



11,588 Standalone Class A Office Building |
DOWNTOWN AUSTIN, TX

SAN JACINTO

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EXECUTIVE SUMMARY

The Opportunity

JLL is pleased to offer the opportunity to purchase 98 San Jacinto Lot 3 (the "Property" or "98 San Jacinto"), an 11,588 square foot office building located in Downtown Austin, Texas adjacent to Lady Bird Lake. The Property is offered free and clear of any lease obligations, presenting a rare Downtown Austin owner occupant opportunity.

Formerly home to theCHIVE headquarters, the building has been recognized by the Austin Business Journal as an award-winning "Coolest Office" and praised for its one-of-a-kind creative build-out, which features high-end finishes, collaborative open spaces, and unique lifestyle amenities. This modern design, combined with its premier waterfront location, makes the asset a standout within Austin's urban core.

The Property is situated directly on the shoreline of Lady Bird Lake in the heart of Austin's CBD, within walking distance of more than 100 bars, restaurants, and music venues, and steps away from the Ann & Roy Butler Hike & Bike Trail. 98 San Jacinto provides seamless access to all Downtown Austin via Cesar Chavez Street, Brazos Street, and Congress Avenue. The Property also provides connectivity to the broader Austin MSA via Loop 1 (MoPac) and IH-35, both within two miles.

PROPERTY SUMMARY

ADDRESS	98 San Jacinto Blvd, Austin, TX 78701 Lot 3
YEAR BUILT / RENOVATED	1987 / 2014 / 2025
RSF	11,588
LOT (SF)	8,078
OCCUPANCY	Available Immediately
ZONING	CBD
PARKING	21 Spaces
STORIES	2

INVESTMENT HIGHLIGHTS

Rare Downtown Owner-Occupant Opportunity

High-End Buildout & Creative Amenities

Premier Downtown Austin Location

Unparalleled Trail & Lake Access







RARE DOWNTOWN AUSTIN OWNER-OCCUPANT OPPORTUNITY

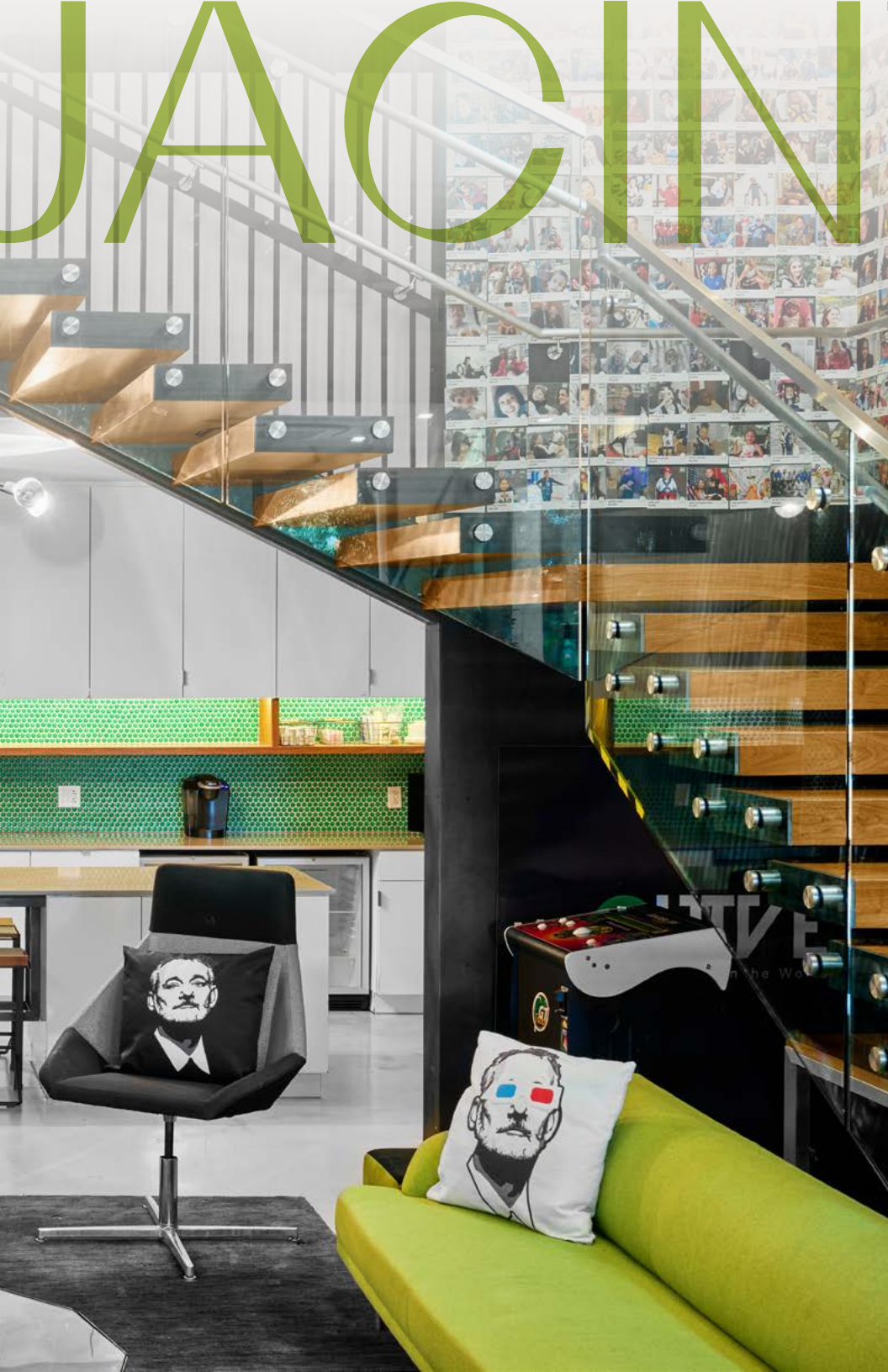
Unique 11,588 SF standalone waterfront office building, ideal for owner-user or creative flagship space in Austin's most supply-constrained urban market




