

# THE MODERN

AUSTIN RESIDENCES



PROUDLY DEVELOPED BY





# THE MODERN



# mod•ern

/ mädərn /

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## NOUN

- a person of modern times
- **a person whose views and tastes are modern**
- a person who embraces a departure from the traditional

## ORIGIN

LATIN                      LATE LATIN                      LATE MIDDLE ENGLISH  
**modo** → **modernus** → **modern**  
just now

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## ADJECTIVE

- of or relating to present and recent time; not ancient or remote; contemporary; **not antiquated or obsolete**
- characteristic of contemporary styles of art, literature, music, etc., that **reject traditionally-accepted or sanctioned forms and emphasize individual experimentation and sensibility**

# LIVE MODERN

The Modern Austin Residences is not just a place to reside; it is a philosophy realized, setting a new global standard for sophisticated city living in the *new* Rainey Street District.

Leveraging decades of firsthand experience selling, designing, and living in downtown Austin condos, Urbanspace meticulously designed this building for the people who live here, drawing upon our unique global perspective and deep local knowledge to elevate the experience of Modern living.

This intention is evident everywhere, from the incredible variety of our floor plans designed to accommodate all walks of life, to the bespoke amenities spanning 19,000 square feet across three levels of the building. A curated art collection featuring both emerging and internationally-renowned artists, robust 24/7 concierge staffing, and future-proof design are just some of the ways that The Modern achieves unparalleled luxury, convenience, and community.

With immediate access to the Lady Bird Lake Hike & Bike Trail and Waterloo Greenway, The Modern's walkable location is situated where downtown meets nature. Your address at 610 Davis St places you at the epicenter of Austin's best experiences, with instant, walkable access to premier dining, nightlife, commerce, entertainment, and natural escapes — making the entire city part of your elevated everyday life.

Welcome to Austin's most thoughtfully-designed urban sanctuary.

