

For Lease

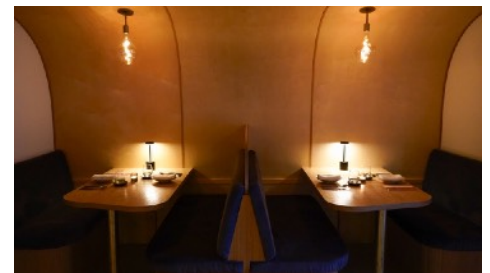
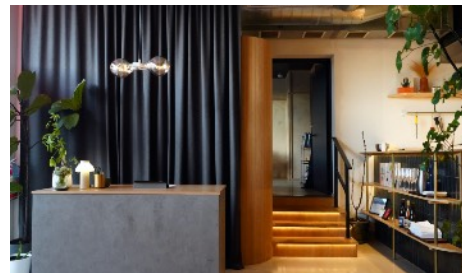
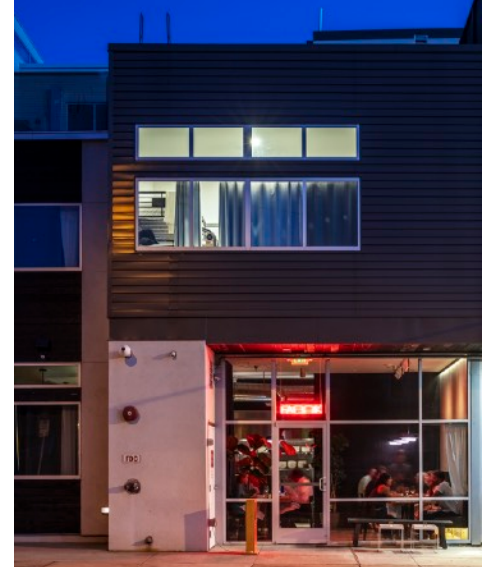
2nd Gen Restaurant

1701 E MLK Jr Blvd, 78702
Suite 102+104: 2244 SF
[1st floor guest seating: 1143 SF]

Skout^x

Roland Galang
Broker | CLHMS, LEED AP
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Sublease
&
Asset Sale



Suites 102+104 is a combined 2nd generation restaurant space with storefront windows, main kitchen, server station and upstairs office+storage. A meticulously designed space that is currently home to *Fabrik* (plant-based fine dining). Its next door neighbors include *La Plancha* (Mexican street food). Incredible location on E MLK Jr Blvd. in close proximity to UT Dell Medical Center, UT Austin, Central Business District & Mueller. It is also a prime location for Longhorn sports diehards. Walking distance to major concerts & sporting event at UFCU Disch-Falk Field, Darrell K Royal Memorial Stadium and Moody Center. **Magnolia on MLK** is a mixed-use development designed by award-winning KRDB. First of its kind, in Austin, that utilizes modular construction. An intimate community comprised of 17 residences atop 3 ground-level eateries. www.1701MagnoliaMLK.com

All information contained herein is deemed reliable but not guaranteed. Buyers must verify. Prices subject to change.



Magnolia Suites 102+104 - Overview



Magnolia MLK

1701 E MLK Jr Blvd
Austin, TX 78702

Space

Type: Fine-Dining Restaurant

Available:

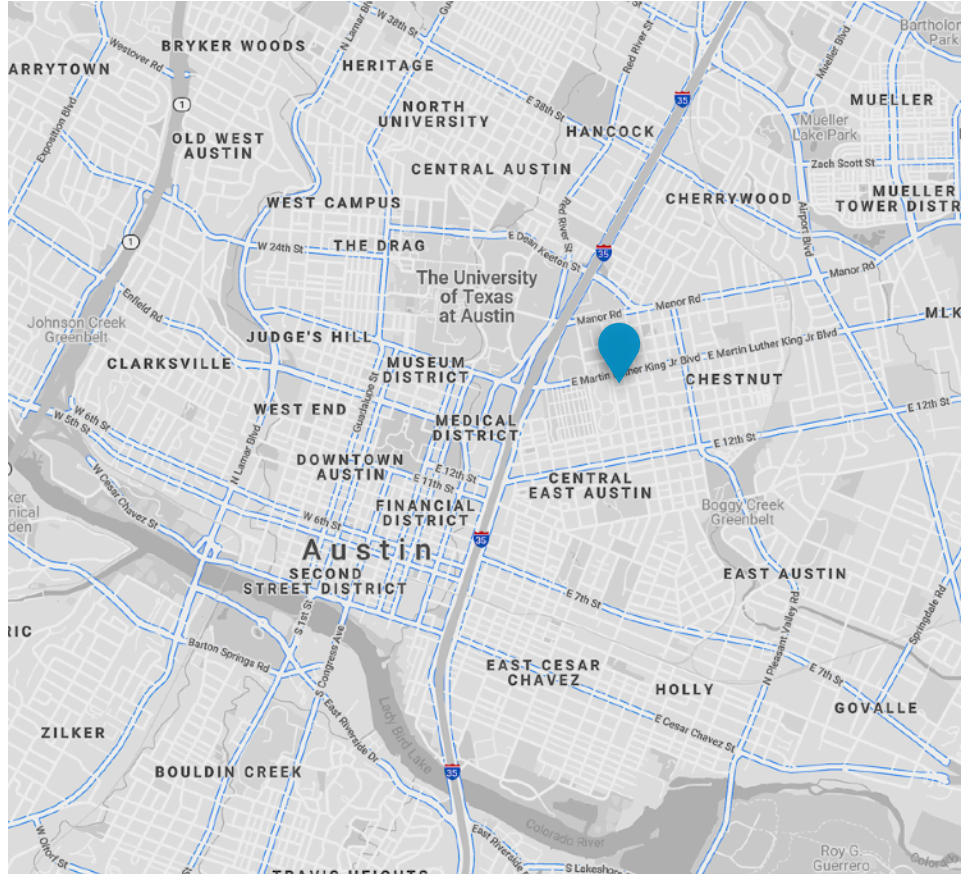
Suites 102+104: 2244 SF
[1st fl guest seating: 1143 SF]

Delivery: 2nd-Gen Turnkey

Terms:

Sublease w/ Direct Lease Option

Rate: Call to Inquire



Space Features

- Connected via interior doorway: 1st level guest seating & half bath; server station; upstairs office &/or storage
- Suite 102 [473 SF]: Eatery Retail
- Suite 104 [1771 SF]: converted 3-story residence; live+work potential
- E MLK-facing storefront windows
- Asset Sale: Inquire about FF&E
- Vent Hood (common grease trap)
- Storefront Signage Opportunity

Eatery Features

- Multi-tenant
- 17 Residences atop eatery spaces
- Shared Back-of-House
 - Walk-in Cooler
 - Grease Trap
 - Storage Closets
 - Two Restrooms
- Neighbor Tenants
 - Suite 101: La Plancha

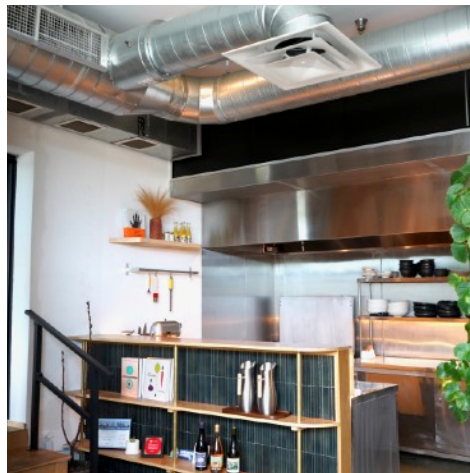
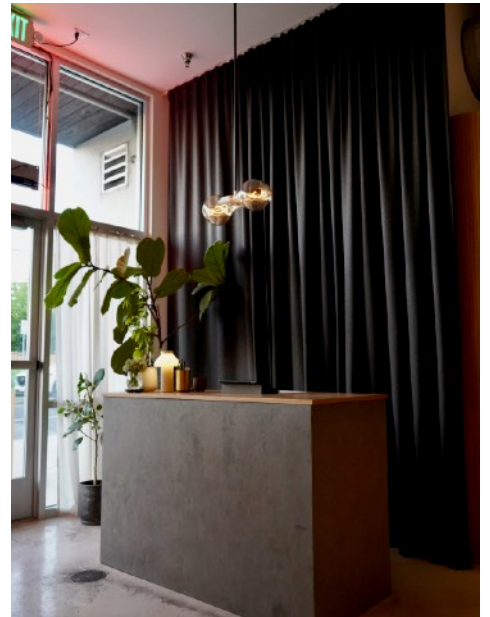
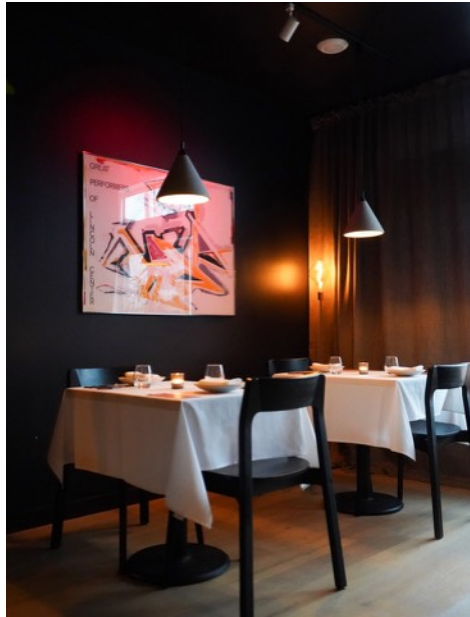
Location

