

# THE MODERN

AUSTIN RESIDENCES



PROUDLY DEVELOPED BY



# THE MODERN AUSTIN NEIGHBORHOOD

Leave your car behind and take advantage of The Modern Austin Residences' walkability. Located centrally within Downtown Austin's Central Business District, but mere steps away from the nature of Lady Bird Lake and the Ann and Roy Butler Hike-and-Bike Trail, the Rainey Street District has evolved into a highly sought-after vertical neighborhood with recent additions such as the Waterloo Greenway and Saltillo Plaza. You don't have to ditch your car if you don't want to, but it'd be a lot cooler if you did.

## RESTAURANTS

1. Aba
2. Anthem
3. ATX Cocina
4. Casa Bianca
5. Comedor
6. Cooper's Old Time Pit Bar-B-Que
7. Emmer & Rye
8. Fareground Austin
9. Elizabeth Street Café
10. Fixe Southern House
11. Franklin Barbecue
12. Geraldine's
13. Hillside Farmacy
14. Home Slice Pizza
15. Il Brutto
16. Iron Works BBQ
17. J Carver's
18. Joann's Fine Foods
19. Jupiter Supper Club
20. Licha's Cantina
21. Old Thousand
22. Paperboy East
23. Péché
24. Perla's
25. Ramen Tatsu-Ya
26. Red Ash Italia
27. Salvation Pizza
28. Suerte
29. Summer House
30. Terry Black's Barbecue
31. Two Hands
32. Via 313 Pizza

## RETAIL

1. 2nd Street District Shops
2. S Congress Shops
3. Small World Goods
4. Take Heart
5. Target (Plaza Saltillo)
6. Urbanspace

## NIGHTLIFE

1. ACL Live at Moody Theater
2. Antone's Nightclub
3. Banger's Sausage House & Beer Garden
4. Brass Poppy
5. Clive
6. Continental Club
7. The Drafting Room
8. Ego's
9. Electric Shuffle
10. Garage Bar
11. Half Step
12. Latchkey
13. Lustre Pearl Rainey
14. Nickel City
15. Revelry Kitchen + Bar
16. The Roosevelt Room
17. Scoot Inn
18. Small Victory
19. Soho House Austin
20. Stubb's Bar-B-Q
21. Violet Crown Social Club
22. Whisler's
23. Zanzibar
24. Zilker Brewing Company & Taproom

## CULTURE & EDUCATION

1. Austin Central Library
2. The Contemporary Austin - Jones Center
3. Dell Seton Medical Center at The University of Texas
4. The Long Center
5. Mexican American Cultural Center
6. Paramount Theatre
7. Stateside at the Paramount
8. University of Texas at Austin

## OUTDOORS & FITNESS

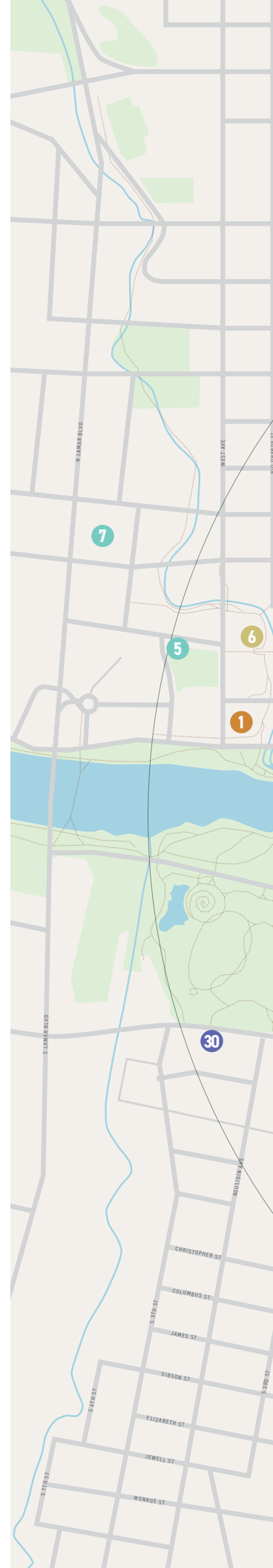
1. Ann & Roy Butler Hike & Bike Trail
2. Auditorium Shores
3. The Boardwalk at Lady Bird Lake
4. Equinox Austin
5. Festival Beach
6. Norwood Estate Dog Park
7. Rainey Street Trailhead Park
8. Rō Fitness
9. Waller Creek Boathouse
10. Waterloo Park