FOUR SEASONS
HOTEL
AUSTIN

98


SAN JACINTO
CENTER



PROJECT VENKMAN



HIGH-END BUILDOUT & CREATIVE AMENITIES

Renovated in 2014 and 2025 with a new luxury buildout including:

- Premium Finishes
- In-Office Bar
- Indoor Slide
- Recording Studio



PREMIER DOWNTOWN AUSTIN LOCATION

Located just one block from both Cesar Chavez Street and South Congress Avenue, two of Austin's most prominent thoroughfares, the Property sits adjacent to The Four Seasons Hotel & Spa and is surrounded by Austin's top-tier amenities. Within walking distance are 2M+ square feet of retail, 4,300 residential units, and 6,700 hotel keys

2M SF
of Retail

4,300
Residential
Units

6,700
Hotel Keys

**JW MARRIOTT
CORNER**

SOUTH CONGRESS AVE







UNPARALLELED TRAIL & LAKE ACCESS

Located steps from Lady Bird Lake, the Property provides direct access to Austin's iconic Hike & Bike Trail, a trail system that runs along the waterfront and threads through the core of Austin, enhancing both lifestyle and connectivity.



LOCATION OVERVIEW

Downtown Austin

98 San Jacinto is ideally situated in the heart of Austin's CBD, just steps away from Lady Bird and the Ann & Roy Butler Hike & Bike Trail, and within walking distance of a multitude of bars, restaurants, and entertainment venues. Downtown Austin has experienced rapid growth over the last decade. In addition to its surging office demand, Austin's CBD boasts over 2.6 million square feet of retail space occupied by the city's best restaurateurs, retailers, and entertainment venues.

