



1141

MIXED-USE OFFICE ASSET IN EAST AUSTIN

1141 SHADY LANE, AUSTIN, TX 78721 | 65,994 SF | INVESTMENT SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire a fee simple interest in 1141 (the “Property”), a 65,994 square foot mixed-use office building. Ideally located in the growing submarket of East Austin, the Property enjoys convenient access to surrounding retail and dining amenities. Situated near Airport Blvd, one of Austin’s major thoroughfares, 1141 offers tenants instant connectivity to the nearby residential neighborhoods, downtown Austin, and the Austin–Bergstrom International Airport.

Delivered in 2021, 1141 features a modern design with indoor/outdoor amenities, including a 9,000 square foot courtyard. The Property is thoughtfully tailored to meet tenants’ needs with flexible suite sizes, on-site retail and ample parking.

1141 is currently 64% leased to a variety of tenants, including The Amherst Group, Beckhoff Automation and La Volta Pizza Club. The Amherst Group anchors the Property, occupying over 33% of the building. They have also recently executed a renewal, extending their lease through 2030. Collectively, these tenants make up a diversified rent roll that supports the Property’s durable cash flows.

With 4.2 years of remaining average lease term, 1141 presents investors with a unique opportunity to invest in a value-add Class A mixed-use office building in one of Austin’s rapidly growing submarkets while maintaining stable cash flows and requiring minimal capital expenditures.





