

# THE MODERN

AUSTIN RESIDENCES



HOTEL VAN ZANDT

PROUDLY DEVELOPED BY





THE MODERN

# mod·ern

/ mädərn /

## NOUN

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

## ORIGIN

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

## 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* RAINY 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.



NEW CONVENTION CENTER (2029)



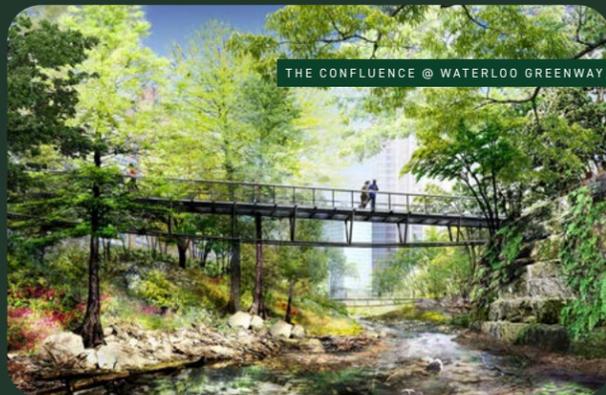
DAYDREAMER COFFEE @ PASEO



WATERLINE GROUND FLOOR RETAIL



MINUTES FROM LADY BIRD LAKE



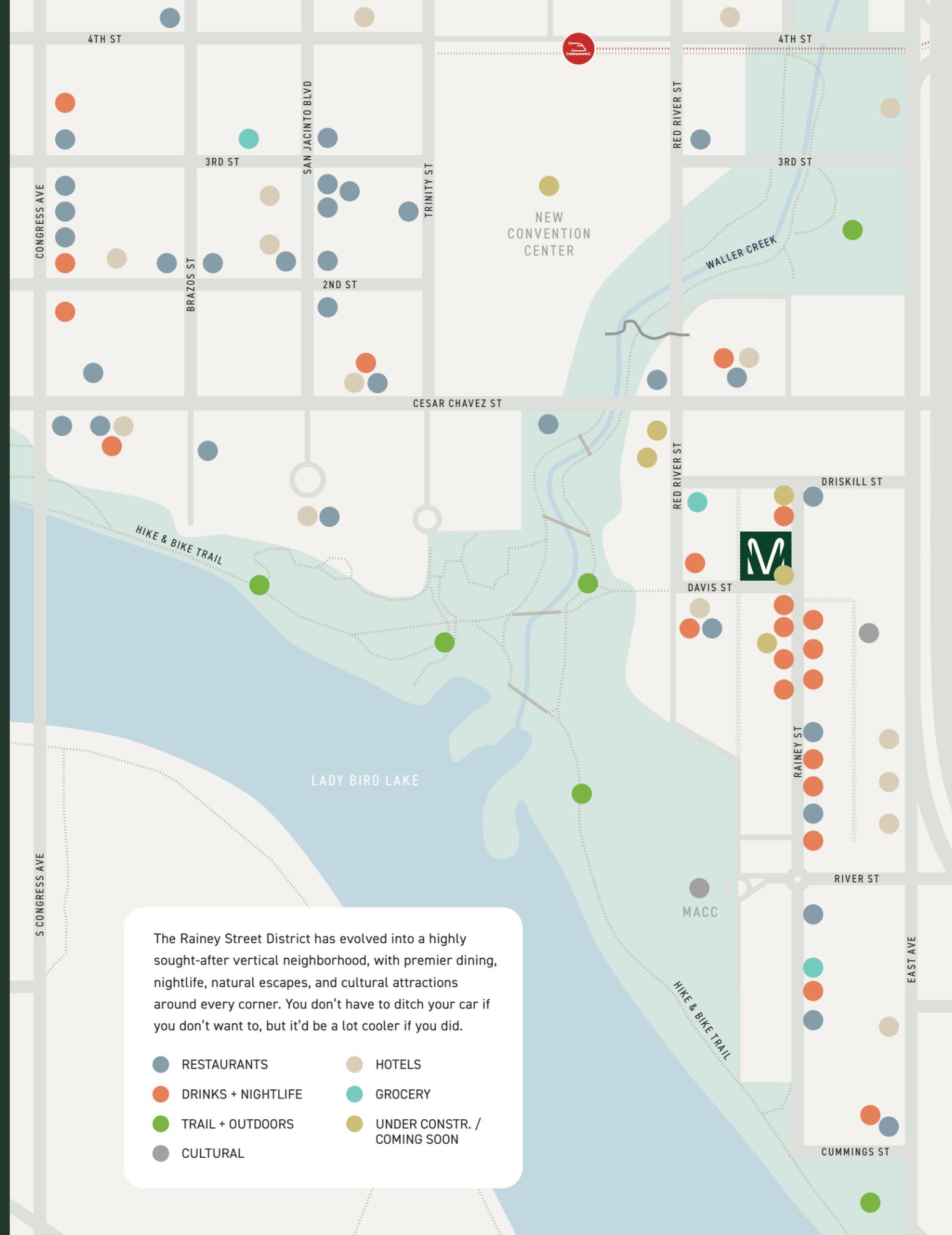
THE CONFLUENCE @ WATERLOO GREENWAY



EMMA S. BARRIENTOS MEXICAN AMERICAN CULTURAL CENTER IMPROVEMENTS



BUZZY BARS & RESTAURANTS





# ELEVATED AMENITIES

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.