800+

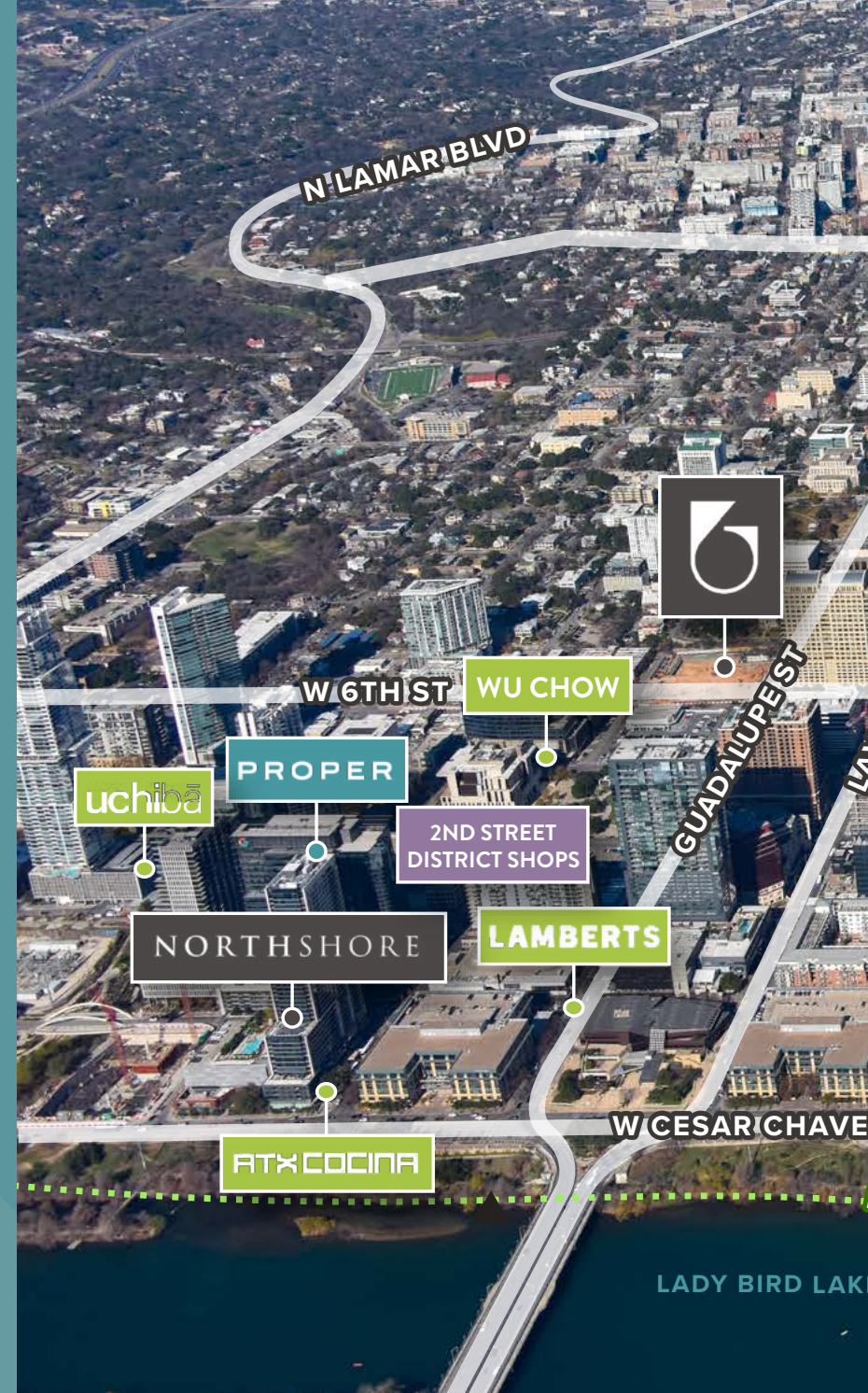
Acres of Green Space
within a 2-Mile Radius

106,000+

Total Downtown
Daytime Population

100+

Restaurants, Bars & Venues within Walking Distance









GREEN SPACES & ENTERTAINMENT

- Lady Bird Lake
- Ann & Roy Butler Hike & Bike Trail
- Waterloo Park
- Auditorium Shores
- Sixth Street District
- East Austin District
- Rainey Street District

SURROUNDING AUSTIN NEW DEVELOPMENTS



1

6TH AND GUADALUPE

Mixed-Use [Office](#) & [Residential](#)

1.25M SF



2

ATX TOWER

Mixed-Use [Office](#) & [Residential](#)

560,000 SF



3

415 COLORADO

Mixed-Use [Office](#) & [Residential](#)

465,000 SF

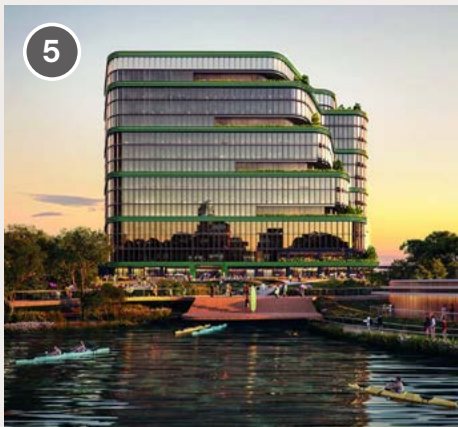


4

305 SOUTH CONGRESS

Mixed-Use [Office](#) & [Residential](#)

