

Office at



Under Construction

Delivers April 2019



Mixed-Use Transit Oriented Development in East Austin

Occupying 10 acres in East Austin, Plaza Saltillo is transforming 6 blocks of 5th Street from IH35 to the Saltillo Rail Station.



### Project Highlights

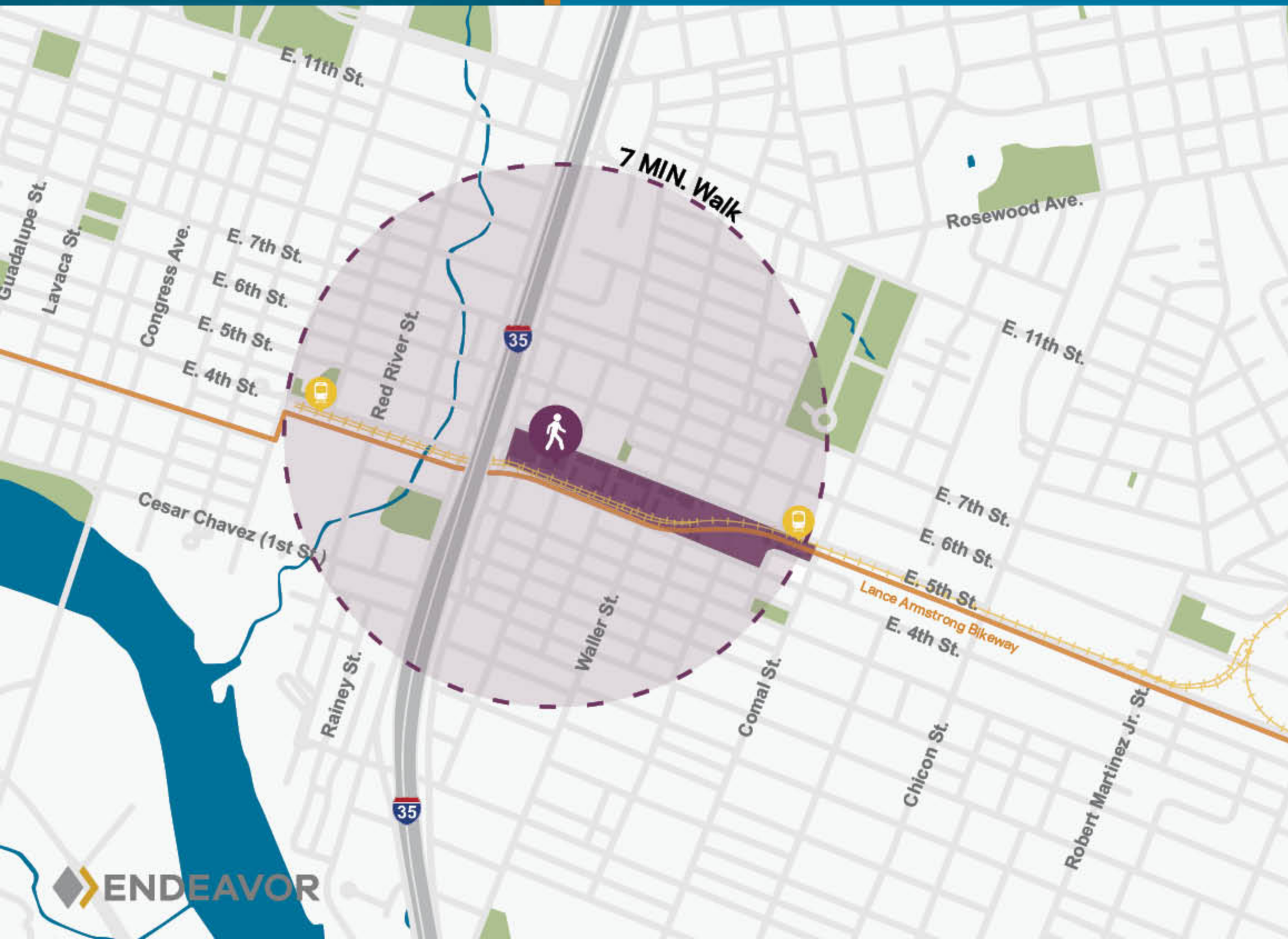
- 6 contiguous blocks of specialty retail & restaurants at IH 35 and 5th street
- 115,000 SF of retail & restaurant space
- 800 multi-family units
- 150,000 SF of office space
- Estimated April 2019 delivery date