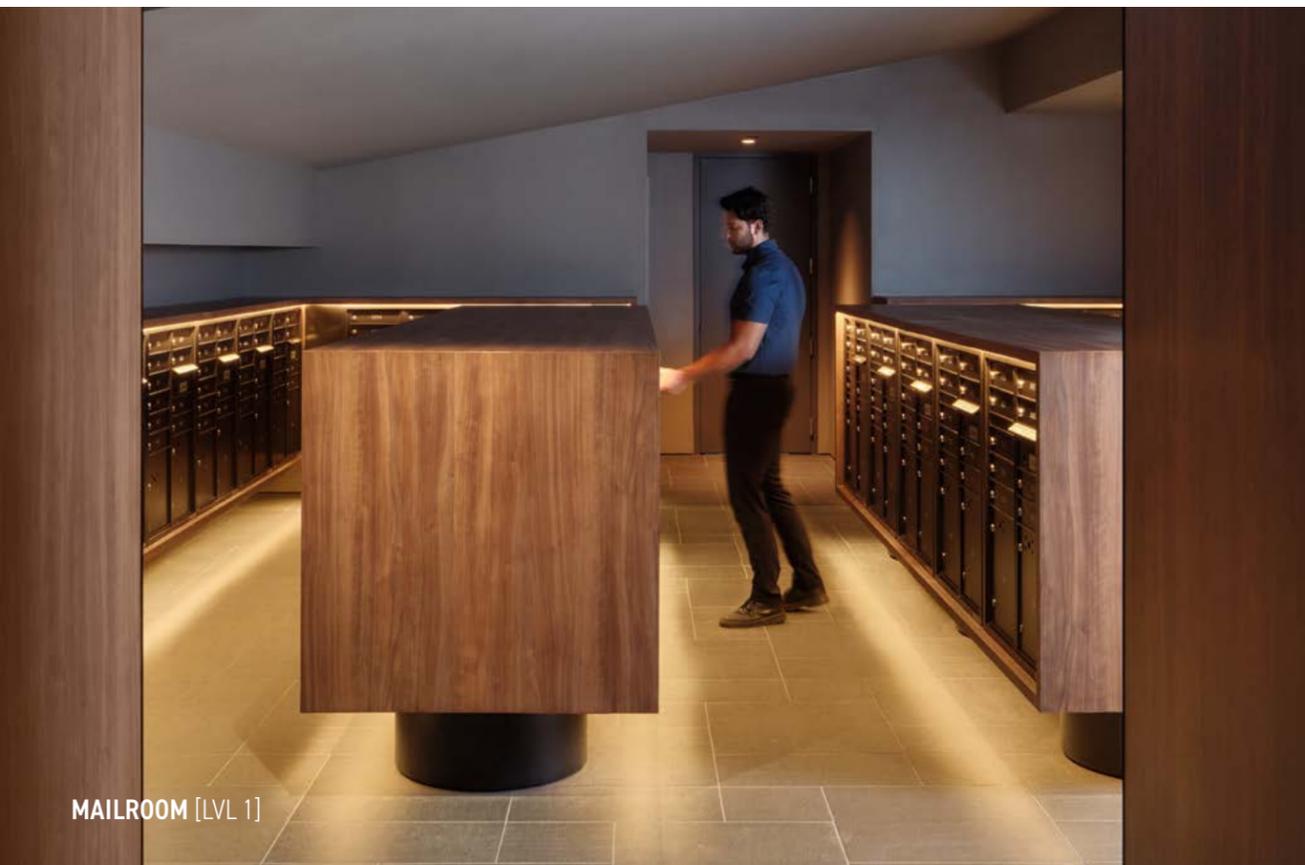
- INDOOR & OUTDOOR OWNER'S LOUNGES
- FITNESS CENTER FEATURING CARDIO EQUIPMENT WITH ON-DEMAND CLASSES + PERSONAL TRAINING AREA
- YOGA / PILATES / BARRE STUDIO
- MULTIPLE PRIVATE DINING & ENTERTAINMENT SKY LOUNGE AREAS, WITH SEPARATE ACCESS TO CATERING KITCHEN
- BOARD ROOMS AND BUSINESS CENTER
- GUEST 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