3.5M SF

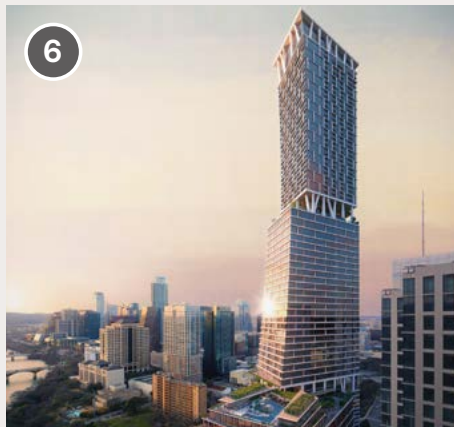


5

ONE LADY BIRD LAKE

Mixed-Use [Office](#) & [Residential](#)

1.25M SF



6

WATERLINE TOWER

[Office](#) & [Residential](#)

2.7M SF

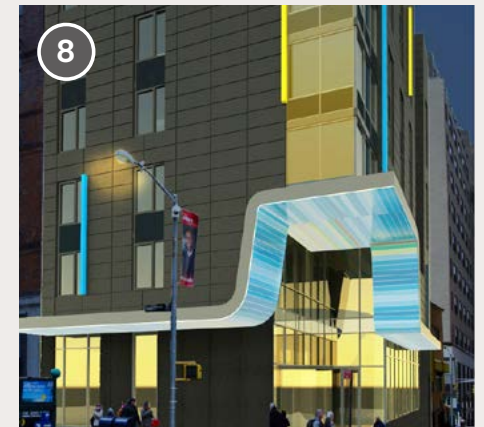


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1 HOTEL AUSTIN

[Hotel](#)