1141 SHADY LANE

AUSTIN, TX 78721



65,994 SF

TOTAL BUILDING SIZE



2021

YEAR BUILT



64%

TOTAL OCCUPANCY



4.2

YEARS WALT



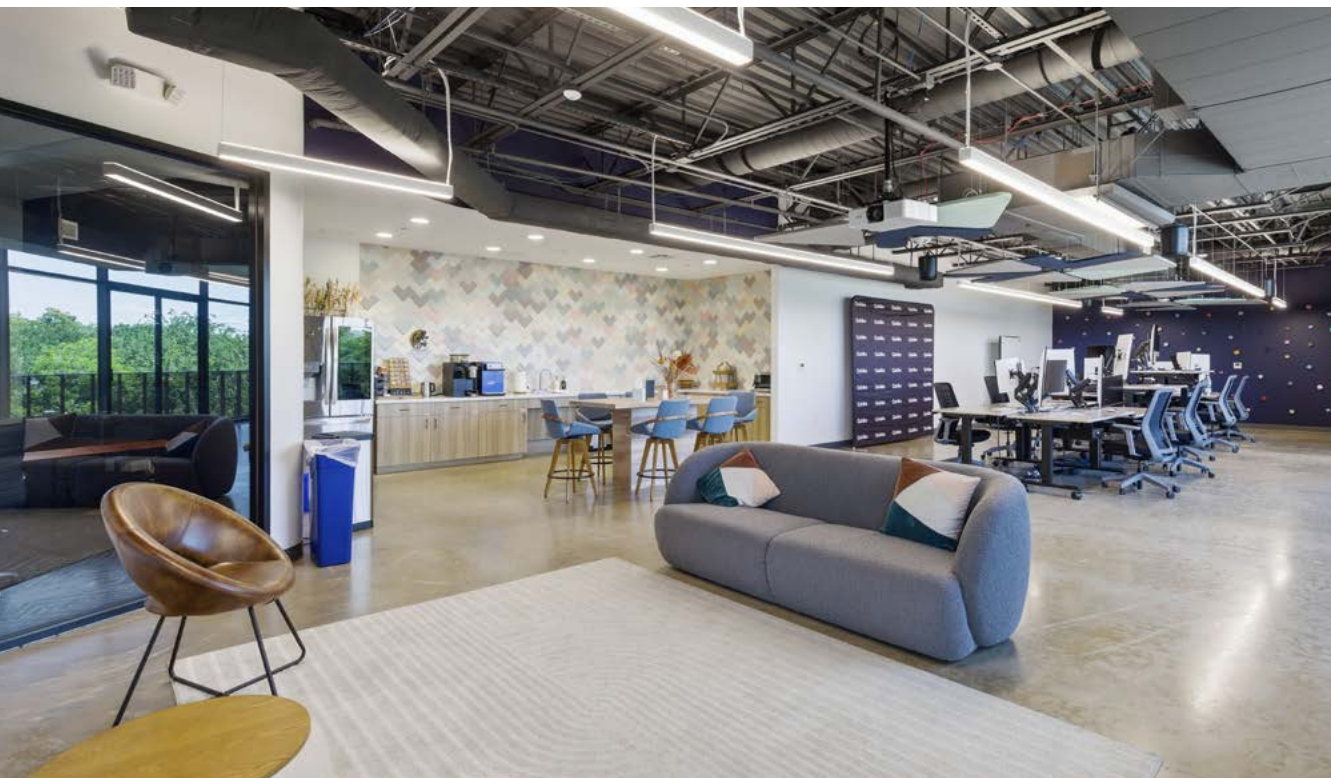
126 SPACES

PARKING (1.9/1,000SF)



1.93 AC

SITE AREA





INVESTMENT HIGHLIGHTS

CLASS A NEW CONSTRUCTION

Built in 2021, 1141 features a sleek modern design with cohesive indoor/outdoor amenities.

MIXED-USE ASSET WITH FLEXIBLE FLOORPLANS THAT CATER TO THE MODERN TENANT

With suite sizes ranging from 1,000 – 6,000 square feet, the Property is able to meet the current leasing demand for smaller suite size requirements

OPPORTUNITY TO CAPITALIZE ON DEMAND FOR TIER I LIFESTYLE PRODUCT

As tenants continue a “flight to quality,” mixed-use lifestyle office product outperforms by delivering premium space with experiential retail offerings

EXPLOSIVE EAST AUSTIN GROWTH

East Austin has been a major beneficiary of the burgeoning growth the Austin MSA has experienced over the last decade with the population increasing by over 45,000 people

SURROUNDED BY AMPLE AMENITIES

1141 is located within a 3-mile radius of over 4.4M square feet of retail amenities, including some of Austin’s most popular dining destinations

RARE OPPORTUNITY ZONE INVESTMENT OPPORTUNITY

1141 has satisfied the “Substantial Improvement” requirements, significantly reducing hurdles for investors seeking to capitalize on an Opportunity Zone investment

IMMEDIATE VALUE-ADD POTENTIAL WHILE RETAINING DURABLE CASH YIELDS

The Property offers investors the opportunity to double their NOI during the hold period through lease-up of existing vacancy



CLASS A NEW CONSTRUCTION

Delivered in 2021, 1141 features sleek modern construction with a cohesive indoor/outdoor layout designed to support today's collaborative and lifestyle-oriented workplace.

The Property's recent construction reduces capital requirements for new ownership. Furthermore, all but around 2,000 square feet is pre-built, move-in ready, supporting the ability to quickly capitalize on smaller tenant leasing demand.