### Office Tower

- 150,000 sf on 7 floors
- 20,000 sf per floor
- 2.9/1000 parking ratio (\*more parking available month-to-month)
- Secured bike storage
- Private balconies on some levels
- Seeking LEED Silver Designation
- Drop-off area for ride sharing
- Walkable access to the Plaza Saltillo Rail Station
- Showers & changing rooms on site
- Electric car charging stations
- On-site fitness facilities



Located in the heart & soul of Austin, Plaza Saltillo is where dining, shopping, music & entertainment come together to create a unique & vibrant destination bustling with activity!



### Highlights

- Vibrant & trendy area in Central / East Austin
- Explosive multi-family, hotel & office developments within 1 mile
- 1 acre of public park space within the development
- The Lance Armstrong Bikeway will soon be extended to the Saltillo Rail Station connecting Downtown to East Austin.



90

walkers paradise



2

metrorail stations

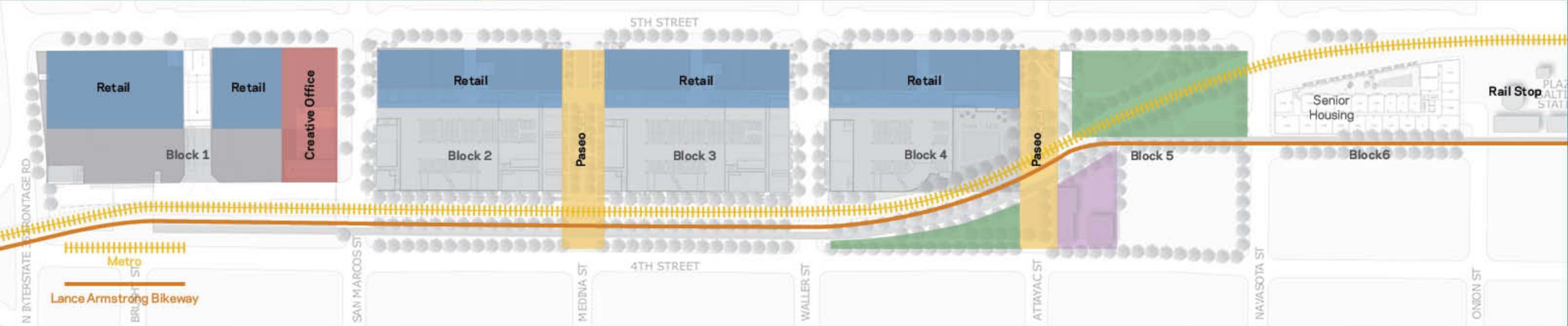


89

very bikeable



Office tenants will enjoy a location replete with walkable amenities, and the ideal location to recruit and retain top talent.

