



Class A Office for Lease or Sale in Central Austin

Overview

Now completed! The Trio at Menchaca sits at the southeast corner of Davis Lane and Menchaca Road and consists of three separate buildings totaling over 70,000 square feet of office and medical space. Phase I, which included Building 2 and Building 3, is now fully sold out; however, Phase II, which includes over 50,000 square feet of contiguous space is now completed. Only fifteen minutes from downtown and walking distance to the new entertainment along the Menchaca Mile. Unlike the back two buildings, Building 1 is 100% steel and concrete construction with storefront glass windows, entryways, and suite entrances, elegant common area bathrooms, dramatic atriums, excellent visibility for signage exposure at a busy intersection, spacious outdoor patios and approximately 55 covered parking spaces on the ground floor. Delivery is **cold, dark, shell** and owners can either hire a contractor of their choice for the finish out or the Seller can also work with you on providing a turnkey office. Seller financing is also an option.

BUILDING 1 AREA

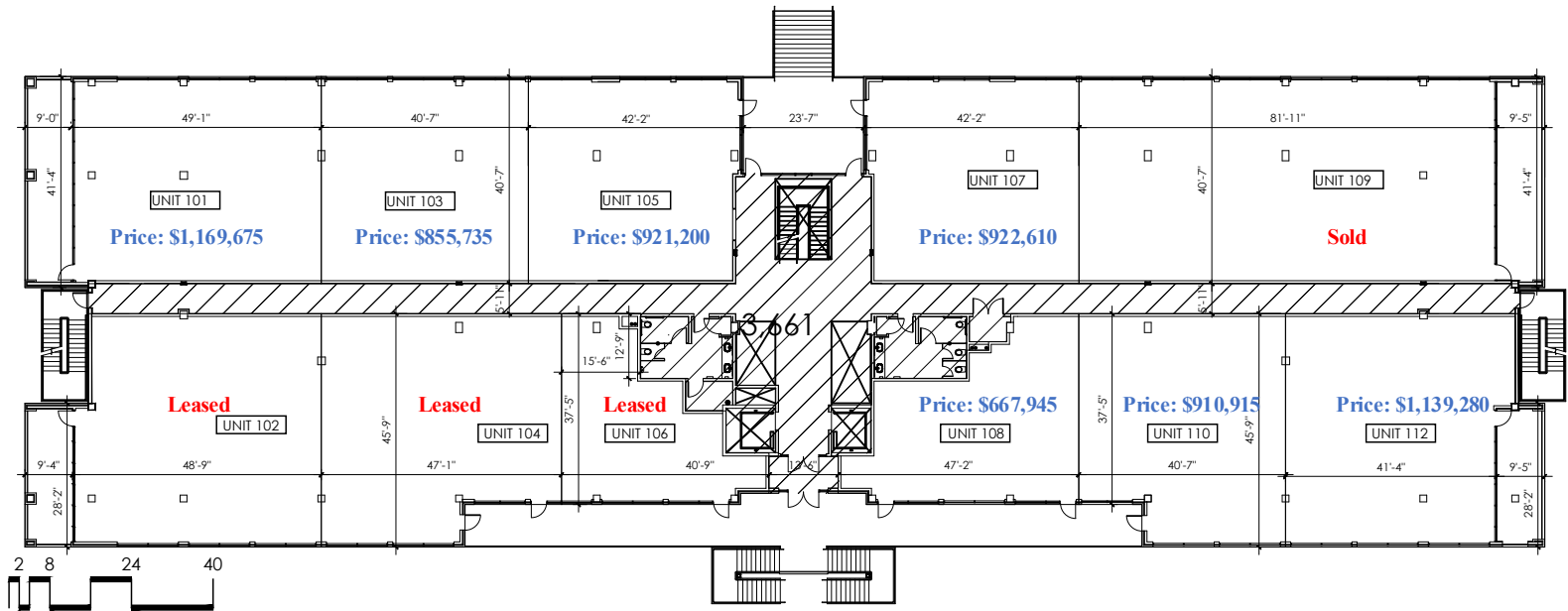
GROSS SF				
LEVEL 1				25,453.0
LEVEL 2				25,661.0
TOTAL GROSS S.F.	LEVEL 1	LEVEL 2		51,114
COMMON CALC net	3,660	3,704		7,364
OFFICE net	21,793	25,661		43,750
COMMON AREA FACTOR:				0.168

