

FOR LEASE Office Space For Lease

4315 Guadalupe St | Austin, TX



Overview

LEASE RATE Contact Broker

AVAILABLE SF 8,157 SF



Description

- 99 covered unreserved parking
- Signage opportunity on Guadalupe St
- AT&T and Spectrum Fiber
- Close proximity to Seton Medical Center, Ascension Seton, and St David's Healthcare
- Great access to MoPac and I-35

Tenants And Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Average Household Income	\$104,227	\$110,486	\$111,177
Households	10,981	70,873	160,766
Population	19,864	162,575	375,832

Year: 2021 | Source: Esri

Traffic Counts

Guad St	12,775 VPD
W 45th St	10,867 VPD

Year: 2019 | Source: TxDot

Contact

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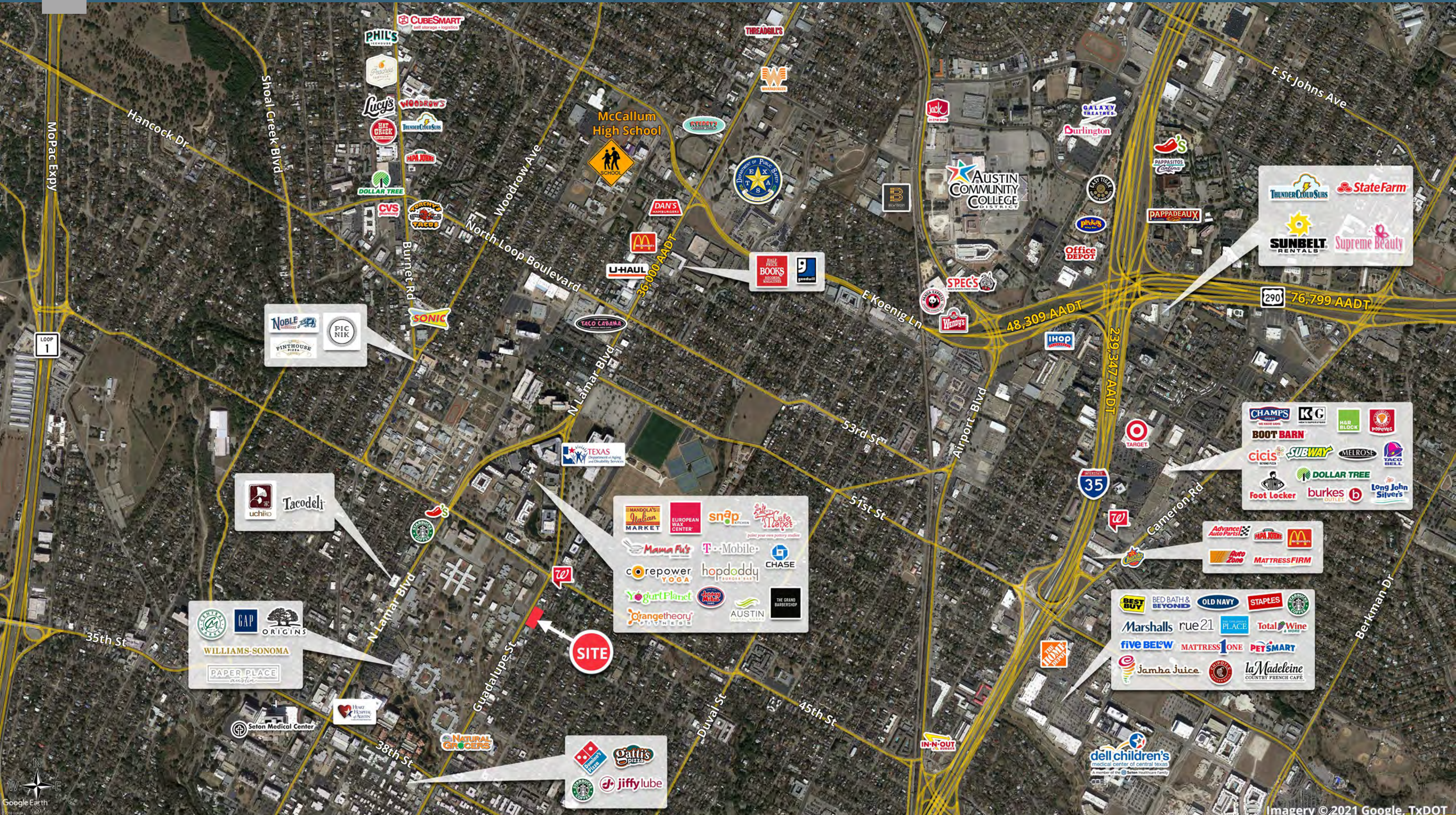
4315 Guadalupe St | Austin, TX



