

ShadySide

1141 Shady Lane | Austin, TX | 78721

SAXUM
REAL ESTATE

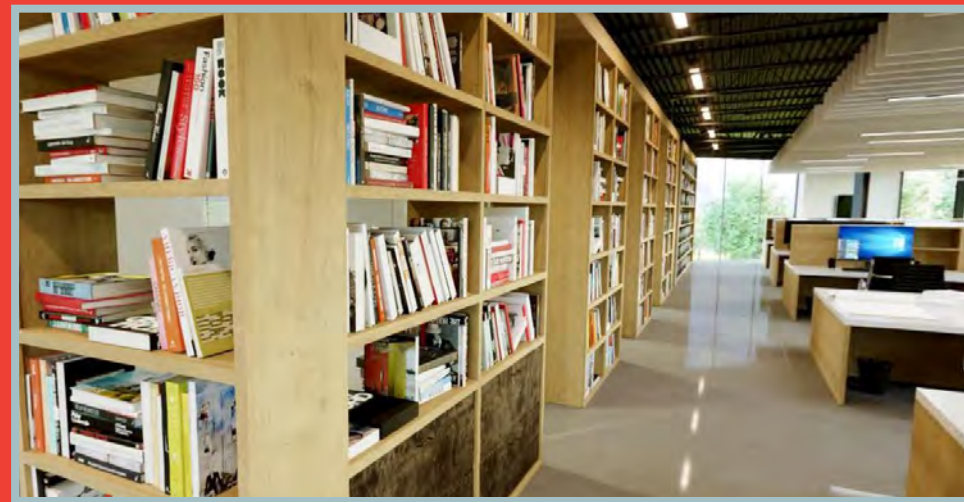
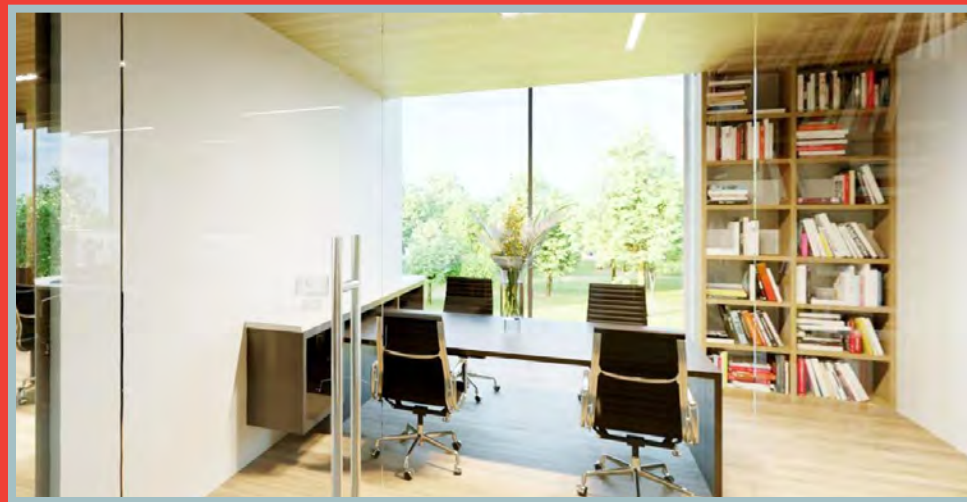
PLACEMKR

Colliers
INTERNATIONAL



THE BEST SIDE OF AUSTIN

PICK
YOUR
SIDE.