LOBBY [LVL 1]



CONCIERGE [LVL 1]



MAILROOM [LVL 1]

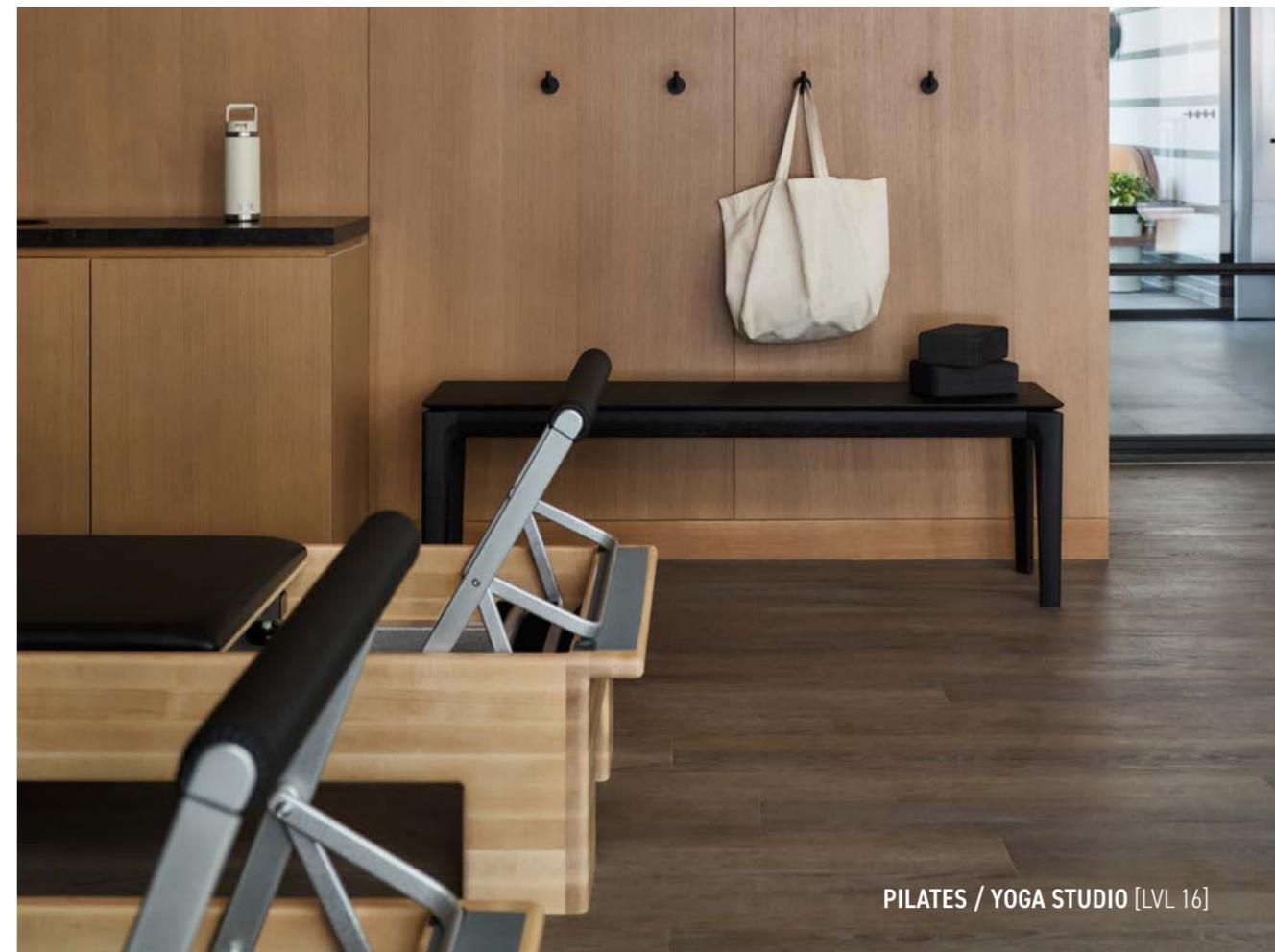




25M SWIMMING POOL [LVL 16]



TERRACE [LVL 16]