DEMAND FOR TIER I LIFESTYLE PRODUCT

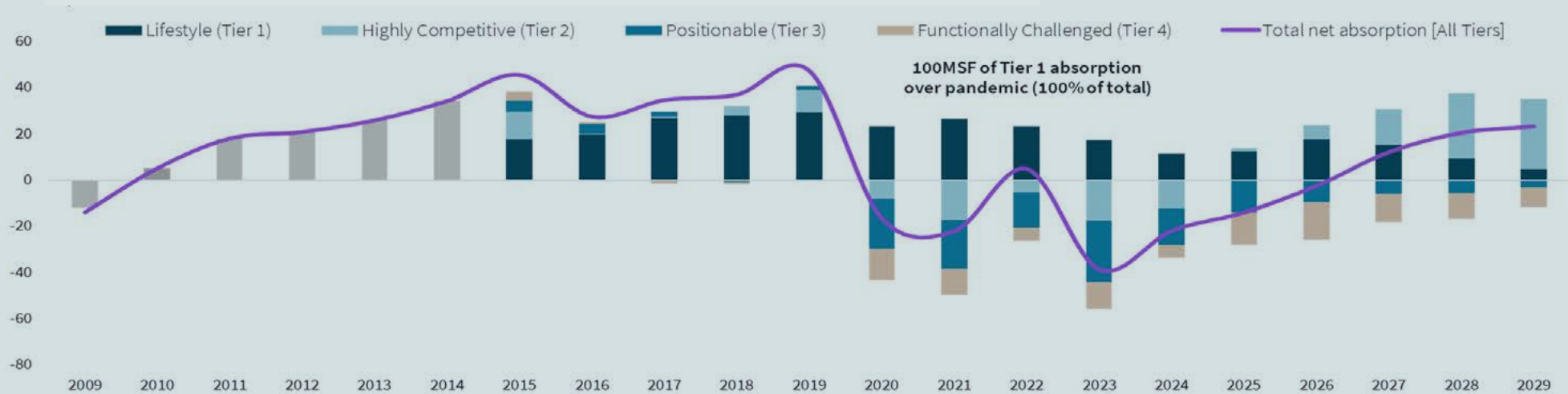
Increase in Tier I Creative Office Values as Employers Seek to Create Authentic Work Environments

With the Lack of Future Supply, Class A Lifestyle Office Product Will See Heightened Absorption & Occupancy Rates

Mixed-Use Synergies & Placemaking Drive Faster Stabilization, Benefiting Mixed-Use Creative Office Assets

FLIGHT TO QUALITY IS NOT A NEW CONCEPT BUT THE TREND WILL ACCELERATE OVER THE NEXT 5 YEARS

NET ABSORPTION



NEW SUPPLY



EAST AUSTIN GROWTH

30%+ POPULATION INCREASE

East Austin has experienced prolific growth over the last decade with the population increasing by nearly 45,000 people.