250 Keys

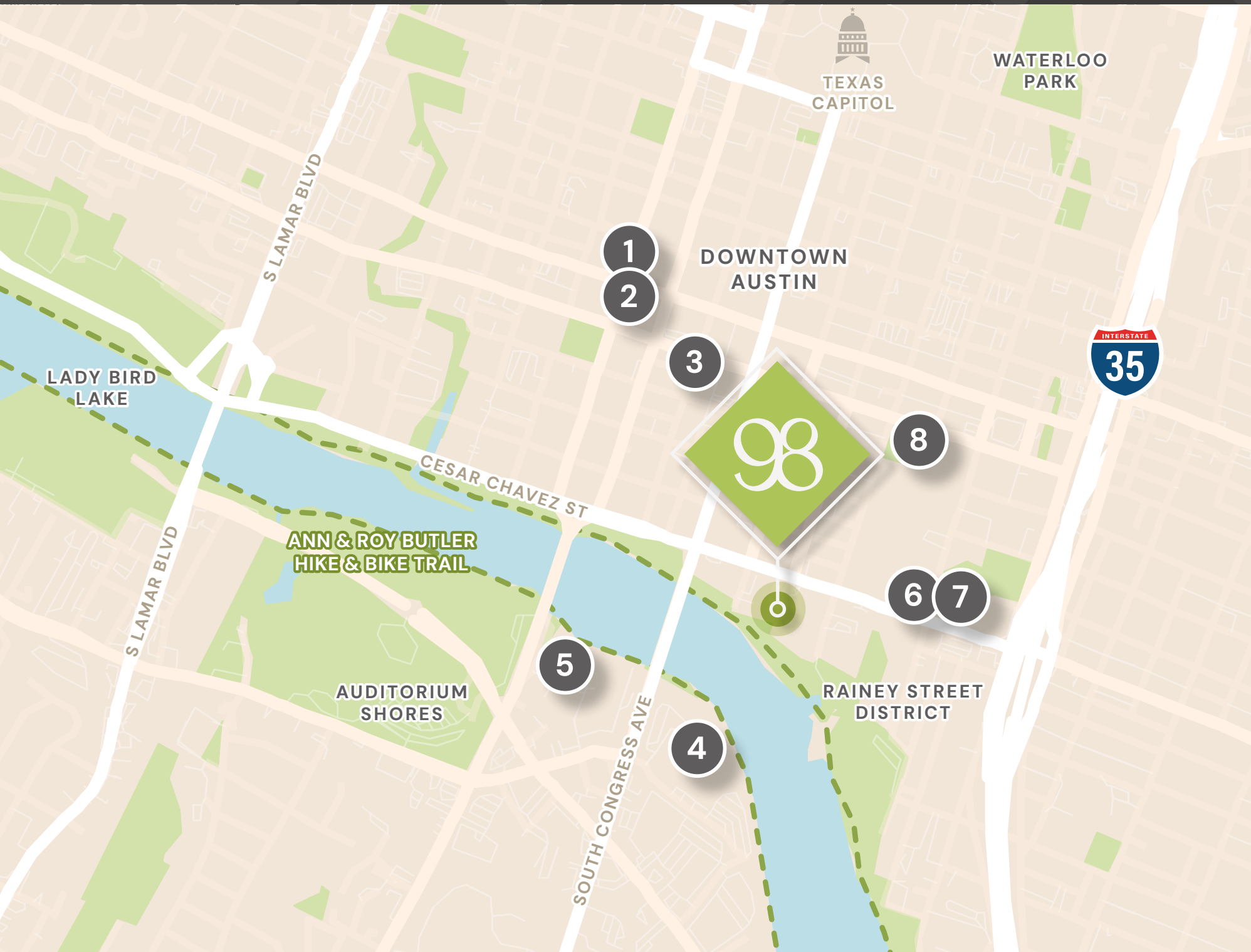


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HOTEL TRINITY

[Hotel](#)

258 Keys



PROPERTY DESCRIPTION

98 San Jacinto Lot 3 is part of San Jacinto Center, a subdivision of Travis County. San Jacinto Center is divided in four lots, with Lot 1 consisting of 2.58 acres upon which a 398,660 SF office tower named San Jacinto Center is built, Lot 2 consisting of 2.18 acres upon which the Four Seasons Hotel is built, and Lot 4 consisting of 1.59 acres upon which Town Lake Residences Condominiums are built.

RENTABLE SF: 11,588 | FLOORS: 2

ARCHITECT

Designed by Austin's Chioco Design, an award-winning architecture firm recognized for innovation and creativity, 98 San Jacinto has been celebrated as one of the city's 'Coolest Offices' by the Austin Business Journal.

EXTERIOR

Painted cement/stucco exterior with spacious first floor patio facing Lady Bird Lake.

INTERIOR

Drywall first floor ceilings painted white, exposed 2nd floor ceilings painted white, painted drywall walls, wood accents, sealed concrete flooring.

RENOVATIONS

Ownership has invested over \$4.4 million in improvements to the property over the last 8 years including an interior re-skinning with an island bar/lounge area, modern light fixtures, wooden wall & ceiling accents, fresh paint, conference room, and over \$340,000 in furniture including cabinets, desks, and tables.

