1200 East Anderson

OFFERING MEMORANDUM

1200 E ANDERSON LANE | AUSTIN, TEXAS 78752

1200 East Anderson

1200 E Anderson is a three-story, 86,910 SF office building, conveniently located along Hwy 183 between I-35 and Hwy 290 offering an incredible owner-user opportunity.

JASON STEINBERG SIOR
512.505.0004
JSTEINBERG@ECRTX.COM

ECR

MATT LEVIN SIOR
512.505.0001
MLEVIN@ECRTX.COM

1200
OPEN PARKING
OPEN PARKING

EXIT

1200 East Anderson

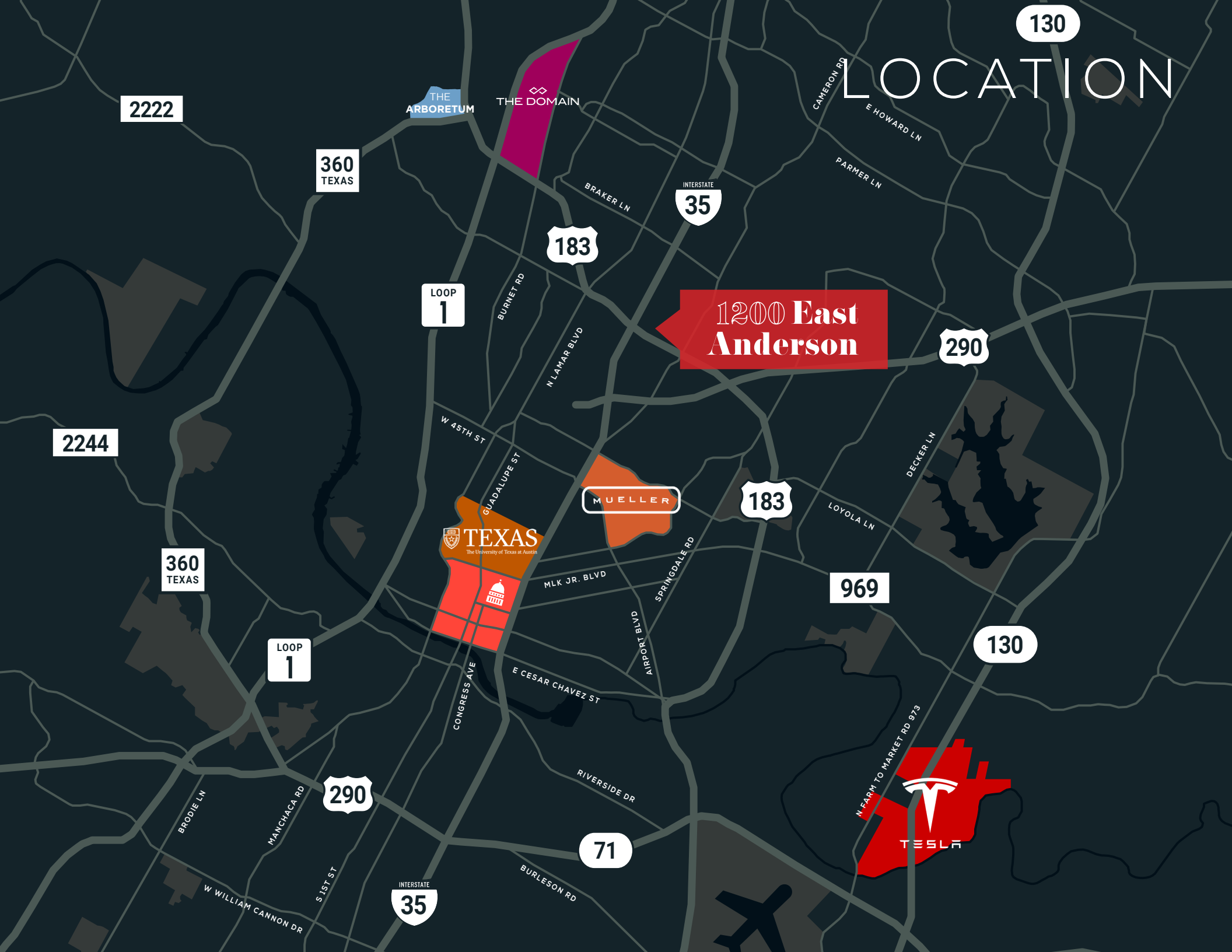
OFFICE **FOR SALE**

PROPERTY DETAILS

- **Address** 1200 E Anderson Lane, Austin, TX 78752
- **Sale Price** Contact Broker(s)
- **Full Building** 86,910 SF
  - 1st Floor 29,250 SF
  - 2nd Floor 28,830 SF
  - 3rd Floor 28,830 SF
- **Lot Size** 3.66 Acres
- **Year Built** 1982 Construction, Renovated in 2011
- **# of Stories** 3
- **Parking** 337 Parking Spaces (3.88/1,000 SF)
- **Class** B
- **Occupancy** Current tenant is moving out offering the full building for an owner-user opportunity
- **Roof** Low-slope, modified, built up roof (2005)
- **Elevators** 2 original hydraulic elevators (remodeled in 2011)
- **Mechanical** Grade mounted HVAC system
- **Providers** City of Austin electric and water

HIGHLAND
5 MIN DRIVE
THE DOMAIN
10 MIN DRIVE
INTERSTATE 35
183
INTERSTATE 35
NORWOOD PAR
E ANDERSON LN
1200 East Anderson
183
E ANDERSON LN
ECR