- Corner of E MLK & Leona
- Walkability Score: 78/100
[www.walkscore.com]
- Easy access to I-35 (~0.5 mile)
- Convenient location
 - ~0.3 mile to UFCU Disch-Falk Field
 - ~0.8 mile to UT Dell Medical Center
 - ~1.5 miles to UT Austin, Texas Capitol
 - ~2.0 miles to Convention Center
 - ~7.0 miles to Austin Bergstrom International Airport

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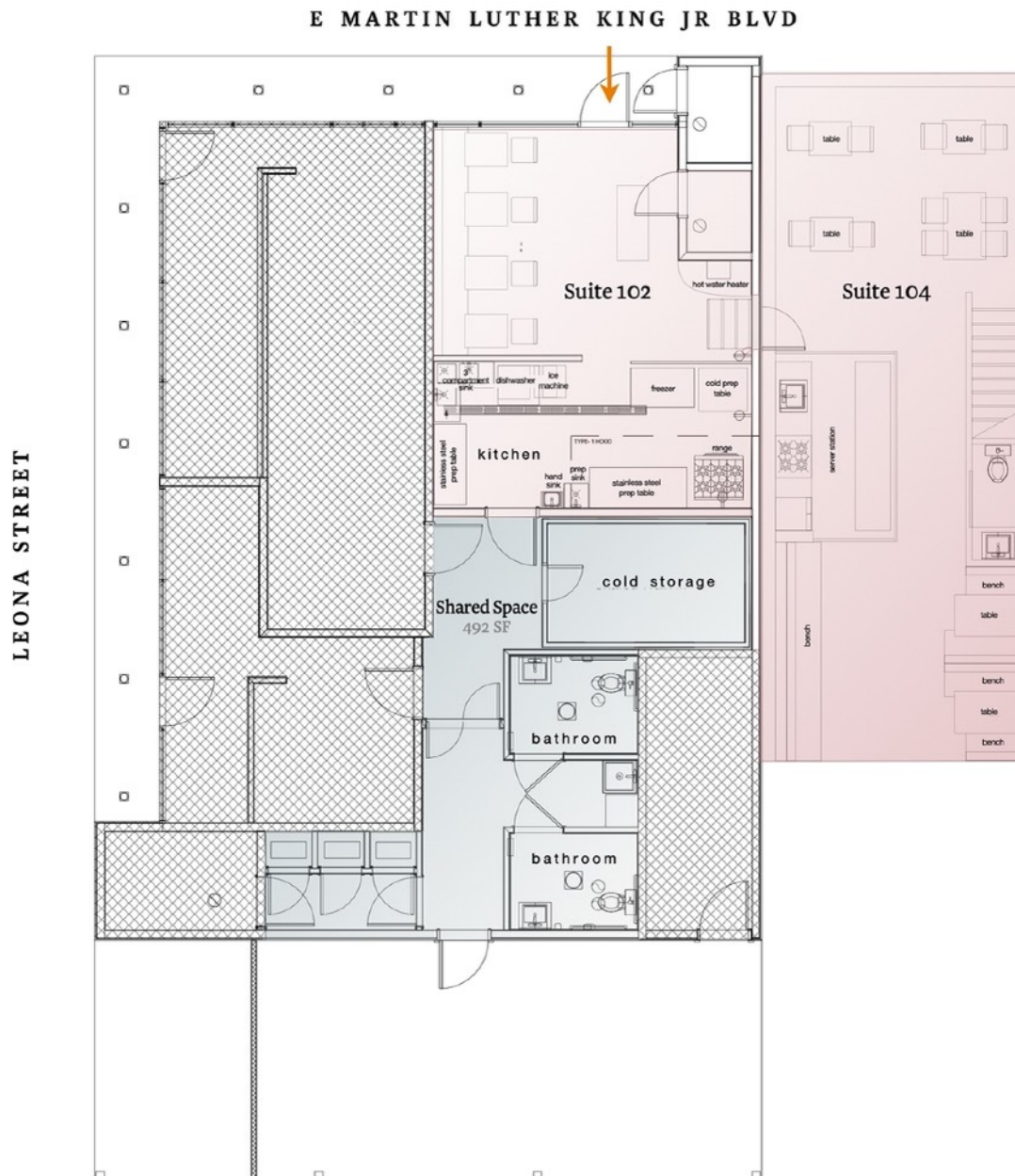
Magnolia MLK Photos - Suites 102+104



