



THE RAIL AT MLK STATION

OFFICE | RETAIL SPACE

2921 E. 17th St.
Austin, Texas 78702

DEVELOPMENT OVERVIEW

PROJECT OVERVIEW AND PROPOSED PRODUCT

The Rail at MLK is a 5-story 119,593 SF mixed-use building on a 1.2 acre site on the last tract in the Chestnut Plaza development at the MLK TOD and its five floor plans are available for prospective residents to choose from: 400 and 423 SF efficiencies, 540 and 604 SF 1 bd, and 1,014 SF 2 bd.

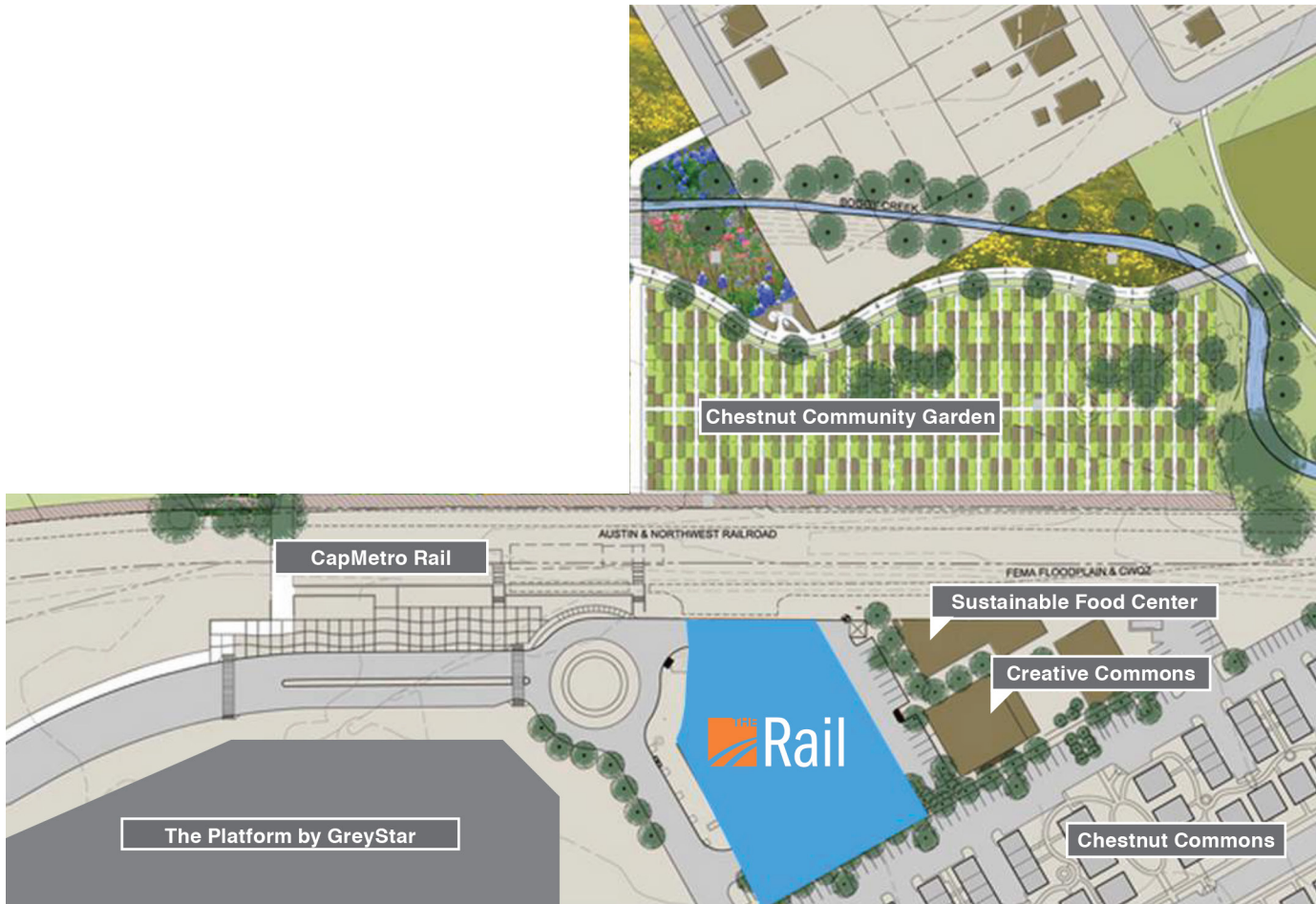
Ownership is seeking a long-term commercial tenant for the vacant +/- 2,000 SF of space off the main lobby that will complement or lend itself to the property and its other tenants.

The space will be delivered in shell condition with a generous TI package for Tenant to build out the space to suit their needs.



