



5621 EMERALD FOREST DR AUSTIN, TX 78745

FOR LEASE



9,000 SF CLASS A

Combined Retail, Restaurant and Creative Office Space For Lease

LOCATED IN VIBRANT SOUTH AUSTIN NEIGHBORHOOD

RAINEY
• VENTURES •

Jesse Lunsford Broker + Owner
Jesse@raineyventures.com

512.462.2400
Rainey Ventures

Gil Nuss Leasing Agent
gil@investarinc.com

INVESTAR
REAL ESTATE SERVICES, INC.

832.454.6494
Investar Real Estate Services, Inc



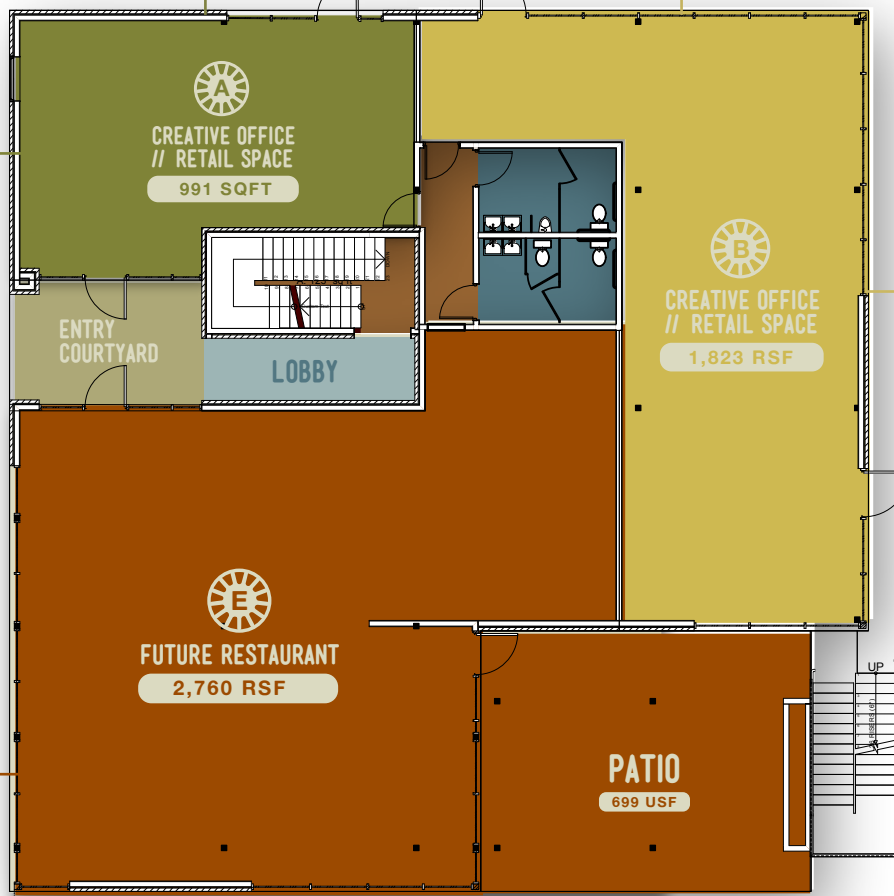
FIRST FLOOR

TOTAL: 5600 RSF

A & B may be combined as needed

SPACE A is a **991 SF** Creative Office // Retail Space

Quoting \$32/SF +NNN (\$4.75/SF) for any **RETAIL** Space
contact broker for more information



SPACE B is a **1,823 SF** Creative Office // Retail Space

Quoting \$32/SF +NNN (\$4.75/SF) for **OFFICE** Space
contact broker for more information

2,760 SF of Restaurant Space that includes an **outdoor patio** and large green space.

Quoting \$40/SF +NNN (\$4.75/SF) for **RESTAURANT** Space
contact broker for more information

1 5621 Emerald Forest - Level 1 0 4 8 12 FT
Scale: 1/16" = 1'-0"