53,636 SF
SPACE AVAILABLE

\$36.00/SF
NNN

\$11.57/SF
2021 EST. OPEX

63,994 SF
OFFICE SPACE

2,000 SF
STAND-ALONE RETAIL

9,000 SF
CENTRAL COURTYARD

2.2/1,000 SF
PARKING RATIO
Plus additional street parking

2021
DELIVERY



PUBLIC TRANSIT WITHIN
WALKING DISTANCE



AMENITIES WITHIN WALKING
OR BIKING DISTANCE



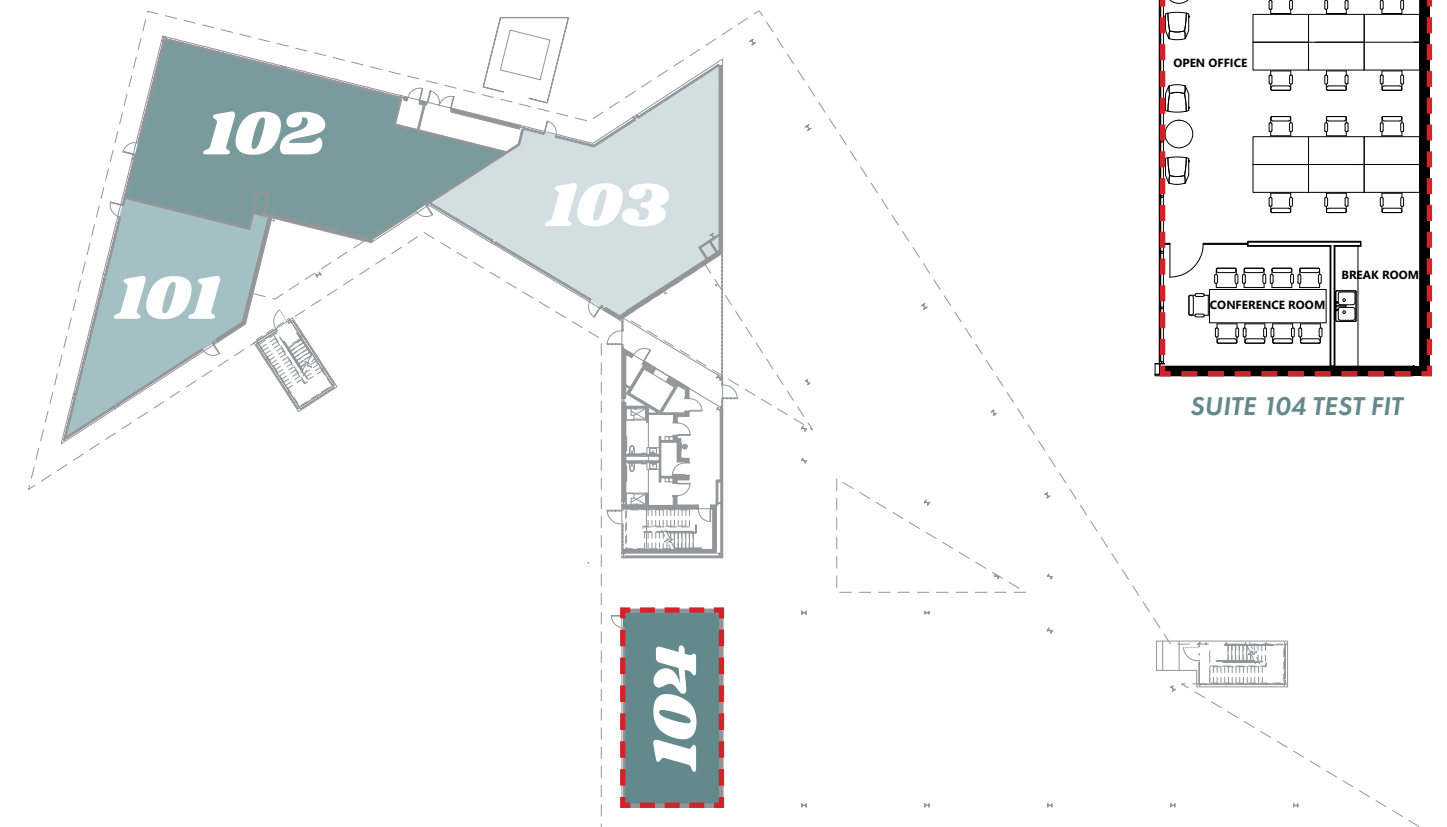
COVERED PARKING AVAILABLE



LOCATED IN AN OPPORTUNITY ZONE

"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"

1st Floor



OFFICE OR RETAIL SPACE

| Suite | Rentable SF |
|-------|-------------|
| 101 * | 1,762 RSF |
| 102 * | 3,131 RSF |
| 103 * | 2,709 RSF |
| 104 | 1,288 RSF |

