



FOR LEASE | 5192 SF

Restaurant | Retail | Creative Office

THE MONARCH

801 W 5th Street, Austin, TX 78703

Skout Real Estate

ROLAND GALANG, Broker

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512.791.1584

THE MONARCH

- The Monarch offers premium street level commercial spaces, fronting the major W 5th Street corridor, connecting MoPac (Loop 1) and I-35, through downtown.
- Located in the heart of the vibrant Market District, the Monarch is a 29-story luxury high-rise, comprised of 305 for-lease residential units.
- Situated one block from the flagship Whole Foods store & worldwide headquarters. Other nearby businesses include car2go, Home Away headquarters, GSD&M, Cirrus Logic.

COMMERCIAL SPACE FOR LEASE

- 5192 SF with outdoor terrace seating area
- 119'+ retail frontage along W 5th St., 46'+ bay depth
- 18' ceiling height
- grease trap for restaurant
- 11 dedicated parking spaces + 57 valet / self service parking services + 8 to 10 upstairs garage spaces for employees (@ \$80/month)

2011 TRAFFIC COUNT	
west 5th street [at west avenue]	25,200
west 5th street [at bowie street]	21,800

DOWNTOWN DEMOGRAPHICS

2011	
daytime employees in 78701 [Source: OnTheMap, U.S. Census Bureau 2009]	117,425
diverse downtown residents [Source: Capitol Market Research July 2011]	9,500
residents living within 10-minute drive of downtown [Source: Capitol Market Research July 2011]	363,000
apartment occupancy w/ an average rent of \$2.09 SF/ month [Source: Capitol Market Research July 2011]	95.3%
weekend evenings entertainment patrons [Source: Downtown Austin Alliance]	100,000+

All information contained herein is deemed reliable but not guaranteed. Tenant must verify.

