

1205 Sheldon Cove, Building 1, Suite E2



Jason Cormier
Metis Capital
Developer Associate
(512) 573-7820
jason@metiscre.com
Lic: 692668



METIS
CAPITAL

THE SPACE

Location	1205 Sheldon Cove, BLD 1, STE E2 Austin, TX 78753
County	Travis
Square Feet	1,023
Monthly Rent	\$2,750
Lease Type	GROSS

Notes: Tenant Pays Utilites

HIGHLIGHTS

- Approx. 1,023 sq. ft.
 - 3 Private offices, break room w/ kitchenette, private restroom, private entrance
 - Available 12/1/2025
 - \$2,750 Gross Rent
 - Tenant pays: Utilities
- 2-5 year lease
 - 3.3 parking spaces per 1000 sf
 - 100% conditioned space
 - Anchor Tenant: Mesa Rim- 60k SF rock climbing gym



POPULATION

1.00 Mile	3.00 Mile	5.00 Mile
18,278	138,354	332,035

AVERAGE HOUSEHOLD INCOME

1.00 Mile	3.00 Mile	5.00 Mile
\$71,478	\$103,203	\$118,116

NUMBER OF HOUSEHOLDS

1.00 Mile	3.00 Mile	5.00 Mile
6,671	56,746	146,044



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PROPERTY FEATURES	
NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	1,023
YEAR BUILT	2015
ZONING TYPE	LI-NP
OFFICE SF	1,023
MEZZANINE	1,023
OFFICE TO WAREHOUSE RATIO	100
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
PARKING RATIO	3.3
CEILING HEIGHT	12 ft
GRADE LEVEL DOORS	0
COLUMN SPACING	30 ft
SKYLIGHTS	2

MECHANICAL	
HVAC	Fully conditioned
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3-phase, 4-wire 240V, 400A, step downs to 120V
LIGHTING	Upgraded- LED track & recessed flush
EXTERIOR GARAGE DOORS	NONE
LOADING	NONE

CONSTRUCTION	
FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Concrete
PARKING SURFACE	Concrete / Slab
ROOF	TPO

TENANT INFORMATION	
LEASE TYPE	NNN
MAJOR TENANT/S	Mesa Rim
TENANT	Heartland Acoustics
TENANT	SeekOps
TENANT	TSO Delivery
TENANT	DKC Construction
TENANT	ATX Environmental Solutions
TENANT	Metis Capital
TENANT	Hewitt Dental
TENANT	ABM Photography
TENANT	Stentech
TENANT	INCA Relief
TENANT	Star Finishes



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Highlights

Prime Location:

- Immediate access to major highways (US 183, I-35, Toll 290) for efficient transportation and logistics.
- Surrounded by major employers and logistics centers (Walnut Creek Business Park, central Post Office, FedEx).
- Only 12 minutes from downtown Austin, a key business and entertainment hub.
- Austin, TX – Located in the Walnut Creek Business Park, with immediate access to US 183, I-35, and Toll Road 290. Just 12 minutes from downtown Austin, surrounded by thriving business.

Commercial & Retail Spaces:

- Flex office spaces – Ideal for tech startups, coworking spaces, and creative studios
- Light industrial and warehouse – Supports small-batch manufacturing, e-commerce fulfillment, and specialty warehousing.
- Entertainment and interactive experiences – Perfect for indoor sports, virtual reality, gaming lounges, and immersive venues.
- Art and cultural spaces – Ideal for art galleries, photography studios, and exhibition spaces.

Primary Purpose & Vision:

- 1205 Sheldon Cove, Building 2 is designed as a versatile, high- quality commercial space catering to a diverse range of businesses, from creative and interactive industries to flex office, warehouse, and entertainment-based tenants. This development fosters an innovative, multi-purpose commercial hub that blends commerce, creativity, and community in a highly adaptable and fully conditioned setting. The goal is to create an engaging, high-traffic destination that supports business expansion, experiential commerce, and collaborative workspaces in Austin’s thriving economic landscape.

Community-Focused Vision:

- Fosters innovation and collaboration – Bringing together entrepreneurs, creatives, and industrial businesses in a shared commercial environment.
- Cultural alignment with Austin’s identity – Encouraging a mix of interactive businesses, local artisans, and unique retail concepts.
- Designed for adaptability – Scalable layouts allow businesses to expand and evolve with ease.

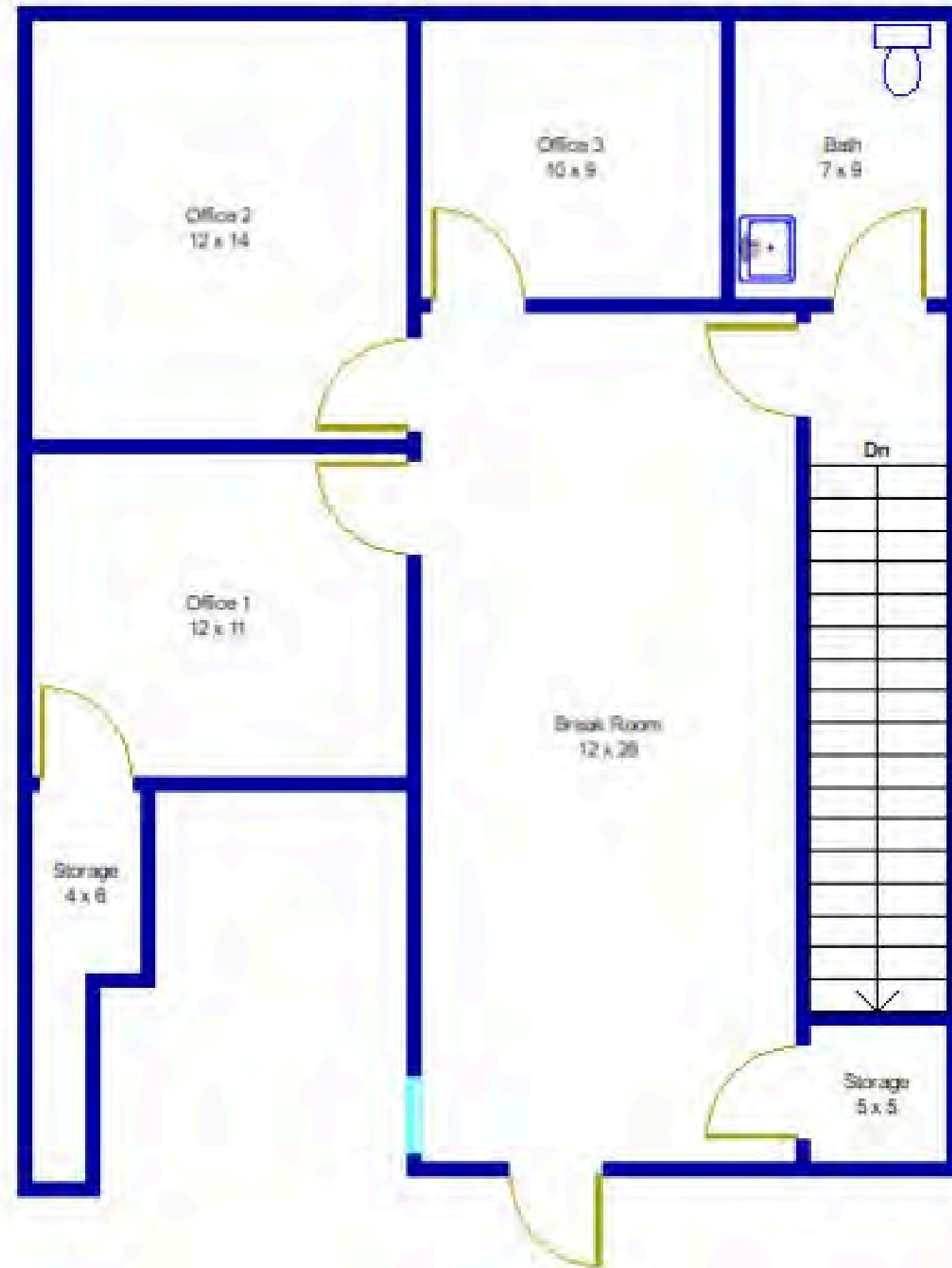
Additional Notes:

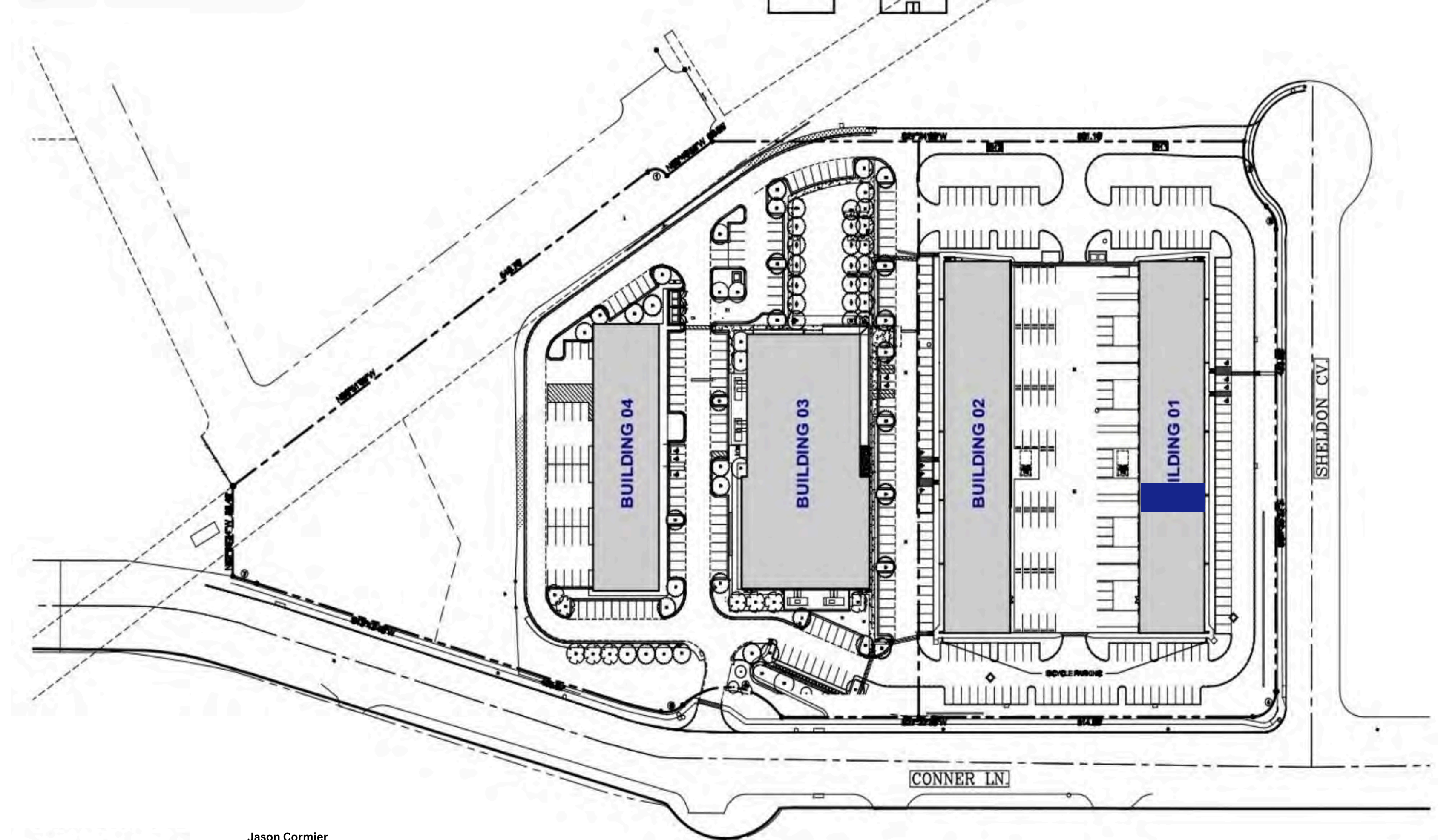
- Sustainability features: Energy-efficient LED lighting, modern HVAC systems for full climate control.
- Smart technology: High-speed internet access, upgraded electrical infrastructure for modern business needs.
- Potential for unique partnerships: Ideal for experiential retail, collaborative office spaces, and destination businesses.
- A premier opportunity for businesses looking for a dynamic, high- traffic environment in Austin’s booming commercial market.