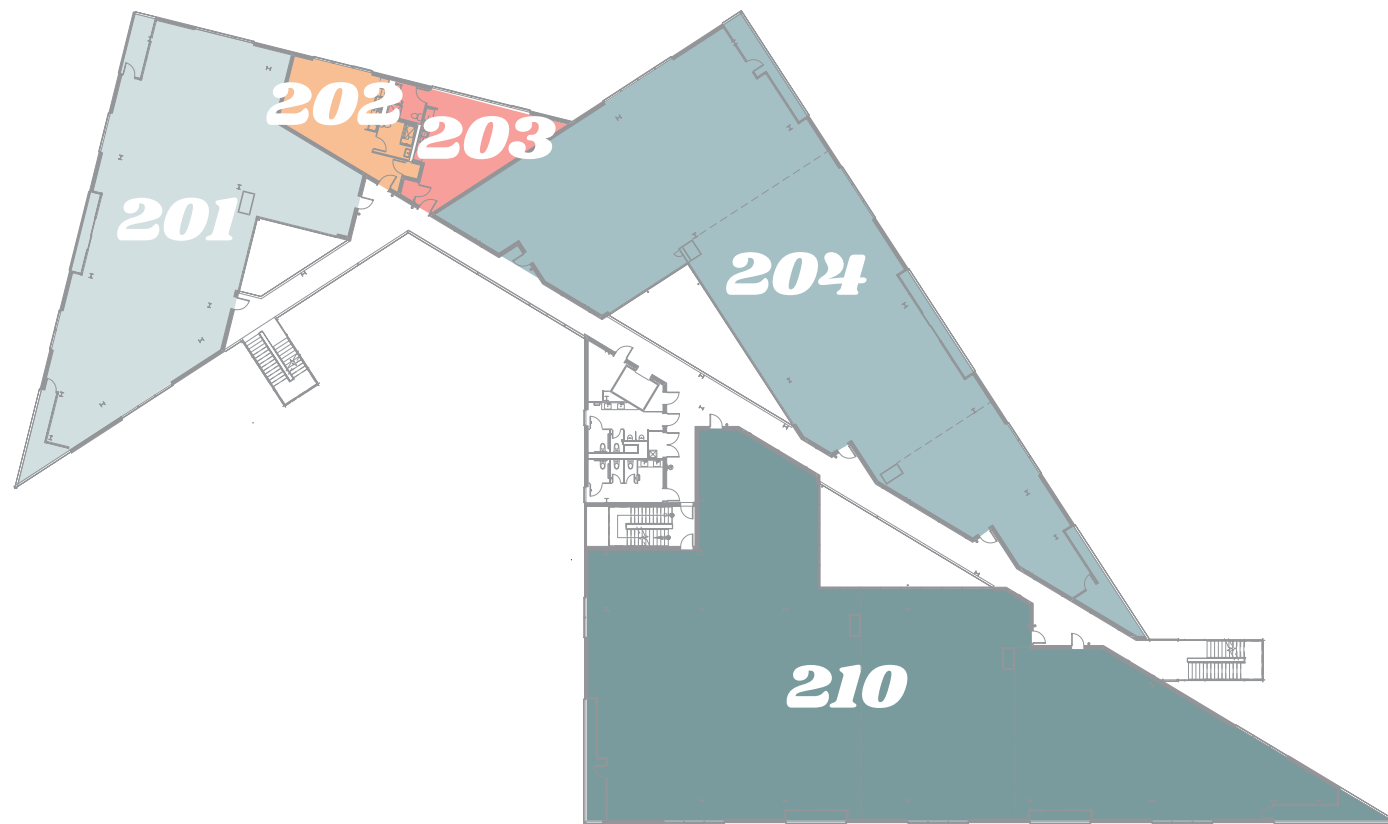
* Contiguous to 7,602 RSF

RETAIL SPACE

| Suite | Rentable SF |
|-------|-------------|
| R100 | 2,000 RSF |

FOR MORE INFORMATION ON RETAIL:
RYAN RIDGEWAY
RRIDGEWAY@STREAMREALTY.COM
