

MUELLER



CONTACT

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THE DIAMOND BUILDING AT MUELLER



ABOUT

The Diamond Building is a Class A, mixed-use building located in the heart of Mueller, on Aldrich Street, with access to countless amenities.

Aldrich Street is a vibrant entertainment hub in the award-winning master-planned community of Mueller which is an activity magnet for thousands of people a day. Its unique mix of shops, cinema, restaurants, nightlife, parks and cultural attractions create a place to visit, relax, and enjoy the Austin experience.



MUELLER DEVELOPMENT

The 700-acre Mueller community, a redevelopment of the former Robert Mueller Municipal Airport, is an award-winning, mixed-use urban village in central east Austin. The community is designed to be a transit-oriented and pedestrian-friendly model of new urbanism and sustainability. A joint project between the City of Austin and Catellus Development Corporation, Mueller features residential, commercial and retail space including a town center, regional retail center and several major employment centers.



THE DIAMOND BUILDING AT MUELLER



SITE OFFERINGS + OVERVIEW

Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities.

Located two miles from the University of Texas and three miles from Downtown Austin, Aldrich Street brings entertainment, new shops, nightlife and businesses together with an energy that is reshaping the market.



IN THE NEIGHBORHOOD

Aldrich Street is home to best-in-class tenants including:





HIKE & BIKE TRAILS

BEST BUY **CHIPOTLE** **THE HOME DEPOT** **STARBUCKS** **THE KEBAB SHOP**
FACO'S TACOS **WHICH WICH?** **JET'S PIZZA**
 Residence INN **Tiff's Treats** **CHI'LANTRO** **LOWE'S**

AUSTIN
 The University of Texas at Austin
 Dell Medical School

ALDRICH
 APARTMENT HOMES

AMLI ON ALDRICH **OVERTURE**
 MUELLER

H-E-B **JuiceLand**
MOD PIZZA **STARBUCKS**
TORCHYS

AUSTIN ENERGY **TexasMutual** **Kerbey Lane CAFE**

Ascension Seton
dell children's
 Ascension
 Ronald McDonald House Charities
 Central Texas

greenway
 LOFTS
SYNC
 at Mueller
 (BROOKHOLM HOUSE)
mosaic

DIAMOND BUILDING

ALAMO **baodup** **barre 3**
lalleen's **B.D. Riley's** **Kerbey Lane CAFE**
lick **HALCYON** **REBEL CHEESE**
SHIBUKU RAMEN **the LASH LOUNGE** **Aviator**
TEXAS FARMERS MARKET **lilla. & beth** **ORIGIN**
thinkery **sweetgreen** **STRETCH LAB**
LOca d'Or **restore** **corepower**
DISH SOCIETY **PERAGRUP** **VAURA**