KEY	
	RESTAURANT SPACE
	RETAIL/OFFICE SPACE A
	RETAIL/OFFICE SPACE B
	COURTYARDS
	RESTROOMS
	LOBBY AREA

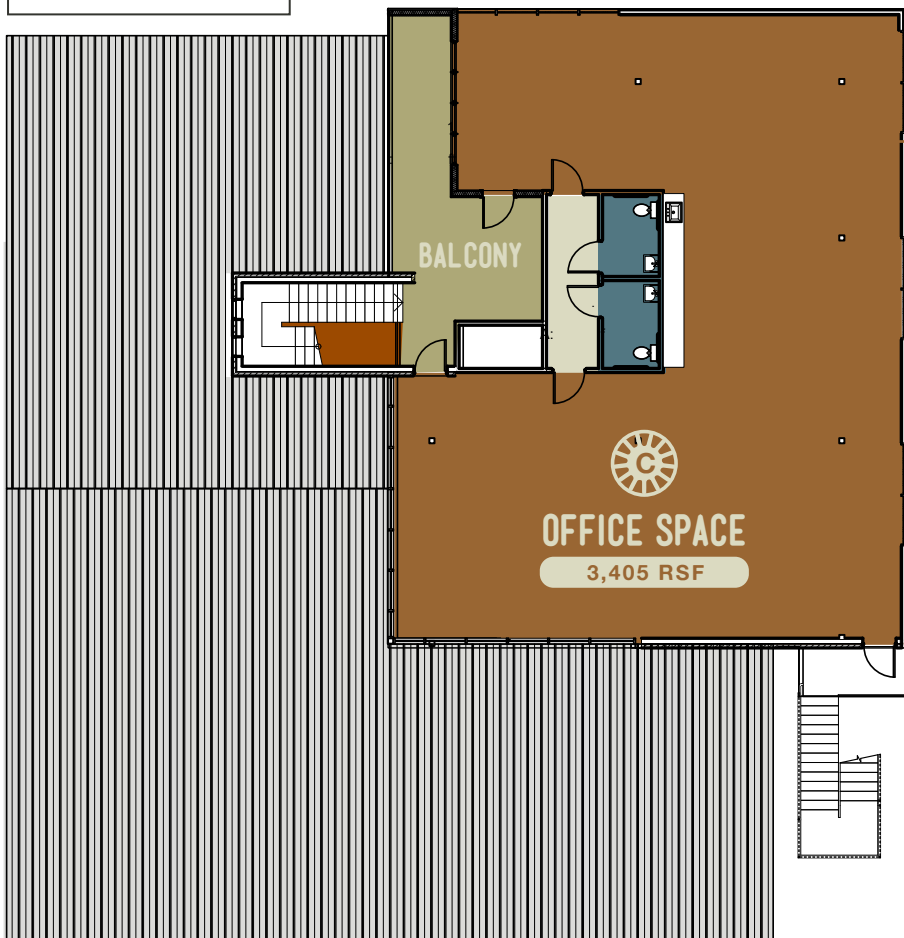




SECOND FLOOR

TOTAL: 3405 RSF

KEY	
	OFFICE SPACE
	BALCONY
	CORRIDOR
	RESTROOMS
	STAIRS
	ROOF



SPACE C is a 3,405 SF
2nd Floor Office Space
that includes:

- Private Balconies
- Private Entrance
- Unique Branding Opportunities
- Kitchenette and Restrooms

Quoting \$32/SF +NNN
(\$4.75/SF) for **OFFICE** Space
contact broker for more information





