



1110
E 32nd

AUSTIN, TX 78722

Capella Commercial

1110
E 32nd

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John Spillar

512-552-1910

johnspillar@capellatx.com



Executive Summary

Built in 1941, the property consists of two stand-alone buildings. The front building has 4,763 rentable square feet, and the back building has 2,464; combining for a total of 7,227. This unique layout presents several possibilities for investors and owner-users. Previously home to Pediatric Cardiology of Austin, the interior is built out with an updated conference room, waiting room, and bathrooms. There is also an asphalt parking area with 30 spaces.

The University of Texas and St. David's Medical Center combine as a booming micro-market within Central Austin. The subject property benefits from its growth, sitting just on the east side of Interstate 35. Additionally, Manor Road's popular restaurants are just a 10-minute walk away. These include Patrizi's, Dai Due, Vic & Al's, Bird Bird Biscuit, and more.



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Financial Highlights

This listing presents a unique opportunity to lease one of the few office properties in the Cherrywood neighborhood, where median household income is above \$77,000 and only three offices are larger than the subject. 1110 East 32nd Street sits on the edge of the Central and East submarkets, which are experiencing noticeably different rental data for the past few years.

Price	\$28 per sq ft +NNN(\$9.50)
Address	1110 E 32 nd St
Building Size	7,227 SF
Land Area	42,587 SF (.9777 acres)
Land PSF	
Building PSF	
Parking	30 Spaces
Year Built	1941
Zoning	Neighborhood Office/Historical (NO-H)
VPD (Vehicles Per Day)	855 (E 32nd St) 198,181 (IH 35)

