E CESAR CHAVEZ ST

RIVERSIDE DR

BURLESON RD

GUADALUPE ST

MLK JR. BLVD

AIRPORT BLVD

SPRINGDALE RD

W 45TH ST

BURNET RD

N LAMAR BLVD

BRAKER LN

CAMERON RD

E HOWARD LN

PARMER LN

DECKER LN

LOYOLA LN

TENANT

1200 East Anderson



*100% leased office building
to the State of Texas*

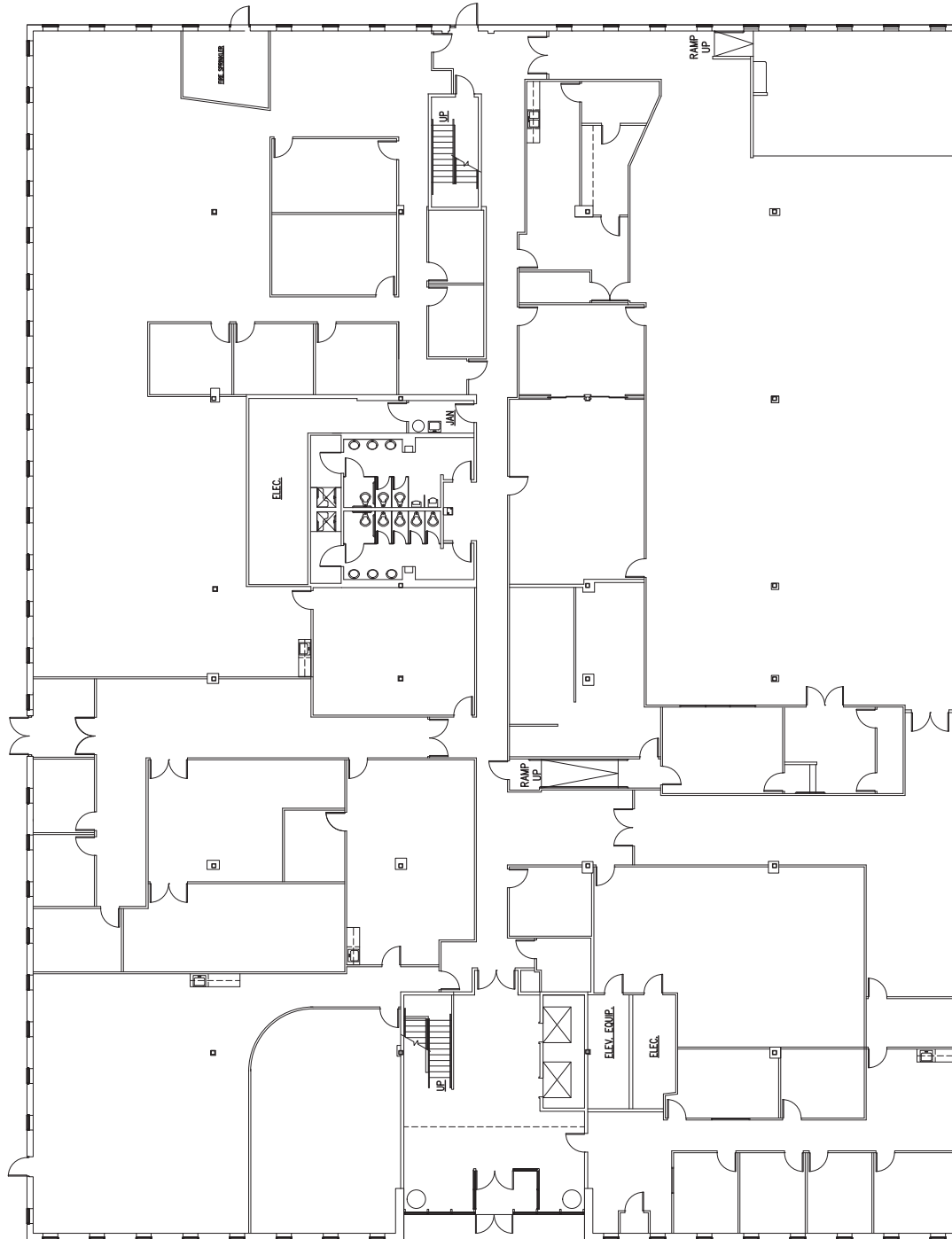
The Texas Higher Education Coordinating Board (THECB) is the state agency occupying the building.

