

1515

CESAR
CHAVEZ

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



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**CESAR
CHAVEZ**

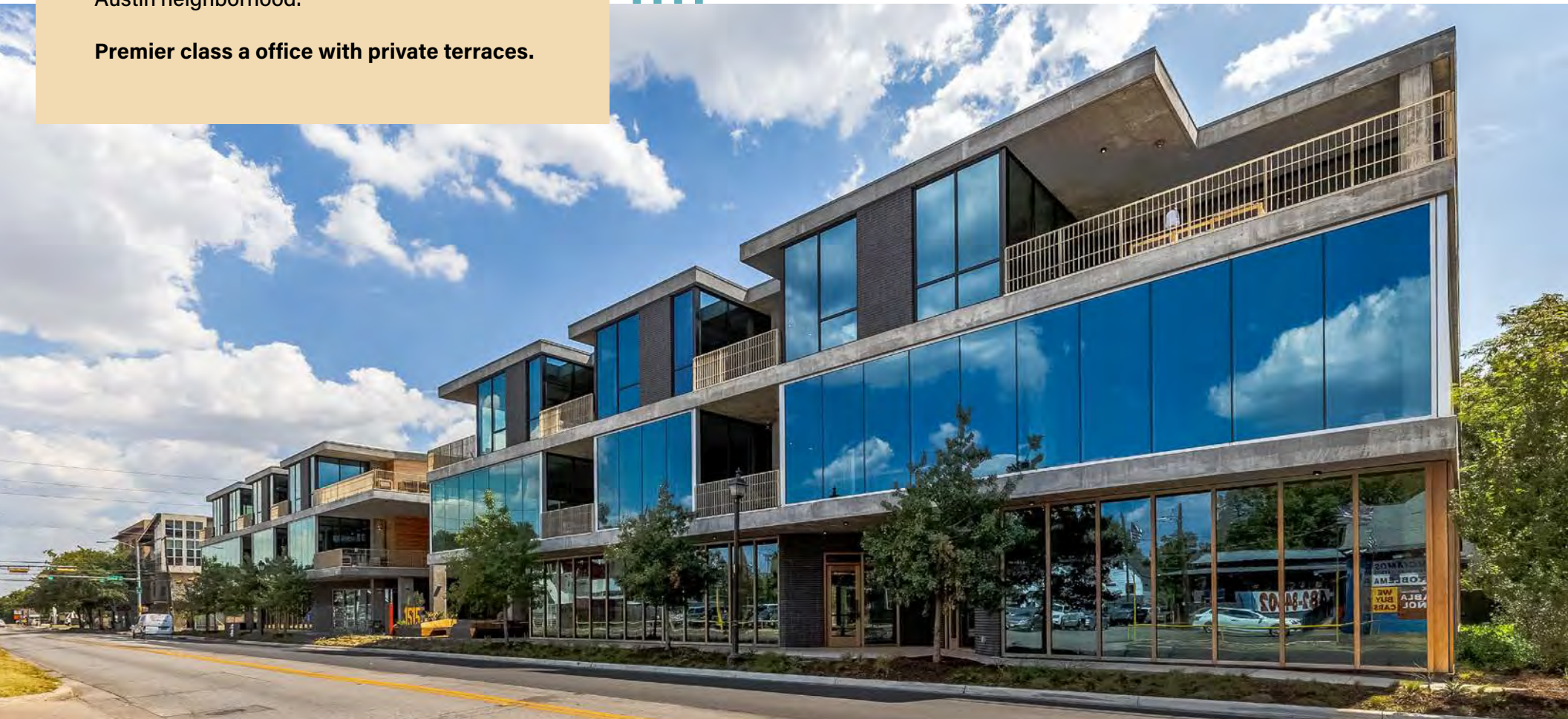
A light-filled, creative environment offering unique loft-like workspaces blending high-end contemporary design with the latest revolutionary construction materials. 1515 provides flexible, efficient and creative offices in the growing East Austin neighborhood.

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 (2nd & 3rd 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



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PRIVATE OUTDOOR
TERRACES WITH
DOWNTOWN VIEWS





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LIGHT FILLED
RETAIL SPACE





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PATIO OVERLOOKING
CESAR CHAVEZ





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2ND FLOOR
COVERED PATIO





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GROUND FLOOR
OFFICE OR RETAIL



The Malin[®]

