

1141 SHADY LANE | AUSTIN, TX

ShadySide

THE EAST SIDE OF AUSTIN. THE BEST SIDE OF AUSTIN. PICK YOUR SIDE.



SAXUM
REAL ESTATE

PLACEMKR


BRIDGEPOINT
REAL ESTATE

RYAN RIDGEWAY

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512.768.5200

LOCATED IN THE
CREATIVE EAST AUSTIN DISTRICT
6,446 SF OF RETAIL SPACE AVAILABLE



IN A MIXED-USE DEVELOPMENT

61,965 SF OFFICE & CREATIVE STUDIO



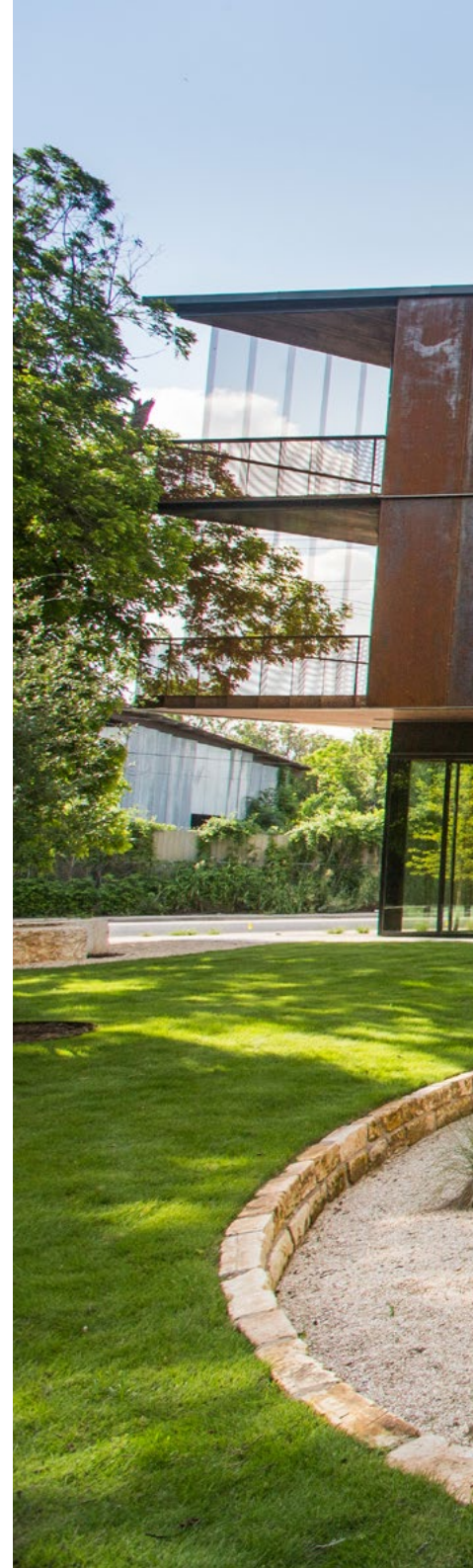
WALKABLE COMMUNITY

LOCATED NEXT TO MANY SURROUNDING
EASTSIDE AMMENITIES



PERFECT SPACE TO FIT RETAILER NEEDS

