

## central austin management group





# FEATURES



### LEASE TERMS

Building Size: 22,909 RSF (divisible) Lease Rate: Starting at \$29.50/rsf/year Estimated NNN: \$11.00 - \$13.00/rsf/year Parking: 3:1,000 SF - Free, Unreserved Delivery: October 2020

### **BUILDING FEATURES**

- ★ 3 stories, open floor plans,
- ★ Highly customizable single-tenant building
- $\star$  Car2Go parking, bike racks, limited covered surface parking
- ★ Great Central Austin location with easy ingress & egress

### **DESIGN FEATURES**

★ Landscaped entry courtyard, exposed/open ceiling structure, custom steel windows, ornamental terracotta tile

### **CREATIVE OFFICES**

From the team who brought you Canopy and Springdale General, Central Austin Management Group presents 826 Houston Street for lease. Designed by Michael Hsu Office of Architecture, this project is a unique opportunity for a fullycustomizable, new build office in Central Austin. Located just off North Lamar near North Loop, Mueller and Rosedale, 826 Houston is near abundant amenities, yet removed from downtown congestion.



### AVAILABLE OCTOBER 2020

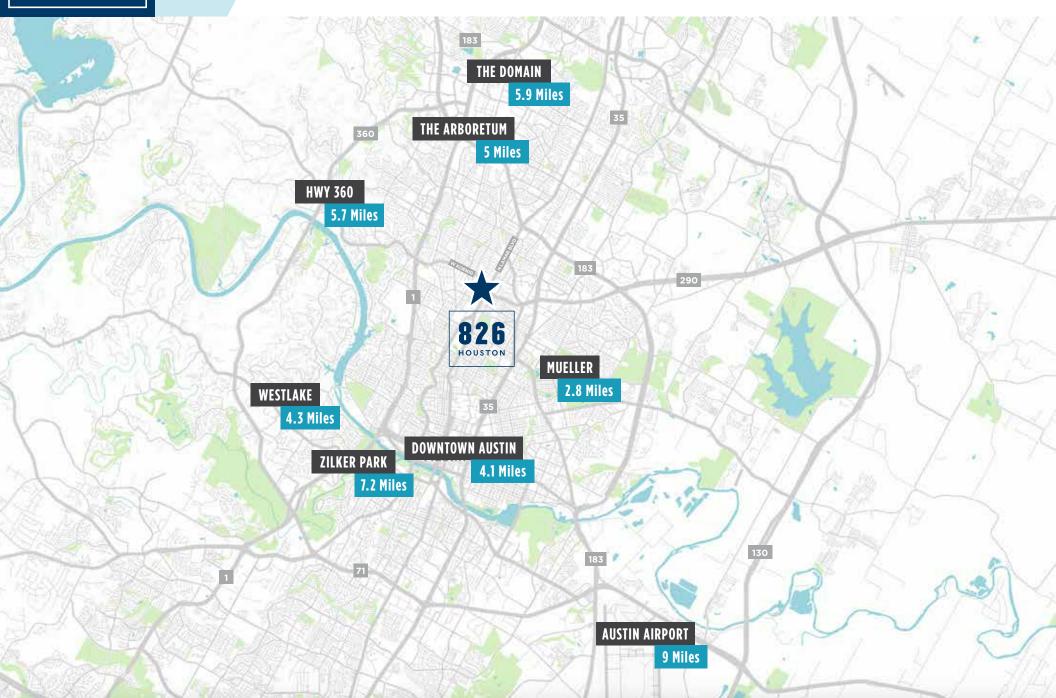


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# DRIVING DISTANCE





## AMENITIES

# CUSHMAN & WAKEFIELD

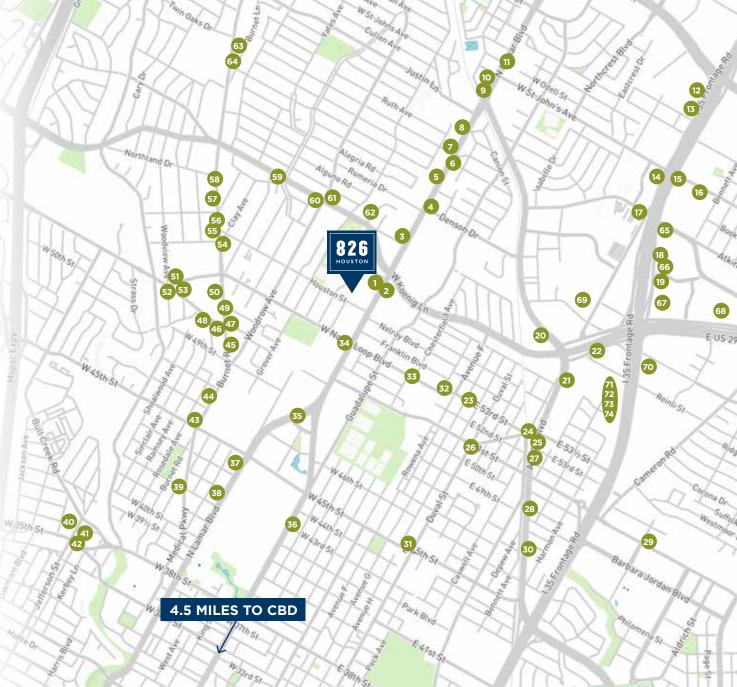
#### **RESTAURANTS**

- 1. Dan's Hamburgers
- 2. KFC
- 3. P.Terrys Burger Stand
- 4. Whataburger
- 5. Threadgill's