Magnolia MLK - Suites 102+104



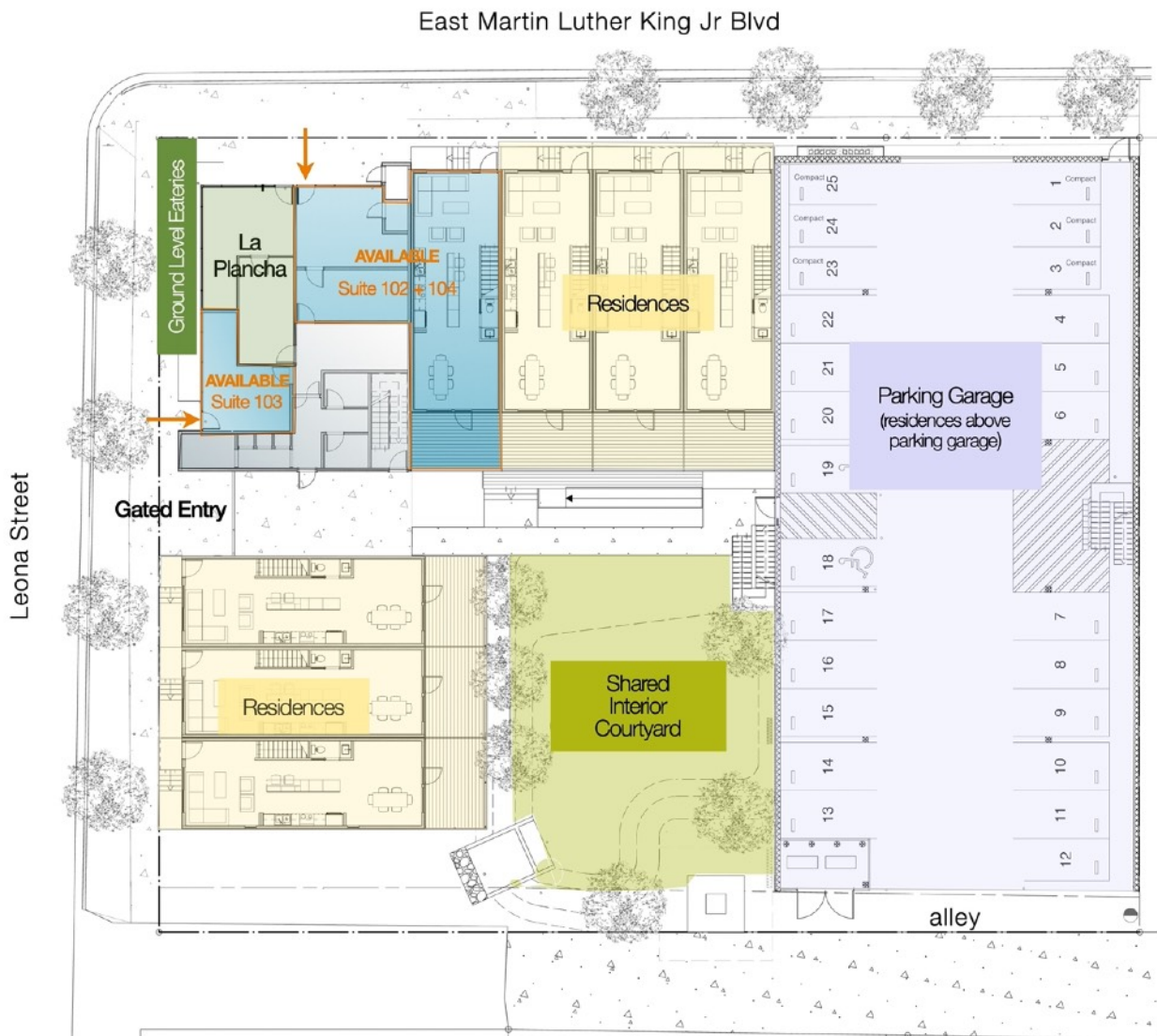
*** AVAILABLE FOR SUBLEASE w/ direct lease opportunity**
Suites 102+104: Fabrik (currently in operation)



