

1306

WEST OLTORF

CREATIVE OFFICE FOR LEASE



Michael Hsu
Office Of Architecture

central austin
management group

CUSHMAN &
WAKEFIELD

SOUTH AUSTIN...

1306

WEST OLTORF



SO CLOSE, YET SO FAR OUT.



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BUILDING FEATURES

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Building Size: 18,807 RRSF

Availabilities: 176 RRSF - 13,278 RRSF

Rental Rate: Starting at \$34.00/RRSF/Year

Estimated NNN: \$14.00/RRSF/Year

Parking: 2.66:1,000 RSF
Free unreserved spaces

Delivery: Q3 2020

BUILDING FEATURES:

- ★ 2-story building
- ★ Delivering spec
- ★ Open floor plans
- ★ Showers & bike racks
- ★ Limited covered parking
- ★ Convenient central location

DESIGN FEATURES:

- ★ Mural wall
- ★ Partially covered deck
- ★ Rain garden
- ★ Solar panels
- ★ Thermoclick glass
- ★ Down-to-the-studs adaptive reuse



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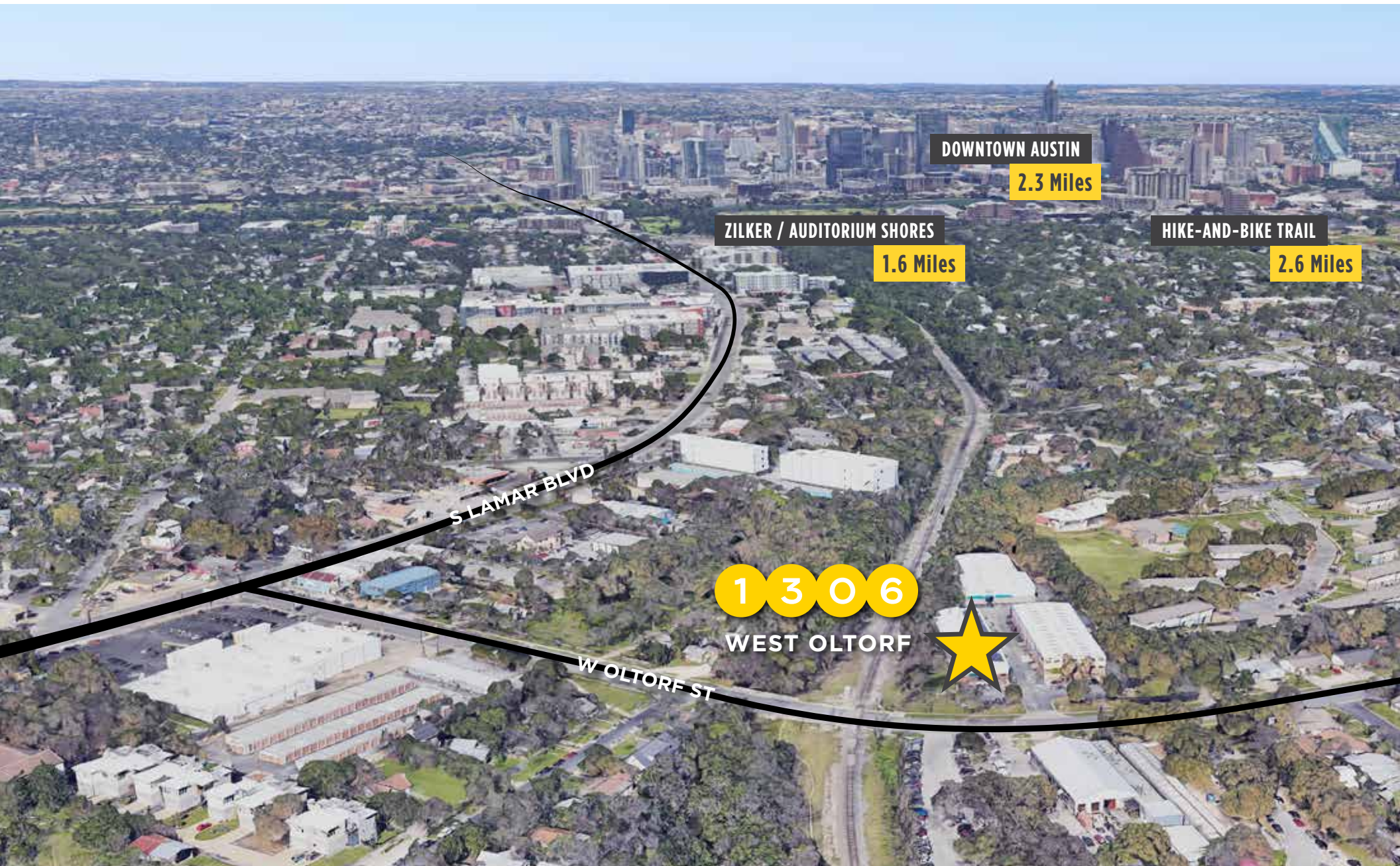
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**CUSHMAN &
WAKEFIELD**