PERFECT SPACE FITTING FOR A QUICK SERVICE RESTAURANT,
A FITNESS CENTER, AND/OR A SERVICE TENANT



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51,192 SF
SPACE AVAILABLE

\$36.00/SF
NNN

\$11.57/SF
2021 EST. OPEX

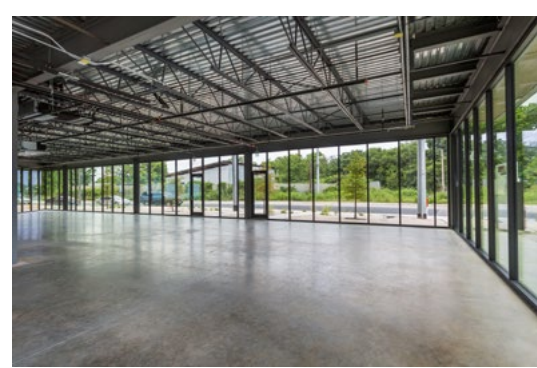
63,994 SF
OFFICE SPACE

2,000 SF
STAND-ALONE RETAIL

9,000 SF
CENTRAL COURTYARD

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

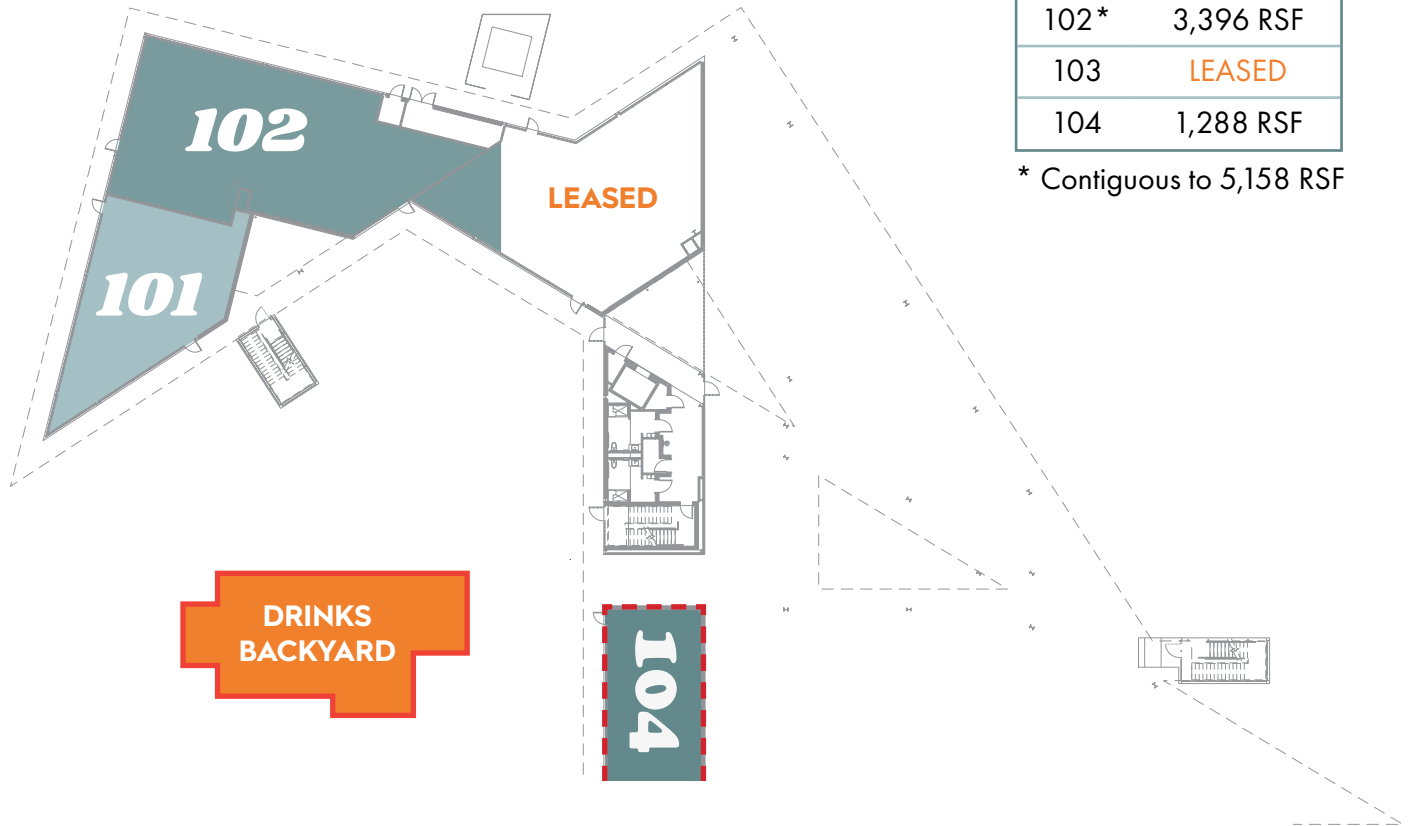
2021
DELIVERY

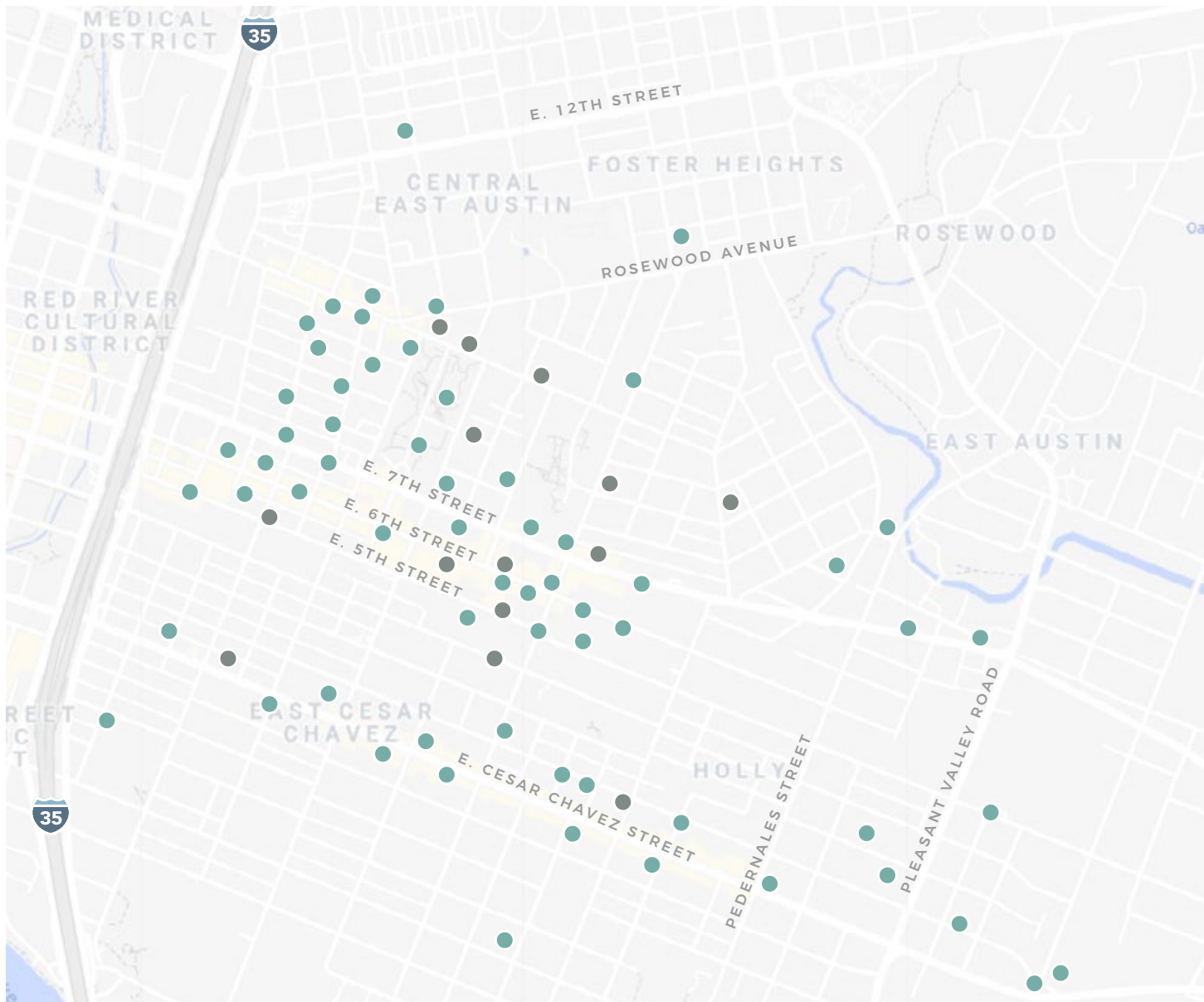


1st Floor

Suite	Rentable SF
101 *	1,762 RSF
102 *	3,396 RSF
103	LEASED
104	1,288 RSF

