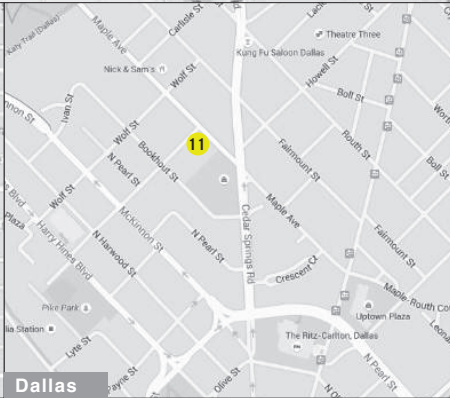
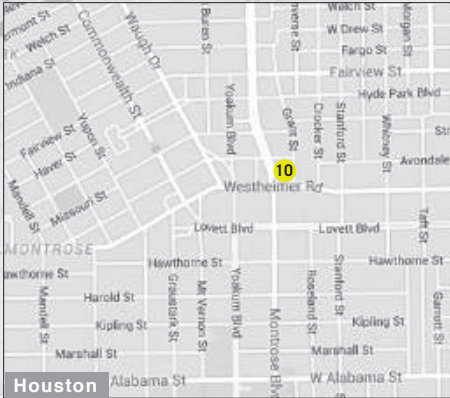
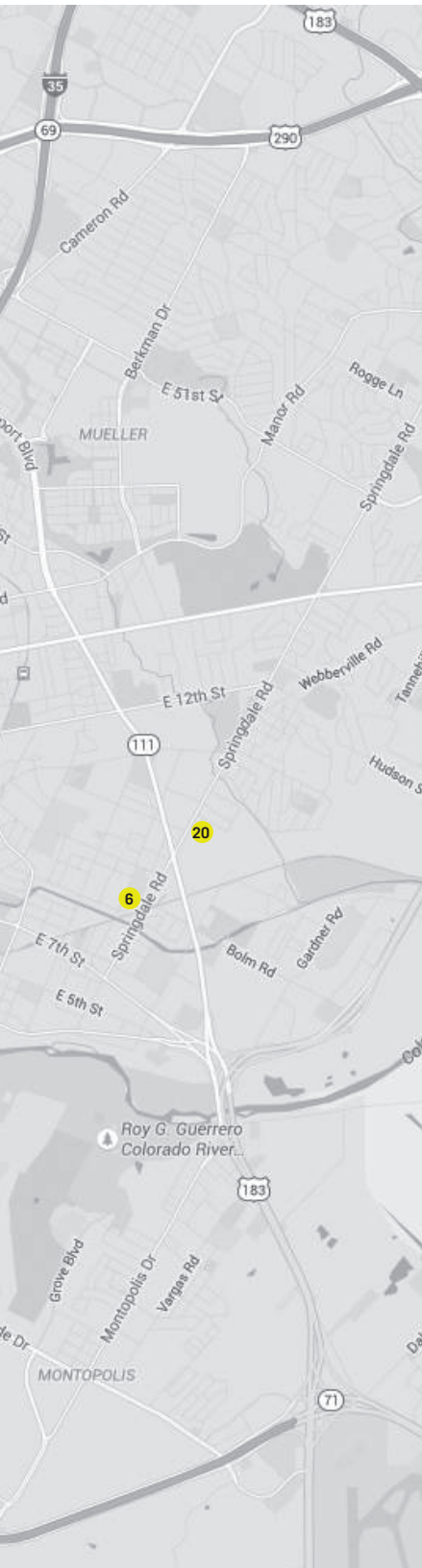




## Development Portfolio

central austin  
management group





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# 701 South Lamar Blvd.

AFTER



BEFORE



Originally built in 1956, 701 S. Lamar is now an office/retail center carved out of what was for many years an old music equipment warehouse. About 1,300 SF of the original warehouse was deconstructed to create an outdoor common area for tenants and their customers to enjoy. The result of the remodel designed by the former Michael Hsu Design Office, now known as Michael Hsu Office of Architecture, is dramatic and efficient, with the addition of large windows and solar panels. South Lamar has seen tremendous growth in the past few years, with high-density residential and retail projects recently completed or in the works.

**Purchase Date: 11.20.2007**

**Improved Area: 11,746 SF**

**Land Area: 22,215 SF**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**

## 705 South Lamar Blvd.



Once the home to an automotive repair garage built in 1958, 705 S. Lamar is now home to Moss, a locally owned clothing boutique with 2,681 SF. The 2010 renovation added storefront glass, an awning, and other amenities to make the building a coveted space in a high-traffic area of South Lamar.