LOCATION MAP

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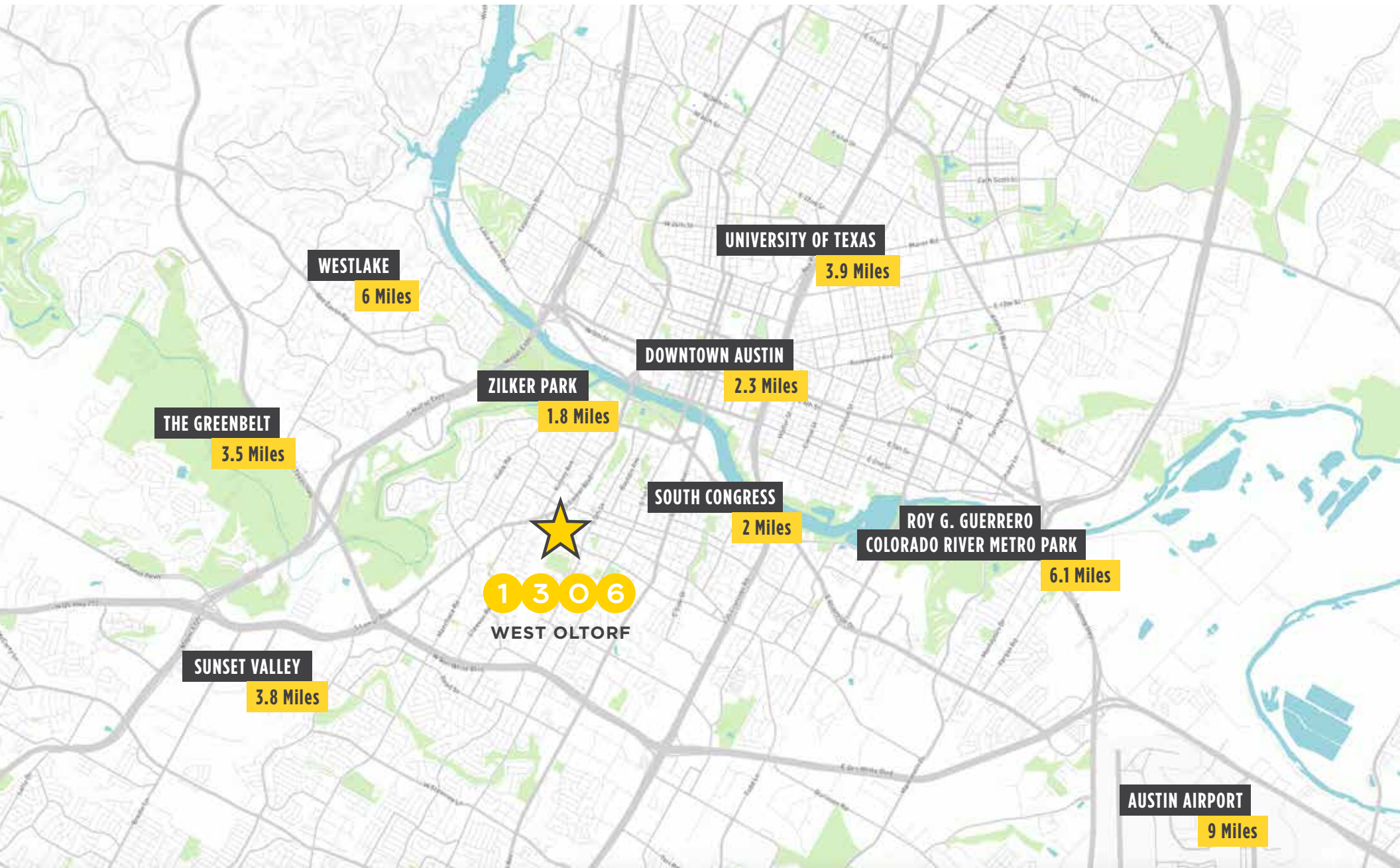
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DRIVING DISTANCE