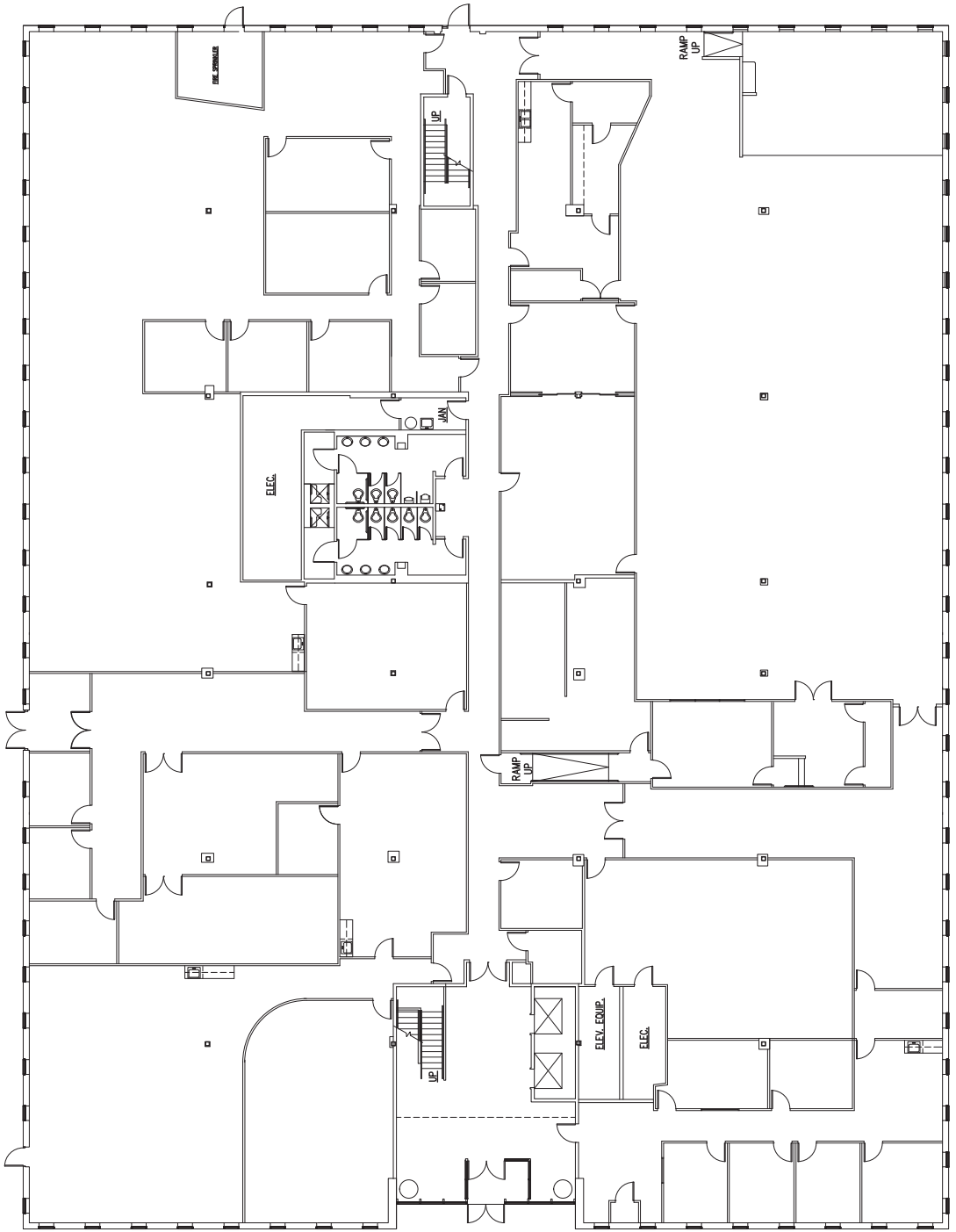
LOCATION


1200 East Anderson
THE ARBORETUM
THE DOMAIN
MUELLER
TEXAS
The University of Texas at Austin
TESLA
2222
360
TEXAS
LOOP
1
183
INTERSTATE
35
290
130
2244
969
71
CAMERON RD
E HOWARD LN
PARMER LN
BRAKER LN
BURNET RD
N LAMAR BLVD
W 45TH ST
GUADALUPE ST
