



31 NAVASOTA STREET  
1310 LBJ WAY

AUSTIN, TX 78702

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



**BRIAN LIVERMAN**

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**CUSHMAN &  
WAKEFIELD**

# ABOUT THE HATCHERY

*The*  
HATCHERY

## COMAL ST @ LADY BIRD LAKE

Situated on the shores of Lady Bird Lake, The Hatchery is located in the heart of the city. It is mere minutes away from downtown Austin, whether you are biking or driving, and walking paths along the river are easily accessible. Despite its central location, The Hatchery feels like a hidden gem within East Austin. Tucked away in a natural enclave, the land is paradoxically both in the center of everything happening in the city and also free from the commotion and crowds of downtown.

The Hatchery benefits from an extraordinary location that is part of Austin's rapidly renovated East Side.

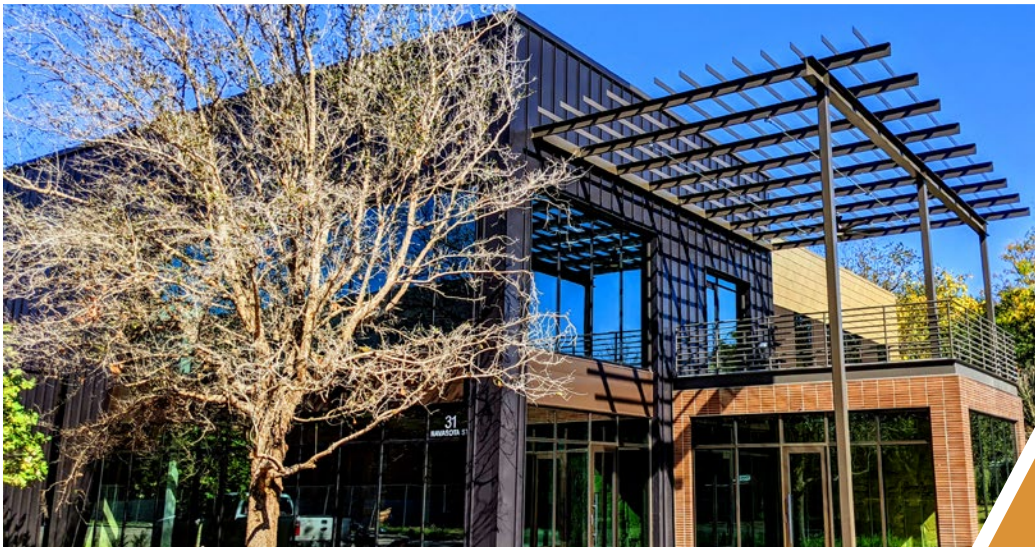


# 31 NAVASOTA

*The*  
HATCHERY

AVAILABLE NOW

SUITE 150- 1,370 SF



27,631 SF  
(Total)

2.5:1,000 SF  
PARKING



### 1<sup>ST</sup> FLOOR

#### Plumbing:

- 1st Floor: Single use restrooms
- 2nd Floor: multi-use restrooms
- Electric tankless water heaters both levels

#### Electrical:

- Dedicated 200Amp 208/120V 3-phase

#### Mechanical:

- 1st Floor: Ceiling mounted VRF ductless split to lobby and single use restrooms
- 2nd Floor: Wall-mounted ductless split system to lobby and restrooms.
- Roof top unit

