



311
ATWOOD
1211
E. FOURTH

T3
FOR LEASE
CALL - KYLEE DE WILSON
KYLEE@T3.COM
781.435.1211



Hines

Jones Lang LaSalle Brokerage, Inc.





T3 EASTSIDE is conveniently located at 1211 E 4th Street, a dynamic and highly walkable 24/7 dine-shop-live-work neighborhood community. All the arts and cultural destinations of Downtown Austin are just a short skip away.

HEAVY TIMBER

BUILDING MATERIAL

93,000 RSF

BUILDING SIZE

2.50/1,000 SF

STRUCTURED
BELOW-GRADE PARKING

A

CLASS

EAST

SUBMARKET

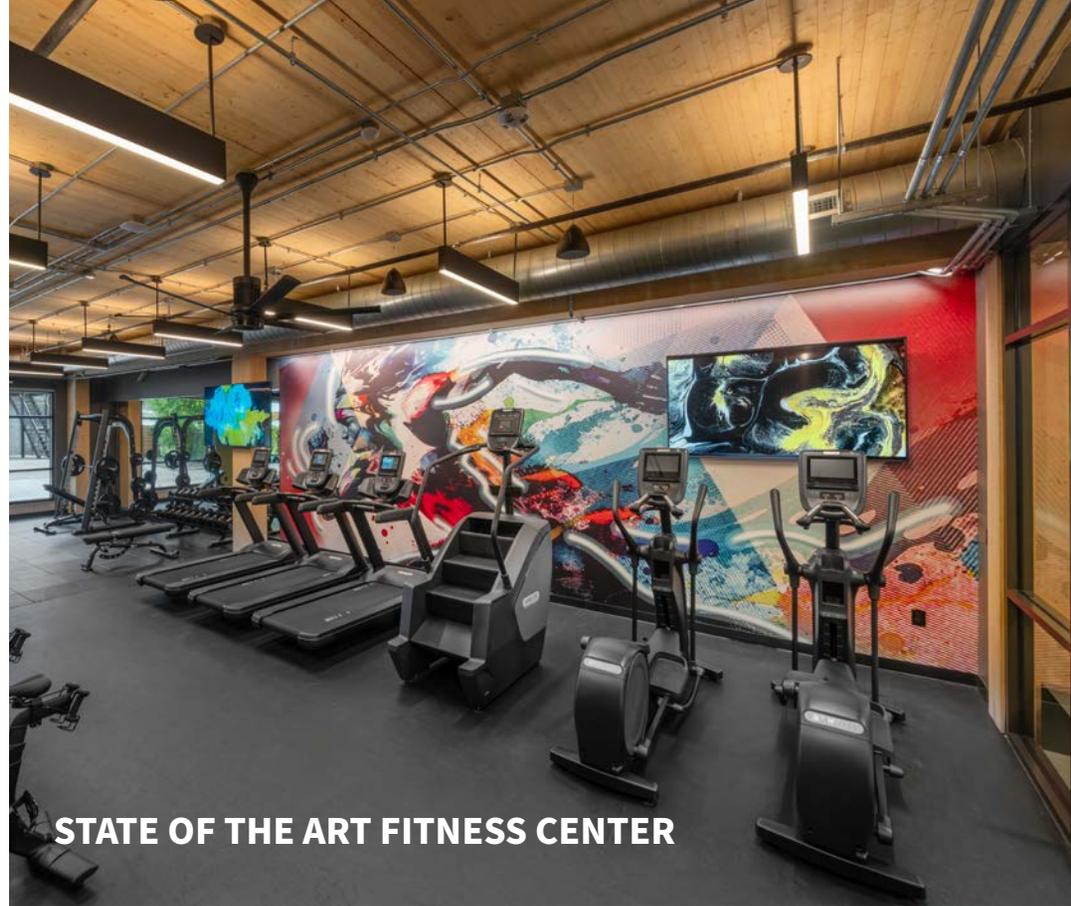