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AREA AMENITIES

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RESTAURANTS

1. Juliet Italian Kitchen
2. P. Terry's Burgers
3. El Alma
4. Terry Black's BBQ
5. Eberly
6. Uchi
7. The Highball
8. Shake Shack
9. TLC Austin
10. Caffè Medici
11. Lick
12. Juice Society
13. Merit Coffee
14. Maudie's
15. Odd Duck
16. Ramen Tatsu-Ya
17. It's Italian Cucina
18. Barlata
19. Sway
20. Elizabeth Street Cafe
21. Perla's
22. Hopdoddy Burger Bar
23. Home Slice Pizza
24. South Congress Cafe
25. Cafe No Se
26. Snooze
27. Fresa's
28. Super Thai Cuisine
29. The Golden Goose
30. El Meson
31. Opa
32. Torchy's Tacos
33. Magnolia Cafe
34. Black Sheep Lodge
35. Loro
36. ABGB
37. Winebelly
38. Patika
39. East Side King
40. Matt's El Rancho
41. Gourdough's Public House
42. Kerbey Lane Cafe
43. Crepe Crazy
44. Lavaca St. Bar

APARTMENTS

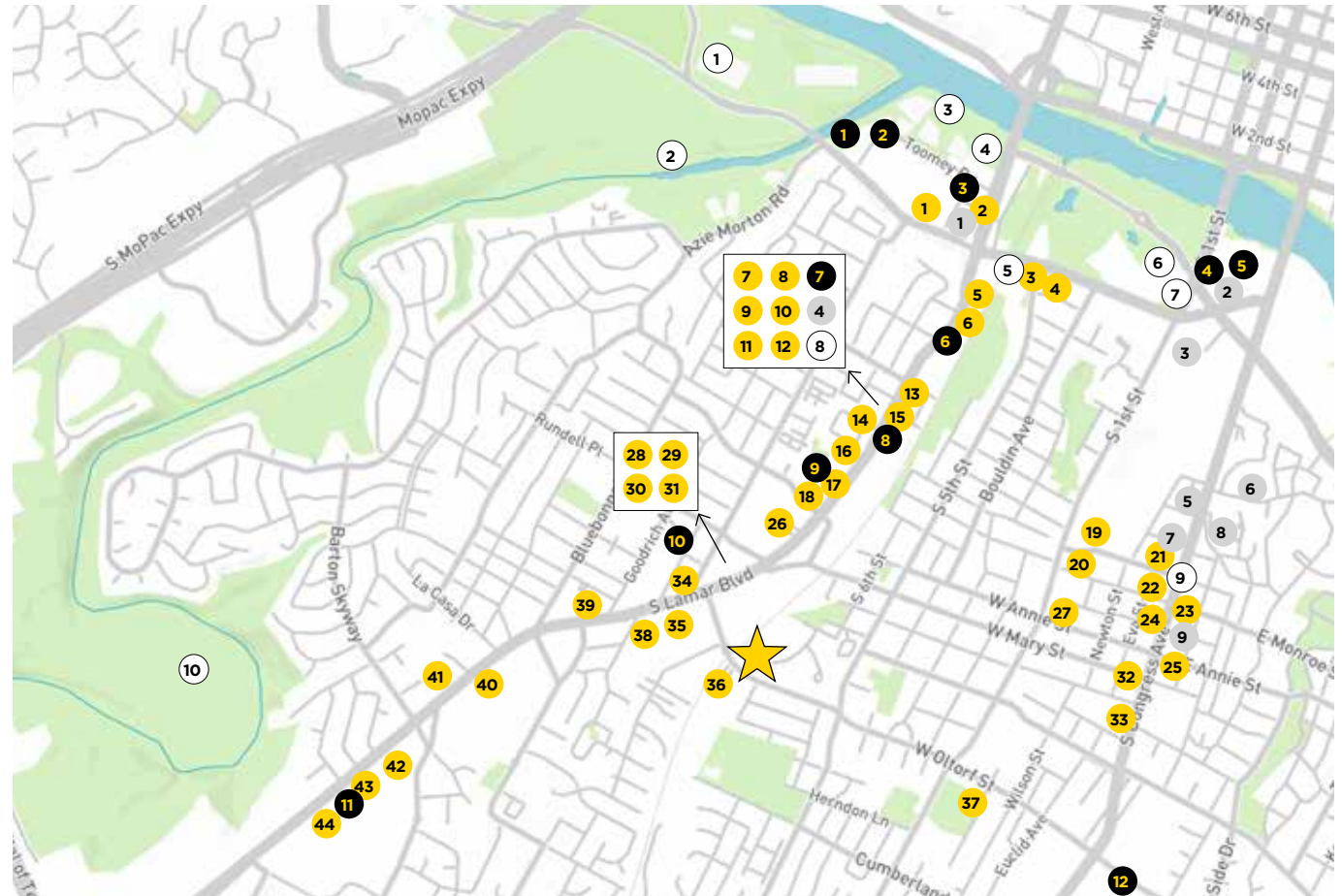
1. Zilkron on the Park
2. Coldwater Luxury
3. Cole
4. 422 At the Lake
5. The Catherine
6. Windsor South Lamar
7. Lamar Union
8. Gibson Flats
9. Post South Lamar
10. Del Curto Condominium
11. The 704
12. The District at SoCo

