

2nd Gen. Restaurant & Bar

601 Rio Grande St, Austin, TX 78701

For Lease

THE SITE

- 14,815 SF available (2nd & 3rd floors)
- Located within the West 6th Street Entertainment District
- Rooftop patio with views of the city
- Ground floor leased to restaurant

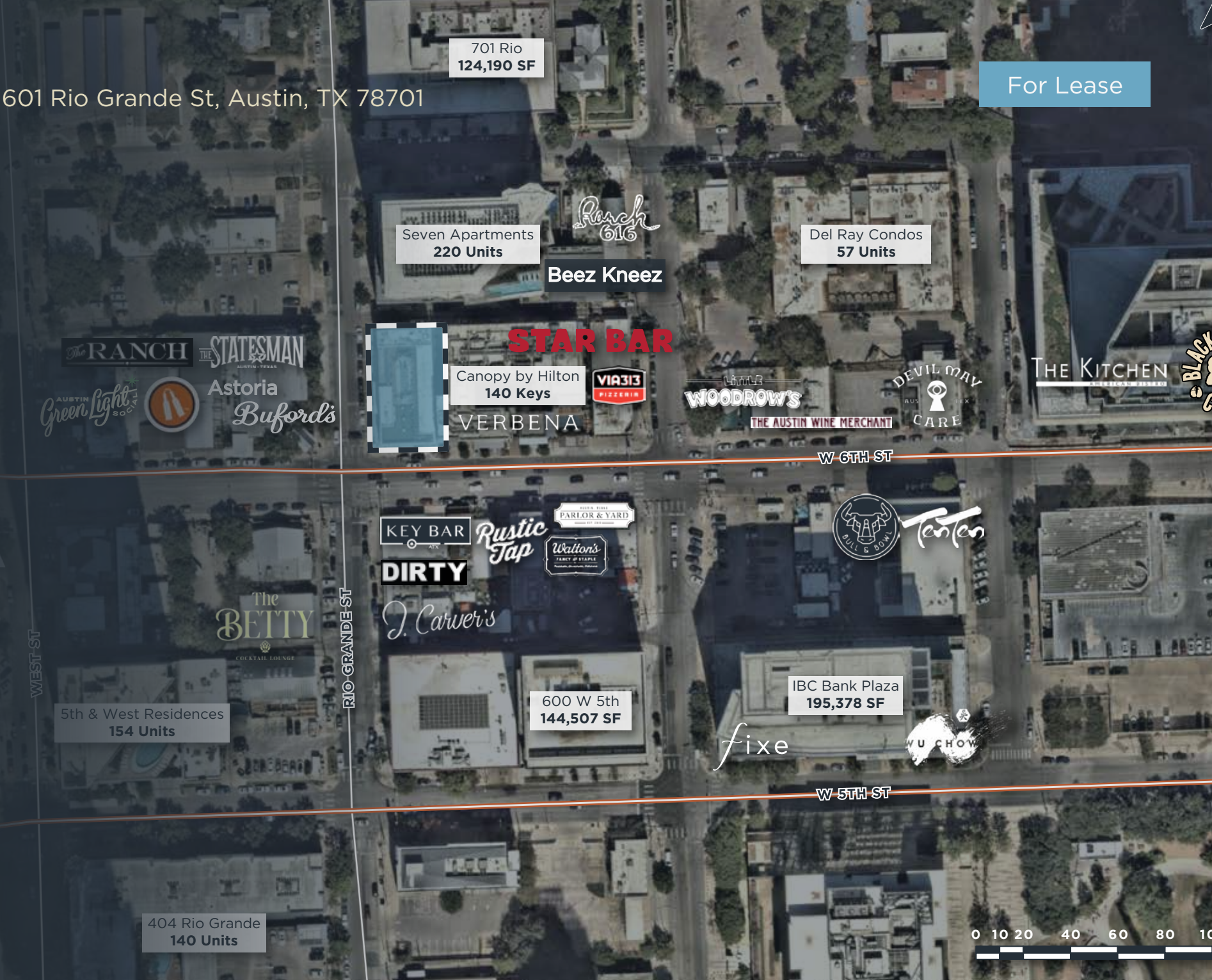
SPACE AVAILABLE

- Level 1: 7,465 SF
- Level 2: 7,350 RSF
- Total RSF: 14,815 SF - Single user is preferred