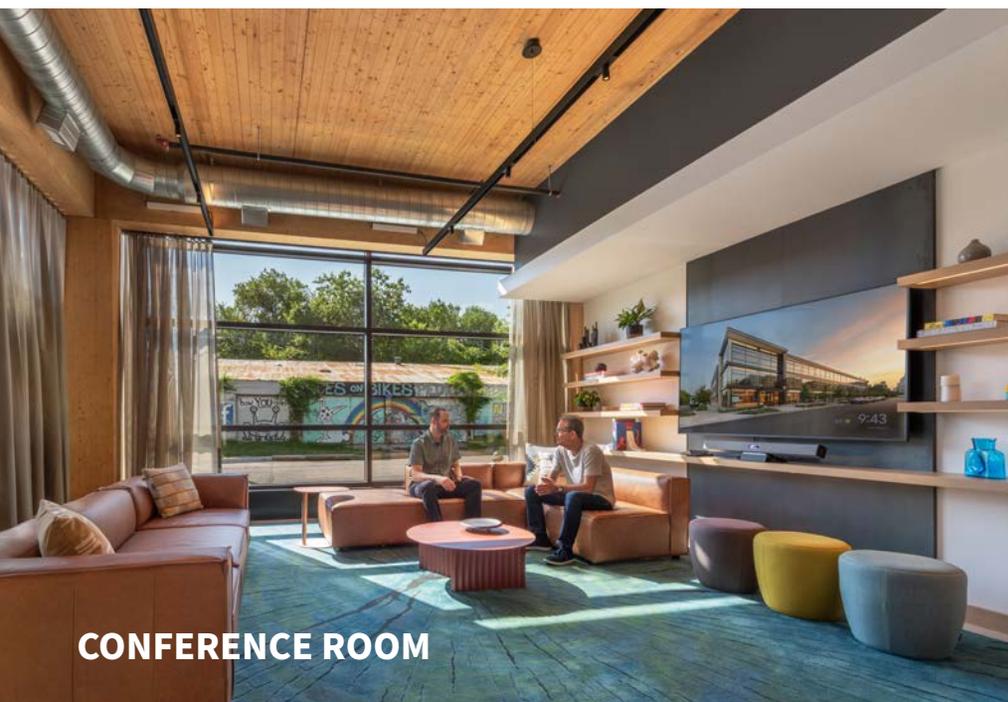
LOBBY



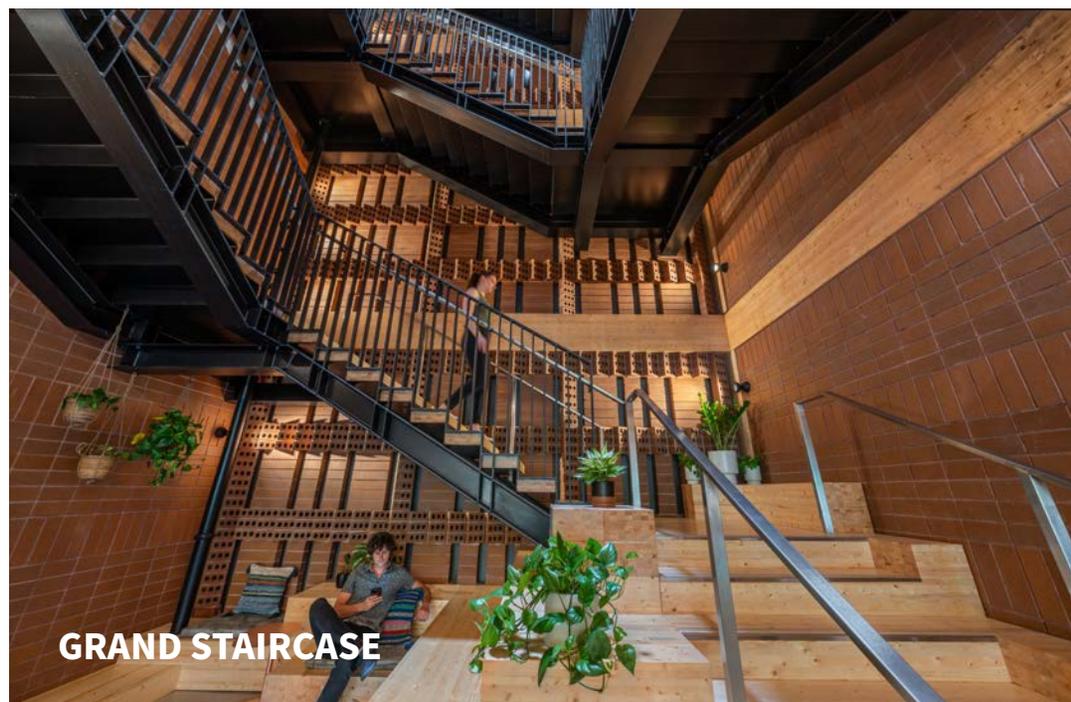
RECEPTION



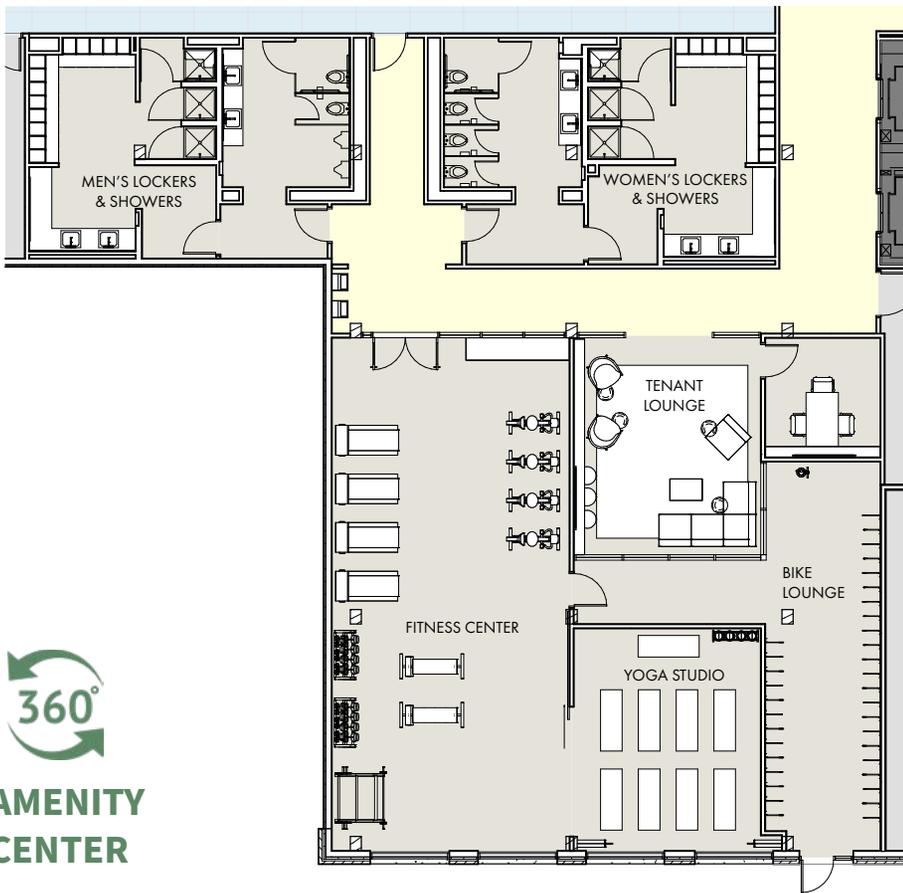
STATE OF THE ART FITNESS CENTER



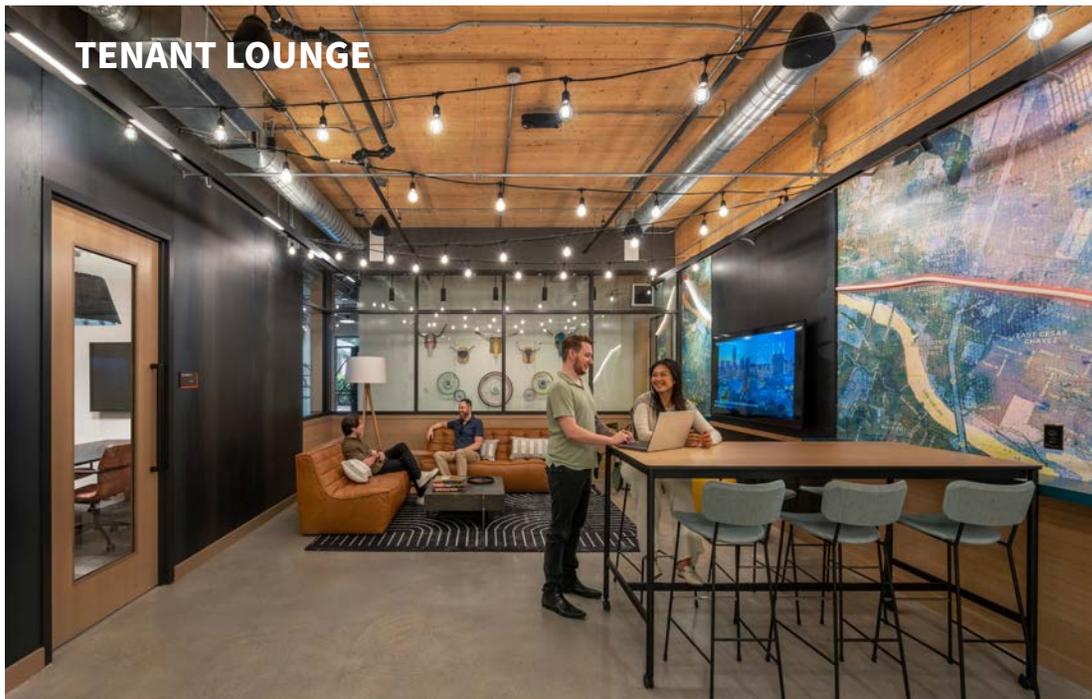
CONFERENCE ROOM



GRAND STAIRCASE



360°
AMENITY CENTER



