

# 1515

CESAR  
CHAVEZ

**5,673 - 50,685 RSF**  
OF PRIME EAST AUSTIN OFFICE SPACE



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# 1515

**CESAR  
CHAVEZ**

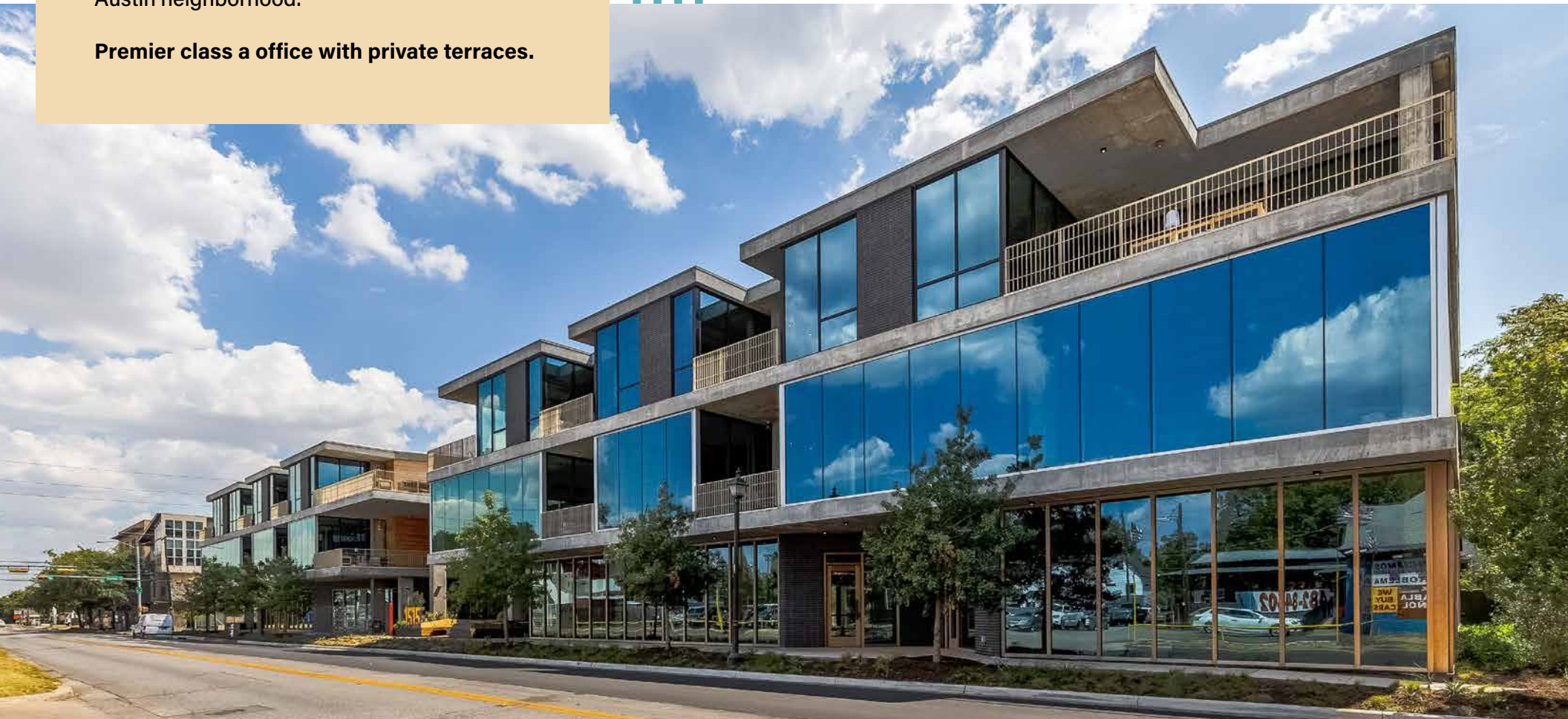
A light-filled, creative environment offering unique loft-like workspaces blending high-end contemporary design with the latest revolutionary construction materials. 1515 provides flexible, efficient and creative offices in the growing East Austin neighborhood.

