



1300  
EAST 5TH ST

SHOP COS.

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# ABOUT

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## PROJECT SCOPE

Five-story 123,000 SF mixed-use Class A office building located along the E 5th corridor. 1300 East 5th Street is in the heart of the bustling food & bar scene on the east side which is concentrated along E 5th and E 6th.

## DETAILS

- ~1,453 SF - Space A - AVAILABLE
- ~1,722 SF - Space B2 - AVAILABLE
- ~2,953 SF - Space D2 - AVAILABLE
- TI-Ready
- Garage parking
- NNN plus Tax: \$18.52

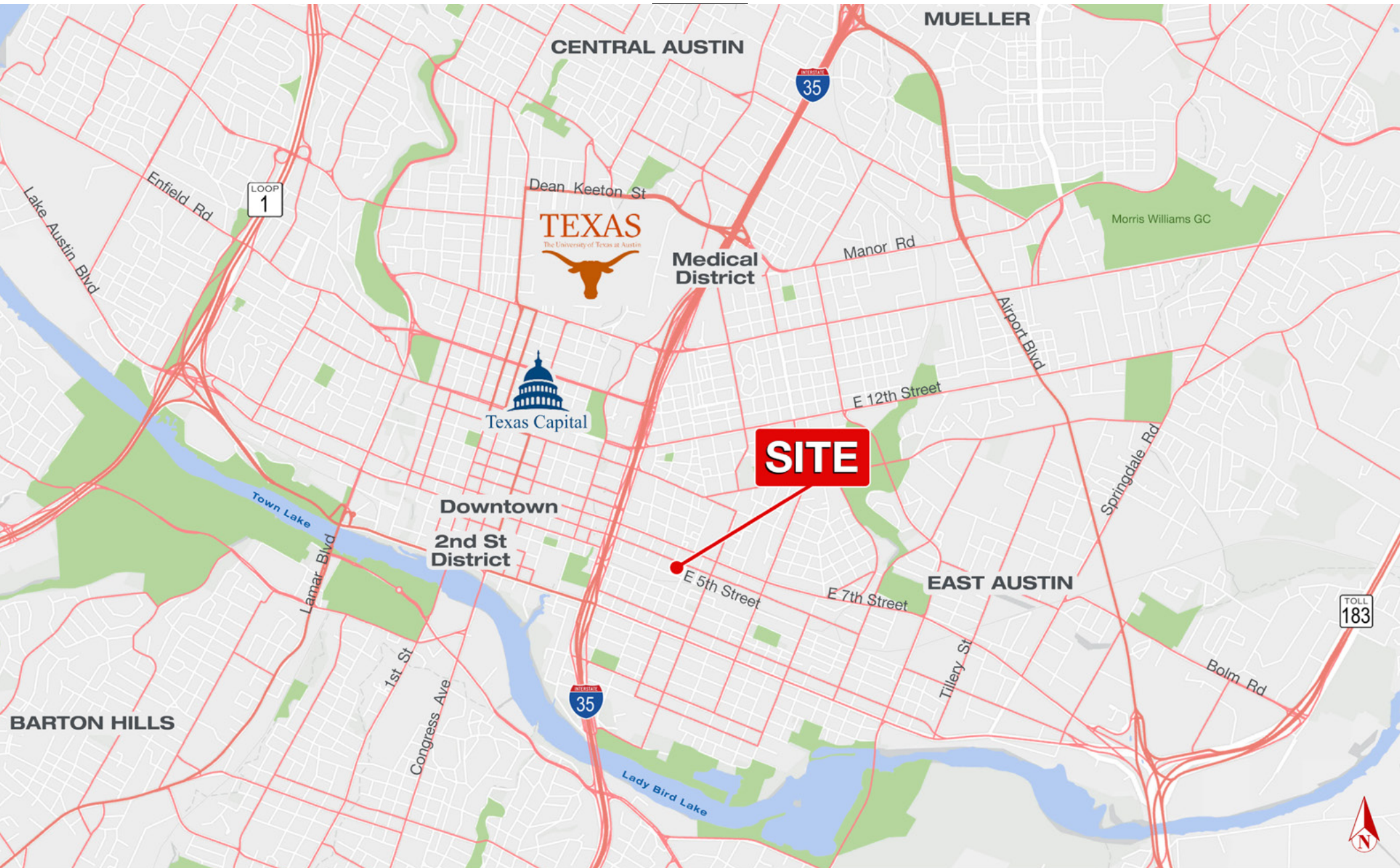
- Join:

