

2021 E 5th

2021 East 5th Street



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FEATURES

- Energy efficient, state of the art building
- 3.1 per 1,000 RSF parking ratio
- Walkable area with numerous restaurants, coffee shops, food trucks and locally owned bars and restaurants nearby
- Building facade and atrium clad with "Austin Common" reclaimed brick from historic University of Texas building
- On-site shower facilities with bike racks
- Electric vehicle charging stations

AVAILABILITIES

Suite 170 - 1,875 RSF - Available Immediately
Second Floor - 3,116 - 15,511 RSF - August 2026
Spec construction in progress

AREA HIGHLIGHTS

- Within 1 Block:
 - Counter Café, Cuvee Coffee Bar, Hotel ARRIVE, Lefty's Brick Bar, Whisler's, Via 313, Suerte, Flyrite Chicken
- Within a 5-Minute Walk:
 - 2,500+ Multi-Family Units, 20+ Restaurants, 460+ Condo Units, 190+ Hotel Rooms, 9+ Coffee Shops, 30+ Bars

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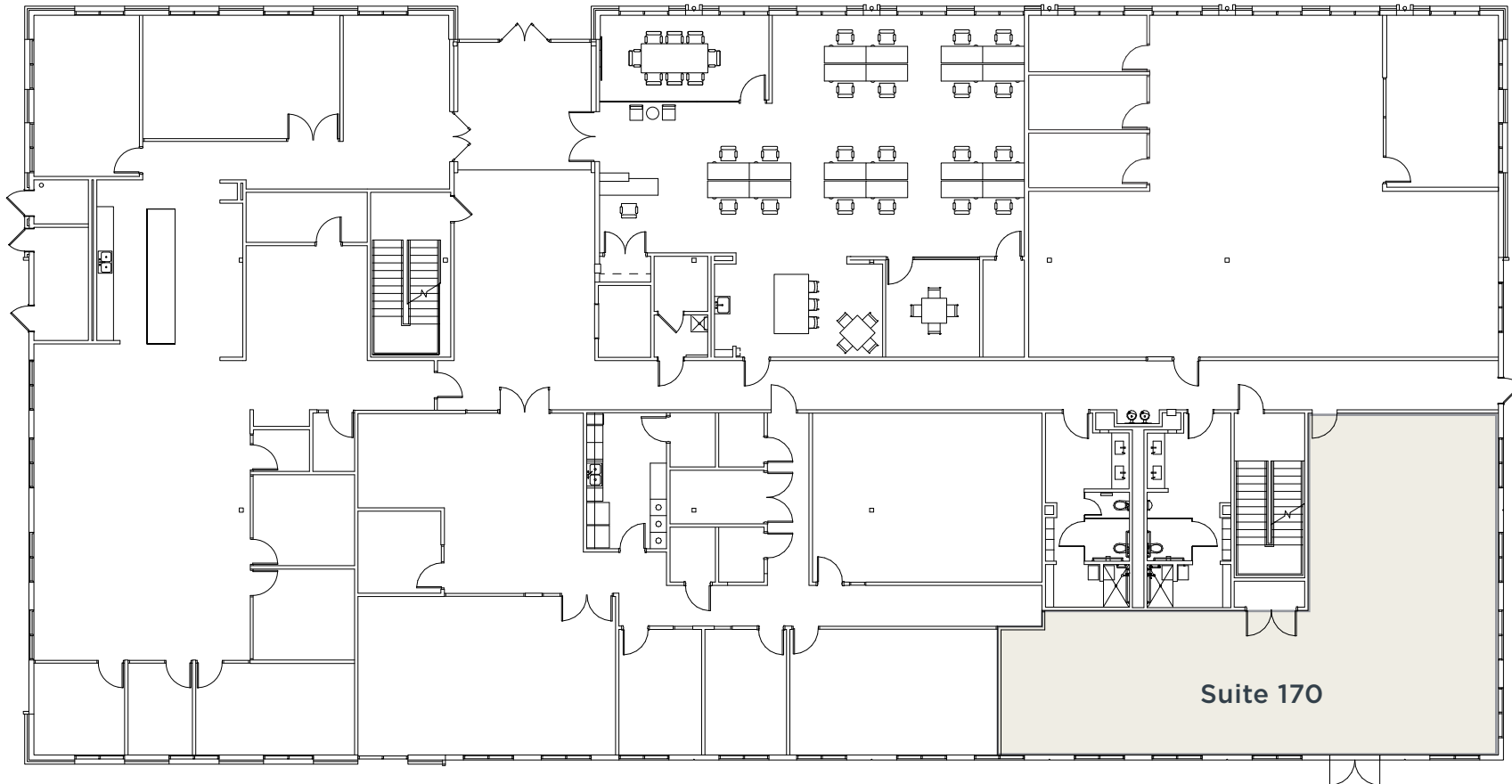
MARIO RAMOS
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Availability