#### Fire:

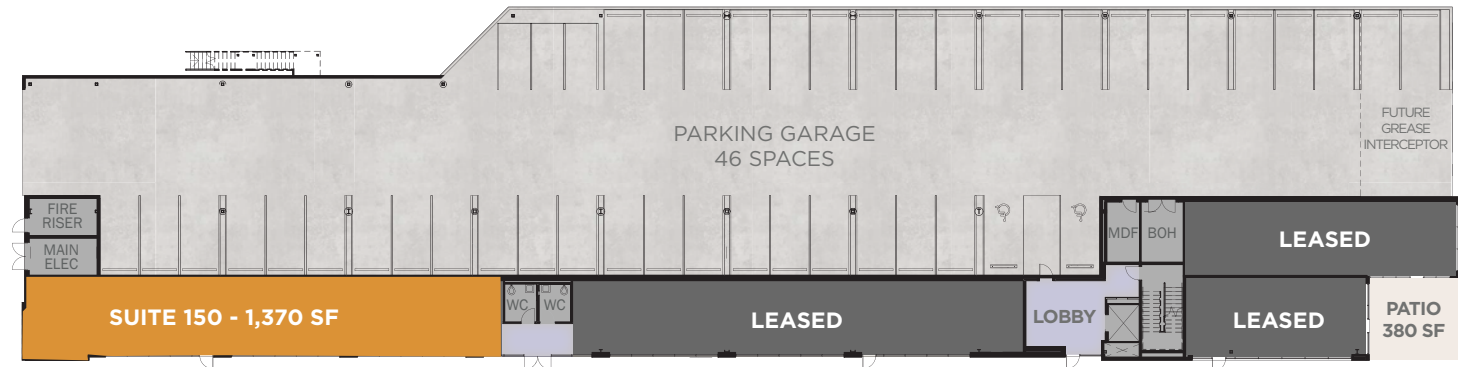
- Fully Sprinklered NFPA 13 System

#### Telecom:

- ATT and Grande commercial fiber to premises

#### Ceiling Height:

- 1st Floor: 12' floor to ceiling
- 2nd Floor: 12' floor to ceiling



### 2<sup>ND</sup> FLOOR

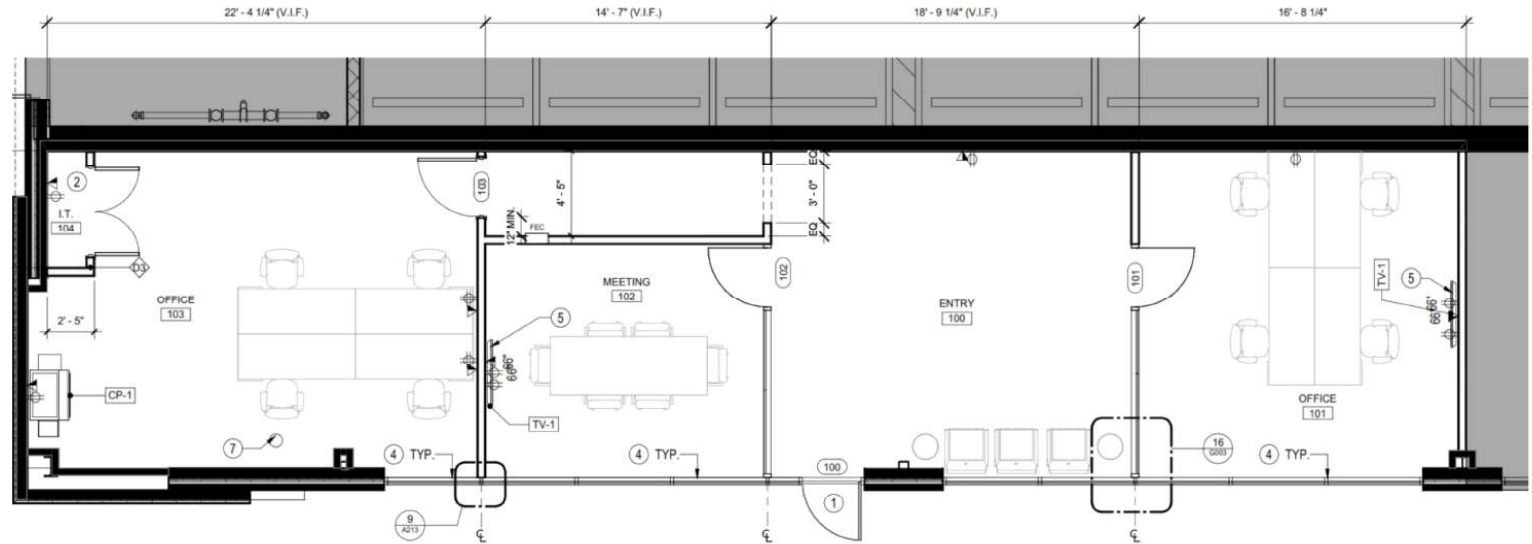


# FLOOR PLANS

31 NAVASOTA

*The*  
**HATCHERY**

**SUITE 150- 1,370 SF**



# 1310 LBJ WAY

*The*  
HATCHERY



**150,000 SF**  
High End Finishes &  
Open Space Planning  
*Parking | 4.0:1,000 SF*

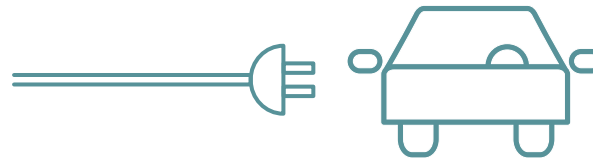


# FEATURES

*The*  
**HATCHERY**

## Electric Vehicle

Charging Stations



## Mobility Hub

Designation



## Hatchery Park

Charging Stations



## Hike & Bike Trail

Direct Access On-site

**176,000 SF**

Leasable Office Space

**16,000 SF**

Retail & Restaurants

**781**

Multi-family Units

**DELIVERY DATES**

**31 Navasota**

Available for Tenant Finish-out  
July 2020

**1310 LBJ Way**

Delivering Fall 2021

# HEALTHY BUILDING

The  
HATCHERY

*The science of air*

the **POWER**  
of **IONS**

Lower your carbon footprint and save up to 30% on energy consumption.

## ENGINEERING AIR FOR A CLEANER WORLD™

The Hatchery features state-of-the-art clean indoor air solutions.

Utilizing **MERV 13** air filters capable of trapping microscopic pathogens and GPS **needlepoint bipolar ionization** (NPBI®) technology, The Hatchery was designed with your health in mind. Through NPBI, GPS products **improve the air by reducing airborne particulates and actively disinfecting the air of viruses, bacteria, mold spores and odors** for a cleaner, healthier workspace.

Bring outdoor freshness indoors.