HOTELS

1. The Carpenter Hotel
2. Embassy Suites by Hilton
3. Extended Stay America
4. Guild Lamar Union
5. Austin Motel
6. Hotel Saint Cecilia
7. Hotel San Jose
8. Kimber Modern Boutique
9. South Congress Hotel

ENTERTAINMENT

1. Zilker Park
2. Barton Springs Pool
3. Hike & Bike Trail
4. Zach Theatre
5. Peter Pan Mini-Golf
6. Auditorium Shores
7. The Long Center
8. Alamo Drafthouse
9. SOCO
10. Barton Creek Greenbelt



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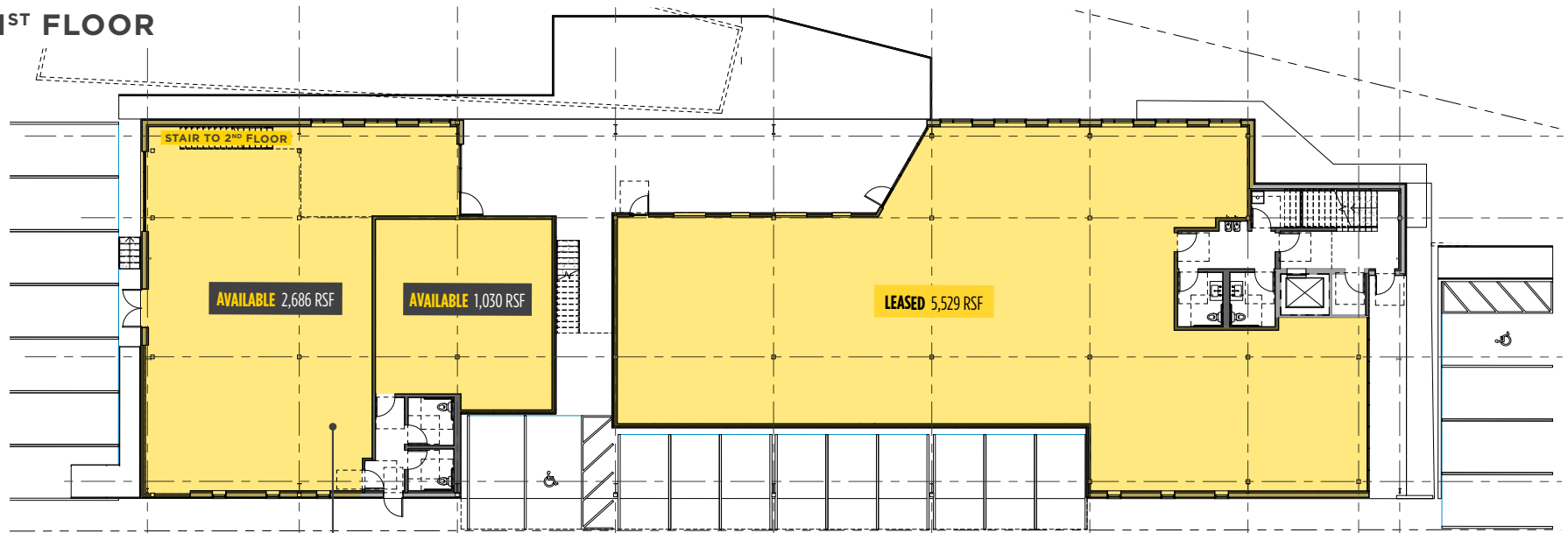
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FLOOR PLANS