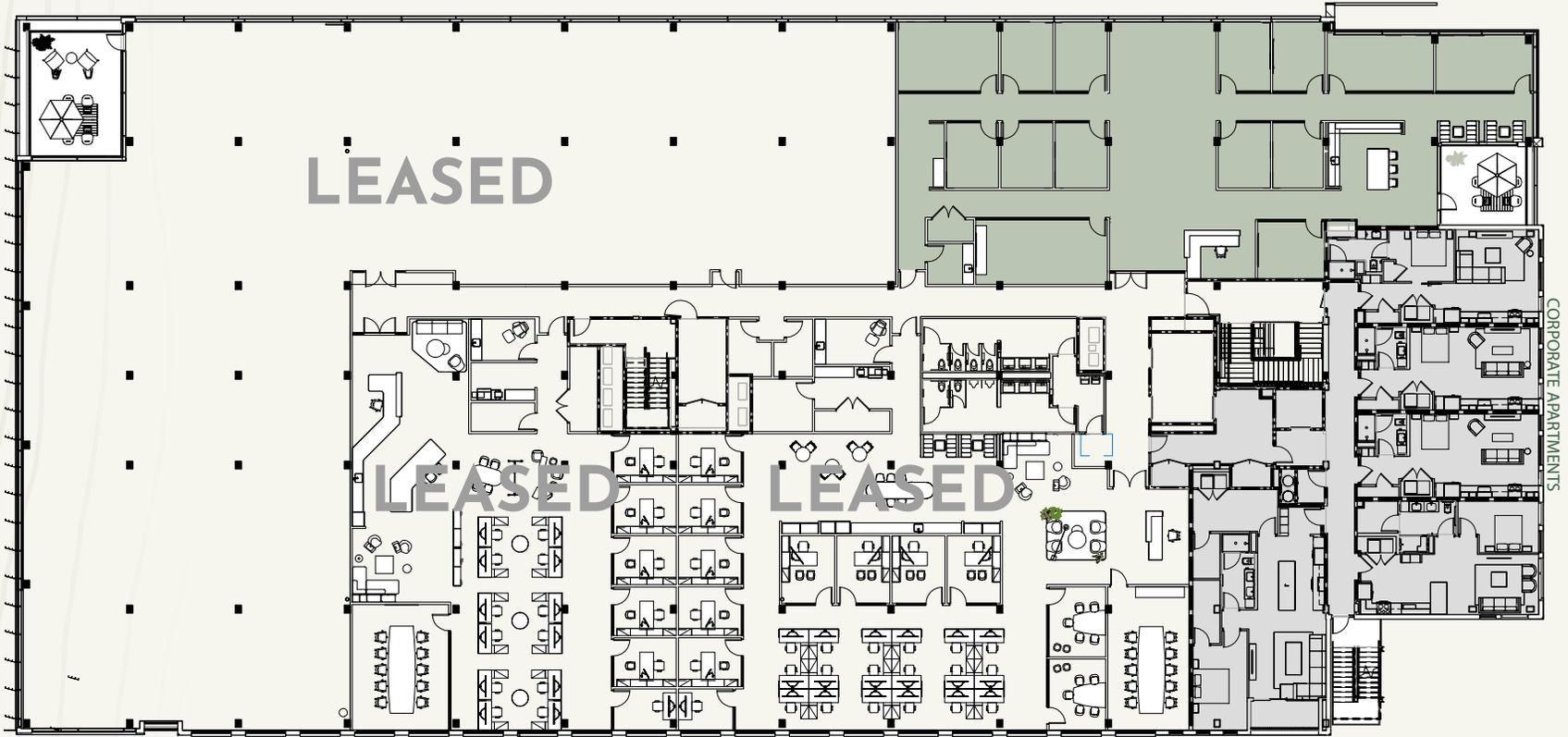
AMENITIES

-  Fitness Center
-  Locker-room with showers
-  Yoga Studio
-  Tenant Lounge
-  Secured Bike Storage
-  Private Balconies
-  Rooftop Patio
-  24-7 Security
-  Onsite Corporate Residential Suites
-  Below-grade parking



