

Space Available

3,680 + 414 mezzanine = **4,094 SF**

Lease Rates

Call broker for pricing

2020 Estimated NNN Expenses

\$14.50/SF (estimate provided by Landlord & subject to adjustment)

Area Highlights

Heart of downtown with proximity to other retailers and office buildings
25,000+ employees within 2 blocks

Area Restaurants



2020 Demographics



Population Estimate

| | | |
|--------|---------|---------|
| 1 mi | 3 mi | 5 mi |
| 20,448 | 197,613 | 357,646 |

Daytime Population

| | | |
|---------|---------|---------|
| 1 mi | 3 mi | 5 mi |
| 110,436 | 272,104 | 418,322 |



Average Household Income

| | | |
|-----------|----------|----------|
| 1 mi | 3 mi | 5 mi |
| \$134,269 | \$89,632 | \$92,162 |



Traffic Counts

• 18,300 VPD (Congress between 4th & 5th Street)

W 6th District

- 1-Ranch 616 2-Bess 3-Wahoo's 4-Key Bar 5-StarBar
- 6-Walton's 7-Hoffbrau 8-219 West 9-J Black's 10-Rio
- 11-Dogwood 12-Molotov 13-Kung Fu Saloon
- 14-Lil Woodrow's 15-Rattle Inn 16-Benji's
- 17-Austin Wine Merchant 18-Hut's 19-Frank and Angie's
- 20-Favorite Liquor 21-The Ranch

Warehouse District

- 1-Imperia 2-The Market 3-Truluck's 4-Lonesome Dove Western Bistro
- 5-Sullivan's 6-Searsucker 7-Qua
- 8-Oil Can Harry's 9-Frank 10-Halcyon 11-Lavaca St Bar
- 12-Cedar Street 13-Speakeasy 14-Hudson Lounge 15-Lucky Lounge
- 16-Chinatown 17-Shiner Bar 18-Jos.A Bank
- 19-Patagonia 20-La Traviata 21-Manuel's 22-Cork & Co 23-Hanger

W 6th St District

- 1-Seven Apts (UC) 2-7th & SA Apts
- 3-Extended Stay Hotel
- 4-10 9 21 5-16 8 5 6-14 17 7-2
- 8-18 20 12 11 9-4 7 6
- 10-19 14 3
- 11-Austin City Lofts

Market St District

- 1-8 2-5 6
- 3-18 19 4-9 10 15 11
- 5-16 6-14 4
- 7-3 13 8-12
- 9-AMLi 300 Apts 10-Spring Condos
- 11-311 Bowie Apts (UC)
- 12-The Monarch Apts
- 13-701 W. 5th Apts
- 14-La Zona Rosa Mellow Johnny's Courthouse
- 15-Federal Square Park
- 16-Republic Square Park
- 17-360 Condos
- 18-Austin Music Hall
- 19-Ballet Austin
- 20-AMLI on 2nd Apts
- 21-15 Hotel
- 22-AMLI Downtown Apts
- 23-The Austonian
- 24-101 Colorado Apts

Whse District

- 1-14 2-13 3-16 4-17
- 5-11 6-10 7-14 8-12 9-3
- 10-7 8-23 11-2
- 12-18 13-20 14-21 15-22

6th St Entertainment District

- 1-Residence Inn Hotel 2-Hilton Hotel
- 3-Hyatt 4-Hampton Inn
- 5-JW Marriott (UC) 6-Fairmont Hotel (UC)
- 7-Driscoll Hotel
- 8-Stephen F. Austin Hotel
- 9-Omni Hotel
- 10-901 Red River Apts

Convention Center District

- 1-2 3-4 5-6
- 7-8 9-10 11-12 13-14 15-16
- 17-18 19-20 21-22

2nd St District

- 1-2 3-4
- 5-6 7-8 9-10 11-12
- 13-14 15-16 17-18

Eastside District

- 1-Eleven Austin Apts 2-Robertson Hill Apts
- 3-Skyline Condos 4-East Village Lofts
- 5-6th & Brushy Lofts
- 6-7 7-8 9-10
- 11-Corazon Apts (UC) 12-1305 Lofts
- 13-14 15-16
- 17-Saltito Lofts
- 18