## GROCERY

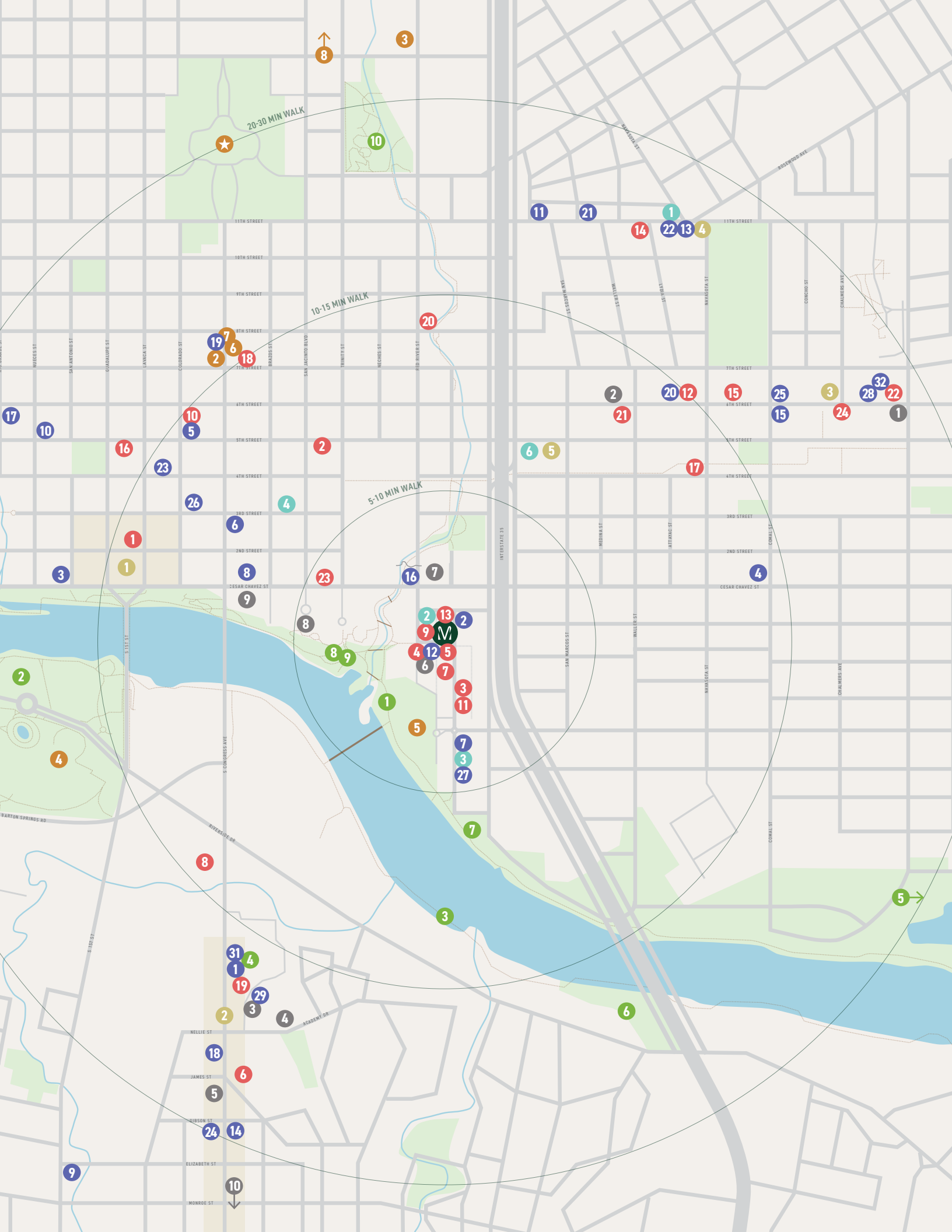
1. Quickie Pickie (E. 11th)
2. Royal Blue Grocery (Quincy)
3. Royal Blue Grocery (Skyhouse)
4. Royal Blue Grocery (Whitley)
5. Trader Joe's (Seaholm)
6. Whole Foods (Plaza Saltillo)
7. Whole Foods (DT Flagship)

