



207 SAN JACINTO

Austin, Texas

FOR LEASE
ADJACENT TO P.F. CHANG'S



LOCATION: Southeast corner of 3rd and San Jacinto, Downtown Austin

SIZE & ZONING: 30,000 Total SF, 10,000 SF per floor, zoned CBD

RATE: \$32.00 PSF with \$20.00 T.I.

LOCAL DRAW: 207 San Jacinto sits in the heart of downtown Austin, one of the Nation's most sought after retail marketplaces. The building is adjacent to P.F. Chang's and is less than a block from the Convention Center.

DEMOGRAPHICS:

- 363,000 residents in primary market area (PMA) representing 90,677 households
- PMA average income \$82,773 (2003), \$104,651 (2008)
- 1.4 million Residents in secondary market area
- 90,000 Downtown employees
- 51,426 UT students
- 7 million annual visitors

COMMENTS:



- A short distance from more than 5,000 downtown hotel rooms
- The average convention center visitor spends approximately \$268 a day
- There are currently 3,000 downtown residential units planned or under construction
- The building's architecture and open floor-plan provide an ideal canvas for creative design and finish-out

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FOR LEASE – DOWNTOWN



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