## DEMOGRAPHICS

|                     | 1 mile    | 3 mile    | 5 mile    |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 25,056    | 195,975   | 364,669   |
| Avg. HH Income      | \$171,525 | \$137,944 | \$139,541 |
| Total Housing Units | 13,984    | 96,193    | 172,175   |
| Daytime Population  | 84,659    | 334,622   | 571,794   |
| Median Home Value   | \$768,642 | \$808,593 | \$731,452 |

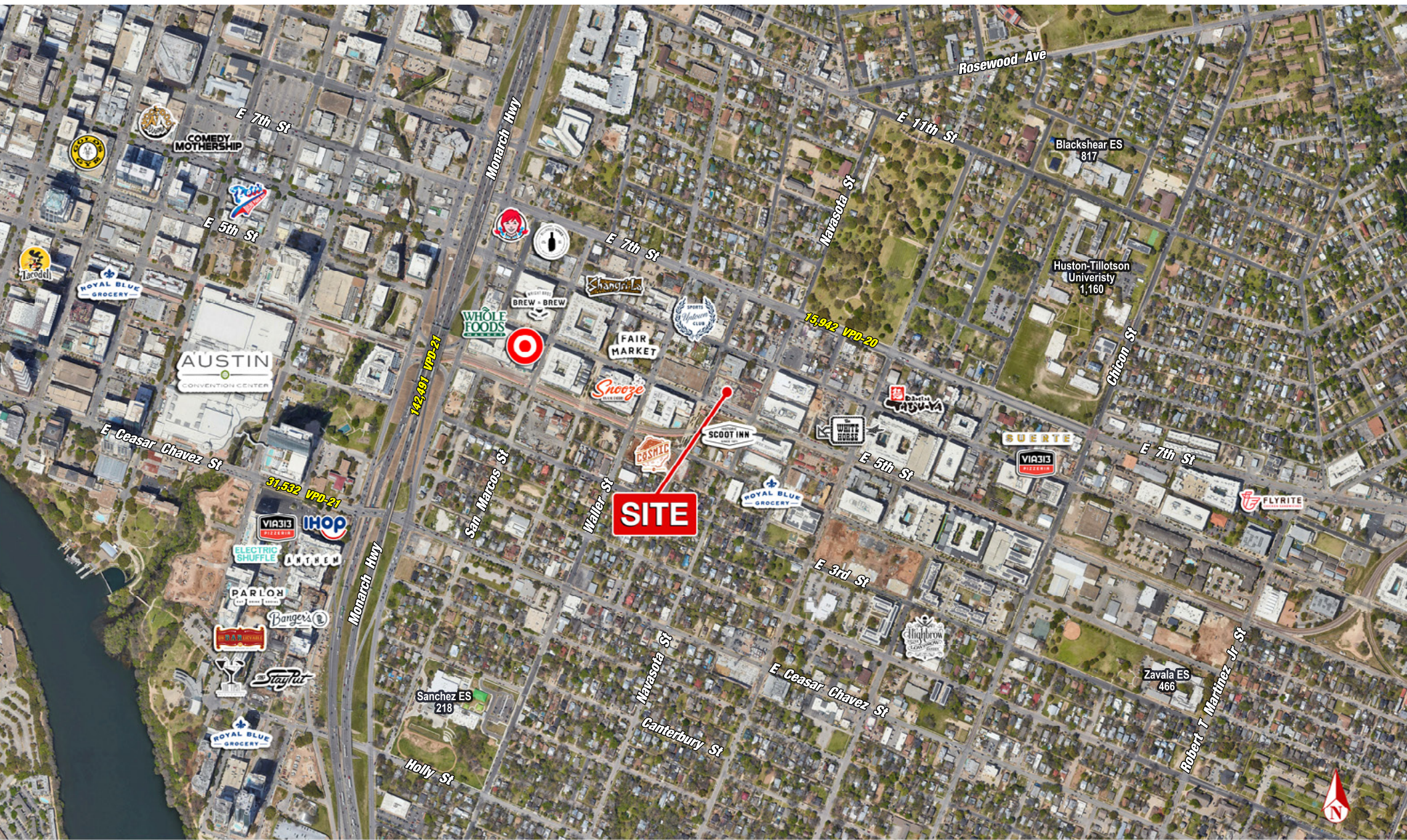


# OBLIQUE





# SITE AERIAL



# SITE PLAN

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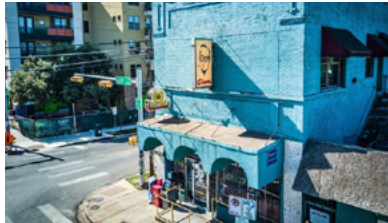
# NEIGHBORHOOD VIBE

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## ANGIES

Classic Mexican fare including enchiladas offered in a humble space with art on the walls.



## CISCO'S

Breakfast faves at this daytime institution with modest decor include migas & biscuits.



## UPTOWN SPORTS CLUB

In 1949, Uptown Sports Club opened as neighborhood spot for locals to drink, bet, watch the game and hold court. It found its second life - same building, same soul.



## TATSUYA

We want to educate people on what ramen truly is. It's the soul food of Japan. The process of broth-making can take an extremely long time in order to draw out the flavors from each ingredient.



## SNOOZE

At Snooze Eatery, we put a serious emphasis on serving real, fresh ingredients in every bite – while offering a ton of flavor and variety.



## COUNTER CAFE

Counter Cafe is a unique 21st-century authentic American diner focused on serving up the finest of fresh, local and organic food in a familiar diner setting