SUSTAINED IN-MIGRATION

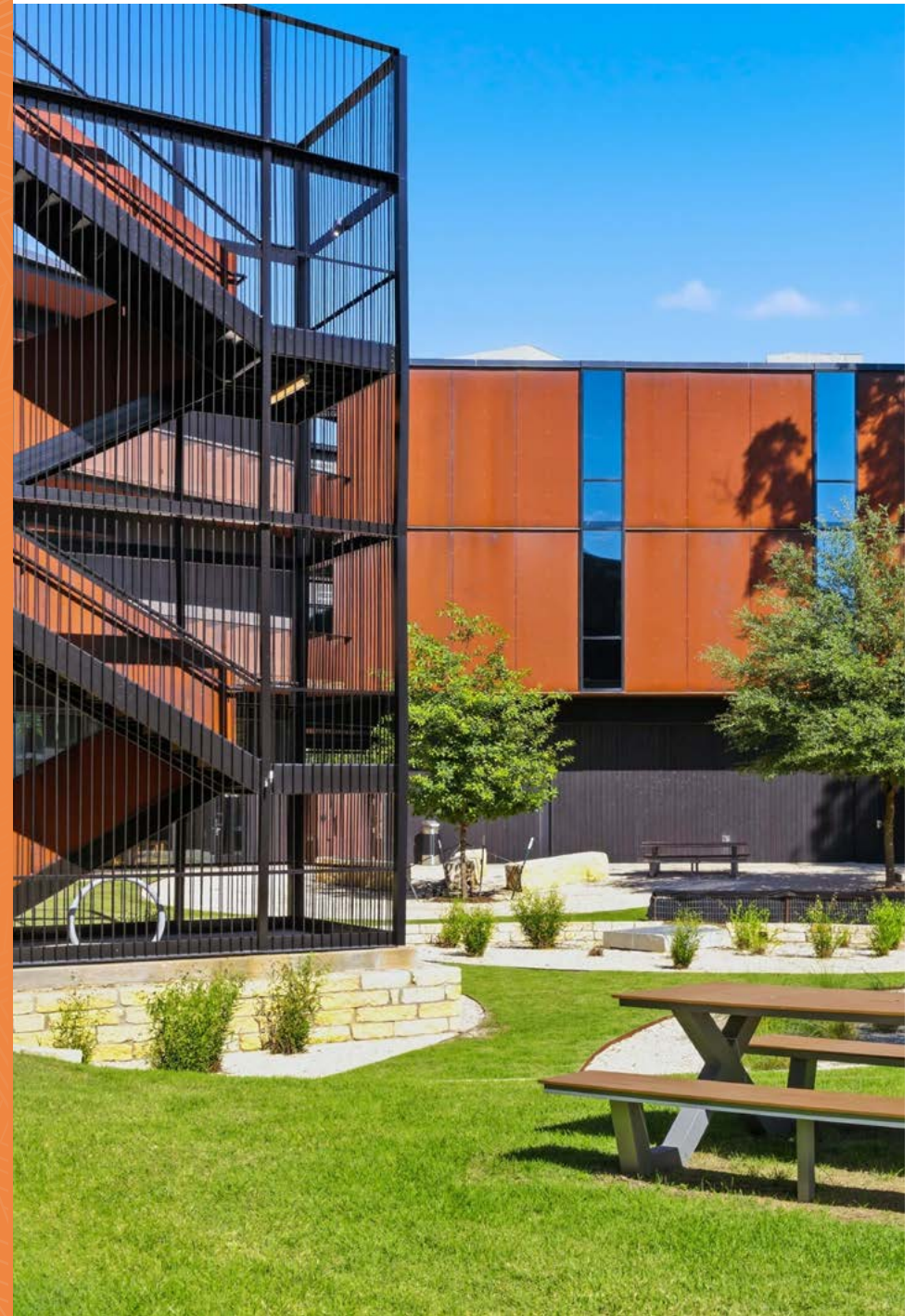
The submarket's sustained in-migration has resulted in significant capital investments that include urban infill development and expanding employment density.

APPRECIATING PROPERTY VALUES

The current median home value in East Austin is approximately \$600K, which reflects a 200% increase since 2010.

EXPANSIVE MULTIFAMILY DEVELOPMENT

19K multifamily units have delivered since 2020, with 5K more units currently under construction.



2010



2026

FUTURE
1141 

1141 

EAST AUSTIN HAS EXPERIENCED SIGNIFICANT URBAN INFILL INVESTMENTS OVER THE LAST 15 YEARS

SURROUNDED BY AMPLE AMENITIES

Situated near Airport Blvd, 1141 is within close proximity to thousands of retail amenities offering tenants access to some of Austin's most favored destinations.