## HOTELS

1. ARRIVE Austin
2. East Austin Hotel
3. Hotel Magdalena
4. Hotel Saint Cecilia
5. Hotel San José
6. Hotel Van Zandt
7. Fairmont Austin
8. Four Seasons Hotel Austin
9. The LINE Austin
10. South Congress Hotel









LEVEL 16 CLUB ROOM





# ELEVATED AMENITIES

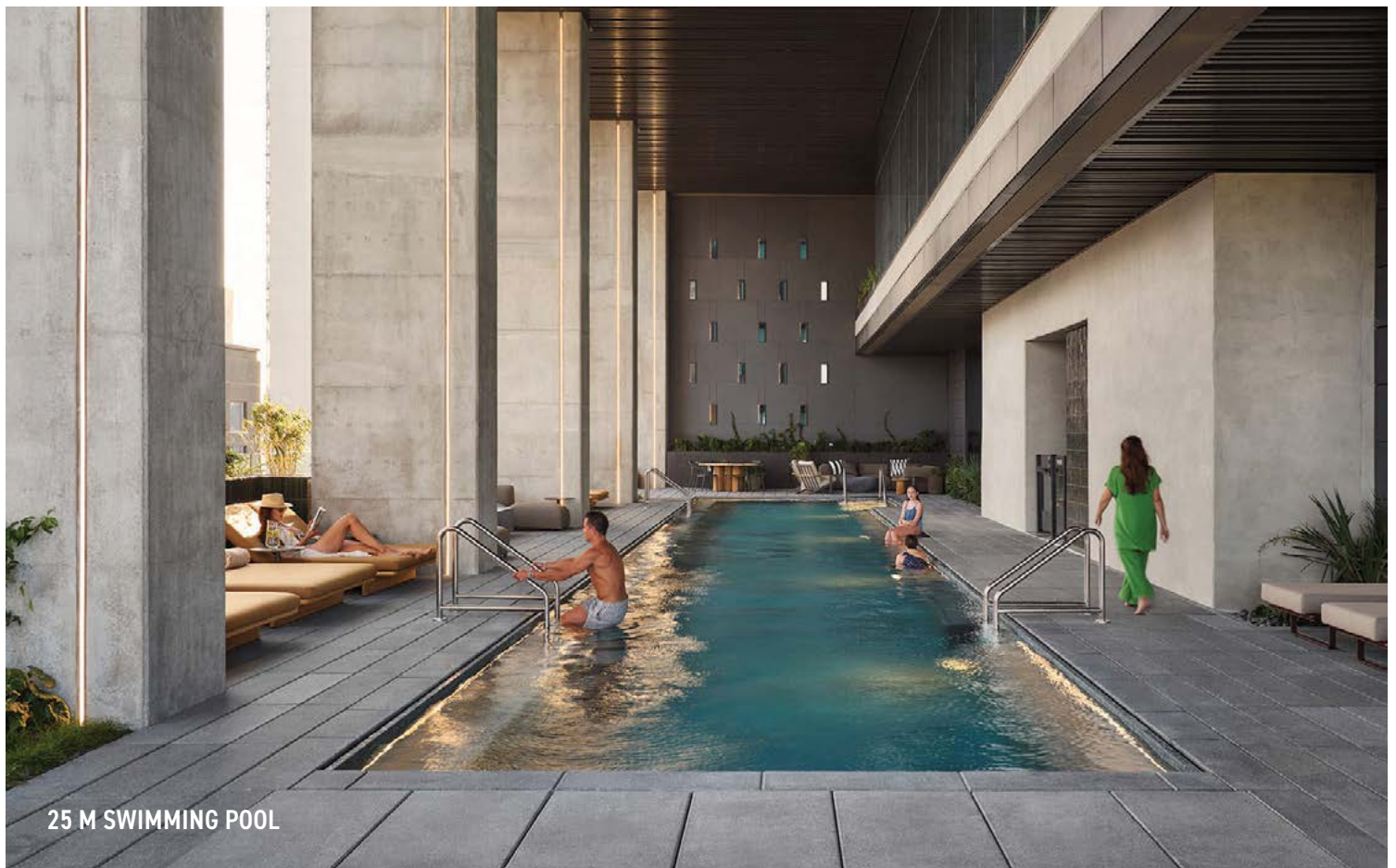
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With over two decades of experience working with thousands of condo dwellers, Urbanspace understands downtown condo buildings inside and out. We know that community spaces are an extension of your living room, the replacement for your backyard, a place for you and your neighbors to congregate and entertain, and so much more. The Modern Austin Team curated the amenities spaces to feel expansive while being purposeful, yet flexible by design. Spanning across 3 levels comprising 19,000 sqft, our highly curated, bespoke amenities offerings will have something for every Modern Resident to enjoy – even our four-legged ones.