DOWNTOWN RETAIL & OFFICE

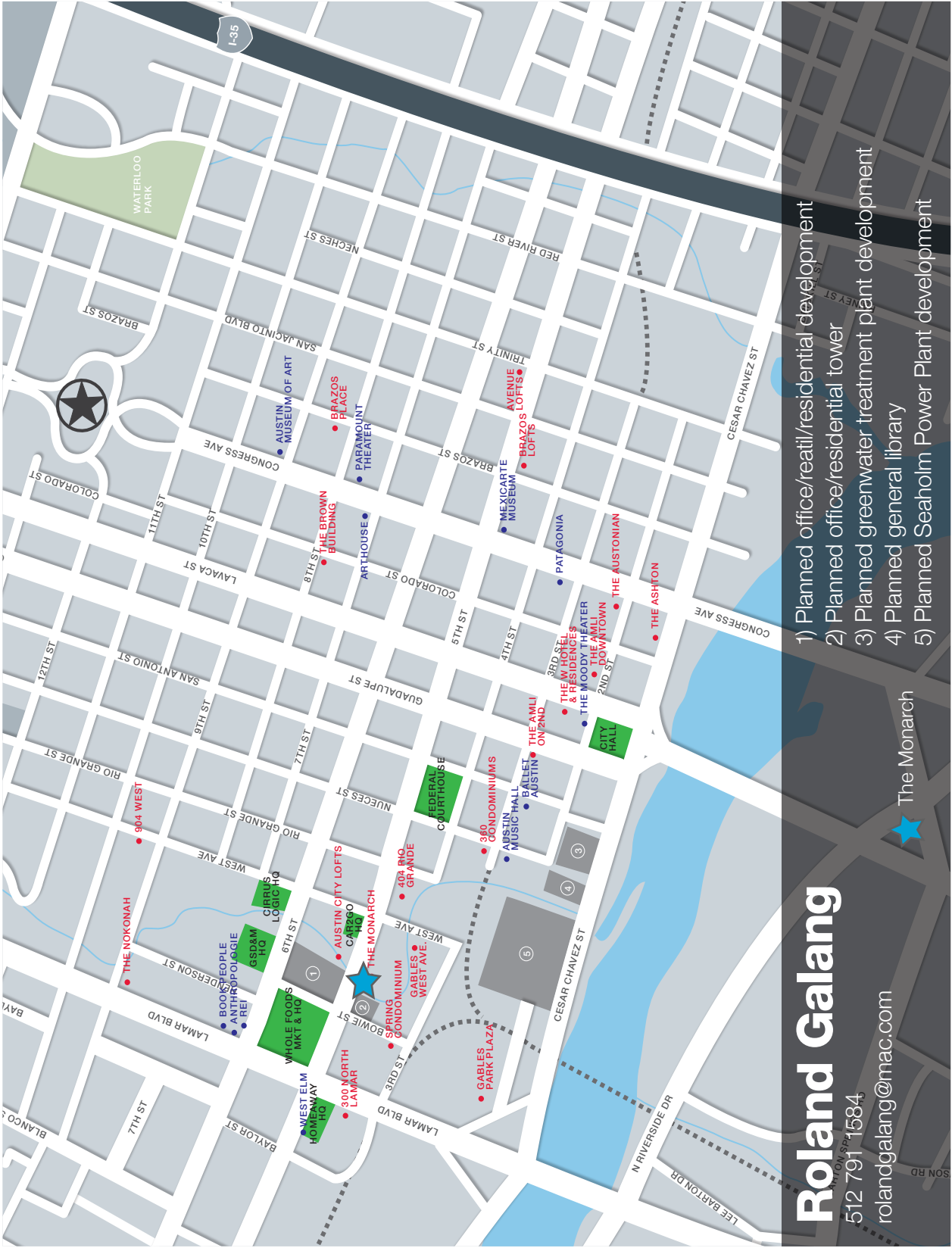
2011 [Source: Downtown Austin Alliance]	
first floor space in downtown	6.3M SF
retail space* (including retail goods & services, restaurants, bars & clubs)	1.87M SF
multi-tenant downtown office space (20+ story office buildings, restored historic buildings, non-traditional creative workspaces)	8.3M SF
select companies located downtown	Whole Foods HQ Facebook Silicon Laboratories Cirrus Logic GSD&M HomeAway HQ car2go
select retailers located downtown	Whole Foods Flagship Store Anthropologie REI West Elm Book People Bo Concept Design Within Reach Urban Outfitters Patagonia Brooks Brothers

* Reference Exhibit B for details

DOWNTOWN HOTELS & TOURISM

2011 [Source: Downtown Austin Alliance]	
hotel rooms located downtown	5600
hotel occupancy rate (year-to-date through July 2011)	73.5%
downtown visitors (annual)	12M
select hotels downtown	W Hotel Four Seasons Hilton Austin Hotel Omni Hotel Driskill Hotel Stephen F Austin Hotel Marriott Marquis Hotel [planned] Manchester Convention Hotel [planned]

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- 1) Planned office/retail/residential development
- 2) Planned office/residential tower
- 3) Planned greenwater treatment plant development
- 4) Planned general library
- 5) Planned Seaholm Power Plant development