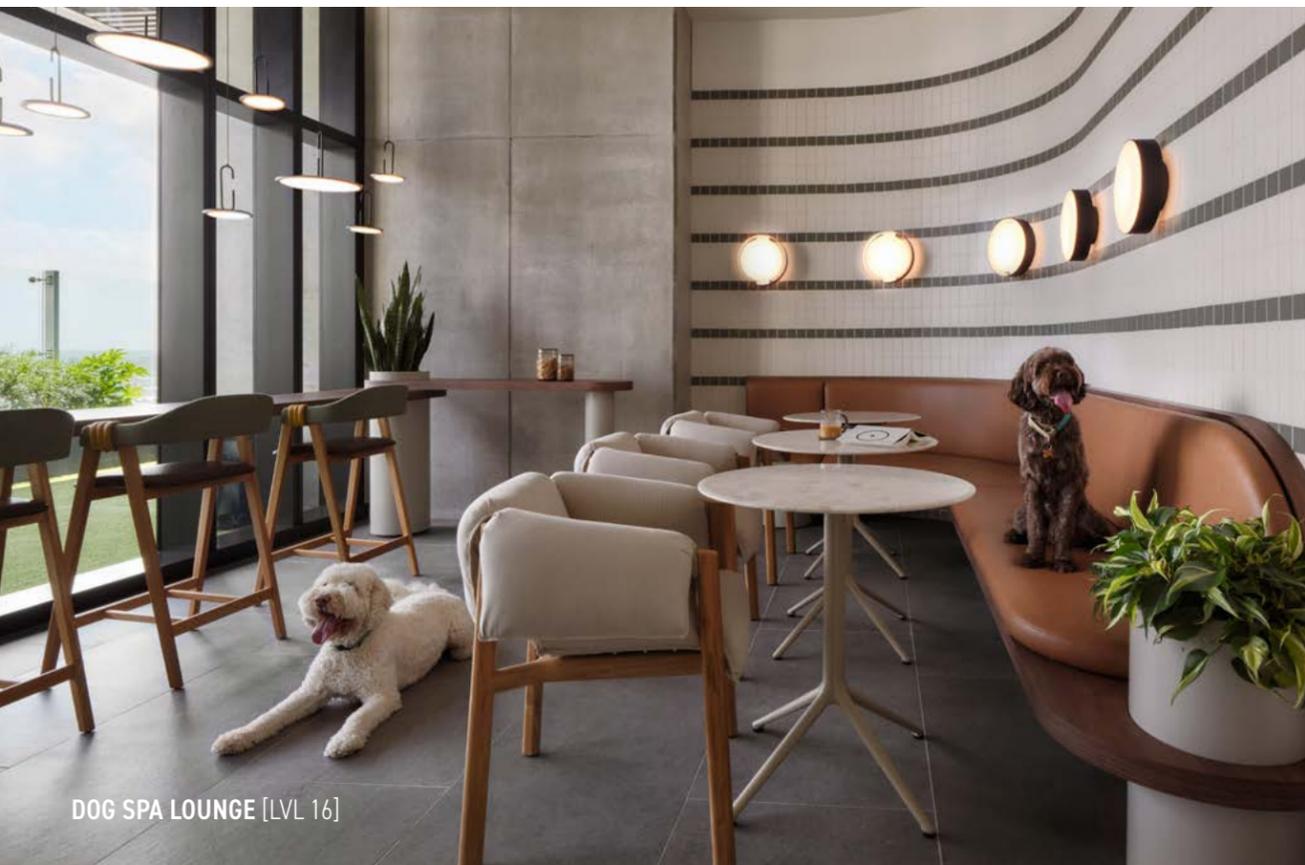


PILATES / YOGA STUDIO [LVL 16]





DOG SPA [LVL 16]



DOG SPA LOUNGE [LVL 16]



TERRACE [LVL 34]



GUEST SUITE ONE [LVL 34]



SPEAKEASY [LVL 35]



GUEST SUITE TWO [LVL 34]



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. 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 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 PLAN