512 481 3208

2nd Floor

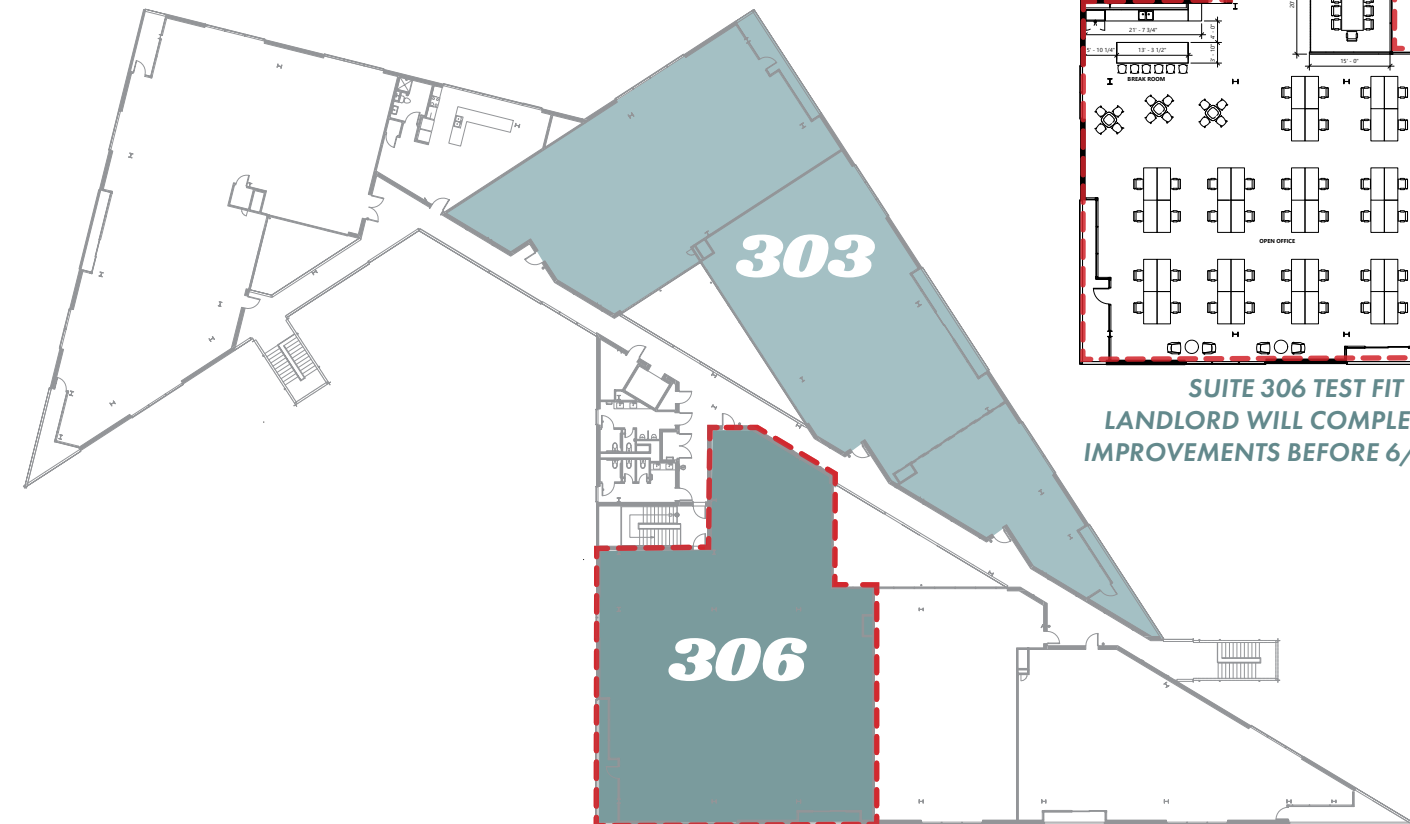


OFFICE SPACE

| Suite | Rentable SF |
|-------|-------------|
| 201* | 5,220 RSF |
| 202* | 800 RSF |
| 203* | 859 RSF |
| 204* | 9,103 RSF |
| 210* | 11,586 RSF |