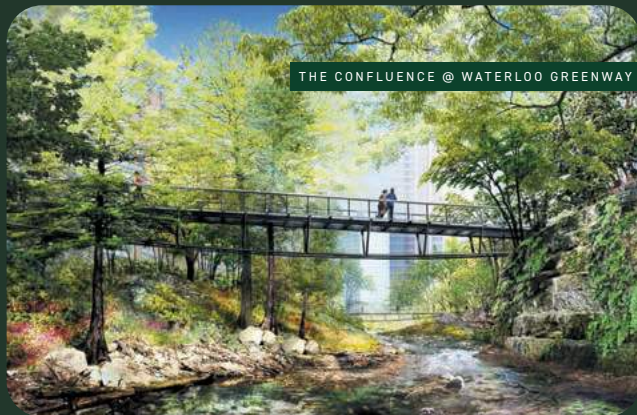


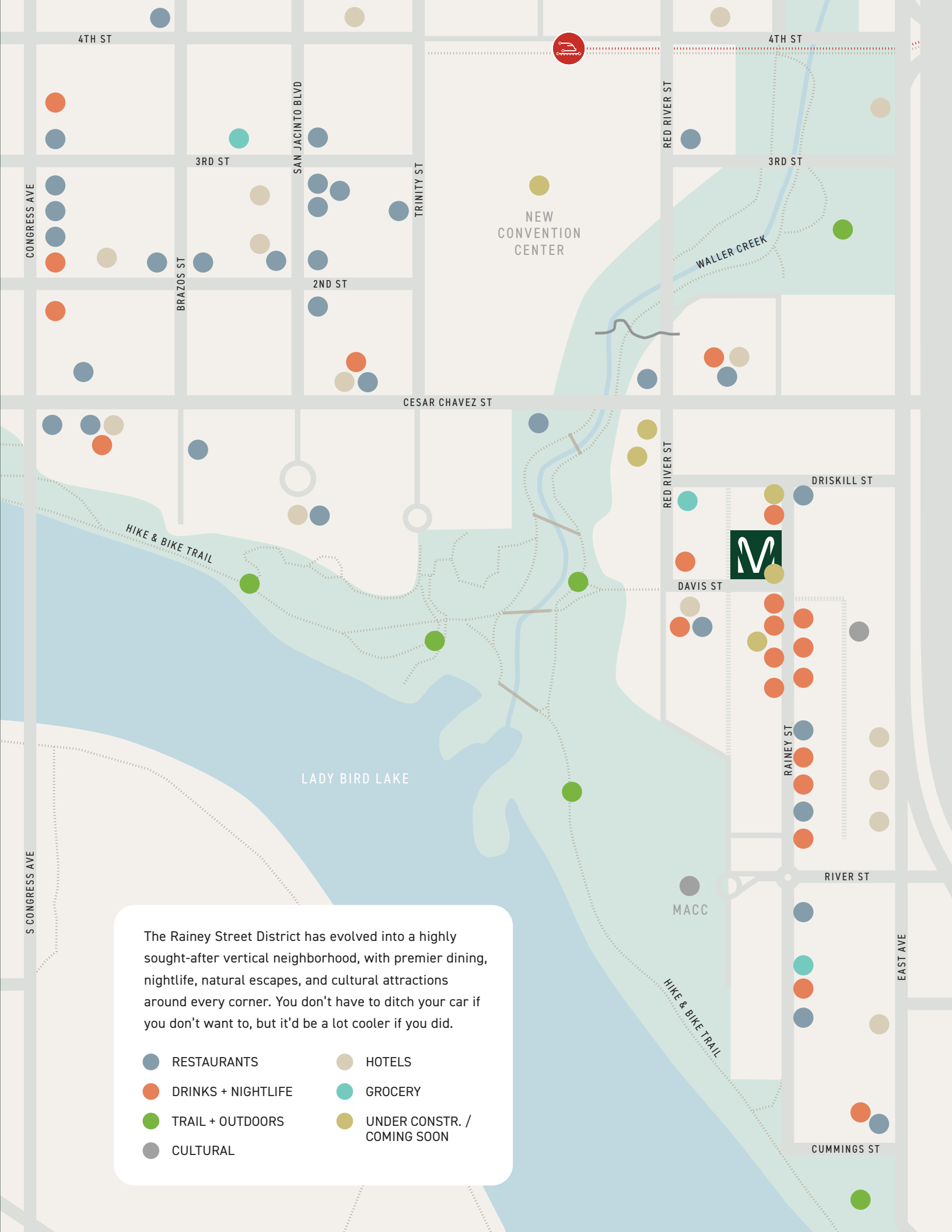




# THE *NEW* RAINEY STREET EXPERIENCE

Rainey Street has come into its own as a dense & vibrant residential neighborhood. Located just steps from The Confluence, where the redeveloped Waller Creek meets Lady Bird Lake, enjoy immediate access to enhanced, ecologically-diverse green spaces along the Hike & Bike Trail and Lady Bird Lake. Add in an easy stroll to cool new spots like Bar Fino, Daydreamer Coffee, Amaya, and Modern Bar, and you'll find yourself in the center of one of the city's most vibrant and walkable residential districts.





The Rainey Street District has evolved into a highly sought-after vertical neighborhood, with premier dining, nightlife, natural escapes, and cultural attractions around every corner. 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
- DRINKS + NIGHTLIFE
- TRAIL + OUTDOORS
- CULTURAL
- HOTELS
- GROCERY
- UNDER CONSTR. / COMING SOON





LEVEL 34 OWNERS' LOUNGE





# 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 have something for every Modern Resident to enjoy — even our four-legged ones.