* Contiguous to 5,158 RSF





FOOD + DRINK

Jacoby's
 The Brewer's Table
 Eden East
 Dan's Hamburgers
 Kinda Tropical
 Fritch Coffee
 Friends & Allies
 Lustre Pearl
 Whole Foods
 La Barbecue
 Launderette
 Juan in a Million
 Juniper
 JuiceLand
 Grizzelda's
 Bufalina
 Eastside Tavern
 Cenote

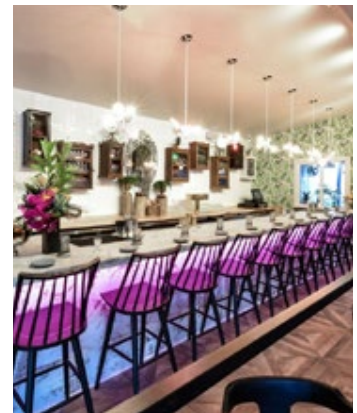
Craftsman
 Spun Ice Cream
 East Side Pies
 Quickie Pickie
 Franklin BBQ
 Gabriela's
 Blue Dahlia
 Shangri-La
 Brew & Brew
 Buenos Aires Cafe
 Hotel Vegas
 Brixton
 Cisco's
 Salt & Time
 Lazarus Brewing Co.
 Kitty Cohen's
 Flyrite
 Hops & Grain

