



1700 RIO GRANDE



OFFERING MEMORANDUM | 11,050 SF of Condo Space Located in Austin's Central Business District



EXECUTIVE SUMMARY

PROPERTY SUMMARY

Address	1700 Rio Grande St., Suite 200 Austin, TX 78701
RSF	11,050
Available for Occupancy	Immediate
Year Built	1999
Parking Ratio	3.67 / 1,000 SF (Covered & Surface)
Price	Contact Deal Team

The Opportunity

JLL is pleased to present the exclusive opportunity to purchase 11,050 square feet of office condo space at 1700 Rio Grande. The Property is advantageously located in Austin's Central Business District (CBD) within a half mile of the Texas State Capitol and The University of Texas campus. 1700 Rio Grande offers unmatched amenities including top tier restaurants as well as countless retail and entertainment options in the North Downtown and University of Texas micromarket. Located less than 1.5 miles from both I-35 and MoPac (Loop 1), the Property offers the advantages of Downtown as well as exceptional access to the greater Austin MSA. The space is an entire floor of the building, allowing a user to have direct and controlled access to their suite from the structured parking garage.

- **Highly Amenitized Central Business District**
- **Easy Access to Major Highways I-35 & Mopac**
- **Nearby Economic Drivers: UT Austin & Texas State Capitol**



SOUTH LAMAR DISTRICT
2500+ Multifamily Units
664K SF of Retail

WEST LAKE HILLS

ROLLINGWOOD

TARRYTOWN

LADY BIRD LAKE

LOOP
1

SOUTH CONGRESS DISTRICT
Highest Retail Rents in Texas
552K SF of World Famous Retail

CONVENTION CENTER

CBD

ALEXAN WATERLOO
13-STORY 270-UNIT MULTIFAMILY TOWER
DELIVERED IN 2021

WATERLOO CENTRAL
39,000 SF CLASS A OFFICE
UNDER CONSTRUCTION

TEXAS STATE CAPITOL

OLD WEST AUSTIN

1700 RIO GRANDE

CAPITOL COMPLEX
\$581M Project Delivering
Over 1M SF Office
3,100 Subterranean Parking
& The Texas Mall

INNOVATION DISTRICT
123 Acre Employment &
Cultural With 350K SF of
Office Delivered 2022

THE AVENIR
15-STORY 387-UNIT MULTIFAMILY TOWER
UNDER CONSTRUCTION

1836 SAN JACINTO
230,609 SF CLASS A OFFICE
DELIVERED 2021

EAST AUSTIN
11K+ Multifamily Units
Delivered Since 2017

ERWIN CENTER
FUTURE MEDICAL
SCHOOL EXPANSION

**THE UNIVERSITY OF
TEXAS AT AUSTIN**

35

HIGHLY AMENITIZED CBD LOCATION



100+ Restaurants,
Entertainment Venues & Bars



Walking Distance to the Texas
State Capitol & The University of
Texas



800+ Acres of Green Space
within 2 Mile Radius



6,900 Multifamily Units within a
10 Minute Drive

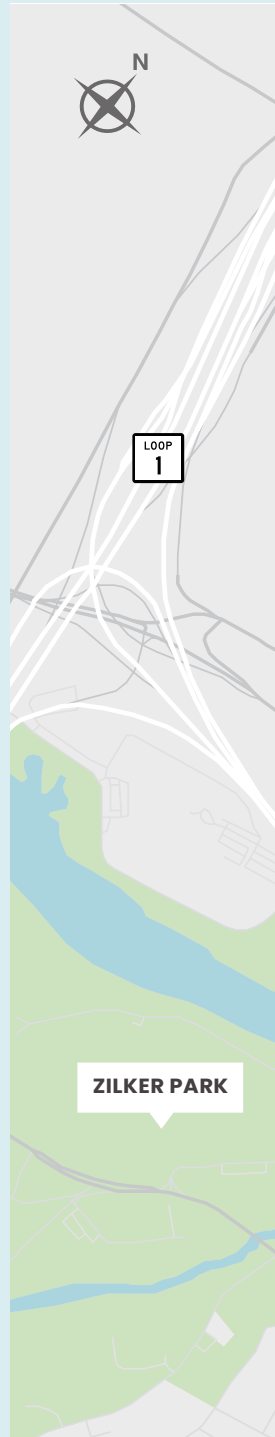
RESTAURANTS



BARS



RETAIL







SEAMLESS CONNECTIVITY

- Signalized intersections at MLK/Rio Grande & 15th Rio Grande provide exceptional ingress and egress
- Less than 1 minute drive to North Lamar makes North and South transit easy and efficient
- 1.5 miles from I-35 and MoPac exits

