

# 1141 SHADY LANE

AUSTIN, TX



OPPORTUNITY ZONE DEVELOPMENT





Site-responsive design



Preservation of trees  
& Open space



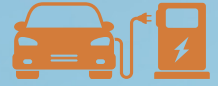
Walkable community



Bike connectivity  
& Parking



Public transit  
connectivity



Electric vehicle  
charging stations



AUSTIN, TX

1141 SHADY LANE





Passive solar  
shading design



Austin Energy  
'Green Choice' power



Healthy indoor  
air quality



Photovoltaic power  
generation



Water conserving  
landscape & fixtures



Sustainably sourced  
materials





**63,965 SF**

TOTAL AREA

**Q3 2020**

DELIVERS

**\$36.00/NNN**

ASKING RENT

**2.2/1,000 SF**

ON-SITE PARKING RATIO  
FREE STREET PARKING AVAILABLE

**ADDITIONAL INFORMATION**

- Qualified Opportunity Zone Development
- Part of THINKEAST Master Planned Development
- Immediately Adjacent to Over 800 Multi-Family Units
- Quick Access to Airport Boulevard and Highway 183
- Subsidized Pricing for Live/Work Units



**CBD**  
  
18 MIN

**CBD**  
  
22 MIN





**HISTORICAL BUILDING**

**2,000 RSF**

Stand-Alone Retail  
Opportunity

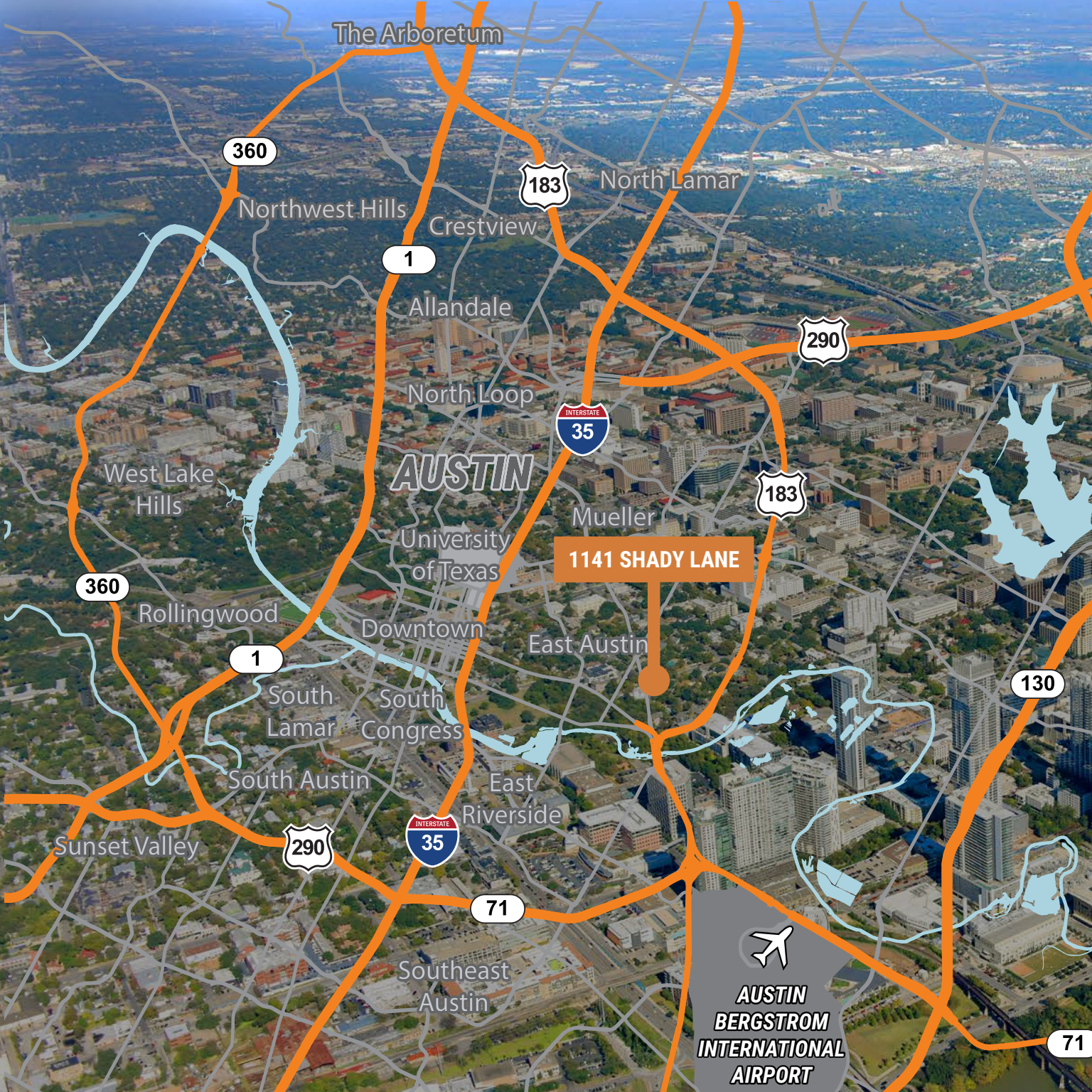
**CBD**  
  
12 MIN

**UNIVERSITY  
OF TEXAS**  
  
9 MIN

**AIRPORT**  
  
9 MIN

**PLAZA  
SALTILLO**  
  
8 MIN





The Arboretum

360

183

North Lamar

Northwest Hills

Crestview

1

Allandale

290

North Loop

INTERSTATE 35

AUSTIN

183

West Lake Hills

Mueller

1141 SHADY LANE

University of Texas

360

Rollingwood

Downtown

East Austin

1

South Lamar

South Congress

130

South Austin

East Riverside

Sunset Valley

290

INTERSTATE 35

71

Southeast Austin

  
AUSTIN BERGSTROM INTERNATIONAL AIRPORT

71



An aerial photograph of East Austin, Texas, showing a dense urban area with numerous skyscrapers and modern buildings. The city is surrounded by green spaces and a river. A white text overlay is positioned in the lower right quadrant of the image. There are also some orange and blue decorative lines on the left side of the image.