DECKER LN
LOYOLA LN
MLK JR. BLVD
SPRINGDALE RD
AIRPORT BLVD
CONGRESS AVE
E CESAR CHAVEZ ST
RIVERSIDE DR
N FARM TO MARKET RD 973
BRODIE LN
MANCHACA RD
S 1ST ST
W WILLIAM CANNON DR
BURLESON RD

FLOOR 1

29,250 SF

360° VIRTUAL TOUR



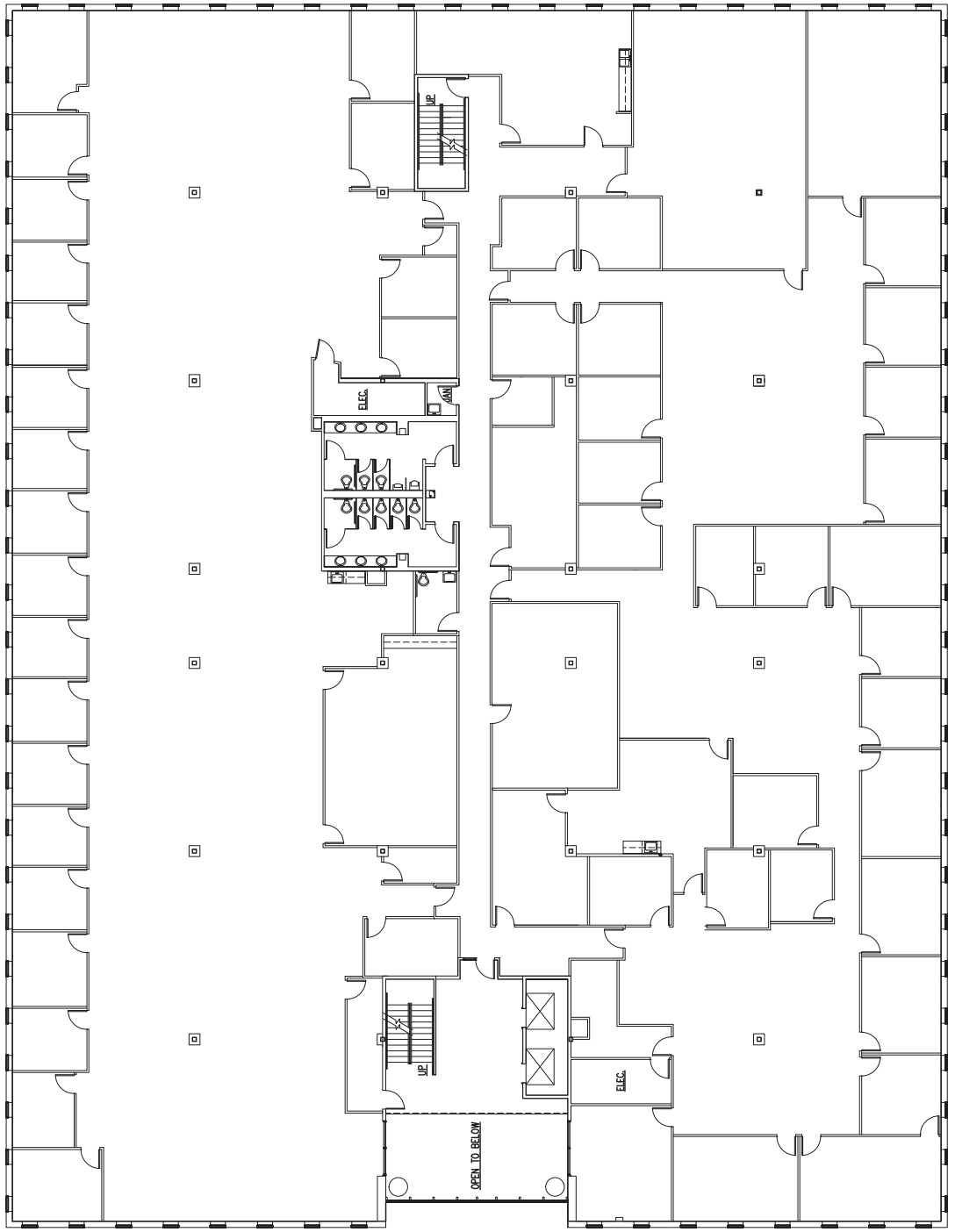
ANDERSON LANE
(US-183)