The mission of the THECB is to provide leadership and coordination for Texas higher education and to promote access, affordability, quality, success, and cost efficiency through 60x30TX, resulting in a globally competitive workforce that positions Texas as an international leader.

Financial and lease data available following execution of a confidentiality agreement.

FLOOR 1

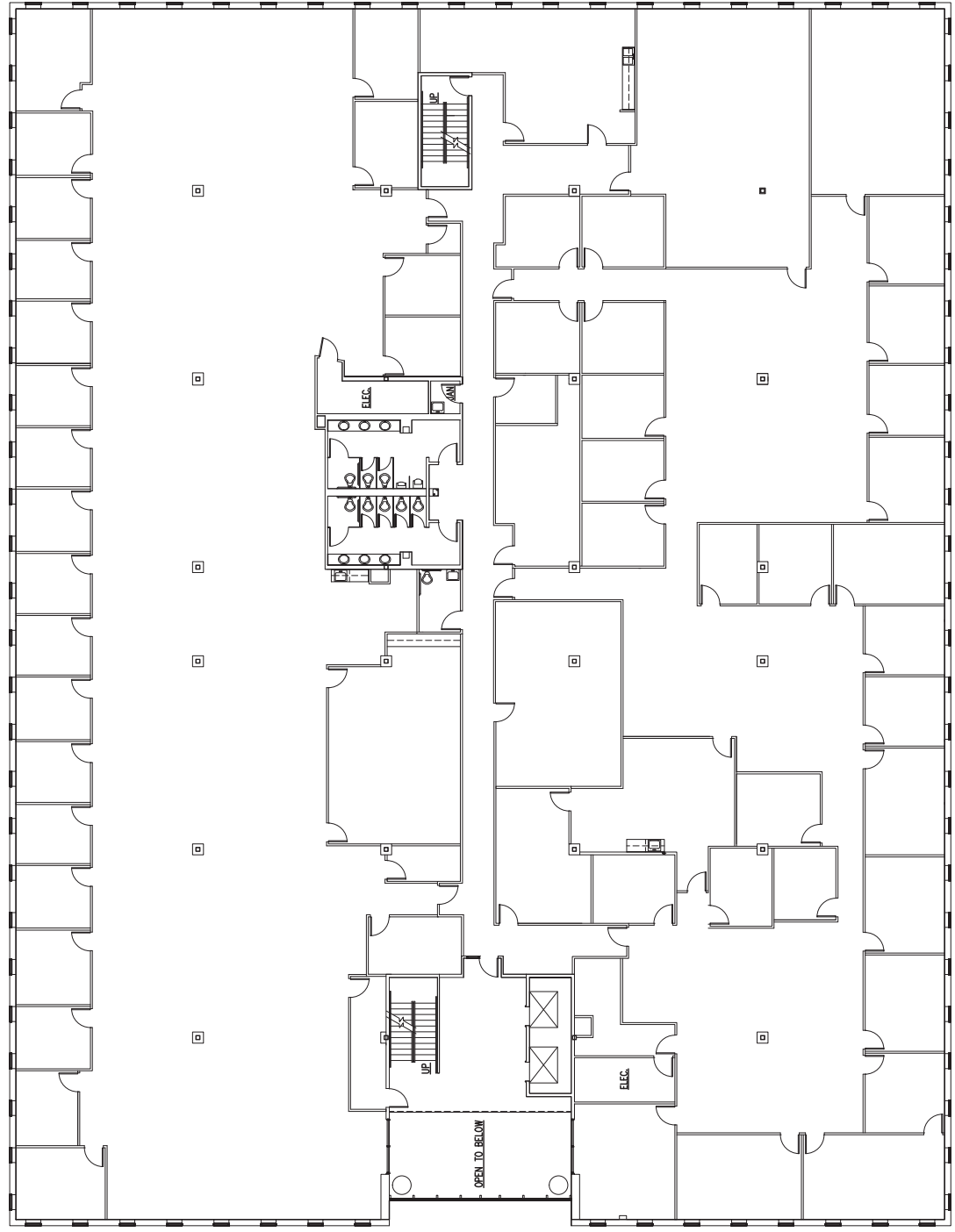
29,250 SF



ANDERSON LANE
(US-183)

