

A tall, modern glass skyscraper with a unique, angular design, set against a clear blue sky. The building's facade is composed of a grid of glass panels, reflecting the sky and surrounding environment. The building's top edge is sharp and pointed. In the foreground, there are green trees and a clear blue sky. The overall aesthetic is clean, modern, and professional.

Indeed Tower

# Workplace, perfected



# A premier workplace at the center of Downtown Austin

Rising in the center of Austin's CBD, Indeed Tower offers a premier mixed-use environment designed for today's workforce. Spanning approximately 730,000 square feet, the property unites a modern 36-story office tower with a revitalized historic post office, creating a one-of-a-kind workplace destination.

From private outdoor terraces to thoughtfully selected retail and seamless everyday conveniences, every element is intentionally curated. With a focus on enhancing the employee experience, Indeed Tower delivers a refined, amenity-rich setting that supports productivity, wellbeing, and the expectations of Austin's leading talent.





## Property highlights

### **~730,000 SQ. FT.**

36-story office tower with 10 private terraces on a full city block designed by Page

### **10'**

Floor-to-ceiling height  
14' Exposed ceiling

### **EFFICIENT PARKING**

2/1,000 parking ratio & 45 electrical charging stations

### **SUSTAINABLE**

LEED Platinum v4 certified  
Fitwel certified  
AEGB 4-Star rating

### **KILROY CONNECT APP**

for tenants to stay connected to the building and surrounding areas

### **~34,000 SQ. FT.**

Average floor plates

### **ELEVATED VIEWS**

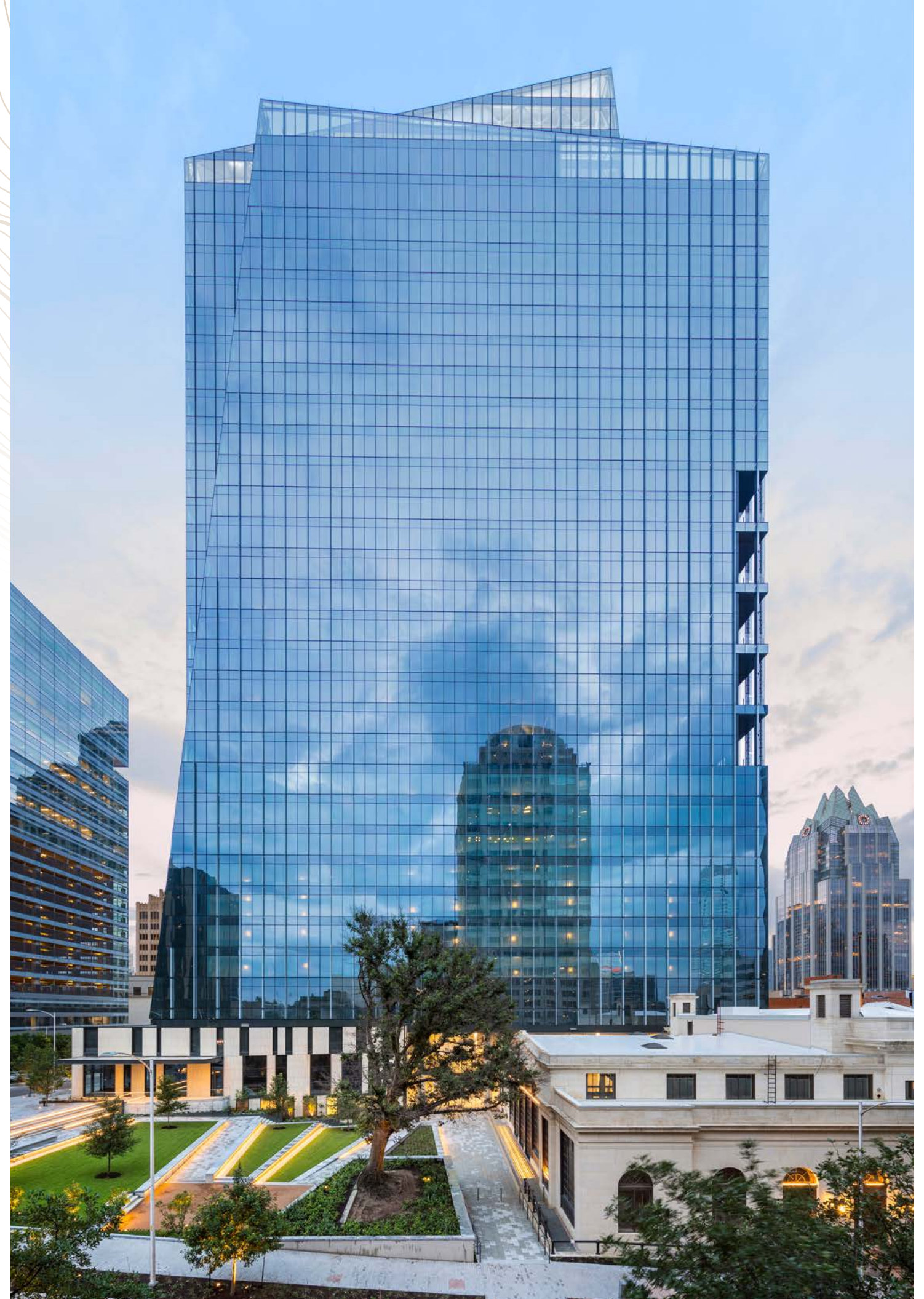
Floor-to-ceiling glass allows for unobstructed views of Lady Bird Lake, The Capitol, & the Hill Country