GREAT LOCATION NEAR DOWNTOWN AUSTIN WITH ACCESS TO PRIME PARKING



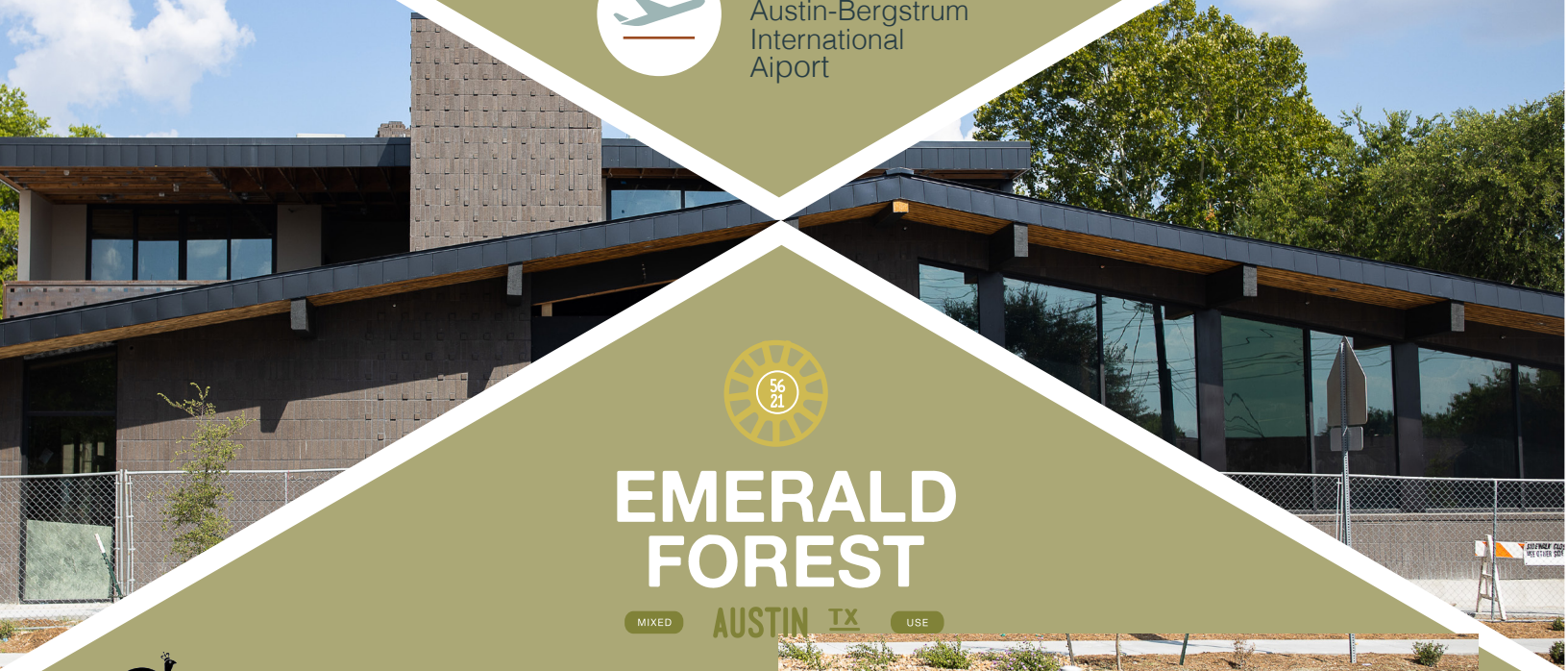
12 MIN from
South Congress
Ave



15 MIN from
Downtown
Austin



18 MIN from
Austin-Bergstrum
International
Airport



EMERALD FOREST

MIXED

AUSTIN TX

USE



BUILDING CONCEPT

70S “ATOMIC RANCH” STYLE

The “Atomic Ranch” style is set to enhance and match the South Austin neighborhood. This unique modern design was created to let in an abundance of natural light and amplify the surrounding retro scenery.

The interior restaurant space connects with the large outdoor courtyard. The office and creative spaces will have direct access to the restaurant.

This extensive trade area in South Central Austin is in transition mode. There is a need for unique, non-strip center restaurants with outdoor space and the Austin vibe. There are few, if any, comparable spaces available in the area. This project will create interest in the area and likely spur other new projects, enhancing value.



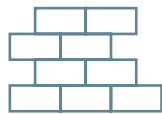
**CONVENIENT
PARKING**



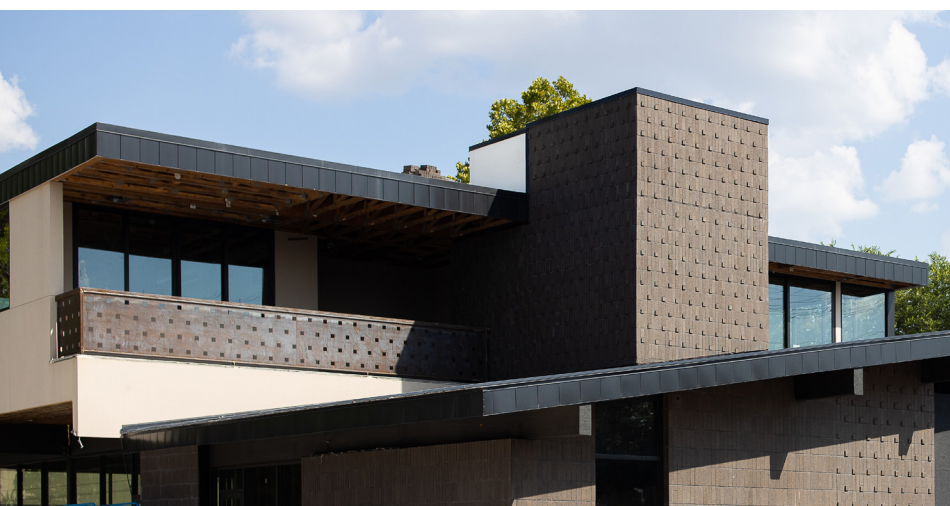
**OUTDOOR
GREEN SPACE**



**15 MIN TO
DOWNTOWN
AUSTIN**



**HIGH QUALITY
FINISHINGS**





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.