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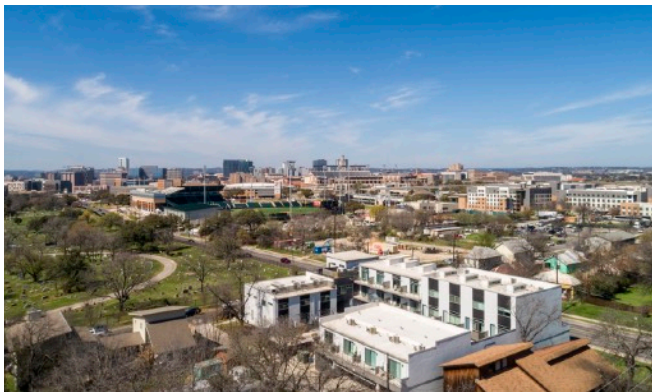
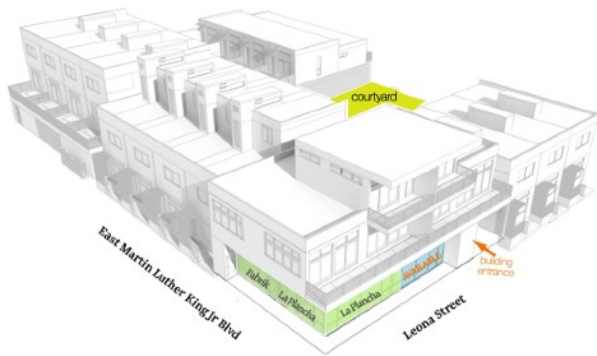
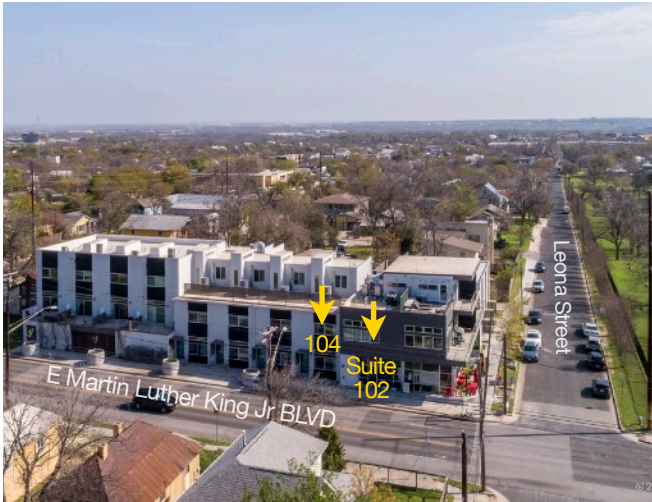
Magnolia - Level 1 Floor Plate