Conscious Cravings **STONE HOUSE** **STREAMWAY COFFEE**

AIRPORT BLVD

PATTERSON NEIGHBORHOOD PARK

NEARBY AMENITIES

THE DIAMOND BUILDING AT MUELLER

LAKE TRAVIS
30 Min Drive

THE DOMAIN
15 Min Drive

THE ARBORETUM
12 Min Drive

DIAMOND BUILDING

UT AUSTIN
8 Min Drive

MUELLER

DOWNTOWN AUSTIN
10 Min Drive

EAST AUSTIN
8 Min Drive

AUSTIN BERGSTROM INTERNATIONAL AIRPORT
15 Min Drive

LOCATION + DRIVE TIME MAP



2ND FLOOR AVAILABILITY

SUITE FEATURES

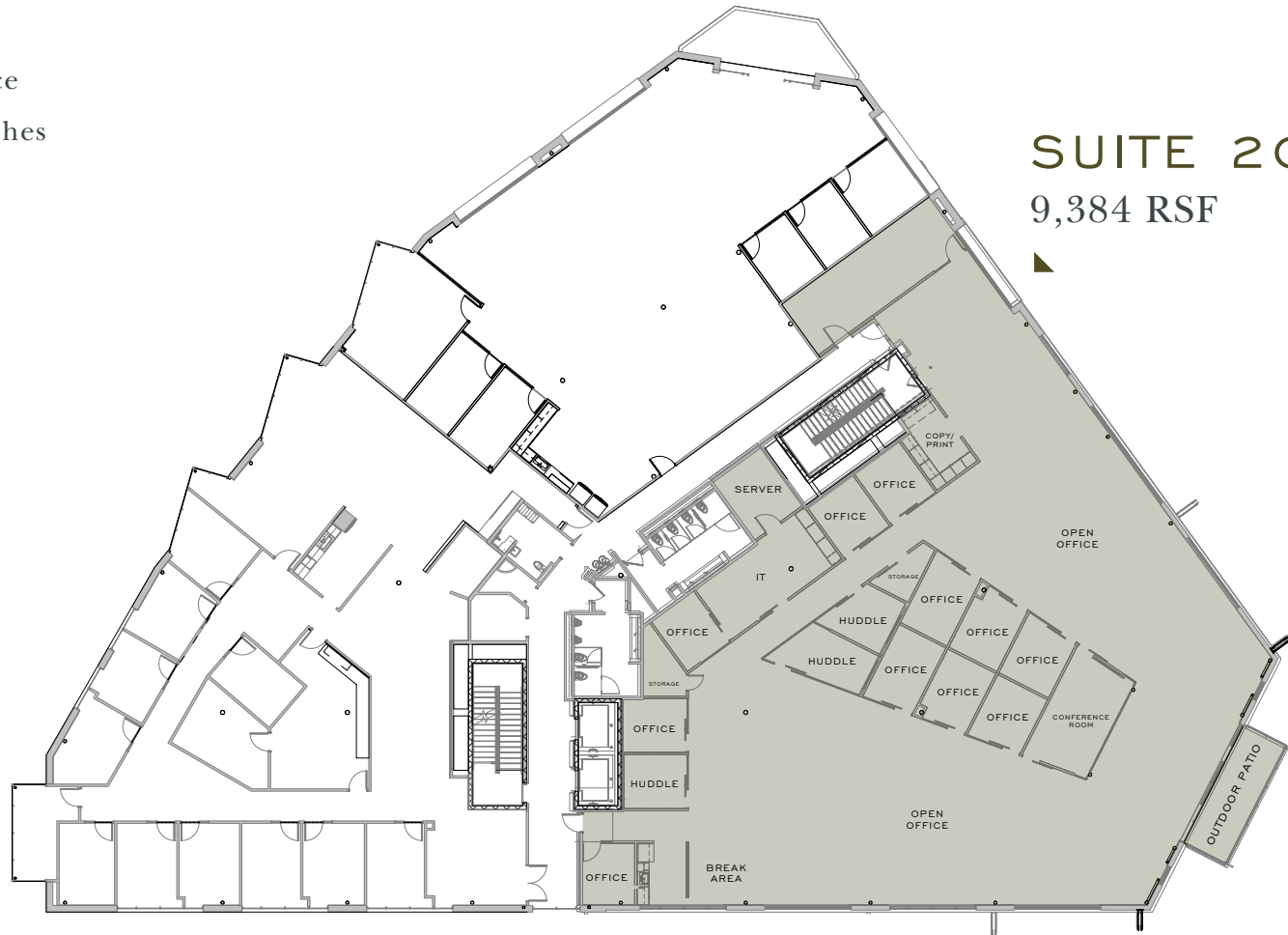
- ◆ 9,384 RSF built-out office suite with high-end finishes
- ◆ Private patio

BUILDING FEATURES

- ◆ Shower facilities
- ◆ Located in the heart of Mueller with access to countless amenities
- ◆ Structured parking



Click or scan to virtually tour Suite 201



SUITE 201
9,384 RSF



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SUITE 201 9,384 RSF

Sample Furniture Plan



Click or scan to virtually tour
Suite 201



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BUILDING ENTRY



SUITE 201 BALCONY VIEW OF B.D. RILEY'S



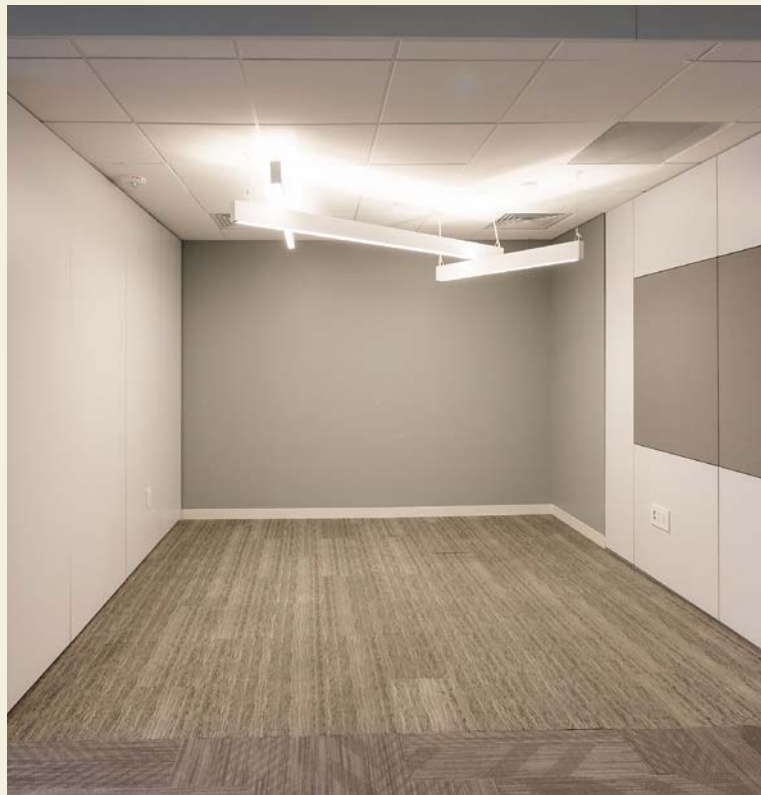
BUILDING LOBBY



BUILDING SHOWERS



INTERIOR PHOTOS
SUITE 201





THE DIAMOND BUILDING AT MUELLER

FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 interest 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 say 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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