**Purchase Date: 12.08.2006**

**Improved Area: 2,650 SF**

**Land Area: 11,166 SF**

**Zoning: CS-V**

**Architect: Michael Hsu Office of Architecture**



## 724 North Lamar Blvd.

AFTER



BEFORE



Previously a garage and cash-loan outlet, 724 N. Lamar has undergone many changes while retaining a quaint, personable scale. Ace Tailors, locally owned and operated for almost 40 years, now occupies the former automotive garage, built in 1966, which was transformed in 2014 into a beautiful 1,842 SF tailor shop. Posh Properties, a luxury residential real estate office occupies the former cash loan space. The parking lot was redesigned, making room for mobile retail boutiques.

**Project Date: 2014**

**Improved Area: 1,842 SF**

**Architect: Beck Architecture**

## 2707 Walsh Tarlton Lane



A former insurance office used to perch on the hilltop of the corner of Walsh Tarlton Lane and Capital of Texas Hwy/Loop 360 S, but now it's home to the most highly recommended tailor shop in Texas, Ace Tailors. This 1,508 SF building, originally built in 1974, received a new, modern look, designed by Michael Hsu Office of Architecture and was renovated in 2014-2015.

**Purchase Date: 04.30.2013**

**Improved Area: 1,508 SF**

**Land Area: 30,884 SF**

**Zoning: LR-LO**

**Architect: Michael Hsu Office of Architecture**



# 4715 South Lamar Blvd.

AFTER



BEFORE



Austin Business Journal awarded 4715 S. Lamar the Retail Development Winner of 2015, stating, “4715 South Lamar holistically brings a splash of Central Austin to Sunset Valley by incorporating local craftspeople, designers, makers, artists, chefs, and food purveyors into the heart of this project.” This 2014 remodel included transforming the former Cannoli Joe’s – a 13,000 SF Italian buffet styled after a high school production of Romeo and Juliet - into a multi-tenant center, including a restaurant (Cane Rosso), a coffee shop (Stouthaus Coffee), a salon and day spa (Salon by Milk + Honey) a residential real estate office.

**Purchase Date: 07.03.2013**

**Improved Area: 12,613 SF**

**Land Area: 3.9360 acres**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**



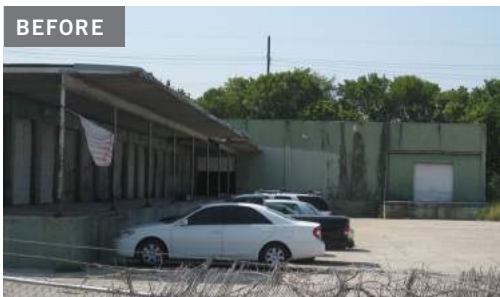


# 916 Springdale Rd., Canopy

AFTER



BEFORE



Canopy is a new creative community set within a rehabilitated east Austin warehouse. Artist studios, creative office spaces, art galleries, and cafe are stitched together with communal courtyards and covered breezeways, emphasizing the connectedness between art, culture and the public.

**Purchase Date: 11.20.2007**

**Improved Area: 11,746 SF**

**Land Area: 22,215 SF**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**







# 5540-A North Lamar Blvd.



This large, L-shaped pair of lots in the developing Brentwood neighborhood was once the headquarters of the Texas State Troopers Association and a used car dealership. The two-story Troopers' building included an indoor pool, racquetball court and saunas has been transformed into a co-working and event space. A former warehouse on the property is now occupied by a gym and there is ample land for future improvements.

**Purchase Date: 02.05.2013**

**Improved Area: 16,305 SF**

**Land Area: 2.4769 acres**

**Zoning: CS/CS-1**

**Architect: Michael Hsu Office of Architecture**



## 801 South Lamar Blvd., Uchi

AFTER



BEFORE



Uchi is the Japanese word for “home” and this is the “little red house” at 801 South Lamar where it all began. A refurbished 1920’s bungalow and former French restaurant, the house was expanded to 3,215 SF and opened in 2003. The owners wanted to create a warm, cozy charm, where diners felt like guests in a home. The sushi bar serves as the heart of the restaurant, surrounded by the signature red, cherry blossom wallpaper, low-lit basket chandeliers and warm wood furniture. There is almost always a waiting list, so guests can lounge in the outdoor, Japanese-style garden, sipping sake and enjoying the fountain while they wait.

**Purchase Date: 10.21.2002**

**Improved Area: 3,215 SF**

**Land Area: 16,465 SF**

**Zoning: CS-V**

**Architect: Michael Hsu Office of Architecture**

# 4200 North Lamar Blvd., Uchiko

AFTER



BEFORE



Uchiko is an award-winning modern Japanese restaurant that occupies the corner of a mixed-use complex at 4200 North Lamar. The former medical facility is totally unrecognizable after a complete interior and exterior overhaul. Uchiko's design by Michael Hsu Office of Architecture, is inspired by a modern Japanese farmhouse theme. The 5,000 SF restaurant is clad in warm woods in the three distinct dining area, with a sleek sushi bar that looks into the state-of-the-art kitchen. Adding to the warmth of the restaurant are brick and bronze accents with custom lighting fixtures that cast a glow throughout the space.