First Floor

Suite 170 1,875 SF Available Immediately



Furniture not included

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Spec Suites - Under Construction



*Furniture is conceptual

Renderings

Suite 200 - Reception



Suite 210 - Reception



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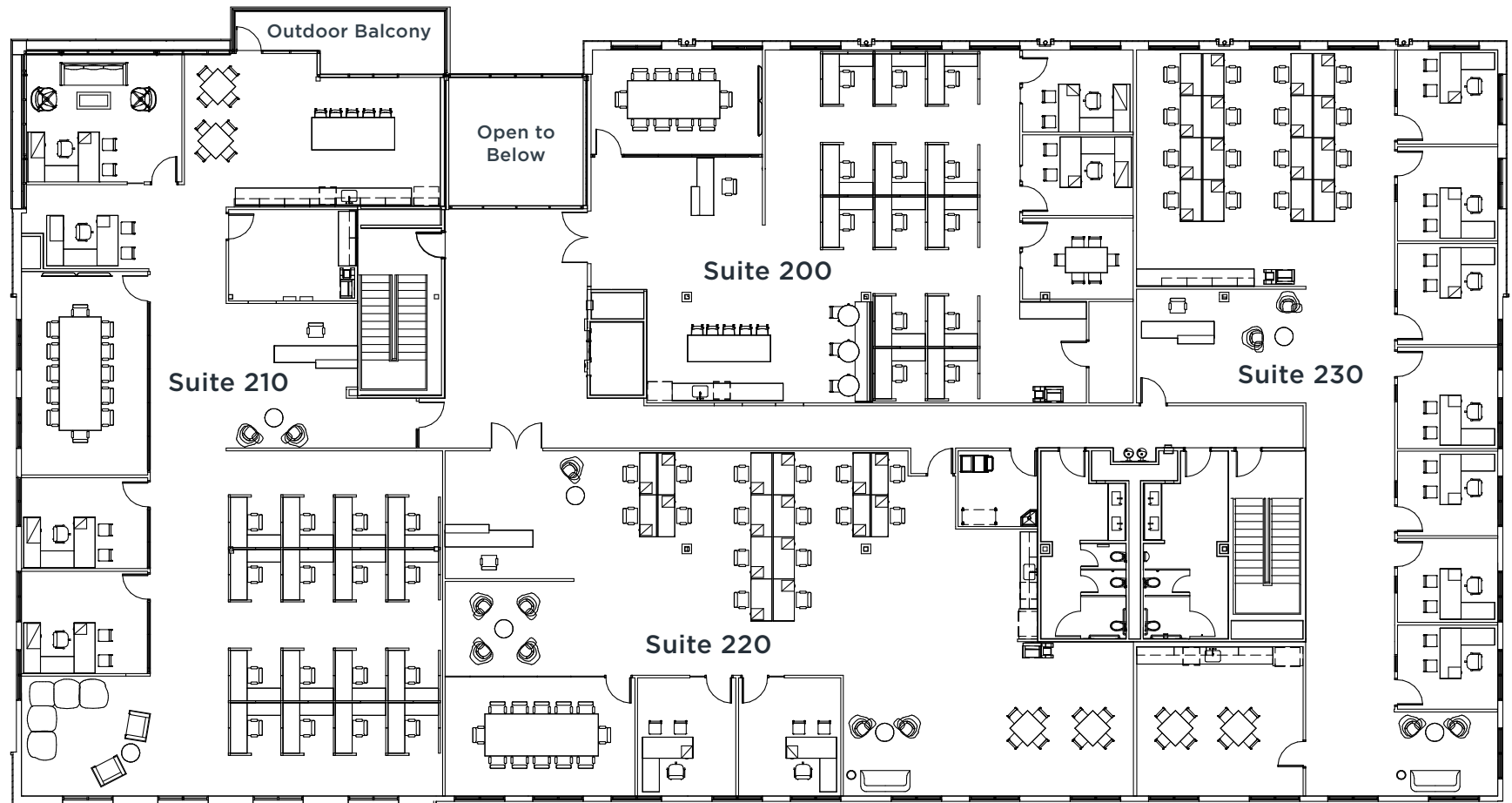
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Availability

Second Floor

Full Floor	3,116 - 15,511 RSF	
Suite 200	Available August 2026	3,116 RSF
Suite 210	Available August 2026	4,857 RSF
Suite 220	Spec Suite Planned	
Suite 230	Spec Suite Planned	



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Interiors



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Building Location & Area Amenities