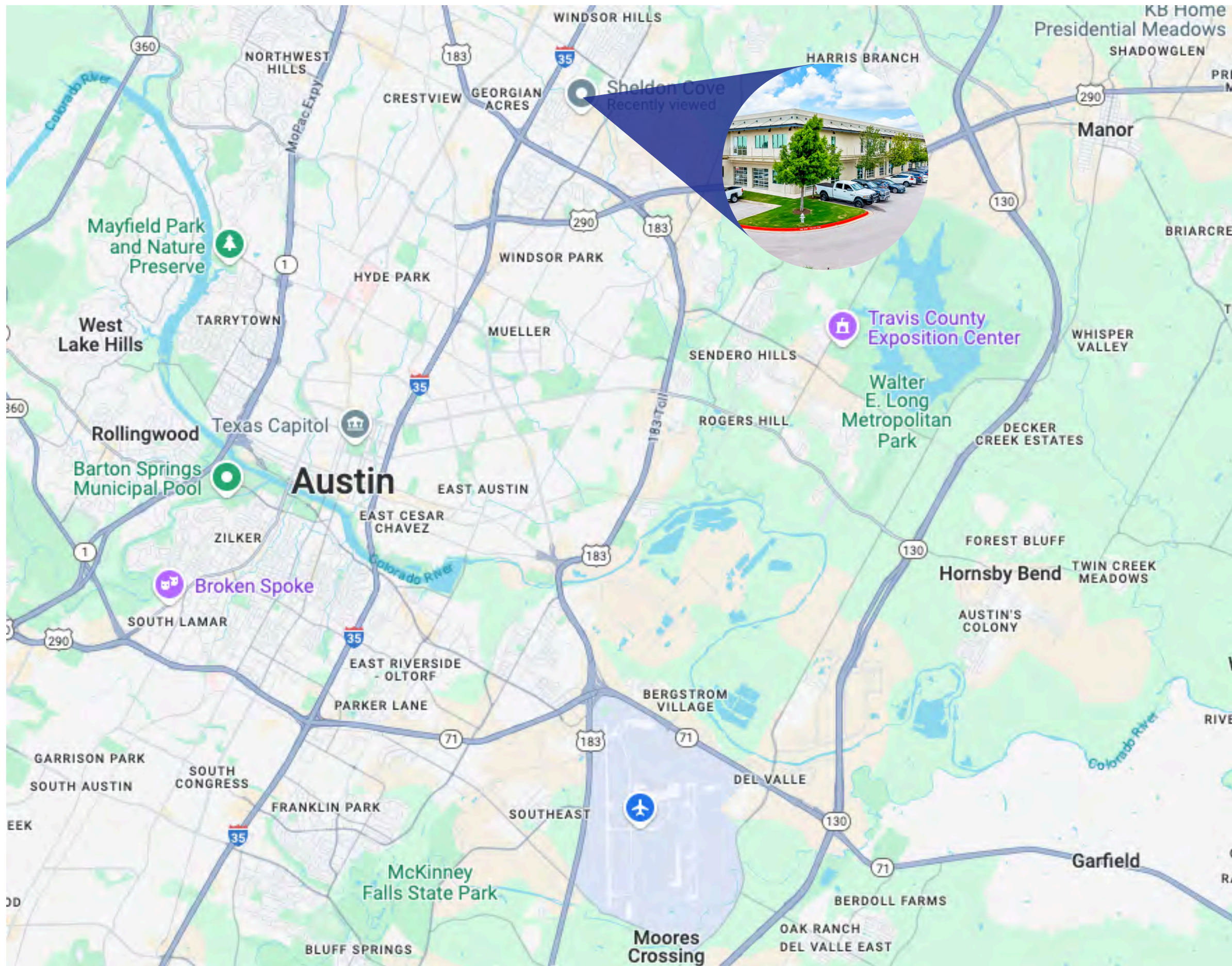


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1023 SQ FT