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2010 Population	30,933	132,926	298,517
White Collar Labor Force	77%	83%	77%
Average Household Income	\$92,276	\$139,065	\$127,976
Median Age	31.1	35.5	35.6
Bachelor's Degree or Higher	62%	63%	53%



DRIVE TIMES

- 3 MIN ● TEXAS STATE CAPITOL
- 4 MIN ● UT CAMPUS
- 5 MIN ● IH-35 & MOPAC
- 7 MIN ● LADY BIRD LAKE
- 7 MIN ● AUDITORIUM SHORES
- 9 MIN ● BUTLER HIKE & BIKE TRAIL
- 10 MIN ● ZILKER PARK
- 11 MIN ● BARTON SPRINGS
- 22 MIN ● AUSTIN BERGSRTO M INT'L AIRPORT

TARRYTOWN

\$264,575
HOUSEHOLD
MEDIAN INCOME

\$1.46M
MEDIAN HOME
SALE PRICE

8 MIN
DRIVE TIME

OLD WEST AUSTIN

\$217,363
HOUSEHOLD
MEDIAN INCOME

\$1.25M
MEDIAN HOME
SALE PRICE

5 MIN
DRIVE TIME

WEST LAKE HILLS

\$307,781
HOUSEHOLD
MEDIAN INCOME

\$1.27M
MEDIAN HOME
SALE PRICE

13 MIN
DRIVE TIME

1700 RIO GRANDE

CLARKSVILLE

\$156,630
HOUSEHOLD
MEDIAN INCOME

\$1.17M
MEDIAN HOME
SALE PRICE

3 MIN
DRIVE TIME

DOWNTOWN AUSTIN

TEXAS CAPITOL COMPLEX

Steps Away From the Texas State Capitol

The State Capitol is Texas's epicenter for economic power, political influence, and legislative decision-making. As the seat of the Texas government, it houses the State Legislature and serves as a hub for policy development and implementation. The decisions made within its walls directly impact the business environment via taxation, regulation, and economic development initiatives. The Capitol's presence also attracts businesses and investors, as it signifies stability, a commitment to business-friendly policies, and the state's reputation as a pro-business destination. Moreover, the Capitol serves as a platform for businesses to engage with policymakers, advocate for their interests, and participate in the democratic process, ensuring that the needs and concerns of the business community are heard and addressed.

New Development in the Texas Capitol Complex

- \$581M Project Set to Deliver Over 1M SF of Office Space, 31,000 Subterranean Parking Spaces & the Texas Capitol Mall
- Phase I was Complete in 2022
- Phase II Set to Deliver two state office buildings and Texas Capitol Mall along 15th St by 2027





CAPITOL DISTRICT EMPLOYMENT

120,784 TOTAL EMPLOYEES

Public
Administration
39,265

Education &
Health Services
31,291

Professional &
Business Services
16,416

Other
33,812



#9
TOP PUBLIC
SCHOOLS
US News

482K
TOTAL
ALUMNI

3,000
TEACHING
FACULTY

51,991
TOTAL
STUDENTS
ENROLLED

424
ACRE
CAMPUS



THE UNIVERSITY OF TEXAS AT AUSTIN

The University of Texas at Austin is the flagship university of The University of Texas System and boasts the 2nd largest endowment in the United States. UT is a vital economic driver for the city, serving as a major employer and skilled labor producer, fostering innovation, and attracting diverse businesses and startups. The university's emphasis on research and innovation leads to new technologies, patents, and startups, driving entrepreneurship and investment.

\$8.8B
ECONOMIC
IMPACT IN
TEXAS

BOUTIQUE OFFICE SPACE IN AUSTIN'S CBD

Property Address	RBA	For Sale Status	Last Sale Date	% Leased	Year Built	Parking Ratio
1700 Rio Grande (Floor 3)	11,050	Y	-	0%	1999	3.67
1801 Lavava St	2,123	N	May-24	100%	1965	0.02
1700 Rio Grande (Floor 2)	11,050	N	Apr-24	100%	1999	3.67
709 W 14th St	1,961	N	Mar-24	100%	1975	2.55
611 W 15th St	6,000	N	Feb-23	100%	1968	2.33
1301 Nueces St	5,516	N	May-22	100%	1985	3.44
402 12th St W	5,961	N	Sep-21	100%	1900	2.01
1604 Rio Grande St	5,602	N	Aug-21	100%	1920	2.14
1002 West Ave	6,972	N	May-21	100%	1900	2.40
408 W 14th St	5,790	N	Sep-19	100%	1872	1.22
1209 Rio Grande St	5,530	N	Mar-10	100%	1969	3.07



