

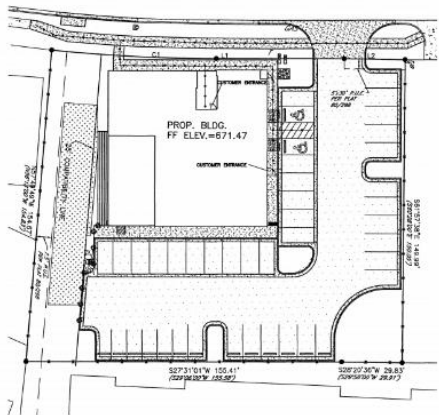


FOR LEASE: 5621 EMERALD FOREST DRIVE

AUSTIN, TX

UNDER CONSTRUCTION: 3000 SF ESTIMATED INDOOR RESTAURANT SPACE PLUS PATIO SPACE
5000 SF OF DIVISIBLE RETAIL / CREATIVE / OFFICE SPACE

\$ 30/PSF + NNN



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
- Great parking

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