

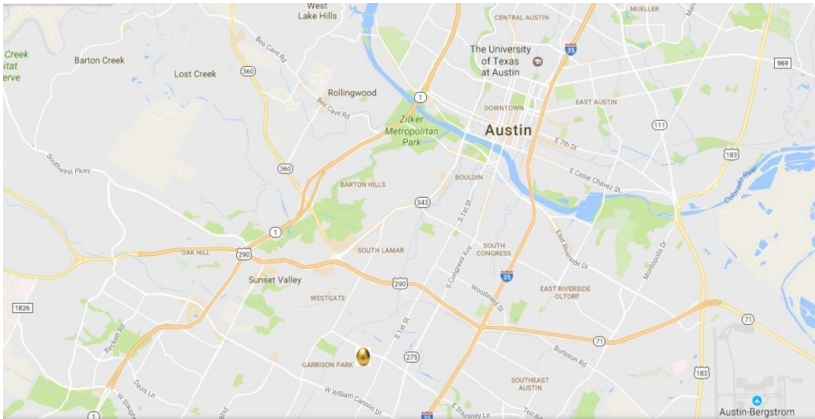


FOR LEASE: 5621 EMERALD FOREST DRIVE

AUSTIN, TX

9000 +/- SF SINGLE TENANT OFFICE OPTION

2760 SF INDOOR RESTAURANT SPACE PLUS 699 SF PATIO SPACE AND  
6219 SF DIVISIBLE RETAIL / CREATIVE / OFFICE SPACE PLUS 378 SF PATIO SPACE



## NEW CONSTRUCTION BY RAINEY VENTURES

- The restaurant space includes an outdoor patio and large green space
- Unique modern design with lots of light, with retro neighborhood vibe
- Office/retail spaces have private entrances, private balconies, and unique branding opportunities
- Office/retail space may be combined as needed

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