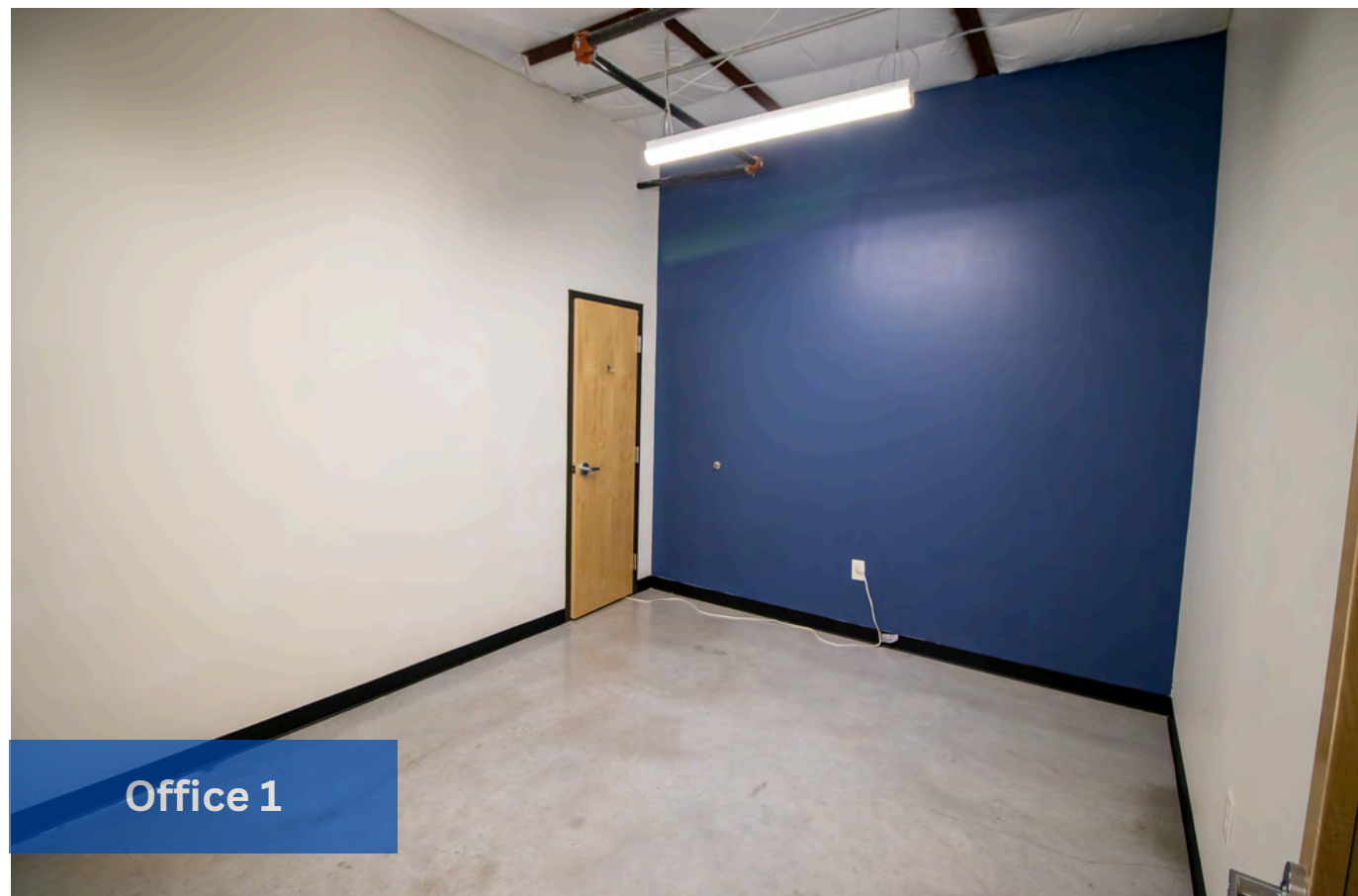




Break Room



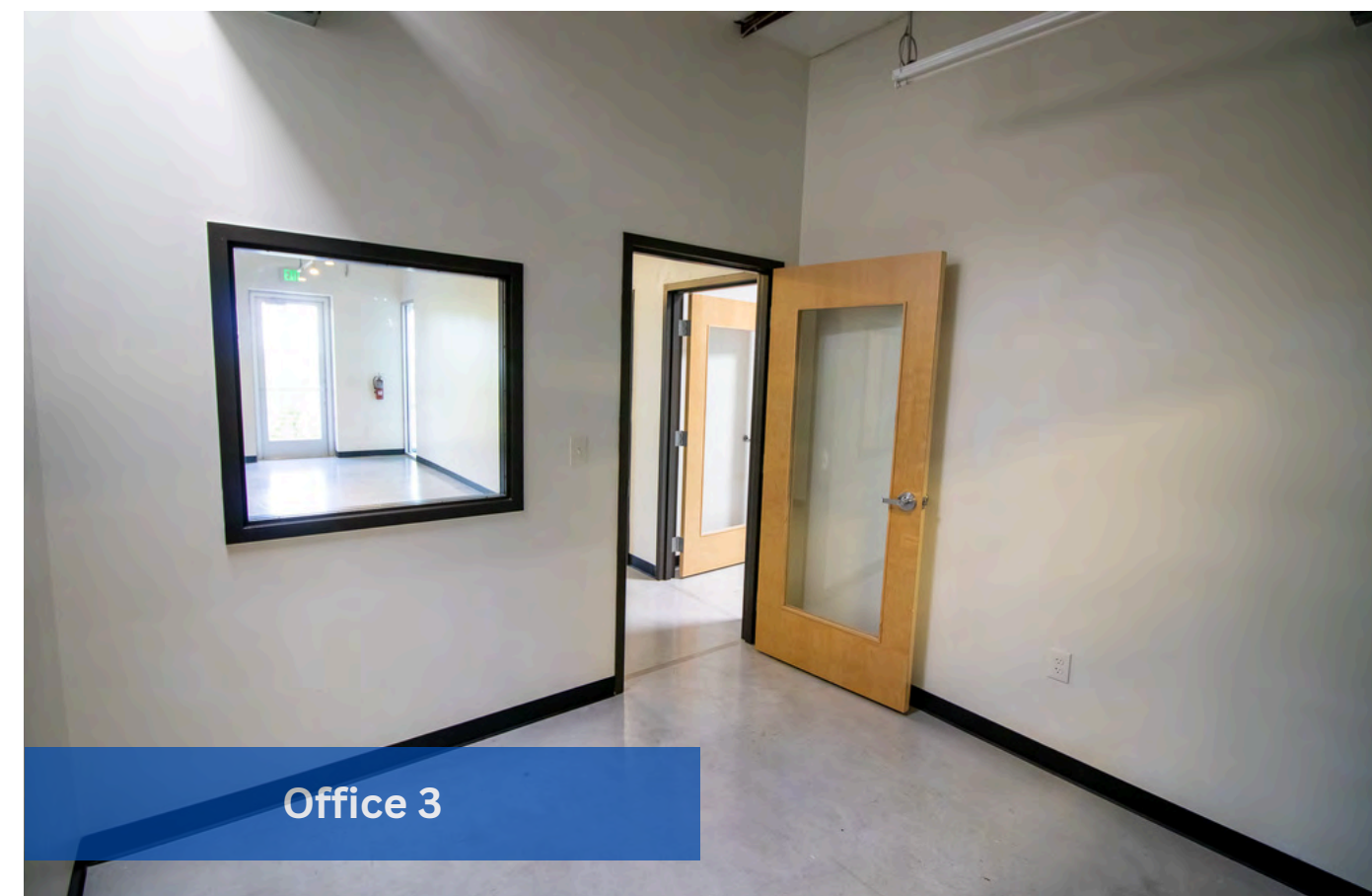
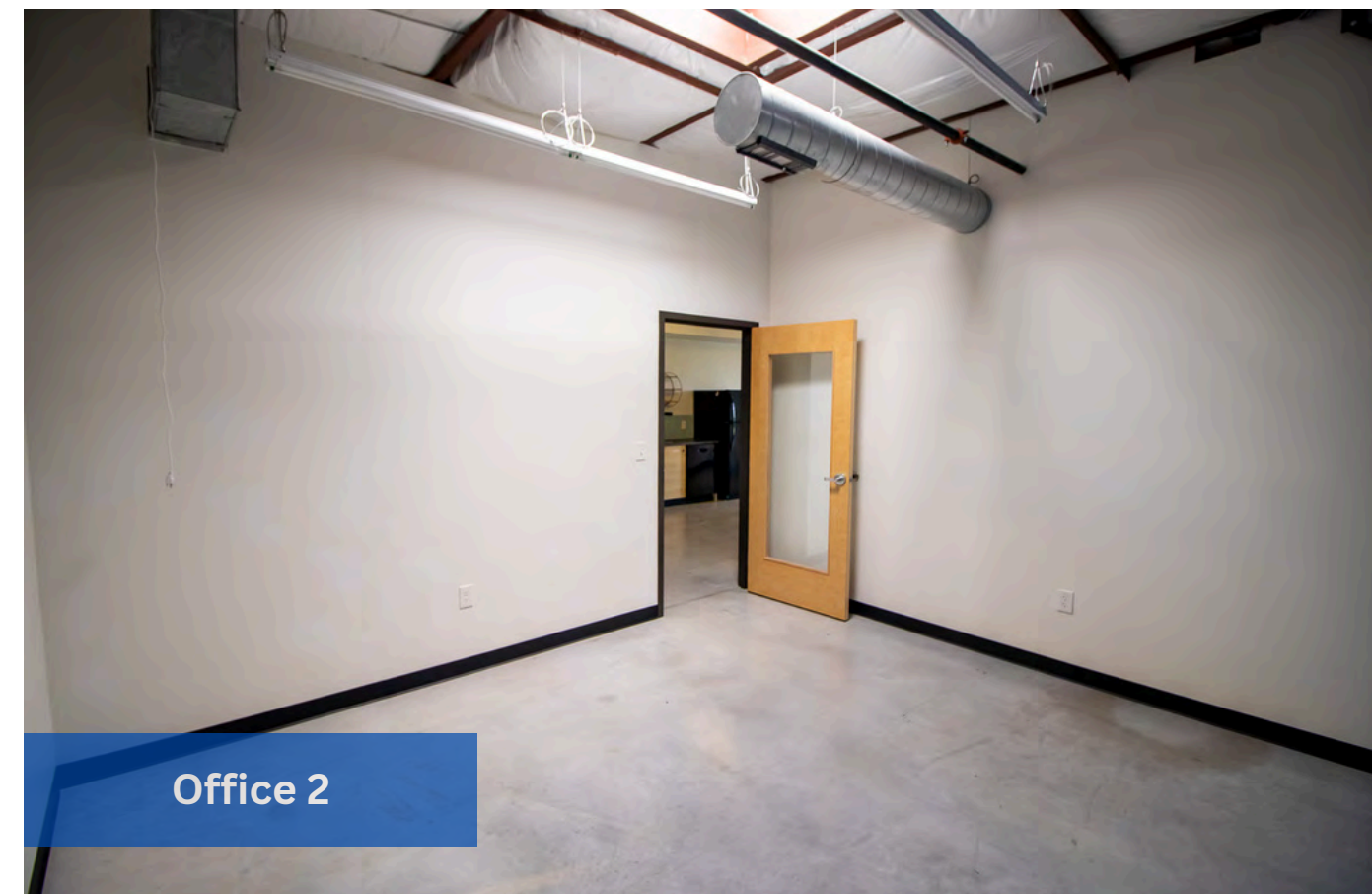
Break Room