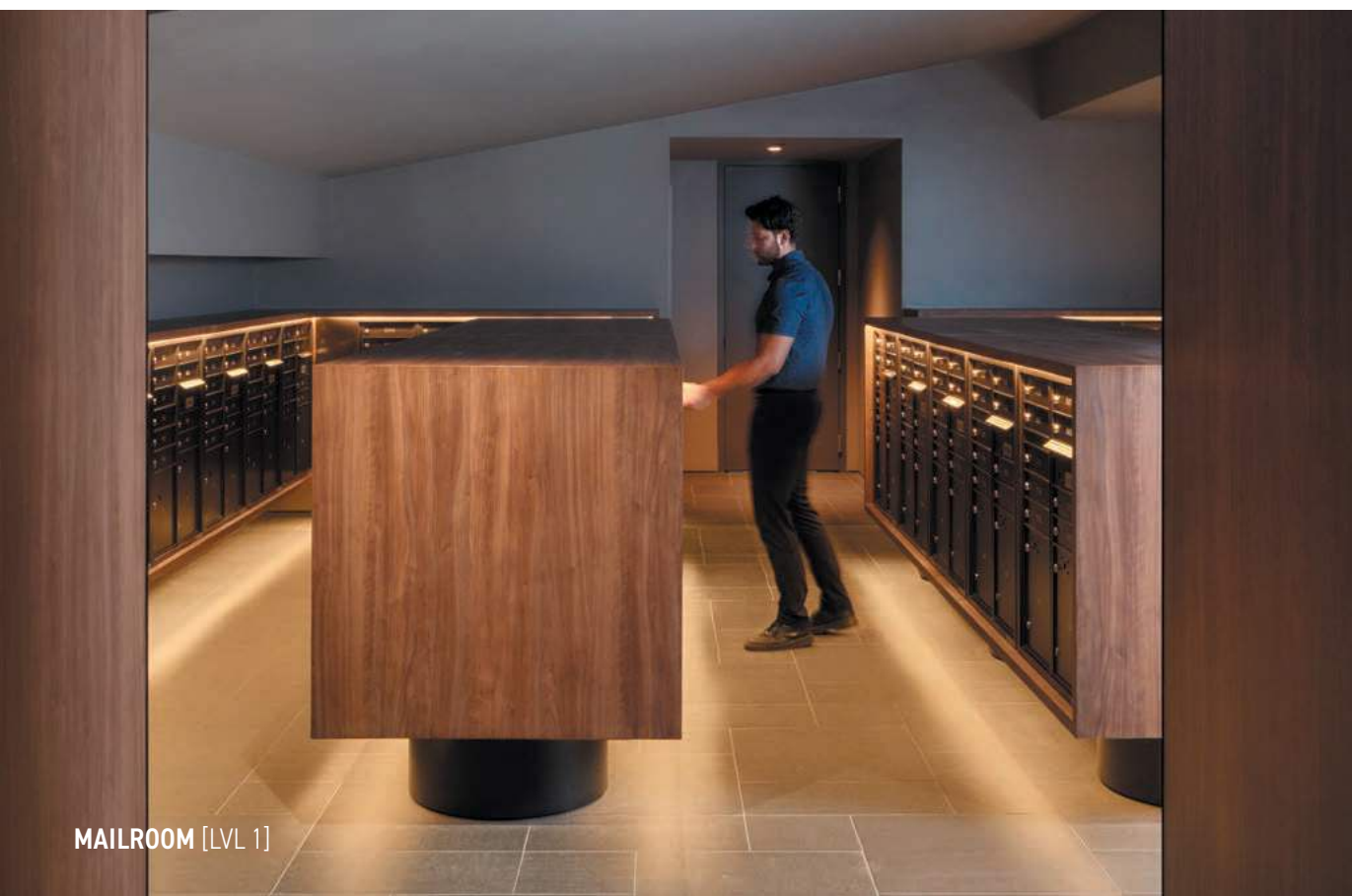
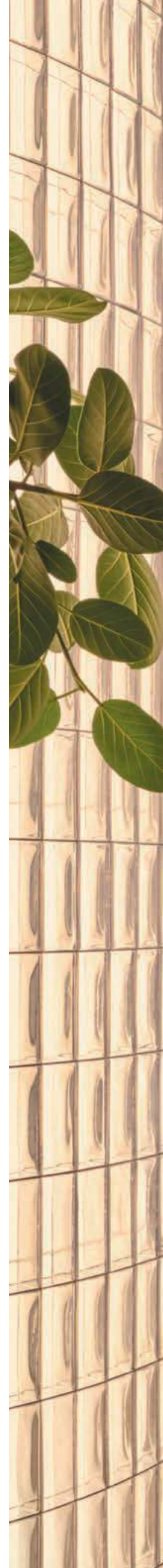
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- **INDOOR & OUTDOOR OWNER'S LOUNGES**
- **FITNESS CENTER FEATURING CARDIO EQUIPMENT WITH ON-DEMAND CLASSES + PERSONAL TRAINING AREA**
- **YOGA / PILATES / BARRE STUDIO**
- **MULTIPLE PRIVATE DINING & ENTERTAINMENT SKY LOUNGE AREAS, WITH SEPARATE ACCESS TO CATERING KITCHEN**
- **BOARD ROOMS AND BUSINESS CENTER**
- **GUEST SUITES**
- **25M SWIMMING POOL + SPA**
- **CURATED ART COLLECTION FEATURING EMERGING & INTERNATIONALLY-RENOWNED ARTISTS**
- **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**





