

FOR LEASE

THE BEST SIDE OF AUSTIN

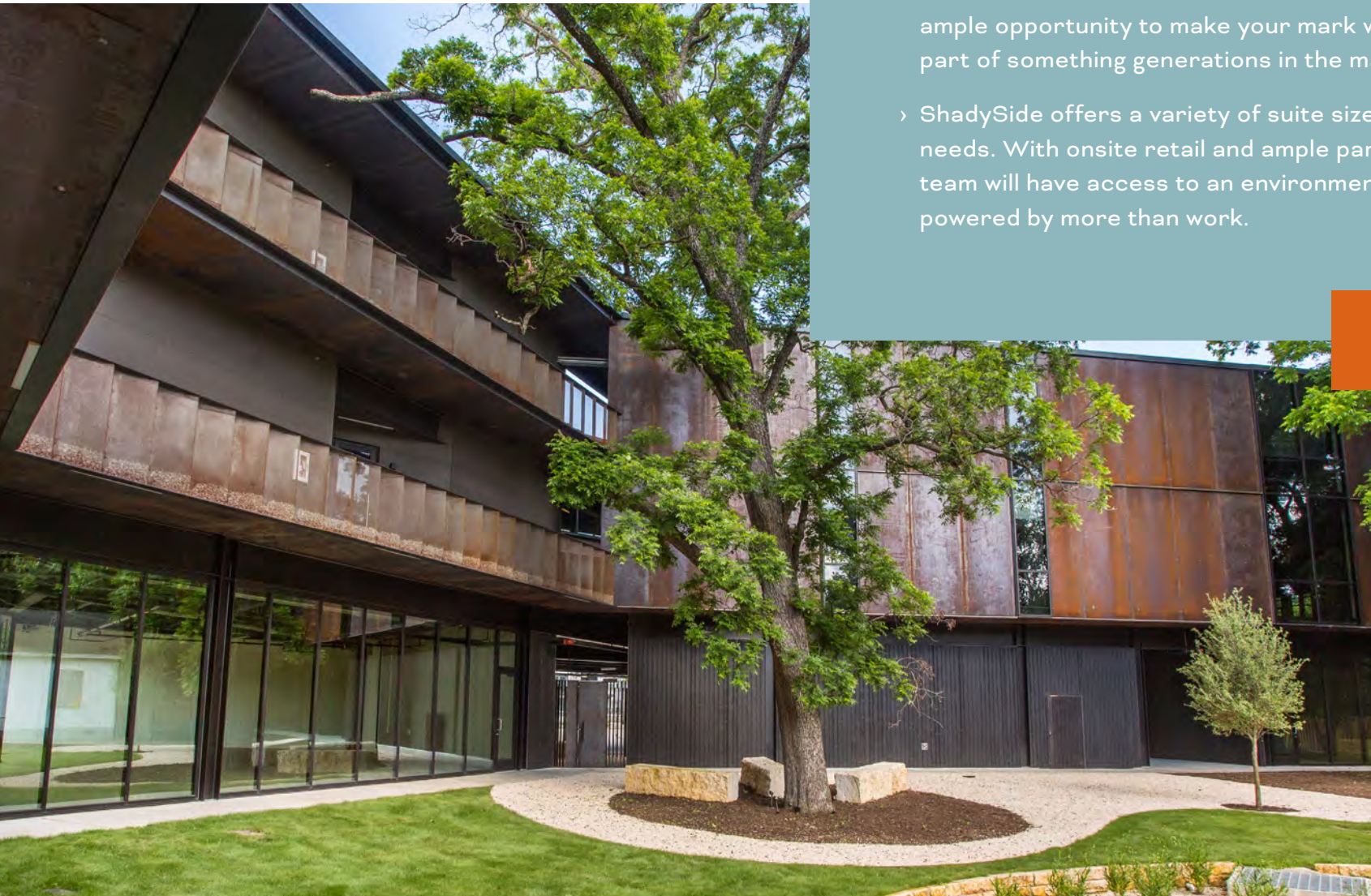
Colliers

Shady Side

SAXUM
REAL ESTATE

PROPERTY HIGHLIGHTS

- › East Austin is the eclectic side of Austin keeping the historic “Keep Austin Weird” slogan alive. The cohesive mix of new and old Austin has created ample opportunity to make your mark while being a part of something generations in the making.
- › ShadySide offers a variety of suite sizes to fit your needs. With onsite retail and ample parking, your team will have access to an environment that is powered by more than work.