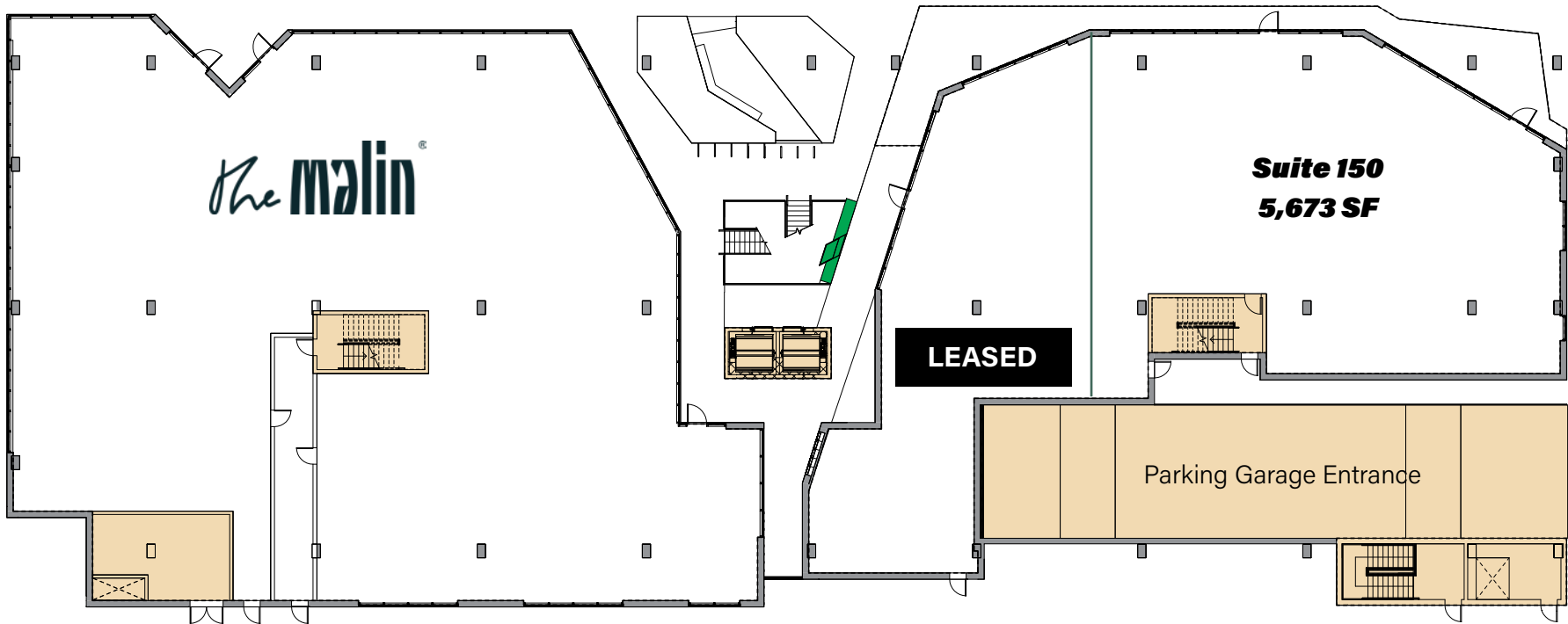
The Malin East Austin redefines the city's members club scene with a refined work-centric approach. The workspace offers 10 private offices, 24 dedicated desks, four meeting rooms, 12 phone booths, two libraries, and a kitchen.

Located on the first floor at 1515.



E. CESAR CHAVEZ ST.

COMAL ST.