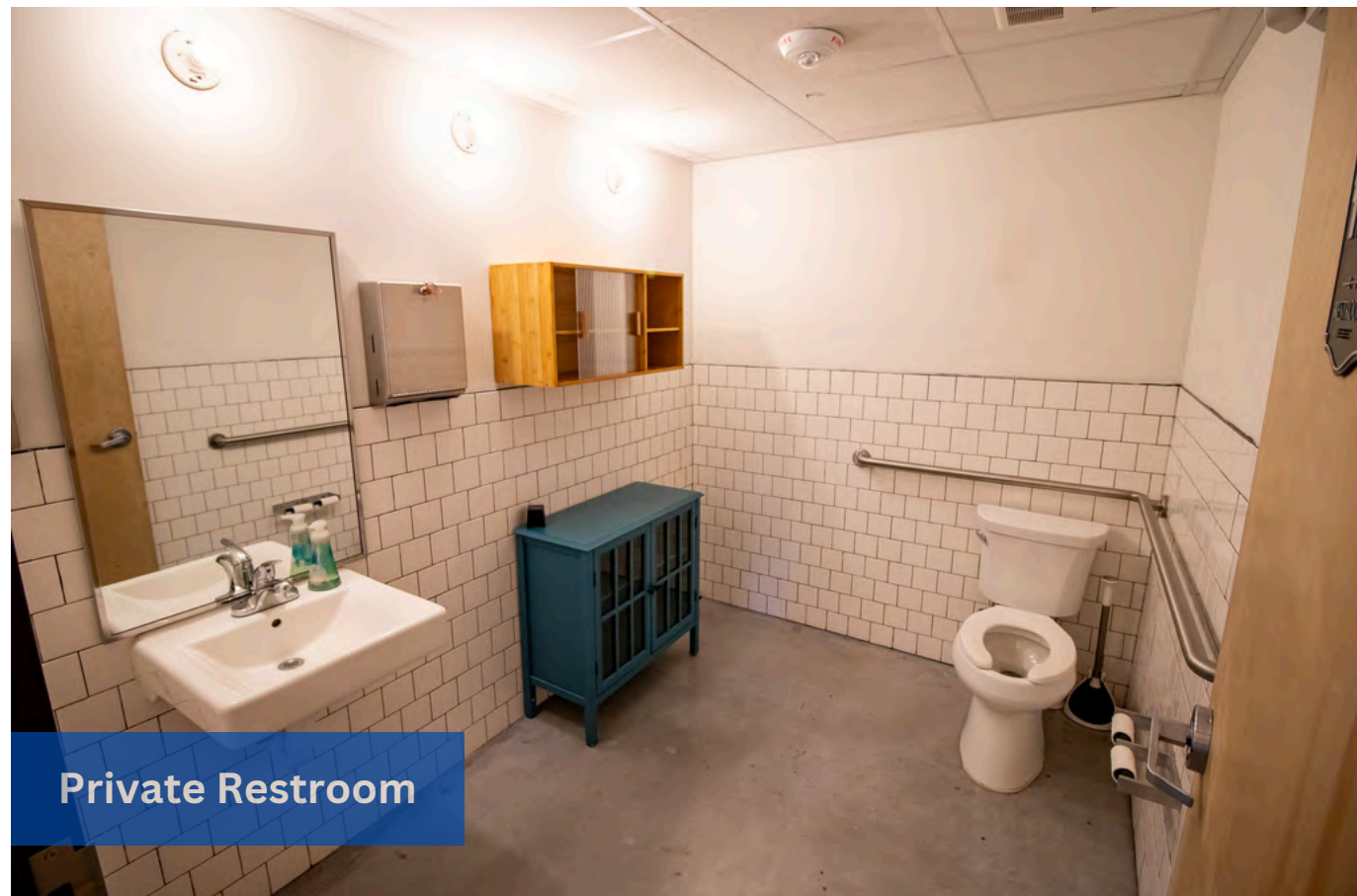


Office 1

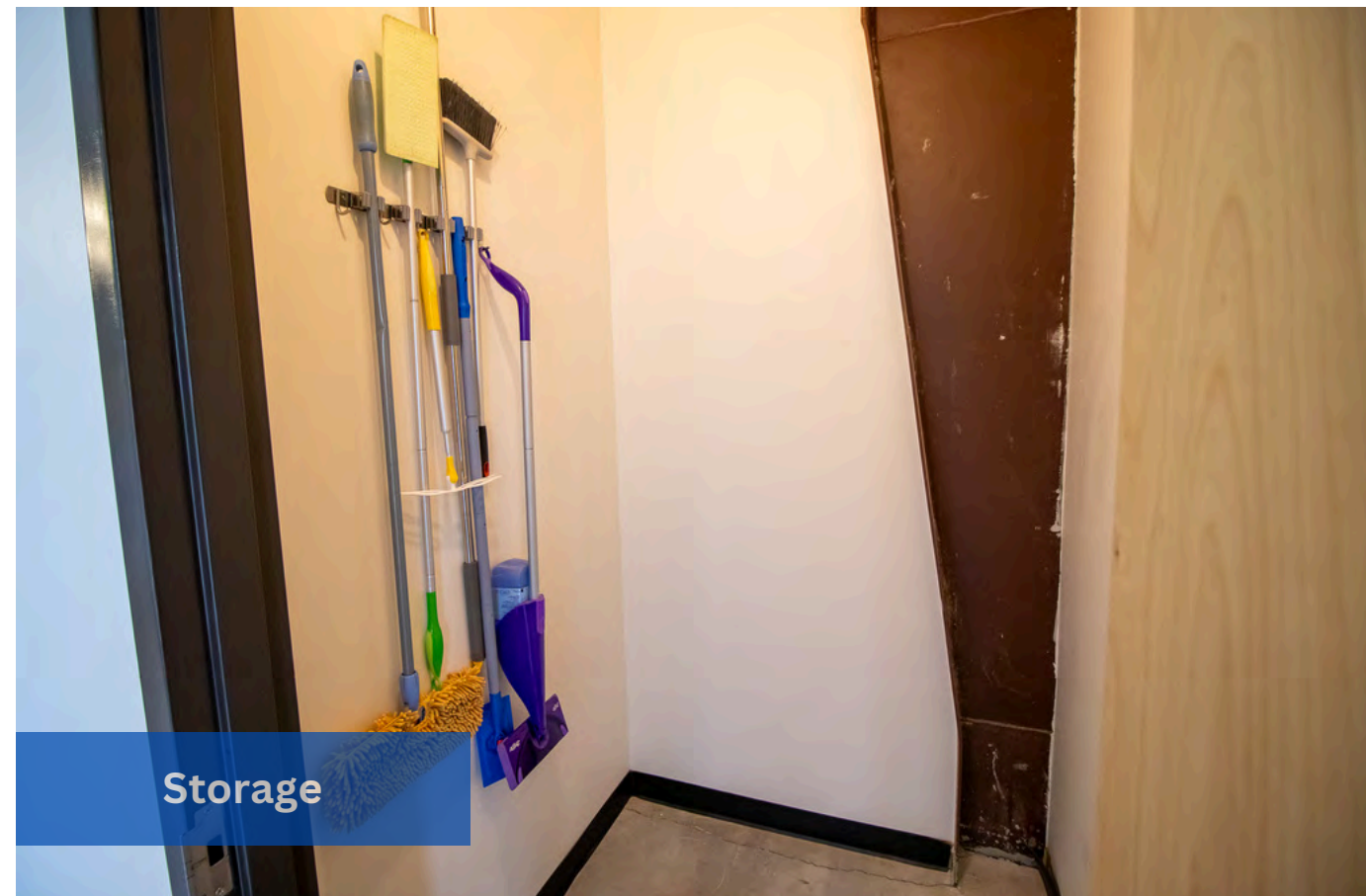


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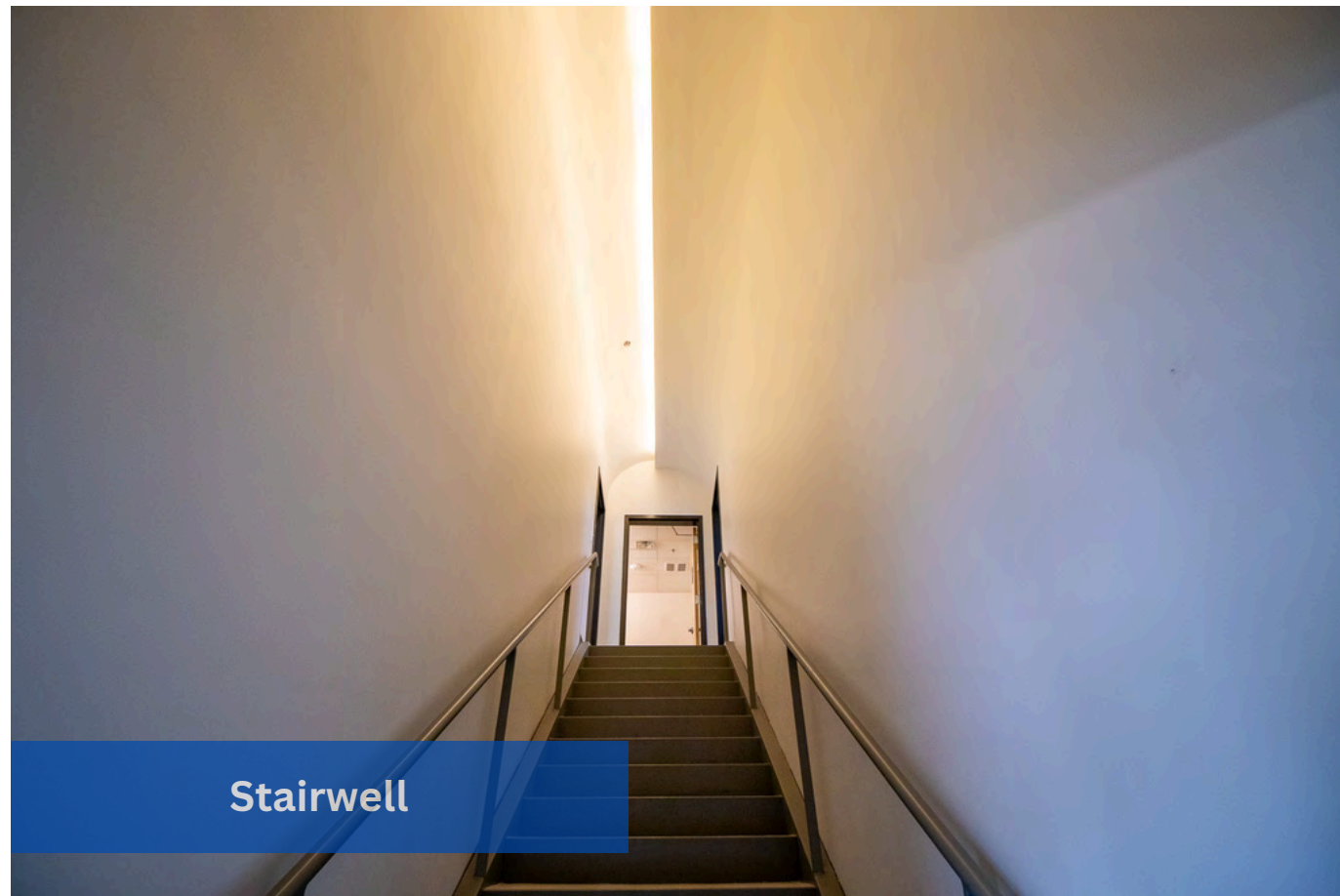




Private Restroom



Storage



Stairwell



Exterior First & Second Floor



Aerial Photo 1



Aerial Photo 2



Aerial Photo 3