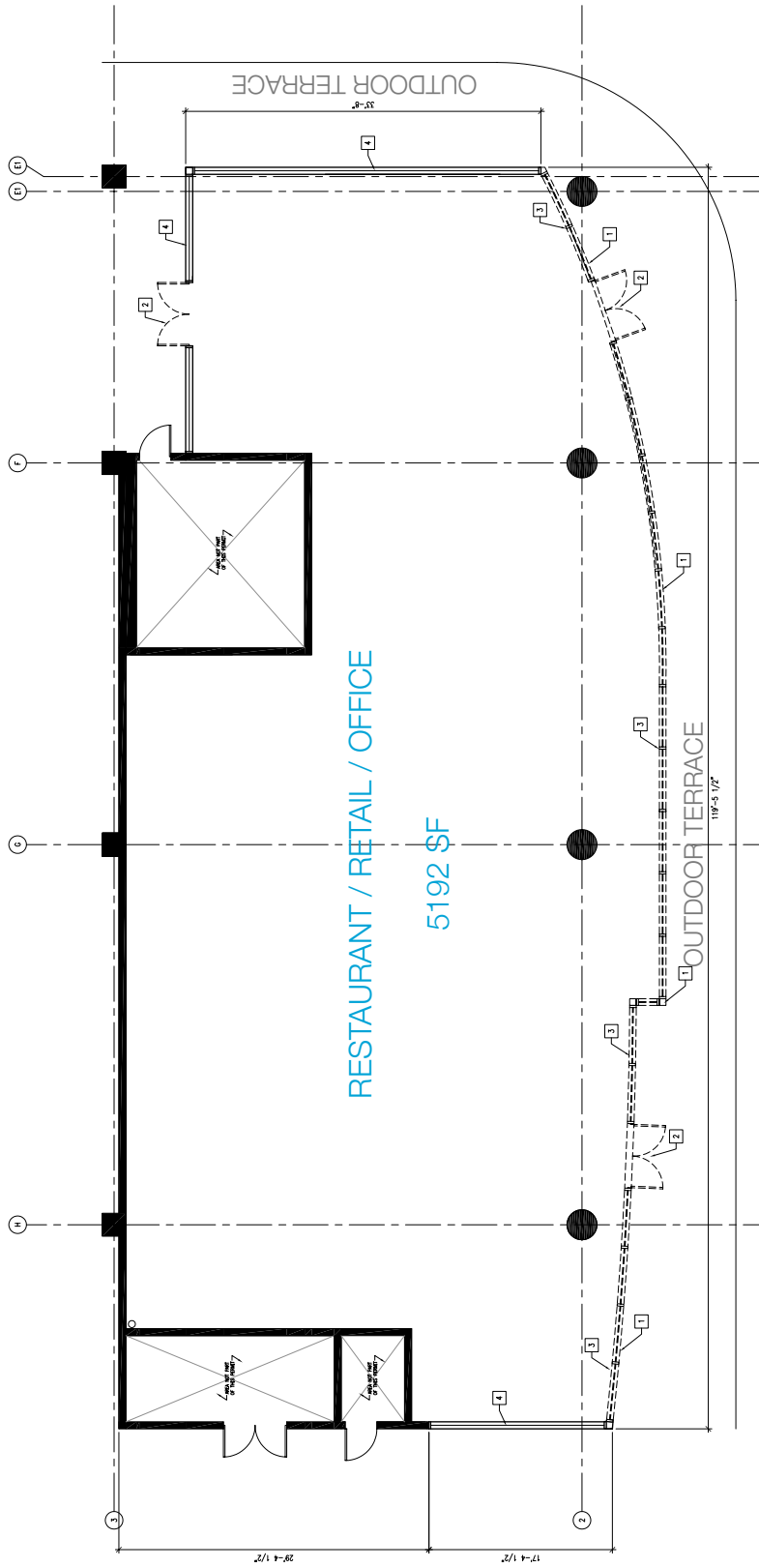
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PARKING



1 DEMOLITION FLOOR PLAN

371'-6" = 11-0"

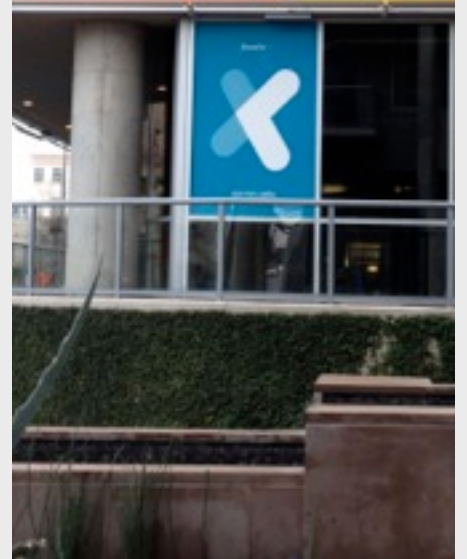
NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD

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EXHIBIT A

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the **Capital of Texas**; population [2010]: 790,390; third-fastest-growing large city in the nation [2000-2006]

