





120,000 SF

OFFICE DEVELOPMENT







PROJECT
HIGHLIGHTS



Rooftop
Terrace



Structured
Parking



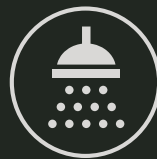
Abundant
Natural Light



Fitness
Center



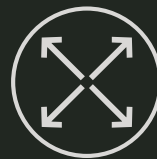
Bike/Scooter
Storage



Showers &
Lockers



Downtown
Views



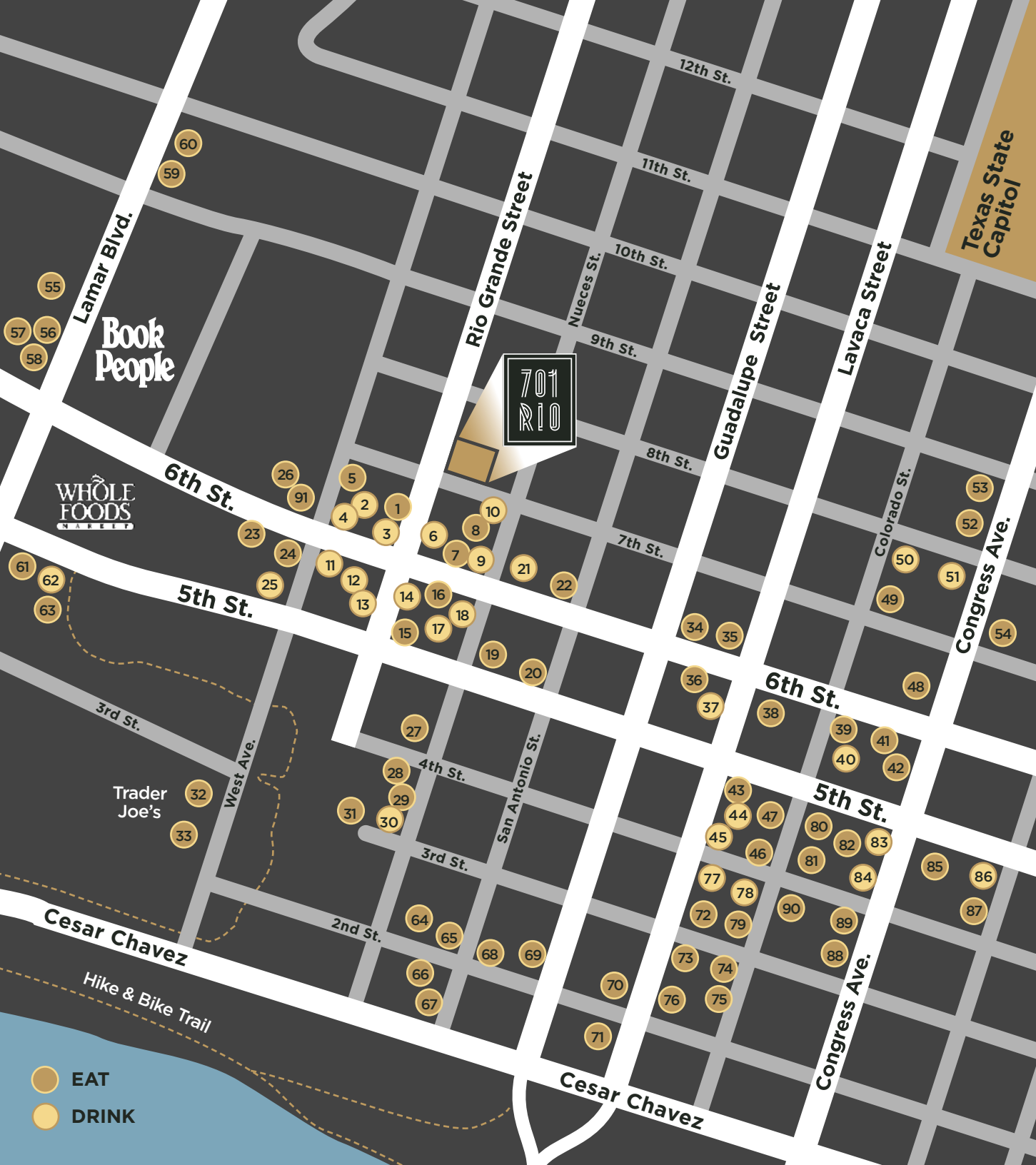
27,000 SF
Floor Plates



THE BEST OF BOTH WORLDS

Experience the neighborhood feel with a downtown location and countless amenities right outside your office.





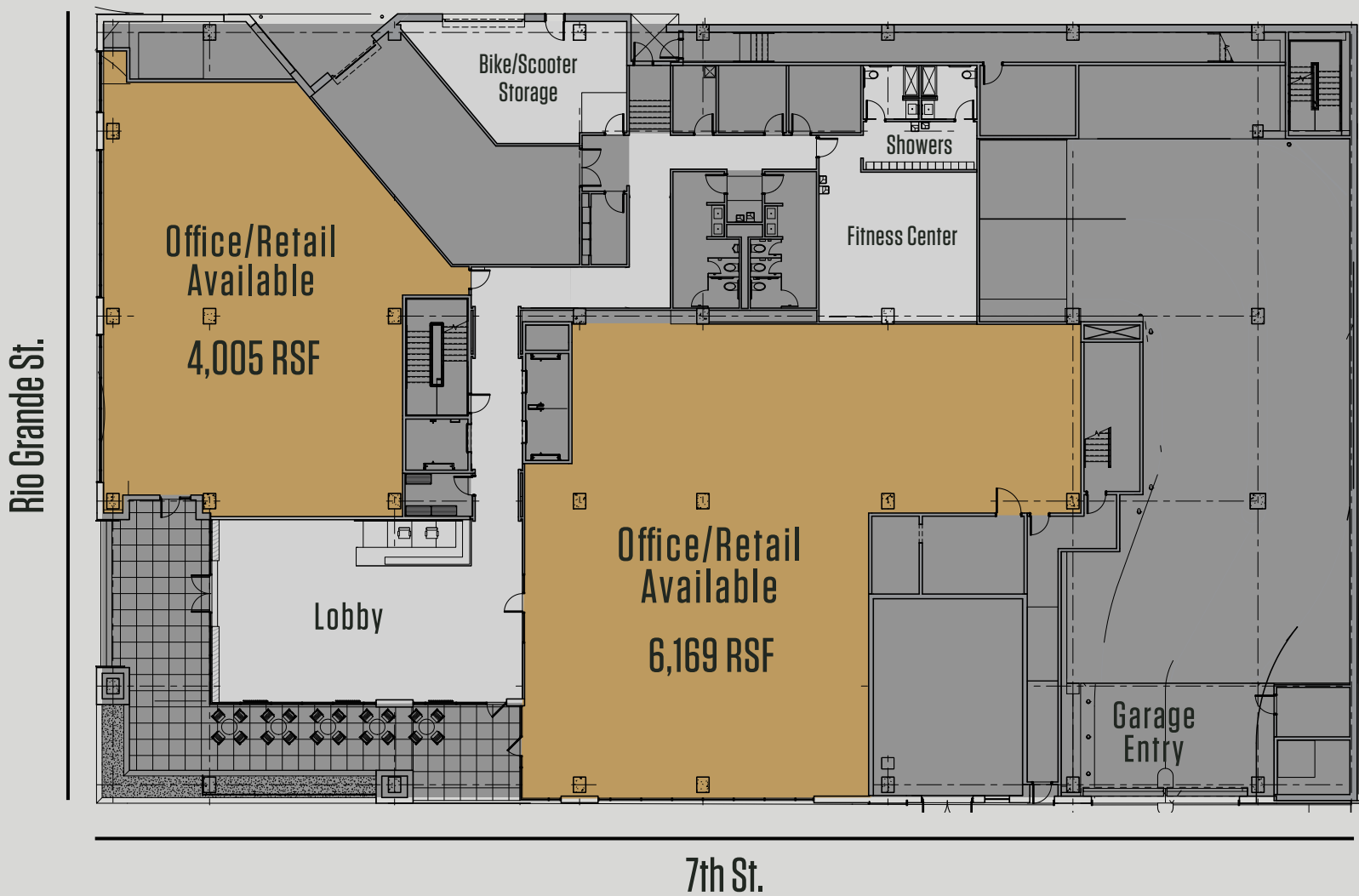
1. Via 313
2. The Ranch
3. The Corral
4. Greenlight Social
5. Kung Fu Saloon
6. RIO
7. Sinbad
8. Tumble 22
9. Star Bar
10. Ranch 616
11. Concrete Cowboy
12. Dogwood