FLOOR PLANS

FLOOR 2

28,830 SF

360° VIRTUAL TOUR



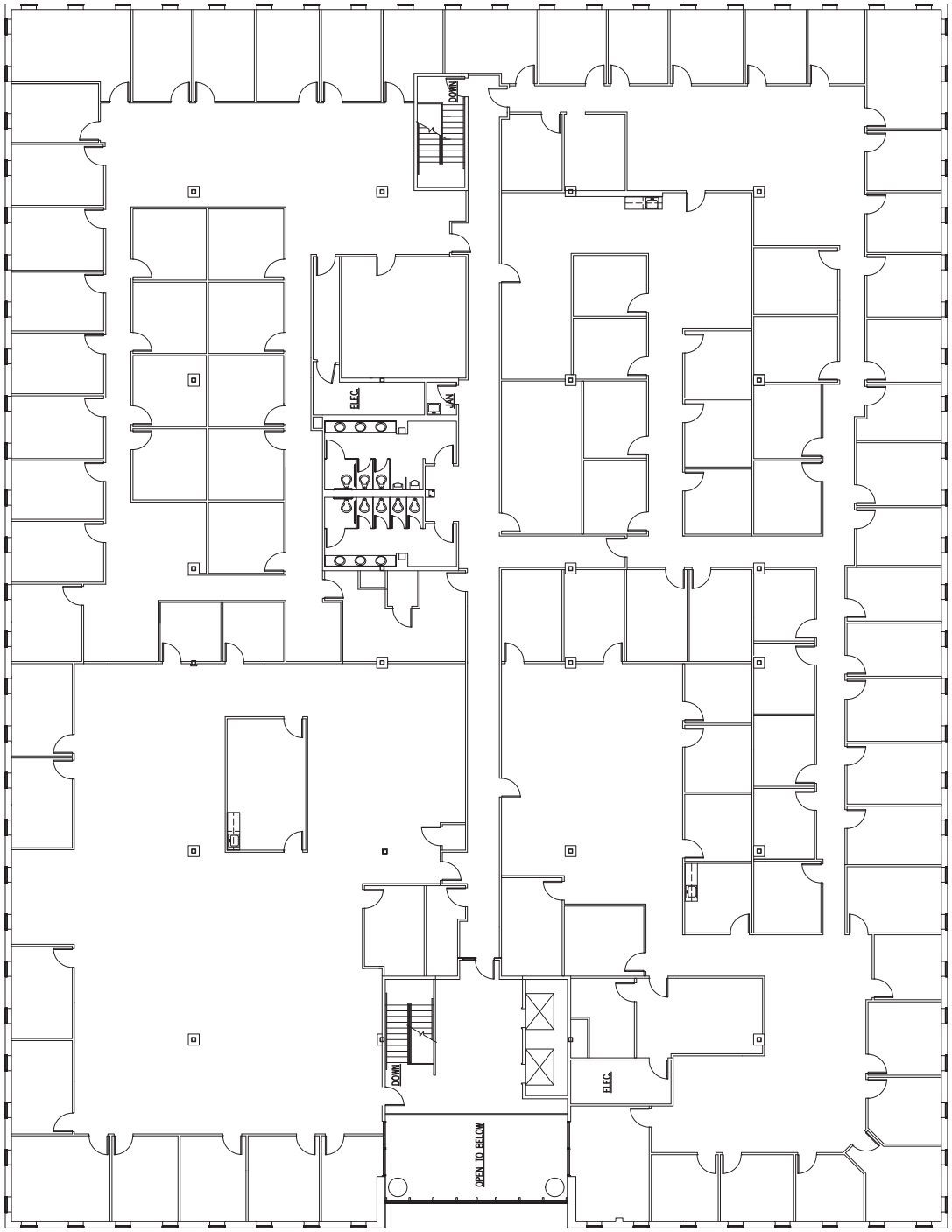
ANDERSON LANE
(US-183)