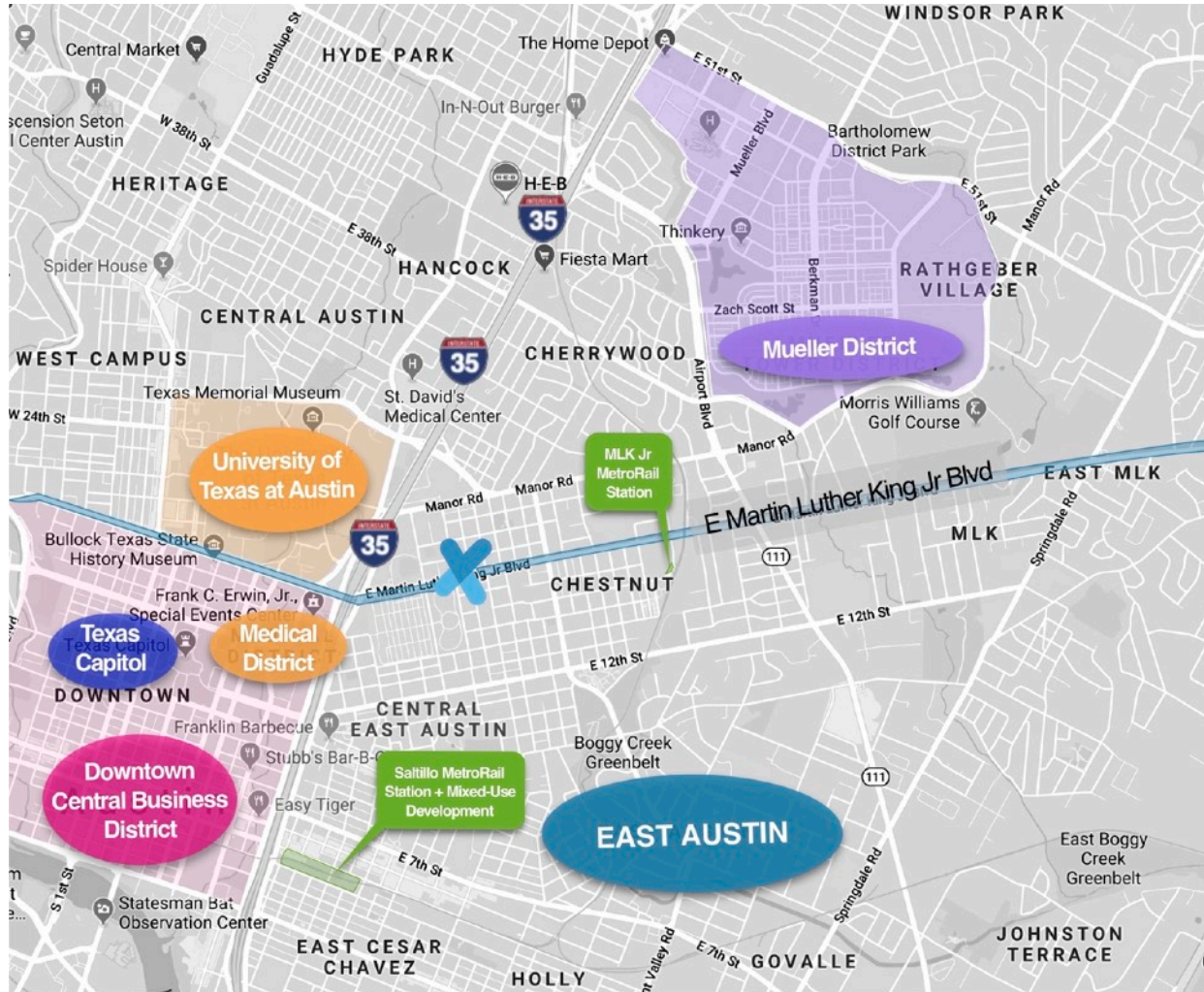
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Magnolia - Site Map & Aerials



Magnolia - Neighborhood



Dining & Cafe

- Fabrik
- La Plancha
- Sour Duck
- Bennu Coffee
- Austin Daily Press
- JuiceLand
- Sam's BBQ
- Salty Sow
- El Chile Cantina
- El Chilito
- Hoover's Cooking
- Mi Madre's
- Dai Due
- Cuantos Tacos @ Arbor Food Park

Entertainment

- The Wheel
- Haymaker
- Butterfly Bar @ The Vortex

Other

- UFCU Disch-Falk Field
- Moody Center
- Bullock TX State Museum
- Blanton Museum of Art
- Texas State Capitol
- Waterloo Park
- UT Dell Medical Center
- Dell Children's Medical Center
- Mueller Town Center



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 interests 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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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