**Project Date: 12.09.2008**

**Improved Area: 4,998 SF**

**Land Area: 65,861 SF**

**Zoning: CS-V**

**Architect: Michael Hsu Office of Architecture**



# 904 Westheimer Rd., Houston, Uchi

AFTER



BEFORE



Uchi Houston is located in the former Felix Mexican Restaurant building, a Houston landmark. It sits on the corner of Westheimer and Grant in a lively area of the city. Preserving the distinctive and iconic façade was a top priority that presented some challenges, but has been much-appreciated by locals. This is the third restaurant for Hai Hospitality and it combines the best elements of Uchi and Uchiko. Uchi's signature red wallpaper makes an appearance in the dining room and warm woods and sconces, similar to the ones found at Uchiko, anchor the space. Within months of opening, Uchi Houston received top awards for its food, service and design and is the most coveted reservation in the city.

**Purchase Date: 12.29.2010**

**Improved Area: 4,883 SF**

**Land Area: 7,898 SF**

**Zoning: CS-V**

**Architect: Michael Hsu Office of Architecture**



# 2817 Maple Ave., Dallas, Uchi



This former bank, a cavernous monolith built in the 1970's, was carved into two restaurant spaces and an apartment/office unit. Uchi Dallas occupies the first floor, clad in stacked brick and Italian roof tiles, the cool exterior gives way to warm woods and light upholstery inside. Dallas was buzzing about Uchi's arrival long before the restaurant opened and the space, cuisine and service have won over the city when it opened in June, 2015. A second, distinct restaurant and bar, Top Knot, opened upstairs in November, 2015. The dining area features a wall of windows surrounded by a patio enclosed with a birdcage of wood and steel. It is the perfect perch in the bustling Uptown neighborhood, which draws people from all over the city. The second story is also home to a two-bedroom apartment inhabited by visiting chefs and managers.

**Project Date: 2014-2015**

**Improved Area: 12,950 SF**

**Land Area: 25,500 SF**

**Zoning: PD-193 (Mixed Use)**

**Architect: Michael Hsu Office of Architecture**

**Architect: Michael Hsu Office of Architecture**



# 615 Cardinal Ln., Mercury Hall



Mercury Hall is a popular wedding and event venue in central south Austin. The main structure is a century-old church that was transplanted from Mercury, Texas in 1997. It sits on 2.94 landscaped acres about 1 mile south of downtown. We purchased the adjacent residential property, adding fifty feet of frontage on South First Street and .85 acres. The residence was re-zoned for commercial use. The Hall was renovated shortly after we purchased it in 2005, with expanded kitchen and restroom facilities. We added a large window to visually connect the inside with the landscaped grounds.

**Purchase Date: 03.01.2015**

**Improved Area:**

– 3,434 sq. ft (event center)

– 1,452 sq. ft (residence)

**Land Area: 164,701 SF**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**

# 4910 Burnet Rd.



Once occupied by a large acupuncture studio, 4910 Burnet Road is now home to Michael Hsu Office of Architecture. Hsu designed the light-filled office building with floor to ceiling storefront glass surrounding the walls that front on Burnet Road. Vintage flooring and exposed ductwork give the large office an airy industrial feel. A zen-like courtyard welcomes clients into an open conference room that leads to a large communal office. The building has been remodeled to include a two-story addition to provide the busy architectural office with more space, including a materials library and expanded conference area.

**Purchase Date: 02.17.2012**

**Improved Area: 5,342 SF**

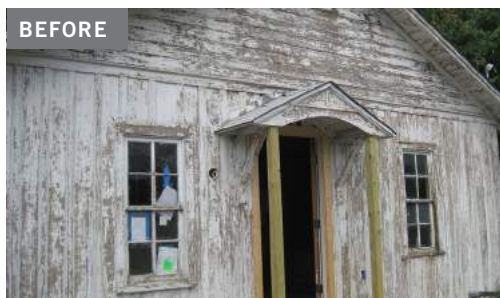
**Land Area: 23,887 SF**

**Zoning: CS-V**

**Architect: Michael Hsu Office of Architecture**



# 1306/1308 Rosewood Ave.



Located in East Austin, these offices embody form and function, while respecting the history and scale of the neighborhood. A small residence and commercial space share a corner lot on East 11th Street/Rosewood Ave. The cinderblock box once housed a barbershop and mobile phone store. We removed the dividing wall to create a large, open space for one of Austin's favorite architects. Factory-style steel windows were added to the front wall to bring in light and provide security. Next door, the clapboard 576 SF house was taken to the studs and transformed into an office for a busy PR firm. The ceilings were vaulted to add height and some walls were removed to make a large, communal work area and meeting space in the front portion of the building. The house maintains its residential feel with vintage hardwood floors and hardware.