Restaurants

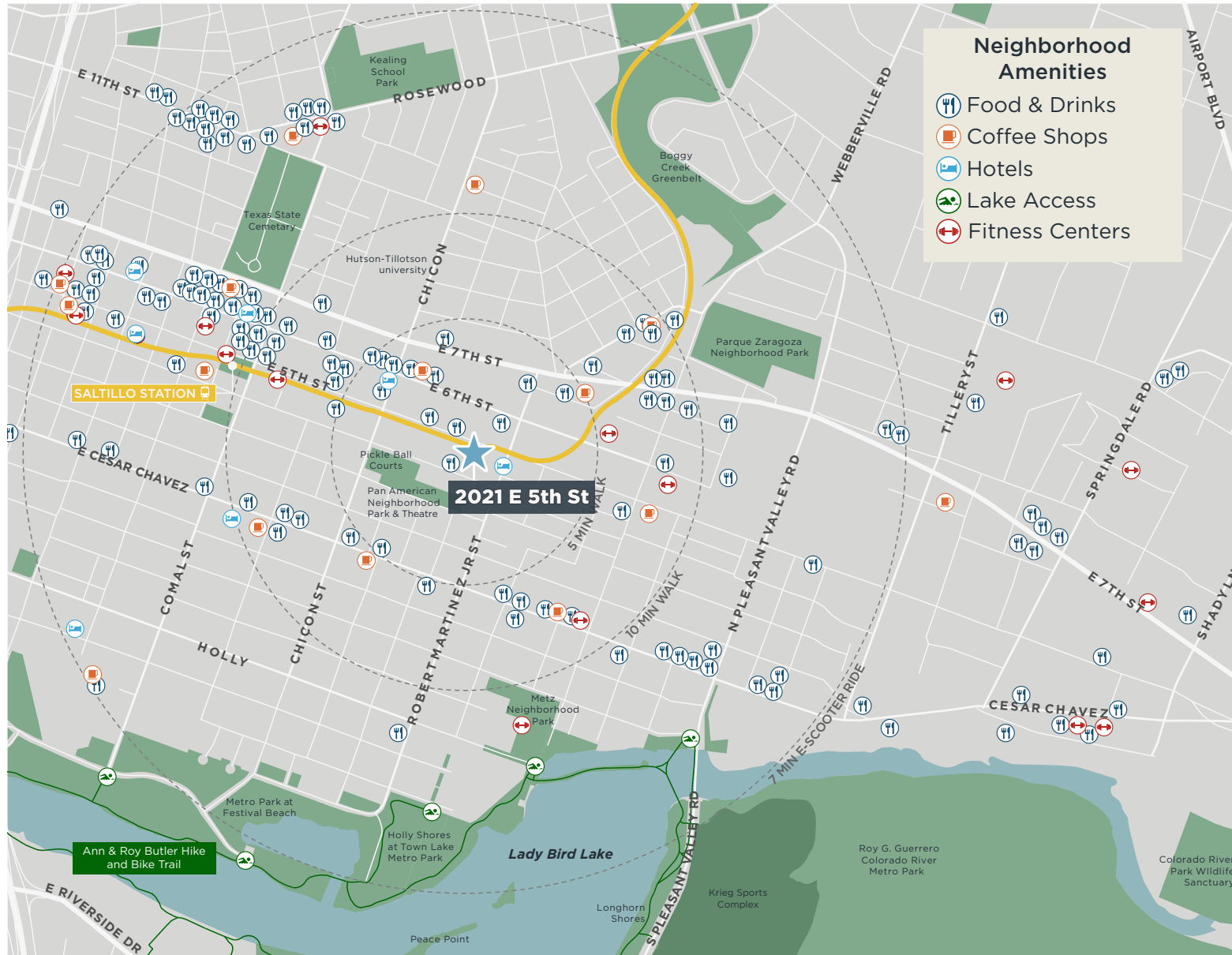
- | | |
|----------------------|------------------|
| Counter Cafe | Easy Tiger |
| Via 313 | Licha's Cantina |
| Suerte | Ramen Tatsu-ya |
| Tamale House East | Granny's Tacos |
| Spicy Boys | Juniper |
| Fried Chicken | La Barbeque |
| East Side King | Buffalinas Pizza |
| Cisco's Bakery & Bar | Industry |
| Salt & Time | Laundrette |
| Il Brutto | |

Coffee

- | | |
|--------------------|----------------|
| Counter Cafe | Revival Coffee |
| Civil Goat | Texas Coffee |
| Cartel Roasting | Traders |
| Radix House Coffee | Brew and Brew |

Drinks

- | | |
|-------------------|----------------|
| Whislers | Yellow Jacket |
| Kitty Cohen's | Social Club |
| Zilker Brewing | Drink's Lounge |
| Lazarus Brewing | La Holly |
| Grackle | Vintage |
| Lefty's Brick Bar | White Horse |
| Vixen's Wedding | Lustre Pearl |
| Drop Kick | Craftsmen |
| Cocktail Bar | Chalmers |
| The Liberty | |



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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 _____