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NOBLE
PINHOUSE PIZZA
PIC NIK

uchiko
Tacodeli

WILLIAMS-SONOMA
PAPER PLACE
austin

SITE

MANDALA'S MARKET
EUROPEAN WAX CENTER
sn@p KITCHEN
Mama Fi's
T-Mobile
corepower YOGA
hopdoddy
Yogurt Planet
Jockey MESS
Orangetheory FITNESS
AUSTIN
THE GRAND BARBERSHIP

Domino's
Gatti's PIZZA
jiffy lube

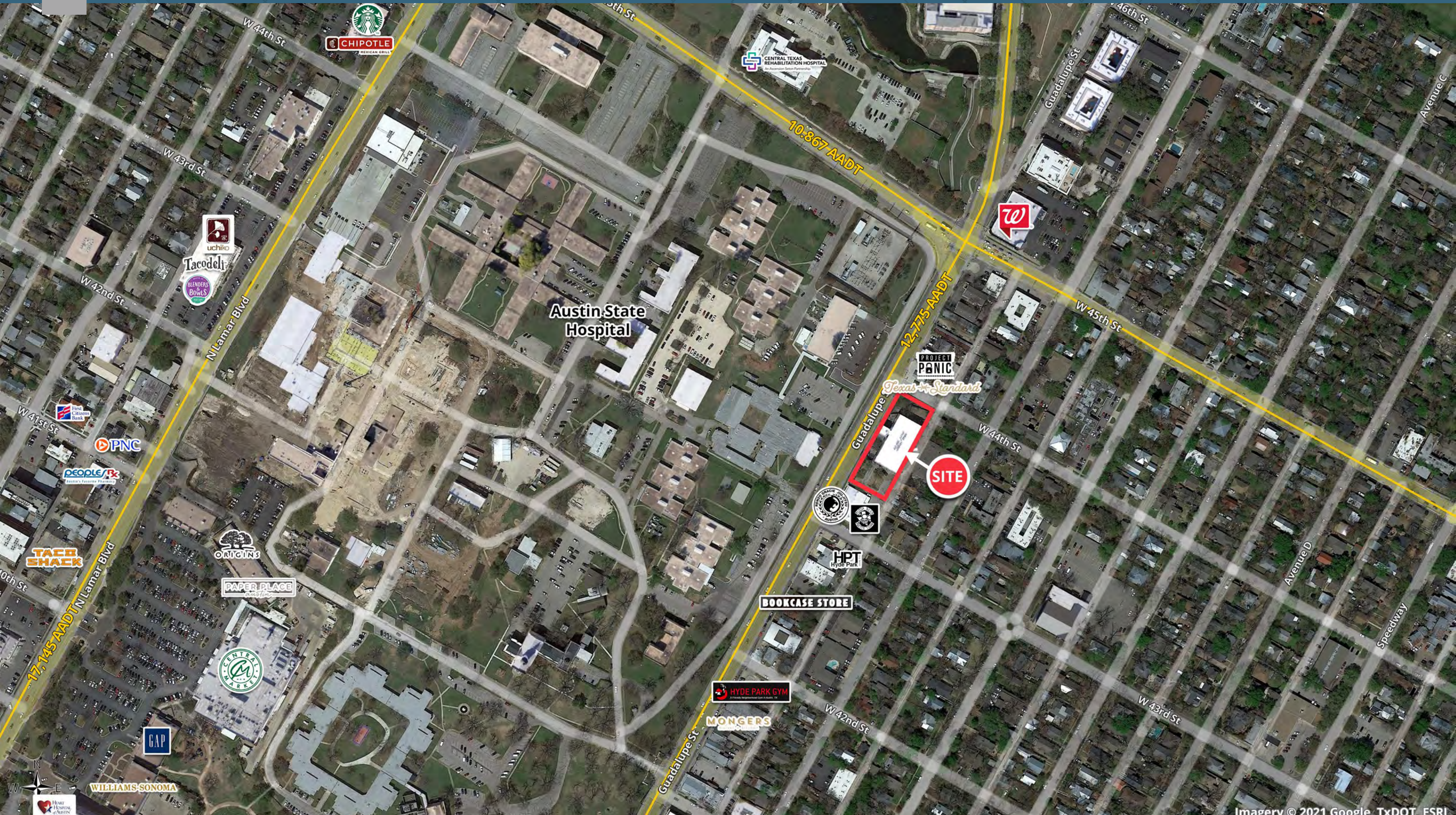
THUNDERCLOUD SUBS
State Farm
SUNBELT RENTALS
Supreme Beauty

CHAMPS
K&C
H&R BLOCK
POPPOWS
BOOT BARN
cicis
SUBWAY
MELROSE
TACO BELL
DOLLAR TREE
Foot Locker
burkes
Long John Silvers