- 6. Michi Ramen
- 7. Stiles Switch BBQ
- 8. Ole Poke
- 9. Black Star Co-op
- 10. Fuzzy's Taco Shop
- 11. Chago's
- 12. Buffalo Wild Wings
- 13. Dios Locos Sports Cantina
- 14. Denny's
- 15. Burger King
- 16. Pollo Campero
- 17. Chosun Galbi
- 18. Pappasito's Cantina
- 19. Pappadeaux Seafood
- 20. Panda Express21. Quality Seafood Market
- 21. Quality Sea
- 22. IHOP
- 23. Foreign & Domestic
- 24. East Side Pies
- 25. Kome
- 26. Flightpath Coffeehouse
- 27. Sala & Betty
- 28. Tyson's Tacos
- 29. Paco's Tacos
- 30. The Omelettry
- 31. JuiceLand
- 32. Workhorse Bar
- 33. Epoch Coffee
- 34. Taco Cabana
- 35. Mandola's Italian
- 36. The Parlor
- 37. Starbucks
- 38. Uchiko
- 39. Draught House Pub
- 40. Spicy Szechuan
- 41. Kerbey Lane Cafe
- 42. Olive & June
- 43. Upper Crust Bakery
- 44. Pacha Organic Cafe
- 45. Sonic Drive-In
- 46. Billy's On Burnet

- 47. Tiny Pies 48. La Mancha Tex Mex 49. Torchy's Tacos 50. Chi'Lantro 51. Fonda San Miguel 52. epicerie 53. Poke-Poke 54. Monkey Nest Coffee 55. Lucy's Fried Chicken 56. The Little Longhorn Saloon 57. The Peached Tortilla 58. Phil's Ice House 59. Brentwood Social House 60. Thunderbird Coffee 61. Chakos Mexican Restaurant 62. The Mediterranean Chef Cafe 63. Barley Swine
- HOTELS

64. The Aristocrat Lounge

- 65. Drury Inn & Suites 66. Double Tree by Hilton
- 67. Crowne Plaza Austin68. Extended Stay America69. Holiday Inn70. Embassy Suites by Hilton71. Courtyard by Marriott