AVAILABILITY

SUITE	SQUARE FOOTAGE	AVAILABLE	BASE RATE	2026 EST OPEX	VIRTUAL TOUR
201	5,220	Now	\$36.00 NNN	\$17.13/SF	
301*	5,755	Now	\$36.00 NNN	\$17.13/SF	
302*	1,109	Now	\$36.00 NNN	\$17.13/SF	
304	2,167	Now	\$36.00 NNN	\$17.13/SF	
306**	6,091	Now	\$36.00 NNN	\$17.13/SF	
307**	2,480	Now	\$36.00 NNN	\$17.13/SF	

* Contiguous for a total of 6,864 RSF

** Contiguous for a total of 8,571 RSF



22,822 SF
Space Available



\$36.00/SF
NNN



\$17.13/SF
Est. OPEX



63,994 SF
Building Size



2.2/1,000 SF
Parking Ratio



Built in
2021

AMENITIES



**PUBLIC TRANSIT WITHIN
WALKING DISTANCE**



**COVERED PARKING
AVAILABLE**



**LA VOLTA PIZZA
CLUB RESTAURANT**



**9,000 SF
CENTRAL COURTYARD**



**AMENITIES WITHIN WALKING
OR BIKING DISTANCE**



LOCATED IN AN OPPORTUNITY ZONE

"By qualifying as an Opportunity Zone Business, a business can unlock the investment potential of more than \$6 Trillion in unrealized capital gains through Qualified Opportunity Zone Funds"