LOBBY [LVL 1]



MAILROOM [LVL 1]















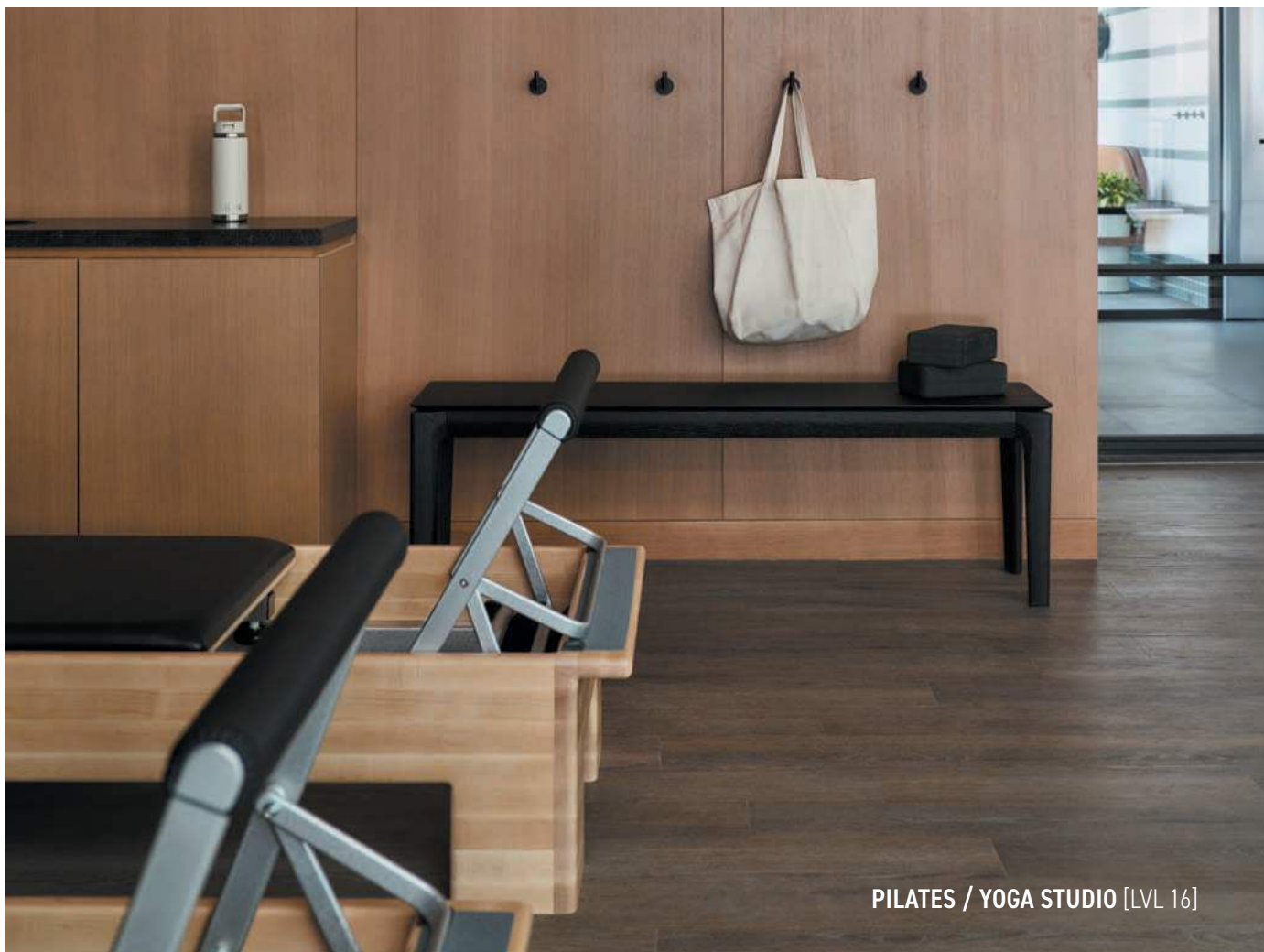


25M SWIMMING POOL [LVL 16]





TERRACE [LVL 16]



PILATES / YOGA STUDIO [LVL 16]





FITNESS CENTER [LVL 16]

