

MUELLER

HALCYON
COFFEE • BAR • LOUNGE

CONTACT

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THE DIAMOND BUILDING AT MUELLER



ABOUT

The Diamond Building is a mixed-use building located in the heart of Mueller, on Aldrich Street, with access to countless amenities.

Aldrich Street is a vibrant entertainment hub in the award-winning master-planned community of Mueller which is an activity magnet for thousands of people a day. Its unique mix of shops, cinema, restaurants, nightlife, parks and cultural attractions create a place to visit, relax, and enjoy the Austin experience.



MUELLER DEVELOPMENT

The 700-acre Mueller community, a redevelopment of the former Robert Mueller Municipal Airport, is an award-winning, mixed-use urban village in central east Austin. The community is designed to be a transit-oriented and pedestrian-friendly model of new urbanism and sustainability. A joint project between the City of Austin and Catellus Development Corporation, Mueller features residential, commercial and retail space including a town center, regional retail center and several major employment centers.



THE DIAMOND BUILDING AT MUELLER



SITE OFFERINGS + OVERVIEW

Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities.

Located two miles from the University of Texas and three miles from Downtown Austin, Aldrich Street brings entertainment, new shops, nightlife and businesses together with an energy that is reshaping the market.



IN THE NEIGHBORHOOD

Aldrich Street is home to a variety of tenants including:



+ more!

THE DIAMOND BUILDING AT MUELLER



HIKE & BIKE
TRAILS

BEST BUY
CHIPOTLE
THE HOME DEPOT
PACO'S TACOS
STARBUCKS
CHI'LANTRO
LOWE'S
THE KEBAB SHOP
Residence INN
Tiff's Treats
WHICH WICH

AUSTIN
Independent School District
The University of Texas at Austin
Dell Medical School

ALDRICH
APARTMENT HOMES

AMU
ALDRICH
OVERTURE
MUELLER

H-E-B
JuiceLand
MOD PIZZA
TORCHYS
STARBUCKS

AUSTIN ENERGY
TexasMutual
Kerbey Lane CAFE

Ascension Seton
dell children's
Ascension
Ronald McDonald House Charities
Central Texas

greenway
SYNC
at Mueller
mosaic

DIAMOND BUILDING

ALAMO
DRAP THOUS CINEMA
baodup
MODERN ASIAN EATS
barre3
Calleen's
B.D. Riley's
IRISH PUB & RESTAURANT
Kerbey Lane CAFE
lick
honest ice creamz
HALCYON
REBEL & CHEESE
the LASH LOUNGE
Aviator
PIZZA & DRAP THOUS
TEXAS FARMERS MARKET
at Mueller
lilla & beth
ORIGIN
HOTEL
thinkery
sweetgreen
STRETCH LAB
LOca d'Or
restore
HYPER WELLNESS
VERACIOUS
ALL NATURAL