AUSTIN CBD

MOODY CENTER

UNIVERSITY OF TEXAS

WEST CAMPUS

MANOR RD/DEAN KEATON

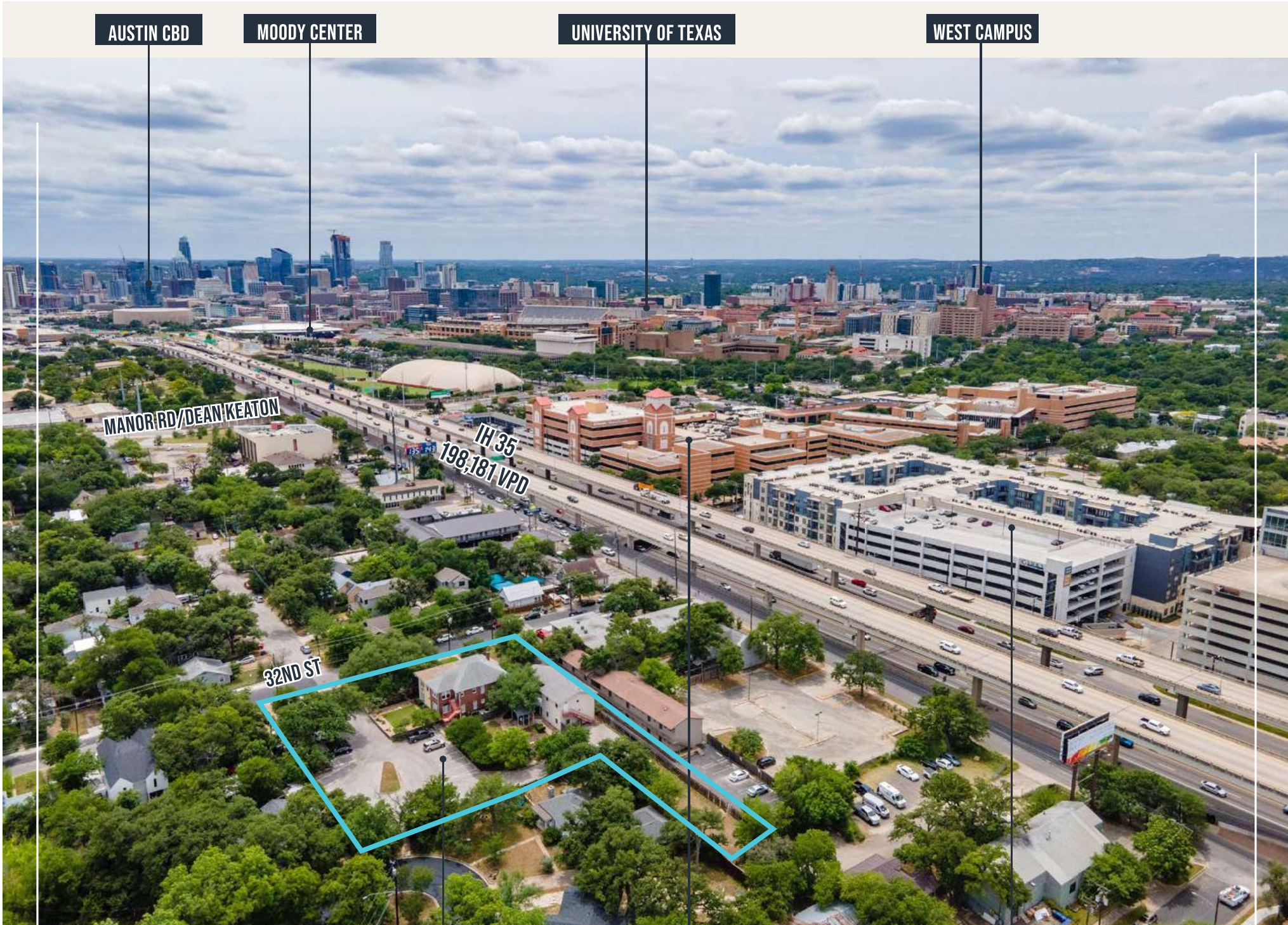
IH 35
198,181 VPD

32ND ST

SUBJECT PROPERTY

ST DAVIDS MEDICAL CENTER

AURA THIRTY2



1110
E 32nd



AURA THIRTY2

THE AVALON
APARTMENTS

WEWORK OFFICE

TROUBADOUR

IH 35
198,181 VPD

32ND ST



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Demographics

2021 POPULATION - CURRENT YEAR ESTIMATE

1 MILE	17,053
3 MILES	175,437
5 MILES	383,497

HOUSEHOLDS 2021 CURRENT YEAR ESTIMATE

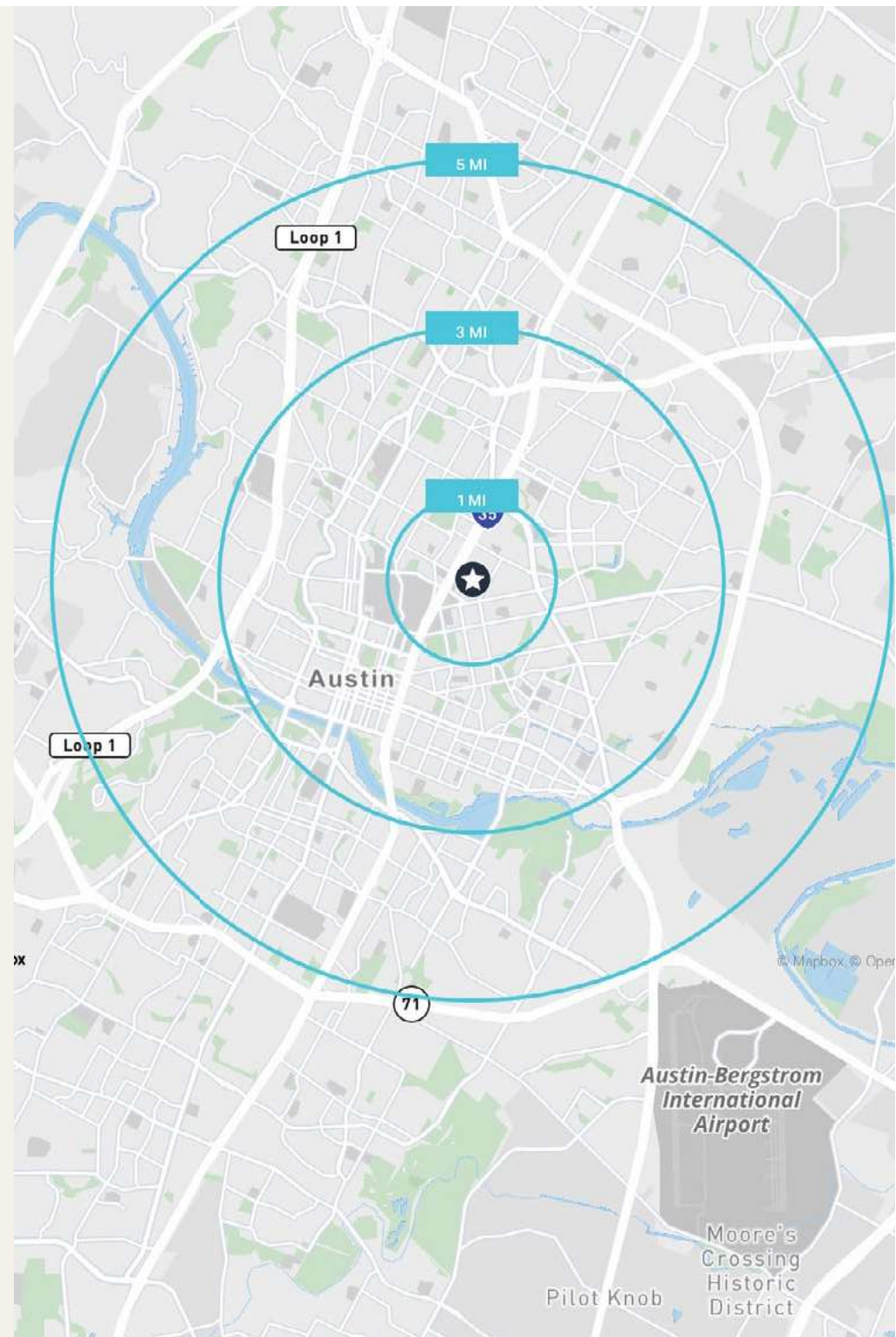
1 MILE	7,983
3 MILES	77,168
5 MILES	163,472