FLOOR PLANS

FLOOR 3

28,830 SF

360° VIRTUAL TOUR



ANDERSON LANE
(US-183)

FLOOR PLANS

NORTHEAST AUSTIN

1200 E Anderson is located within the Northeast office submarket of Austin. The tenant mix in the Northeast office submarket consists of a strong and stable tenant base including government and professional services.

Statistics regarding the Northeast office submarket for Class B product as of Q1 2021 is shown below:

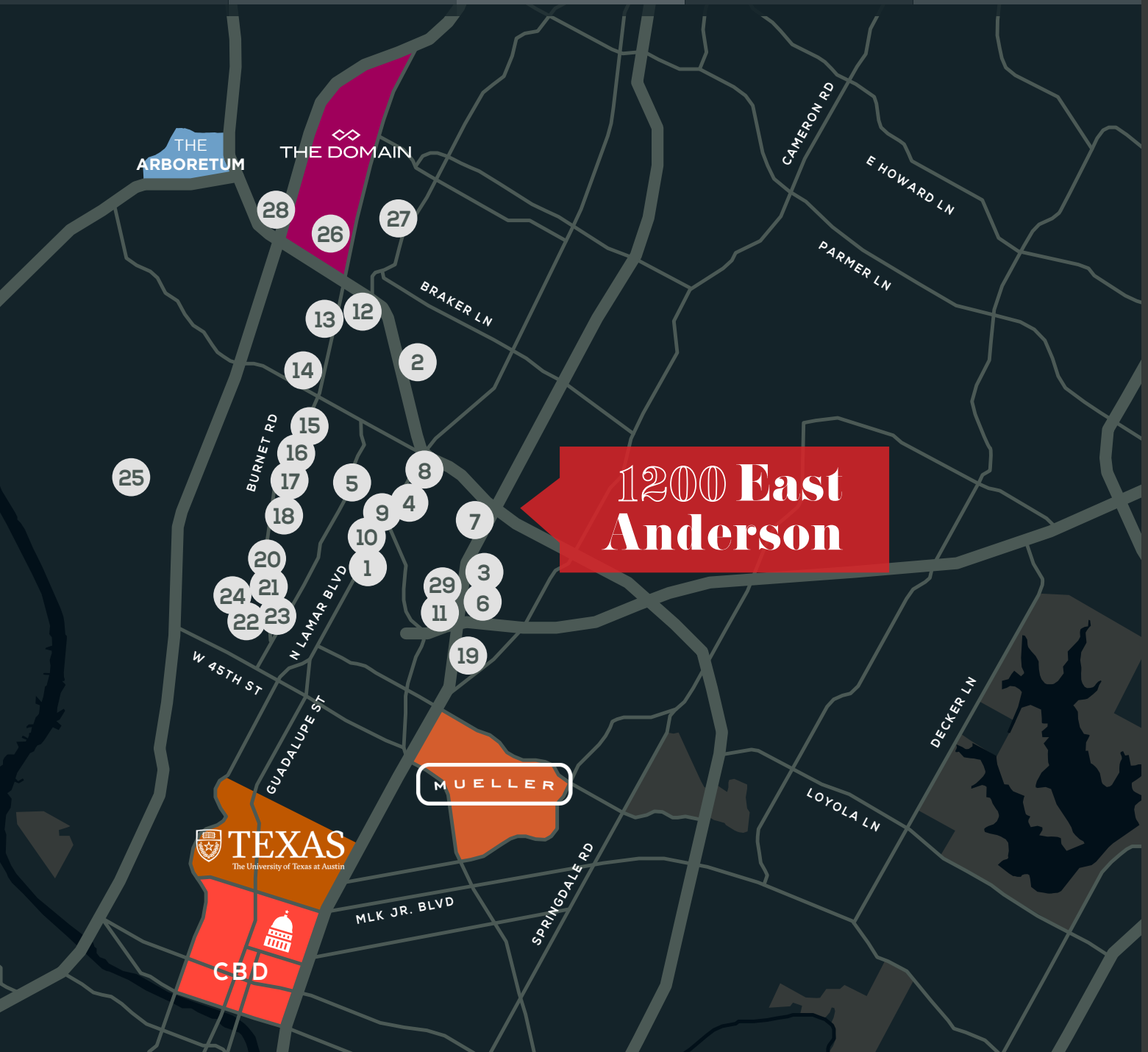
1,561,618 SF	13.9%	$25.00
OF MULTI-TENANT OFFICE PRODUCT WHICH IS NOT OWNER-OCCUPIED	VACANCY RATE (CITY-WISE)	AVG. FULL SERVICE RENTAL RATE