### **HIGHLY AMENITIZED**

Vibrant tenant experiences throughout the property

### **HIGH END**

Spec suites



Perfectly positioned in the heart of the CBD



Lonesome Dove



The Kimberley



BOA Steakhouse



650+

RETAIL STORES

100+

EVENT VENUES

12,000+

RESIDENCES

15,000+

HOTEL ROOMS



# Steps from Austin's Best

## FOOD QUICK SERVICE:

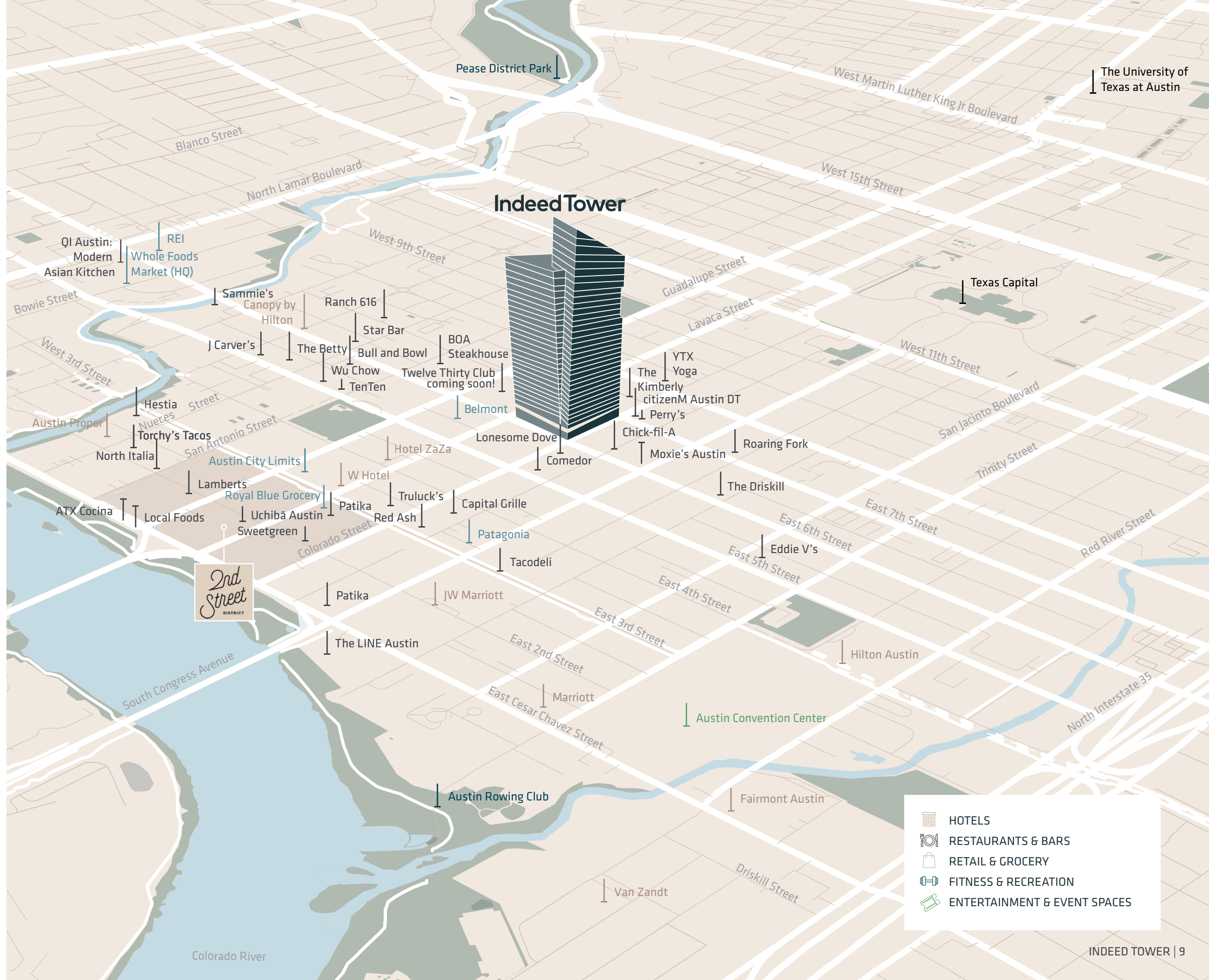
Juiced Up: Ground Floor of Indeed Tower!  
 Chick-Fil-A: 1 min.  
 Velvet Taco: 2 min.  
 Capitol One Cafe: 3 min.  
 Cava: 3 min.  
 Royal Blue Grocery: 3 min.  
 P. Terry's Burger Stand: 3 min.  
 Chipotle: 5 min.  
 Sweetgreen: 7 min.  
 and free delivery to the building