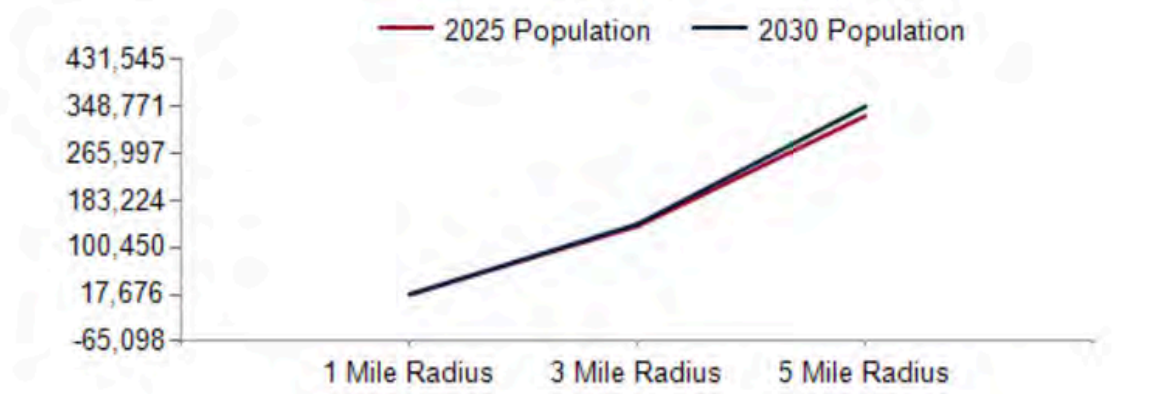


Aerial Photo 4

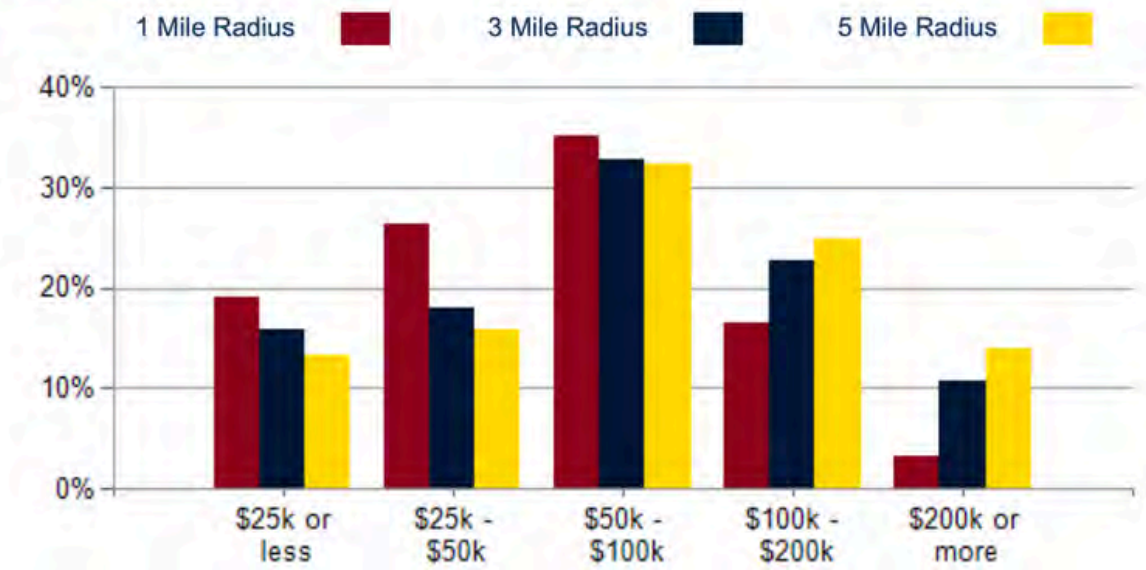
POPULATION	1.00 Mile	3.00 Mile	5.00 Mile
2000 Population	14,389	121,562	246,313
2010 Population	15,572	124,651	265,676
2025 Population	18,278	124,651	265,676
2030 Population	17,676	141,903	348,771
2025 -2030 Population Growth Rate	-3.35%	2.55%	4.95%