* Contiguous to 27,568 RSF

3rd Floor

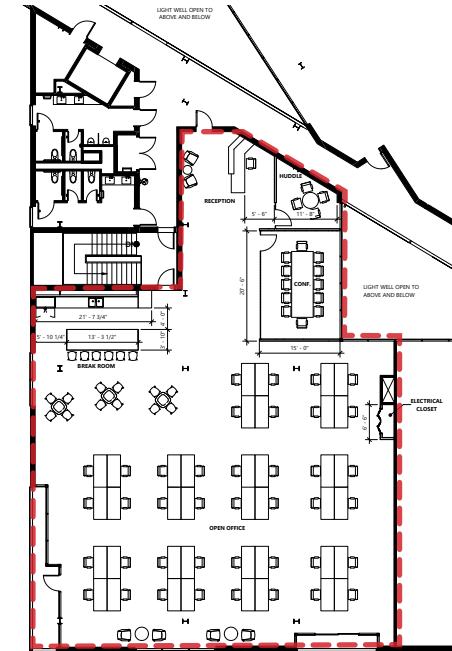


OFFICE SPACE

| Suite | Rentable SF |
|-------|-------------|
| 301 | LEASED |
| 302 | LEASED |
| 303 | 9,087 RSF |
| 306 | 6,091 RSF |

OFFICE SPACE

| Suite | Rentable SF |
|-------|-------------|
| 307 | LEASED |
| 308 | LEASED |



SUITE 306 TEST FIT
LANDLORD WILL COMPLETE THE IMPROVEMENTS BEFORE 6/1/2021

THE BEST SIDE OF AUSTIN

RESTAURANTS

1. The Front Page
2. Uroko Sushi
3. Dan's Hamburgers
4. Eden East
5. Marcelino's
6. Beto's Restaurants
7. Kinda Tropical
8. Justine's
9. Sawyer & Co
10. Jacoby's

11. Grizzelda's
12. Kemuri Tatsu-Ya
13. Gourmands
14. Flyrite Chicken Sandwiches
15. Juniper
16. Mongers
17. The Vegan Nom
18. Kerlin BBQ
19. la Barbecue
20. Via 313 Pizza
21. Suerte

22. Tamale House East
23. El Chilito
24. Nasha
25. Oseyo
26. Bufalina Pizza
27. East Side Taven
28. Kebabalicious

COFFEE

1. Medici
2. Sa-Ten
3. Flich Coffee
4. Greater Goods Roasting Co.
5. Fleet Coffee Co.
6. Joe's Bakery & Coffee Shop
7. Cuvee Coffee Bar
8. Flat Track Coffee
9. Texas Coffee Traders
10. Cenote

BARS

1. Friends and Allies Brewing
2. Austin Eastciders
3. The Infinite Monkey Theorem
4. Lustre Pearl East
5. Hops and Grain Brewing
6. Blue Owl Brewing
7. Kitty Cohen's
8. Stay Gold
9. Lazarus Brewing Co.
10. Whisler's

11. Yellow Jacket Social Club
12. Grackle
13. The Liberty
14. The White Horse
15. La Perla Bar
16. Hotel Vegas
17. Violet Crown Social Club
18. Shangri-La
19. Wright Bros. Brew and Brew

OTHER

1. Austin Bouldering Project
2. Govalle Park
3. Urban Axes



THE NEW SIDE OF AUSTIN



THE EAST SIDE OF AUSTIN



| | Distance | Drive Time |
|--------------------------------|-----------|------------|
| Downtown Austin | 3.8 Miles | 12 Minutes |
| The University of Texas | 3.6 Miles | 8 Minutes |
| Oracle Campus | 3.0 Miles | 9 Minutes |
| South Congress | 4.7 Miles | 12 Minutes |
| Zilker Park | 5.8 Miles | 18 Minutes |
| Austin-Bergstrom International | 6.4 Miles | 11 Minutes |
| U.S. Highway 183A Toll Road | 1 Mile | 3 Minutes |
| Interstate 35 | 3.1 Miles | 7 Minutes |
| Texas Highway 71 | 4.8 Miles | 8 Minutes |
| Loop 1 (MoPac Express Way) | 5.6 Miles | 14 Minutes |



**PICK
YOUR
SIDE.**

ShadySide

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