Eastside District

- 1-Franklin BBQ 2-Mijo's 3-Victory Grill 4-Blue Dahlia
- 5-Studio 501 6-Progress Coffee 7-North Door 8-The Vegan Yacht
- 9-Pig Vicious 10-East Side King 11-Via 313 12-Buenos Aires Cafe
- 13-Rio Rita 14-Wu Wu Sushi 15-Takoba 16-LaV 17-Cisco's
- 18-Scout Inn

Market St District

- 1-Whole Foods 2-Anthropologie 3-OfficeMax 4-West Elm
- 5-REI 6-Book People 7-Waterloo Records 8-24 Diner
- 9-Chico's 10-Mecca Gym 11-Free People 12-Starbucks
- 13-Pure Austin Gym 14-AT&T 15-By George 16-Title Nine
- 17-Ruiz Salon 18-Nest 19-Whit Hanks Antiques

Convention Center District

- 1-Max's Wine Dive 2-Fogo de Chao 3-Melting Pot 4-PF Chang's
- 5-Fleming's 6-Moonshine 7-Vince Young Steakhouse
- 8-Piranha Sushi 9-Uncle Julio's 10-Cedar Door 11-Café Crepe
- 12-Gus' Fried Chicken 13-Brass House Tavern 14-Casa Chapaia
- 15-AFI Racing 16-Ironworks BBQ 17-Champions

Rainey St District

- 1-2 3-4 5-6
- 7-8 9-10 11-12 13-14 15-16
- 17-18 19

Rainey St District

- 1-IHOP 2-96 3-Bomb Tacos 4-Bungalo 5-Container Bar
- 6-Clive 7-Blackheart 8-Nova 9-El Naranjo 10-Icenhauer's
- 11-Banger's 12-Lucille 13-Tapas Bravas 14-G'Raj Mahal 15-Javalina
- 16-Via 313 17-Royal Blue Grocery 18-Salvation Pizza 19-Blossom

2nd St District

- 1-St Bernard Sports 2-Royal Blue Grocery 3-La Condesa
- 4-III Forks 5-Lambert's 6-Estilo 7-Girl Next Door
- 8-Design Within Reach 9-Bo Concept 10-Cru 11-Joe's Austin Java
- 12-Urban Outfitters 13-Violet Crown Cinema 14-Coal Vines
- 15-ACL Live 16-Taverna 17-Langford Market 18-Café Ruckus
- 19-Ecetera, Etc. 20-How Do You Roll

407 Colorado St



407 Colorado St

Austin, TX 78701

200 W 6th St
454k Office
±2,500 Employees

Block 71
Redevelopment
709k Office
±4,000 Employees

One American
Center
500k Office
±3,000 Employees

Chase Tower
389k Office
±1,900 Employees

Scarborough Bldg
130k Office
±650 Employees

BROADWAY BANK
CVS pharmacy

CAVA
515 Congress
263k Office
±1,300 Employees

501 Congress
106k Office
±530 Employees

Lavaca Plaza
118k Office
±590 Employees

PlainsCapitalBank

201 W 5th St
179k Office
±900 Employees

Walmart Technology
25,000+
Employees
within 2 blocks

407 COLORADO ST
405 Colorado
206k Office (planned)
±1,000 Employees

Chinatown
NEWK'S
Express Cafe

SOULCYCLE
HOUNDSTOOTH

Frost Bank Tower
535k Office
±2,700 Employees

Gables Republic Park/
Hotel Zaza
24 Story Tower
221 Apts/159 Hotel Rooms

TURF & SURF
LAVACA
HALCYON
TRULUCK'S

Colorado Tower
373k Office
±1,900 Employees

RED ASH

patagonia
MANUELS
JOS. A. BANK

301 Congress
447k Office
±2,200 Employees

The Hobby Building
419k Office
±2000 Employees

300 Colorado
309k Office
±1,500 Employees

GUADALUPE ST

LAVACA ST

COLORADO ST

CONGRESS AVE

BRAZOS ST

W 6TH ST

W 5TH ST

W 4TH ST

W 3RD ST



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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|--|-------------|------------------------------|--------------|
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Buyer/Tenant/Seller/Landlord Initials _____ Date