2021 AVERAGE HOUSEHOLD INCOME

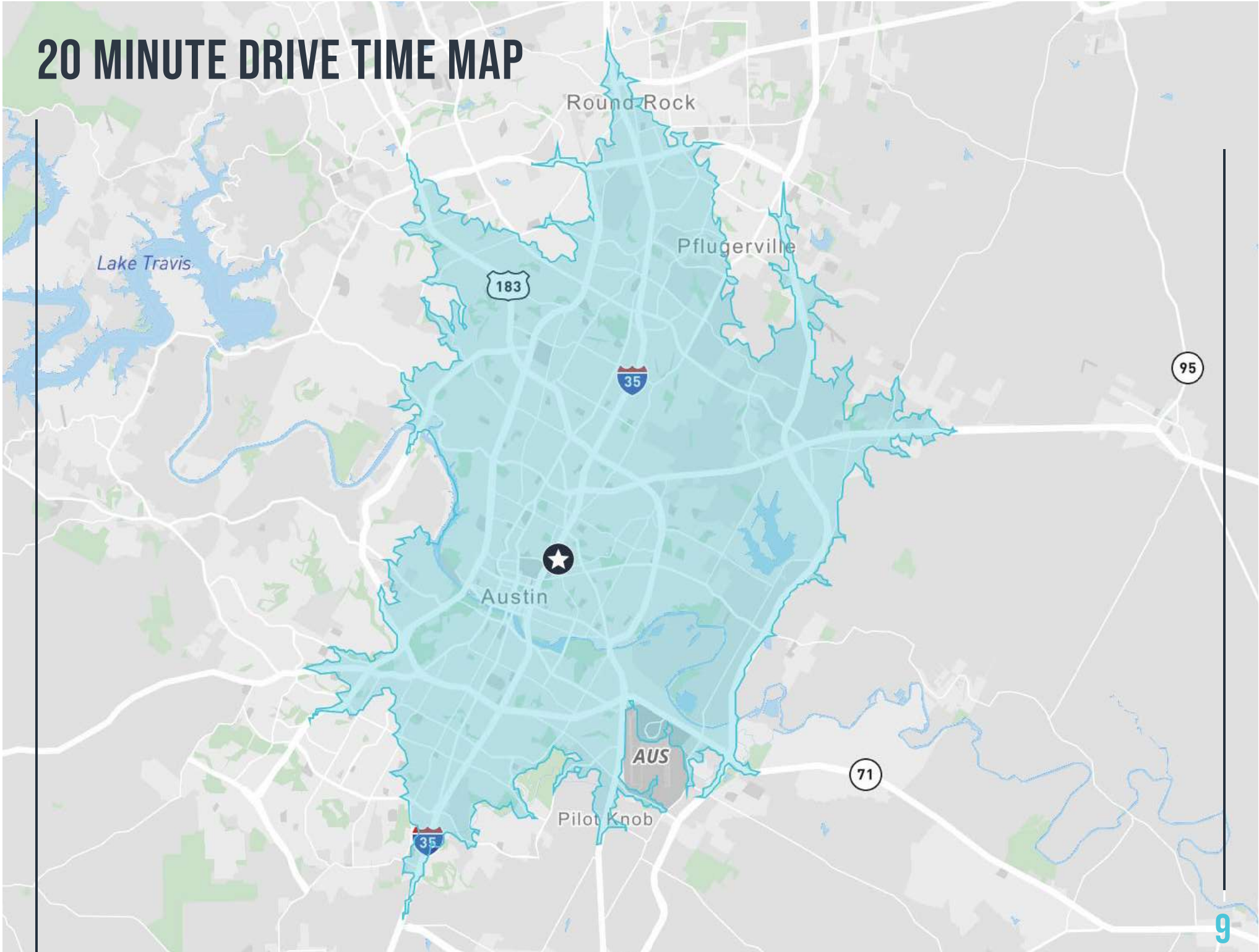
1 MILE	\$95,286
3 MILES	\$104,520
5 MILES	\$103,810