Rosewood
 Hillside Pharmacy
 Liberty
 Revelry
 Zilker Brewing
 Violet Crown
 Prohibition Creamery
 Crackle
 Nasha
 Whisler's
 Tamale House East
 Ramen Tatsu-ya
 Suerte
 Licha's Cantina
 Ah Sing Den
 Lefty's Brick Bar
 Vixen's Wedding
 Blenders & Bowls

SHOPPING + SERVICES + FITNESS

Practice Yoga
 Orangetheory
 Sukha Yoga
 Black Swan Yoga
 Stretch Yoga
 Peacock Salon
 Orbit Salon
 Roots
 Austin Bouldering Project
 Eastside Austin Elite
 Cute Nail Studio
 Blink Beauty
 Oasis Nail Spa
 Take Heart Boutique
 Target
 Charm School Vintage

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METRO
CAPMETRO
HQ

618 TILLERY
186K SF

979 SPRINGDALE
175K SF

ALTA
TRIALHEAD
308 UNITS

LONGHORN
MIXED-USE
900K SF

REZA PAYDER
OFFICE SITE

ARDENT MF
354 UNITS







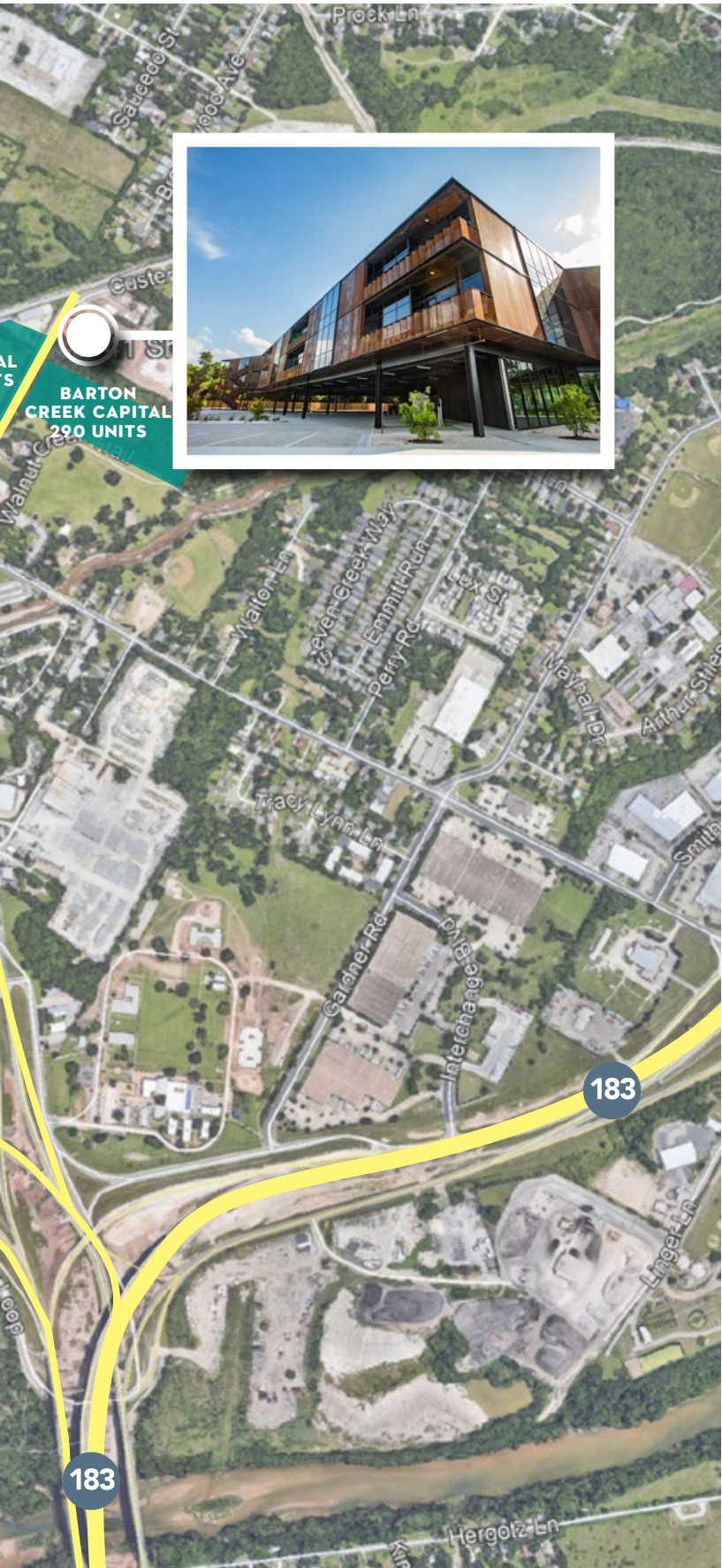









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DRIVE TIMES



CBD
12 MIN



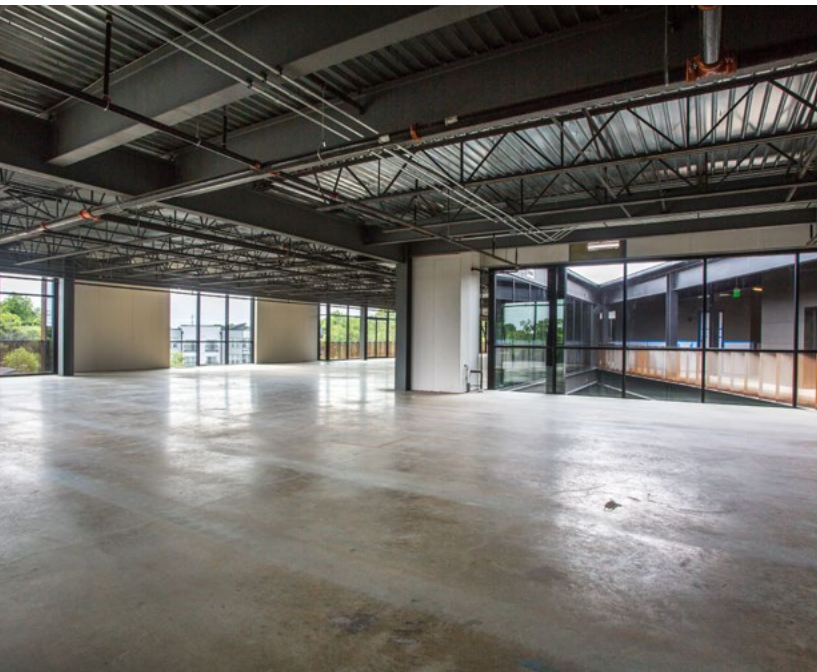
UNIVERSITY OF TEXAS
9 MIN



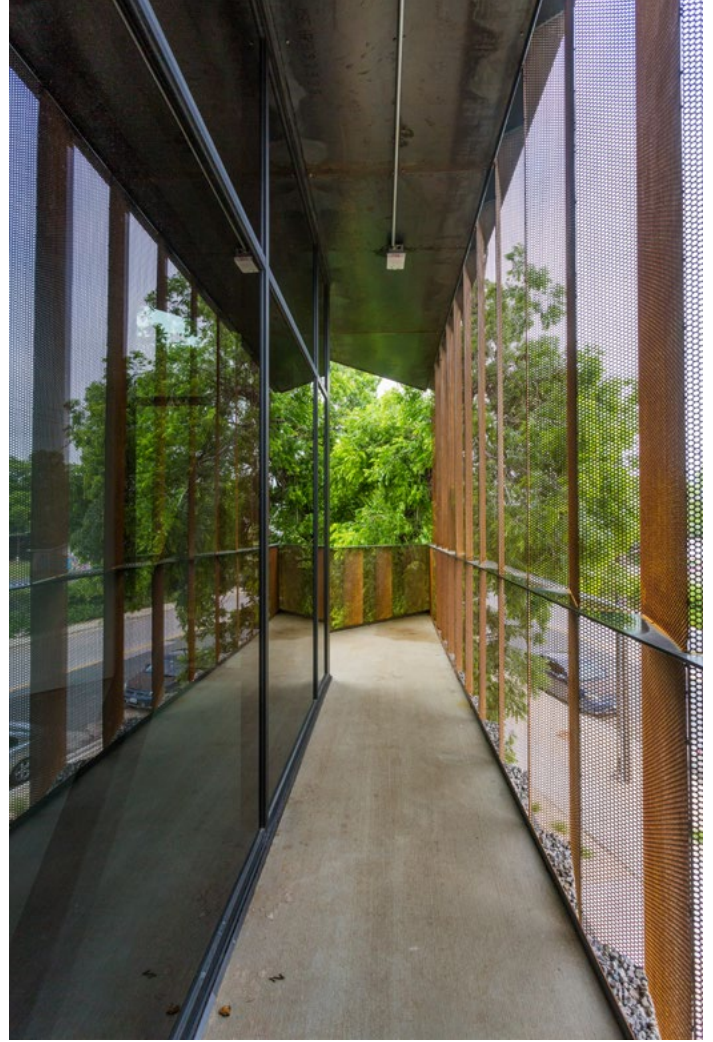
AIRPORT
9 MIN



PLAZA SALTILLO
8 MIN



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