## CASUAL DINING:

Sammie's Italian: 3 min.  
 Caroline's: 3 min.  
 Hestia: 4 min.  
 Manny's: 4 min.  
 Eureka!: 4 min.  
 Uchibā: 5 min.  
 ATX Cocina: 5 min.  
 Modern Market: 5 min.  
 Cooper's Old Time Pit BBQ: 8 min.  
 Lavaca Street Bar: 5 min.  
 Sushi Junai Omakase: 6 min.  
 Verbena: 7 min.  
 Wu Chow: 7 min.  
 Ranch 616: 9 min.

## FINE DINING:

Kimberly: Ground Floor of Indeed Tower!  
 Perry's: 1 min.  
 Lonesome Dove: 1 min.  
 Boa: 1 min.  
 Comedor: 2 min.  
 TenTen: 5 min.  
 Red Ash: 5 min.  
 Truluck's: 5 min.





## Activated shared spaces

Thoughtfully designed common areas create a dynamic environment centered around a grand double-height lobby that serves as the building's impressive focal point.

This secure entry features 24-hour badged access and onsite security. The collaborative environments offer complimentary WiFi and flexible seating configurations for both formal meetings and casual collaboration. Tenants enjoy exclusive access to thoughtfully designed outdoor spaces as well as convenient retail amenities.





## An environment designed to inspire

The lobby's striking grand staircase provides direct access to a professional conferencing center, creating an elegant transition between public and private meeting spaces. Custom artwork installations from renowned artists Soo Sunny Park and Cerith Wyn Evans create a distinctive sense of place.