FLOOR 2

28,830 SF

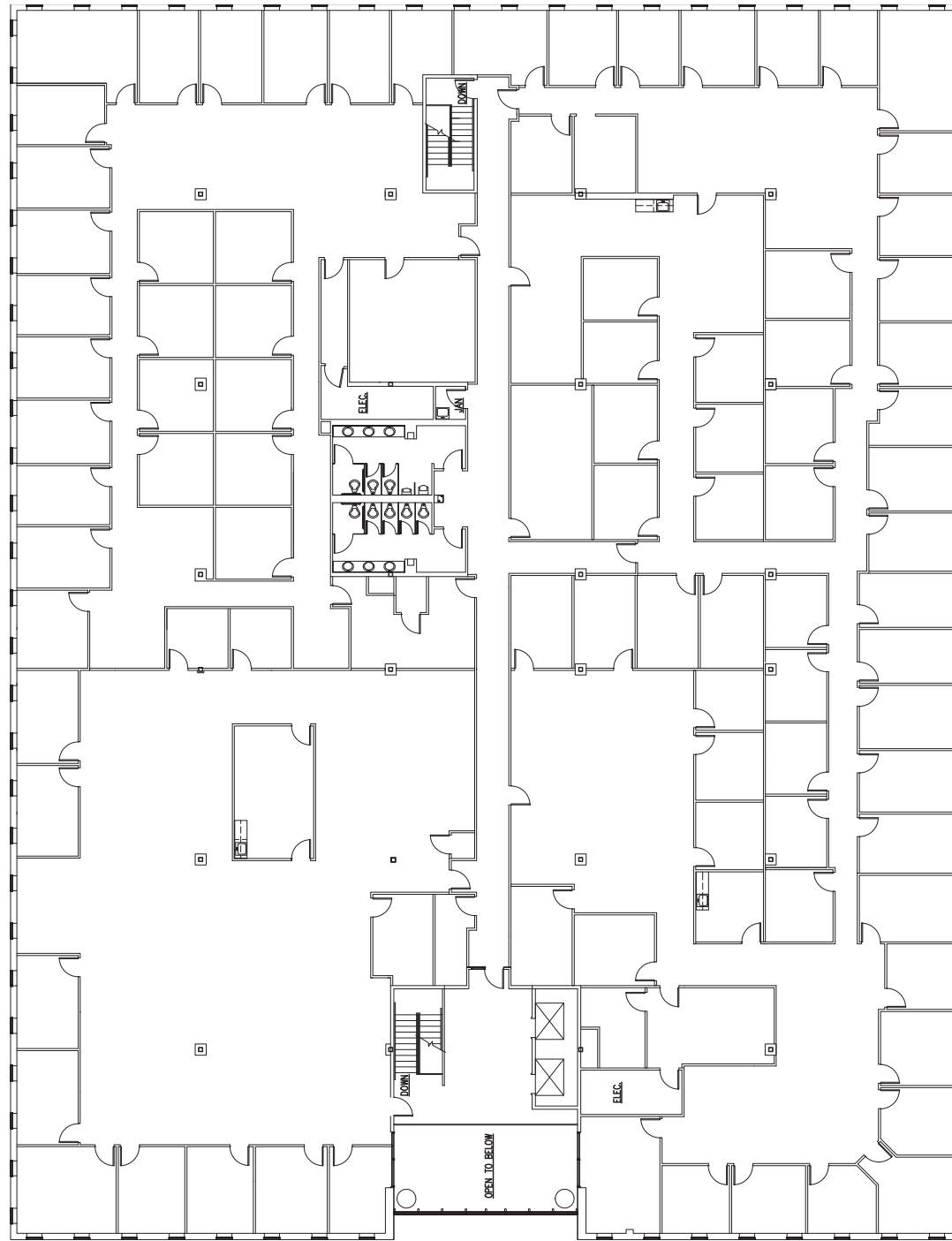


ANDERSON LANE
(US-183)