# SITE PLAN

NEDR

826 HOUSTON



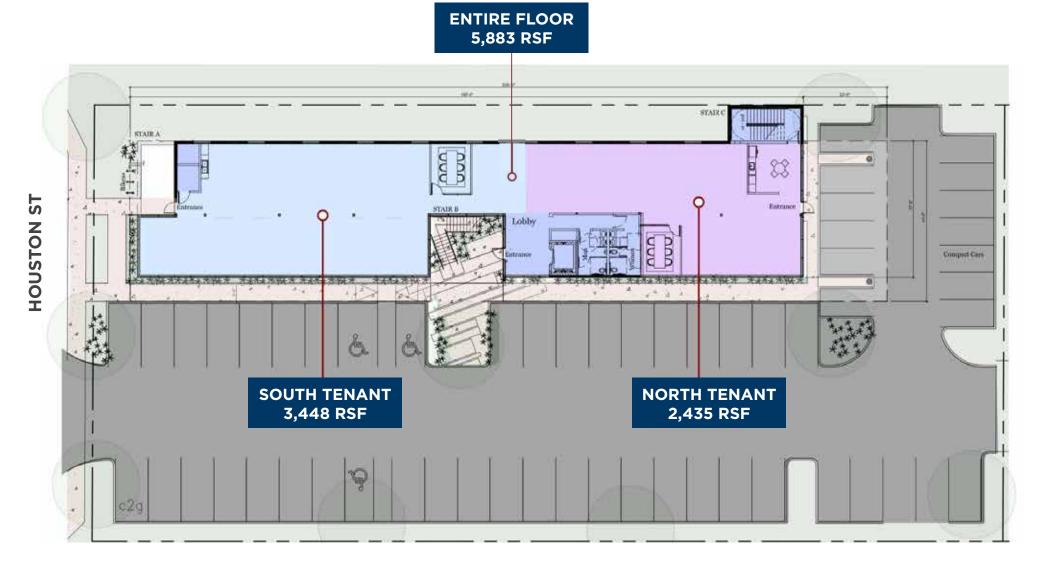
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Location for a shared tenant monument sign.





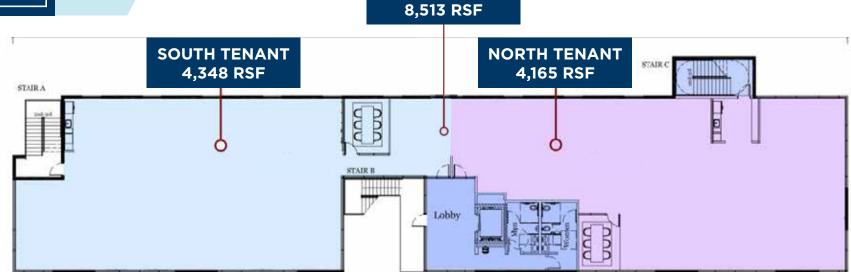


**1<sup>ST</sup> FLOOR PLAN** 

### 3<sup>RD</sup> FLOOR PLAN



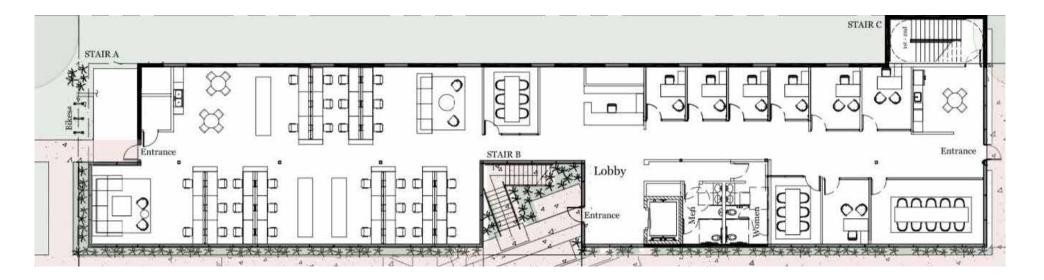
#### 2<sup>ND</sup> FLOOR PLAN











1<sup>st</sup> FLOOR TEST FIT

2<sup>ND</sup> FLOOR TEST FIT



**3<sup>RD</sup> FLOOR TEST FIT** 



# RENDERINGS







# DEVELOPER & ARCHITECT

# CUSHMAN & WAKEFIELD

### DEVELOPER Central austin management group

CAMG builds for Austin's creative class. We believe that our city needs its artists, makers, local businesses - and the coffee shops and restaurants that keep them fueled. We aim to provide affordable spaces for these groups to thrive and grow -and hope they will grow with us. We do this by collaborating with talented architects and builders, and by providing attentive in-house property management and intentional in-house leasing services. Our projects range from small adaptive reuse office and retail to large ground-up creative campuses. We share our tenants' independent spirit and seek out opportunities to create community in East and Central Austin. We see potential in sites that others see as impossible - and we are in it for the long haul.









### ARCHITECT



Michael Hsu Office of Architecture was formed in 2005 in Austin, Texas with the goal of producing locally-engaged, design-driven architecture and interiors. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Our work includes diverse projects ranging from mixed-use developments to one off commercial interiors and residences. MHOA advocates for a simple, edited palette, using available materials and techniques to create unexpected results. We believe in the innate beauty of unadorned natural materials, carefully composed and crafted.



CONTACT



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