2025 HOUSEHOLD INCOME	1.00 Mile	3.00 Mile	5.00 Mile
Less than \$15,000	711	5,666	12,721
\$15,000 - \$24,999	558	3,322	6,527
\$25,000 - \$34,999	666	3,664	8,484
\$35,000 - \$49,999	1,087	6,483	14,585
\$50,000 - \$74,999	1,309	11,039	28,131
\$75,000 - \$99,999	1,032	7,563	19,046
\$100,000 - \$149,999	793	7,997	21,629
\$150,000 - \$199,999	303	4,919	14,594
\$200,000 or greater	213	6,095	20,328
Median HH Income	\$54,279	\$103,203	\$77,620
Median HH Income	\$71,478	\$103,203	\$118,116

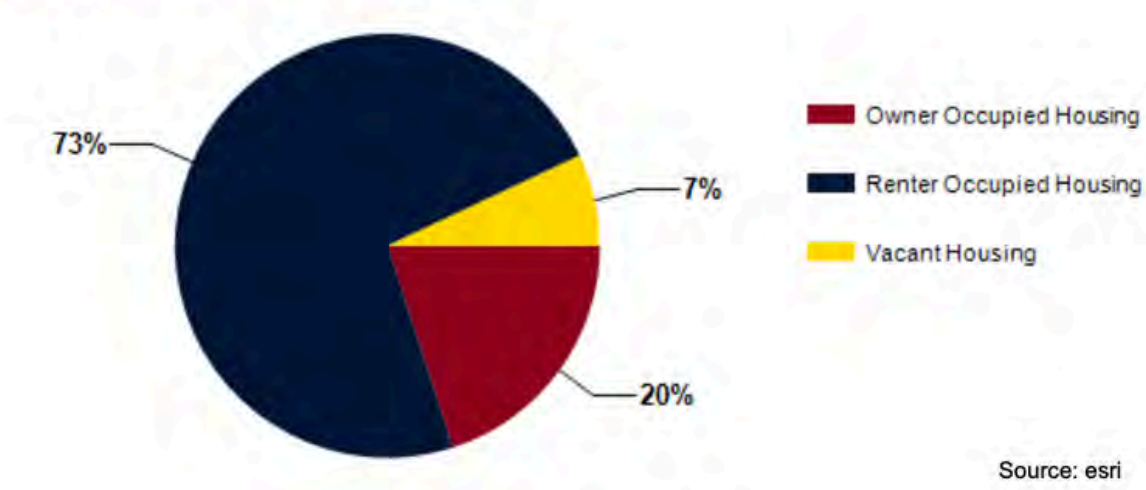
HOUSEHOLDS	1.00 Mile	3.00 Mile	5.00 Mile
2000 Total Housing	6,071	48,580	107,082
2010 Total Households	5,315	46,374	110,097
2025 Total Households	6,671	56,746	146,044
2030 Total Households	6,672	60,414	158,366
2025 Average Household Size	2.72	2.40	2.22
2025 - 2030: Households: Growth Rate	0.00%	6.30%	8.15%