FLOOR 3

28,830 SF



ANDERSON LANE
(US-183)

NORTHEAST AUSTIN



1200 E Anderson is located within the Northeast office submarket of Austin. The tenant mix in the Northeast office submarket consists of a strong and stable tenant base including government and professional services.

Statistics regarding the Northeast office submarket for Class B product as of Q2 2020 is shown below:

1,463,934 SF

OF MULTI-TENANT OFFICE PRODUCT
WHICH IS NOT OWNER-OCCUPIED

7.2%

VACANCY
RATE

\$24.89

AVG. FULL SERVICE
RENTAL RATE

(SOURCE: COSTAR)



12

MINUTES TO
DOWNTOWN AUSTIN

10

MINUTES TO
THE DOMAIN

15

MINUTES TO
ABIA

5

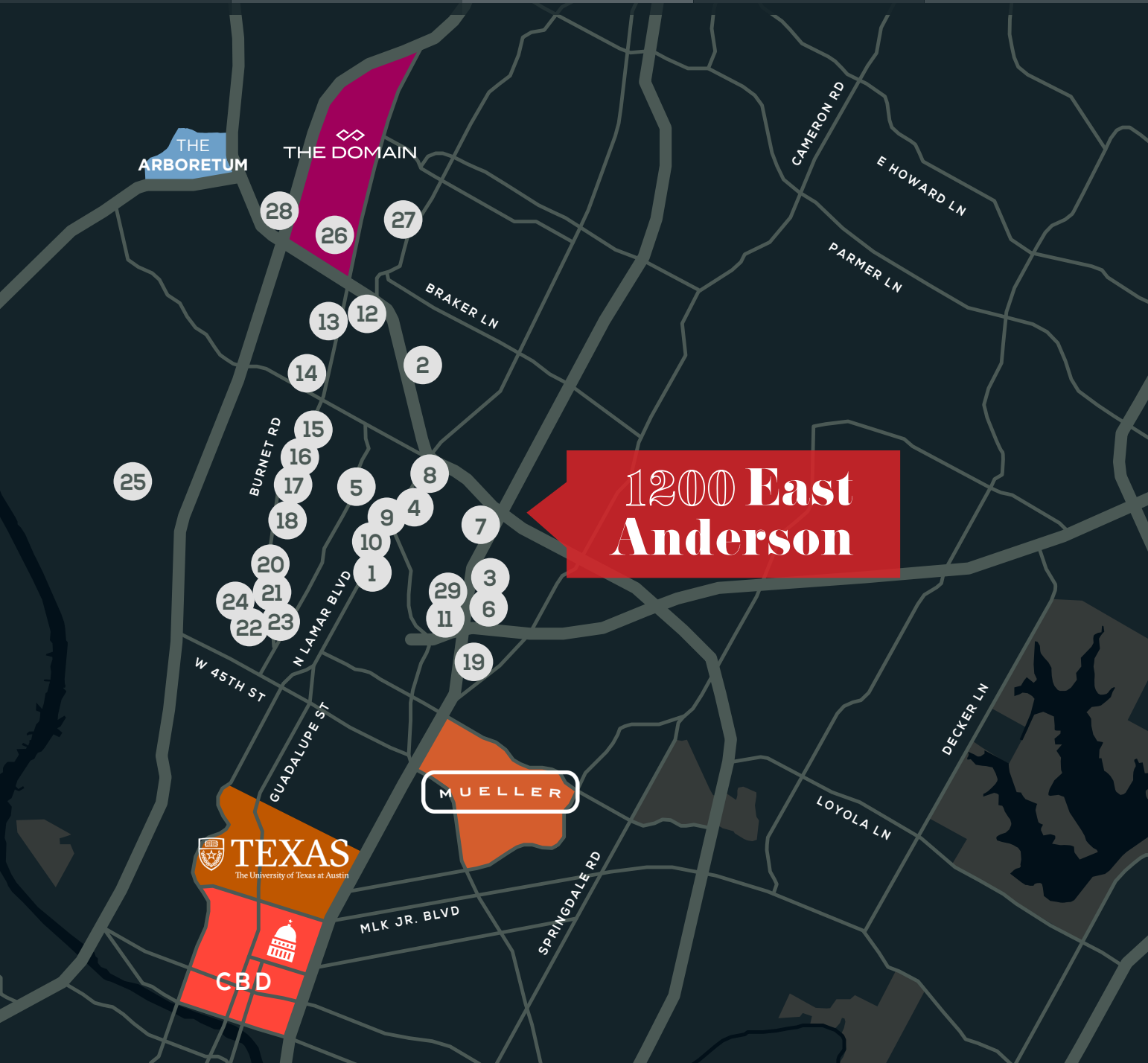
MINUTES TO
MUELLER

5

MINUTES TO
HIGHLAND

AMENITIES

1. Michi Ramen
2. Ramen Tatsu-ya
3. Pappasito's Cantina
4. Chago's
5. Little Deli & Pizzeria
6. Pappadeaux Seafood Kitchen