**Premier class a office with private terraces.**

**THIRD FLOOR**  
22,554 RSF of Office Space

**SECOND FLOOR**  
28,989 RSF of Office Space

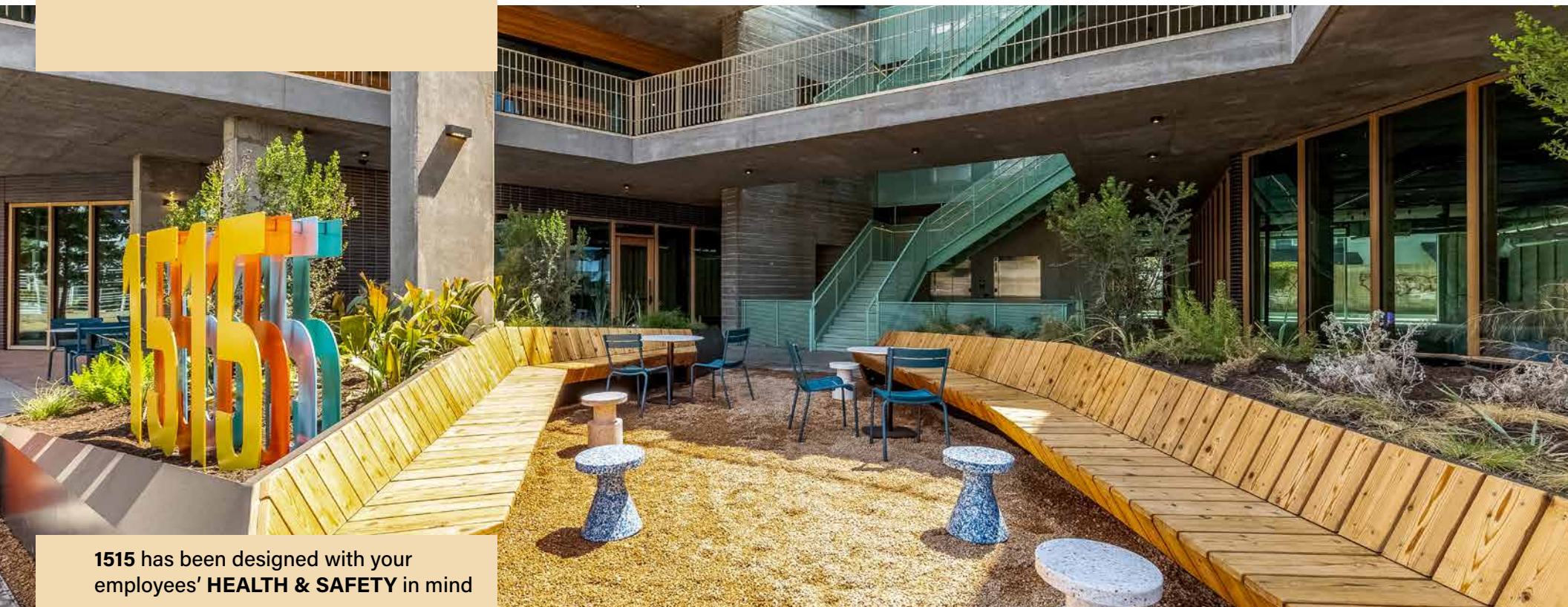
**GROUND FLOOR**  
9,383 RSF of Office Space





# 1515 CESAR CHAVEZ

- Multiple outdoor terraces on all floors
- 3-story building with lush landscape throughout
- 3:1000 structured parking with direct elevator access from garage to floors
- Men & Women's Showers (2<sup>nd</sup> & 3<sup>rd</sup> floors)
- Onsite bike storage
- Light-filled and efficient operating building
- Custom wood storefront
- Butt-glazed curtain wall with floor to ceiling glass
- Modern gray brick with cedar siding and board formed concrete
- Competitive add on factor
- 24/7 building security



1515 has been designed with your employees' **HEALTH & SAFETY** in mind



## MEDICAL GRADE FILTERS

Dual-filter system with a MERV 16 filter + a MERV 8 filter



## IN DUCT AIR DISINFECTION

Using UV-C lights



## BI-POLAR IONIZATION SYSTEM

To reduce airborne particulates



## MESA ENABLED TECHNOLOGY

Reduces emissions, delivers cost savings, and offers a greener, differentiated tenant space



## TENANT COMFORT

Mesa monitors for fresh air, making temperature changes for a comfortable space





# 1515

PRIVATE OUTDOOR  
TERRACES WITH  
DOWNTOWN VIEWS







# 1515

LIGHT FILLED  
RETAIL SPACE







# 1515

PATIO OVERLOOKING  
CESAR CHAVEZ







# 1515

2ND FLOOR  
COVERED PATIO







# 1515

GROUND FLOOR  
OFFICE OR RETAIL





# The Malin<sup>®</sup>

The Malin East Austin redefines the city's members club scene with a refined work-centric approach. The workspace offers 10 private offices, 24 dedicated desks, four meeting rooms, 12 phone booths, two libraries, and a kitchen.