11-2-2015



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 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 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.

Jim Bayne	353979	jbayne@investarinc.com	713-464-1001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gil Nuss	719615	gil@investarinc.com	832-454-6494
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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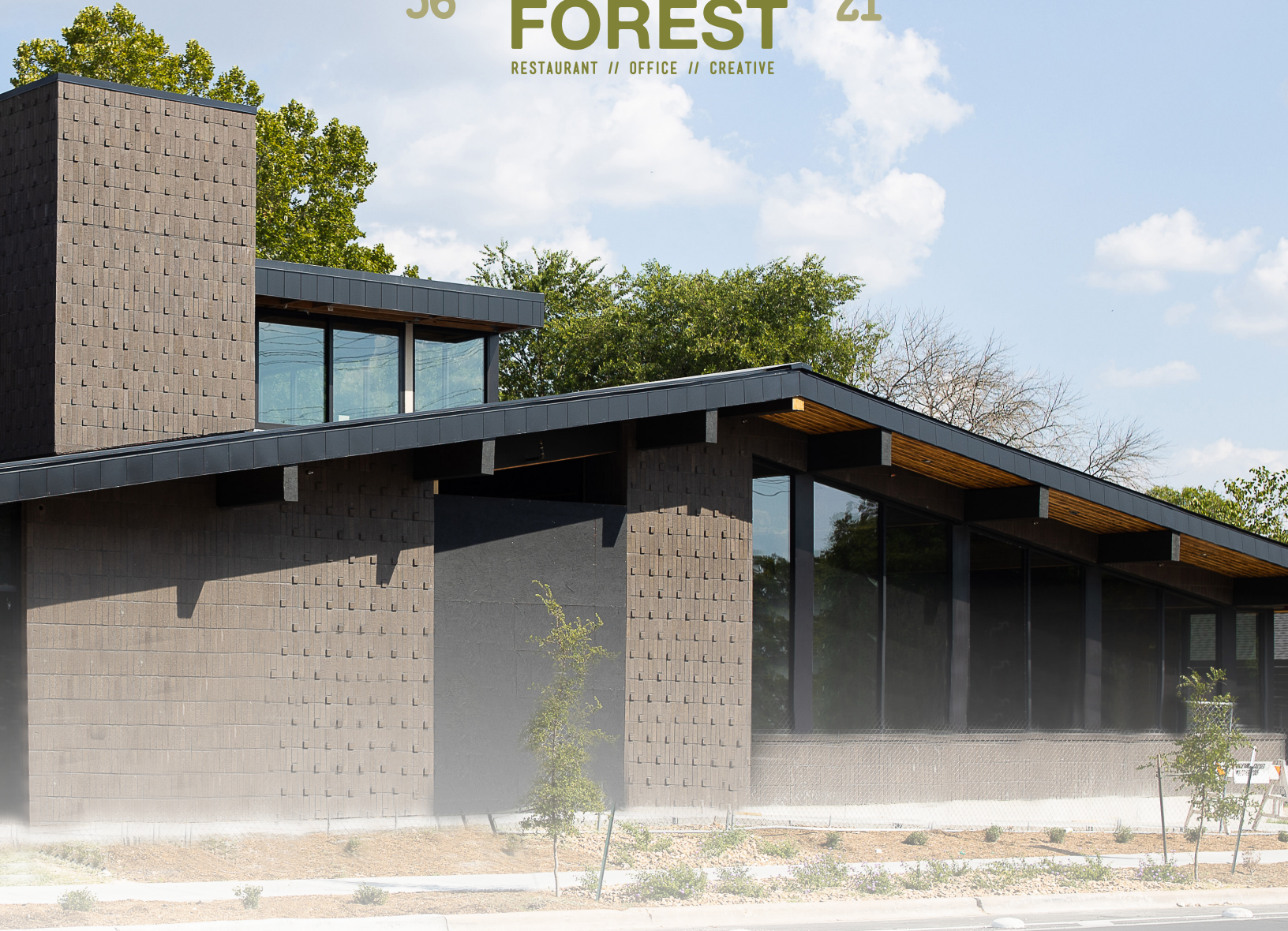


5621 EMERALD FOREST DRIVE, AUSTIN, TX



56 EMERALD FOREST 21

RESTAURANT // OFFICE // CREATIVE



RAINEY
• VENTURES •

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