



UNIVERSITY
BUSINESS
CENTER

3019 Alvin Devane Blvd, Austin, TX 78741

114,904 SF | 5 Buildings
24% Below Market Rents
2.3 Year WALT
Infill Southeast Austin





UBC

UNIVERSITY BUSINESS CENTER

Stream Realty Partners Industrial Capital Markets is pleased to exclusively present the opportunity to acquire the fee simple asset, University Business Center (the “Property” or the “Offering”), strategically located in the Opportunity Zone of Southeast Austin, less than six miles from Austin-Bergstrom International Airport and four miles from Downtown Austin. “The Offering” is comprised of five buildings totaling 114,904 square feet, with flexible space options that can be modified to meet various tenant demands. The property provides users a park like setting with ample service parking for quick access to amenities. University Business Center’s incredible proximity to Austin’s urban core, major thoroughfares and the airport is extremely difficult to replicate in a supply constrained Southeast Austin submarket, attracting a deep tenant base.



Last Mile Location

Located less than six miles from Bergstrom Airport and 4 miles from Downtown Austin, UBC provides unparalleled access to the major metro areas of Austin. With direct access to Highway 71, 183 and I-35, users have multiple options for ingress/egress and unmatched retail and restaurant amenities within minutes.



Mark to Market

With continued growth within the Austin market, investors have the ability for significant mark-to-market rental rate opportunities as the competitive landscape is slim to none. The rent roll is currently +/-24% below market with +/-76,000 square feet expiring in the next three years, anchored by the rollover of Free Speech (31,819 SF) in December of 2024, who is currently 46.4% below market rents.



High Barriers to Entry

The current environment of high construction costs, lack of land (not to mention appropriately zoned land) and lengthy permitting process provide a significant barrier to entry for like-kind product further enhancing the supply-constrained environment leading to value creation.