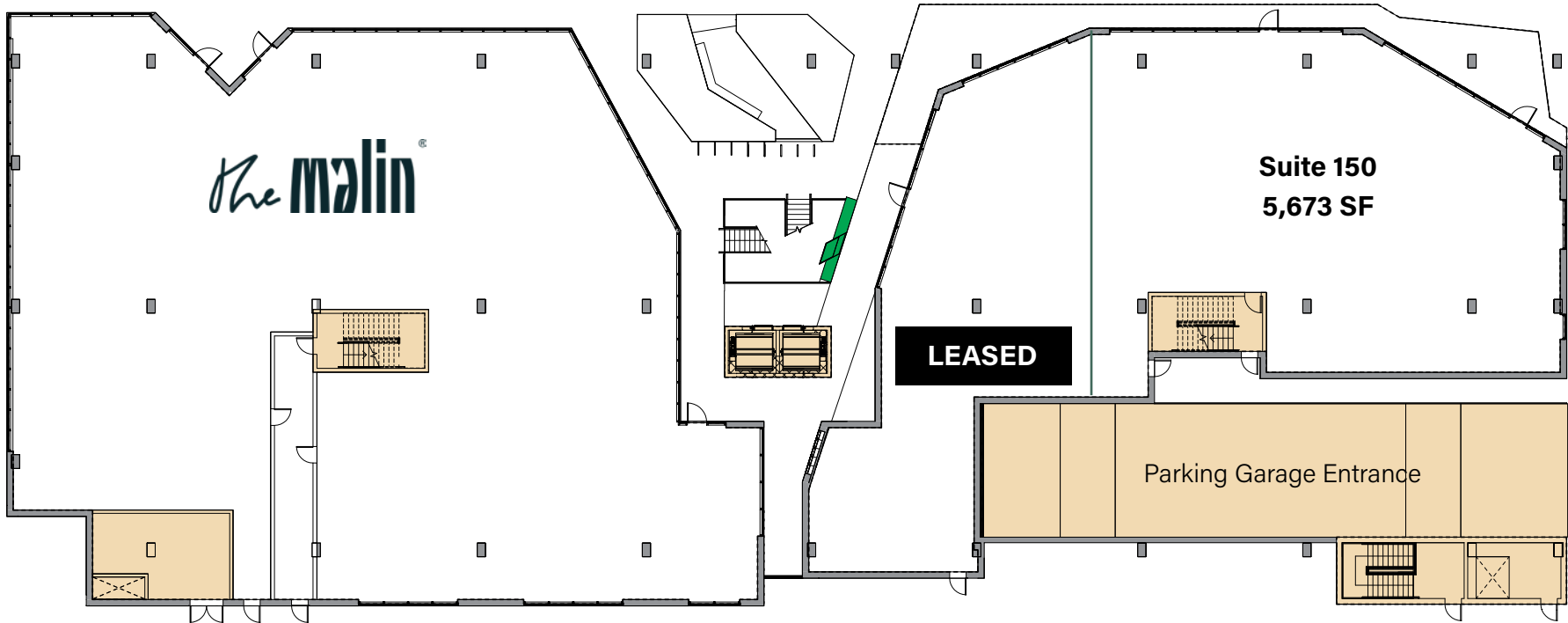
*Located on the first floor at 1515.*





E. CESAR CHAVEZ ST.

COMAL ST.