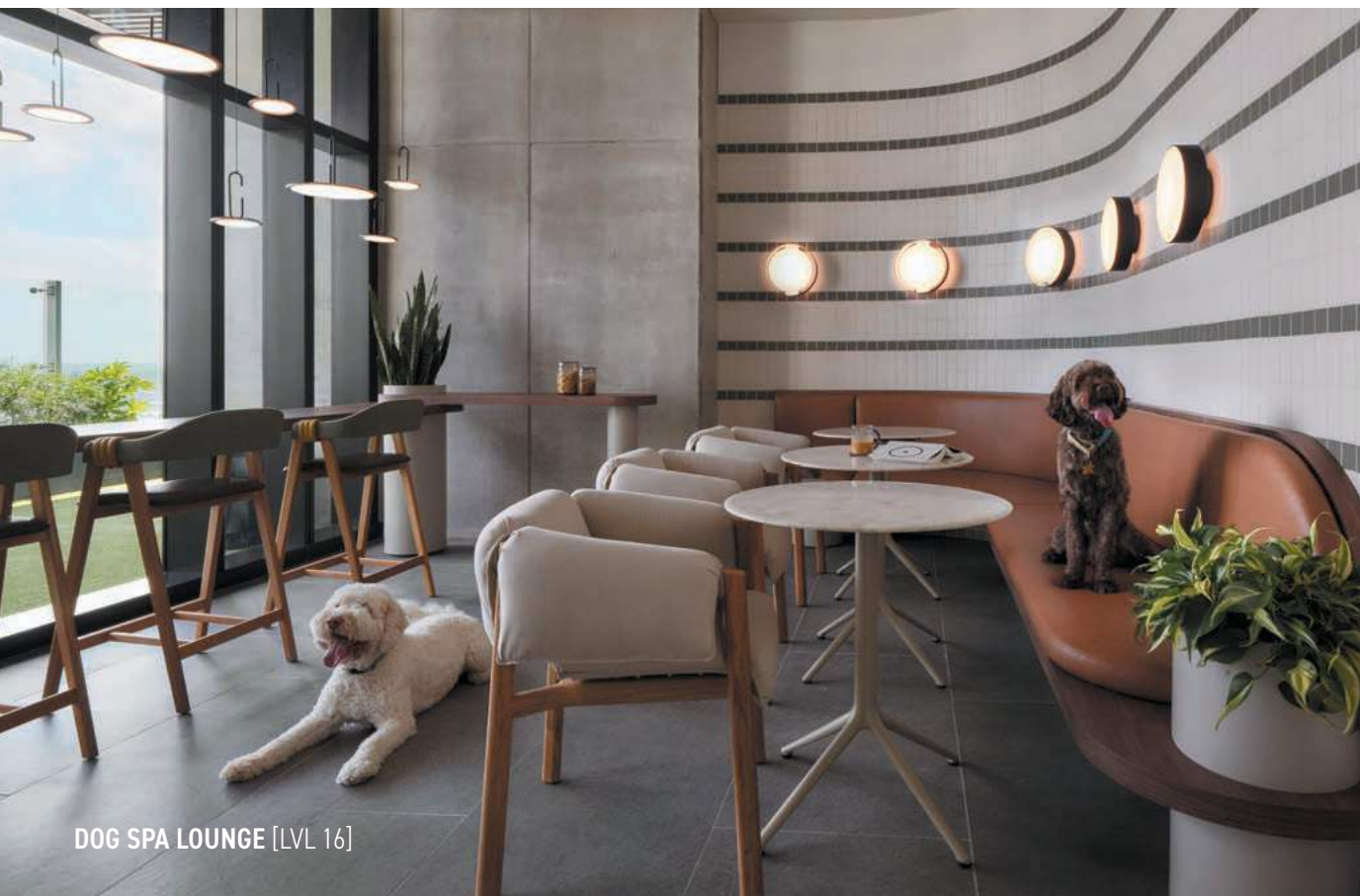








DOG SPA [LVL 16]