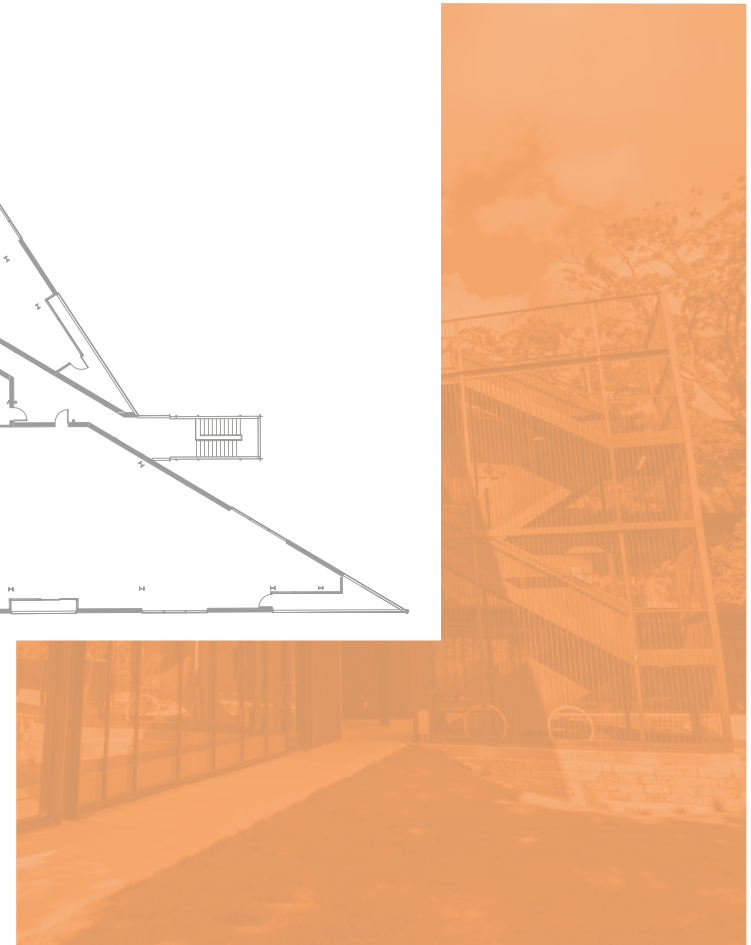
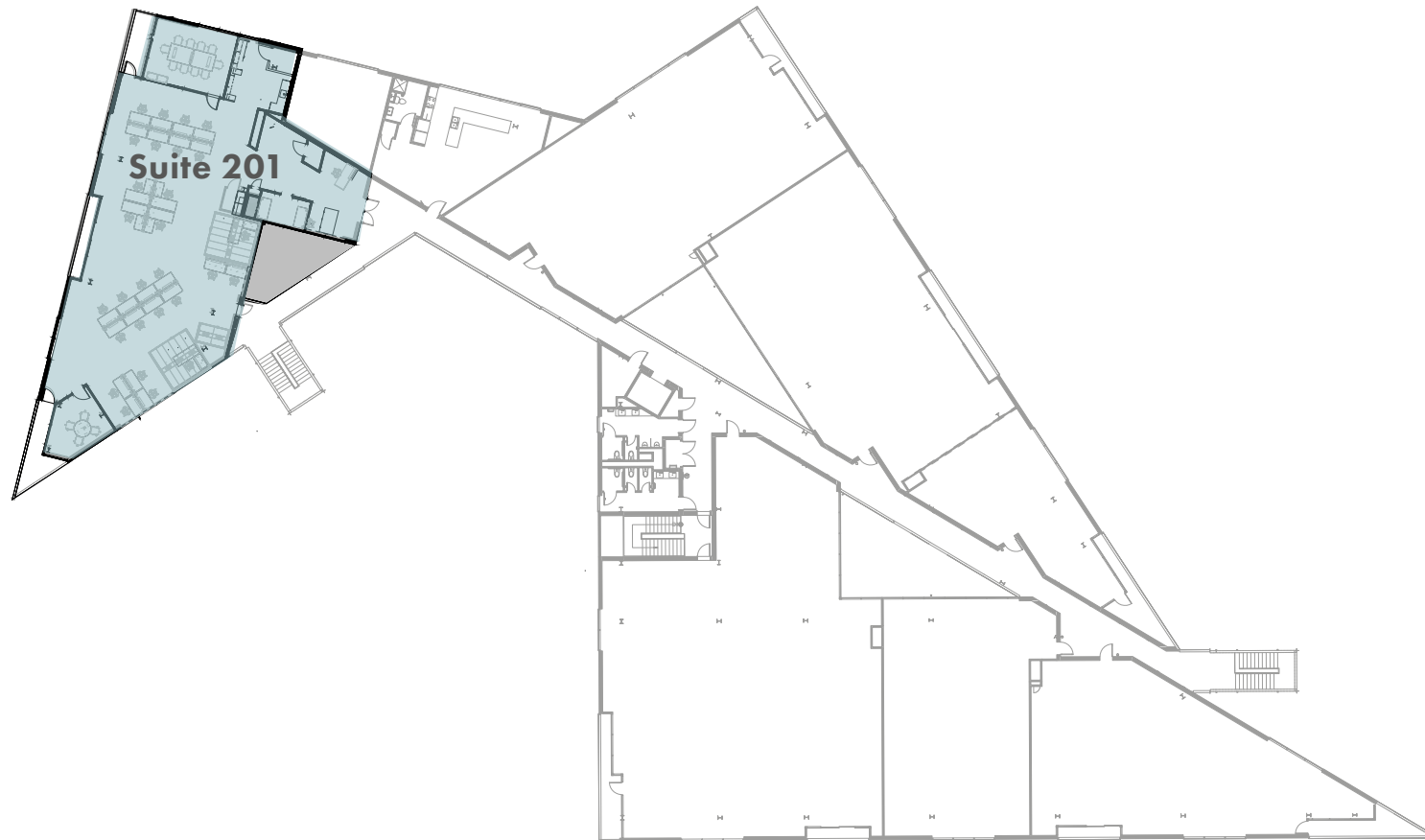
PICK YOUR SIDE

› ShadySide is East Austin's new intersection between the work and life. With ample outdoor space and collaborative areas, your workspace is defined by more than a desk. Natural light fills the interior, supporting the employee experience and making sure their time in the office is productive and enjoyable. ShadySide provides an impressive backdrop to the workday in the creative center of Austin.



