

An aerial photograph of a city skyline. In the foreground, a large, modern building with a flat roof and a mix of blue and tan facade is visible. The building has "SILICON LABS" written on its side. Behind it, several tall skyscrapers with glass facades rise into the sky. A construction crane is visible on the left side of the image. The foreground is filled with green trees and a parking lot with several cars. The text "200W" is written in large, white, outlined letters, and "CESAR CHAVEZ" is written in smaller, white, solid letters below it.

200W

CESAR CHAVEZ

SOPHISTICATED

OFFICE

200 W Cesar Chavez is an exceptional office building situated in the heart of the vibrant 2nd Street District in downtown Austin. This highly desirable location offers unparalleled convenience and accessibility to a wide array of amenities and attractions. 200 W Cesar Chavez offers well-designed, structured parking facilities with direct access to the office floors, making commuting a breeze for employees and visitors alike.

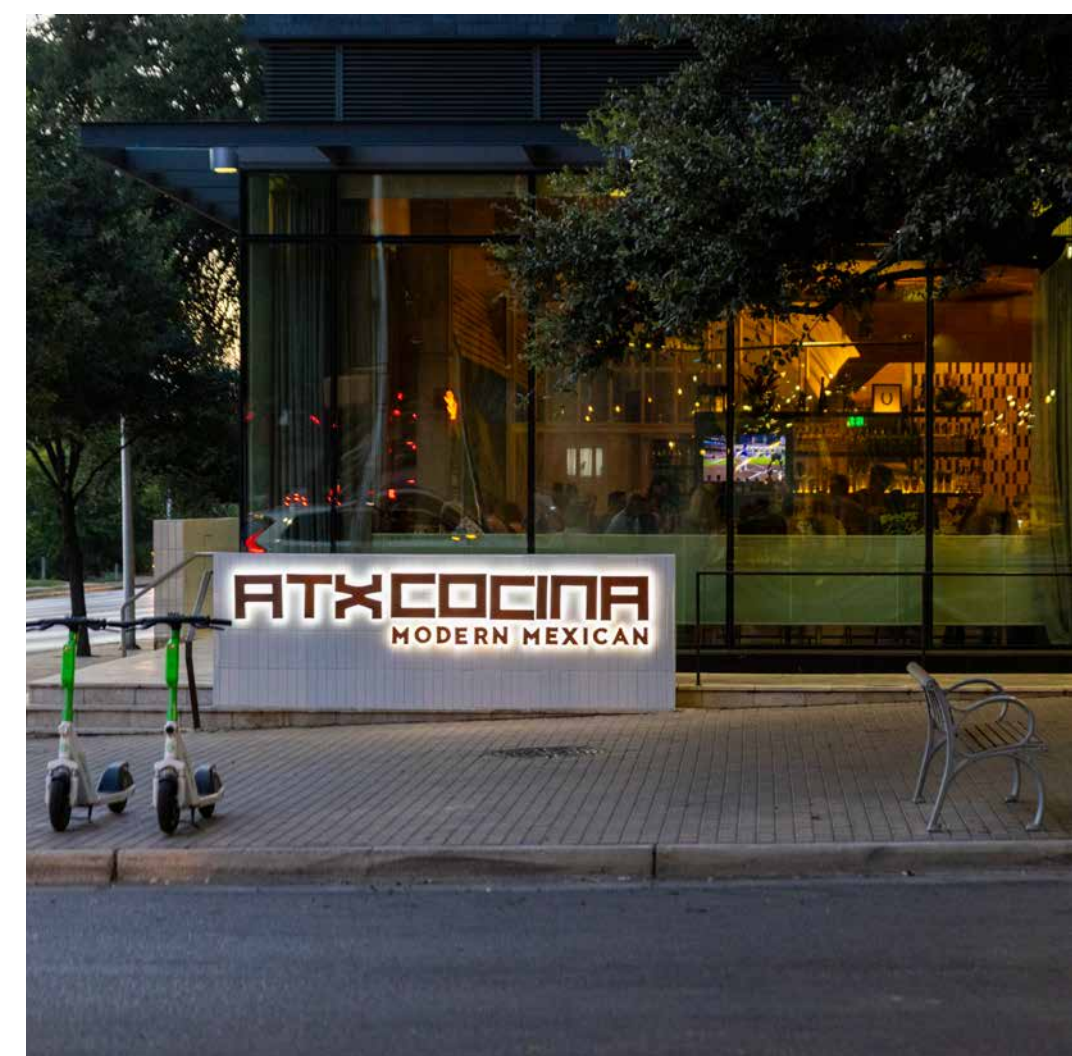
- Large, efficient floor plates of ~36,000 RSF
- Convenient, structured parking with direct access to office floors
- Lighted intersection at Cesar Chavez with seamless access to Mopac Toll
- Unencumbered views of Lady Bird Lake, offset core to maximize views
- Lobby renovated in 2018 with an expansive all-hands meeting space that can comfortably fit up to 300 people
- New showers/lockers and bike storage