246K
SF OF CBD
BOUTIQUE
OFFICE SPACE



96%
LEASED
TODAY



14,859
SF OF CBD
OFFICE SPACE
AVAILABLE



1.1% YOY
RENT
GROWTH
Despite Sublease
Market Turbulence



12.5%
DECREASE
In CBD Boutique
Office Space
Since 2012





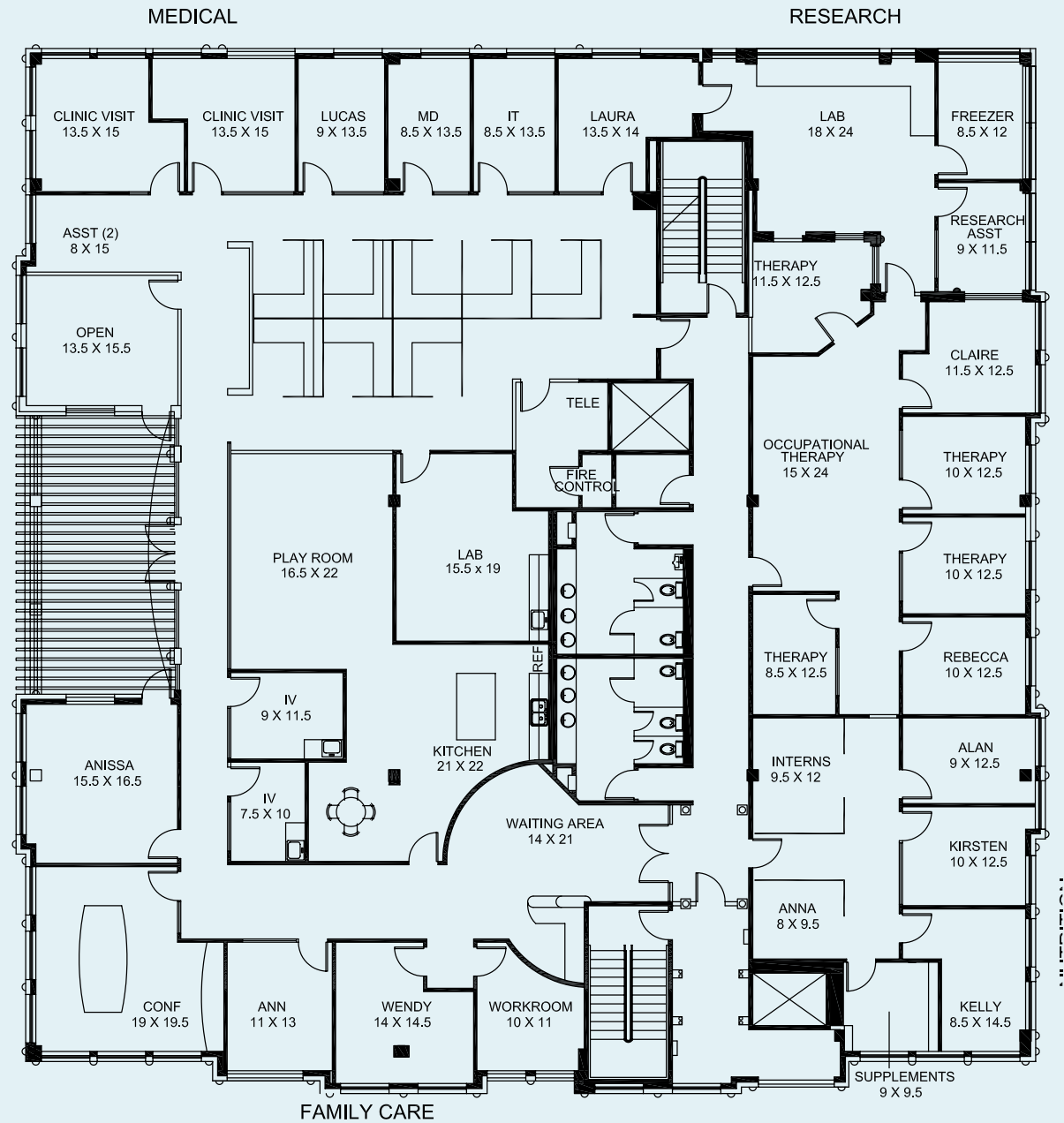
1700 RIO GRANDE

WINNING PROPERTY ATTRIBUTES

- 2 Levels of Structured Parking at an Exceptional Ratio (3.67 / 1,000 SF)
- Controlled Access From Parking Garage
- Below Replacement Cost and at a Discount to Competitive Product



4TH FLOOR | SUITE 200







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1700 RIO GRANDE



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About JLL

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