**A NEW OFFICE +  
RETAIL CONCEPT  
FOR EAST AUSTIN'S  
CREATIVE DISTRICT**



# PARK AND TRAIL CONNECTIVITY

**SPACIOUS  
COMMON AREAS**

**COLLABORATIVE  
CULTURE**





DAYLIGHT, **VIEWS**  
AND BALCONIES

COVERED PARKING  
**AVAILABLE**

FLEXIBLE, CUSTOMIZABLE  
**SHELL SPACE**







**61,965 SF**  
OFFICE & CREATIVE STUDIO

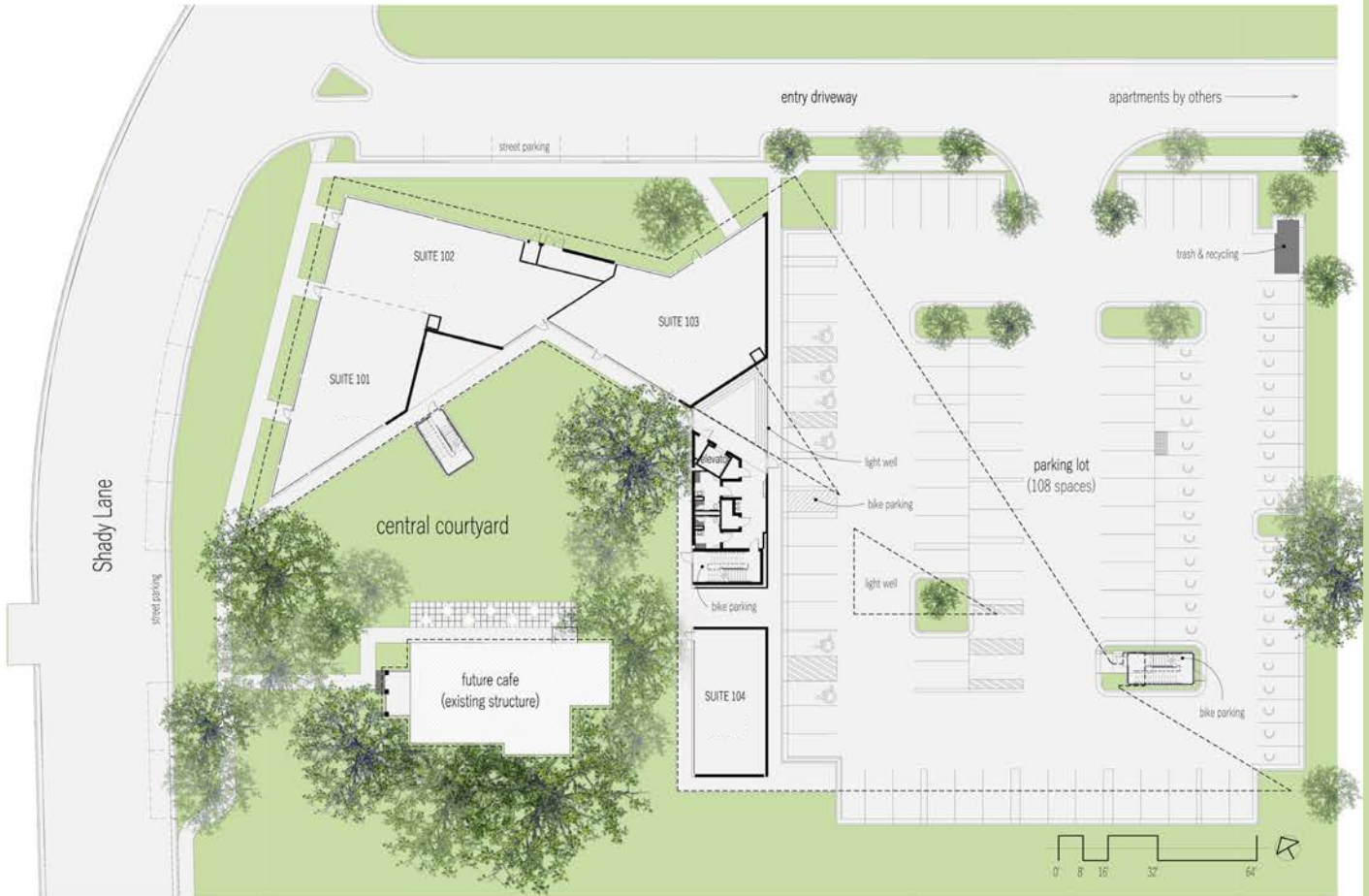
**2,000 SF**  
STAND-ALONE RETAIL

**9,000 SF**  
CENTRAL COURTYARD



# GROUND FLOOR PLAN

OFFICE AND/ OR RETAIL SPACE



1141 SHADY LANE CREATIVE STUDIOS

Suite	Rentable SF	Availability
<b>101*</b>	2,082 RSF	AVAILABLE
<b>102*</b>	2,715 RSF	AVAILABLE
<b>103*</b>	2,692 RSF	AVAILABLE
<b>104</b>	1,334 RSF	AVAILABLE