2025 Household Income

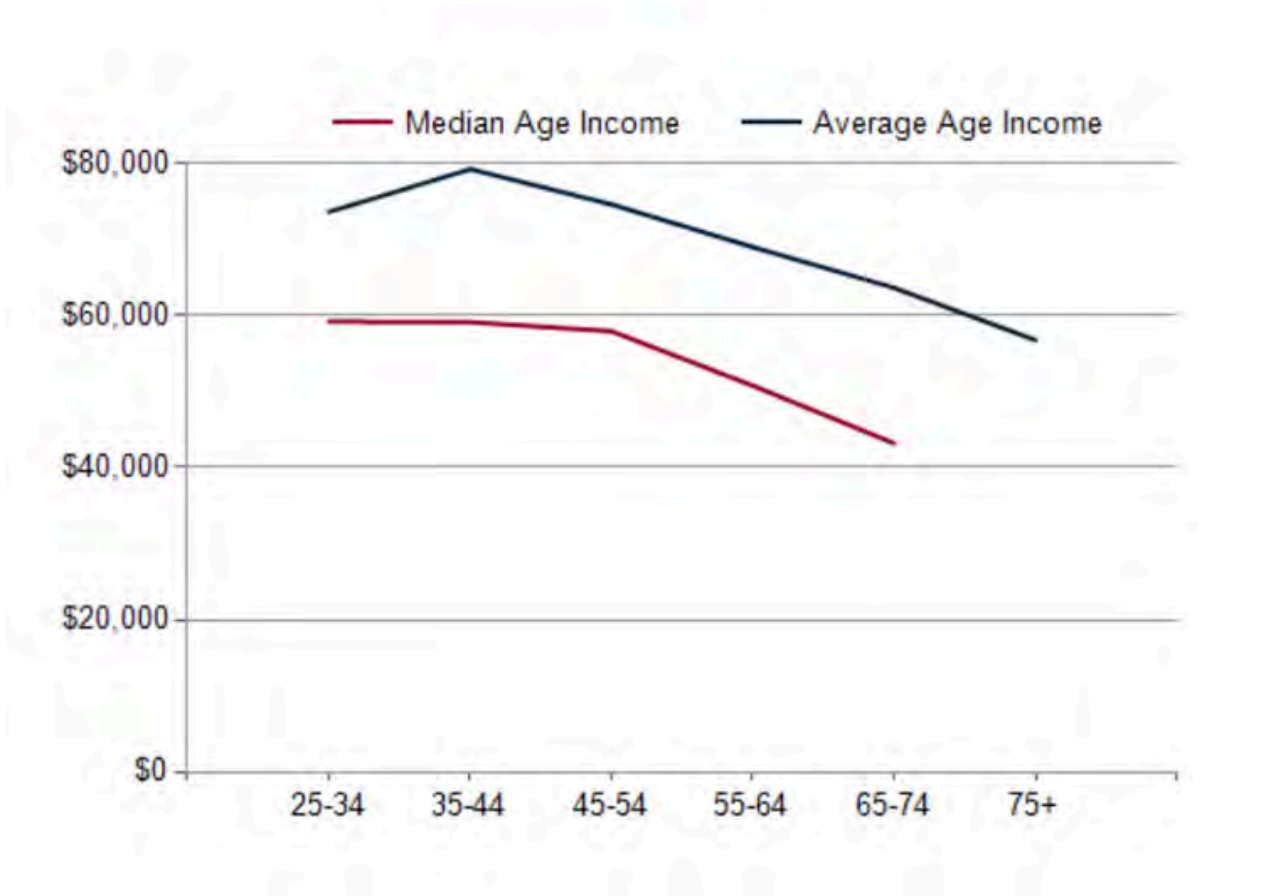
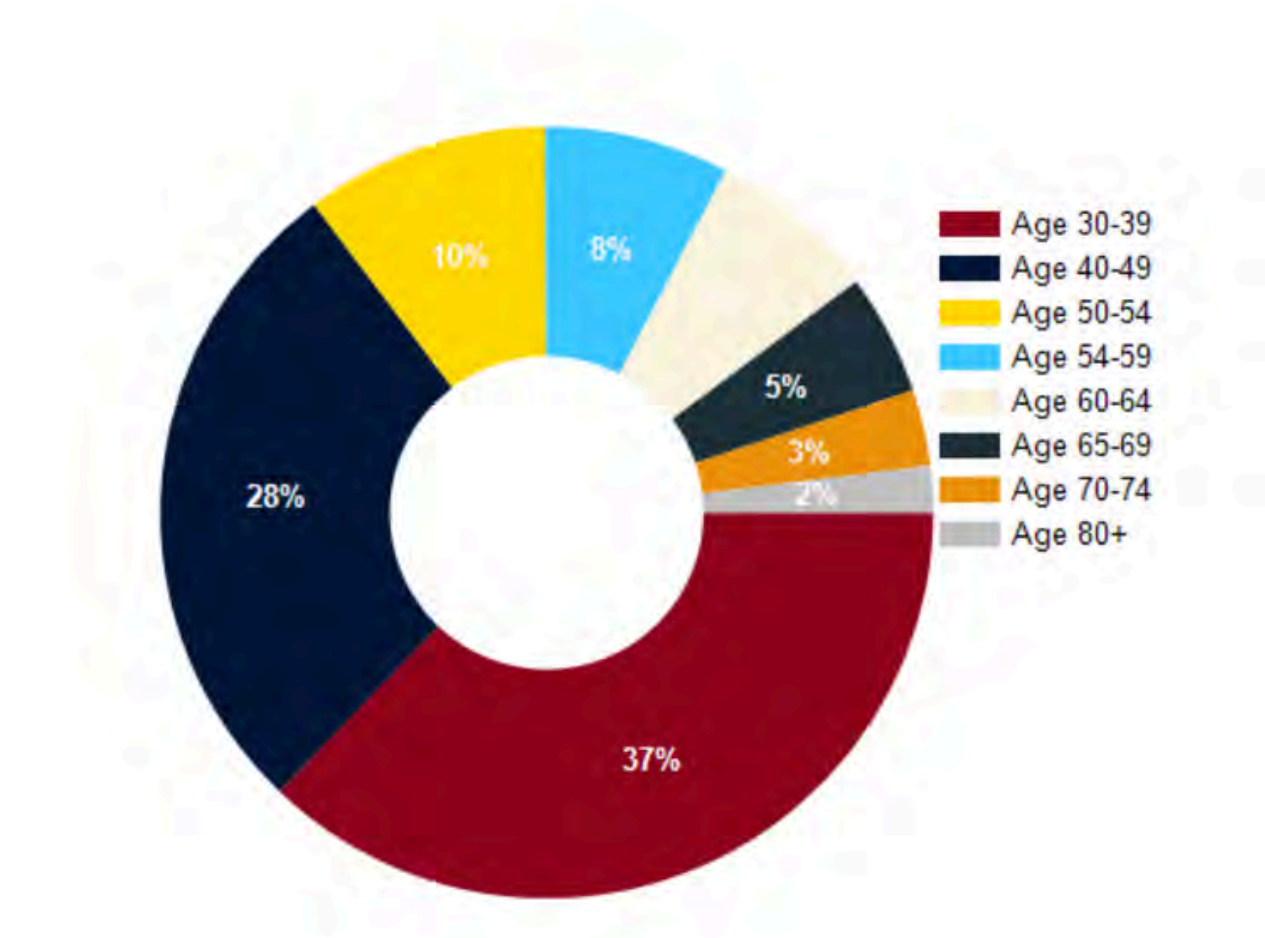


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1.00 Mile	3.00 Mile	5.00 Mile
2025 Population Age 30-34	1,863	15,762	40,507
2025 Population Age 35 - 39	1,703	13,631	31,465
2025 Population Age 40 - 44	1,458	11,466	25,596
2025 Population Age 45 - 49	1,168	8,770	19,285
2025 Population Age 50 - 54	973	7,718	17,250
2025 Population Age 55 - 59	736	6,204	13, 978
2025 Population Age 60 - 64	678	5,709	12,858
2025 Population Age 65 - 69	485	4,465	10,631
2025 Population Age 70 - 74	303	3,212	7,994
2025 Population Age 75 - 79	186	2,196	5,602
2025 Population Age 80 - 84	109	1,271	3,326
2025 Population Age 85+	99	1,509	3,802
2025 Population Age 18+	13,408	108,969	269,608
2025 Median Age	32	34	33
2030 Median Age	32	36	35

2025 INCOME BY AGE	1.00 Mile	3.00 Mile	5.00 Mile
Median Household Income 25 - 34	\$59,222	\$72,653	\$78,260
Average Household Income 25 - 34	\$73,644	\$101,553	\$109,968
Median Household Income 35 - 44	\$59,144	\$82,110	\$94,243
Average Household Income 35 - 44	\$79,276	\$122,014	\$139,195
Median Household Income 45 - 54	\$57,954	\$77,620	\$95,134
Average Household Income 45 - 54	\$74,640	\$113,049	\$142,771
Median Household Income 55 - 64	\$50,790	\$67,496	\$80, 295
Average Household Income 55 - 64	\$69,020	\$102,047	\$127,808
Median Household Income 65 - 74	\$43,193	\$58,417	\$65,348
Average Household Income 65 - 74	\$63,657	\$89,396	\$107,557
Average Household Income 75+	\$56,773	\$70,412	\$83,924



METIS CAPITAL LLC

Founded in 2012 by Colin Laitner, Metis Capital LLC specializes in a diverse range of real estate projects. Our expertise spans light industrial developments, raw land development, residential properties, and hospitality ventures. With a primary focus on Central Texas, Detroit, and New Orleans, we deliver innovative, market- tailored solutions designed to drive success.

OUR MISSION

Our mission is to create exceptional properties that combine quality, functionality, and innovation. We aim to meet the unique needs of our clients while exceeding expectations. At Metis Capital we focus on delivering projects with meticulous attention to detail and a steadfast commitment to excellence.

Furthermore, with our dedication to sustainability and community impact, we implement forward-thinking solutions to enhance the neighborhoods we serve. By fostering economic growth and promoting environmental responsibility, we aim to benefit both current and future generations.

OUR VISION

We strive to be recognized as an industry leader, celebrated for our development excellence and meaningful contributions to the communities we serve. Additionally, our goal is to set the benchmark for innovation, quality, and positive impact in every project we undertake.



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