13. Whiskey Tango Foxtrot
14. Key Bar
15. Wahoo's
16. The Hoffbrau
17. The Rustic Tap
18. Walton's Fancy & Staple
19. Fixe Southern House
20. Wu Chow
21. Little Woodrow's
22. Sophia's
23. Huts Hamburgers
24. Frank & Angies
25. Irene's
26. The Grove Wine Bar
27. Juan Pelota Cafe
28. Royal Blue Grocery
29. ThunderCloud Subs
30. Trifecta
31. Polvo's Downtown
32. True Food Kitchen
33. Boiler Nine Bar + Grill
34. Wanderlust Coffee
35. Gloria's Latin Cuisine
36. Maiko Sushi
37. Austin Ale House
38. Thistle Cafe
39. Italic
40. Garage
41. Leaf
42. Ruth's Chris Steakhouse
43. Turf N Surf Po Boy
44. Lavaca Street Bar
45. Halcyon
46. Truluck's
47. Peche
48. Starbuck's
49. Perry's Steakhouse
50. The Iron Bear
51. The Townsend
52. Medici Cafe
53. Jimmy John's
54. Roaring Fork
55. Counter Cafe
56. 24 Hour Diner
57. Amy's Ice Cream
58. Snap Kitchen
59. Shoal Creek Saloon
60. Fresca's Chicken
61. Starbucks
62. Tiniest Bar in Texas
63. Austin Habib!
64. Flower Child
65. North Italia
66. Le Politique
67. ATX Cocina
68. Numero 28
69. La Condesa
70. Trace
71. Austin Java
72. Bob's Steak and Chop House
73. Which Wich
74. Daily Juice
75. Bar Chi Sushi
76. Taverna
77. Rain
78. Hangar Lounge
79. Papadom
80. Lonesome Dove
81. Frank
82. Chinatown Downtown
83. Shiner Saloon
84. Speakeasy
85. Houndstooth Coffee
86. The Handlebar
87. Taco Shack
88. Kebabalicious
89. Manuel's
90. The Capital Grille
91. Lola Savannah