(SOURCE: COSTAR)

VIEW OUR FULL Q1 2021 OFFICE REPORT

ECR

12	10	15	5	5
MINUTES TO DOWNTOWN AUSTIN	MINUTES TO THE DOMAIN	MINUTES TO ABIA	MINUTES TO MUELLER	MINUTES TO HIGHLAND



AMENITIES

1. Michi Ramen
2. Ramen Tatsu-ya
3. Pappasito's Cantina
4. Chago's
5. Little Deli & Pizzeria
6. Pappadeaux Seafood Kitchen
7. Ojos Locos Sports Cantina
8. Kim Phung
9. Black Star Co-Op
10. Stiles Switch BBQ
11. Pluckers Wing Bar
12. SLAB BBQ & Beer
13. Trudy's North Star
14. Hopdoddy Burger Bar
15. Top Notch Hamburgers
16. Tacodeli
17. dipdipdip Tatsu-Ya
18. Flyrite Chicken
19. P. Terry's Burger Stand
20. The Peached Tortilla
21. The Little Longhorn
22. Chi'Lantro
23. Monkey Nest Coffee
24. Fonda San Miguel
25. Azul Tequila
26. Austin Beerworks
27. Oskar Blues Brewery
28. Buca Di Beppo
29. Easy Tiger

