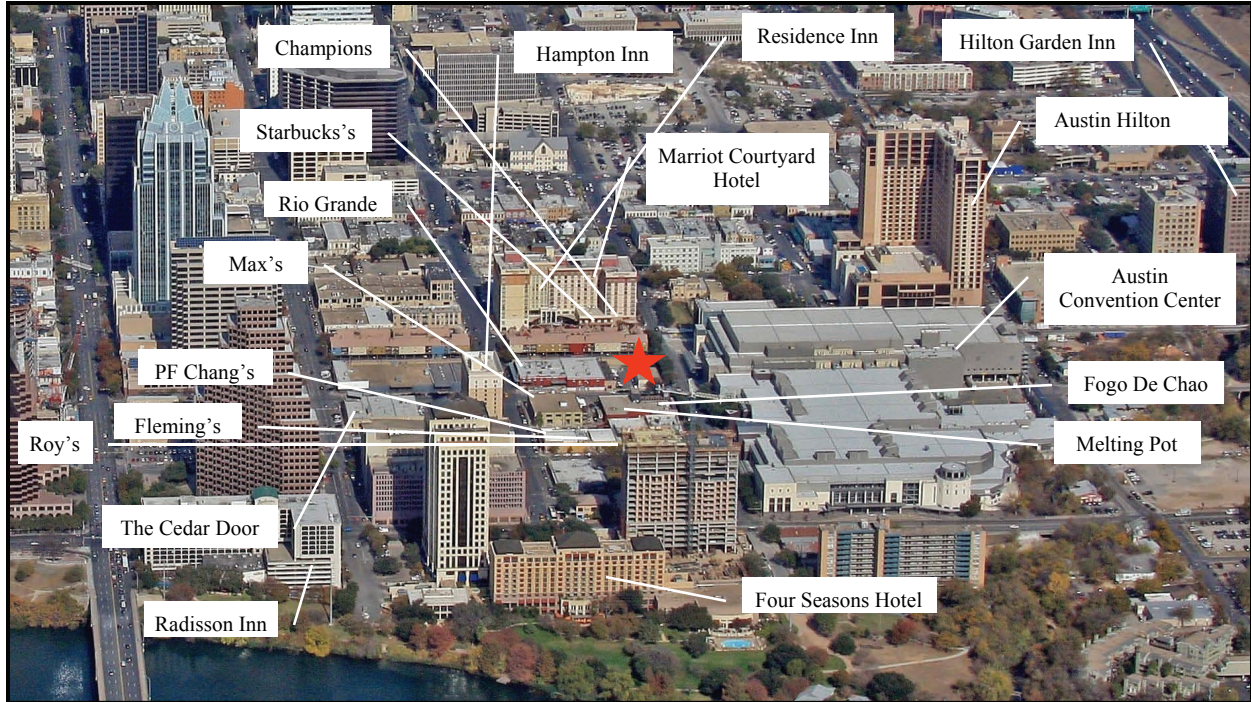


3,680 SF CBD Retail For Lease

310 E. 3rd Street Austin, Texas 78701



Situated directly across Trinity Street from the Austin Convention Center, 310 East 3rd is a stand alone 3,680 square foot building well positioned to capture convention area traffic. The building is within walking distance of many existing hotels including the Four Seasons, the Austin Hilton, the Marriot Courtyard, The Hampton Inn, and the Radisson. Neighboring restaurants include Roy's, Fleming's, PF Chang's, Fogo de Chao, the Melting Pot and many others.

SIZE: 3,680 SF stand alone building

ZONING: CBD (Central Business District)

IMPROVEMENTS: As-Is except that landlord will provide plumbing stub outs, HVAC, and 400 amp electric service or a \$50,000 TI allowance.

Austin Convention Center Statistics:

In the fiscal year ending September, 2008, the Austin Convention Center hosted an estimated 486,419 visitors attending 179 events.

Downtown Austin Alliance Statistics:

The Downtown Austin Alliance reports an daytime employee population of 90,000 and 363,000 Austinites who live within a 10 minute drive time from downtown.

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