**Purchase Date: 05.12.2012**

**Improved Area: 576 + 899 SF**

**Land Area: 7,500 SF**

**Zoning: LO-NCCD-NP/Residential**

**Architect: Michael Hsu Office of Architecture**



# 2015 East Riverside Dr.

AFTER



BEFORE



BEFORE



A nearly-vacant, dilapidated strip center on close-in, East Riverside Drive, built in 1975, has been transformed, building by building, since the property was purchased in May 2010. Major renovations have been completed and 2015 E. Riverside is now home to a vibrant mix of tenants, including family businesses, food services, a barbershop and salon academy, a doggie daycare and boarding facility, and large entertainment venues, including Austin icon, Emo's. The center now serves the surrounding neighborhoods and is also a destination.

**Sold Date: 05.12.2016**

**Improved Area: 64,882 SF**

**Land Area: 6.148 Acres**

**Zoning: CS-CS-1-MU-CO-NP**

**Architect: Michael Hsu Office of Architecture**



# 1213 West 5th St.

AFTER



BEFORE



1213 West 5th Street once housed a live bait shop and, most recently, a neon sign manufacturer. The building was in very poor condition, with old wiring, no air-conditioning and minimal plumbing. We took it down to the slab, repairing the foundation, adding all-new mechanical, plumbing, insulation, etc. We kept the building one-story, transforming it into sleek retail space that is perfect for the active neighborhood.

**Purchase Date: 12.31.2007**

**Improved Area: 5,872 SF**

**Land Area: 6,325 SF**

**Zoning: LI**

**Architect: Michael Hsu Office of Architecture**

# 3100 South Congress Ave.

AFTER



BEFORE



3100 was the Trek Motel in its previous incarnation. Situated along the old Austin/San Antonio Highway, the once-busy rest stop fell into disrepair and was turned into a tire store in the front with efficiencies rented by the week in the back. The buildings had great mid-century bones and made for an excellent small-scale retail center on up-and-coming South Congress Avenue. The former manager's quarters were converted into a chic loft-style apartment. The goal was to highlight that 50's style and give the neighborhood a great place to shop, snack and do business. In 2005, Daryl Kunik and designer Michael Hsu were honored with the Heritage Society of Austin's Merit Award for breathing new life into the old motel.

**Purchase Date: 09.01.2004**

**Improved Area: 7,592 sq. ft.**

**Land Area: 18,925 sq. ft.**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**



# 2900 South Congress Ave.



Formerly the seedy Live Oak Inn, we converted 2900 into chic, affordable office and retail spaces – perfect for the surrounding transformational neighborhood. The motel provided an excellent floorplan for individual offices, ranging from 328-590 SF. We added about 2,950 SF to the existing building, creating two large retail spaces with high visibility on popular South Congress Avenue. All units have their own entrances, bathrooms and climate controls. The units were designed with style and the environment in mind: homosote walls, high-efficiency windows, solar shading, and sliding barn-style doors. The extensive renovation and new construction was completed in about one year. Tenants began to occupy the space in March of 2008 and we sold the property in October 2008.

**Purchase Date: 10.02.2006**

**Improved Area: 11,772 SF**

**Land Area: 30,884 SF**

**Zoning: CS**

**Architect: Michael Hsu Office of Architecture**

## 909 West Mary St.

AFTER



BEFORE



909 West Mary was a non-descript gray office/warehouse in the heart of Bouldin Creek district in South Austin. Its sole tenant was a cable company dispatch who provided no benefit to its neighbors. Brightening up the building and creating smaller spaces within the center enticed independent local businesses to open up shop, to the delight of nearby residents.

**Purchase Date: 09.30.2004**

**Improved Area: 4,500 SF**

**Land Area: 15,660 SF**

**Zoning: LR**



# 1023 Springdale Rd., Springdale General



The mission of Springdale General is to keep the creative class in Austin by building a campus of affordable maker studios, creative office space, test kitchens, and workshops in East Austin. With over 165,000 square feet of space on 10 acres, this development, coming 2017, will be able to accommodate a variety of small to medium businesses from coffee roasters to tech startups.

**Project Date: 02.03.2015**

**Improved Area: 165,000 SF**

**Land Area: 9.99 Acres**

**Zoning: CS-CO-NP**

**Architect: Michael Hsu Office of Architecture**

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Art  
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