

FOR LEASE

**3,098 - 7,274 SF of
Office Space**

**2404 Rutland Dr,
Austin, TX 78758**



Matt Rester

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Executive Summary

2404 Rutland Drive is a single-story, 19,349 SF office building located at the corner of Rutland Drive and Mc Kalla Place, just one block East of the Rutland Drive and Burnet Road intersection. The building sits on 1.18 acres and is within walking distance to the brand new Austin FC Q2 Stadium (approximate 3 minute walk). The property also provides quick and easy access to numerous roadways and amenities nearby.

Suite 100 and Suite 150 are currently available for lease, they are 4,176 SF and 3,098 SF respectively. They can be combined for a total of 7,274 SF. The building has a shared common area including bathrooms.

The property is conveniently located one block from the Burnet Road and Rutland Drive intersection, making access to nearby roadways quick and easy. Major nearby roadways include Burnet Road, Metric Blvd, Braker Ln, Rundberg Ln, Mopac, Hwy 183, Anderson Ln, and many more. Nearby amenities include The Domain, Austin FC Q2 Stadium, Target, Walmart, St. David's Medical Center, and more.

Highlights

- Easy Access to Burnet Rd and the Domain
- Recently Renovated
- 0.2 Miles from Austin FC Q2 Stadium

Matt Rester

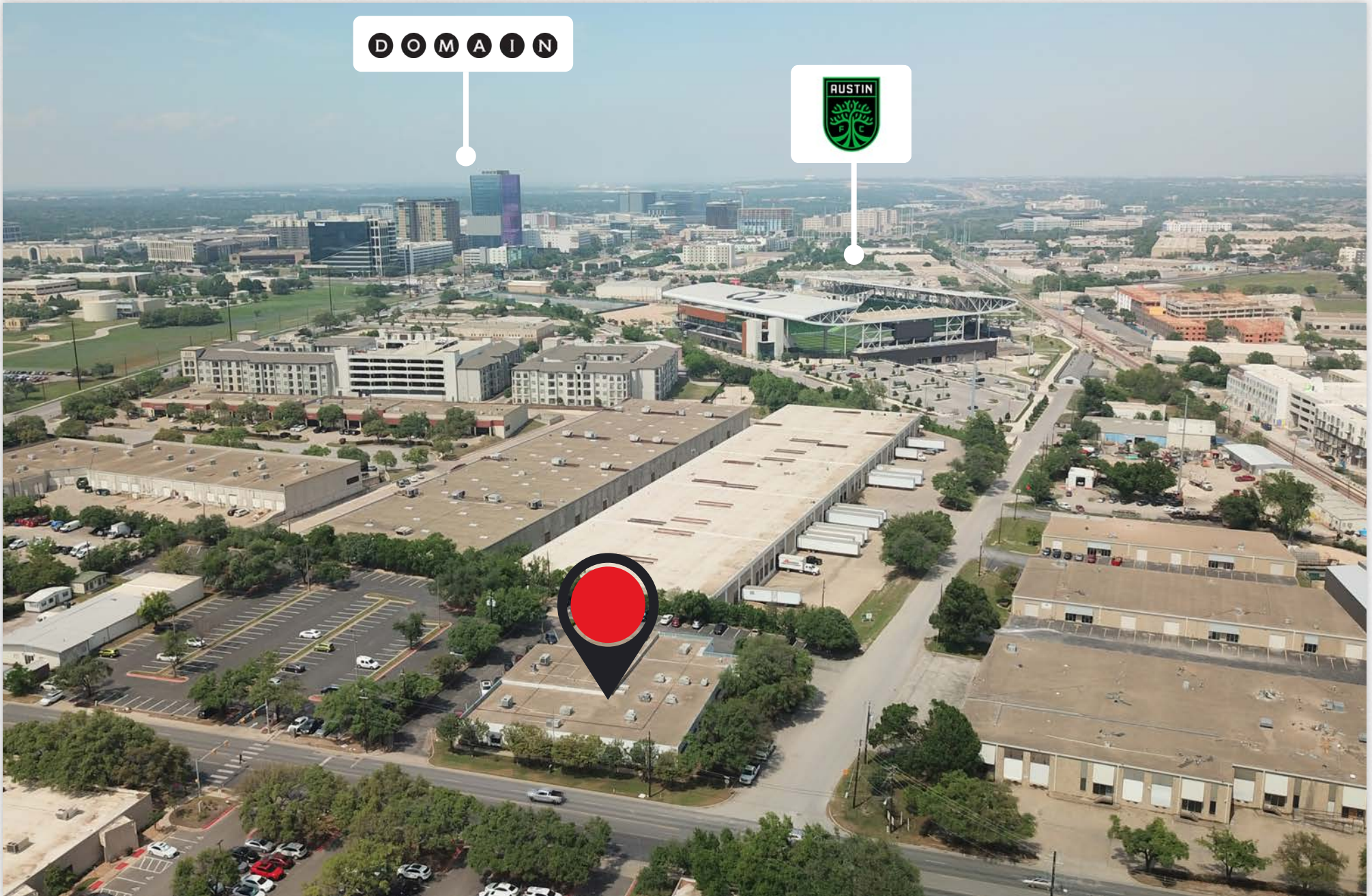
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Listing Details