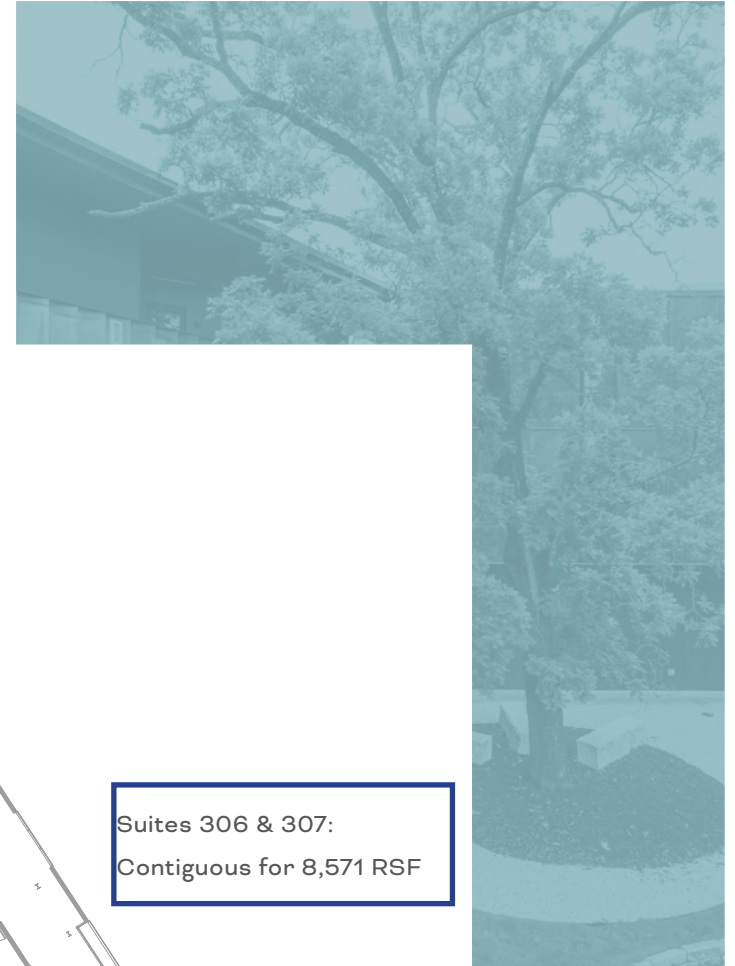
2ND FLOOR

› Suite 201: 5,220 RSF - Available Now



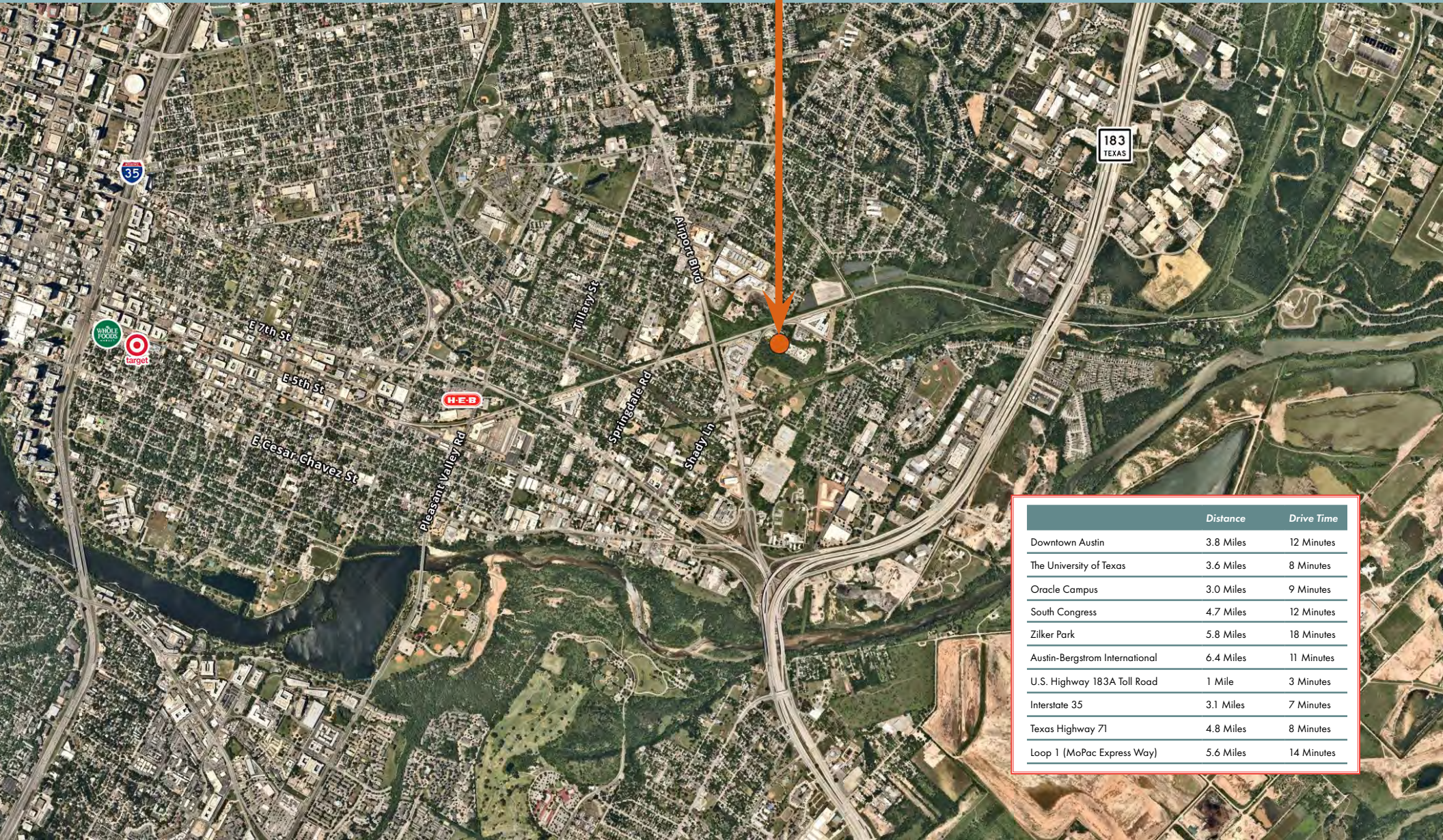
3RD FLOOR

- › Suite 301: 5,755 RSF - Available Now
- › Suite 302: 1,109 RSF - Available Now
- › Suite 304: 2,167 RSF - Available Now
- › Suite 306: 6,091 RSF - Available Now
- › Suite 307: 2,480 RSF - Available Now