## SUITE 150

5,673 RSF

# FIRST FLOOR

**5,673 RSF**

OFFICE OR RETAIL SPACE

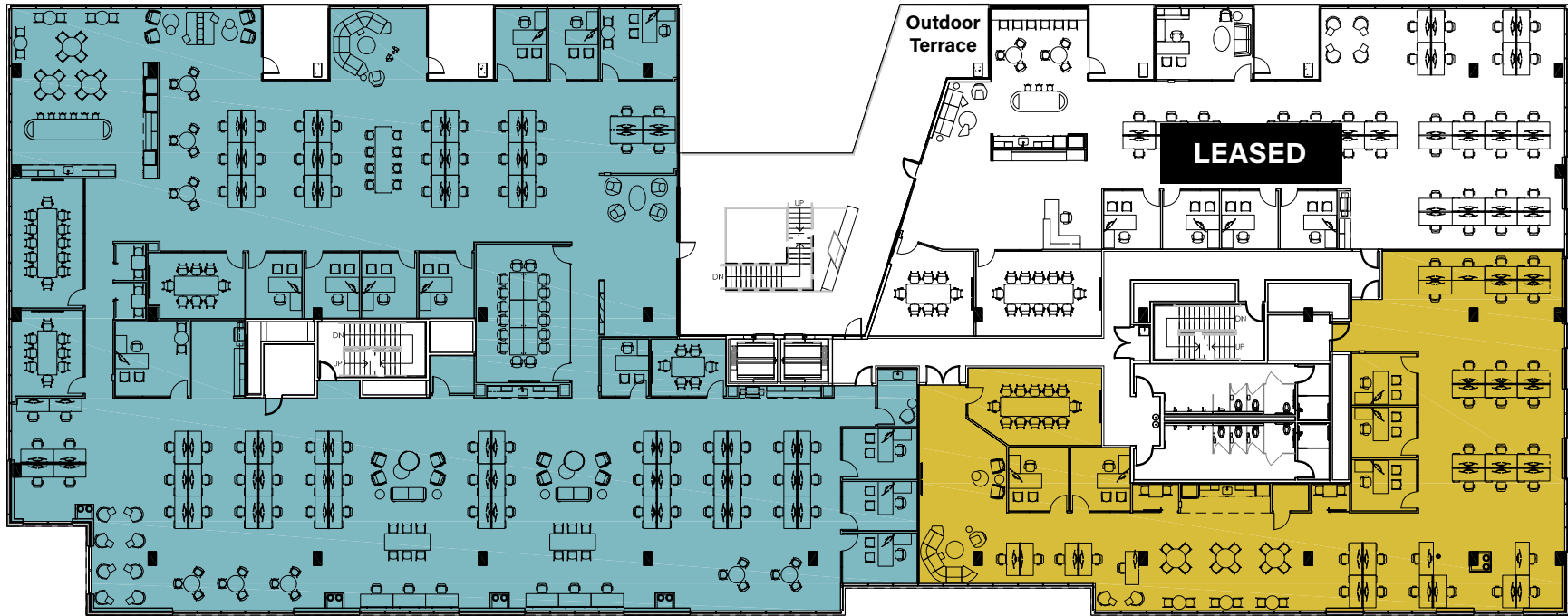
Wide, tree-lined corridor with ample seating provides enhanced pedestrian experience for passerby and building tenants.

Shaded, open courtyard embraces urban city life and creates a vibrant relationship between the building and its surroundings.



E. CESAR CHAVEZ ST.

COMAL ST.