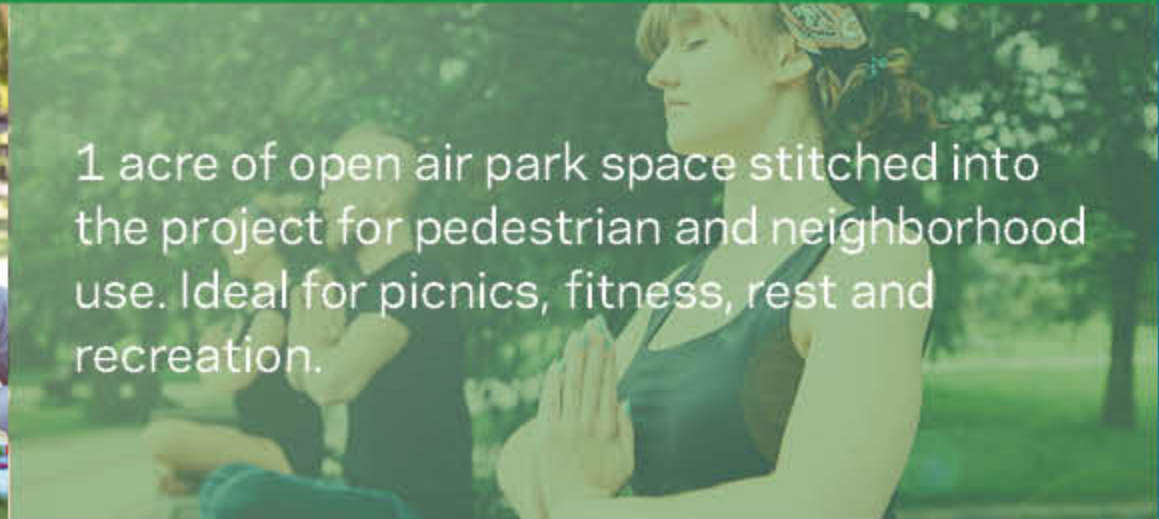


### Creative Office



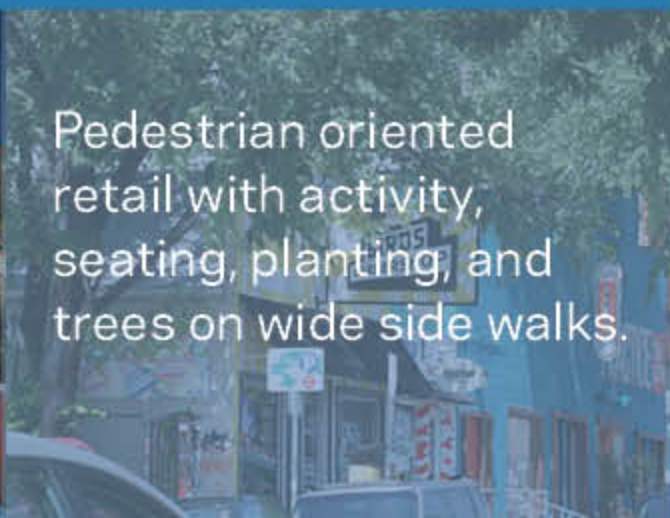
The creative office at Saltillo will be 150,000 sf on 7 floors with a 2.9/1,000 parking ratio. Office tenants will enjoy a location replete with walkable amenities, and the ideal location to recruit and retain top talent.

### Urban Green



1 acre of open air park space stitched into the project for pedestrian and neighborhood use. Ideal for picnics, fitness, rest and recreation.

### Streetscape Retail & Restaurants



Pedestrian oriented retail with activity, seating, planting, and trees on wide side walks.

### Paseos

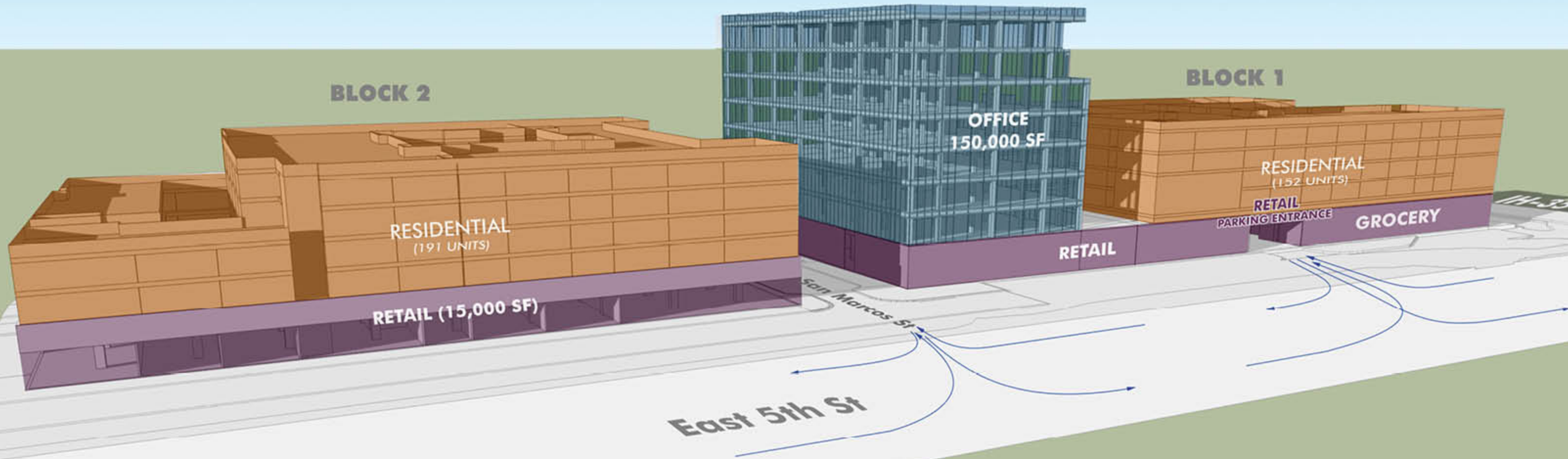


Sidewalk cafes engage the calmer area. Walk up living units and generous, orchard landscaping.