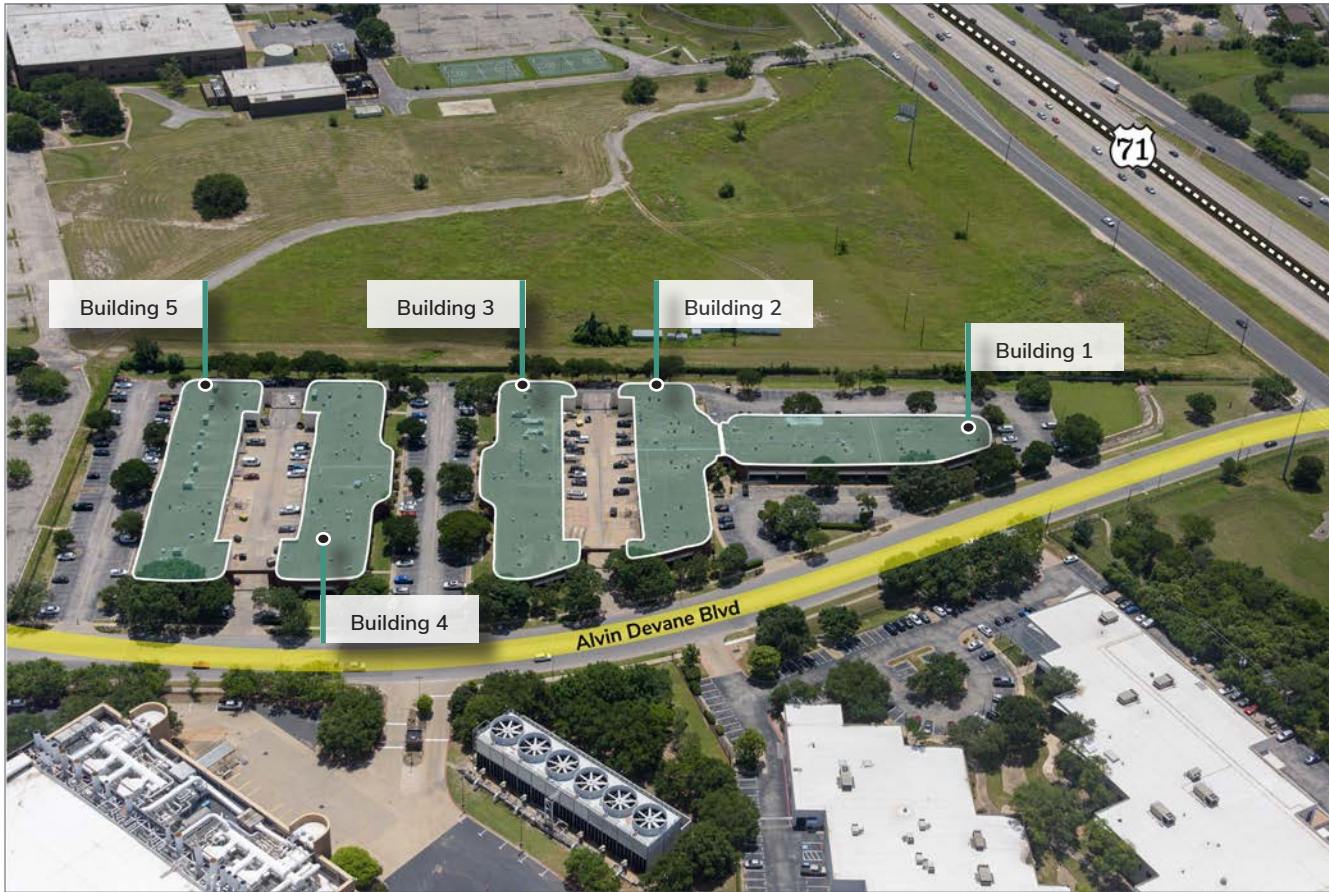


Tenancy

The project offers flexible space options for a variety of users including office, light manufacturing, R&D, production and service center warehousing inclusive of significant space investment making a relocation challenging.



Property Description



114,904

Total Square Feet

8.27

Total Acres

31.9%

Total Site Coverage

88%*

Total Occupancy

+/-75%

Total Office SF

	Building 1	Building 2	Building 3	Building 4	Building 5
ADDRESS:	3019 Alvin Devane Blvd Austin, TX 78741				
SQUARE FOOTAGE:	22,998 SF	20,697 SF	23,426 SF	24,457 SF	23,326 SF
OCCUPANCY:	75.5%	100%	65.5%	100%	100%
# OF SUITES	6	3	2	3	4
YEAR BUILT	1986	1986	1986	1986	1986
LAND ACRES	1.67 Acres	1.49 Acres	1.69 Acres	1.76 Acres	1.66 Acres
SUBMARKET	Southeast Submarket				

*Occupancy shown above does not account for the assumed leased up of Suite 115 prior to sale.



Location Aerial





Why Austin

Economy

#1

BEST CITY TO START A BUSINESS - (INC.)

\$8.7B

ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

\$519B

REGIONAL GDP (26TH LARGEST NATIONALLY)

Population

#1

FASTEST GROWING METRO

2.2M

IN POPULATION

11th

LARGEST CITY IN THE U.S.