- 14th most populous city in the United States
- 1,763,487 residents in the Austin MSA
- 37.3% increase in population since 2000
- Area is projected to more than double in population in the next twenty years
- Texas hill country: nestled amongst the hills, traversed by lakes - Lady Bird Lake, Barton Springs Pool, Lake Travis, Lake Austin
- Live music capital of the world; host of South by Southwest & Austin City Limits
- Home of the Longhorns: The University of Texas at Austin is home to about 51,000 students and 24,000 staff & faculty members
- Home of Mexican free-tail bats: Congress Avenue bridge is home to the largest urban bat colony (estimate 1.5 million) in North America
- New home to the Formula 1 US Grand Prix race at Circuit of the Americas [November, 2012]

AUSTIN RANKINGS

#1 Best City for the Next Decade [Kiplinger 2010]

#2 Best Cities for Families [Parenting 2011]

#4 Best Performing Metro Areas [Milken Institute 2011]

#4 Most Social Media Savvy City [NetProspex 2011]

#3 Best Job Market in America [Forbes 2011]

#4 Best Place to Visit in U.S. [Lonely Planet 2010]

World's Most Dynamic City List - Austin is the only U.S. city included [The Atlantic 2010]

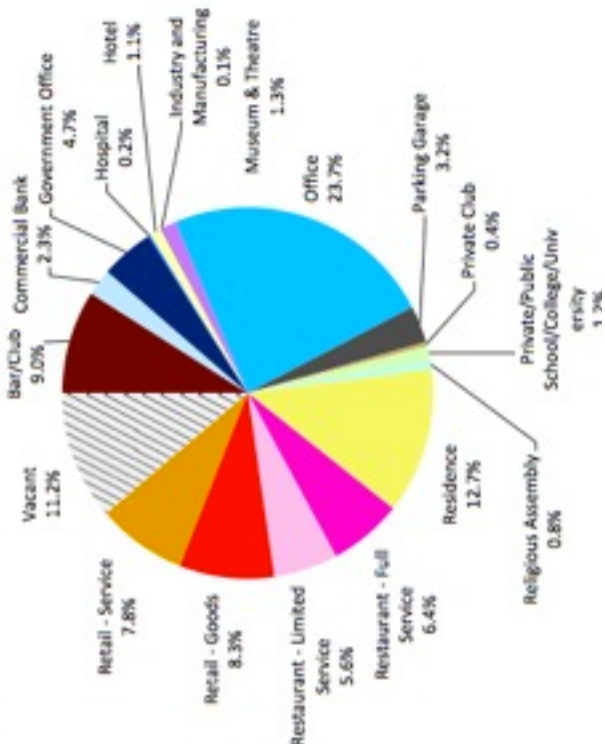
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EXHIBIT B

Downtown Austin: First Floor Retail Square Footage/Number of Outlets
 Boundary of MLK Blvd. to Lady Bird Lake and IH-35 to Lamar Boulevard

General Description/Use	Number of Outlets	Total Square Footage	Average Square Footage
Bar/Club	143	489,638	3,424
Commercial Bank	37	218,458	5,904
Government Office	76	2,028,084	27,329
Hospital	3	308,736	102,908
Hotel	17	305,777	17,986
Industry and Manufacturing	2	4,420	2,210
Museum & Theatre	20	377,338	18,855
Office	376	1,149,441	3,057
Parking Garage	51	1,043,742	20,665
Private Club	6	32,787	5,464
Private/Public School/College	19	362,211	19,063
Religious Assembly	13	134,212	10,324
Residence	202	895,567	4,433
Restaurant - Full Service	102	437,085	4,285
Restaurant - Limited Service	89	161,841	1,818
Retail - Goods	131	444,375	3,393
Retail - Service	126	340,638	2,747
Vacant	178	631,252	3,549
Total	1,587	9,384,073	
		Average Size (Sq Ft)	5,922
		Median (Sq Ft)	4,949
Smallest Space	Singley Nelson, Inc.	362	
Largest Space	Convention Center	500,000	

*Total Gross Square Footage based on Travis County Central Appraisal District (TCAD)



Downtown Austin Alliance | May 2011

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

(TAR-2501) 10-10-11

TREC No. OP-K

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