1ST FLOOR FITNESS CENTER

1ST FLOOR CONFERENCE ROOM

1200 East Anderson

1ST FLOOR LARGE TRAINING ROOM

2ND FLOOR LOBBY

2ND FLOOR
CONFERENCE
ROOM

1200 East Anderson

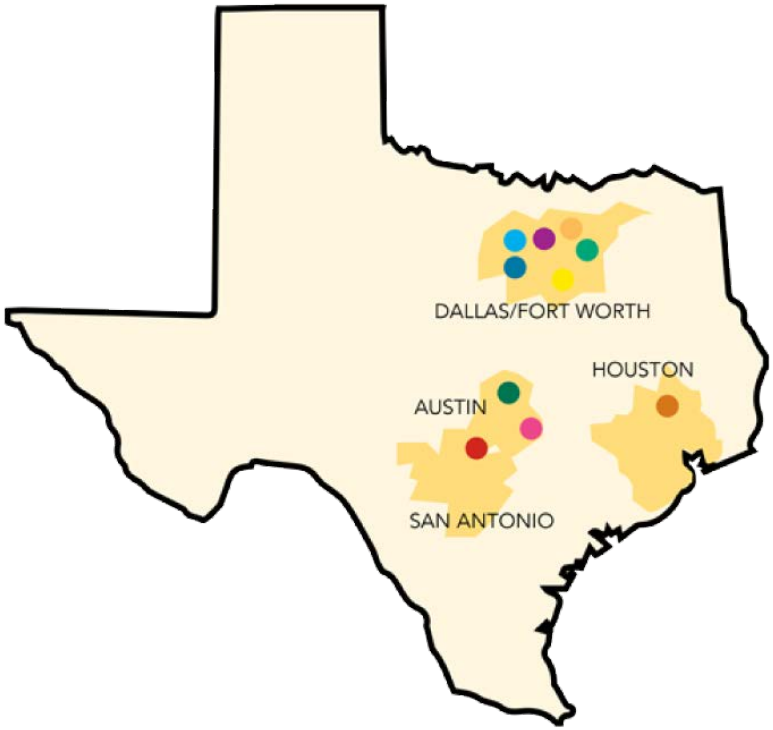
OPEN OFFICE SPACE

TEXAS

The “Texaplex” or “Texas Triangle”

The “Texaplex” or “Texas Triangle” is expected to be home to 35 million people by 2050. This area, composed of Dallas-Fort Worth, Houston, San Antonio and Austin, has a population greater than 46 states while only making up 25% of Texas’s land mass. The Texaplex contains the fastest growing corridor in the USA, just a few miles south of Austin and north of San Antonio in Greater San Marcos.

The Texas Triangle makes up 77% of the Texas economy and houses 53 Fortune 500 companies. This area has three times the job growth rate of NYC and fives times that of LA. Austin alone has had a 35% increase In job growth from 2001-2016 in STEM jobs, while the US rate is 10%. Companies from all over the US and internationally are relocating to the Texas Triangle due to the diverse economy, business friendly environment, wealth of talent and access to the rest of the world.



The $1.6 trillion Texas economy is the second biggest in the U.S., behind only California. Texas ranks first for current economic climate thanks to strong employment and gross state product growth over the past five years. In addition, there are 100 of the 1,000 largest public and private companies in the U.S. based in Texas, including giants like AT&T, ExxonMobil and Dell. Startup activity is also tops in the nation among larger states per the Kauffman Foundation.

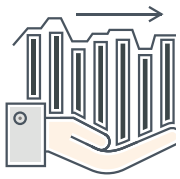
The number of people living in Texas has grown from 22.5 million about a decade ago to more than 28 million and could rise above 40 million over the next quarter century, enabling it to outperform the nation as a whole, in coming years. Population is one of the biggest factors in economic growth, not only providing workers needed by businesses, but also customers who buy houses, cars and other goods and services.

AUSTIN

Year after year the Austin area gets top marks for its quality of life. We're the country's 11th largest city with all the positive attributes of a smaller town: quality healthcare, low crime rates, affordable housing, outstanding schools, and a low cost of living. Our sunny climate includes lush green hills, cool natural springs and miles of hike and bike trails.

Austin hosts a highly educated, bilingual, multi-tiered workforce and a passion for success. Our population offers skill sets that ranges from high-end technology design, development and marketing to back-office operations that help customers with everything from banking services to video game advice.

For a lot of companies, Texas is a business-friendly destination. There's no personal state income tax and wages are competitive. In Austin you'll find a thriving business base that includes enterprises in technology, digital media, clean energy and life sciences, advanced manufacturing and data centers. It's a dynamic business ecosystem that has provided consistent growth for some of the world's most successful companies, including Amazon, Apple, Google, Oracle, Dell, Whole Foods Market, eBay, Facebook, 3M, General Motors, NXP Semiconductors, Samsung, and more.



UNEMPLOYMENT

Austin	**5.3%**
Texas	6.8%
US	6.3%

AUSTIN LABOR FORCE

12% ▼

JOBS ADDED IN AUSTIN

+6,700

***STATISTICS FROM JAN 2021**

AUSTIN ECONOMIC OVERVIEW

Austin is a one-of-a-kind place that defies stereotypes. It is progressive and fiercely entrepreneurial; pro-business and pro-environment; easy going and hardworking. The Austin region won't just welcome your business; it will make it better.

"Austin is the Hottest Market in the Country"
(THE NEW YORK TIMES, APRIL 2021)

"Austin Sizzles as Country's Hottest Commercial Real Estate Market for 2021"
(CULTURE MAP, MARCH 2021)

"Google Outlines Real Estate Plans in Texas; Austin the Biggest Winner"
(AUSTIN BUSINESS JOURNAL, MARCH 2021)

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FOR MORE INFORMATION

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