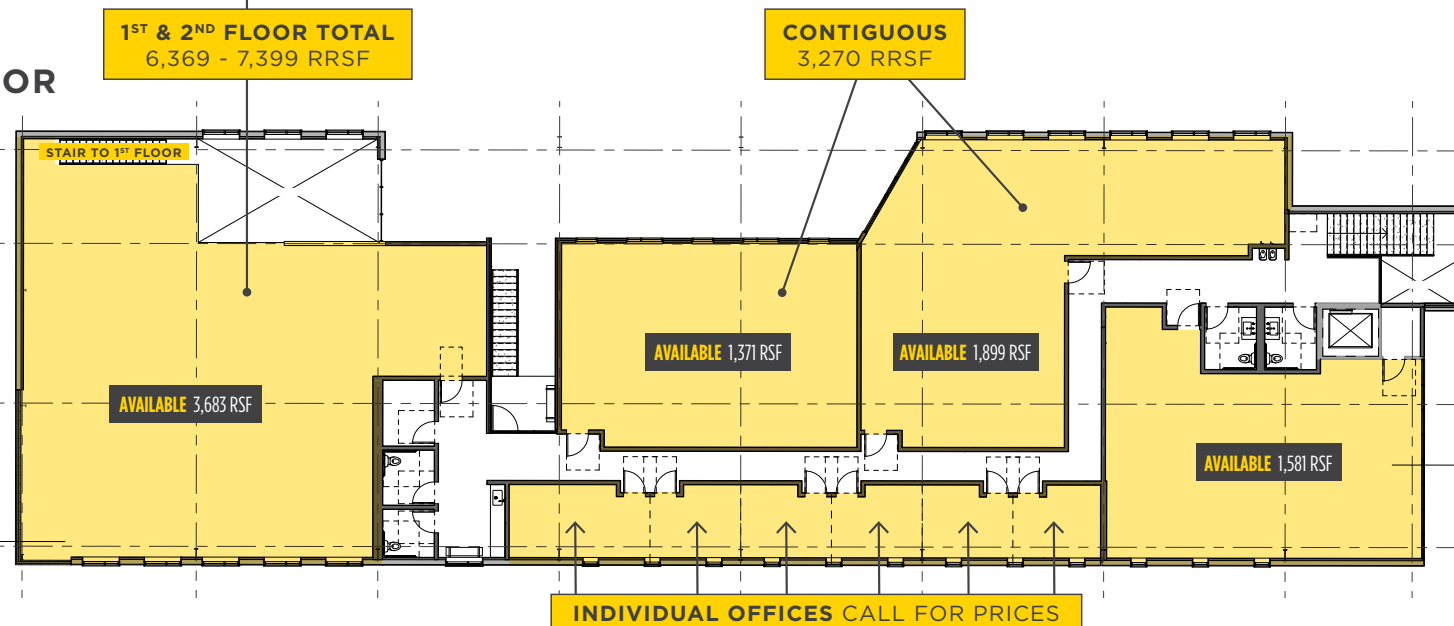
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WEST OLTORF

1ST FLOOR



2ND FLOOR



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RENDERINGS

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DEVELOPER & ARCHITECT

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WEST OLTORF

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.



IMPACT HUB



CANOPY



UCHIKO AUSTIN



SPRINGDALE GENERAL

ARCHITECT



Michael Hsu
Office Of Architecture

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.

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CUSHMAN &
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LEASING TEAM

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