**Total Available 8,823 RSF**

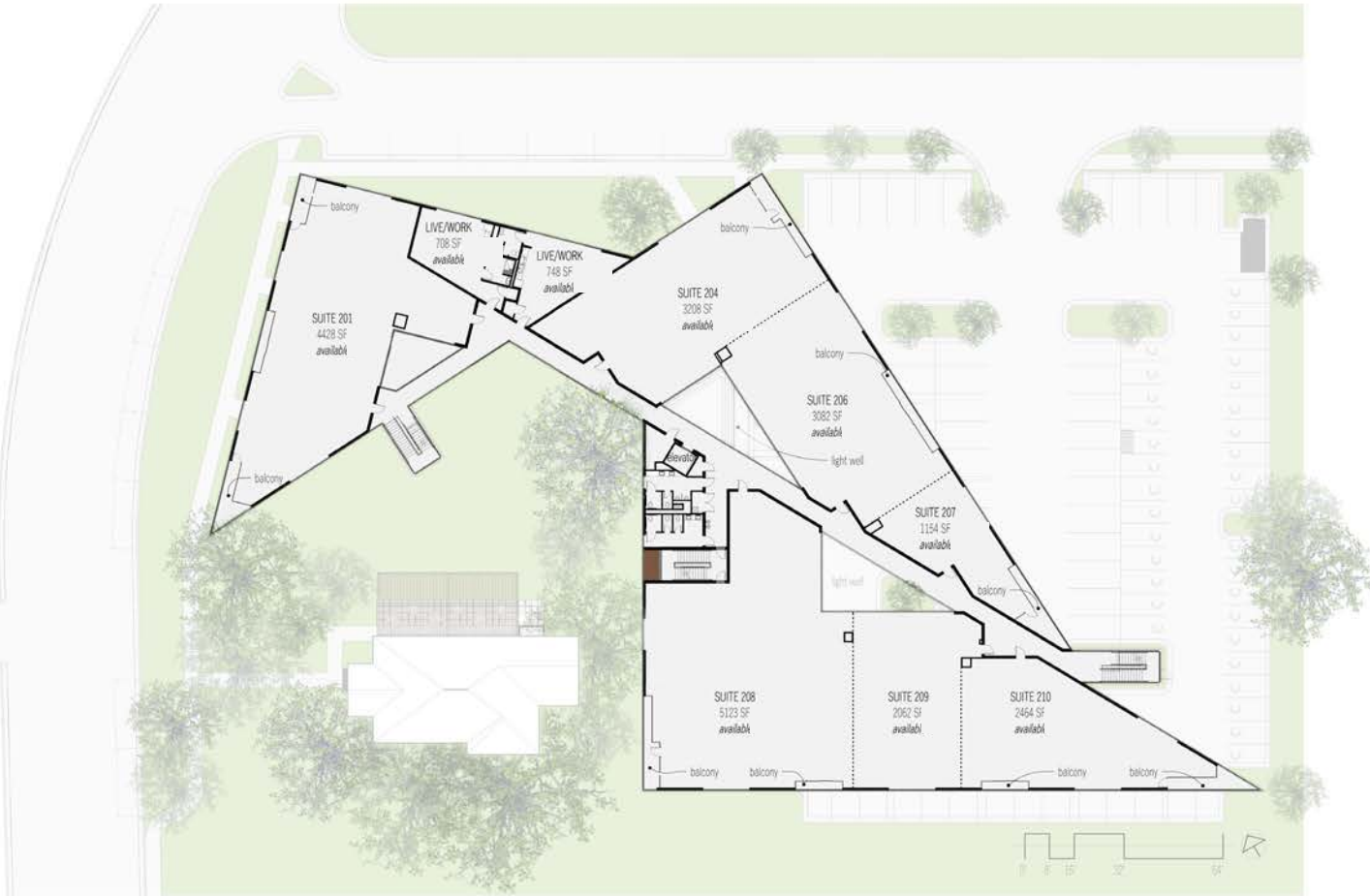
## Stand-Alone Retail

Suite	Rentable SF	Availability
<b>R100</b>	2,000 RSF	AVAILABLE

\* contiguous to 7,489 RSF



# 2ND FLOOR PLAN



Suite	Rentable SF	Availability
<b>201</b>	5,192 RSF	AVAILABLE
Live/ Work Unit (60%) → <b>202</b>	812 RSF	AVAILABLE
Live/ Work Unit (80%) → <b>203</b>	878 RSF	AVAILABLE
<b>204*</b>	3,876 RSF	AVAILABLE
<b>206*</b>	3,635 RSF	AVAILABLE
<b>207*</b>	1,473 RSF	AVAILABLE
<b>208**</b>	6,042 RSF	AVAILABLE
<b>209**</b>	2,451 RSF	AVAILABLE
<b>210**</b>	3,008 RSF	AVAILABLE
<b>Total Available</b>	<b>27,368 RSF</b>	

Live/ Work units are price subsidized.

\* contiguous to 8,985 RSF  
 \*\* contiguous to 11,501 RSF



# 3RD FLOOR PLAN

1141 SHADY LANE CREATIVE STUDIOS



Suite	Rentable SF	Availability
<b>301</b>	5,049 RSF	LEASED
<b>302</b>	941 RSF	LEASED
<b>303</b>	3,872 RSF	AVAILABLE
<b>304*</b>	3,635 RSF	AVAILABLE

Live/ Work Market Rate →

<b>305*</b>	1,473 RSF	AVAILABLE
<b>306**</b>	6,042 RSF	AVAILABLE
<b>307**</b>	2,140 RSF	LEASED
<b>308</b>	2,622 RSF	LEASED

**Total Available 15,040 RSF**

\* contiguous to 5,109 RSF  
 \*\* contiguous to 11,501 RSF



# NEW DEVELOPMENTS

**Proposed CapMetro  
Green Line Commuter  
Rail (Downtown to Elgin)  
and "Rail Trail" Bike Route  
connection to Downtown**

**97 apartment  
live/ work units (2019)**

**182 apartment  
units (2018)**

**290 apartment  
units (2021)**





979 Springdale

Mixed-use: 300  
apartment units  
+ retail & office  
(2020)