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- **INDOOR & OUTDOOR OWNER'S LOUNGES**
- **FITNESS CENTER FEATURING CARDIO EQUIPMENT WITH ON-DEMAND CLASSES + PERSONAL TRAINING AREA**
- **YOGA / PILATES / BARRE STUDIO**
- **MULTIPLE PRIVATE DINING & ENTERTAINMENT SKY LOUNGE AREAS, WITH SEPARATE ACCESS TO CATERING KITCHEN**
- **BOARD ROOMS AND BUSINESS CENTER**
- **GUEST SUITES**
- **25M SWIMMING POOL + SPA**
- **DOG RUN + DOG WASH**
- **BIKE & PADDLEBOARD STORAGE**
- **PERKS AT FIRST FLOOR HOSPITALITY CONCEPT**
- **GRILLING AREAS ON BOTH AMENITIES LEVELS**
- **OUTDOOR THEATER**
- **PING PONG & FOOSBALL**
- **OUTDOOR SEMI-PRIVATE DINING & ENTERTAINMENT AREAS, EACH WITH THEIR OWN TV, FIREPLACE, & GRILL**
- **MOVIE LOUNGE**



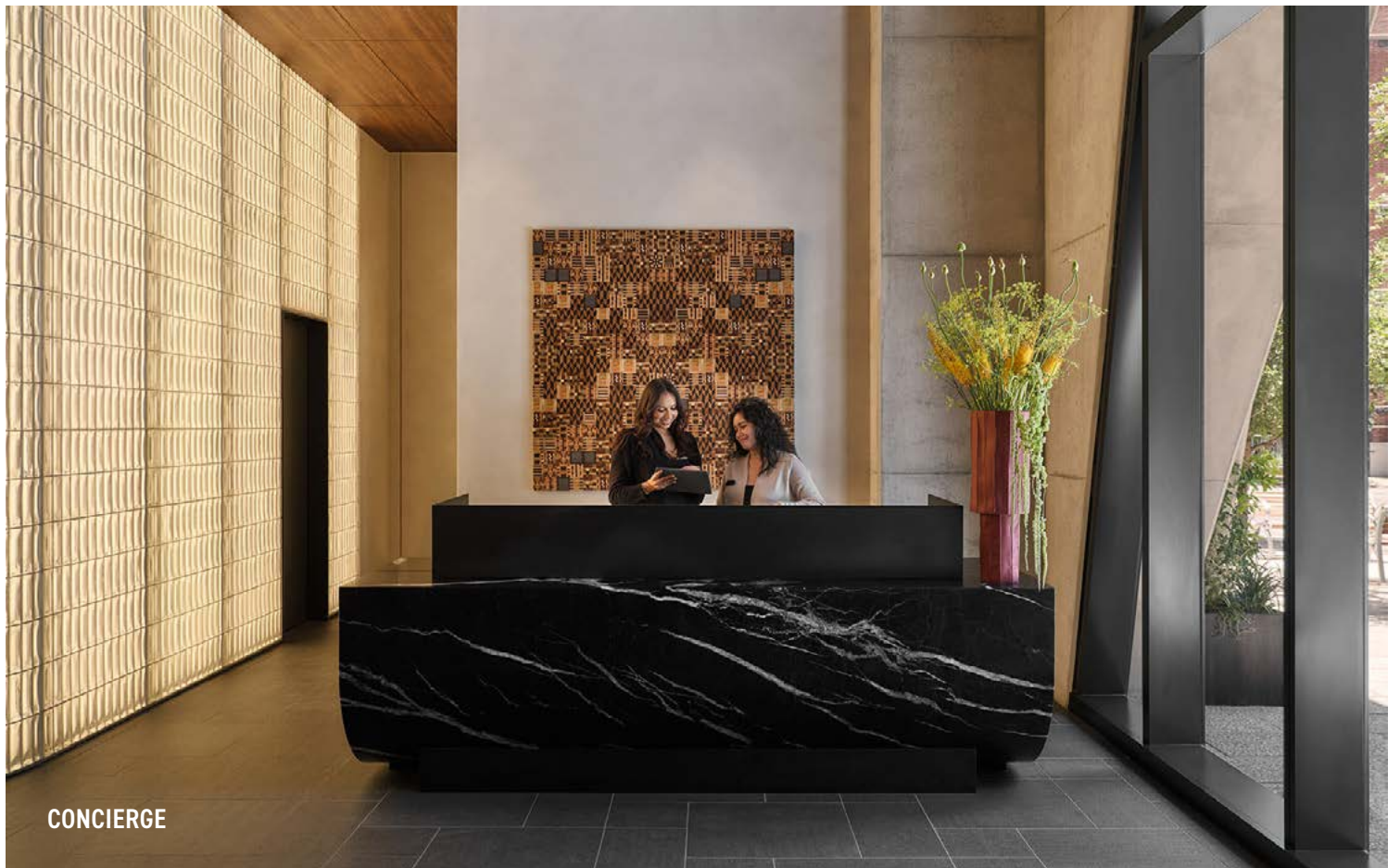


25 M SWIMMING POOL



FITNESS CENTER









CON FLOOR PLAN

## THOUGHTFUL DESIGN

Urbanspace leveraged its decades of experience selling, designing, and furnishing downtown Austin condos to optimize The Modern's residences with thoughtful design and maximum efficiency. The result is designer residences that simplify one's footprint without compromising livability. The Modern Austin Design Team spent countless hours analyzing every square inch of our residences, from how furniture will lay out, to the placement of doors — and every detail in between. The unique interior finishes will allow