## SPEC SUITE 200

16,746 RSF - furnished



## SPEC SUITE 250

5,712 RSF

# SECOND FLOOR



SPEC SUITE VIDEO

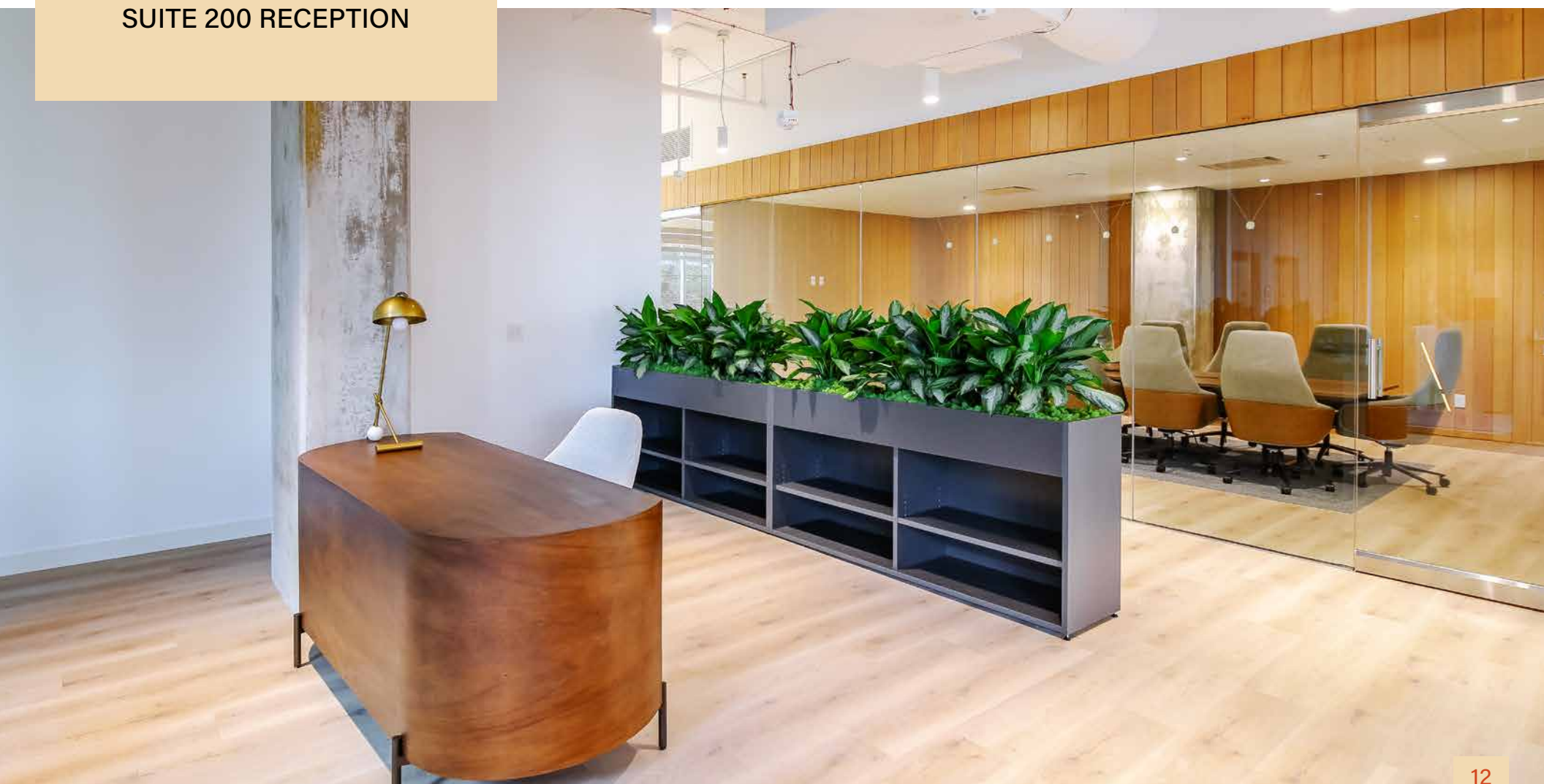
**22,458 RSF**  
OFFICE SPACE





# 1515

2ND FLOOR  
SUITE 200 RECEPTION








# 1515

SUITE 200  
WORKSTATIONS







# 1515

SUITE 200 PANTRY







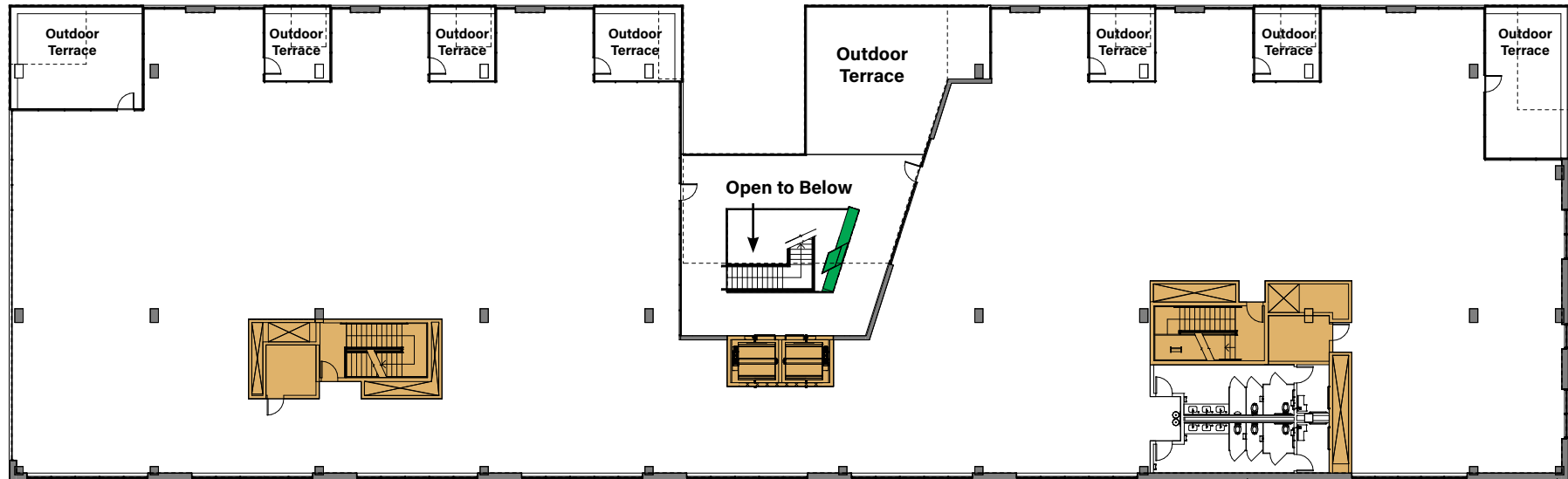
# 1515

SUITE 250 BREAK





E. CESAR CHAVEZ ST.



COMAL ST.

