

310 COMAL STREET AUSTIN, TX 78702

OFFICE/RETAIL

FOR LEASE

Lead Commercial has been exclusively retained by the owner of a 750 sq. ft. ground floor unit at the Foundry residential condo project located at east 4th and Onion Streets. The owner of the unit has plans to finish out the space in warm white shell condition to make it ready for tenancy.

The location is close to it all – convenient transit hubs, coffee bars, restaurants, entertainment venues, and living spaces. The new Saltillo Plaza project is blocks away, which will host Whole Foods and an urban Target store, among many other shops, restaurants, and recreational outdoor space.



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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	750 SF
NNN	+/- 15.00
Est. Delivery	Warm white shell by November 2019

PROPERTY DETAILS

- 3 Reserved parking spaces
- 1,500 SF lounge and conference room area
- Outdoor space including the "paseo" and adjacent Comal Pocket Park
- 24 hour lobby security

PROPERTY HIGHLIGHTS

- 17 condo residences directly above lease premises
- Floor to deck ceiling height 13' - 10"
- 3 stories totaling 75,828 SF of preleased office adjacent to premises
- 3 levels of underground parking
- Pre-certified LEED Gold design for sustainability
- Building signage opportunities
- One block to the Plaza Saltillo Redevelopment District
- Half block to Metro Rail stop
- Minutes to downtown