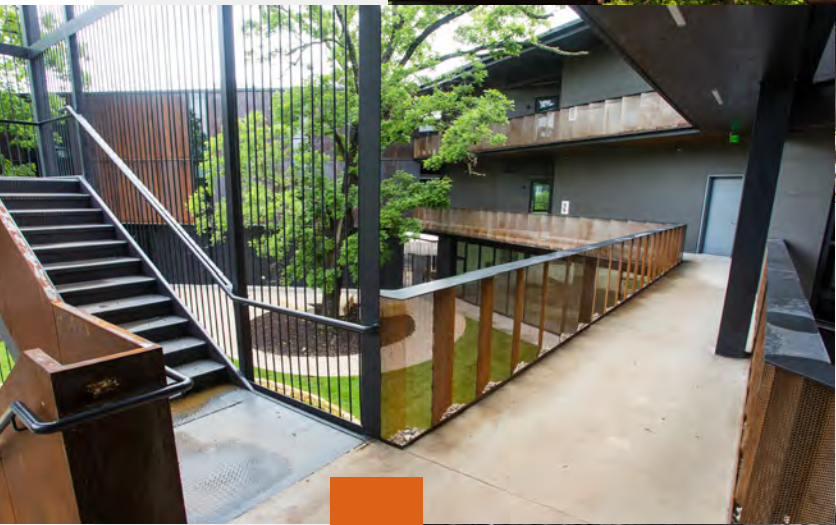


THE LOCATION

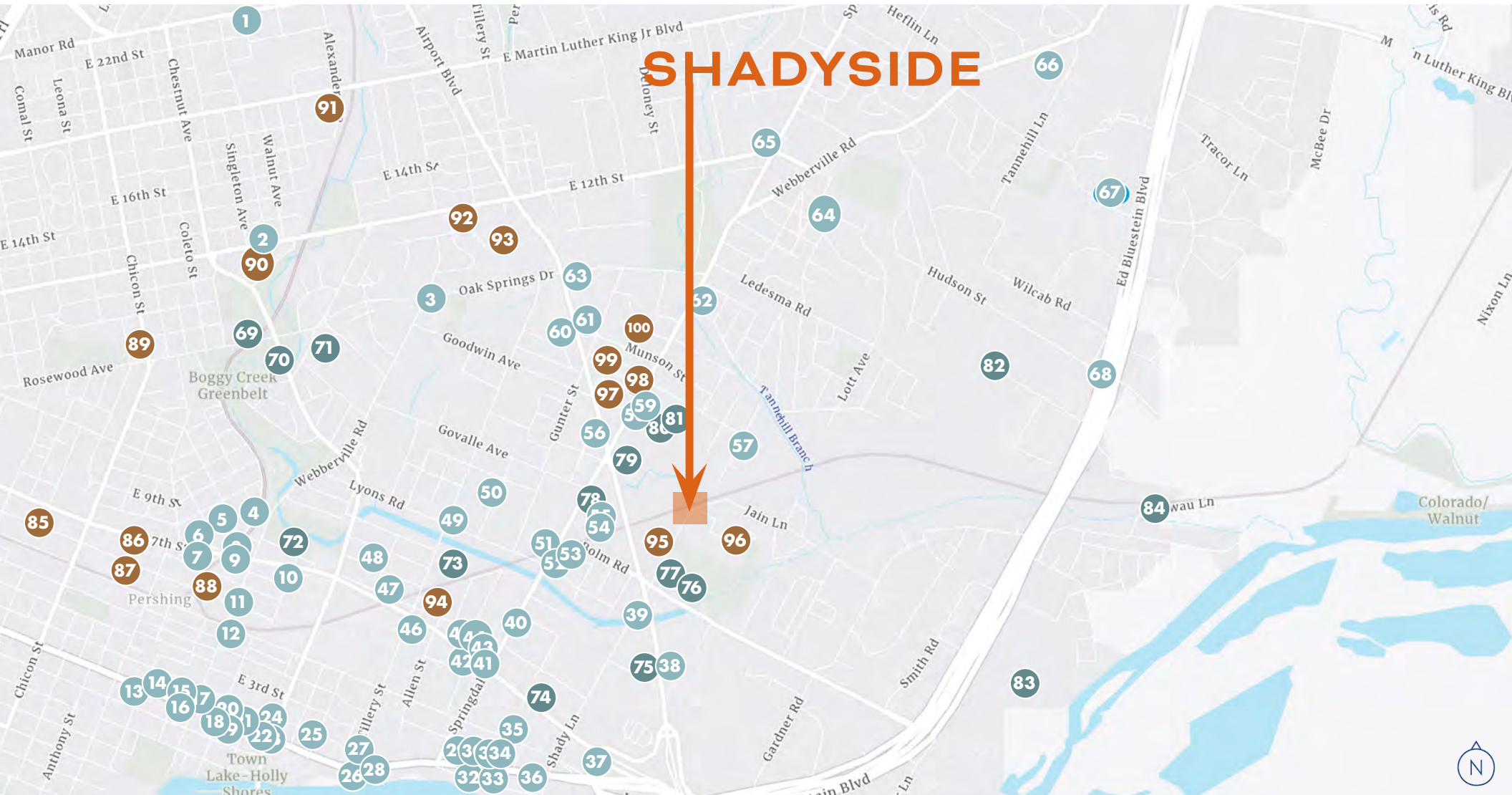
1141 SHADY LANE
AUSTIN, TX 78721



	Distance	Drive Time
Downtown Austin	3.8 Miles	12 Minutes
The University of Texas	3.6 Miles	8 Minutes
Oracle Campus	3.0 Miles	9 Minutes
South Congress	4.7 Miles	12 Minutes
Zilker Park	5.8 Miles	18 Minutes
Austin-Bergstrom International	6.4 Miles	11 Minutes
U.S. Highway 183A Toll Road	1 Mile	3 Minutes
Interstate 35	3.1 Miles	7 Minutes
Texas Highway 71	4.8 Miles	8 Minutes
Loop 1 (MoPac Express Way)	5.6 Miles	14 Minutes



SHADYSIDE



FOOD & DRINKS

1. Bird Bird Biscuit
2. Nixta Taqueria
3. Oscar's Backyard
4. Veracruz All Natural
5. Gourmands Neighborhood Pub
6. Kitty Cohen's
7. Joe's Bakery & Coffee Shop
8. Saigon Le Vendeur
9. Casa Colombia
10. El Sunzal Restaurant
11. La Holly
12. Greater Goods Coffee Roasting Co.
13. Capital City Bakery
14. Juan in a Million
15. la Barbecue
16. Juniper
17. Blue Owl Brewing
18. Sweet Chive
19. JuiceLand
20. Sushi | Bar ATX

21. Intero Restaurant
22. Catedral Del Marisco
23. Tacos Guerrero
24. Kemuri Tatsu-Ya
25. Lustre Pearl East
26. Tillery Kitchen and Bar
27. Grizzelda's
28. Jacoby's Restaurant & Mercantile
29. ADP - East
30. Bella's Tacos & Tortas
31. East First
32. De Nada Cantina
33. Sawyer & Co
34. Central Machine Works
35. Justine's
36. La Taqueria Chilanga
37. Taqueria Shelly's
38. El Secreto de Abuela #1
39. Dan's Hamburgers
40. Eden East
41. Sunny's Backyard
