










AUSTIN RETAIL INVENTORY

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FOR LEASE

Property Photo	SubMarket	Project Name	Address	Building Information	Total GLA	Available S.F.	Min. Div.	Max Cont.	NNN	Contact
	Central	35th at Jefferson	3500 Jefferson Street Austin, Texas 78731	<ul style="list-style-type: none">• 44,376 total square feet• Parking: 5.7/1,000• Mixed-use office/retail• Close to Seton Medical Center	12,078	100% Leased	—	—	\$10.48	Mike Joyce 512.852.7503
	Central	3700 Jefferson	3700 Jefferson Street Austin, Texas 78731	<ul style="list-style-type: none">• Parking: 5.0/1,000• Mixed-use medical office/retail• Walk-up store front access• Close to Seton/Heart Hospital	17,000	100% Leased	—	—	\$8.11	Mike Joyce 512.852.7503
	Central	Morningside	4400 N. Lamar Boulevard Austin, Texas 78756	<ul style="list-style-type: none">• Parking: surface• National/local restaurants• Lamar and 45th Street access	8,918	2,418	2,418	2,418	\$15.58	Mike Joyce 512.852.7503
	Central	Gabriel's Court	2905 San Gabriel Street Austin, Texas 78744	<ul style="list-style-type: none">• Parking: surface/garage• Mixed-use office/retail• Three story building• Future location of Mushashino	44,365	2,597	2,597	2,597	\$12.70	Mike Joyce 512.852.7503
	NC	9415 Burnet	9415 Burnet Road Austin, Texas 78758	<ul style="list-style-type: none">• Parking: surface• Mixed-use office/retail• Three story building• Small office options	25,364	100% Leased (Retail)	-	-	\$4.59	Otto Swingler 512.852.7479
	CBD	East 2nd Street Restaurant	340 East 2nd Street Austin, Texas 78701	<ul style="list-style-type: none">• Parking: surface• Downtown restaurant site• Adjacent to Convention Center• Within blocks of CBD	23,199	100% Leased	—	—	Call for Rates	Mike Joyce 512.852.7503
	Four Points	The Shops at Ladera Bend	7300 RR 2222 Austin, Texas 78731	<ul style="list-style-type: none">• Parking: abundant surface• Mixed-use office/retail• Two story building• Access to FM 2222	45,000	3,855	1,801	2,054	\$8.28	Mike Joyce 512.852.7503
Live Oak-Gottesman Information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the market.				Total Available SF:		8,870	www.liveoak.com 4330 Gaines Ranch Loop, Suite 100 Austin, Texas 78735 Phone: 512.472.5000			