

AVISON  
YOUNG

For Lease

32  
08  
RED  
RIVER

Andrew Alizzi  
512.717.3087  
andrew.alizzi@avisonyoung.com

Jason Hellberg  
512.717.3093  
jason.hellberg@avisonyoung.com

Tyler Marshall  
972.765.3805  
tyler.marshall@avisonyoung.com

Corey Martin  
512.717.3084  
corey.martin@avisonyoung.com

## LEASING INFORMATION

**Andrew Alizzi**  
512.717.3087  
andrew.alizzi@avisonyoung.com

**Tyler Marshall**  
972.765.3805  
tyler.marshall@avisonyoung.com

**Jason Hellberg**  
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corey.martin@avisonyoung.com

I. PROPERTY OVERVIEW

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III. LOCATION OVERVIEW

IV. MARKET OVERVIEW

# PROPERTY OVERVIEW



20,762 SF  
Building Size

  
A  
Building Class

  
2015  
Year Renovated

  
1985  
Year Built

  
3.2:1000  
Parking Ratio

  
Central  
Submarket

# AVAILABILITY

Up to 13,920 RSF

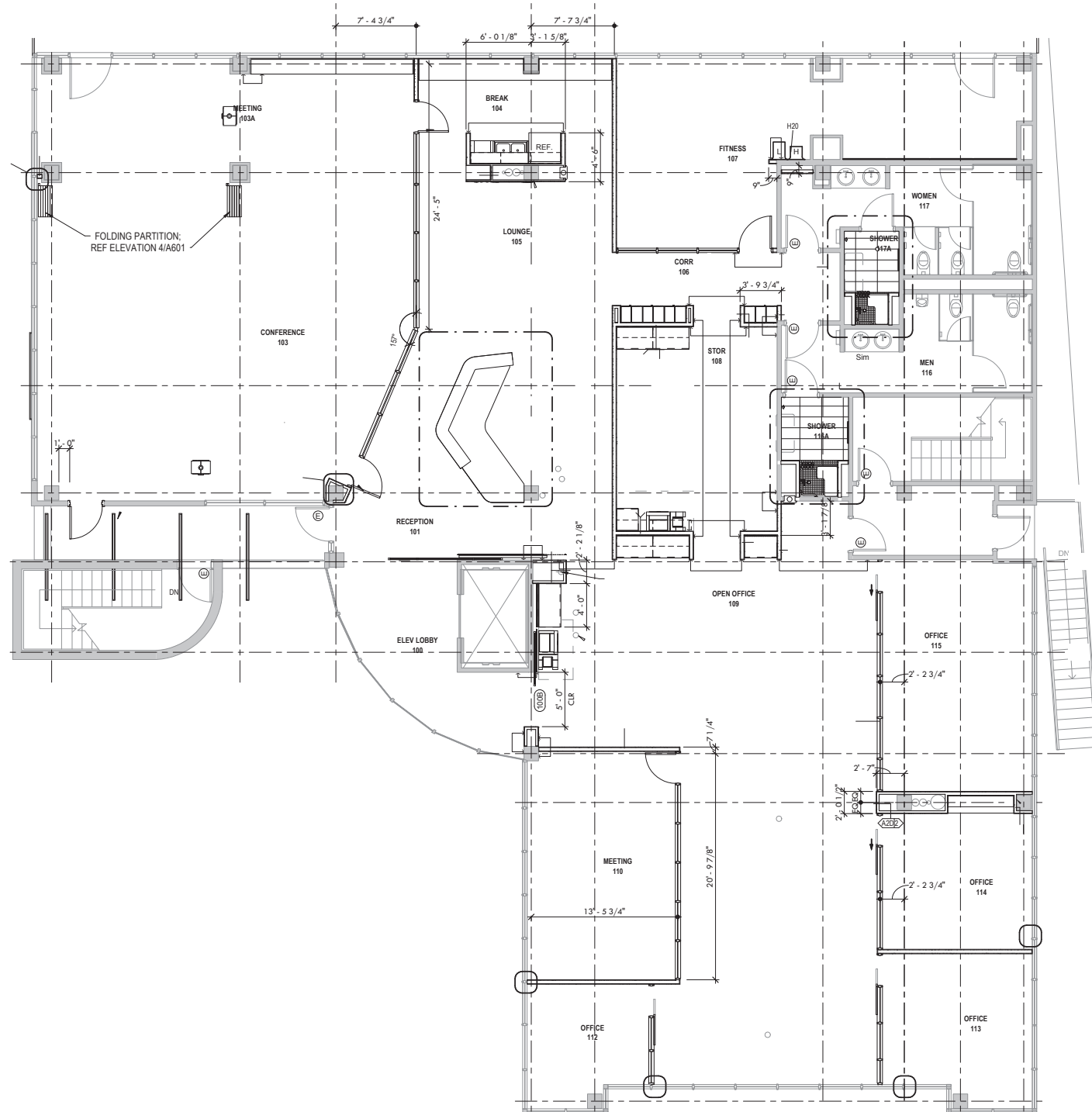
1<sup>st</sup> Floor: ±6,960 RSF

2<sup>nd</sup> Floor: ±6,960 RSF

Available Immediately

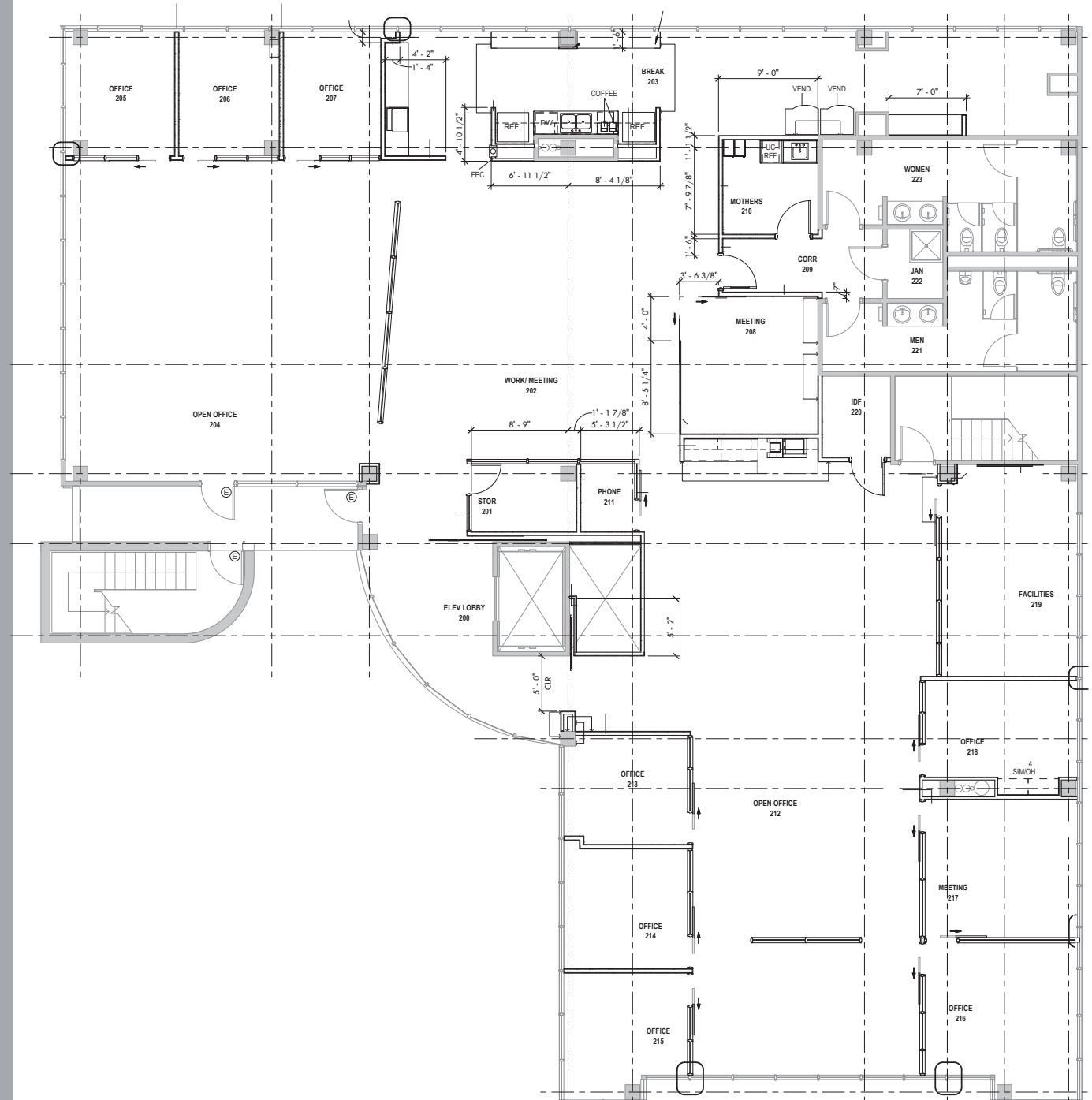
# FLOOR PLANS

First Floor  
±6,960 RSF



# FLOOR PLANS

Second Floor  
±6,960 RSF