PARKING

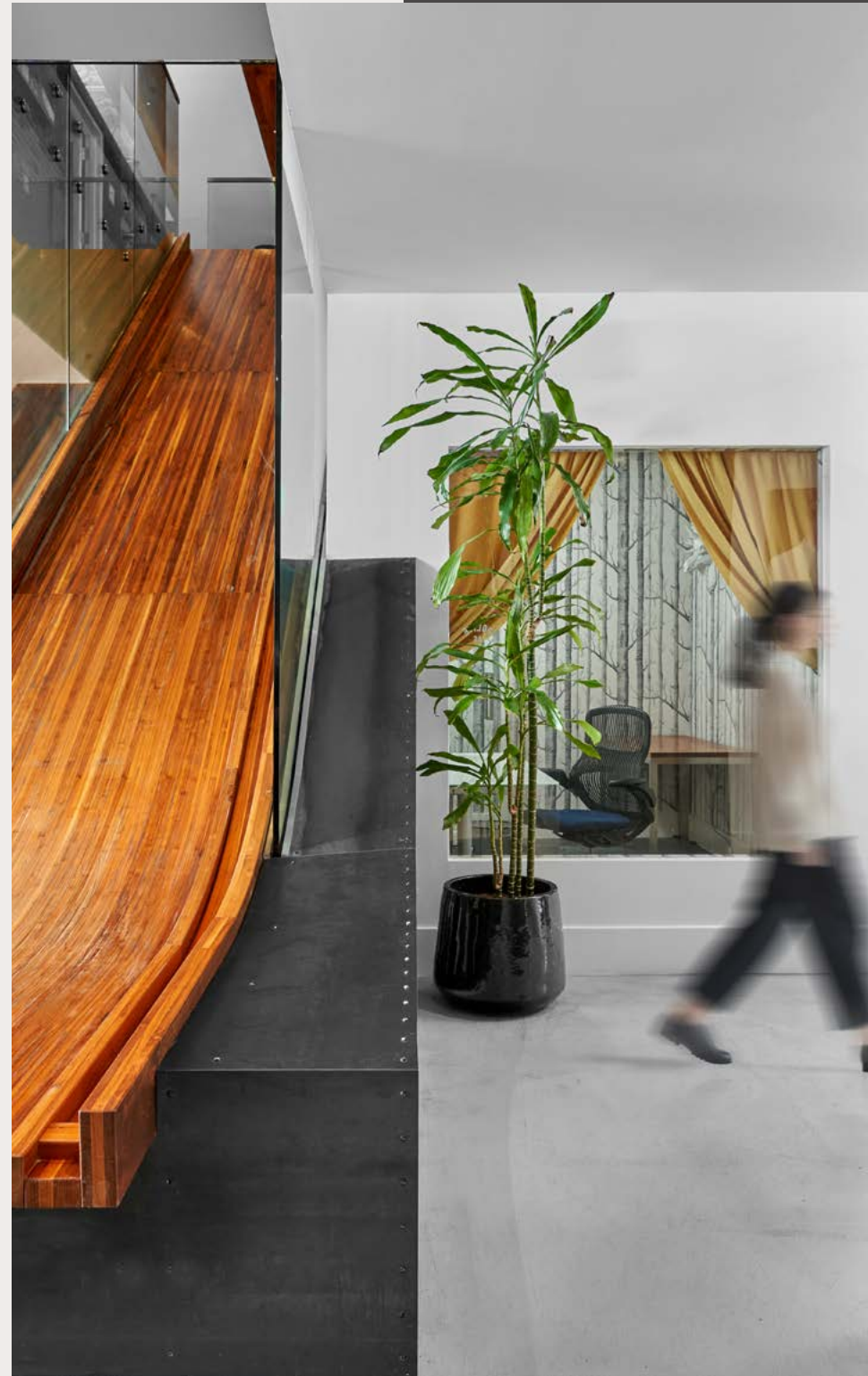
Entitled to use 21 unreserved parking spaces on levels G2 & G3 in the three level underground parking garage ("Restaurant Parking Space"). The owner of 98 San Jacinto Lot 3 pays a market parking rate to the Lot 1 owner (Cousins-San Jacinto Center, LLC).

RESTROOMS

Large men's and women's restrooms upstairs and downstairs, with an additional executive restroom upstairs.

ROOF

The roof is a TPO membrane system that has remained functional since construction. Ownership conducted repairs on the original roofing in 2021.



Restrictive Covenants

Upon the purchase of Lot 3, ownership entered into an agreement with the owner of Lot 1 (Cousins-San Jacinto LLC) with restrictive covenants. The full details of the covenant are included in the data room.

PARKING EASEMENT

Non-exclusive easement granted to Lot 3 owner to use 21 unreserved parking spaces on levels G2 & G3 of the Parking Garage (Restaurant Parking Space). Lot 1 owner reserves the right to relocate some or all of the Restaurant Parking Space.

LOADING DOCK EASEMENT

Lot 1 owner has granted Lot 3 owner the right to use the loading dock of the Lot 1 Building, as well as the right to place and use a trash dumpster on the Loading Dock.

CENTER COSTS & EXPENSES

Lot 3 Owner agrees to pay Lot 1 Owner the proportionate share of the Center Costs. The proportionate share is determined by dividing the area of the Lot 3 Building by the area of the Lot 1 and Lot 3 Buildings combined.

PERMITTED & PROHIBITED USES

The Lot 3 building shall be used solely for general office purposes consistent with Class A buildings or for a restaurant consistent with the requirements of the Unified Development Declaration.

MAINTENANCE & REPAIRS

Lot 1 Owner has an interest in ensuring the Lot 3 Building is maintained to Class A standards, Lot 1 Owner has the right to approve the site plan and design of any new construction on Lot 3 or any exterior modifications, additions, repairs, or maintenance.

SIGNS

No signs may be constructed, erected, or installed without written approval of the Lot 1 Owner.

PRECLUDED TRANSFEREES

For 180 months after the effective date of the sale from Lot 1 Owner to Lot 3 Owner (which was July 21 2017), Lot 3 Owner shall not lease or sublease the space in the Lot 3 Building to a Precluded Transferee without prior written consent of Lot 1 Owner. Precluded Transferee shall mean and include any person that is either an occupant of the Lot 1 building or a prospective tenant with whom Lot 1 Owner is in lease negotiations with at the time.