CANOPY

Proposed Green  
Line Rail Stop

Central Business  
District

Govalle Park



1141 SHADY LANE





EAST AUSTIN



**ORACLE**  
**wework**  
**Stantec**  
**SAS**  
**ESPN**  
**GoDaddy**  
**main street hub**  
**DAIMLER**  
**PirkeyBarber**  
**FLOSPORTS**  
**Honeywell**  
**ForeFlight**  
**work well win**  
**CAR 260**  
**LIVE NATION**  
**Texas Mutual**  
**H-E-B**







151 PEOPLE MOVING TO AUSTIN PER DAY

→ **ATX** EASTSIDE

9,838  
MULTI-FAMILY EXISTING UNITS

93%  
OCCUPIED

2,580  
UNITS PLANNED OR UNDER CONSTRUCTION

1,480,194 SF  
EXISTING OFFICE

96%  
LEASED

Google CONDÉ NAST CAR 2GO

Sysco™ hp NXP

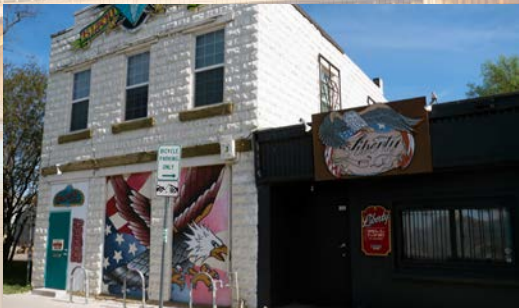
BAE SYSTEMS Outdoor Voices DPR CONSTRUCTION

BOND COLLECTIVE the zebra SCALE FACTOR

BOEING southwest key programs AUSTIN ENERGY

resideo

LIVESTRONG FOUNDATION







## LOCAL AREA AMENITIES

East Austin has experienced explosive growth over the past couple of years, with a diverse array of creative new restaurants, bars and businesses. The Site boasts an impressive BikeScore of 84, allowing residents quick and convenient access to many of East Austin's most exciting hot spots.











Canopy  
58K SF



MF Apartments

PSW F  
Reside

MF 7EAST  
186 units  
HEB/Favor  
81,000 SF



618 Tillery  
186K SF

E 7th St

YETI



Longhorn mixed-use  
900K SF



Eastlake  
at Tillery  
164,000K SF

Lincoln  
Property Co.  
200K SF

E Cesar Chavez St







979 Springdale  
175K SF

Alta Trialheal  
308 units

Barton Creek Capital  
290 units

182 units

Oden Hughes  
300 units

Reza Paydar  
Office Site

Ardent MF  
354 units

## 1141 SHADY LANE



111  
TEXAS

183  
TEXAS



# OZ IMPACT ON BUSINESSES

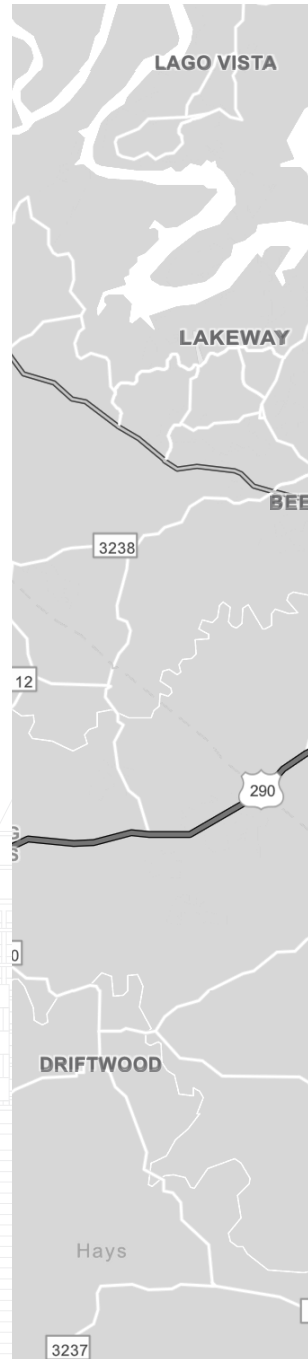
***“By qualifying as an Opportunity Zone Business, a business can unlock the investment potential of more than \$6 Trillion in unrealized capital gains through Qualified Opportunity Zone Funds.”***