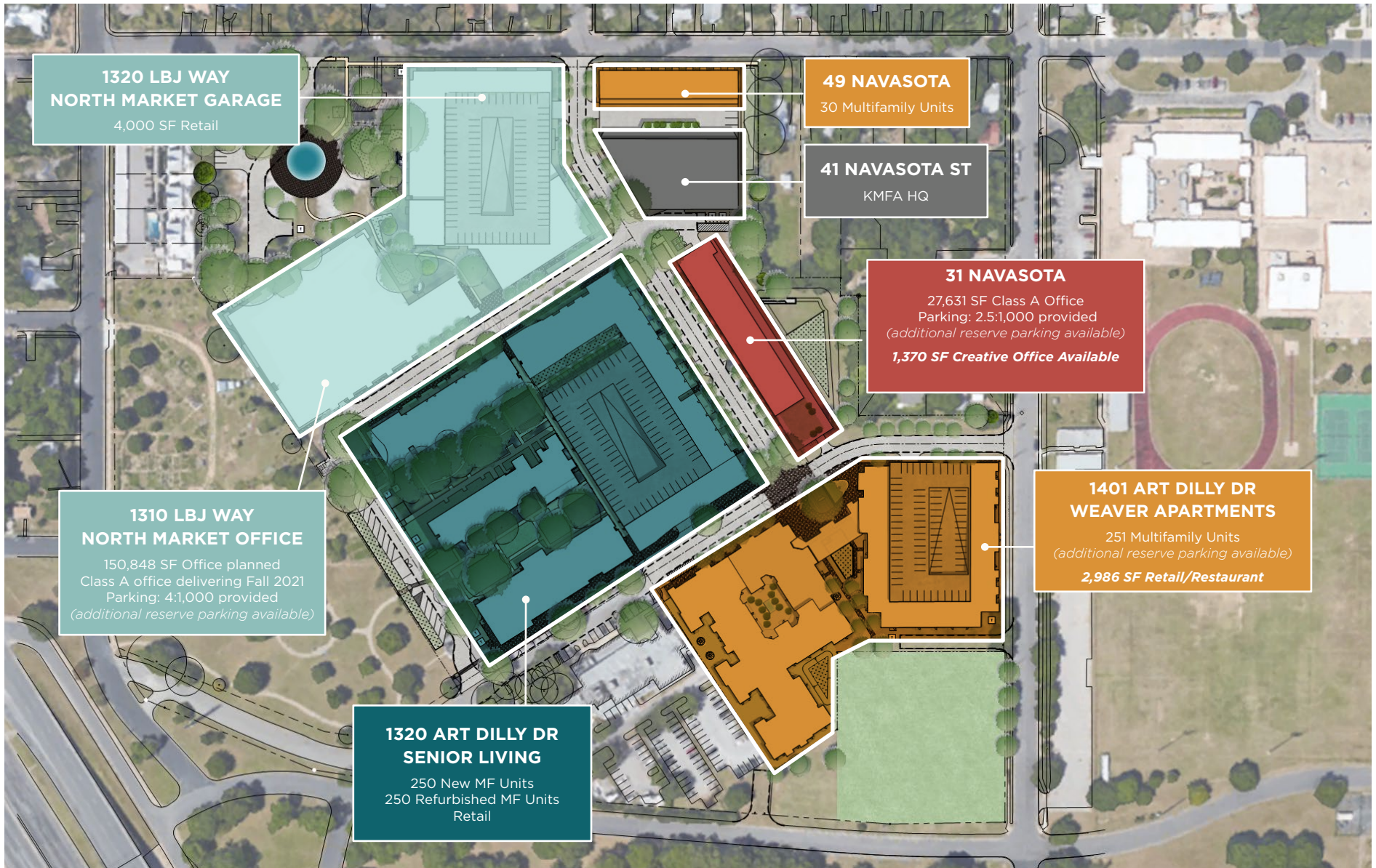


512.814.3402 | BRIAN LIVERMAN

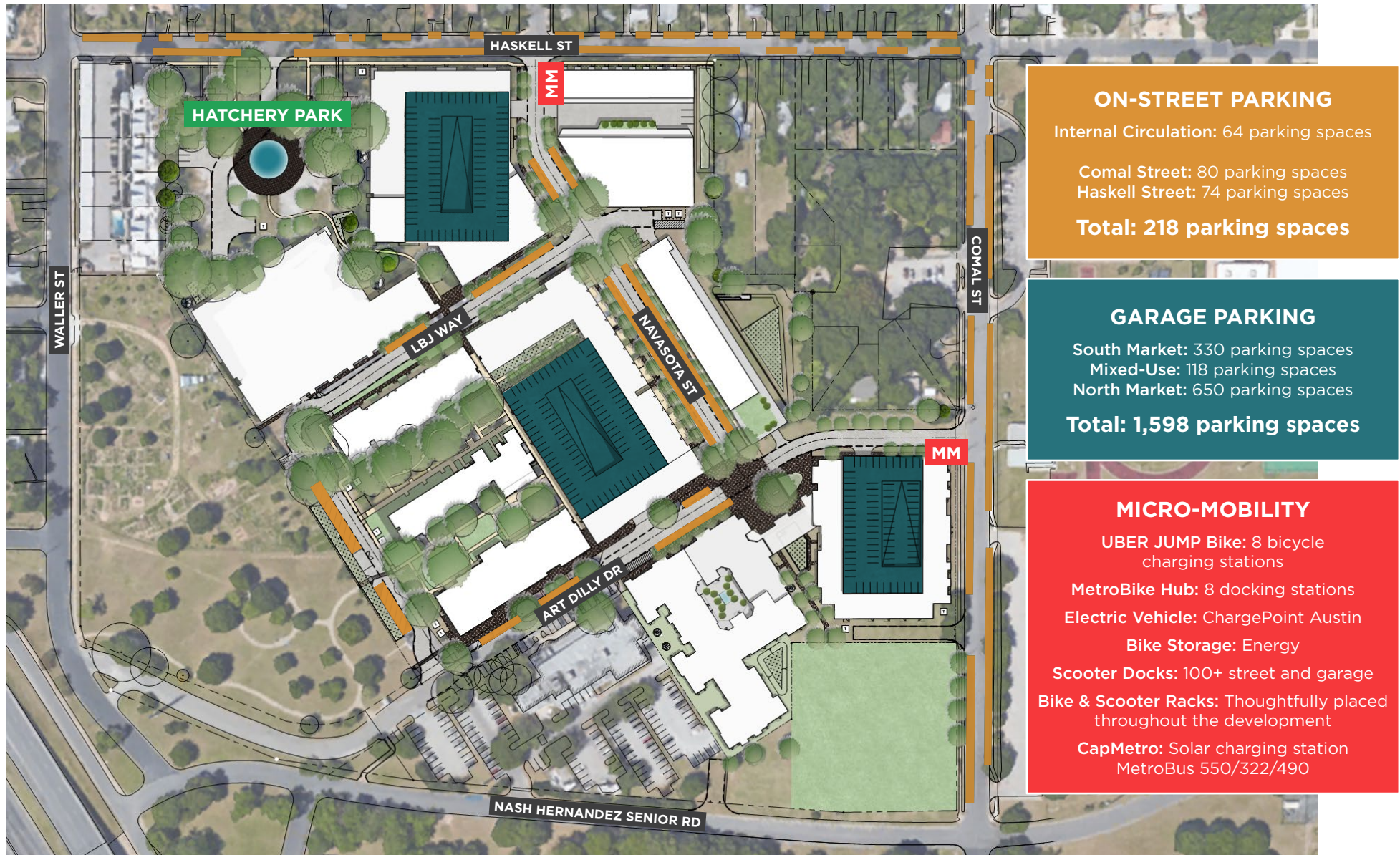


# SITE PLAN

The  
HATCHERY



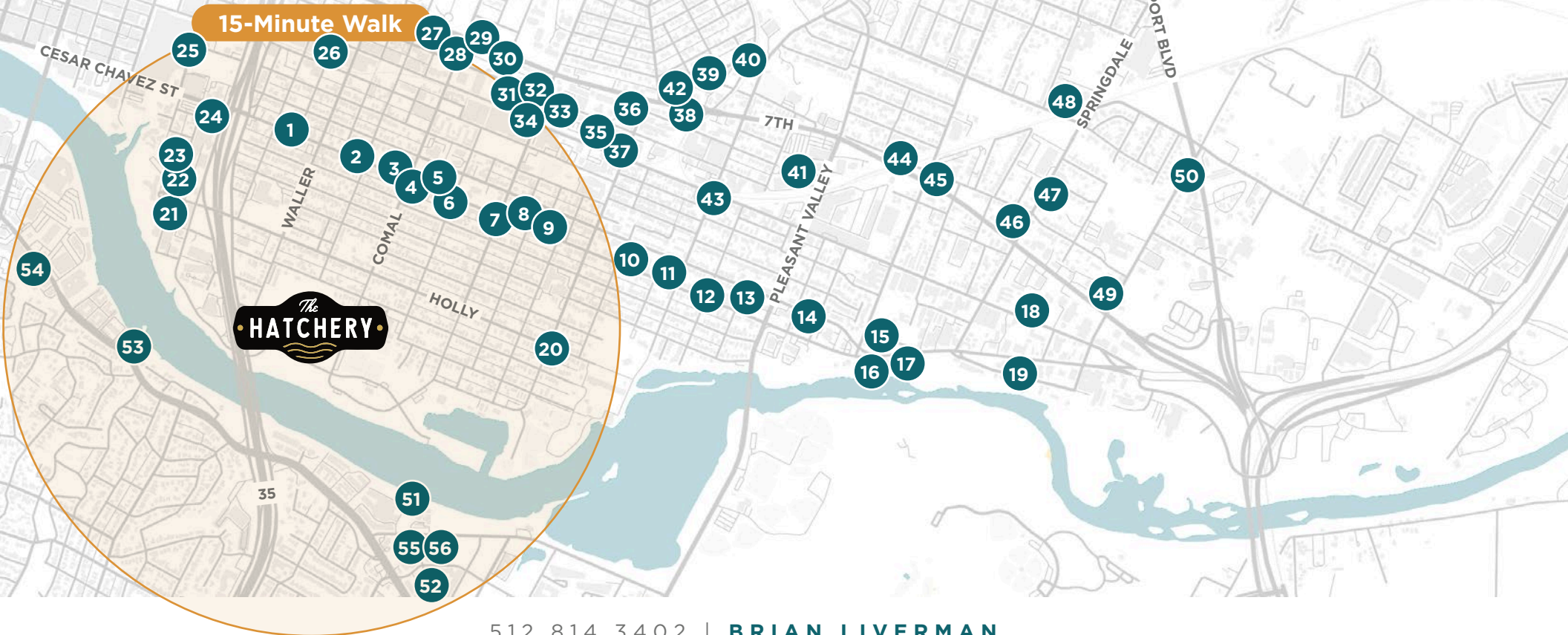
# PARKING STUDY



# LOCATION

*The*  
**HATCHERY**

1. Cenote
2. Las Trancas Taco Stand
3. EastSide Tavern
4. Buffalina Pizza
5. Oseyo
6. Flat Track Coffee
7. Mr. Natural
8. Stay Gold
9. la Barbecue
10. Juan in a Million
11. Blue Owl Brewing
12. JuiceLand
13. Kemuri Tatsu-ya
14. Lustre Pearl East
15. Grizzelda's
16. Tillery Kitchen + Bar
17. Jacoby's
18. Justine's
19. Sawyer & Co.
20. Launderette
21. Salvation Pizza
22. Emmer & Rye
23. Craft Pride
