

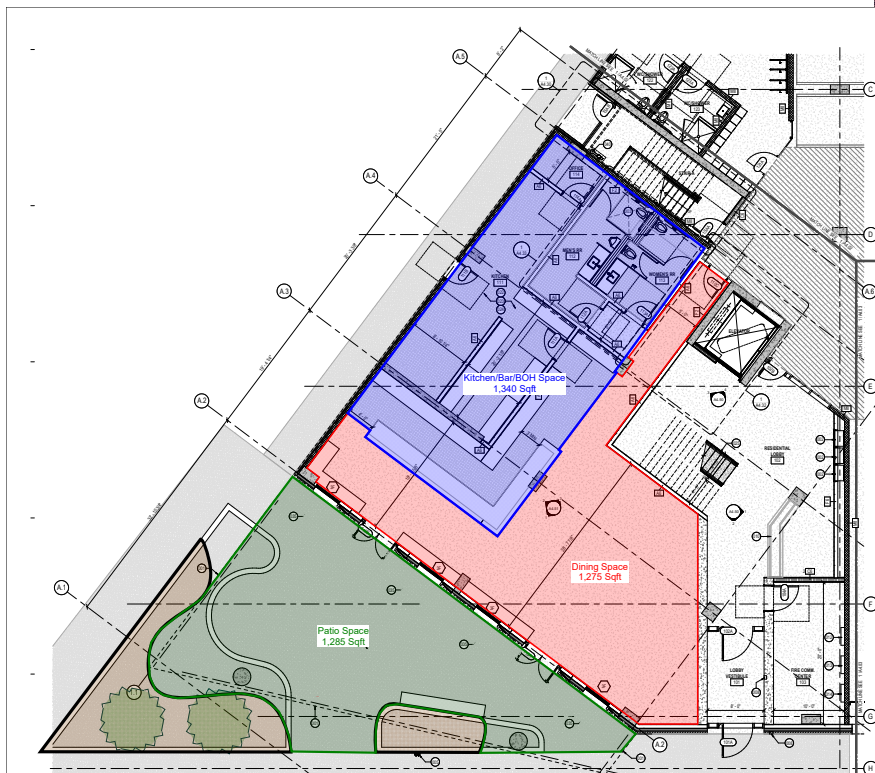
1st Gen Restaurant Space for Lease

3,900 Total Square Feet - Gray shell - new construction.
Grease trap available.

Expected delivery in summer of 2024 - with the primary construction contract of 88,000sf mixed-use / multi-family. Award-winning Rios Architects created the test layout and rendered design concept.

812 W 11th Street
Austin, Texas 78701





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Restaurant Budget Overview

			<i>annual</i>	<i>per month</i>
Restaurant Total Rent			\$ 136,815	\$ 11,401
	<i>rate</i>	<i>area</i>	<i>rent subtotal</i>	<i>rent subtotal</i>
Back of House	\$42 NNN	1,340 sf	\$ 56,280	\$ 4,690
Dining	\$42 NNN	1,275 sf	\$ 53,550	\$ 4,463
Patio	\$21 NNN	1,285 sf	\$ 26,985	\$ 2,249
Restaurant Estimated Expense Total			\$ 57,792	\$ 4,816
	<i>rate</i>	<i>area</i>	<i>expense subtotal</i>	<i>expense subtotal</i>
Insurance	\$ 1.10	2,615 sf	\$ 2,876.50	\$ 239.71
Property Taxes (updated 06-22)	\$ 20.00	2,615 sf	\$ 52,300.00	\$ 4,358.33
Utilities	\$ 1.00	2,615 sf	\$ 2,615.00	\$ 217.92
Rent and Expense total			\$ 194,607	\$ 16,217

jen@weaverbuildings.com
512-698-4350