SUITE 150

5,673 RSF

FIRST FLOOR

5,673 RSF

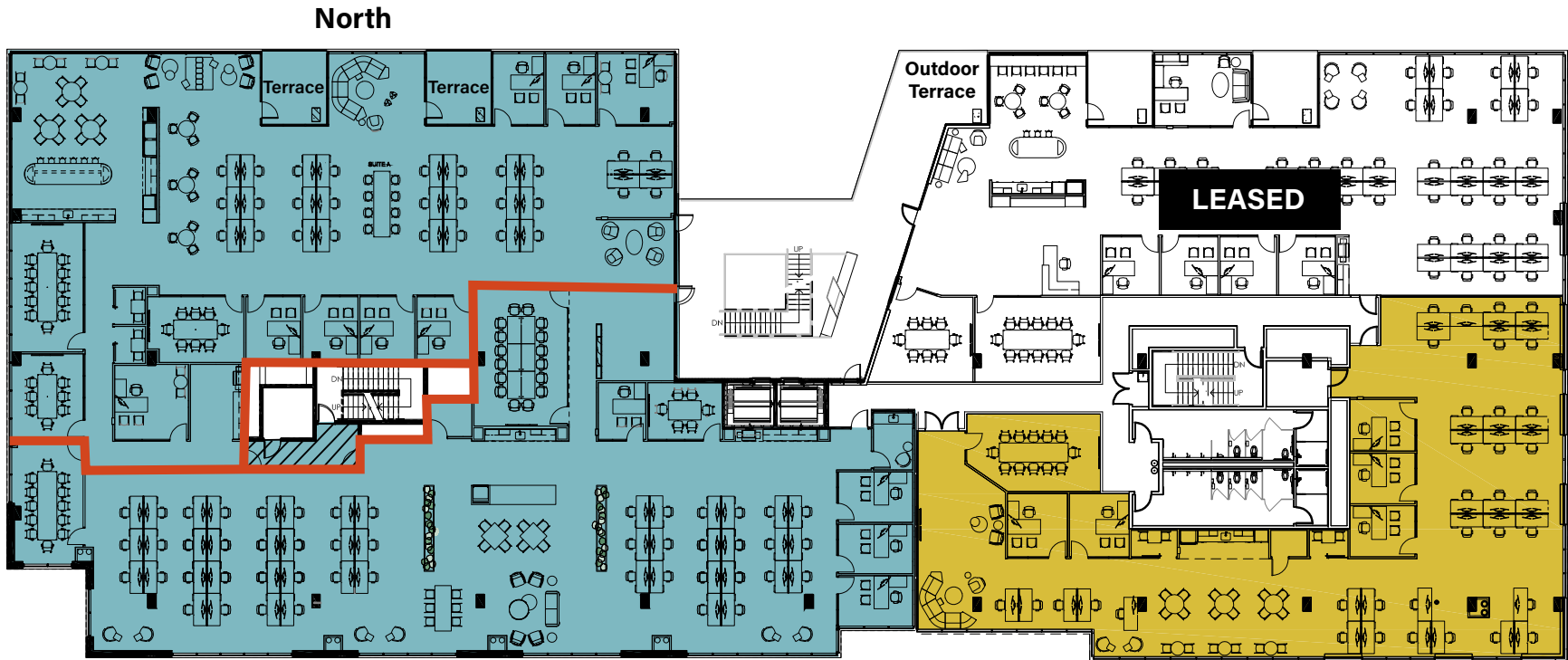
OFFICE OR RETAIL SPACE

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.



North

South



SPEC SUITE 200

16,746 RSF - some furniture available

Divisible: North - +/- 8,382 RSF

South - +/- 8,363 RSF



SPEC SUITE 250

5,712 RSF

SECOND FLOOR



SPEC SUITE VIDEO

22,458 RSF

OFFICE SPACE



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2ND FLOOR
SUITE 200 RECEPTION





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SUITE 200
WORKSTATIONS





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SUITE 200 PANTRY



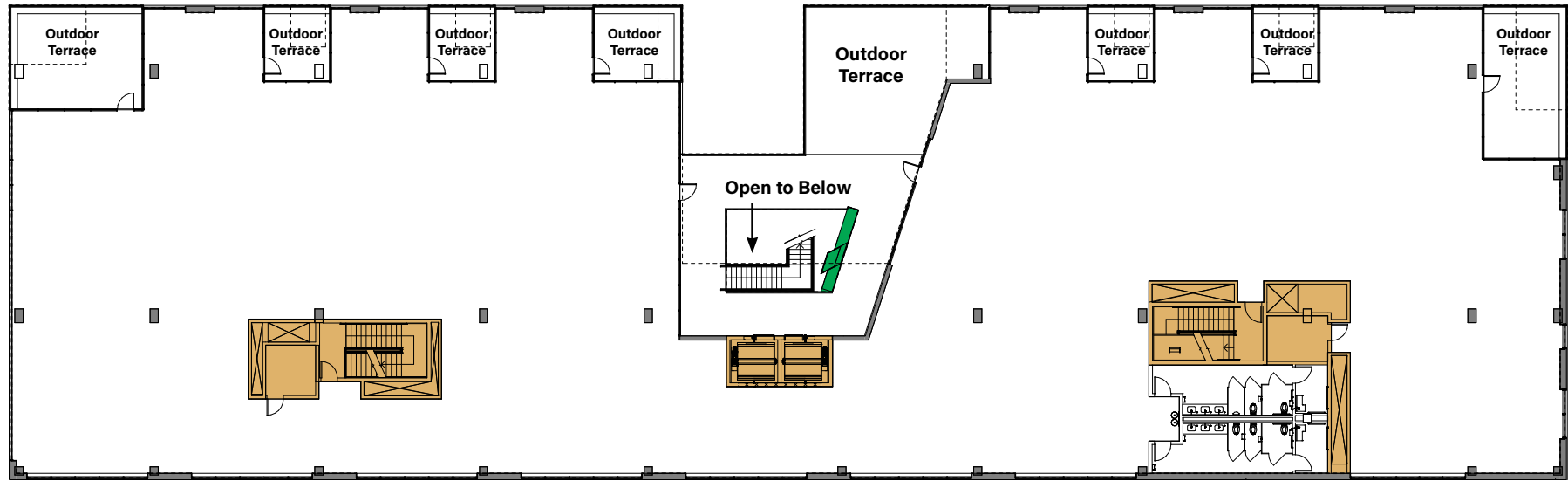


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SUITE 250 BREAK



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.