A1WS FLOOR PLAN



B3 FLOOR PLAN



B2-SE FLOOR PLAN



C0S FLOOR PLAN





C3 FLOOR PLAN



B3 FLOOR PLAN



D3 FLOOR PLAN





D2 FLOOR PLAN



D2 FLOOR PLAN

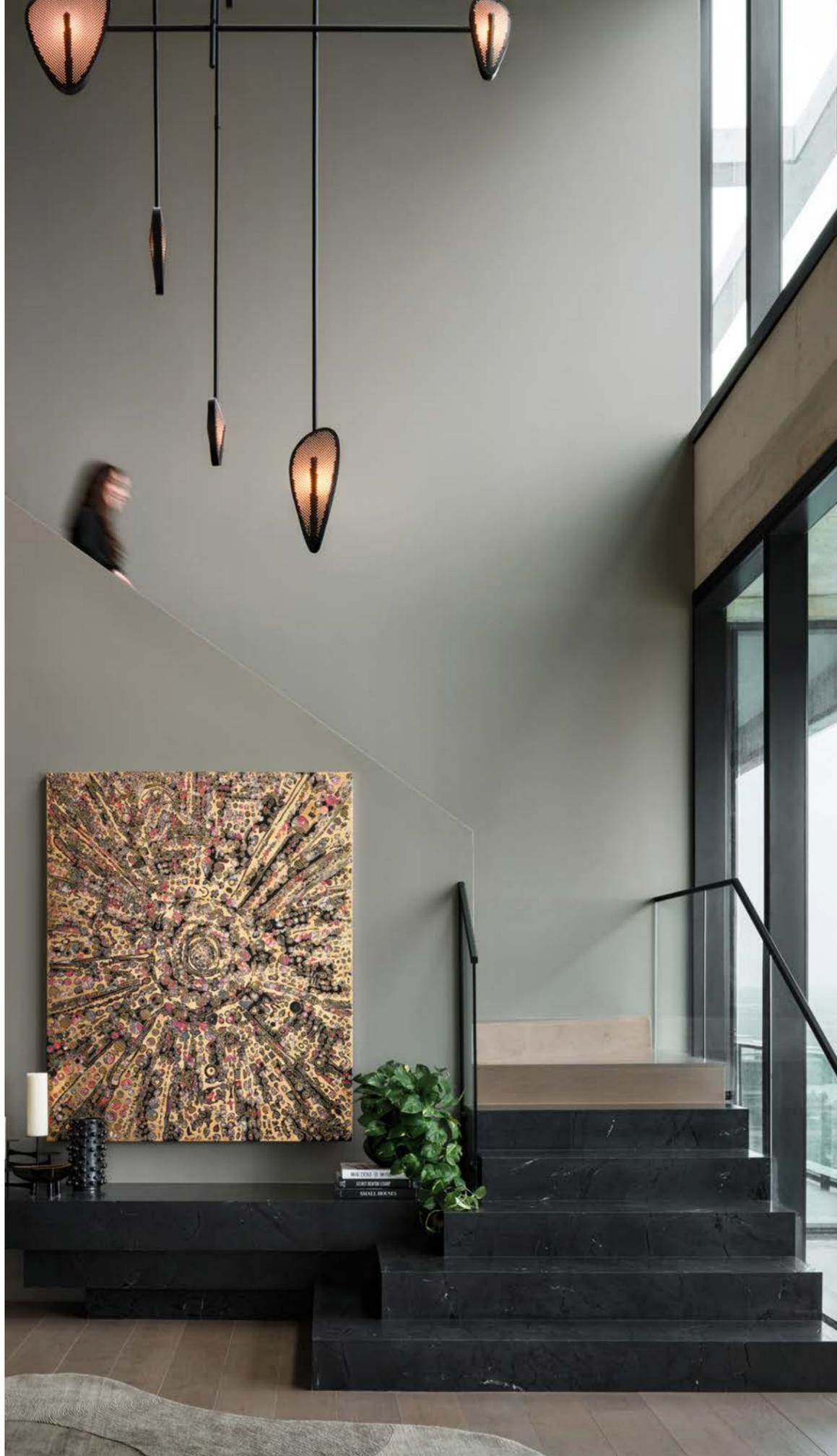


A1ES FLOOR PLAN





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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.

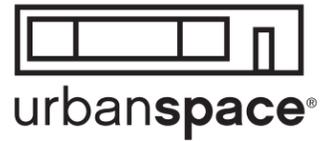
#### SUB-PENTHOUSES

- 4 bed | 4.5 bath | 2 living areas | study
- 4,927 – 5,335 SF interiors, with
- 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



## URBANSACE

*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)