200 W CESAR CHAVEZ



Austin City Limits



LOCATION

- Desirable location in the heart of the 2nd Street District in downtown Austin
- Directly adjacent to the Ann Roy Butler Hike and Bike Trail, 10 mile loop around Lady Bird Lake
- Surrounded by numerous F&B, hotels and entertainment options with a 96 walkability score
- Easy ingress/egress via Colorado Street



STACKING

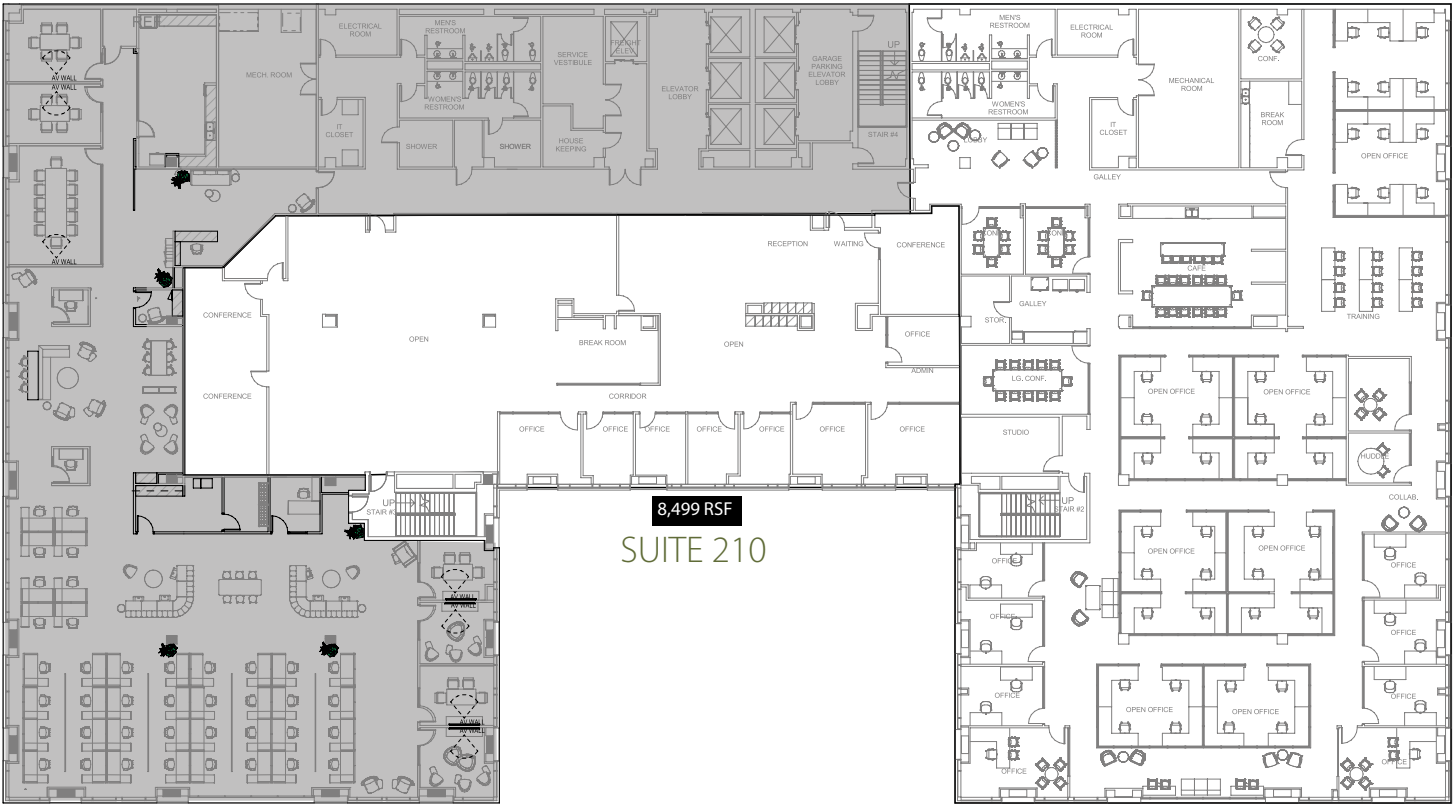
PLAN

200 W Cesar Chavez features floorplates with an offset core, specifically designed to maximize unobstructed lake views. The expansive floor-to-ceiling glass windows enhance the connection between indoors and outdoors, immersing occupants with lake views and flooding the space with abundant natural light.