24. IHOP
25. Moonshine Grill
26. Plaza Saitillo
27. Prohibition Creamery
28. La Perla Bar
29. Nasha
30. El Chilito
31. Tamale House East
32. Whisler's
33. Lazarus Brewing Co.
34. Zilker Breweing Co.
35. Cuvee Coffee Bar
36. Flyrite Chicken Sandwiches
37. Hi Hat Public House
38. Jo's Coffee House
39. Gourmands
40. Veracruz Food Truck
41. Hops & Grain Brewery
42. Kitty Cohen's
43. Greater Goods Coffee Co.
44. Supper Friends
45. Taqueria 7 Estrellas
46. Beto's Restaurants
47. Eden East
48. Sa-Ten
49. Infinite Monkey Theorem
50. Dan's Hamburgers
51. Cidercade
52. Emo's East
53. Mama Fu's
54. Thundercloud Subs
55. Pho Please
56. Starbucks



# MICRO-MOBILITY



# HISTORY

**1940** US Fish and Wildlife Fish department developed the property as a fish hatchery.



**1968** President Lyndon Baines Johnson declares the Fish Hatchery land as surplus prompting Austin Geriatric Center to develop the 16-story residential tower.



**2017-2019** A strategic partnership between Austin Geriatric Center and three prominent development companies is formed. A master plan development was conceived, and development of the historic site has commenced.

**MAY 1, 2018** Rebekah Baines Johnson Redevelopment Groundbreaking



# CONTACT US

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