7. Ojos Locos Sports Cantina
8. Kim Phung
9. Black Star Co-Op
10. Stiles Switch BBQ
11. Pluckers Wing Bar
12. SLAB BBQ & Beer
13. Trudy's North Star
14. Hopdoddy Burger Bar
15. Top Notch Hamburgers
16. Tacodeli
17. dipdipdip Tatsu-Ya
18. Flyrite Chicken
19. P. Terry's Burger Stand
20. The Peached Tortilla
21. The Little Longhorn
22. Chi'Lantro
23. Monkey Nest Coffee
24. Fonda San Miguel
25. Azul Tequila
26. Austin Beerworks
27. Oskar Blues Brewery
28. Buca Di Beppo
29. Easy Tiger



1200 East
Anderson

TEXAS
The University of Texas at Austin

CBD

MUELLER



1ST FLOOR FITNESS CENTER



1ST FLOOR CONFERENCE ROOM

1200 East Anderson

1ST FLOOR LARGE TRAINING ROOM





2ND FLOOR LOBBY



2ND FLOOR
CONFERENCE
ROOM





1200 East Anderson

OPEN OFFICE SPACE



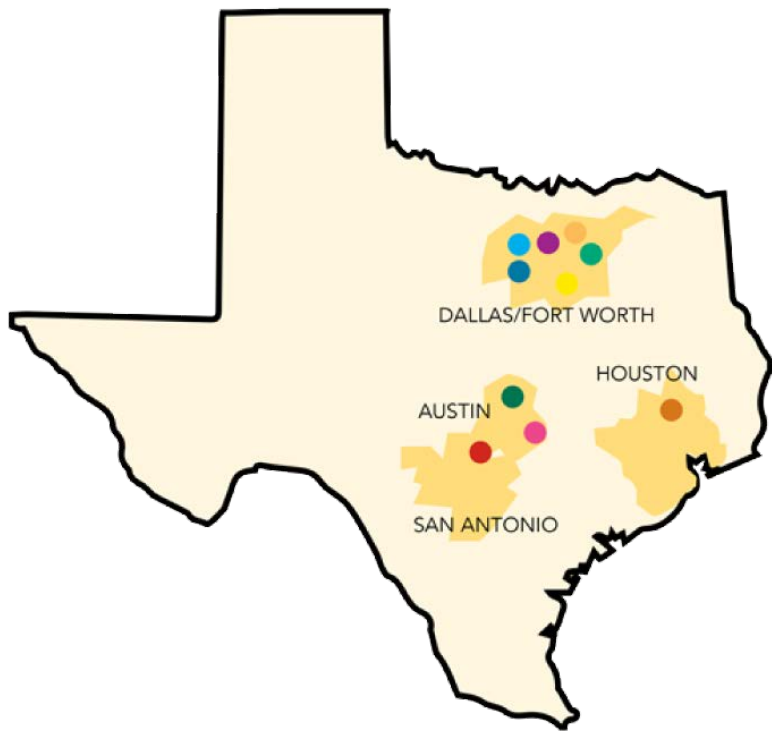
TEXAS



The “Texaplex” or “Texas Triangle”