FLOORPLANS

2ND FLOOR – 8,499 - 24,469 RSF



Cesar Chavez/Lake Views

SEE PHOTOGRAPHY ON FOLLOWING PAGES

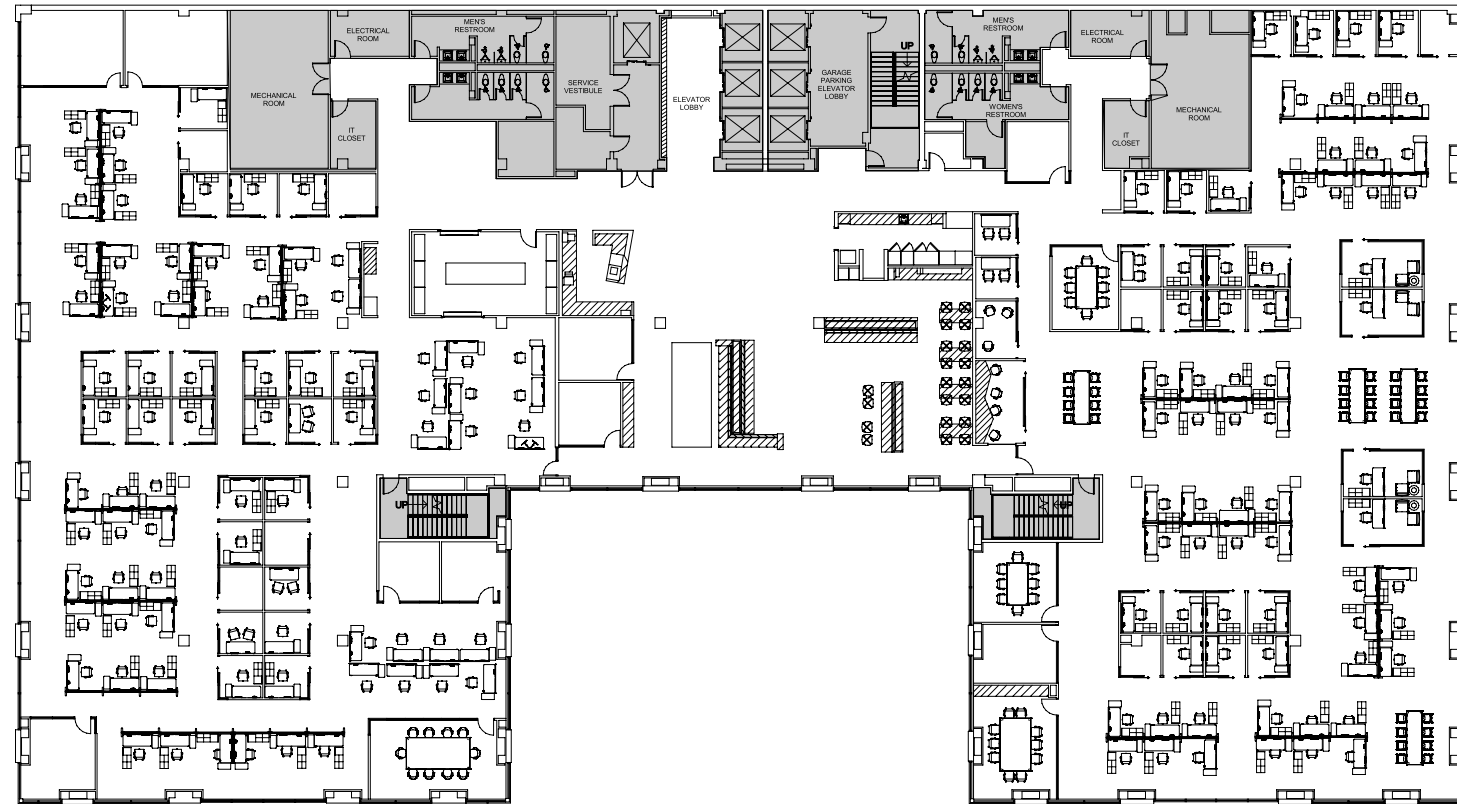
SUITE 202 PHOTOGRAPHY



SUITE 202 PHOTOGRAPHY



6TH FLOOR – 36,967 RSF



Cesar Chavez/Lake Views



6TH FLOOR PHOTOGRAPHY



An aerial night photograph of the Austin skyline. The image shows a dense cluster of skyscrapers, many of which are illuminated with warm yellow and white lights. In the foreground, a multi-lane highway with a curved overpass is visible, with cars creating light trails. A large, modern building complex is highlighted in the center, with a white line pointing from the text '200W CESAR CHAVEZ' to it. The sky is a deep blue, and the overall scene conveys a sense of urban development and progress.

200W
CESAR CHAVEZ

Become part of Austin's skyline

200 W CESAR CHAVEZ



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