LEVEL 2

Suite 210 - 6,412 RSF
Available 8/1/2026





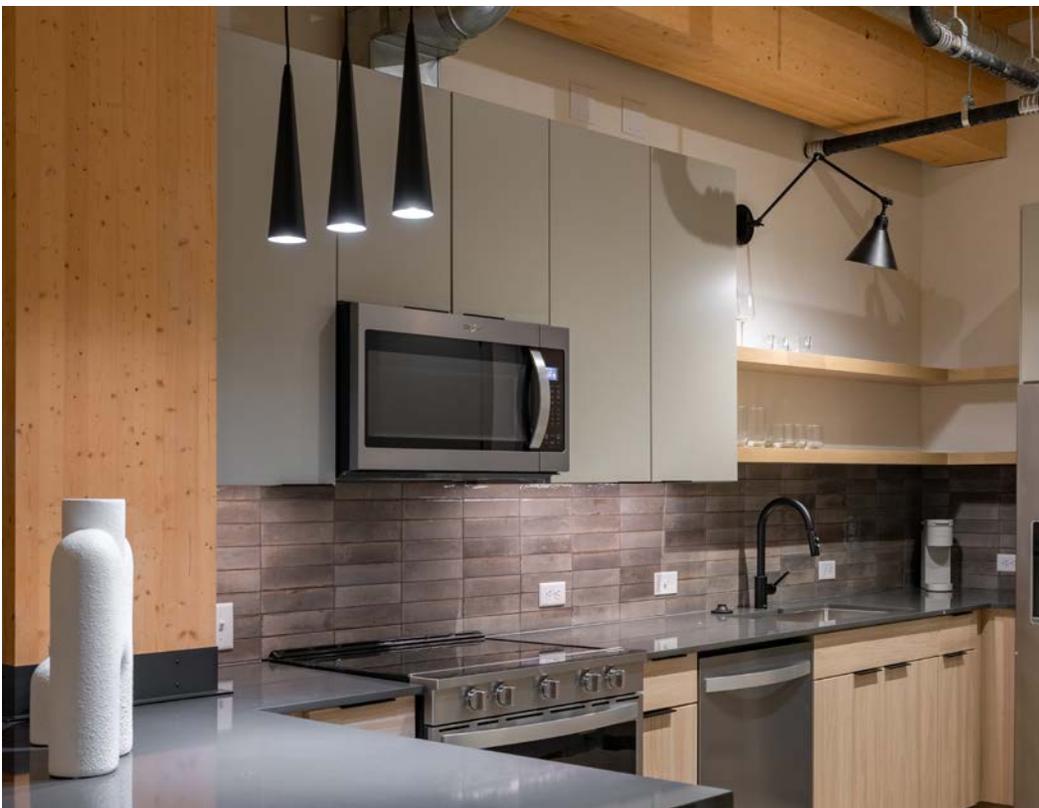
CONFERENCE ROOM - LEVEL 1

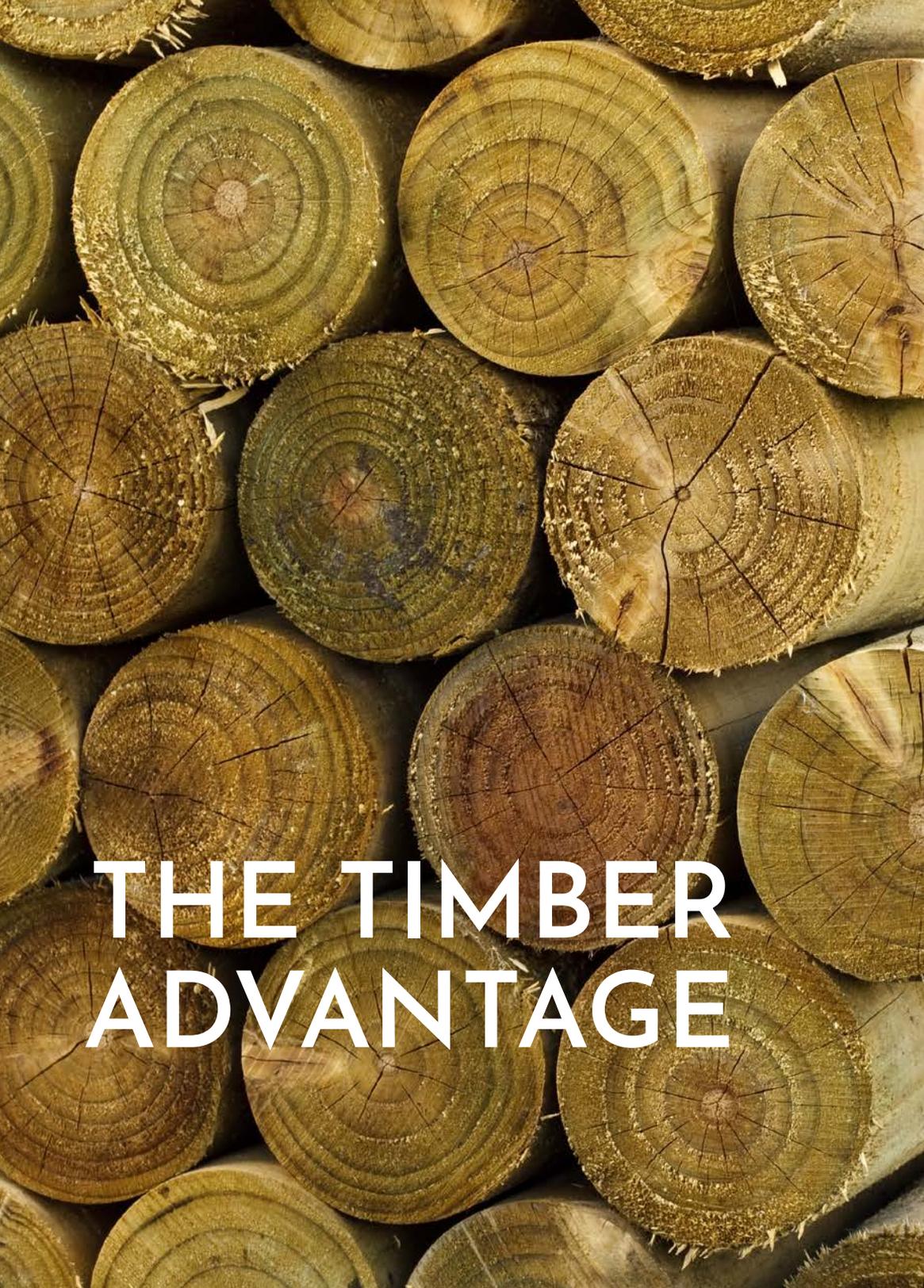


CORPORATE APARTMENT - SINGLE BEDROOM



CORPORATE APARTMENT - STUDIO





THE TIMBER ADVANTAGE

Mass Timber Building



What makes it different from a normal building?

Timber offers a lower carbon footprint, and embodied carbon advantage to traditional concrete or steel construction. The sequestered carbon captured in the sustainably farmed wood used for construction is stored for the life-cycle of the building.