**SUITE 300**

22,554 RSF

# THIRD FLOOR

**22,554 RSF**

OFFICE SPACE



# 1515

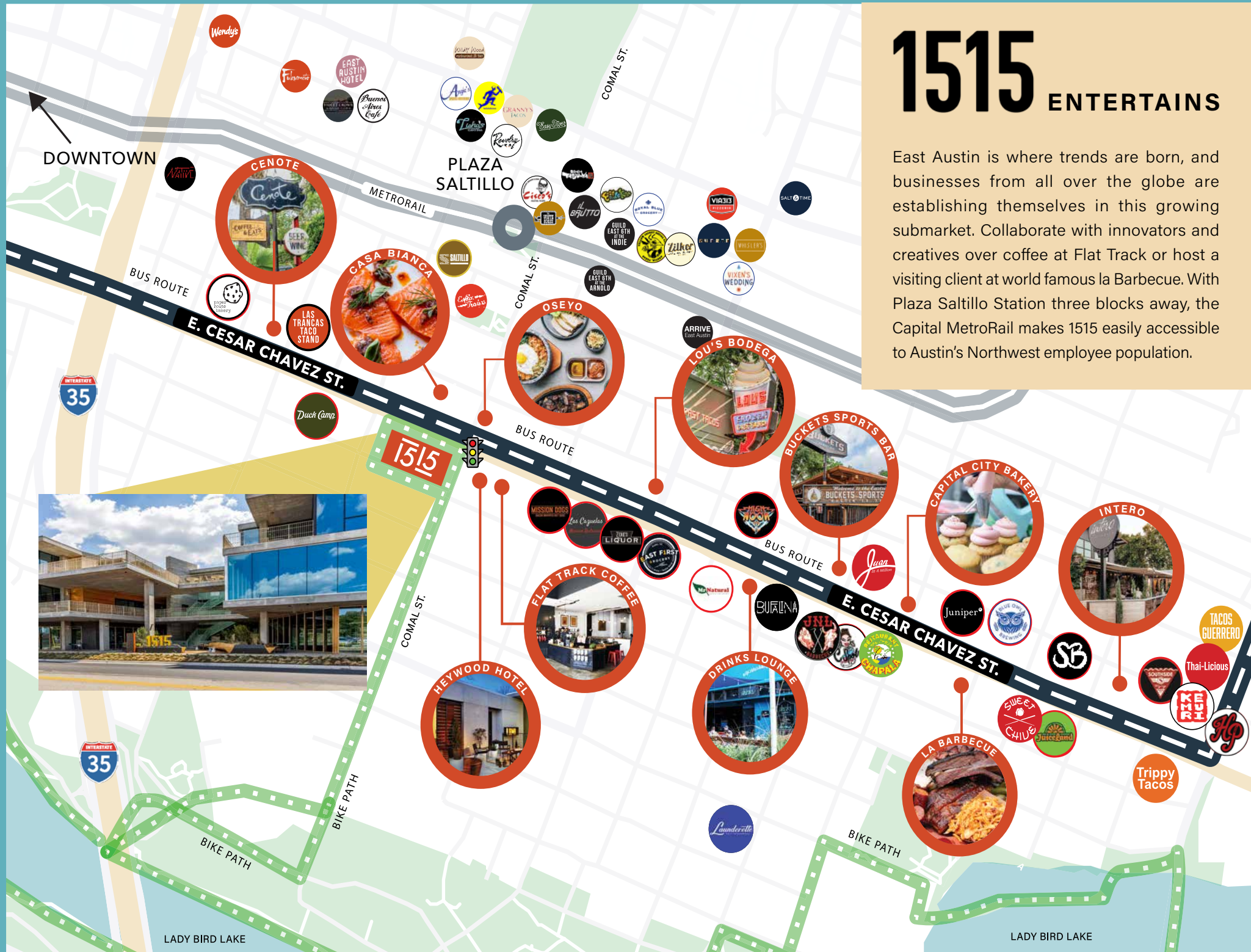
Is located in the heart of Austin's East Side, an eclectic community, which Austinites would agree is the hippest part of town. Within a 15-minute walking radius of 1515, you will find modern residences and historic homes; bars, restaurants and breweries; galleries; hotels; retailers; and live music venues. This vibrant neighborhood is walking distance to Plaza Saltillo and located just one mile east of Congress Avenue and Austin's Central Business District.





# 1515 ENTERTAINS

East Austin is where trends are born, and businesses from all over the globe are establishing themselves in this growing submarket. Collaborate with innovators and creatives over coffee at Flat Track or host a visiting client at world famous la Barbecue. With Plaza Saltillo Station three blocks away, the Capital MetroRail makes 1515 easily accessible to Austin's Northwest employee population.