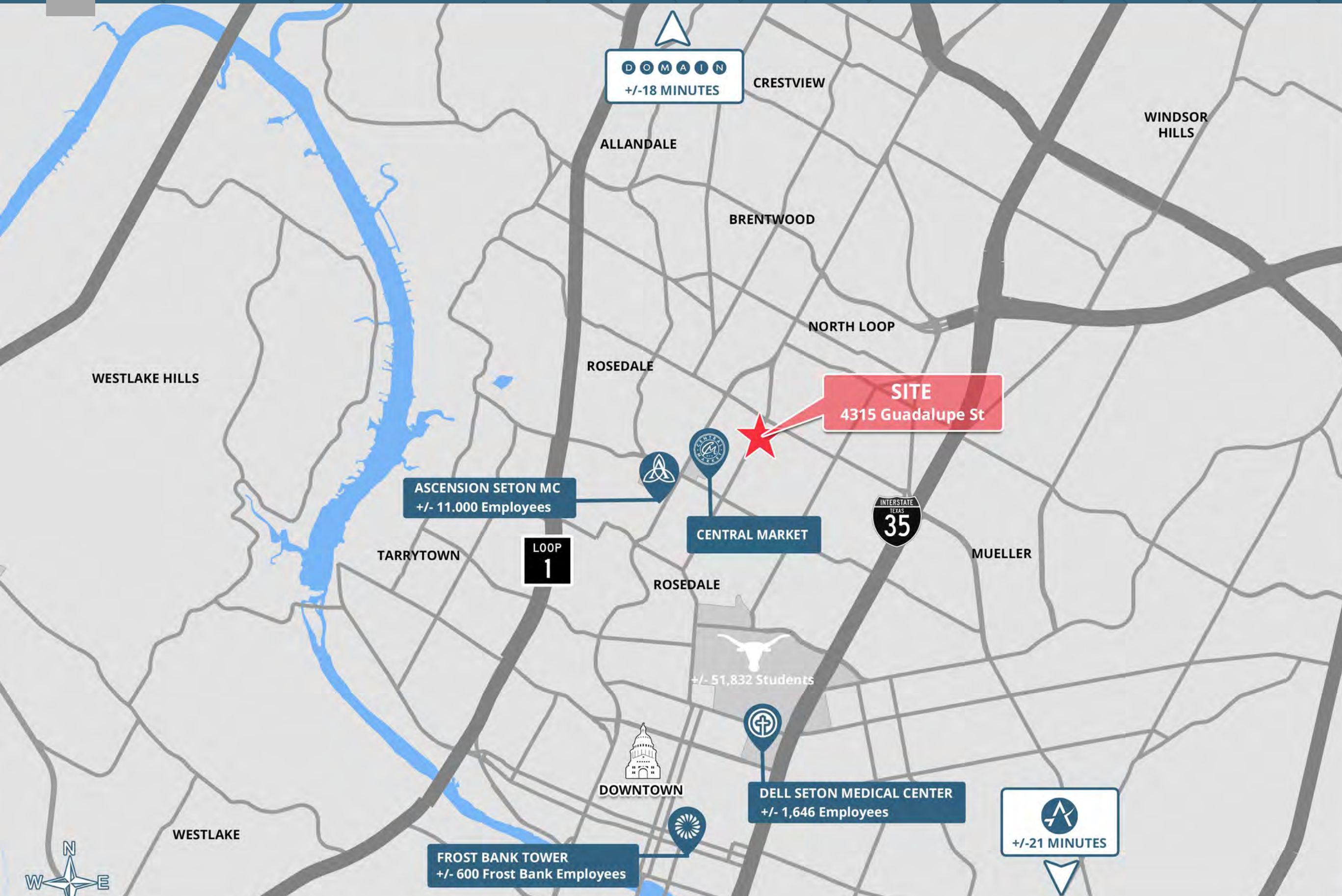
Advance! Auto Parts
PAPA JOHN'S
Auto Zone
MATTRESS FIRM

BEST BUY
BED BATH & BEYOND
OLD NAVY
STAPLES
Marshall's
rue21
PLACE
Total Wine
five BEL'W
MATTRESS ONE
PETSMART
Jamba Juice
la Madeleine COUNTRY FRENCH CAFE





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4 & 5 STAR OFFICE

Total Inventory
51,466,992 SF

Total Vacancy
13.7%

Market Rental Rate(PSF)
\$48.44

Under Construction
6,481,532 SF

3 STAR OFFICE

Total Inventory
46,146,852 SF

Total Vacancy
14.7%

Market Rental Rate(PSF)
\$34.50

Under Construction
505,946 SF

LIVE | WORK | PLAY

- 20+ Theaters
- 1,150 Bars/Restaurants
- 85+ Trails/Recreation
- 800+ Places of Worship
- 38 Museums
- 225+ Hotels
- 200+ Cafes
- 115 million SF Retail