### Historic Buildings



Adaptive reuse of existing historic structures for restaurants and entertainment.















# SALTILLO

Neighborhood



12

office buildings  
(13,000 Employees)



24

apts | condos  
(9,518 Units)



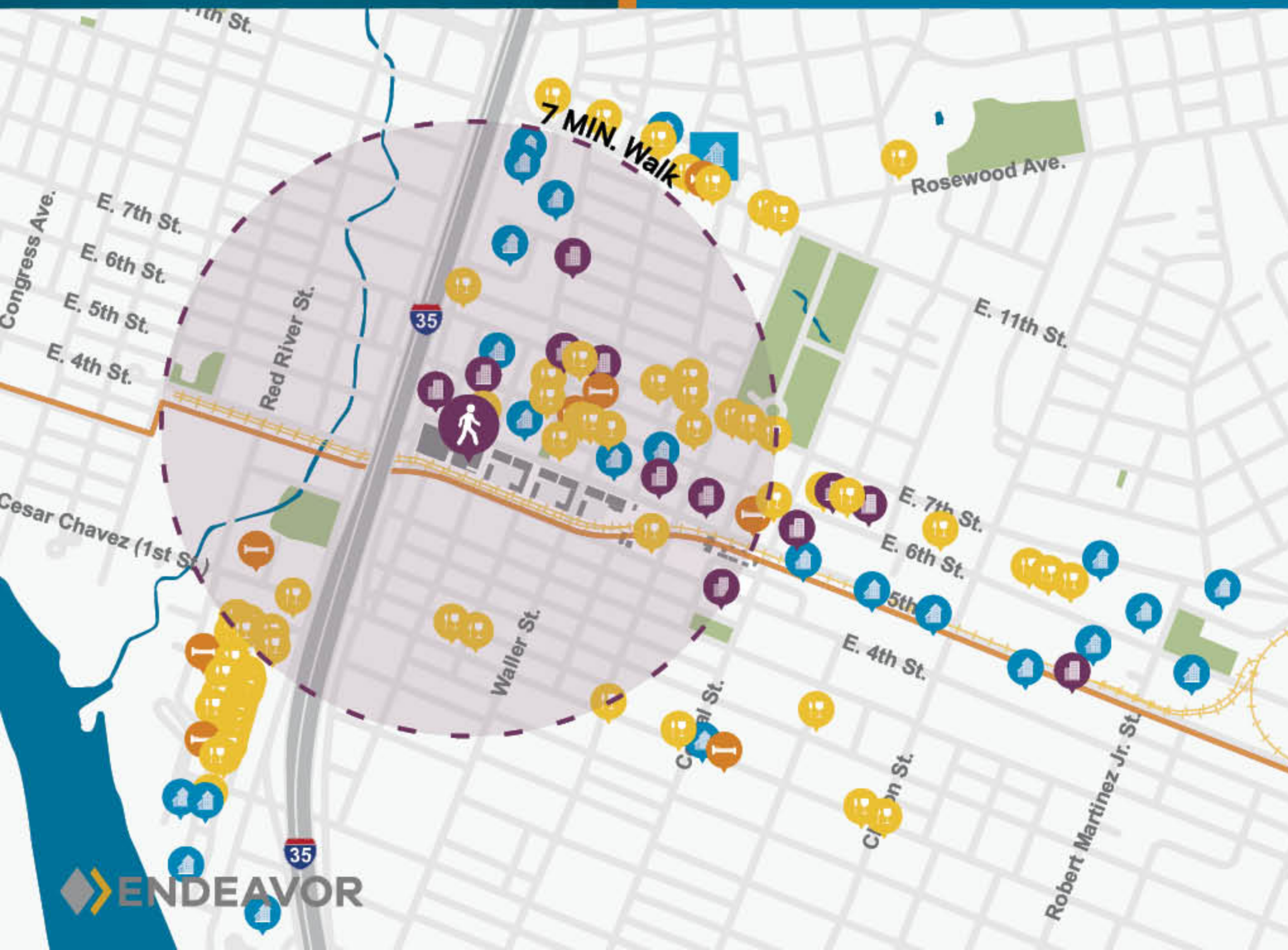
60

restaurants  
bars | entertainment



8

hotels  
(6,948 Units)