The environmental impacts are abundant

- 🌱 T3 Eastside will store 2,327 metric tons of carbon dioxide
- 🌱 T3 Eastside avoids 900 metric tons of carbon dioxide
- 🌱 T3 Eastside total potential carbon benefit is 3,227 metric tons of carbon dioxide.

This is equivalent to

- 🌱 682 cars off the road for a year
- 🌱 Energy to operate 341 homes for a year



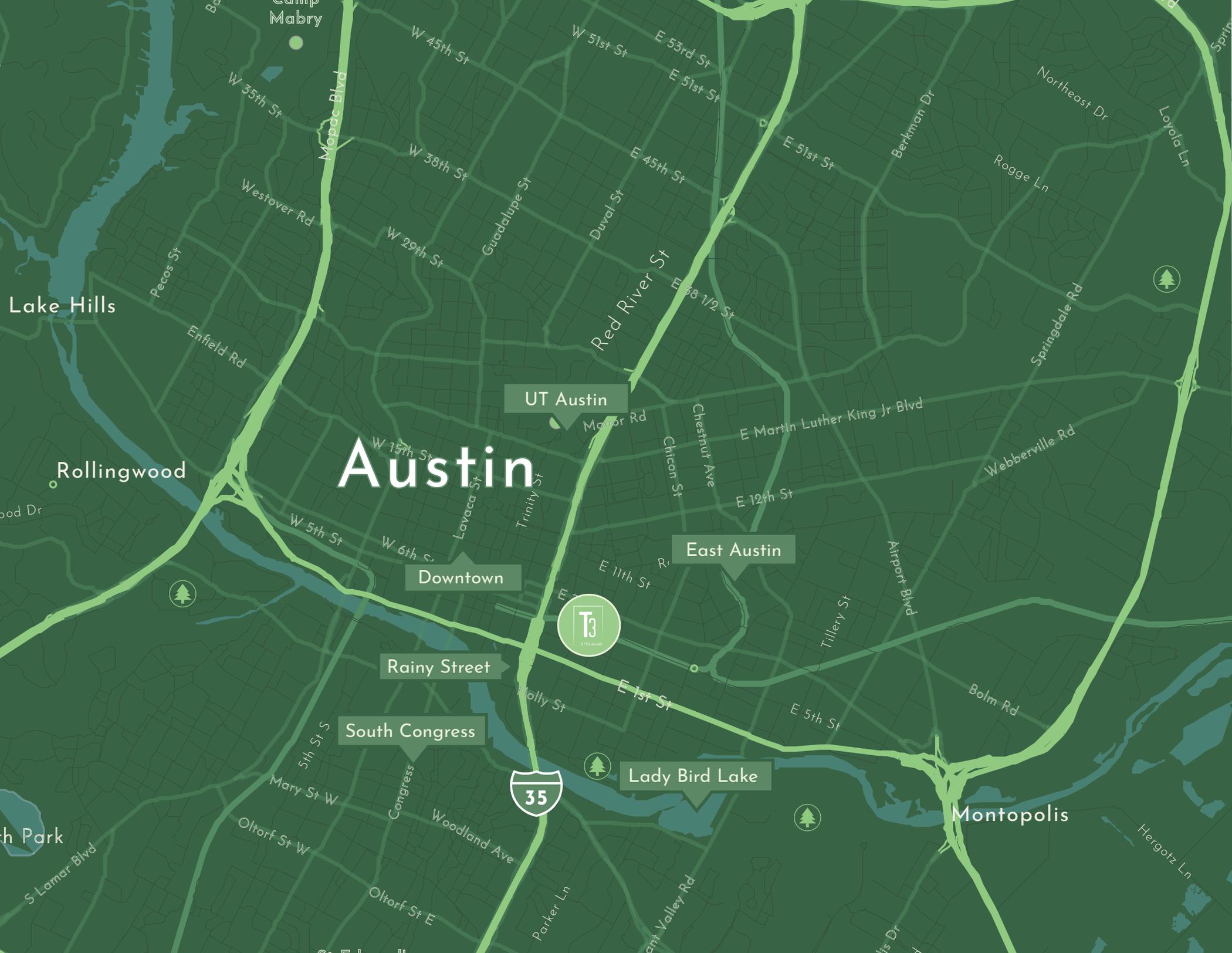
TIMBER. RAW CHARACTER.

Meet **T3 EASTSIDE**. A new generation of heavy timber building—anchored by sustainably sourced wood—that redefines the standard for the modern, creative office. A place that will inspire creativity, attract talent, promote productivity, and honor the unique spirit of Austin’s Eastside neighborhood.

TIMBER STRENGTH. TRUE SUSTAINABILITY.

Look around at the natural wood, glass and light that envelop T3 and it’s impossible not to feel more connected – with your surroundings, your colleagues and your work. Built from heavy timber, **T3 EASTSIDE** is one of the most environmentally friendly and sustainable building types you’ll find in a modern workplace. It’s all sourced from managed forests that utilize certified sustainable forestry practices, which helps make LEED® certification a given. It’s all about providing architectural surroundings that elevate your people and products. Creating the very best possible platform to build your brand upon.