# SURROUNDING AMENITIES & DRIVE TIMES

UNIVERSITY OF TEXAS.....1 MIN  
 MEDICAL DISTRICT.....4 MIN  
 DOWNTOWN AUSTIN.....6 MIN

MUELLER.....6 MIN  
 DELL CHILDREN'S.....6 MIN  
 SETON MEDICAL CENTER.....8 MIN

TARRYTOWN.....9 MIN  
 THE ARBORETUM.....10 MIN  
 THE DOMAIN.....12 MIN

WEST LAKE HILLS.....15 MIN  
 ABIA.....16 MIN



SETON  
MEDICAL  
CENTER

DELL  
CHILDREN'S  
MEDICAL  
CENTER

32 RED  
08 RIVER

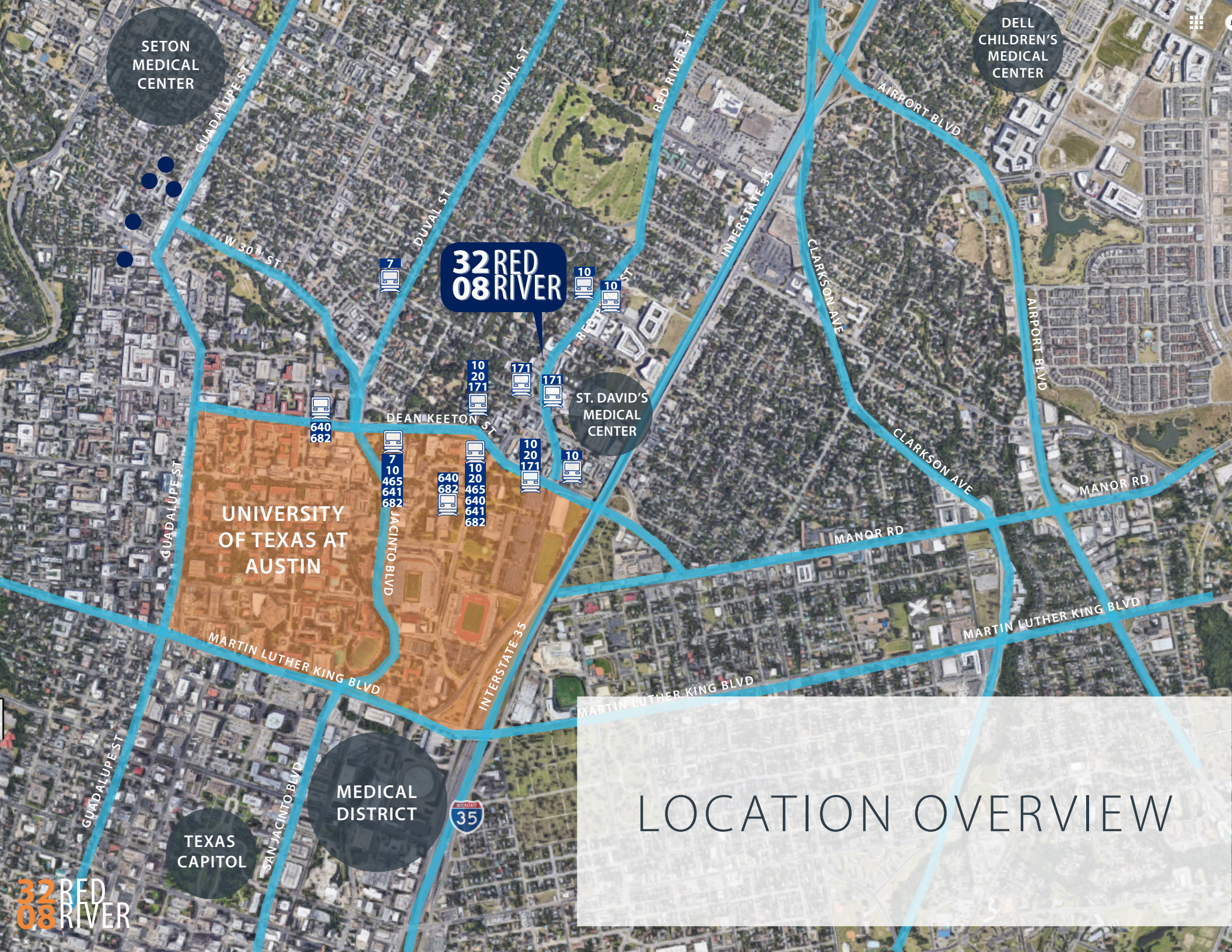
ST. DAVID'S  
MEDICAL  
CENTER

UNIVERSITY  
OF TEXAS AT  
AUSTIN

MEDICAL  
DISTRICT

TEXAS  
CAPITOL