Fairmont Hotel  
Heywood Hotel  
Homewood Suites

Hotel Eleven  
Hotel Van Zandt  
Kline Hotel



Angie's Mexican  
Blue Dahlia  
Brew & Brew  
Buenos Aires Cafe  
Bufalina  
Cuvee  
East Side Kings  
East Side Pies  
Eastside Showroom  
Fair Market  
Franklin BBQ  
Fukumoto  
Hillside Pharmacy

Qui  
Rio Rita  
Salt & Tyme  
Shangri-La  
Social Club  
Sputnick  
Takoba  
The Hightower  
The Silo on 7th  
Via 313  
Violet Crown  
Whisler's  
Wu Wu Sushi



1305 Lofts  
1615 E 7th St  
Corazon  
Eastside Station

Saltillo Lofts  
Sixth & Brushy  
Spire E 5th  
The Arnold



1021 E 7th  
2021 E 5th  
310 Comal  
501 Studios

901 E 6th  
Peter Barlin (Future)  
Transwestern (C3)

# SALTILLO

**Austin CBD**

- Office  
(13,000 Employees)
- Apt/Condo  
(9,518 Units)
- Hotel  
(6,948 Hotel Units)
- Restaurant/Bar/Entertainment  
(237,142 SF)

1/2 Mile Radius