homeowners to customize within the carefully-curated finish palettes to allow for more individuality. With floor plans ranging from 600 sqft to over 5,000 sqft, The Modern Austin Residences offers something for everyone.





- FINISH PALETTES FEATURING HIGH-END MATERIALS SPANNING A RANGE OF AESTHETICS
- DESIGNED TOWARDS OPTIMAL LIVABILITY & EFFICIENCY FOR HOMEOWNERS
- EXPANSIVE FLOOR-TO-CEILING WINDOWS
- 10' 4" CEILINGS

- GENEROUS BALCONY SPACE
- HIGH-END PLUMBING FIXTURES
- FRAMELESS SHOWER DOORS
- FLOOR-TO-CEILING BATHROOM TILE, WITH SHOWER COVE LIGHTING IN MASTER BATH

- 8" SOLID-CORE DOORS
- WOLF RANGE & COOKTOP
- BOSCH DISHWASHERS
- 48" SUBZERO REFRIGERATOR INCLUDED WITH 3 BEDROOM HOMES\*

\*EXCEPT C0 FLOOR PLAN







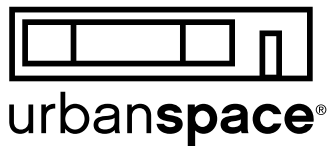


B3 FLOOR PLAN



C05 FLOOR PLAN

# A PROVEN TEAM



## URBANSPACE

*Development, Sales & Marketing, Interior Design, Amenity Furnishings, Ground Floor Hospitality*

Urbanspace, Austin's leading downtown brokerage for condo sales and marketing, leverages our decades of expertise to shape the Austin skyline. Since 2000, our full-service firm has specialized in residential and commercial real estate, development, project sales, marketing, interior design, furniture, moving, and hospitality. Driven by a passion for urban living, we have fueled the design growth of Austin's urban core for over two decades.