WITHIN A 3-MILE RADIUS



42K+

MULTIFAMILY UNITS



4.4M SF

RETAIL AMENITIES



8K+

HOTEL KEYS



FOOD & DRINKS

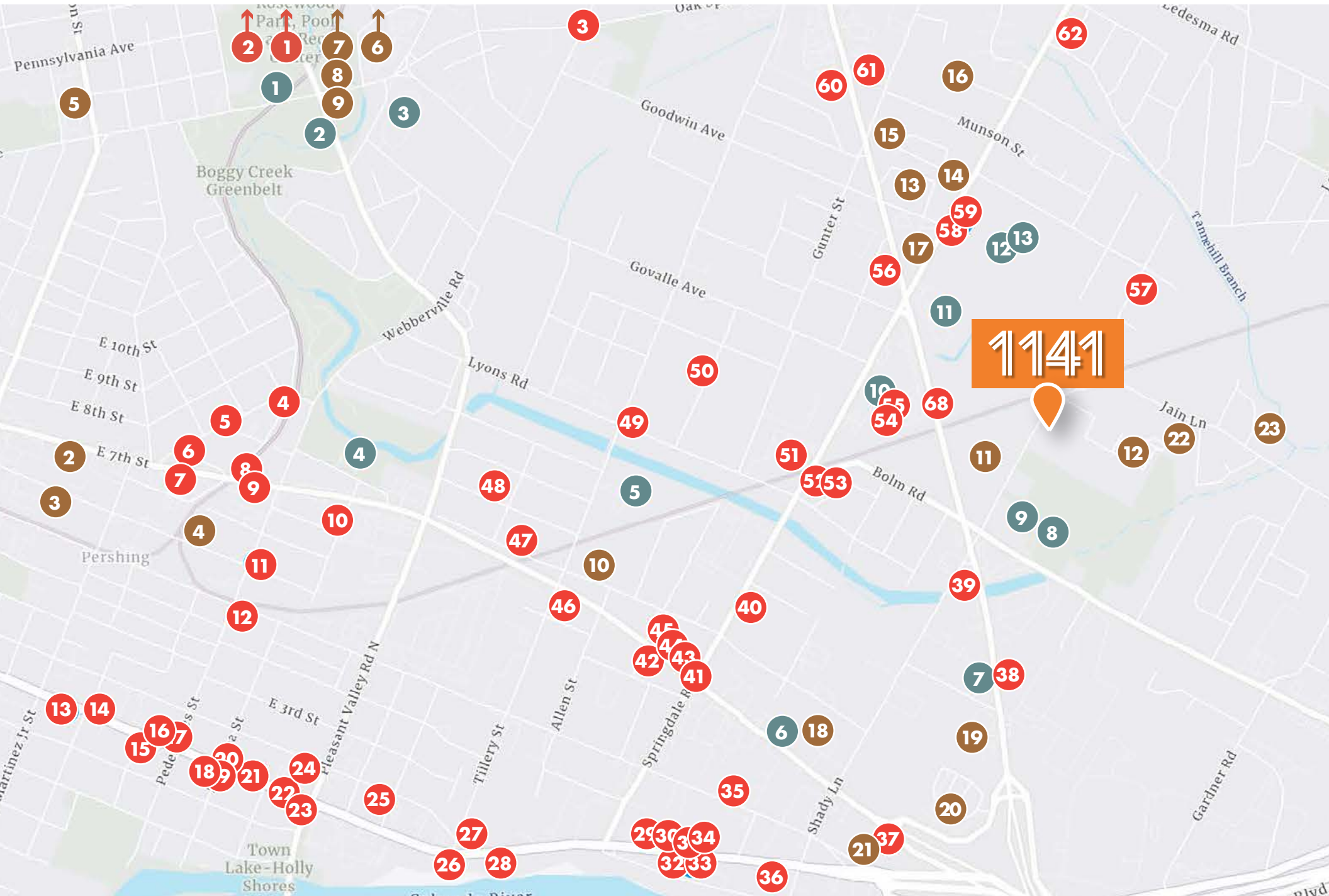
1. Bird Bird Biscuit
2. Nixta Taqueria
3. Oscar's Backyard
4. Veracruz All Natural
5. Gourmands Neighborhood Pub
6. Kitty Cohen's
7. Joe's Bakery & Coffee Shop
8. Saigon Le Vendeur
9. Casa Colombia
10. El Sunzal Restaurant
11. La Holly
12. Greater Goods Coffee Roasting Co.
13. Capital City Bakery
14. Juan in a Million
15. la Barbecue
16. Juniper
17. Blue Owl Brewing
18. Sweet Chive
19. Juiceland
20. Sushi | Bar ATX
21. Intero Restaurant
22. Catedral Del Marisco
23. Tacos Guerrero
24. Kemuri Tatsu-Ya
25. Lustre Pearl East
26. Tillery Kitchen and Bar
27. Grizzelda's
28. Jacoby's Restaurant & Mercantile
29. ADP - East
30. Bella's Tacos & Tortas
31. East First
32. De Nada Cantina
33. Sawyer & Co
34. Central Machine Works
35. Justine's
36. La Taqueria Chilanga
37. Taqueria Shelly's
38. El Secreto de Abuela #1
39. Dan's Hamburgers
40. Eden East
41. Sunny's Backyard
42. Kinda Tropical
43. Beto's Restaurants
44. Distant Relatives
45. B Cooper Barbecue
46. Flicht Coffee
47. Happy Foods + SWOOP Wine Garden
48. Teddy V. Pâtisserie
49. Marcelino's
50. Amironia Group LLC
51. Sa-Tén
52. Papa Joe's Tex-Mex
53. OMG Squee
54. Friends and Allies Brewing
55. Austin Eastciders Collaboratory
56. Sopas Y Mas La Ceiba
57. Rattlesnake Kitchen
58. Uroko
59. Caffè Medici
60. Las Mangonadas
61. Tropicana
62. Fat Daddy's Chicken