RIGHT OF FIRST OFFER

Before selling, transferring, or leasing Lot 3, Lot 3 Owner shall offer Lot 1 Owner the right offer on the property and provide relevant materials. Lot 3 Owner shall neither market or offer the Property to any other person for 45 days after the delivery of the ROFO to the Lot 1 Owner (Negotiation Period). If they cannot come to agreement during the 45 day period, Lot 3 Owner may market the Property for no more than 180 days after the negotiation period for a price no less than 95% of the price set forth in the ROFO.

RIGHT OF FIRST REFUSAL

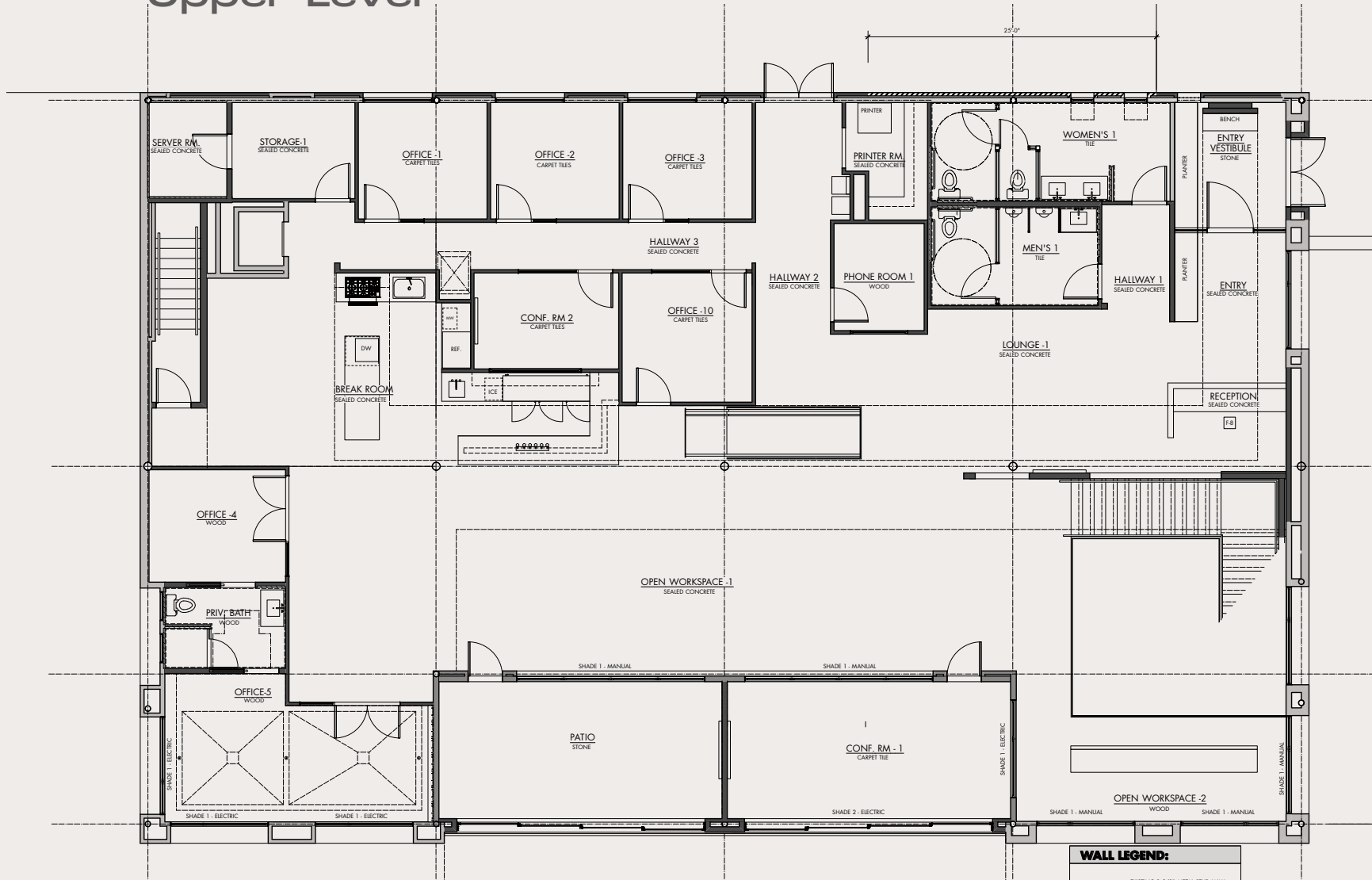
If Lot 3 Owner follows the ROFO procedures and receives an offer for Lot 3 less than the ROFO threshold, Lot 3 Owner shall offer this price to Lot 1 Owner (ROFR). Lot 1 Owner shall have 30 days to respond.