The “Texaplex” or “Texas Triangle” is expected to be home to 35 million people by 2050. This area, composed of Dallas-Fort Worth, Houston, San Antonio and Austin, has a population greater than 46 states while only making up 25% of Texas’s land mass. The Texaplex contains the fastest growing corridor in the USA, just a few miles south of Austin and north of San Antonio in Greater San Marcos.

The Texas Triangle makes up 77% of the Texas economy and houses 53 Fortune 500 companies. This area has three times the job growth rate of NYC and five times that of LA. Austin alone has had a 35% increase in job growth from 2001-2016 in STEM jobs, while the US rate is 10%. Companies from all over the US and internationally are relocating to the Texas Triangle due to the diverse economy, business friendly environment, wealth of talent and access to the rest of the world.



The \$1.6 trillion Texas economy is the second biggest in the U.S., behind only California. Texas ranks first for current economic climate thanks to strong employment and gross state product growth over the past five years. In addition, there are 100 of the 1,000 largest public and private companies in the U.S. based in Texas, including giants like AT&T, ExxonMobil and Dell. Startup activity is also tops in the nation among larger states per the Kauffman Foundation.

The number of people living in Texas has grown from 22.5 million about a decade ago to more than 28 million and could rise above 40 million over the next quarter century, enabling it to outperform the nation as a whole, in coming years. Population is one of the biggest factors in economic growth, not only providing workers needed by businesses, but also customers who buy houses, cars and other goods and services.

AUSTIN

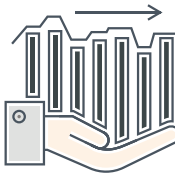


Year after year the Austin area gets top marks for its quality of life. We're the country's 11th largest city with all the positive attributes of a smaller town: quality healthcare, low crime rates, affordable housing, outstanding schools, and a low cost of living. Our sunny climate includes lush green hills, cool natural springs and miles of hike and bike trails.

Austin hosts a highly educated, bilingual, multi-tiered workforce and a passion for success. Our population offers skill sets that ranges from high-end technology design, development and marketing to back-office operations that help customers with everything from banking services to video game advice.

For a lot of companies, Texas is a business-friendly destination. There's no personal state income tax and wages are competitive. In Austin you'll find a thriving business base that includes enterprises in technology, digital media, clean energy and life sciences, advanced manufacturing and data centers. It's a dynamic business ecosystem that has provided consistent growth for some of the world's most successful companies, including Amazon, Apple, Google, Oracle, Dell, Whole Foods Market, eBay, Facebook, 3M, General Motors, NXP Semiconductors, Samsung, and more.





UNEMPLOYMENT

Austin	5.9%
Texas	8.0%
US	10.2%

AUSTIN ECONOMIC OVERVIEW

"Austin Ranks 4th for Economic Impact of the Tech Sector - Tech Accounts for 24% of Austin's Economy"

(COMP TIA, APRIL 2020)



AUSTIN LABOR FORCE

6.1% ▲

Austin is a one-of-a-kind place that defies stereotypes. It is progressive and fiercely entrepreneurial; pro-business and pro-environment; easy going and hardworking. The Austin region won't just welcome your business; it will make it better.

"For the 16th Year in a Row, Texas was Named the Best State for Business by Chief Executive"

(CHIEF EXECUTIVE, JUNE 2020)



JOBS ADDED IN AUSTIN

+62,000

"Austin Ranks No. 1 Seed Capital Funding Over the Last Decade Going to Startup Companies in America's 'Mighty Middle'"

(CRUNCHBASE, MAY 2020)

* STATISTICS FROM JULY 2020

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FOR MORE INFORMATION

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