47%

OF THE POPULATION HAS A BACHELOR'S DEGREE

25

COLLEGES & UNIVERSITIES

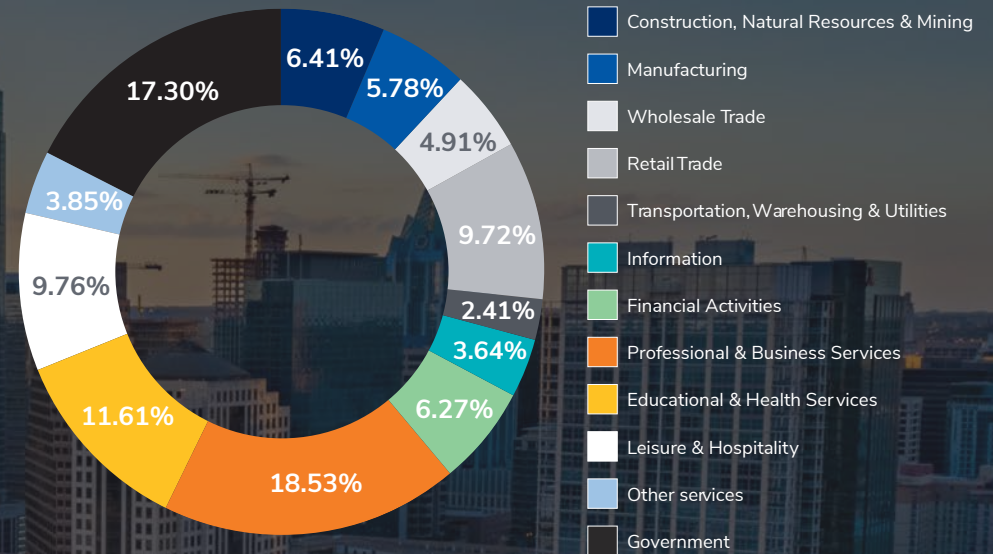
174,000

STUDENTS

6th

BEST EDUCATED MAJOR METRO AREA

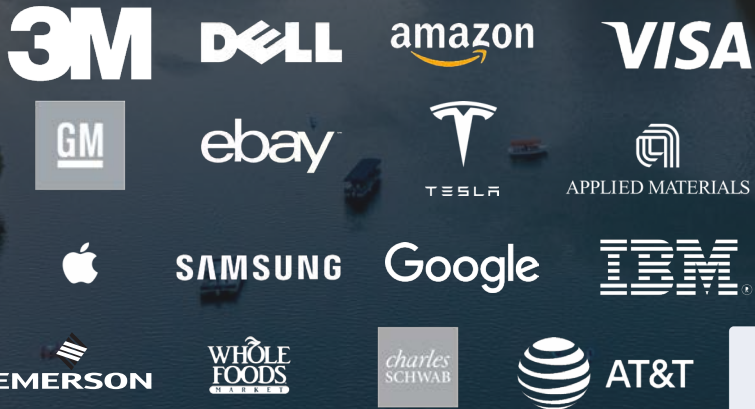
Industry Share of Metro Austin Employment



Sources: Texas Workforce Commission

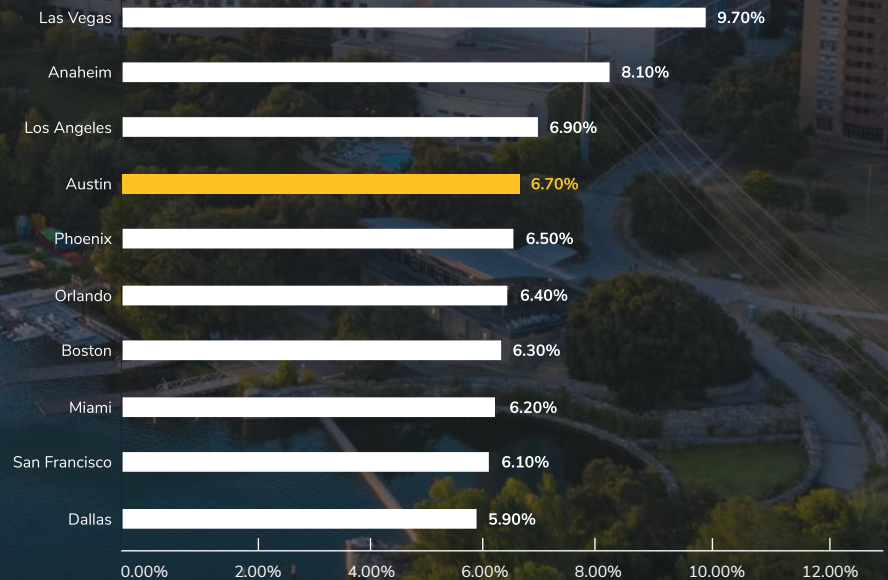
Infrastructure

Largest Employers in Austin



STREAM REALTY PARTNERS

Employment Growth, Percentage Increase, Aug 2020 to Aug 2021 AMONG TOP 50 U.S. METROS



Sources: Bureau of Labor Statistics



Houston

3040 Post Oak Road
Suite 600
Houston, TX 77056
713.300.0300

Dallas

2001 Ross Avenue
Suite 400
Dallas, TX 75201
214.267.0400

Stream Locations

Atlanta
Austin
Carolinas
Chicago
Dallas
Denver
Fort Worth
Greater Los Angeles
Houston
Nashville
Northern Virginia
Phoenix
San Antonio
San Diego
Washington, DC



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