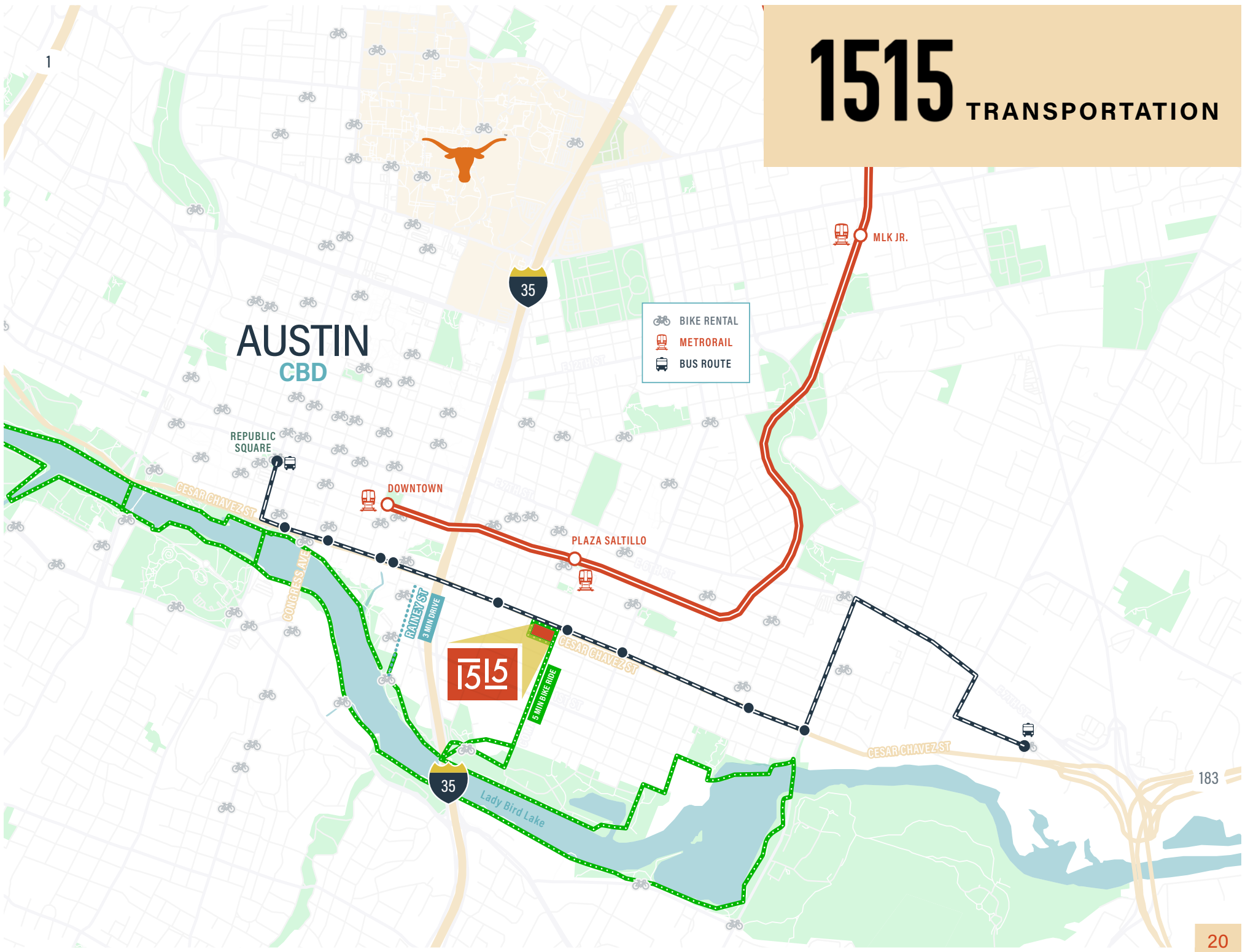


1515 AUSTIN, TX

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

- | | |
|--|---|
| <ul style="list-style-type: none"> A. Taco Flats B. Outdoor Voices C. DPR
Bond Collective
Unity Technologies
Perkins & Will D. Sumo E. Punchh
C3 Presents F. SAS
Pirkey Barber
Zebra
Snow Software | <ul style="list-style-type: none"> G. William Murray Golf H. Alliance Abroad I. Favor/HEB J. Realtor.com
Sysco
Opcity K. Google L. Atlassian
RWE
The Beck Group |
|--|---|

NEARBY (just off the map)

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



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Grace Gammill
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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.



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date