## Opportunity Zone Business Qualifications

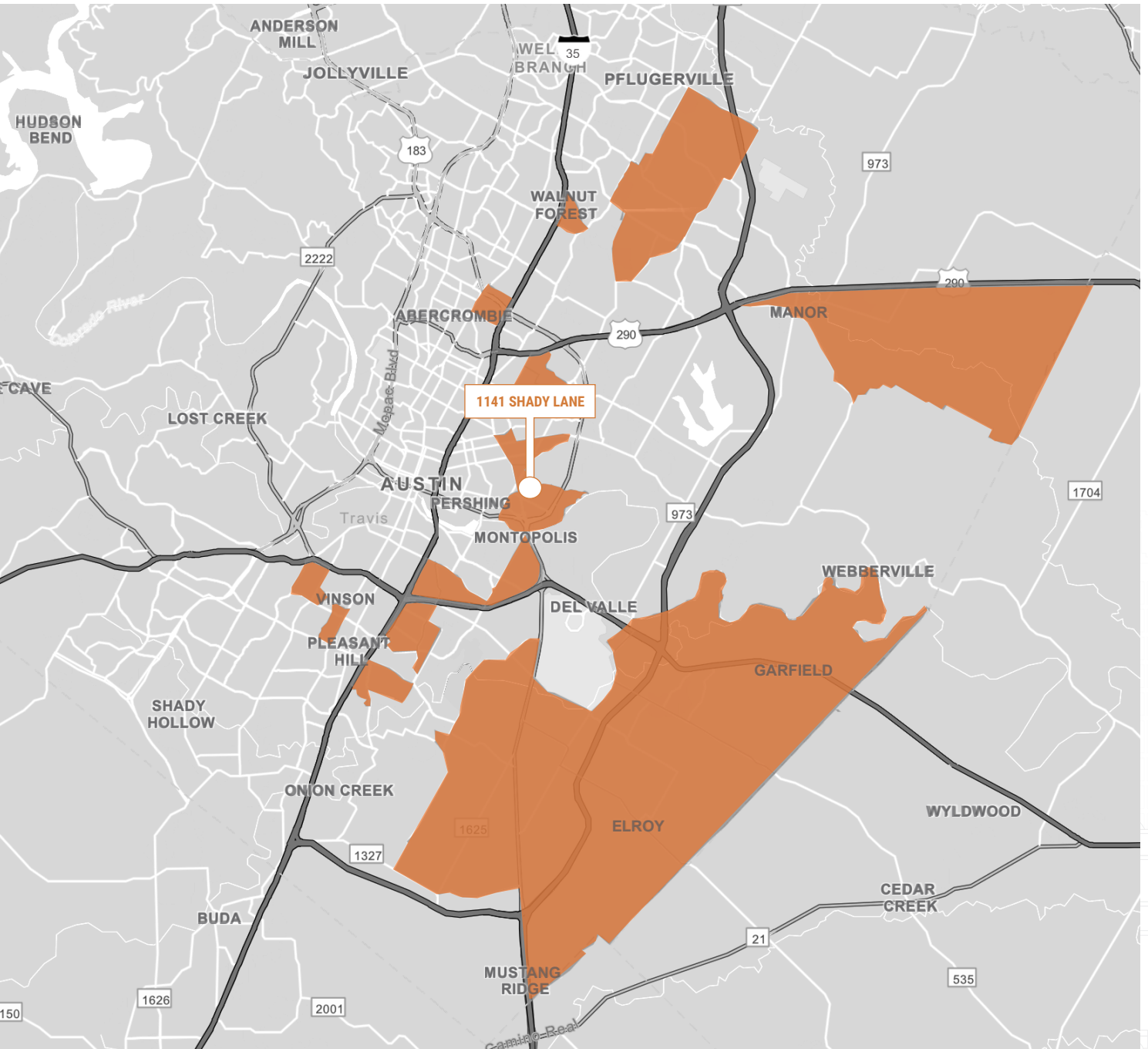
- Substantially all (70%) of tangible assets of the OZ Business must be owned or leased in an O Zone and at least 50% of the gross income earned by the business must be from the active conduct of business in the OZ
- If the business is newly formed, it does not need to hold OZ investments at the time of purchase, as long as it is established and organized as an OZ Business

## Opportunity Zone Equity Interest Qualifications

- Equity issued by any domestic corporation that is a Qualified Opportunity Zone Business
- The issuing OZ Business may not redeem a “significant” amount of its own stock one year before or after it issues its OZ Equity
- The issuing OZ Business may not redeem any equity from an Opportunity Fund, or related party, two years before or after it issues OZ Equity to that Opportunity Fund











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