OUTDOOR

1. Rosewood Courts
2. Boggy Creek Greenbelt
3. Yellow Jacket Stadium
4. Parque Zaragoza Neighborhood Park
5. Squatch Frontier Fitness
6. Kawi Crossfit
7. Urban Axes Austin
8. Govalle Neighborhood Pool
9. Southern Walnut Creek Trail
10. Austin Bouldering Project
11. Lift ATX
12. Central Athlete
13. Sky Candy

MULTIFAMILY

1. Indie Apartments
2. 7East Apartments
3. Villas On Sixth Apts
4. E6 Apartments
5. Marshall Apartments
6. Mount Carmel Apts
7. Platform Apartments
8. East 12th St Apartments
9. Elm Ridge Apartments
10. The Guthrie
11. Trailhead
12. ThinkEast Apartments
13. The Goodwin Apts
14. Lupine Terrace Apts
15. Lupine Terrace Apts
16. Springdale Estates
17. Pearl Springdale (UC)
18. Lenox 7th
19. EastPoint Apartments
20. Nexus East
21. Lirica East Austin (UC)
22. Los Portales de Lena Guerrero (UC)
23. Broadstone East End



RARE OPPORTUNITY ZONE INVESTMENT

SUBSTANTIAL IMPROVEMENT

1141 has satisfied the “Substantial Improvement” requirement per the Opportunity Zone program.

QUALIFIED OPPORTUNITY FUND

Therefore any new Qualified Opportunity Fund that invests directly into 1141 will be able to treat its investment as a qualified Opportunity Zone investment.