Lease Rate: \$21.00 NNN \$11.64

Property Type: Office

Total Building SF: 19,349 SF

Available SF 3,098 - 7,274 SF

Land Area: 1.18 AC

Zoning: NBG-NP

Parking: 3.98/1,000 sf

Year Built/Renovated: 1970/2020

Other:





SUITE 100

FOR LEASE: 2404 Rutland Dr, Austin, TX 78758

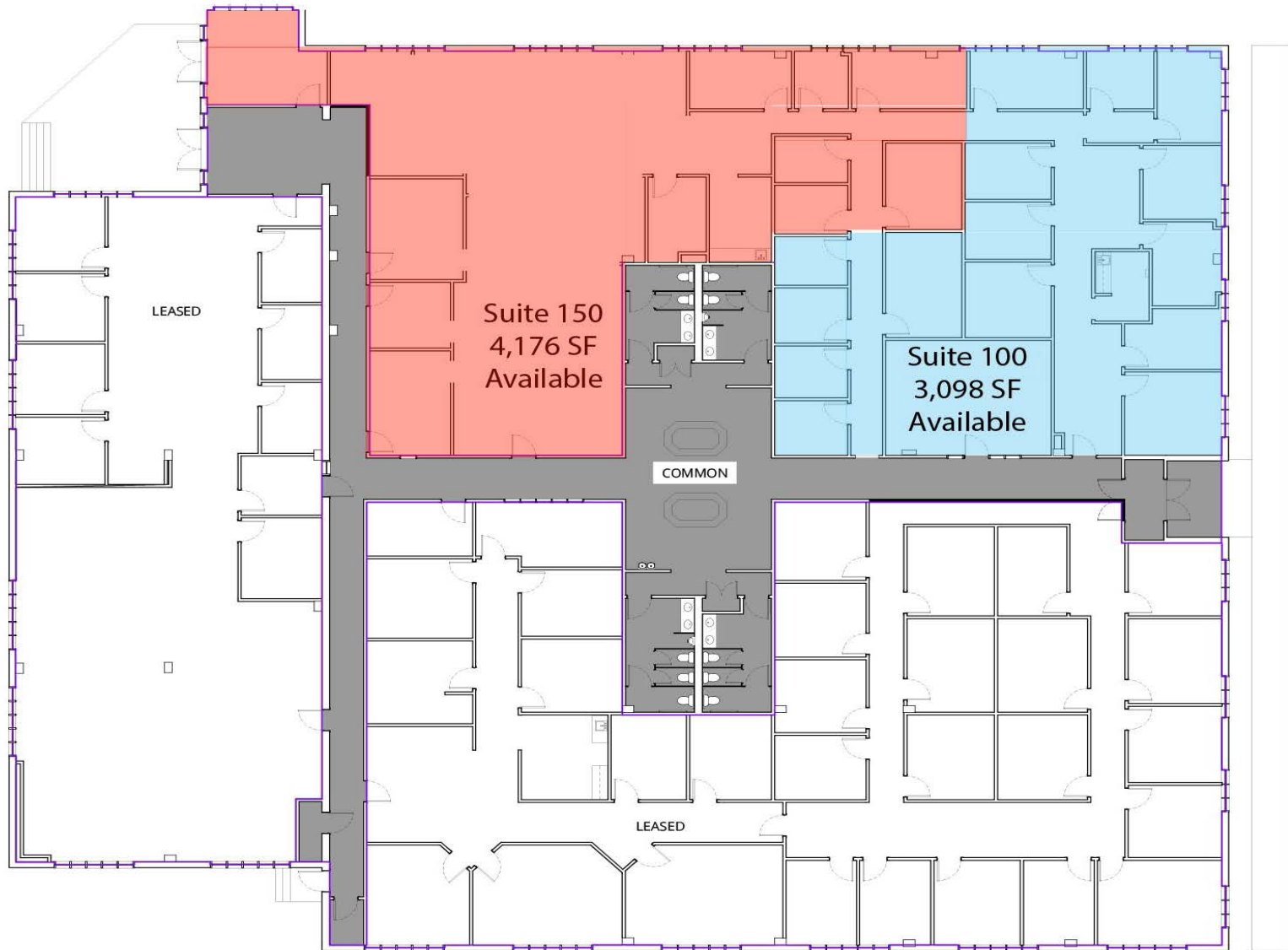




SUITE 150

FOR LEASE: 2404 Rutland Dr, Austin, TX 78758





FLOOR PLAN

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- D O M A I N**
- Apple
 - Amazon
 - Maggiano's
 - Macy's
 - Whole Foods
 - Dilliard's
 - Culinary Dropout
 - Punch Bowl
 - Perry's
 - Brass Tap
 - Starbucks
 - + More



DRIVE TIMES

- The Domain
4 Minutes
- Downtown Austin
14 Minutes
- Austin Bergstrum Airport
16 Minutes



