

# 311 Bowie

311 Bowie St. at West 5th St.

THE BOWIE

THE BOWIE

NOW OPEN  
52-60-62

VISITOR PARKING

CLEARANCE 13'-8"

PRIME RESTAURANT SPACE FOR LEASE

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ENDEAVOR (512) 682-5500

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- Located at 5th & Bowie catty-corner to Whole Foods flagship
- 36 story mixed-use
- 358 luxury rental units

### Space Available

- 3,884 SF Available
- Outdoor patio opportunity

### Parking

- Valet Parking

### Area Highlights

- Corporate headquarters of major Austin employers: GSD&M, Cirrus Logic, HomeAway & Whole Foods are all within close walking distance.
- High-end residential projects within close walking distance: The Monarch, Spring Condominiums, Gables West Avenue Lofts, Gables Park Plaza & Austin City Lofts.
- Captive audience with over 200 employees & 500 residents.
- Located at 5th & Bowie along future expansion of Shoal Creek Hike & Bike Trail
- CBD has Austin's greatest 3 mile population for residential & daytime traffic



### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
16,872	180,172	343,248

#### Daytime Population

1 mi	3 mi	5 mi
82,774	253,424	396,661



#### Average Household Income

1 mi	3 mi	5 mi
\$140,953	\$86,156	\$83,344



#### Traffic Counts

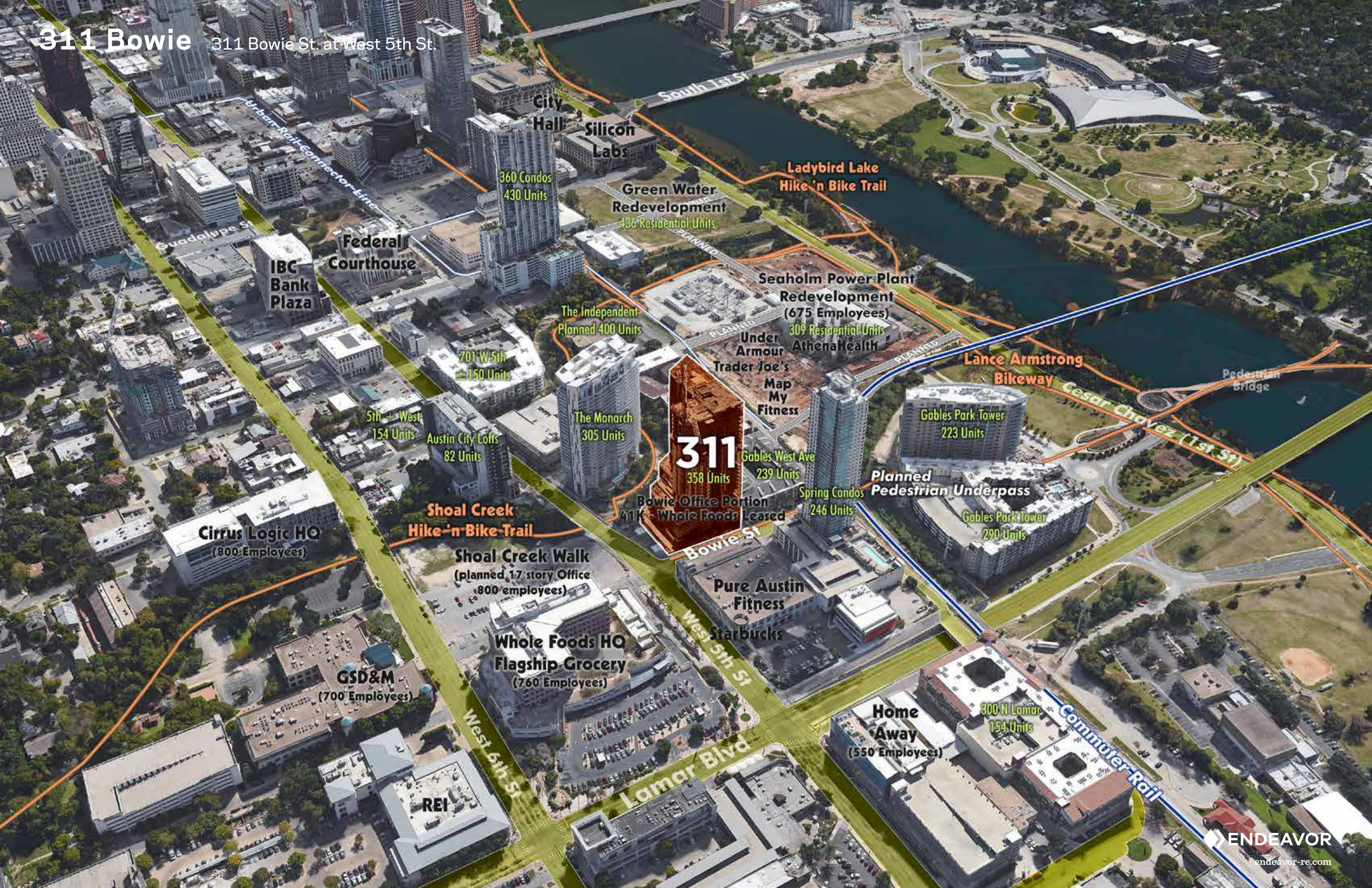
- 21,350 VPD (5th St between Lamar & Bowie)