## ROYAL BLUE

Austin's own bodega with varied sandwiches and quick bites



## ORANGE THEORY

Orangetheory is a total-body group workout that combines science, coaching and technology to guarantee maximum results from the inside out. Our workout is not HIIT.



## COSMIC COFFEE

A space where our guests can relax and be enriched by meaningful connections, natural environments, and genuinely warm hospitality.



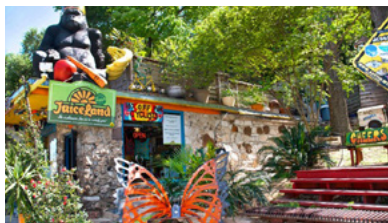
## BREW & BREW

Bar & cafe pairing coffee & craft brews with sandwiches & light bites in stylish industrial digs.



## SUERTE

Contemporary spot serving interior Mexican specialties & snacks, beer, wine & craft cocktails.



## JUICELAND

The best smoothies, juices, superfood bowls, lattes, and healthy meals to-go in Austin, Dallas, and Houston. Always 100% fresh, vegan, and gluten-free.



## FAIR MARKET

Fair Market is an iconic Quonset hut warehouse and East Austin neighborhood gathering spot, perfect for many types of events. The property offers 12,000 square feet of flexible, warehouse space connected to a 10,000 square foot lawn.



## SHANGRI LA

An expansive dog-friendly patio & jukebox tunes highlight this lively dive bar-meets-beer garden.



## UPTOWN SPORTS CLUB

Uptown is your home base for great food, coffee, cocktails and community. Open early for coffee & breakfast, serving up a Texan take on Louisiana homestyle brasserie fare and slinging classic cocktails from lunchtime 'til late-night.

# PHOTOS



S H O P <sup>C O S.</sup>

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# 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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