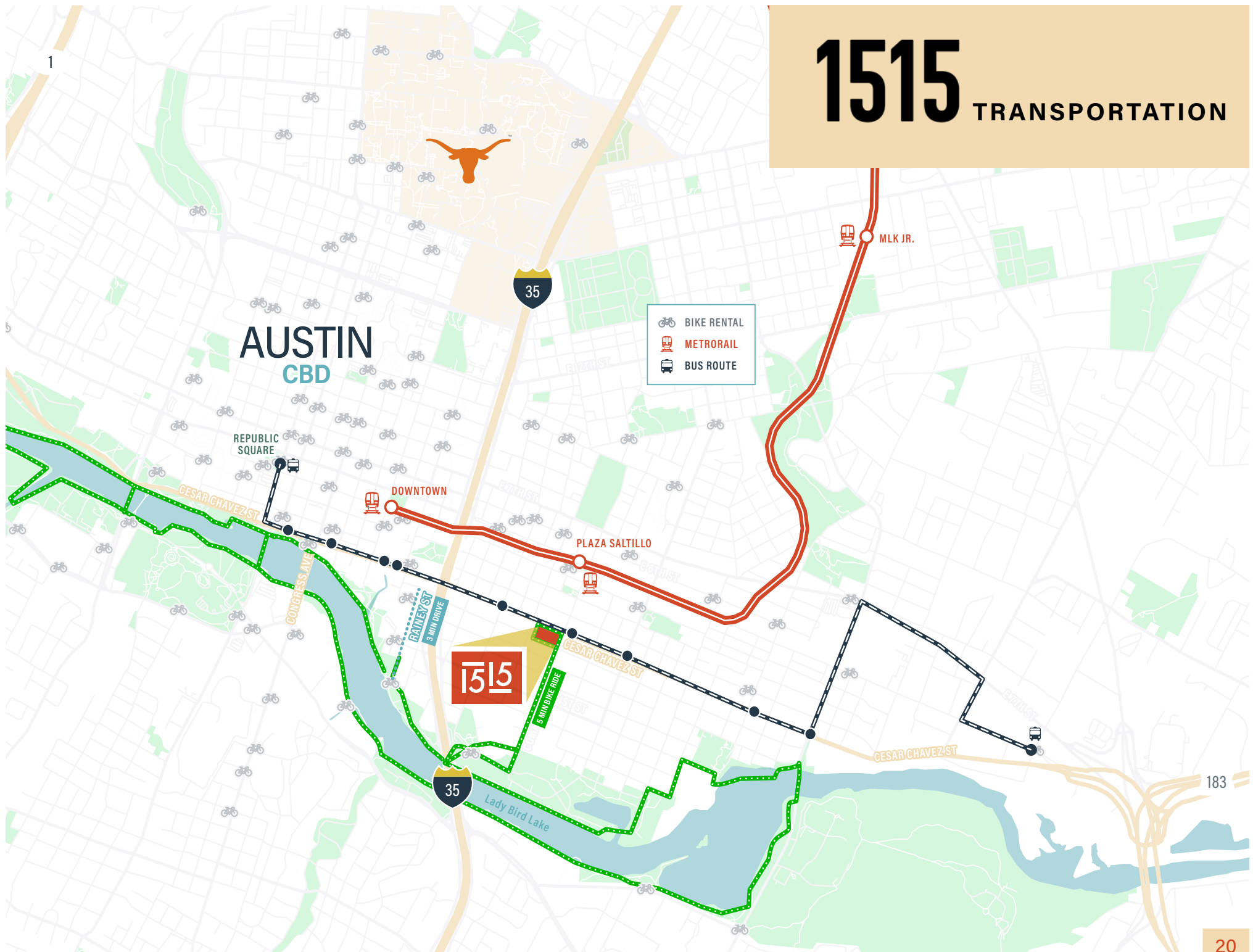
# 1515 AUSTIN, TX

1515 has access to Austin's best arteries. Enjoy Austin's CBD with quick access via Cesar Chavez. Employees will also have easy access to Austin-Bergstrom International Airport and North Austin via the 12-lane Highway 183.