Floor 1

Ground Floor Office/Retail

- Fitness Center
- Lockers
- Showers
- Bike/Scooter Storage



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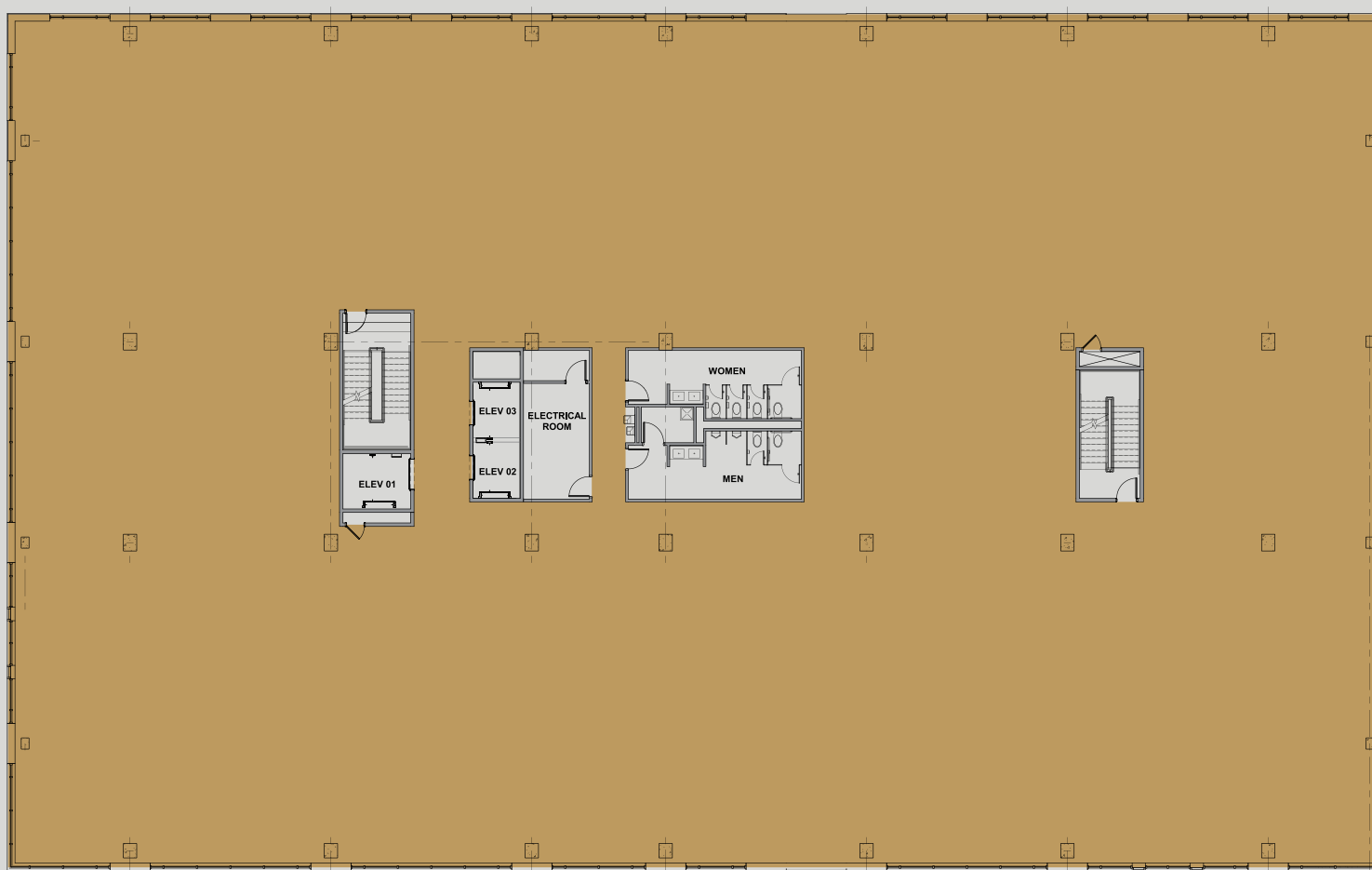


Floors 2-5

Single Tenant Floor Plan

- Approx. 27,690 RSF
- Abundant natural light
- Downtown and West Austin views

Rio Grande St.



7th St.