Austin

UT Austin

Downtown

Rainy Street

South Congress

East Austin

Lady Bird Lake



Rollingwood

Lake Hills

Montopolis

h Park

Camp Mabry

W 35th St

W 45th St

W 51st St

E 53rd St

E 51st St

W 38th St

E 45th St

E 51st St

Westover Rd

W 29th St

Duval St

E 38 1/2 St

Enfield Rd

Red River St

Springdale Rd

Pecos St

Guadalupe St

Manor Rd

Chestnut Ave

E Martin Luther King Jr Blvd

Webberville Rd

W 15th St

Chicon St

E 12th St

Rollingwood

W 5th St

W 6th St

E 11th St

East Austin



Downtown

E 11th St

Airport Blvd

Tillery St

Rainy Street



Molly St

E 1st St

E 5th St

Bolm Rd

South Congress

5th St S



Lady Bird Lake



h Park

Mary St W

Congress

Woodland Ave

Montopolis

S Lamar Blvd

Oltorf St W

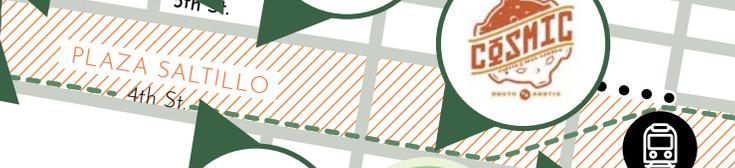
Oltorf St E

Parker Ln

ant Valley Rd

is Dr

Hergotz Ln



I-35

PLAZA SALTILLO

La BARBECUE

LOCATION 1211 E. 4th Street Austin, TX 78702

- | | |
|---|-------------------------------|
| 1. Poke Austin | 32. Oseyo |
| 2. Gyu-Kaku Japenses BBQ | 33. Heywood Hotel |
| 3. Cosmic Coffee | 34. la Barbecue |
| 4. Dolce Neve Gelato | 35. Flat Track Coffee |
| 5. Historic Scoot-Inn 6. Texas Coffee Traders | 36. Reunion 19 |
| 7. Snooze Eatery | 37. Royal Blue Grocery |
| 8. JuiceLand | 38. Blenders and Bowls Club |
| 9. Hopdoddy Burger Bar | 39. Yellow Jacket Social |
| 10. Wright Bros. Brew & Brew | 40. Tamale House East |
| 11. Target | 41. The Liberty |
| 12. Native Hostel and Bar & Cafe | 42. Zilker Brewing Co. |
| 13. Whole Foods | 43. Grackle |
| 14. Shangri-La | 44. Suerte |
| 15. East Austin Hotel | 45. Whisler's |
| 16. Buenos Aires Café | 46. Lefty's Brick Bar |
| 17. Inn Cahoots | 47. ARRIVE Austin |
| 18. Licha's Cantina | 48. Cartel Coffee Lab |
| 19. Cenote | 49. Via 313 Pizza |
| 20. Las Trancas Taco Stand | 50. Lazarus Brewing Co. |
| 21. EastSide Tavern | 51. La Michoacana Meat Market |
| 22. Revival Coffee | 52. Cuvee Coffee Bar |
| 23. Revelry Kitchen + Bar | 53. High Noon |
| 24. HOTEL VEGAS | |
| 25. Easy Tiger | |
| 26. LoLo | |
| 27. Cisco's Restaurant | |
| 28. The White Horse | |
| 29. The Guild East Side | |
| 30. Il Brutto | |
| 31. Raman Tatsu-Ya | |