[urbanspacelifestyle.com](http://urbanspacelifestyle.com)



## PEREGREN

*Financial Partner*

Peregren Capital Group is an institutionally-backed real estate investment firm that invests throughout the US, with a focus on the Western, Central and Southern regions. Peregren pursues opportunistic real estate credit strategies and structures, including whole loans, mezzanine loans, note purchases and preferred equity.

[peregren.com](http://peregren.com)



## FLINTCO

*General Contractor*

Founded in 1908, Flintco offers a full range of construction services, including: preconstruction services, construction management, design-build, general contracting, and project and program management. Capabilities include concrete, steel erection, excavation, underground infrastructure, and piping.

[flintco.com](http://flintco.com)





## PAGE SOUTHERLAND PAGE, INC.

*Architect of Record*

A multidisciplinary design, architecture and engineering firm, Page focuses on projects that make a significant impact on the communities they serve. Page aspires to make an impact that extends beyond the work itself and, ultimately, to help shift the global focus of design toward making a difference for the better in the way people live.

[pagethink.com](http://pagethink.com)



## NELSEN PARTNERS

*Design Architecture*

For over 30 years the leaders of Nelsen Partners have worked together on projects throughout the US and around the world, providing architecture, interiors, planning, and urban design services. With a real-world understanding for authentic place-making and enduring architecture, the firm is committed to exceptional service and design excellence.

[nelsenpartners.com](http://nelsenpartners.com)

## ADDITIONAL PROJECT PARTNERS

dwg.

Kimley»Horn  
Expert. More. Experience. Better.

WINSTEAD

DRENNER  
GROUP



IMEG  
THE INSTITUTE FOR  
MANAGEMENT & ENGINEERING





## 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.*

11-2-2015



### 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:
  - 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 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**SELLER IS AN ENTITY AFFILIATED WITH BOTH OWNER OF URBANSAPCE AND URBANSAPCE ITSELF. URBANSAPCE REPRESENTS THE SELLER, AND DOES NOT REPRESENT THE BUYER.**