TRAFFIC COUNTS (VPD) - 2020

E 32nd St	855
IH 35	198,181



20 MINUTE DRIVE TIME MAP



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MARKET OVERVIEW

With approximately 2.36 million residents, the Austin metropolitan area continues to be one of the fastest-growing metros in the nation. Austin, the capital of Texas, is famous for its live music, art, diverse culture and emerging tech scenes. The area is home to a mix of industries contributing to a local gross domestic product (GDP) of \$168 billion as of 2020 — a figure that is expected to increase to \$268B by 2040.

Austin was not immune to the effects of the COVID-19 pandemic and experienced economic strain during 2020. Austin's unemployment rate rose 960 basis points (bps) from 2.6% in February 2020 to a peak of 12.2% in April 2020, and the metro lost more than 230,000 jobs. However, Austin's quick recovery from the depths of the pandemic has continued to shine a light on the Central Texas region. Since the trough in April 2020, the unemployment rate has rebounded and the metro has recovered approximately 96% of the pandemic-induced job losses in 2020. The greater Austin area is known throughout the country as a coveted location for corporate headquarters and supporting facilities with trade, professional and business services and government jobs making up the bulk of employment in the MSA.



TECH INDUSTRY

Over 8,300 employers
in the Austin metro area
are in high-tech industries

3.5% Growth in Austin
high-tech jobs in 2020, surpassing the
metro's 2.9% total job loss

Jobs in Austin's tech industry total
176,406, or **17.1%** of all jobs
compared to **9.2%** nationally

Source: 2021 US Tech Talent Report



GOVERNMENT

190,300 Jobs in Austin are
in the government sector;
down 1.3% from march 2020
Government jobs represent
16% Of all jobs in the
Austin msa

Government jobs represent
16% Of all jobs in the
Austin msa

Source: Bureau of Labor Statistics, November 2021



VENTURE CAPITAL

4.7 Billion in venture capital
Investments during the first half of **2021**
representing more than **387 deals**

Austin ranked **No. 7** in the nation for
the amount of venture dollars flowing to
locally based companies

Source: The Texas Medical Center, October 2021



TOURISM

27.4 Million
visitors annually to Austin

\$8 Billion
annual economic impact from visitor
spending

11,017 Hotel Rooms
in Downtown Austin

120,100 Jobs
in leisure & hospitality up to **65%** from
the low in April 2020

Source: Downtown Austin Alliance



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