INVESTING IN THE ASSET

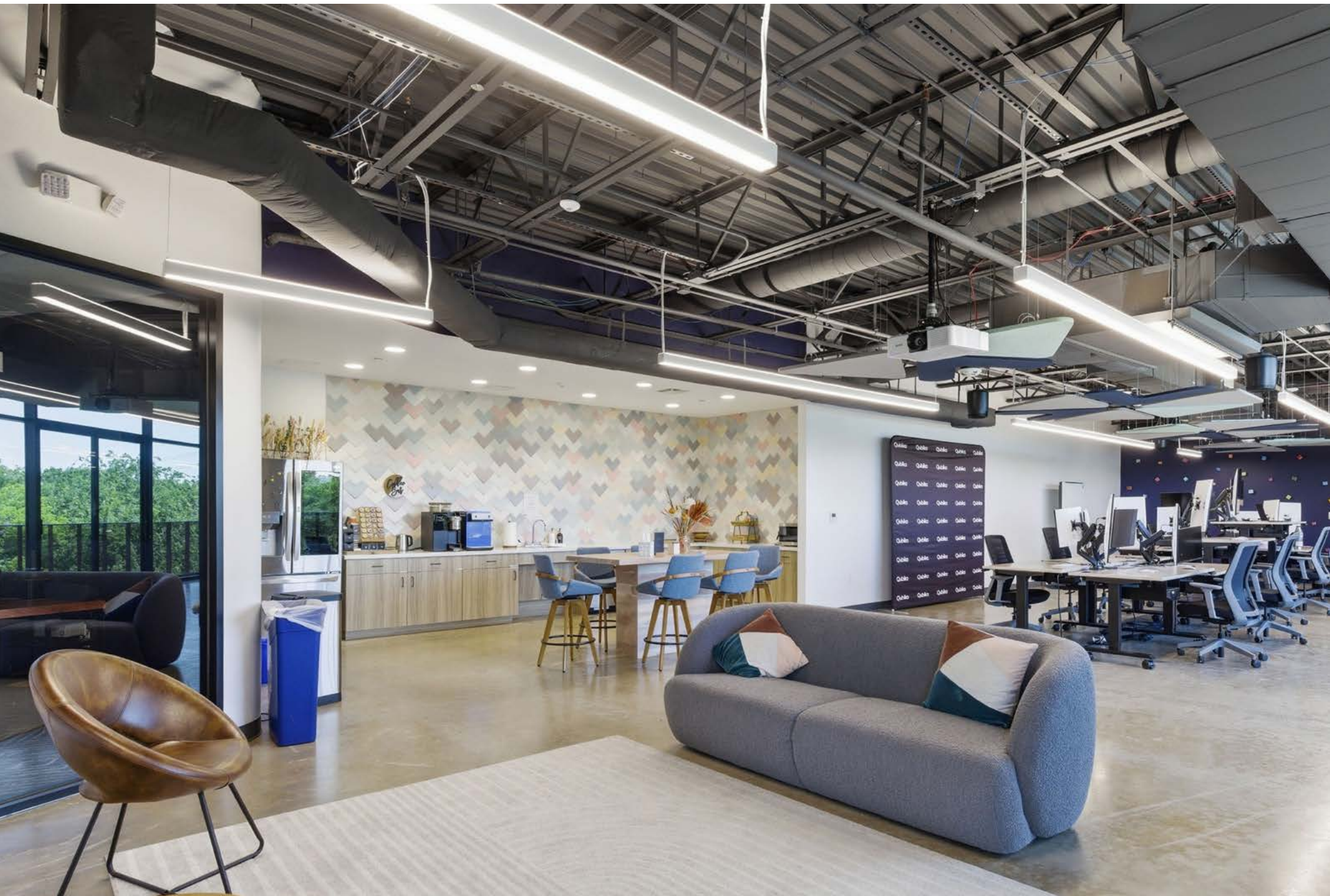
This means that any Qualified Opportunity Fund can invest in this asset without the typical entitlement, development, construction and lease-up risk of a full new construction project.

VALUE-ADD OPPORTUNITY

With that, the Opportunity Zone investor can participate in a value-add opportunity that provides immediate cash flow with notable future upside and minimal capital expenditures as opposed to the typical excessive development risks which are required to receive Opportunity Zone tax incentives.

NEW OPPORTUNITY ZONE PROVISIONS

- Permanent to the U.S. tax code
- 5-year rolling tax deferral (no taxes due until that time)
- 10% step up in 5 years on taxes due (30% for rural) – (taxable basis is 10% lower)
- 10 years hold to receive full OZ tax incentives
- The OBBBA eliminates the previously applicable investment sunset of December 31, 2026, and makes the QOZ program permanent, with certain changes
- There will be a new census tract designation process commencing in 2026, which will go into effect on January 1, 2027. The new QOZs will be effective for ten years, and new designations will be made on each ten-year anniversary
- The OBBBA adds a new “rolling” five-year gain deferral period (as opposed to a fixed trigger date of December 31, 2026, under the prior QOZ rules) as well as an automatic 10% basis step-up that crystallizes at the end of the five-year period (30% for an investment in a rural area)
- The OBBBA eliminates the 2047 program sunset provision, such that a 30-year rolling sunset will apply with respect to post-10-year dispositions of qualifying investments



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About JLL
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