4315 GUADALUPE STREET

AUSTIN, TX 78751



FLOOR PLAN



Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Adelaide Ehrlich, SRS Real Estate Partners
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	1 mile	3 miles	5 miles
Population			
2000 Population	17,201	130,757	308,577
2010 Population	17,903	137,710	314,341
2021 Population	19,864	162,575	375,832
2026 Population	21,001	179,291	411,591
2000-2010 Annual Rate	0.40%	0.52%	0.19%
2010-2021 Annual Rate	0.93%	1.49%	1.60%
2021-2026 Annual Rate	1.12%	1.98%	1.83%
2021 Male Population	52.9%	51.6%	51.3%
2021 Female Population	47.1%	48.4%	48.7%
2021 Median Age	29.1	29.4	31.8

In the identified area, the current year population is 375,832. In 2010, the Census count in the area was 314,341. The rate of change since 2010 was 1.60% annually. The five-year projection for the population in the area is 411,591 representing a change of 1.83% annually from 2021 to 2026. Currently, the population is 51.3% male and 48.7% female.

Median Age

The median age in this area is 29.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	81.5%	72.1%	66.9%
2021 Black Alone	2.1%	6.6%	9.1%
2021 American Indian/Alaska Native Alone	0.4%	0.6%	0.8%
2021 Asian Alone	8.8%	9.0%	6.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	3.2%	8.2%	13.1%
2021 Two or More Races	3.8%	3.6%	3.6%
2021 Hispanic Origin (Any Race)	13.4%	23.9%	34.5%

Persons of Hispanic origin represent 34.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	82	103	106
2000 Households	9,529	56,130	128,574
2010 Households	9,811	58,689	131,624
2021 Total Households	10,981	70,873	160,766
2026 Total Households	11,642	79,276	177,889
2000-2010 Annual Rate	0.29%	0.45%	0.23%
2010-2021 Annual Rate	1.01%	1.69%	1.79%
2021-2026 Annual Rate	1.18%	2.27%	2.04%
2021 Average Household Size	1.77	2.09	2.24

The household count in this area has changed from 131,624 in 2010 to 160,766 in the current year, a change of 1.79% annually. The five-year projection of households is 177,889, a change of 2.04% annually from the current year total. Average household size is currently 2.24, compared to 2.27 in the year 2010. The number of families in the current year is 69,045 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	37.7%	31.0%	29.2%
Median Household Income			
2021 Median Household Income	\$65,756	\$71,370	\$71,209
2026 Median Household Income	\$73,687	\$81,191	\$81,126
2021-2026 Annual Rate	2.30%	2.61%	2.64%
Average Household Income			
2021 Average Household Income	\$104,227	\$110,486	\$111,177
2026 Average Household Income	\$114,022	\$120,146	\$121,614
2021-2026 Annual Rate	1.81%	1.69%	1.81%
Per Capita Income			
2021 Per Capita Income	\$57,519	\$48,933	\$47,625
2026 Per Capita Income	\$63,114	\$54,008	\$52,623
2021-2026 Annual Rate	1.87%	1.99%	2.02%

Households by Income

Current median household income is \$71,209 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$81,126 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$111,177 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$121,614 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,625 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,623 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	54	65	71
2000 Total Housing Units	9,839	58,402	133,765
2000 Owner Occupied Housing Units	2,450	21,259	50,827
2000 Renter Occupied Housing Units	7,079	34,870	77,747
2000 Vacant Housing Units	310	2,273	5,191
2010 Total Housing Units	10,579	65,167	146,656
2010 Owner Occupied Housing Units	2,583	22,227	53,177
2010 Renter Occupied Housing Units	7,228	36,462	78,447
2010 Vacant Housing Units	768	6,478	15,032
2021 Total Housing Units	11,769	77,845	177,082
2021 Owner Occupied Housing Units	2,967	27,376	65,271
2021 Renter Occupied Housing Units	8,015	43,497	95,495
2021 Vacant Housing Units	788	6,972	16,316
2026 Total Housing Units	12,453	86,305	194,654
2026 Owner Occupied Housing Units	3,151	29,119	69,736
2026 Renter Occupied Housing Units	8,491	50,157	108,153
2026 Vacant Housing Units	811	7,029	16,765

Currently, 36.9% of the 177,082 housing units in the area are owner occupied; 53.9%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 146,656 housing units in the area - 36.3% owner occupied, 53.5% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 8.74%. Median home value in the area is \$496,064, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.70% annually to \$513,671.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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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 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 or 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date