# LOCATION OVERVIEW





# SURROUNDING AMENITIES

## RESTAURANTS

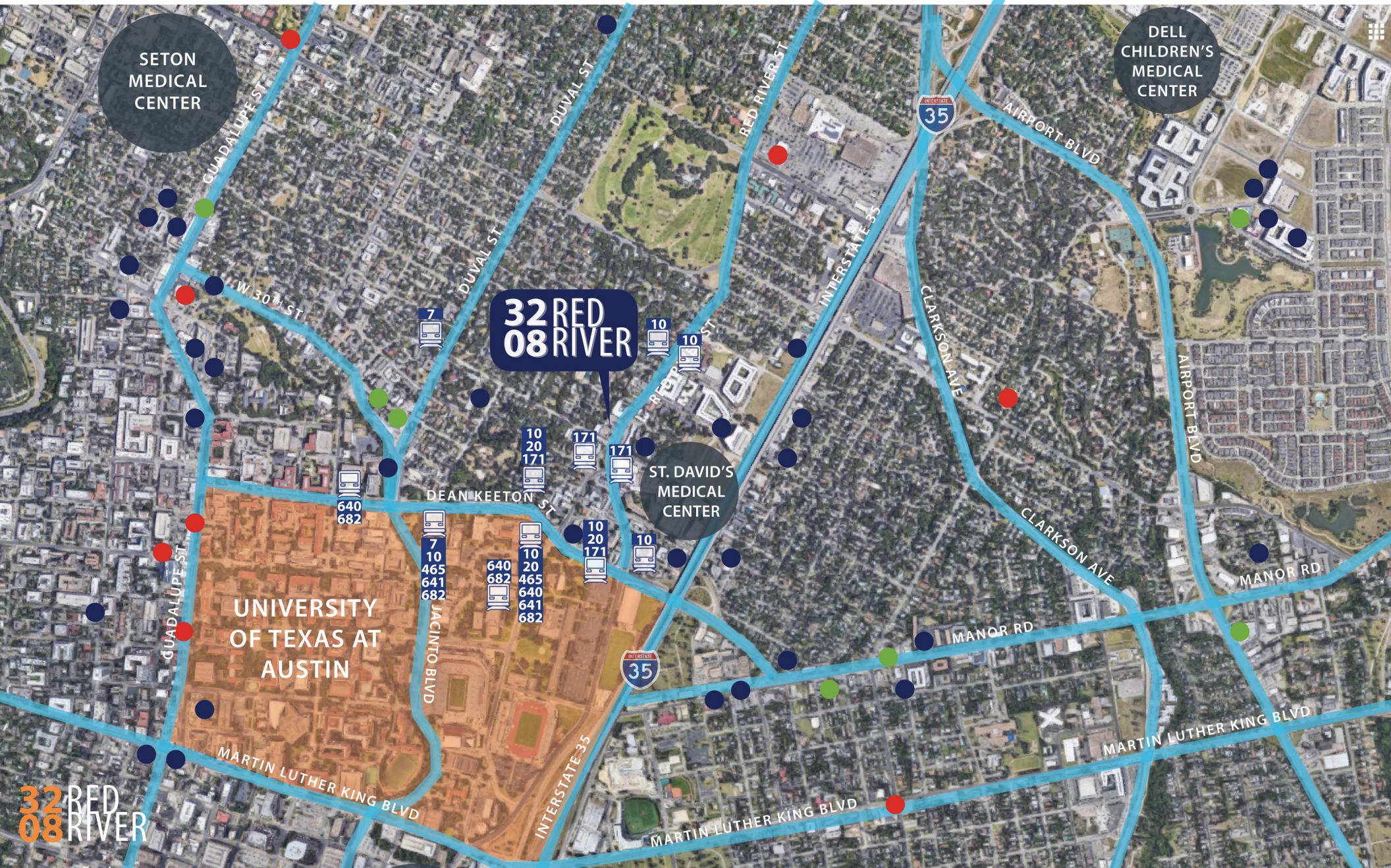
- Jimmy John's
- Red River Cafe
- Snarf's Sandwiches
- Colleen's Kitchen
- L'Oca d'Oro
- El Chile
- Aster's Ethiopian
- Haymaker
- Dai Due
- Hoover's Cooking
- Salty Sow
- Trudy's
- Kerbey Lane Cafe
- Cafe Hornitos
- Taqueria Los Altos
- Hyde Park Bar & Grill
- Star Seeds Cafe
- Raisin' Canes
- Don Japanese
- Patrizi's
- Austin's Habibi
- DFG Noodles
- Bao'd Up
- Contigo
- Cabo Bob's
- Wildwood Bakehouse
- Texas French Bread
- Via 313
- Mother's Cafe
- Quack's Bakery
- Taco Joint
- Chick-fil-a
- Hopfields
- Stella Public House