TRANSIT & LIVING

MetroRail

- Red Line Stop
- Red Line

Rail Expansion

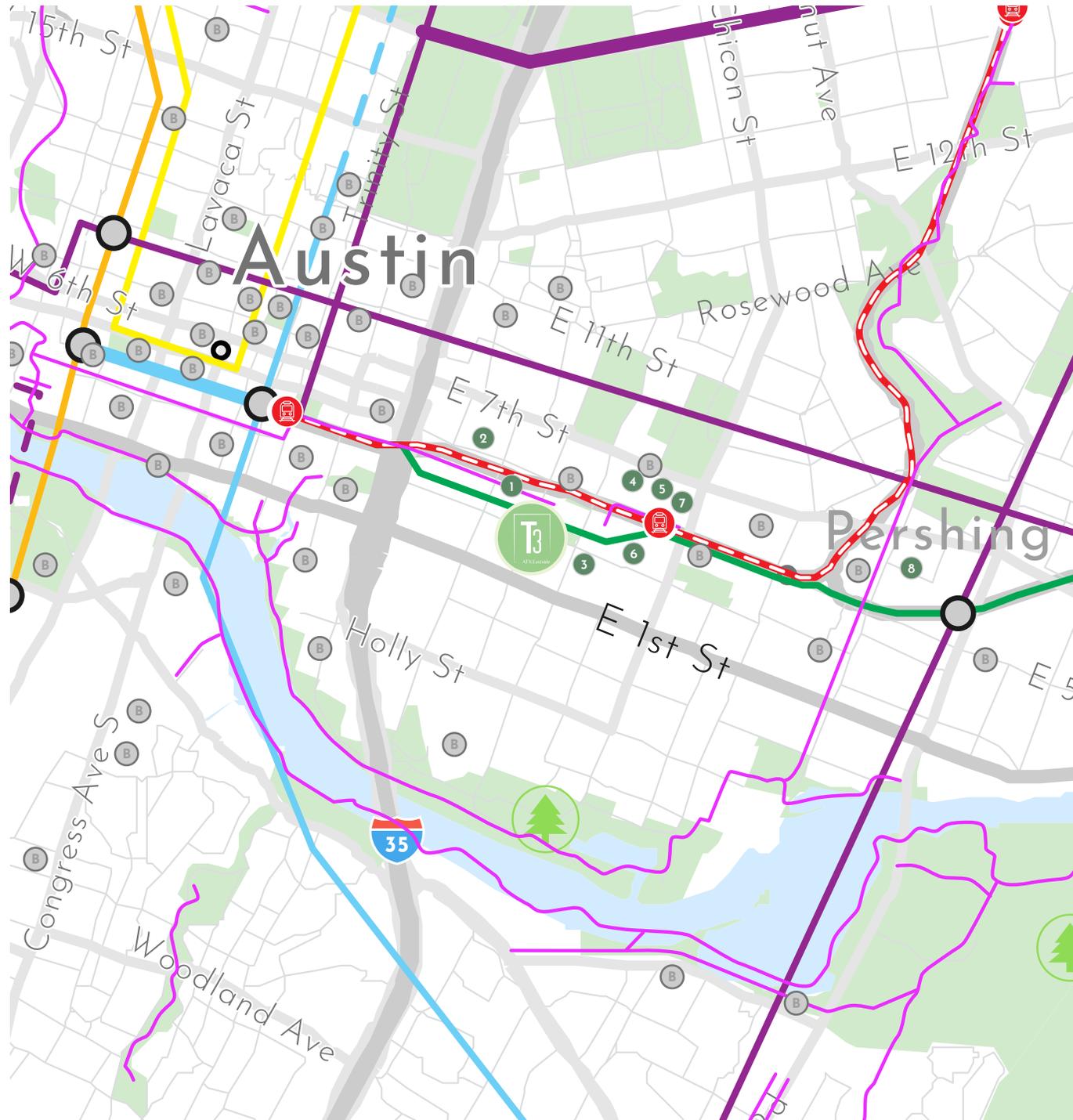
- Stops
- Green Line
- Blue Line
- ⋯ Potential Future Extension
- Orange Line
- Gold Line
- Enhanced MetroRapid Route
- ⋯ Potential Future Extension

- Ⓟ Bike Share Stations

- Walking/Biking Trails

Walkable Housing

- Residences at Saltillo**
1211 E 5th St, Austin, TX 78702
- Corazon Apartments**
1000 E 5th St, Austin, TX 78702
- The Seville on 4th Street**
1401 E 4th St, Austin, TX 78702
- Candela**
1614 E 6th St, Austin, TX 78702
- The Arnold**
1621 E 6th St, Austin, TX 78702
- Eastside Station**
1700 E 4th St Suite #1239, Austin, TX 78702
- Indie Apartments**
1630 E 6th St, Austin, TX 78702
- E6 Apartments**
2400 E 6th St, Austin, TX 78702



Hines

is a privately owned global real estate investment firm founded in 1957 with a presence in 225 cities in 25 countries. Hines has approximately \$144.1 billion of assets under management, including \$66.5 billion for which Hines provides fiduciary investment management services, and \$54.1 billion for which Hines provides third-party property-level services. The firm has 165 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,426 properties, totaling over 463 million square feet. The firm's current property and asset management portfolio includes 576 properties, representing over 246 million square feet. We are thrilled to bring this



DENVER, CO

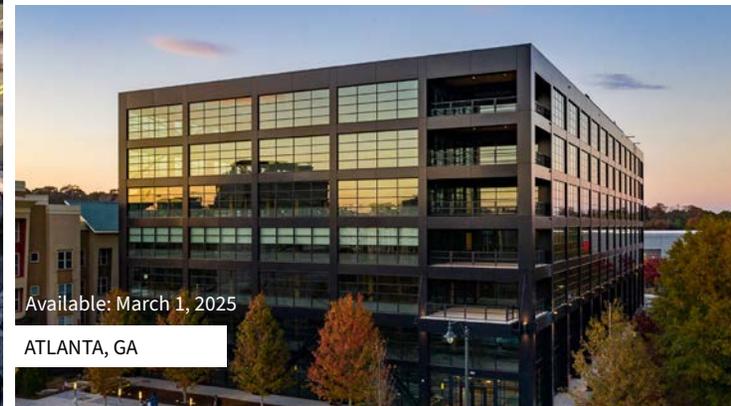


MINNEAPOLIS, MN



Available: March 1, 2025

TORONTO, ONTARIO



Available: March 1, 2025

ATLANTA, GA



FOR MORE INFORMATION:

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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.



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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Kimbrough	483093	kevin.kimbrough@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date