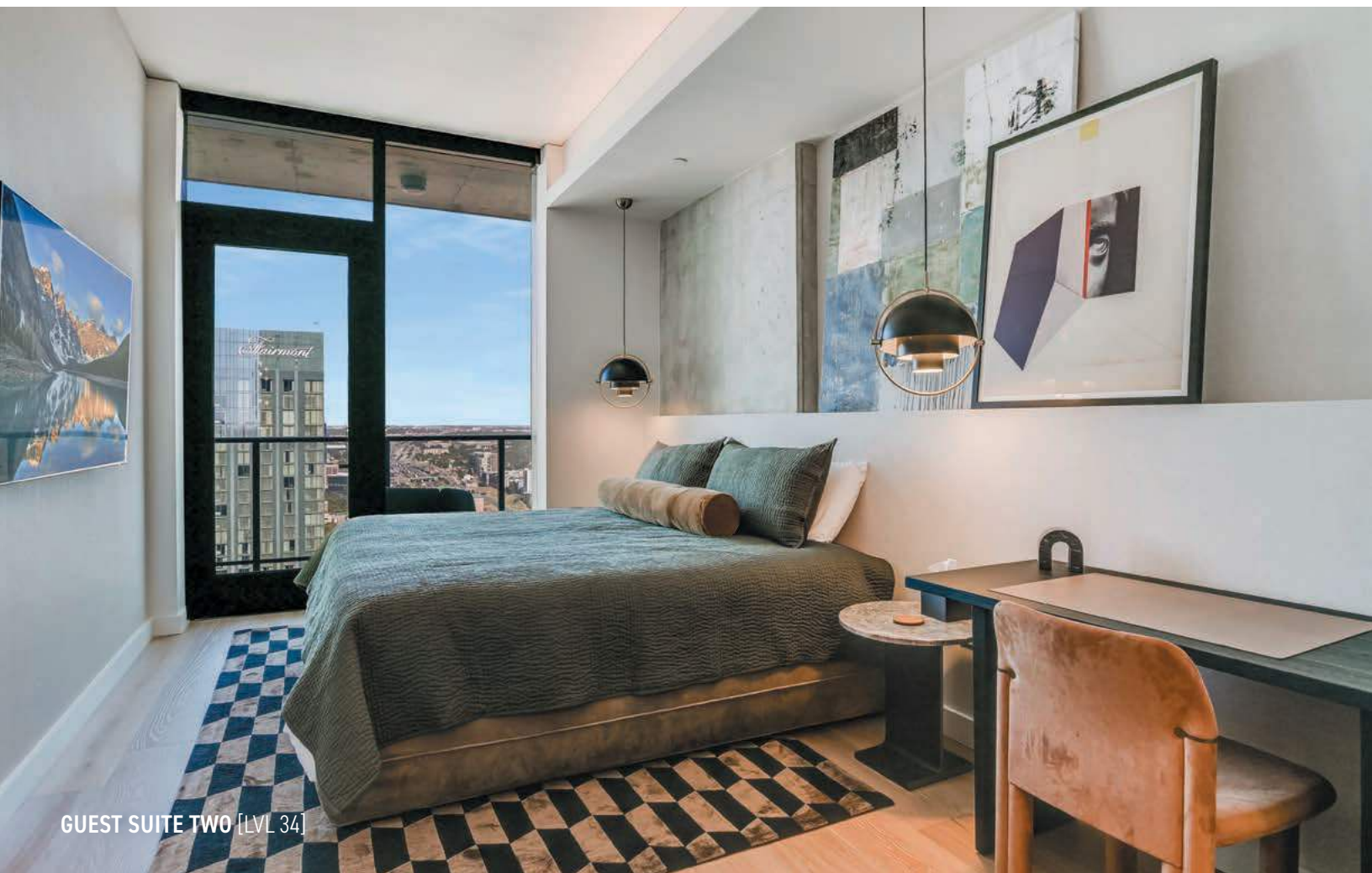
DOG SPA LOUNGE [LVL 16]















