



# WHITLEY BUILDING

Downtown Austin, Texas

AVAILABLE FOR SALE OR LEASE



- LOCATION:** 301 Brazos St. Austin, TX 78701, Northeast corner of Brazos and 3rd, Downtown Austin
- AVAILABILITY:** Immediately
- BUILDING:** Approximately 38,144 SF, per TCAD
- LAND:** A half block, approximately 35,328 SF, per TCAD
- ZONING:** CBD (*no view corridor restrictions*)
- PRICE:** Please call to discuss
- AUSTIN:** Per the US Census Bureau, Austin was the second fastest growing city in the nation in 2008. Population grew 1.65 million in 2008. The 1990s saw a 48% increase in population, and growth has been averaging 3.4% annually since the 2000 Census. The 2000 Census indicated that only four U.S. metros saw greater total net migration than Austin between 1995 and 2000. Census Bureau estimates for 2000 to 2007 show that Austin remains one of the top destinations for migrating talent. Austin ranks 5th among the top 50 U.S. metros based on net migration as a percent of total population (15%).
- COMMENTS:**
- 144,000 downtown workers within three mile radius
  - Austin has seven million visitors per year that spend \$441,000,000 annually
  - Just two blocks from the Four Seasons and one block from Convention Center
  - 179 events booked at the Austin Convention Center in 2008
  - 2007 restaurant sales within one mile exceed \$12,000,000.00 per month
  - 25,000 downtown residents expected over next ten years
  - 2007 Average Household income within one mile: \$82,000.00
  - 87% CBD office market occupancy in 2008

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