**PLAZA SALTILLO - 10 ACRES**

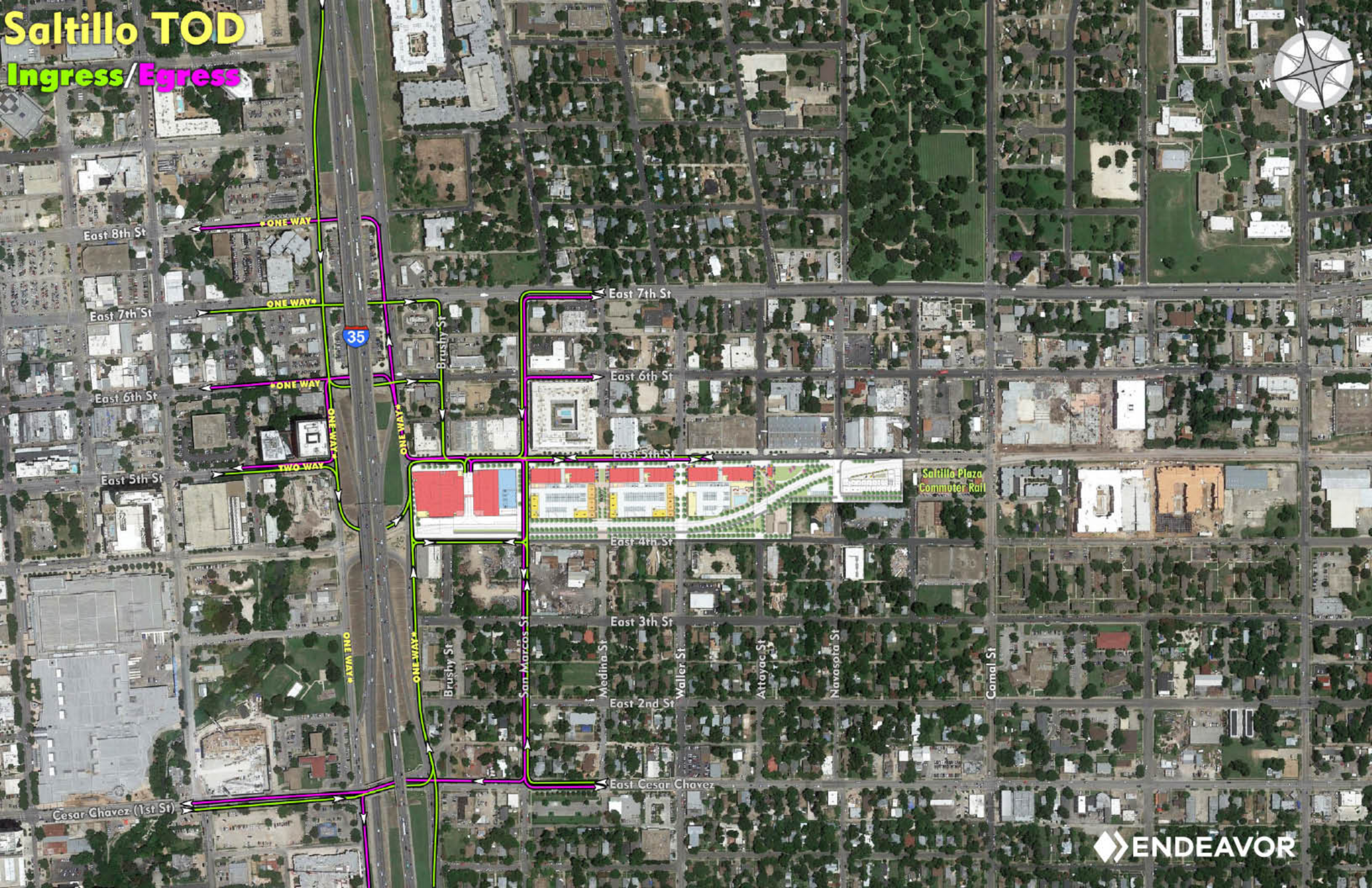
## GESAR CHAVEZ NEIGHBORHOOD

1 Mile Radius



# Saltillo TOD

## Ingress/Egress





**Restaurant/Beverage**

- Tarka
- Stout
- Barcelona Wine Bar
- Austin Juicery
- Dolce Neve
- Snooze
- The Ginger Man
- Epoch Coffee

**Retail**

- Being. Apparel
- Saint Cloud
- Son of a Sailor
- Myth & Symbol
- Freda Salvador
- Bird
- Manready Mercantile
- Illesteva
- Helm
- Esby

- Texas Rover Company
- Odin Leather Goods

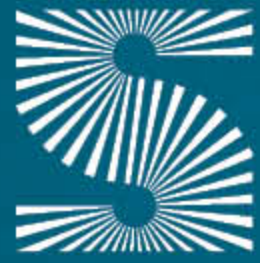
**Key**

- Lease Executed
- Signed LOI/ Negotiating Lease
- LOI Working
- Proposed/Available

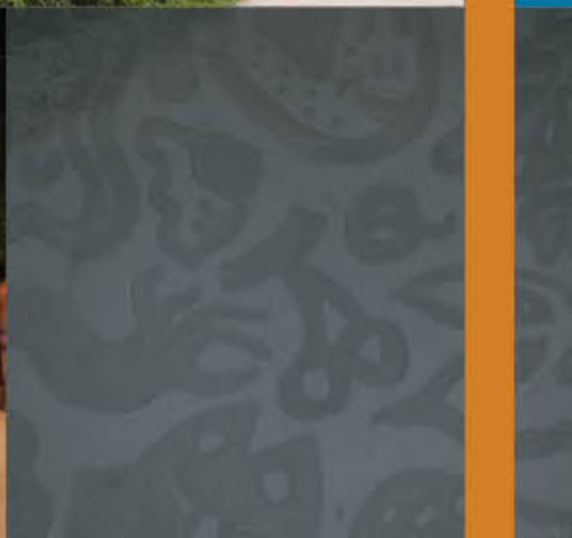
\* Retail tenant lineup is subject to change

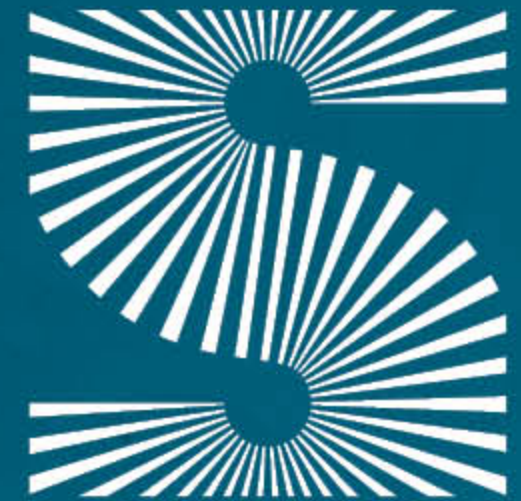


Level 05



# SALTILLO





**SALTILLO**

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**ENDEAVOR**





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_