OVERVIEW & AMENITIES MAP

CHESTNUT COMMONS MASTER PLAN



A master planned 36.5 acre philanthropic community created by the Meredith Foundation, Chestnut Commons is situated on a site previously known as the Featherlite tract in the Chestnut neighborhood of east Austin. Located east of I-35 on the MLK corridor, what makes Chestnut Plaza unique is the vision to build a community center by way of a central plaza that serves as the catalyst for future development.

Currently at the site there are several nonprofit headquarters and a 2.4-acre community garden. This transit oriented development (TOD) is immediately adjacent to the MLK train station, offering a one-stop 7-minute commute to the convention center downtown.

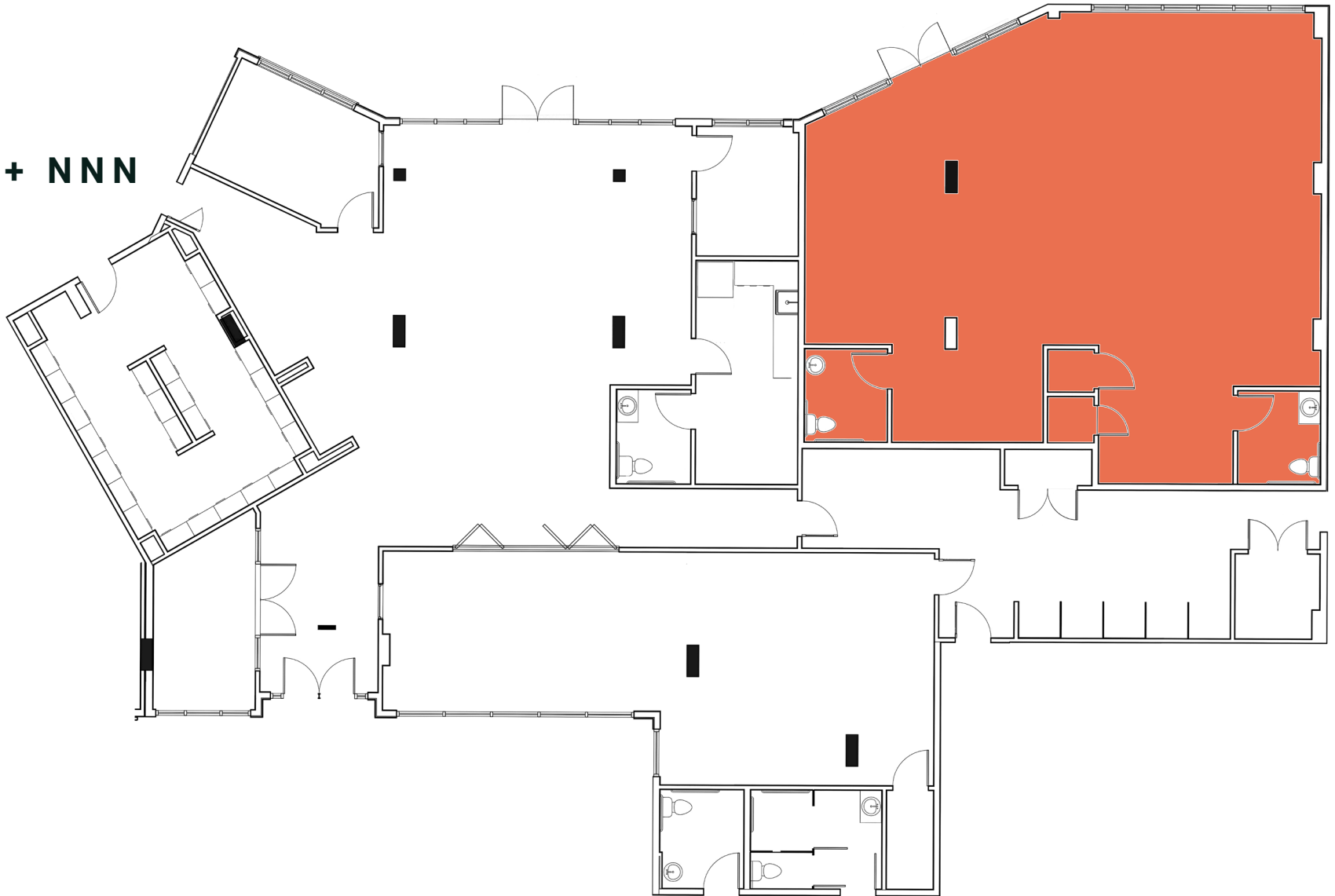
Affordable housing is a key feature in the Chestnut Plaza plan for responsible development, which The Rail is expected to add to.

RETAIL FLOOR PLAN

PROPOSED CONFIGURATION

SQUARE FOOTAGE
1,617 SF

RATE
\$32.00/SF + NNN



FOR FURTHER INFORMATION

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