42. Kinda Tropical

43. Beto's Restaurants
44. Distant Relatives
45. B Cooper Barbecue
46. Flitch Coffee
47. Happy Foods + SWOOP Wine Garden
48. Teddy V. Patisserie
49. Marcelino's
50. Amironia Group LLC
51. Sa-Tén
52. Papa Joe's Tex-Mex
53. OMG Squee
54. Friends and Allies Brewing
55. Austin Eastciders Collaboratory
56. Sopas Y Mas La Ceiba
57. Rattlesnake Kitchen
58. Uroko
59. Caffé Medici
60. Las Mangonadas
61. Tropicana
62. Fat Daddy's Chicken
63. LeverCraft Coffee
64. Josh's Place

65. Palomino Coffee
66. Austin Jazz Society
67. Southern Heights Brewing Company
68. Taqueria

OUTDOOR

69. Rosewood Courts
70. Boggy Creek Greenbelt
71. Yellow Jacket Stadium
72. Parque Zaragoza Neighborhood Park
73. Squatch Frontier Fitness
74. Kawi Crossfit
75. Urban Axes Austin
76. Govalle Neighborhood Pool
77. Southern Walnut Creek Trail
78. Austin Bouldering Project
79. Lift ATX
80. Central Athlete
81. Sky Candy
82. Red Bluff Neighborhood Park
83. Bolm District Park
84. Delwau Lane Trail Head

MULTIFAMILY

85. Indie Apartments
86. 7East Apartments
87. Villas On Sixth Apartment Homes
88. E6 Apartments
89. Marshall Apartments
90. Mount Carmel Apartments
91. Platform Apartments
92. East 12th St Apartments
93. Elm Ridge Apartments
94. The Guthrie
95. Trailhead
96. ThinkEast Apartments
97. The Goodwin Apartment Homes
98. Lupine Terrace Apartments
99. Lupine Terrace Apartments
100. Springdale Estates



CONTACT US

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