## NOTES

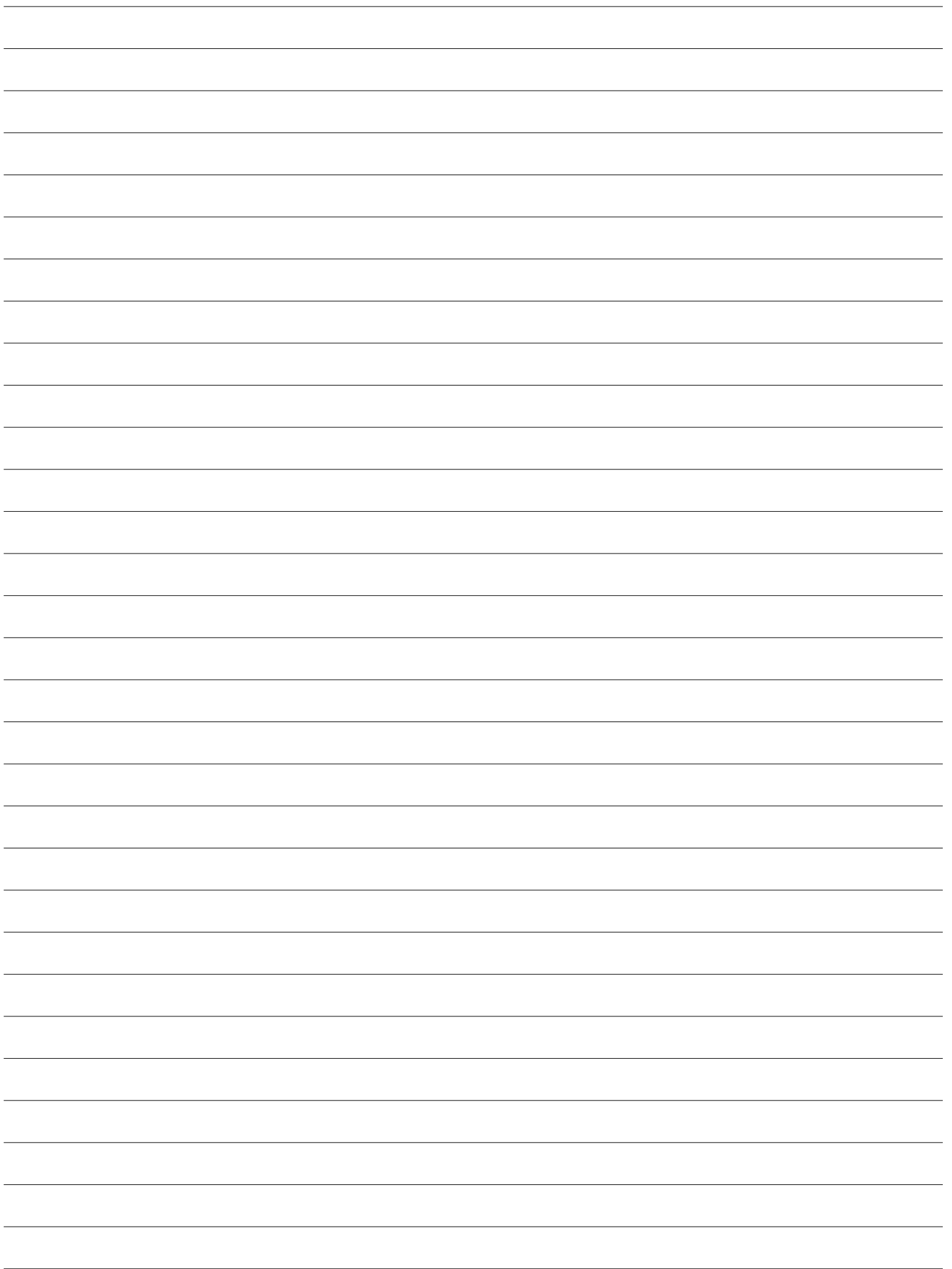
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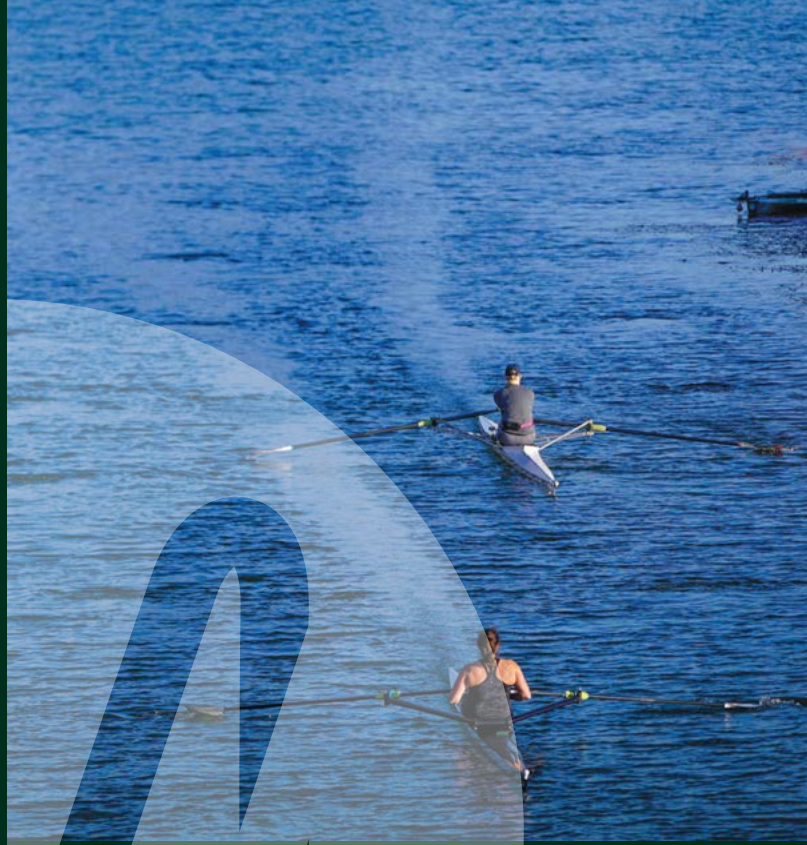
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512 599 8088

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