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City Hall  
360 Condos  
430 Units

Silicon Labs

Green Water  
Redevelopment  
436 Residential Units

Seaholm Power Plant  
Redevelopment  
(675 Employees)  
309 Residential Units  
AthenaHealth

Federal  
Courthouse

IBC  
Bank  
Plaza

The Independent  
Planned 400 Units

Under  
Armour  
Trader Joe's  
Map  
My Fitness

Lance Armstrong  
Bikeway

701 W 5th  
150 Units

5th + West  
154 Units

Austin City Lofts  
82 Units

The Monarch  
305 Units

Gables Park Tower  
223 Units

Planned  
Pedestrian Underpass

Gables Park Tower  
290 Units

311  
358 Units

Bowie Office Portion  
41K - Whole Foods Leased

Spring Condos  
246 Units

Cirrus Logic HQ  
(800 Employees)

Shoal Creek  
Hike-n-Bike Trail

Shoal Creek Walk  
(planned 17 story Office  
800 employees)

Pure Austin  
Fitness

Starbucks

Whole Foods HQ  
Flagship Grocery  
(760 Employees)

REI

Home  
Away  
(550 Employees)

300 N Lamar  
154 Units

Commuter Rail

GSD&M  
(700 Employees)

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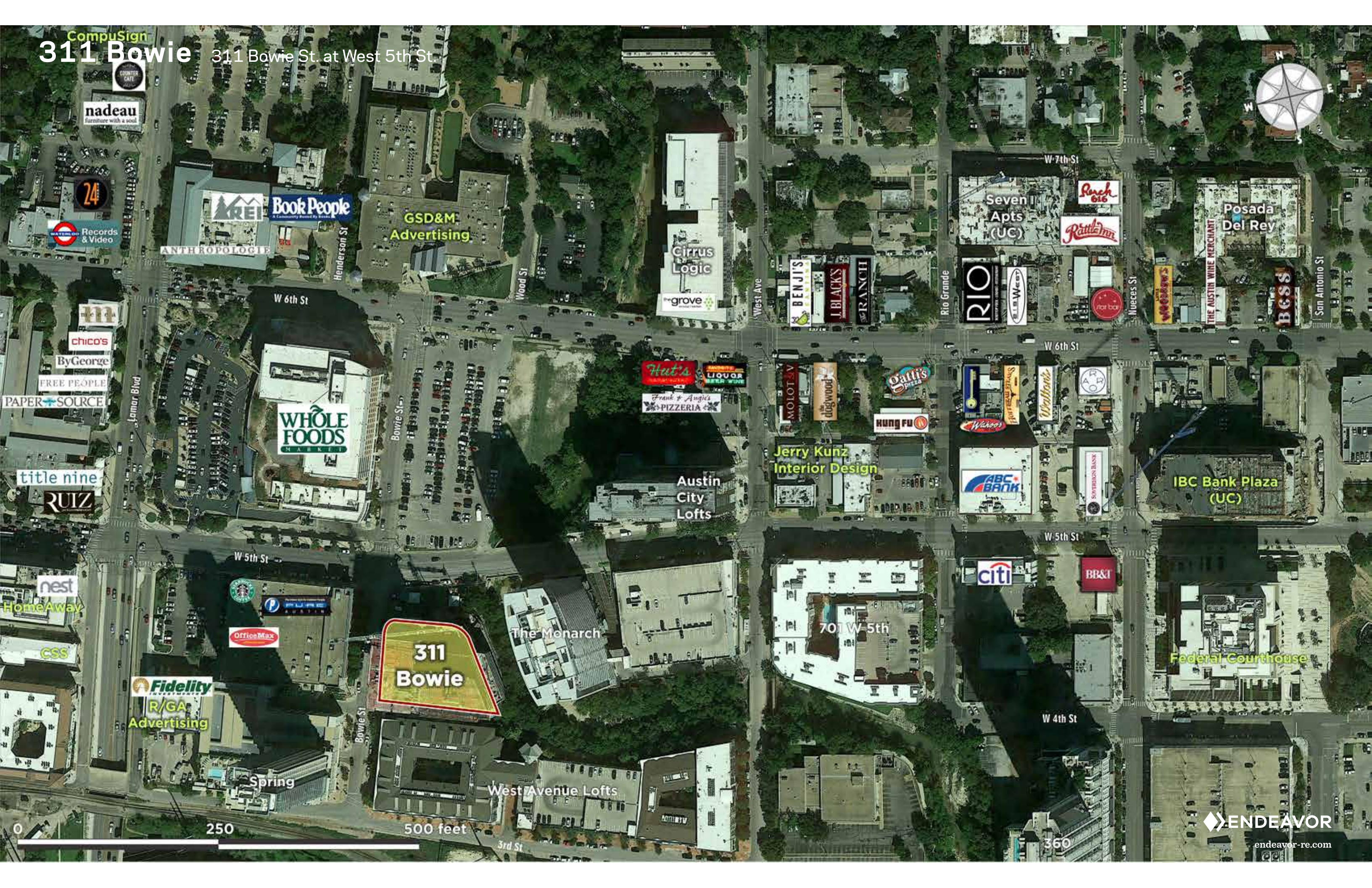


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**311  
Bowie**

0 250 500 feet

CompuSign  
nadeau  
24  
Records & Video  
chico's  
ByGeorge  
FREE PEOPLE  
PAPER SOURCE  
title nine  
RUIZ  
nest  
HomeAway  
CSS  
Fidelity  
R/GA Advertising  
Spring

Book People  
GSD&M Advertising  
ANTHROPOLOGIE

WHOLE FOODS MARKET

OfficeMax

Cirrus Logic  
the grove

Hut's  
Frank & Angie's PIZZERIA  
Austin City Lofts

The Monarch  
West Avenue Lofts

BENJIS  
J BLACKS  
RANCH  
RIO  
Seven Apts (UC)  
Ranch 616  
Pattina

Jerry Kunz Interior Design  
MOLOT V  
dogwood  
Gatti's PIZZA  
HUNG FU  
ABC BANK  
Walmart  
SOUTHERN BANK

701 W 5th  
citi  
BB&I

Posada Del Rey  
THE AUSTIN WINE MERCHANT  
BESS

IBC Bank Plaza (UC)

Federal Courthouse



### Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

\_\_\_\_\_  
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)