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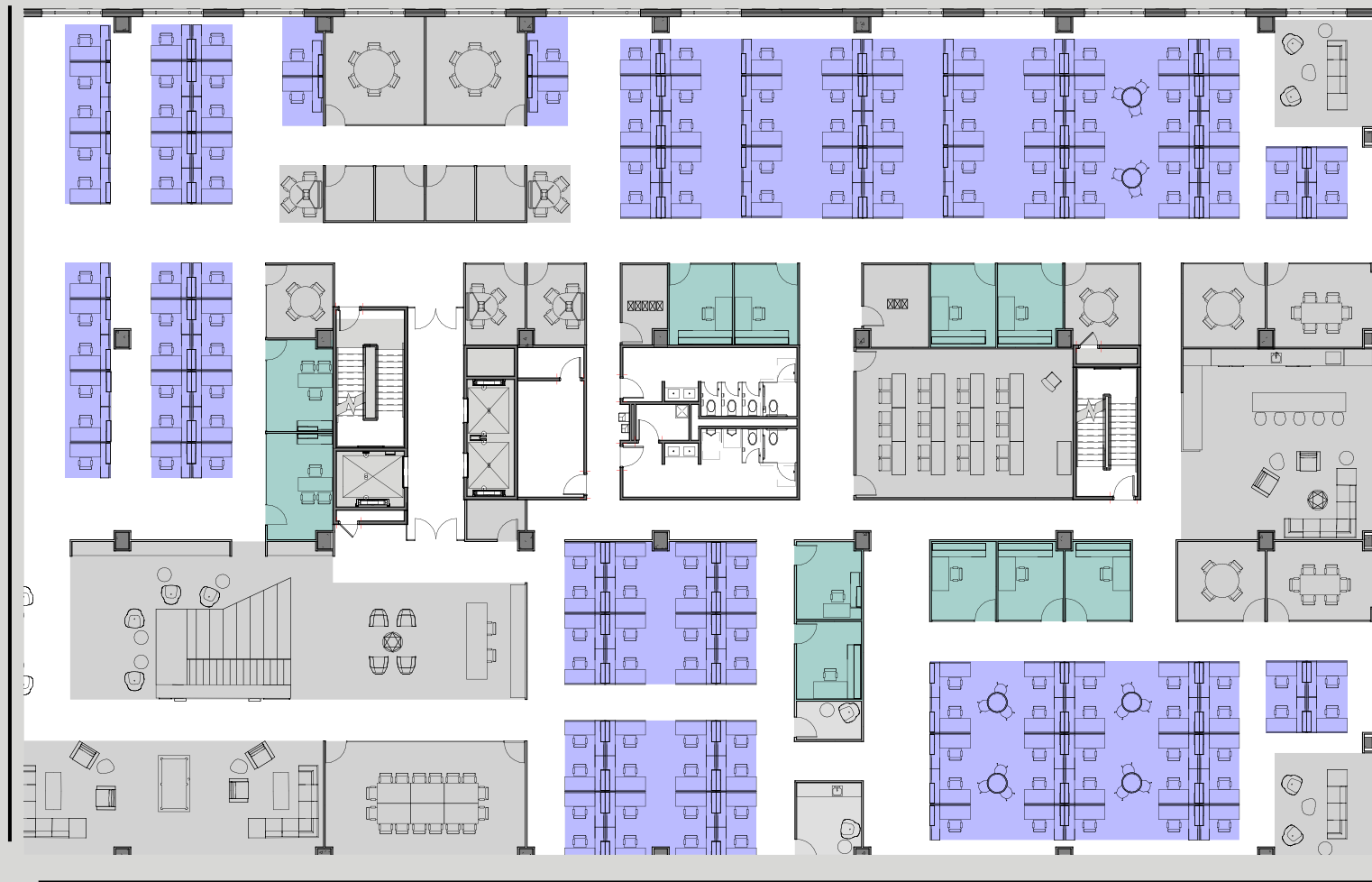
Floors 2-5

Single Tenant Test Fit

- Approx. 27,690 RSF
- Abundant natural light
- Downtown and West Austin views

Rio Grande St.

■ Private Office ■ Workstation □ Support Space



7th St.

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PROJECT
TIMELINE

Receive Site
Development Permit
August 2019

Construction Documents
Complete
September 2019

Building Permit
Issued
October 2019

Demolition Underway
October 2019

Start Excavation &
Construction
January 2020

Building Delivery
June 2021





120,000 SF

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