## BARS

- BD Riley's
- Stella Public House
- Posse East
- Crown & Anchor Pub
- Butterfly Bar
- Techo Mexcaleria
- The Skylark Lounge
- Hopfields

## COFFEE

- Thunderbird Coffee
- Bennu Coffee
- Cherrywood Coffee House
- Coffee Bean & Tea Leaf
- Starbucks Coffee (2)
- Cafe Medici
- Lucky Lab Coffee Co
- Spider House



# MARKET OVERVIEW

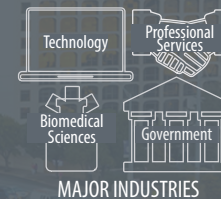
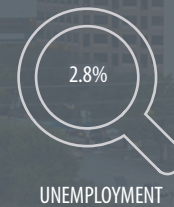
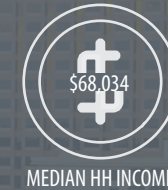
The Austin market has changed dramatically in the past decade. Cranes are a common addition to the skyline both downtown and in the suburbs. As the state capital of Texas, and the fourth largest city in the Southwest, Austin has a current population of 2.2 million that is expected to double over the next 20 years. Known as the "Live Music Capital of the World", Austin is a top destination for musicians and music lovers, outdoor enthusiasts and adventure seekers, foodies and artists. The city's unique and creative environment is why so many short-term tourists end up as long-term residents.

The Austin region is defined by a high-growth business infrastructure, thriving and diverse economy, low cost of living, and well-educated population. Its residents enjoy a temperate climate, dynamic culture, and top quality of life. Healthcare and bioscience are quickly becoming major players in the Austin economy, and city planning continues to support its growth. With the redevelopment of the Brackenridge campus,

Austin's central downtown area will be revitalized into a flourishing life-science microcosm - much like that of Kendall Square in Massachusetts. Talent will be easily accessed via the recently-opened, highly anticipated University of Texas Dell Medical School.

Austin's pro-business landscape has not only been an incubator for start-ups and industry staples alike, but it has also been a catalyst for corporate and individual relocations to the MSA. Boasting the addresses of major players such as Facebook, Apple, Google and Indeed, it's no wonder Austin is considered the Number One destination for migrating talent.

While the Austin market has enjoyed extreme demand in recent years, some have suggested that the highly-landlord favorable market is due for a correction. Though demand may not waver, increases in available space thanks to new construction may reset rental rates in favor tenants.



## HIGHLIGHTS

- No. 1 for in-migration // Fastest growing large metro
- Thriving economy, highly-educated workforce, fast growing job market
- 2<sup>nd</sup> fastest growing among all 382 U.S. metros between 2010 & 2017
- 6<sup>th</sup> best-educated large metro
- Metro will create 28,700 (+2.7%) more net new jobs in 2019
- Personal income expected to expand in the 6% range

## ACCOLADES

- No. 1 in LinkedIn's ranking of U.S. Cities Attracting the Most Workers.
- The Best Place to Live in the U.S. in 2017 & 2018.
- The biggest Boomtown in America seeing the biggest influx of people, work opportunities & business growth.



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

Avison Young - Texas, LLC	606048		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713.993.7810
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Corey H. Martin	686952	corey.martin@avisonyoung.com	512.717.3084
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date