TERMINATION OF ROFO & ROFR

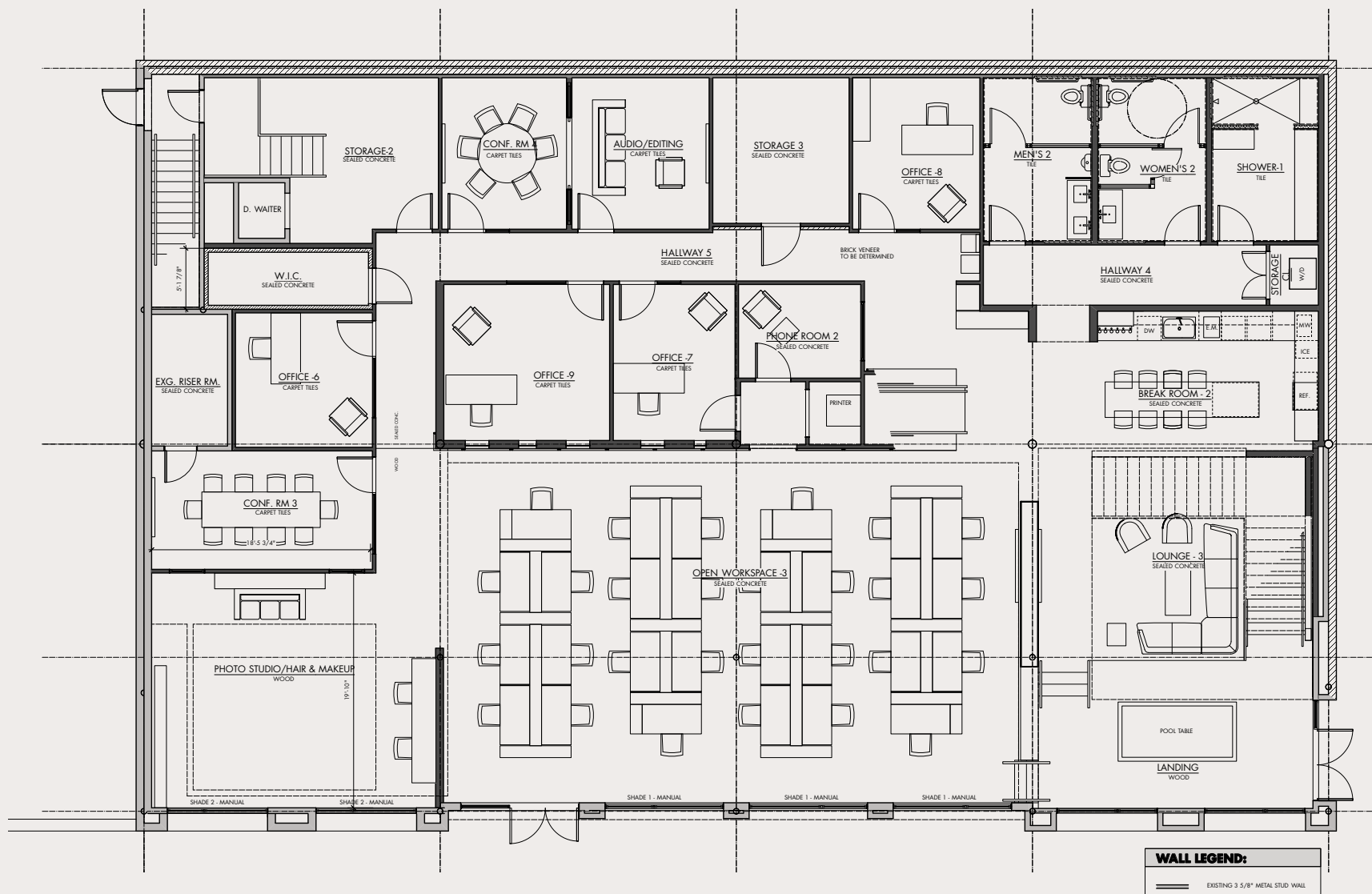
If Lot 3 Owner follows the above procedures and closes on a Lot 3 transfer to a third party, the ROFO and ROFR shall terminate and the new owner will have no obligations hereunder.

FLOOR PLANS

Upper Level



Lower Level



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