RATES

- Call broker for pricing

NEARBY RETAILERS



DEMOGRAPHICS



POPULATION ESTIMATE

1 mi	3 mi	5 mi
6,745	122,313	297,144



DAYTIME POPULATION

1 mi	3 mi	5 mi
18,976	204,419	482,735



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$92,267	\$87,920	\$91,389



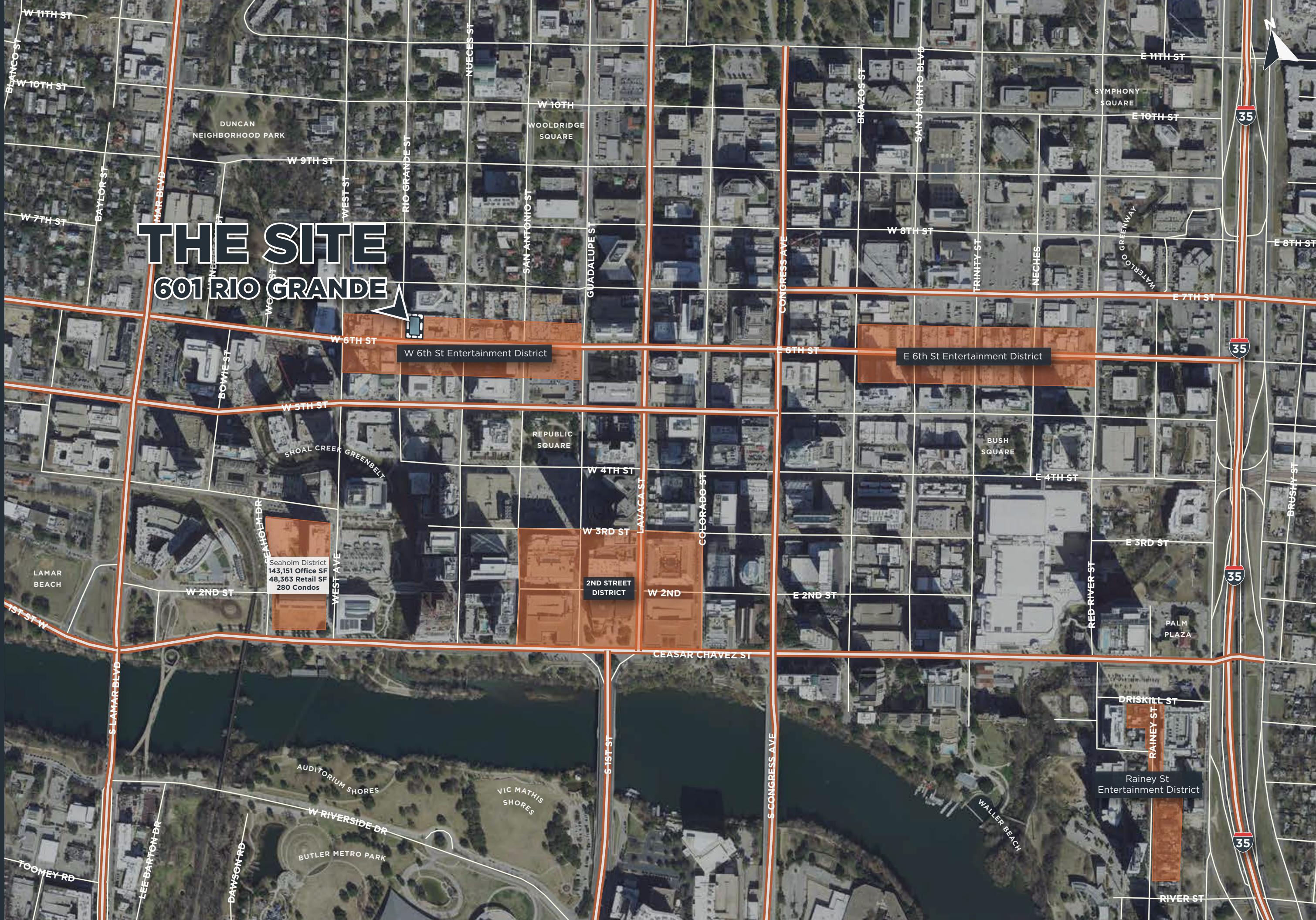
TRANSIT SCORES

- Walk Score: 97, Walker's Paradise
- Bike Score: 89, Very Bikeable



THE SITE

601 RIO GRANDE



W 6th St Entertainment District

E 6th St Entertainment District

Seaholm District
143,151 Office SF
48,363 Retail SF
280 Condos

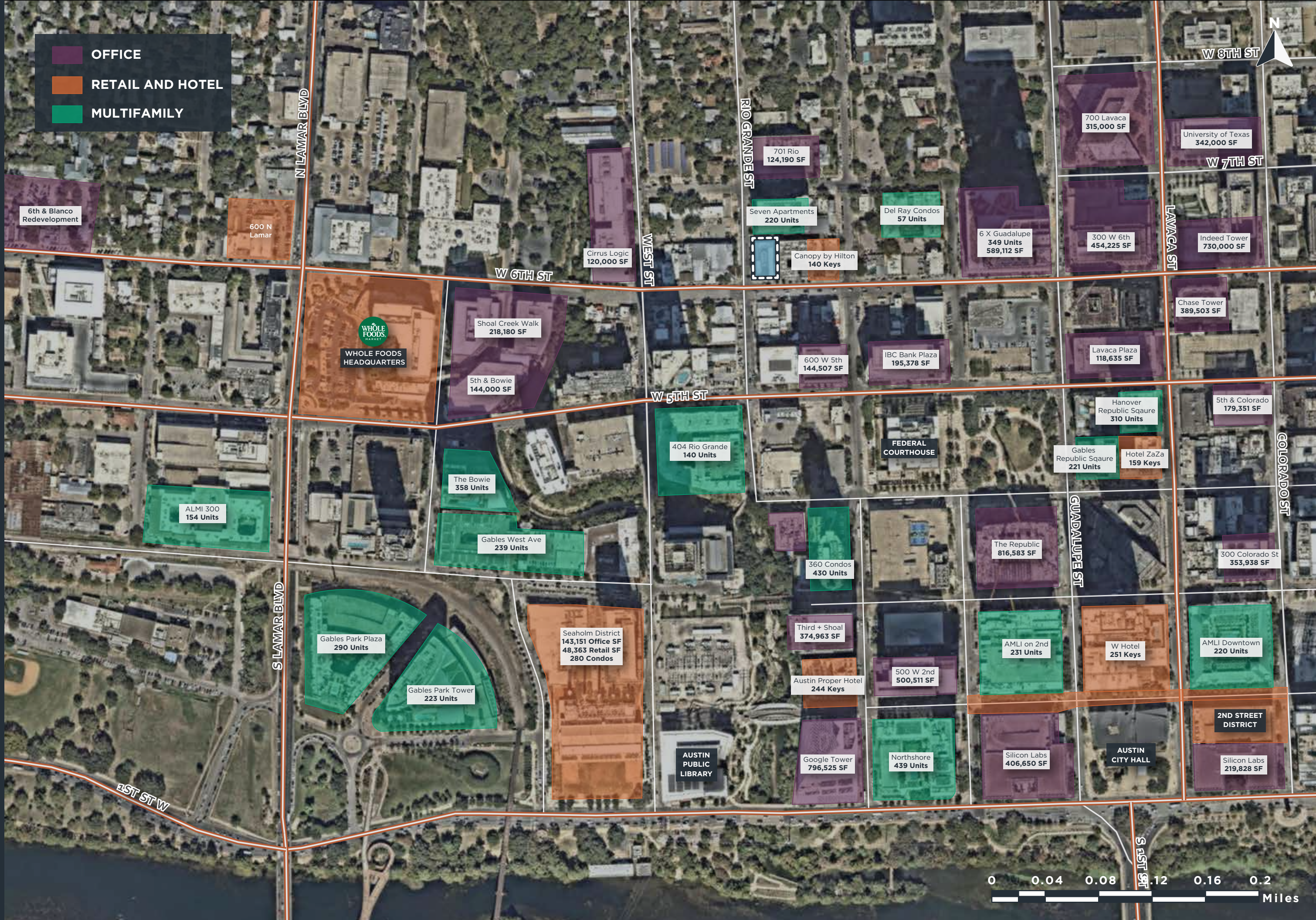
2ND STREET DISTRICT

