

FOR LEASE
500 Shady Lane
Austin, TX 78702



+/- 30,000 RSF
Flex / Warehouse / Retail with Yard



 **CUSHMAN &
WAKEFIELD**

PAYDAR • PROPERTIES

PROPERTY FEATURES



500 Shady Lane is a +/- 30,000 sf building on 2.79 acres located in the vibrant East Austin submarket. The property provides a unique opportunity for various types of users — from flex office, to pure warehouse, to retail. In addition to the already ample parking, there is an ability to add more parking or general outdoor space, which is a true rarity in this popular area.

+/- 30,000 RSF

TOTAL BUILDING SIZE

20'

CLEAR HEIGHT

1973

YEAR BUILT

+/- 2.79 ACRES

TOTAL SITE SIZE

**1 FLOOR WITH
MEZZANINE**

FLOORS

**AMPLE PARKING WITH
ABILITY TO ADD MORE**

PARKING

**TBD DEPENDENT
UPON BUILD-OUT**

LEASE RATE

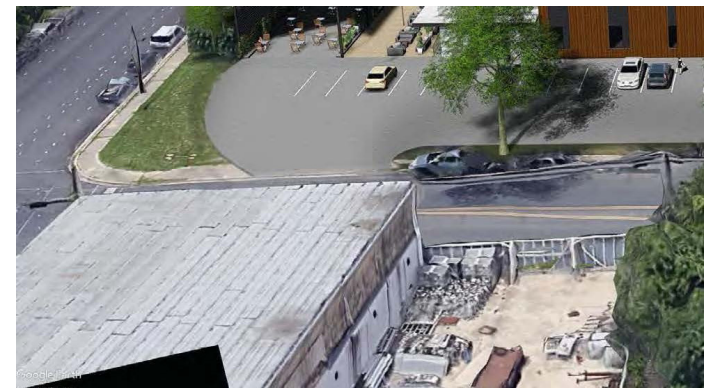
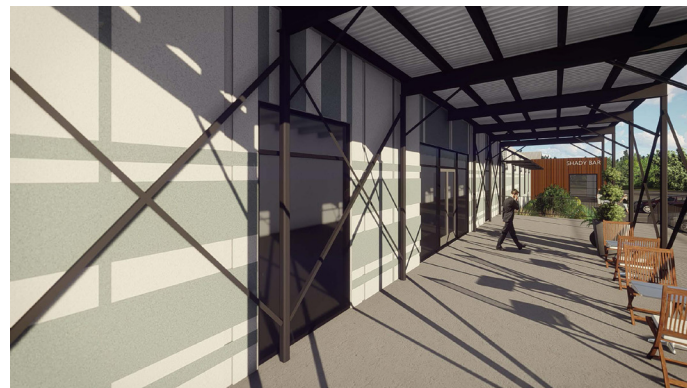
**STORAGE YARD
FOOD TRUCK COURT
OVERFLOW PARKING**

POTENTIAL USES

PROPERTY SITE PLAN



CONCEPT A



Renderings for conceptual purposes only and do not necessarily reflect planned construction

500 Shady Lane / Austin, TX 78702

CONCEPT B



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PROPERTY AERIAL MAP



PROPERTY AMENITIES MAP

- | | | | |
|-------------------------------|---|-----------------------|---------------------------|
| 1. Bucket's Deli & Sports Bar | 10. Sawyer & Co | 18. The Cake & Spoon | 27. Fleet Coffee |
| 2. Capital City Bakery | 11. Ethiopian and Eritrean Food Trailer | 19. Marcelino's | 28. The Cavalier |
| 3. Juan in a Million | 12. La Taqueria Chilanga | 20. Toyloco | 29. Veracruz All Natural |
| 4. la Barbecue | 13. Beto's Restaurants | 21. El Sunzal | 30. The Doughmican |
| 5. Juniper | 14. Sunny's Backyard | 22. Domino's | 31. Kitty Cohen's |
| 6. Sweet Chive | 15. Kinda Tropical | 23. Casa Colombia | 32. Hay Elotes |
| 7. Tillery Kitchen & Bar | 16. Bosses Office | 24. La Holly | 33. Pershing |
| 8. Grizzelda's | 17. Supper Friends | 25. Saigon Le Vendeur | 34. Toshokan |
| 9. De Nada Cantina | | 26. The Lost Well | 35. Joe's Bakery & Coffee |





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