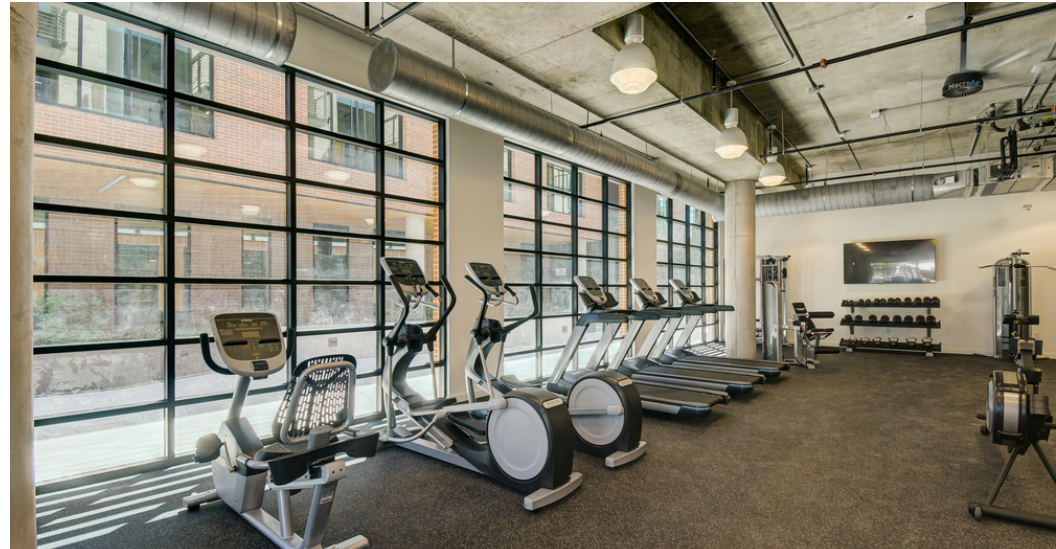
INTERIOR/EXTERIOR

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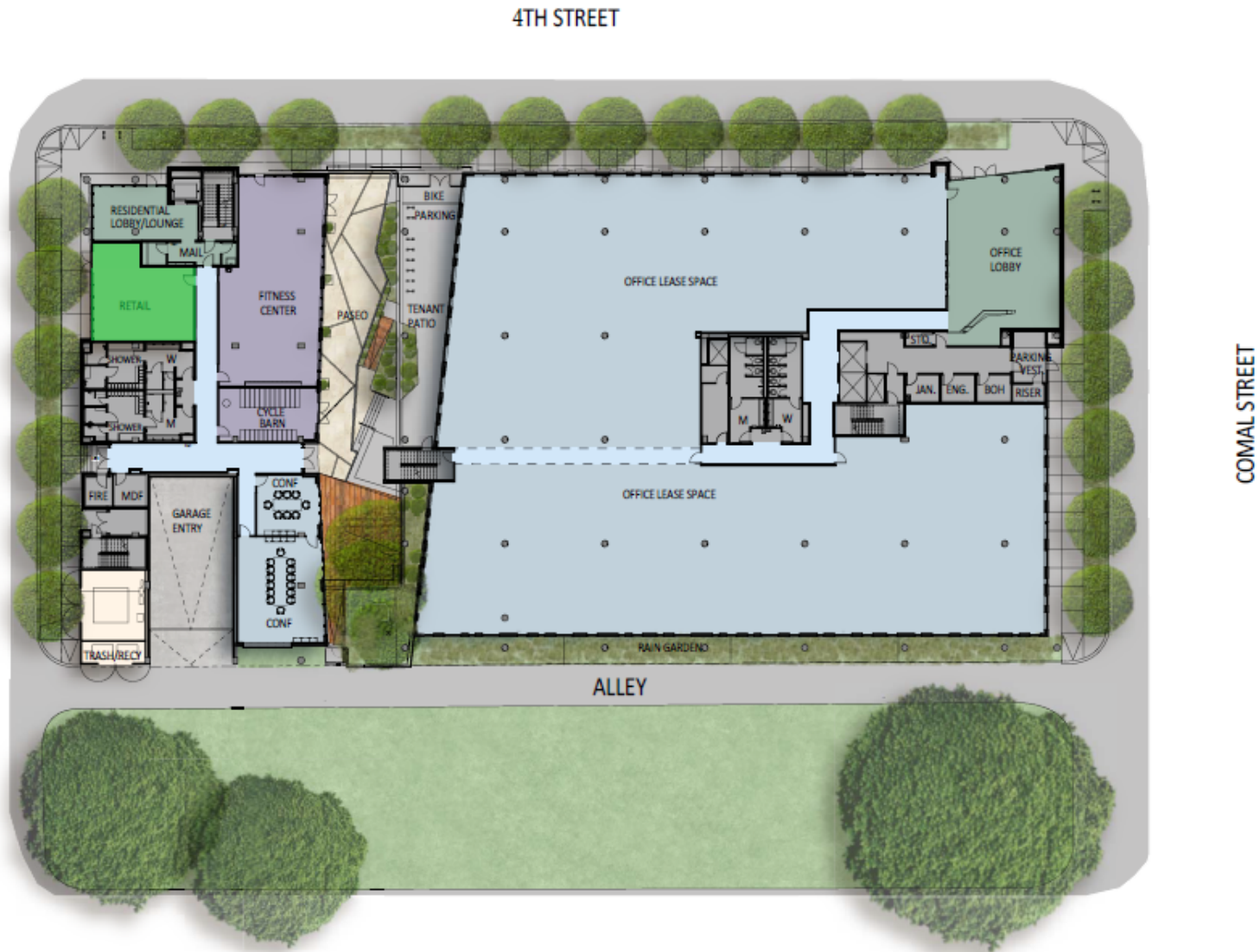
FACILITIES



ADDITIONAL PHOTOS



SITE MAP



AMENITY MAP

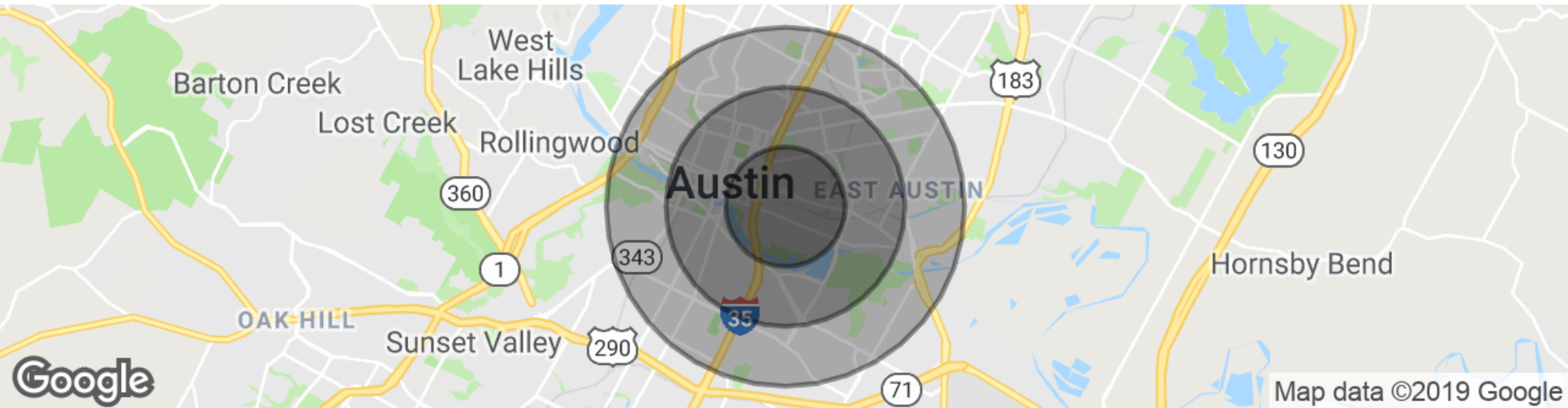


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT

**POPULATION**

	1 MILE	2 MILES	3 MILES
Total population	14,477	65,511	145,948
Median age	32.3	29.8	28.4
Median age (Male)	32.5	30.0	28.7
Median age (Female)	31.3	29.3	28.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,722	26,085	61,510
# of persons per HH	2.5	2.5	2.4
Average HH income	\$65,470	\$59,416	\$54,448
Average house value	\$205,386	\$274,380	\$314,335

* Demographic data derived from 2010 US Census

For More Information, Please Contact:

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