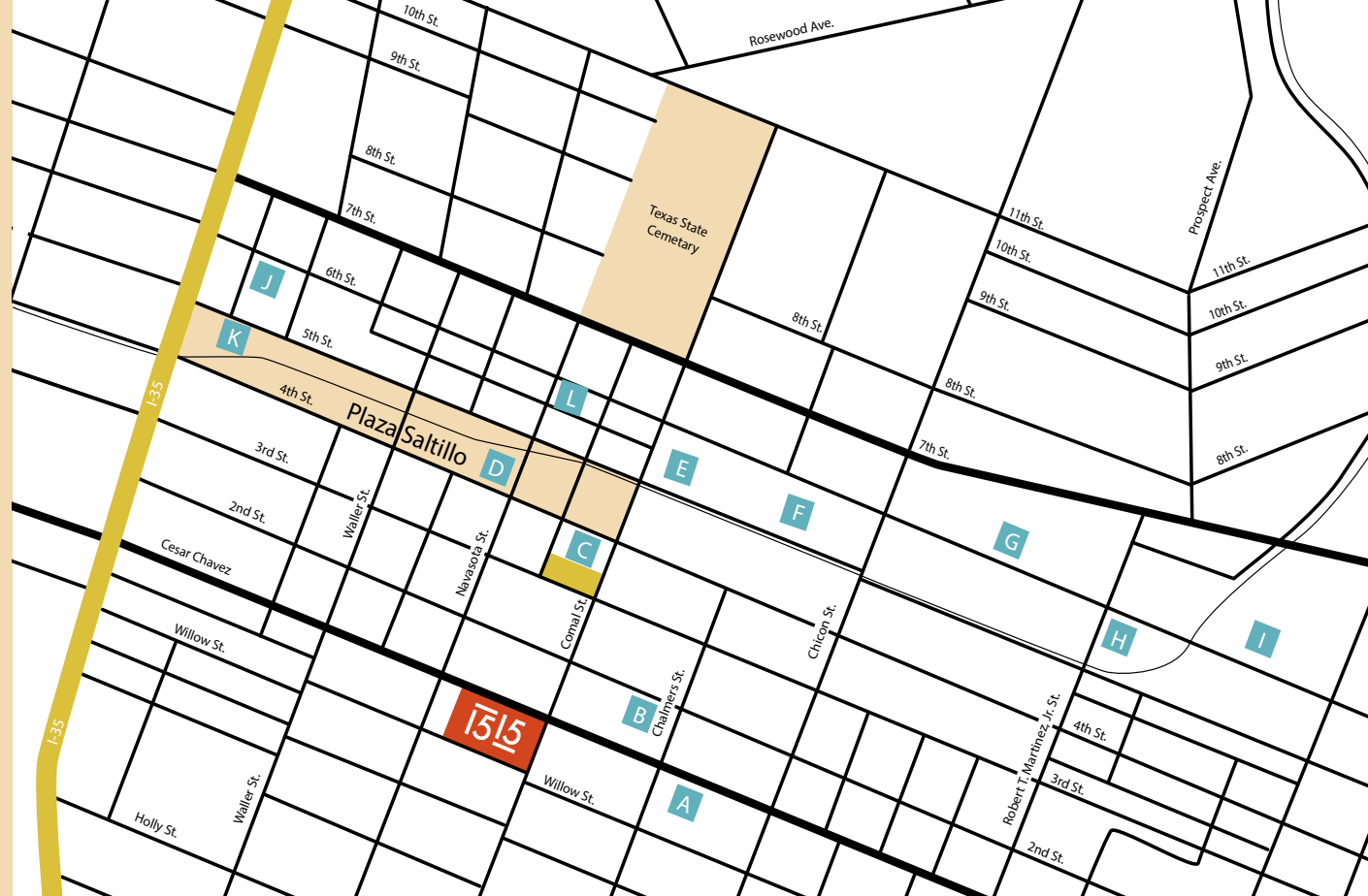
# 1515 TRANSPORTATION





# 1515 NEIGHBORS

With Austin's hottest dining and entertainment options located just outside your door, 1515's location is perfect for businesses who want to offer their employees a work-play balance.



## CORPORATE NEIGHBORS

- |   |                                       |
|---|---------------------------------------|
| A. Taco Flats   | G. William Murray Golf                |
| B. Outdoor Voices   | H. Alliance Abroad                    |
| C. DPR<br>Bond Collective<br>Unity Technologies<br>Perkins & Will | I. Favor/HEB                          |
| D. Sumo   | J. Realtor.com<br>Sysco<br>Opcity     |
| E. Punchh<br>C3 Presents  | K. Google                             |
| F. SAS<br>Pirkey Barber<br>Zebra<br>Snow Software                 | L. Atlassian<br>RWE<br>The Beck Group |

## NEARBY (just off the map)

- Stantec
- AARP
- Novi Labs
- Skyworks
- Canva
- Center for Social Innovation
- Oracle
- Capital Idea







# 1515 CESAR CHAVEZ



**Brent Powdrill**  
brent.powdrill@jll.com  
512.225.1737

**Bethany Perez**  
bethany.perez@jll.com  
512.225.1731

**Grace Gammill**  
grace.gammill@jll.com  
512.225.2718

1515CESARCHAVEZ.COM



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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
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Bethany Perez	183794	bethany.perez@jll.com	+1 512 225 2700
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