Rainey St Entertainment District





- OFFICE
- RETAIL AND HOTEL
- MULTIFAMILY



6th & Blanco
Redevelopment

600 N
Lamar

Cirrus Logic
120,000 SF

701 Rio
124,190 SF

Seven Apartments
220 Units

Del Ray Condos
57 Units

6 X Guadalupe
349 Units
589,112 SF

700 Lavaca
315,000 SF

University of Texas
342,000 SF

300 W 6th
454,225 SF

Indeed Tower
730,000 SF

Shoal Creek Walk
218,180 SF

WHOLE FOODS
HEADQUARTERS

600 W 5th
144,507 SF

IBC Bank Plaza
195,378 SF

Lavaca Plaza
118,635 SF

Chase Tower
389,503 SF

5th & Bowie
144,000 SF

W 5TH ST

404 Rio Grande
140 Units

FEDERAL
COURTHOUSE

Hanover
Republic Sqaure
310 Units

5th & Colorado
179,351 SF

ALMI 300
154 Units

The Bowie
358 Units

Gables West Ave
239 Units

Gables
Republic Sqaure
221 Units

Hotel ZaZa
159 Keys

300 Colorado St
353,938 SF

Gables Park Plaza
290 Units

Seaholm District
143,151 Office SF
48,363 Retail SF
280 Condos

Third + Shoal
374,963 SF

The Republic
816,583 SF

300 Colorado St
353,938 SF

Gables Park Tower
223 Units

Austin Proper Hotel
244 Keys

500 W 2nd
500,511 SF

AMLi on 2nd
231 Units

W Hotel
251 Keys

AMLi Downtown
220 Units

AUSTIN
PUBLIC
LIBRARY

Google Tower
796,525 SF

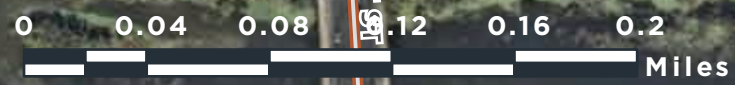
Northshore