UNIT #	OFC NET	PATIO NET	NET TOTAL	CAF	CAF OFC	CAF PATIO	CAF TOTAL	TOTAL
UNIT 101	1994	372	2,366	0.168	336	63	398	2,764
UNIT 102	2176	263	2,439	0.168	366	44	411	2,850
UNIT 103	1646	0	1,646	0.168	277		277	1,923
UNIT 104	1933	0	1,933	0.168	336		336	2,269
UNIT 105	1678	0	1,678	0.168	282		282	1,960
UNIT 106	1818	0	1,818	0.168	171		171	1,989
UNIT 107	1680	0	1,680	0.168	283		283	1,963
UNIT 108	1285	0	1,285	0.168	216		216	1,501
UNIT 109	3320	384	3,704	0.168	566	65	631	4,335
UNIT 110	1752	0	1,752	0.168	295		295	2,047
UNIT 112	1970	262	2,232	0.168	332	44	376	2,608
GROSS 1st								25,461

Lease Rates

- End Caps: \$34 NNN (\$12)
- Inline: \$32 NNN (\$12)
- **Offering \$70 per gross square foot in TI allowance**

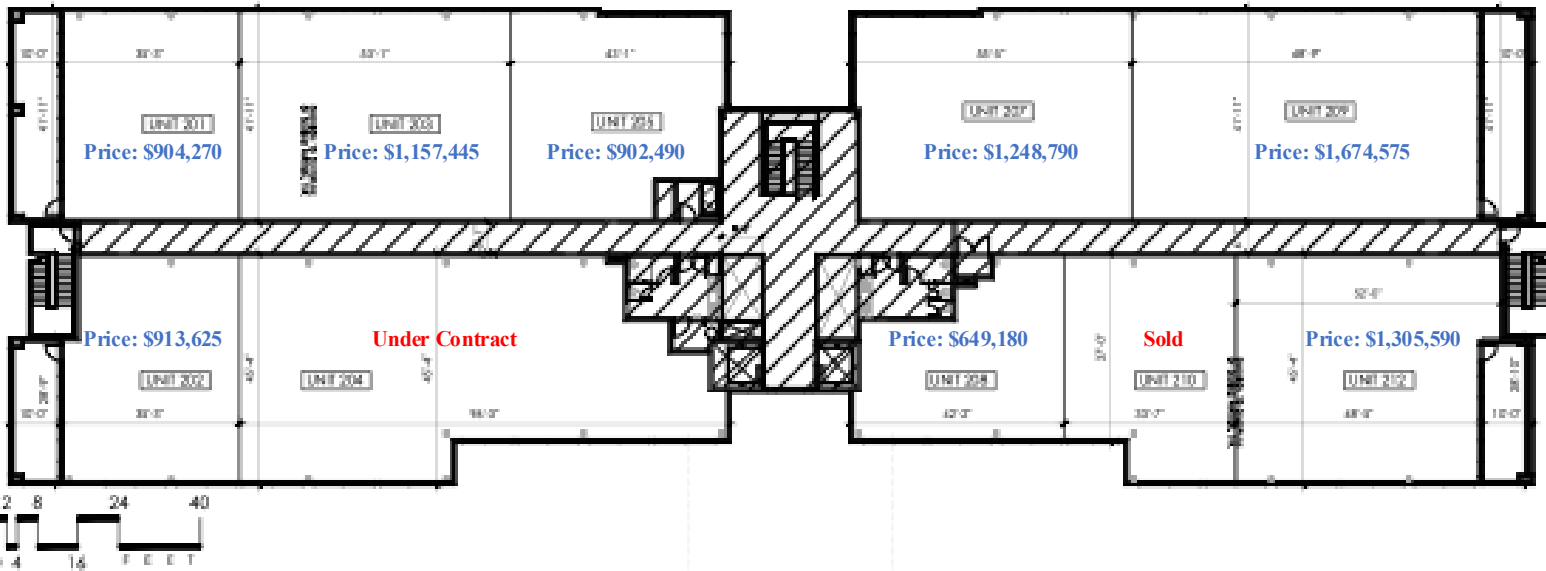
First Floor Layout



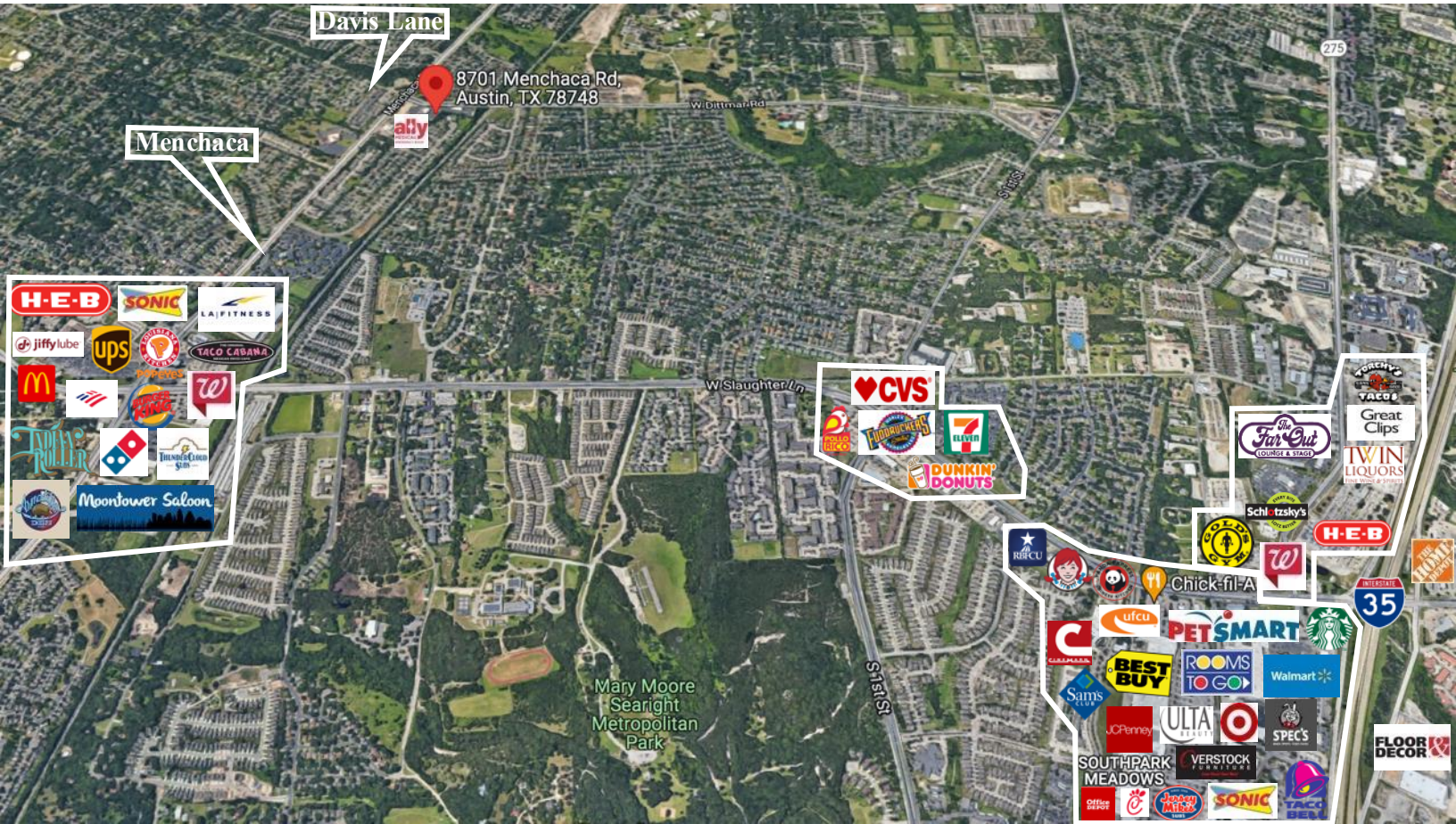
UNIT 201	1,478.0	418	1,896	0.167	247	70	317	2,213
UNIT 202	1,548.0	287	1,835	0.167	259	48	307	2,142
UNIT 203	2,226.0	0	2,226	0.167	372		372	2,598
UNIT 204	3,558.0	0	3,558	0.167	585		585	4,154
UNIT 205	1,644.0	0	1,644	0.167	275		275	1,919
UNIT 207	2,274.0	0	2,274	0.167	380		380	2,654
UNIT 208	1,249.0	0	1,249	0.167	209		209	1,458
UNIT 209	2,880.0	418	3,298	0.167	482	70	552	3,850
UNIT 210	1,424.0	0	1,424	0.167	238		238	1,662
UNIT 212	2,265.0	287	2,552	0.167	379	48	427	2,979

51,114.00

Second Floor Layout



SECOND FLOOR PLAN



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2021 Population	15,340	128,260	269,632
2026 Population	16,266	137,811	289,341
Pop Growth 2021-2026	6.0%	7.5%	7.3%
2021 Average Age	38	36	36
Households			
2021 Households	5,970	52,257	106,614
2026 Households	6,308	56,042	114,292
Household Growth 2021-2026	5.7%	7.2%	7.2%
Median Household Income	\$83,660	\$78,454	\$81,633
Average Household Size	2.5	2.4	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$285,230	\$293,158	\$324,124
Median Year Built	1986	1994	1994

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Exterior Images



Interior Images