SPEAKEASY [LVL 35]



SPEAKEASY [LVL 35]





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. Carefully-curated finish palettes reflect the high-end craftsmanship and attention to detail that we bring to our residential design approach. With floor plans ranging from 600 sqft to over 6,000 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
- 36"-48" SUBZERO REFRIGERATOR INCLUDED WITH 3 BEDROOM HOMES\*

\*EXCEPT CO FLOOR PLANS









B3 FLOOR PLAN



C05 FLOOR PLAN













C3 FLOOR PLAN





B3 FLOOR PLAN



D3 FLOOR PLAN





C2 FLOOR PLAN









D2 FLOOR PLAN



D2 FLOOR PLAN





A1ES FLOOR PLAN

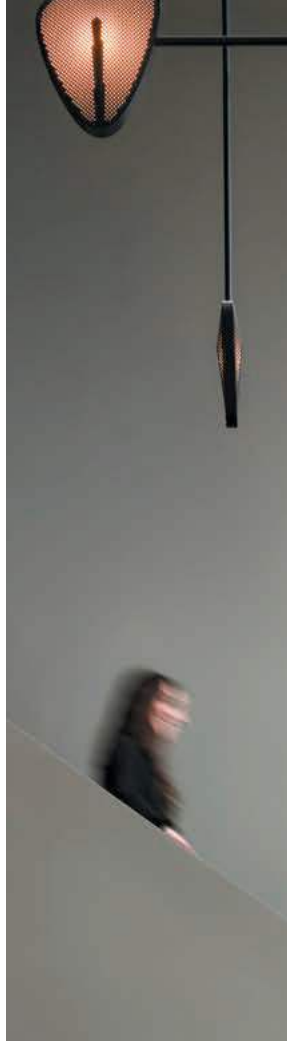












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## PENTHOUSE COLLECTION

### AN UNMATCHED DOWNTOWN EXPERIENCE

The Modern Austin Residences Penthouse Collection redefines luxury living with exceptional design that seamlessly integrates space, light, and style. Wrapped in floor-to-ceiling glass on three sides — an exclusive feature of our penthouses — these homes offer unobstructed, panoramic views of the Austin skyline.