## 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)



## 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)



## 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.

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

## ADDITIONAL PROJECT PARTNERS





## 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.

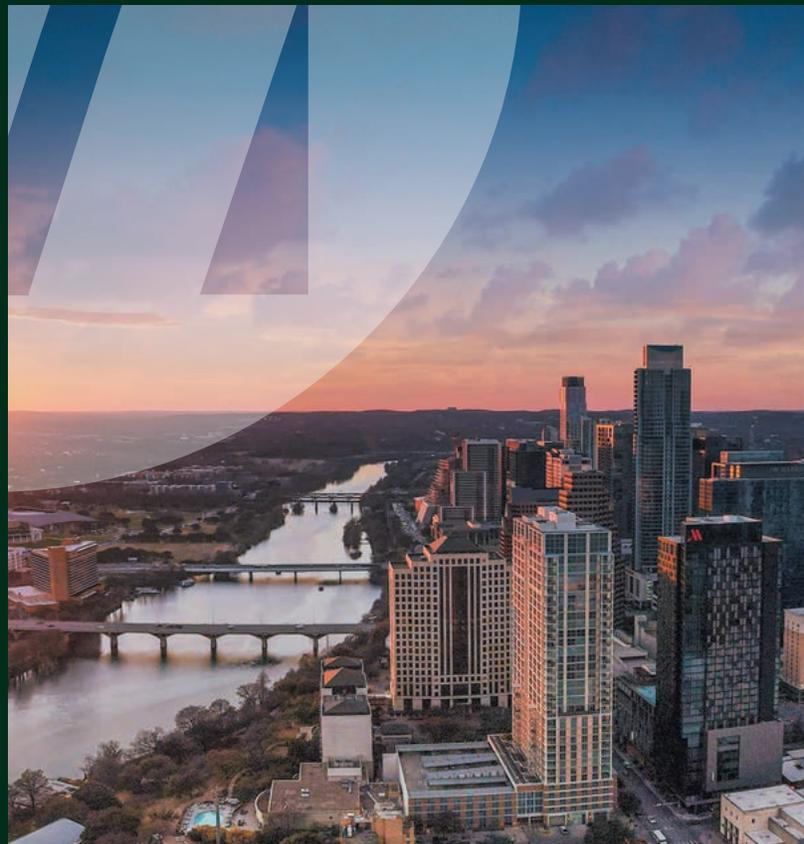
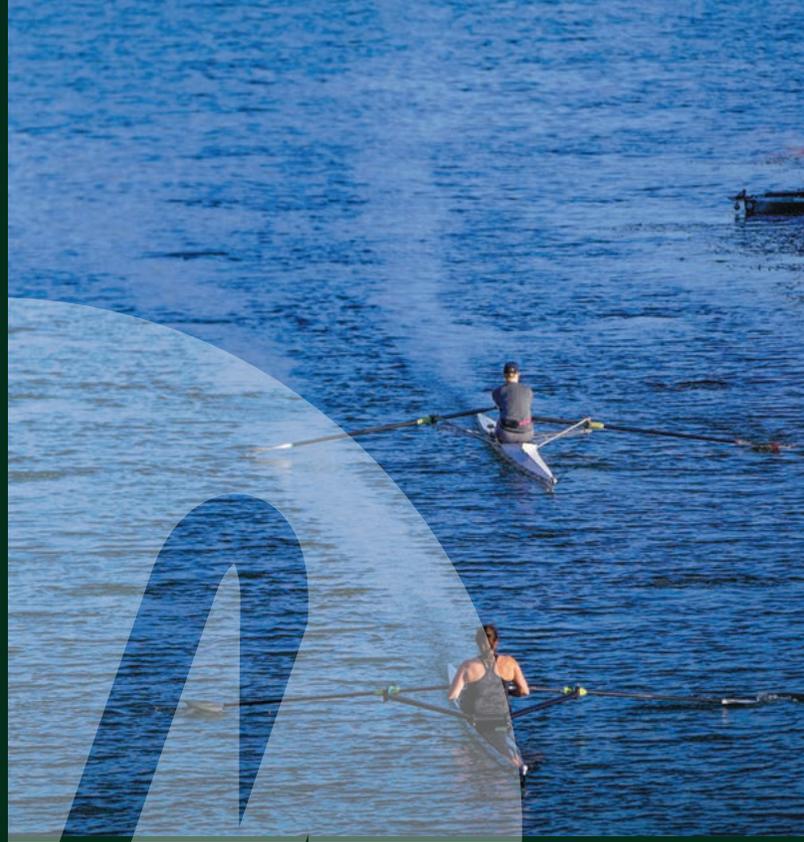
**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 URBANSPLACE AND URBANSPLACE ITSELF. URBANSPLACE REPRESENTS THE SELLER, AND DOES NOT REPRESENT THE BUYER.**



[MODERNAUSTINRESIDENCES.COM](https://MODERNAUSTINRESIDENCES.COM)

512 599 8088

[@ THEMODERNAUSTIN](https://www.instagram.com/THEMODERNAUSTIN)

DEVELOPED BY



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