Traffic Counts

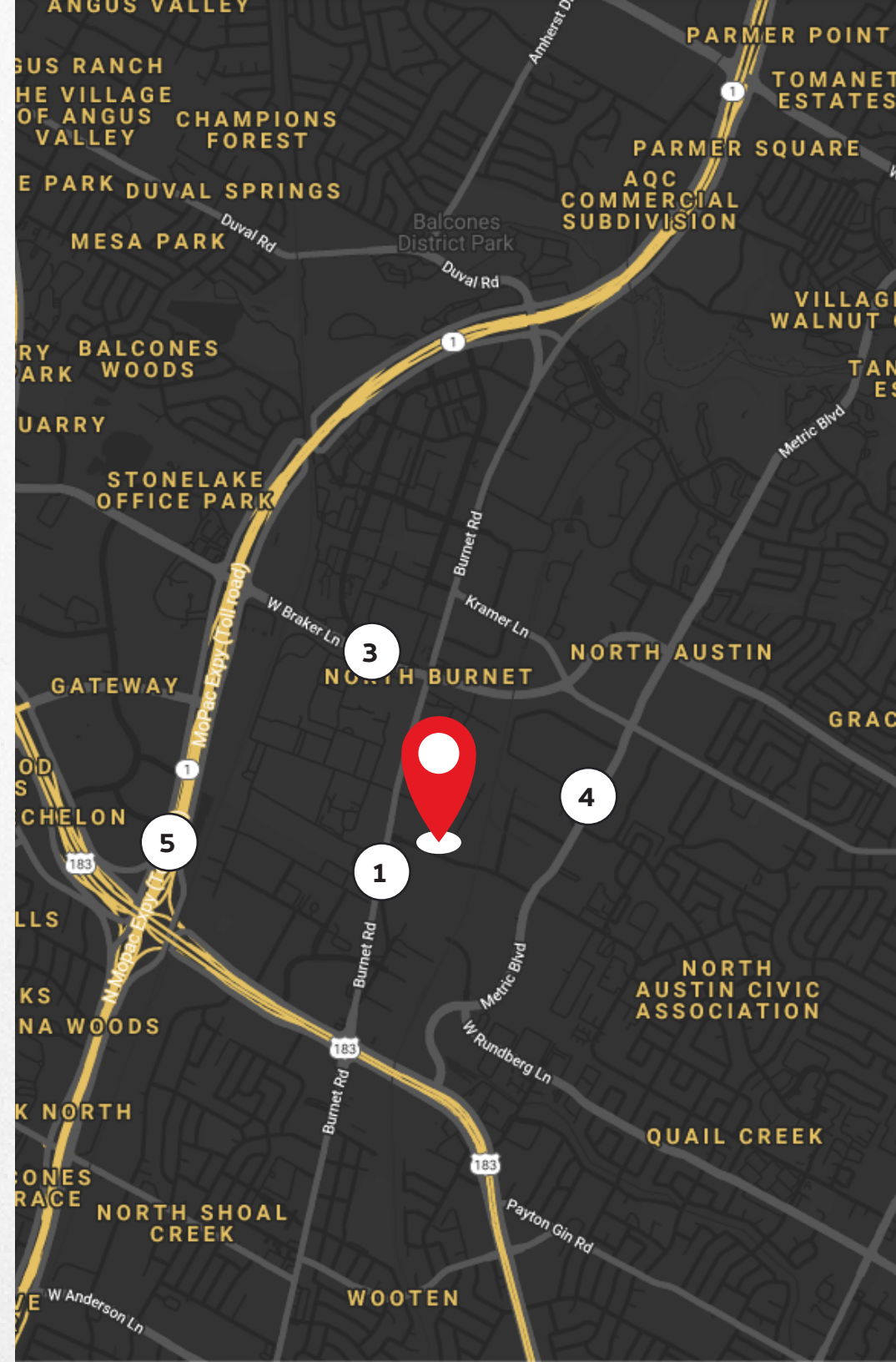
Street Name	Vehicles Per Day
1 Burnet Road	43,326 VPD
2 Highway 183	169,184 VPD
3 W Braker Lane	36,564 VPD
4 Metric Boulevard	16,763 VPD
5 Mopac Expy	136,890 VPD

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	12,973	158,965	340,554
Estimated annual population growth of 1.5%			



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$72,172	\$92,505	\$99,253



Radius	1 Mile	3 Miles	5 Miles
Households	5,202	70,347	147,786
Households by Marital Status			
Married	1,496	22,750	51,548
Married No Children	673	12,520	27,674
Married w/Children	823	10,230	23,874
Education			
Some High School	19.53%	11.64%	10.50%
High School Grad	20.63%	17.51%	15.78%
Some College	19.36%	20.56%	20.94%
Associate Degree	9.78%	7.30%	7.10%
Bachelor Degree	22.47%	27.08%	28.37%
Advanced Degree	8.24%	15.90%	17.31%
Annual Consumer Spending			
Apparel	\$8,115	\$110,816	\$241,333
Entertainment	\$17,683	\$297,449	\$656,013
Food & Alcohol	\$39,994	\$584,807	\$1,268,900
Household	\$18,287	\$331,427	\$750,539
Transportation	\$32,263	\$506,109	\$1,129,562
Health Care	\$5,118	\$91,068	\$199,965
Education/Day Care	\$8,308	\$145,517	\$330,096

Information obtained from third-party resource, subject to change.

Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2023 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START
A BUSINESS
CNBC

#2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY
IN AMERICA
WALLETHUB

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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

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