Each residence in the Penthouse Collection shares a commitment to exquisite craftsmanship and sophisticated design. A suite of professional-grade appliances from Wolf, Sub-Zero, and Bosch ensure seamless performance in the kitchens as well as butler's pantries.

The transitions between spaces are defined by stunning Rimadesio glass doors, creating an open yet elegant flow, while custom closets by Molteni & C in select homes provide a luxurious foundation for organizing and displaying a curated lifestyle.

#### SUB-PENTHOUSES

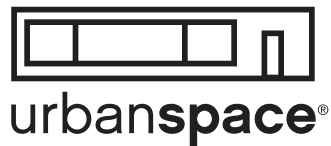
- 4 bed | 4.5 bath | 2 living areas | study
- 4,927 – 5,335 SF interiors
- 698 – 1,608 SF balconies

#### PENTHOUSE

- 4 bed | 5.5 bath | 2 stories
- 2 living areas | study | flex space
- 6,236 SF interior + 4,293 SF balcony



# 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

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Kimley»Horn  
Expert. More. Experience. Better.

WINSTEAD

DRENNER  
GROUP



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## 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.*

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC**

**A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



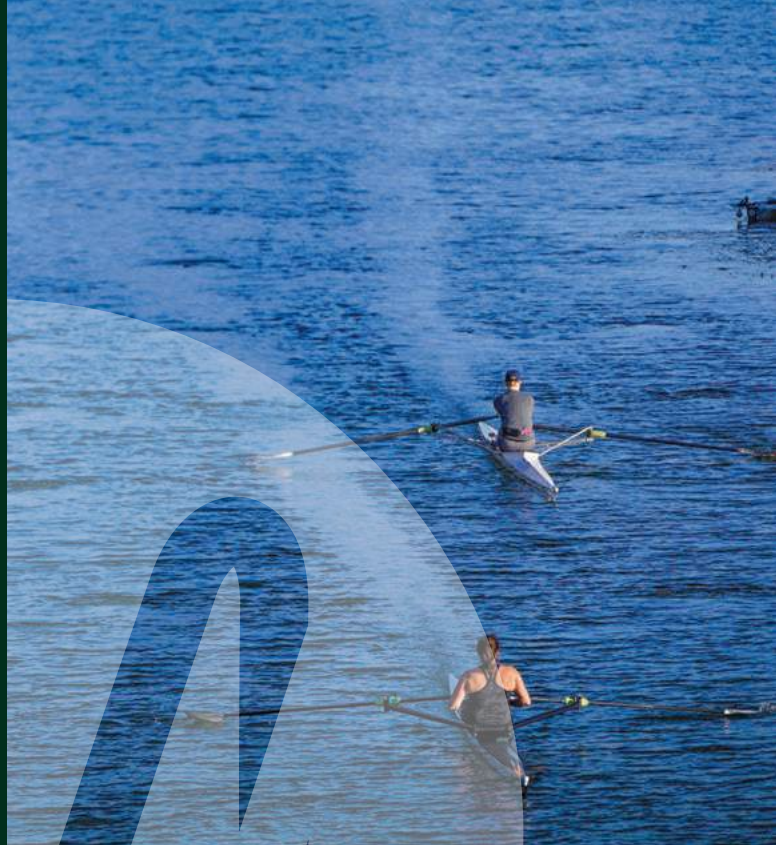
**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**





**MODERNAUSTINRESIDENCES.COM**

512 599 8088

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PRICE AND AVAILABILITY SUBJECT TO CHANGE. ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED. BUYER MUST VERIFY. WE ARE IN COMPLIANCE WITH TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968 AND PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION.