439 Units

Silicon Labs
406,650 SF

AUSTIN
CITY HALL

2ND STREET
DISTRICT

Silicon Labs
219,828 SF





Cirrus Logic
120,000 SF

701 Rio
124,190 SF

Seven Apartments
220 Units

Del Ray Condos
57 Units

the grove
wine bar | kitchen

The RANCH THE STATESMAN
Austin Light SOUL Astoria
Buford's



Canopy by Hilton
140 Keys

STAR BAR

VERBENA

VIA313
PIZZERIA

Little WOODROW'S
THE AUSTIN WINE MERCHANT

DEVIL MAY
CARE

THE KITCHEN

BLACK SHEEP
COFFEE

W 6TH ST

Sammy's Favorite
PIZZA

Taqueria
MUCHO

irene's

Austin City Lofts
82 Units

WEST ST

5th & West Residences
154 Units

The BETTY
COCKTAIL LOUNGE

RIO GRANDE ST

KEY BAR
ATX

DIRTY

J. Carver's

Rustic Tap

PARLOR & YARD

Walton's
FANCY @ STAPLE

600 W 5th
144,507 SF

IBC Bank Plaza
195,378 SF

W 5TH ST

BULL & BOWL
Tenten

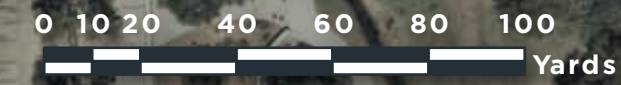
fixe

WU CHOW

corepower
YOGA

The Monarch
305 Units

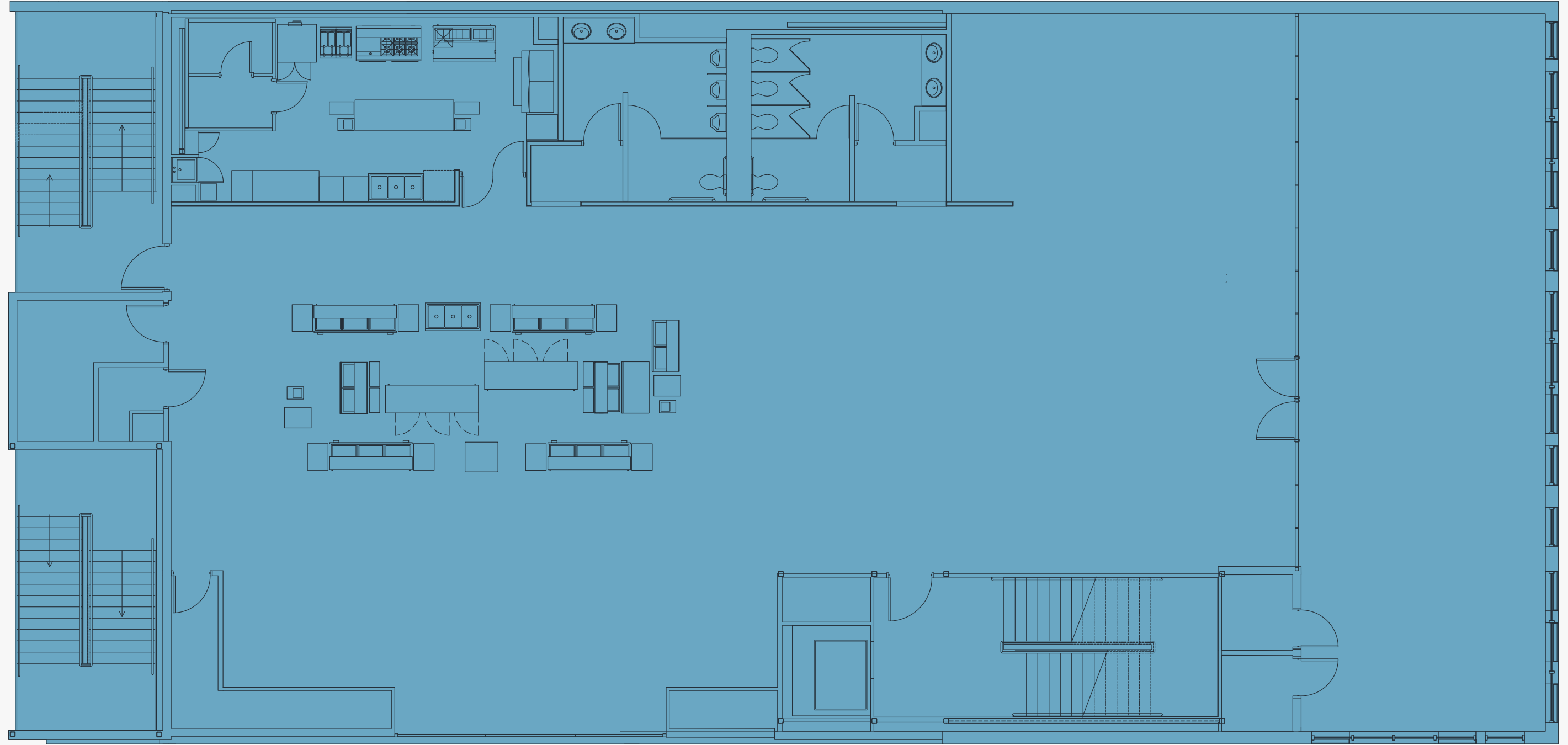
404 Rio Grande
140 Units





LEVEL 2

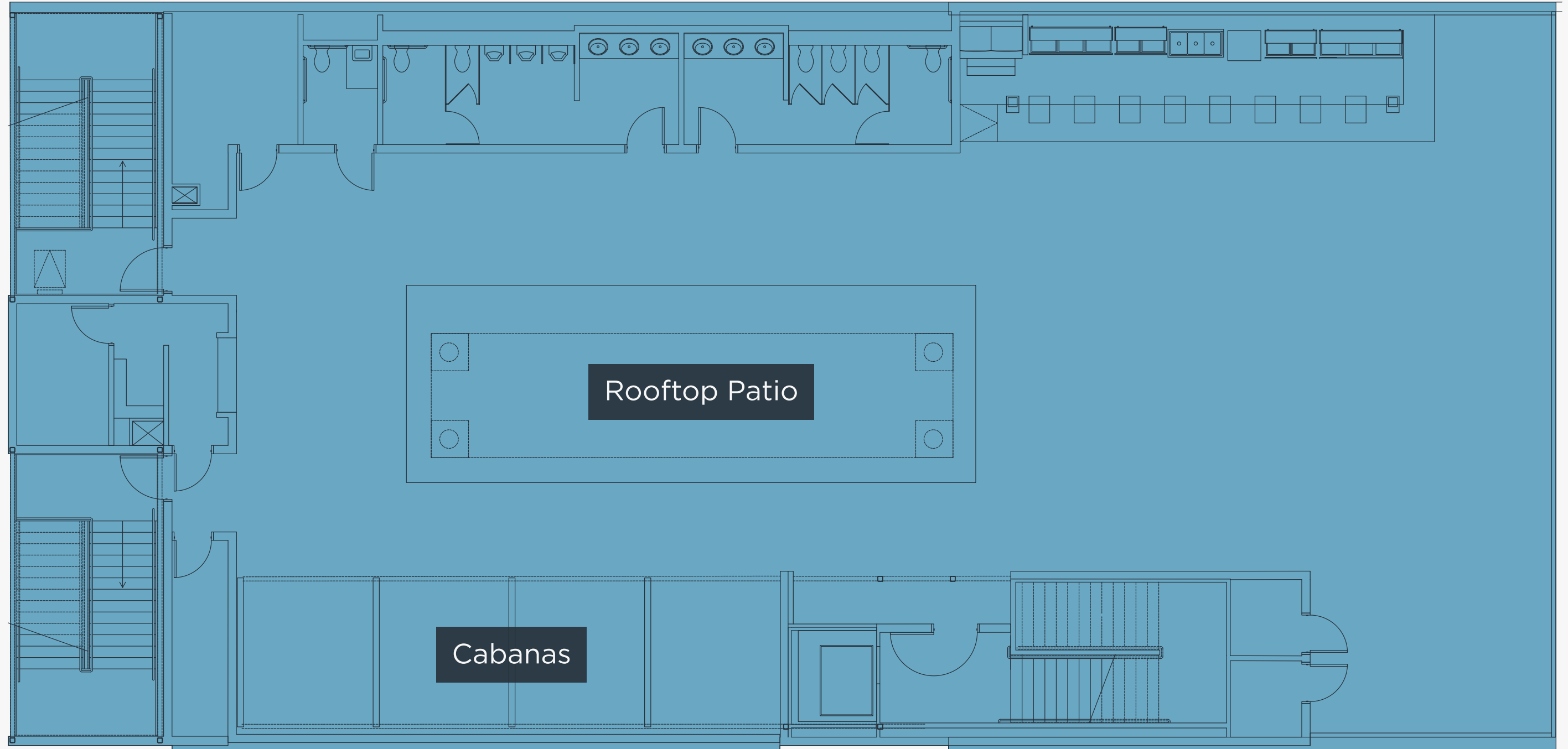
- 7,465 RSF





LEVEL 3

- 7,350 RSF



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 interests 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 counteroffer 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