Conscious Cravings
STONE HOUSE
WITH WOOD FIRE GRILLING
STREAMWAY COFFEE

PATTERSON NEIGHBORHOOD PARK

NEARBY AMENITIES

THE DIAMOND BUILDING AT MUELLER

LAKE TRAVIS

30 Min Drive

THE
DOMAIN

15 Min Drive

THE
ARBORETUM

12 Min Drive

UT AUSTIN

8 Min Drive

DOWNTOWN
AUSTIN

10 Min Drive

DIAMOND
BUILDING

AUSTIN BERGSTROM
INTERNATIONAL AIRPORT

15 Min Drive

LOCATION + DRIVE TIME MAP



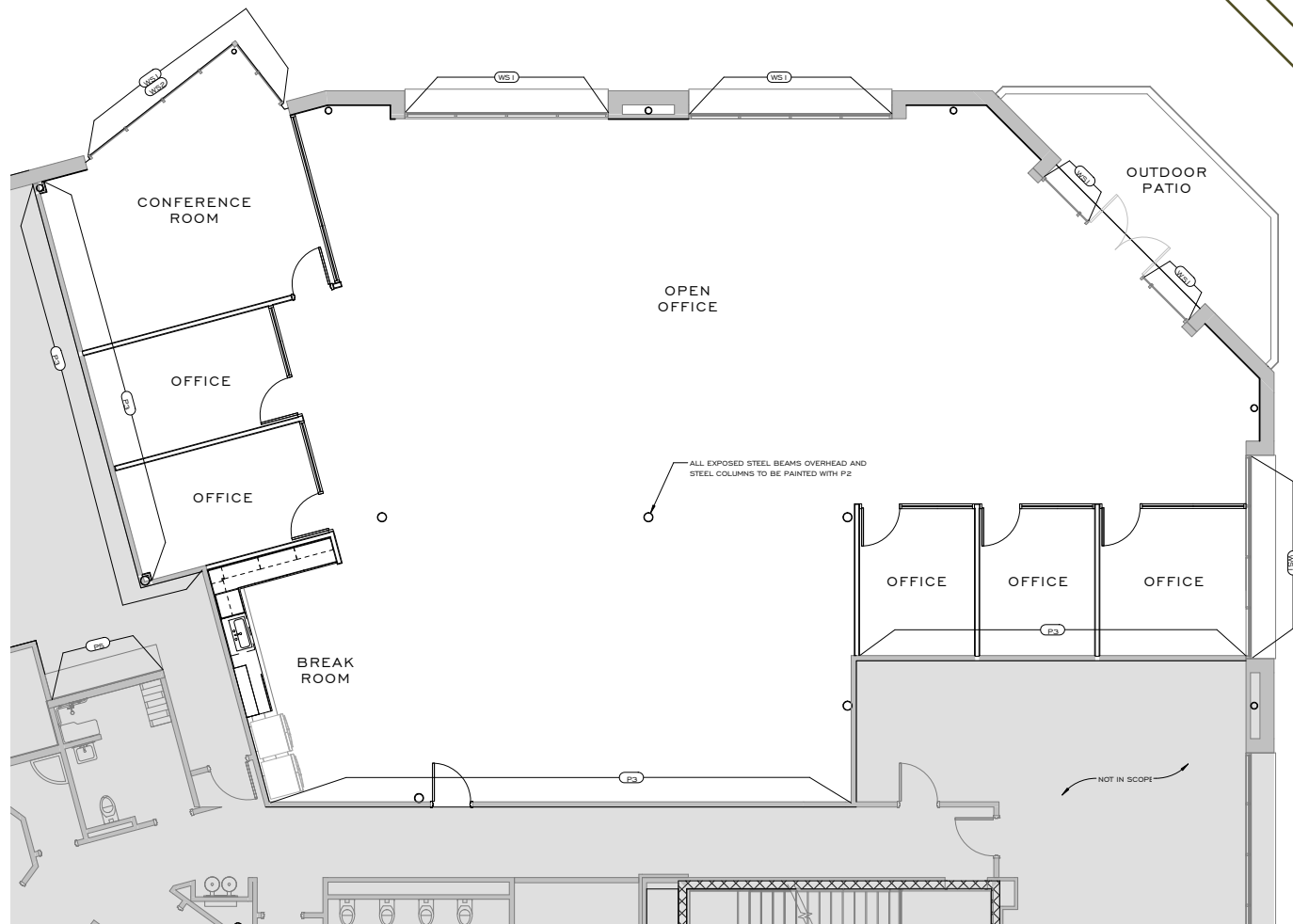
THE DIAMOND BUILDING AT MUELLER

SUITE 220 4,847 RSF

- 4,847 RSF built-out office suite with high-end finishes
- Furniture negotiable
- Located in the heart of Mueller with access to countless amenities
- Structured parking
- Great views
- Private patio
- Shower facilities

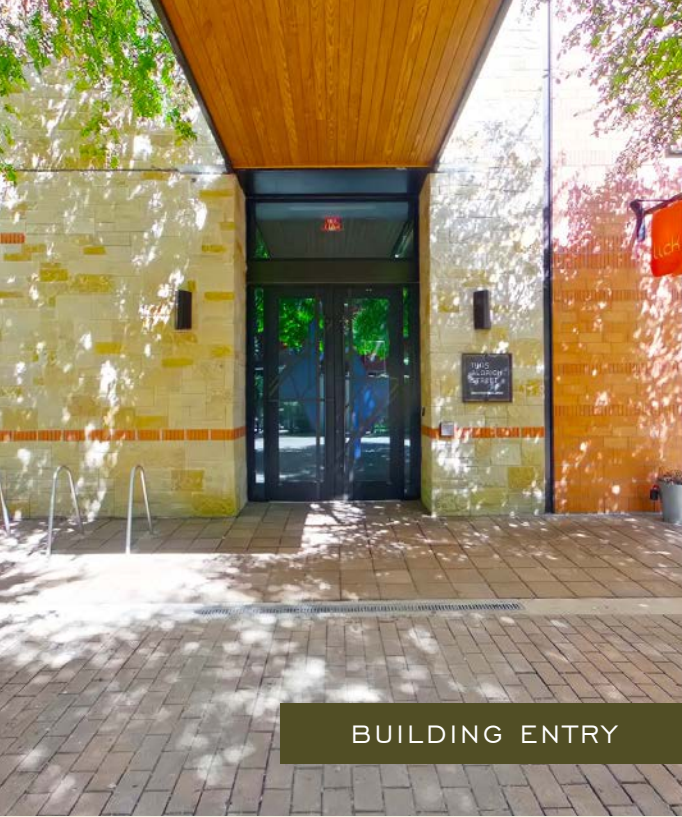


Click or scan to virtually tour
Suite 220



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BUILDING ENTRY



INTERIOR PHOTOS



BUILDING LOBBY





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FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date