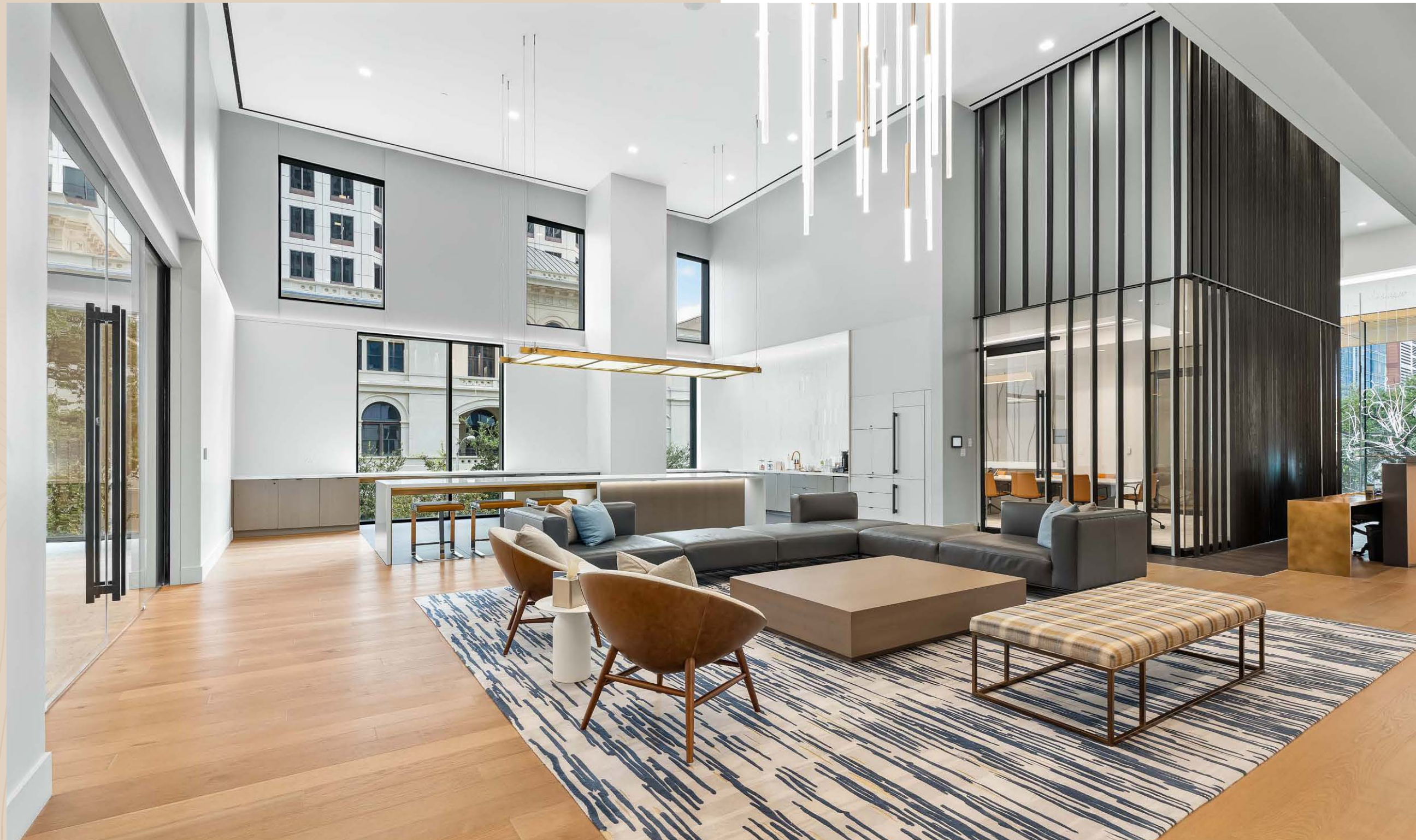
## Dynamic outdoor space

A 17,000-square-foot park-like environment offers a dynamic outdoor setting for tenants and visitors.

This expansive space hosts curated activations designed to facilitate meaningful social connections, fostering community engagement while creating opportunities for networking and collaboration in a natural setting. Anchoring the experience, a future on-site entertainment destination will introduce a fully immersive, hospitality-driven environment, seamlessly integrated into the outdoor space, where dining, relaxation, professional interactions, and live experiences flow together naturally.

# Conference center and lounge

Artful mix of soft seating, breakout spaces, and touch-down areas designed to support everything from focused work to collaborative meetings in a refined, hospitality-inspired setting.





Boardroom with seating up to 25 people



Training with seating up to 150 people

Reservable, tech-enabled training rooms, boardroom, and communal indoor space, including catering kitchenette

On-site concierge

Direct access from office spaces

Convenient scheduling with readily available space

# Fitness & Wellness Studio

~8,500 sq. ft. exclusive tenant amenity

Curated blend of high-end equipment

Stocked and serviced locker and shower rooms

Private & amenitized mother's room

Dedicated Peloton studio



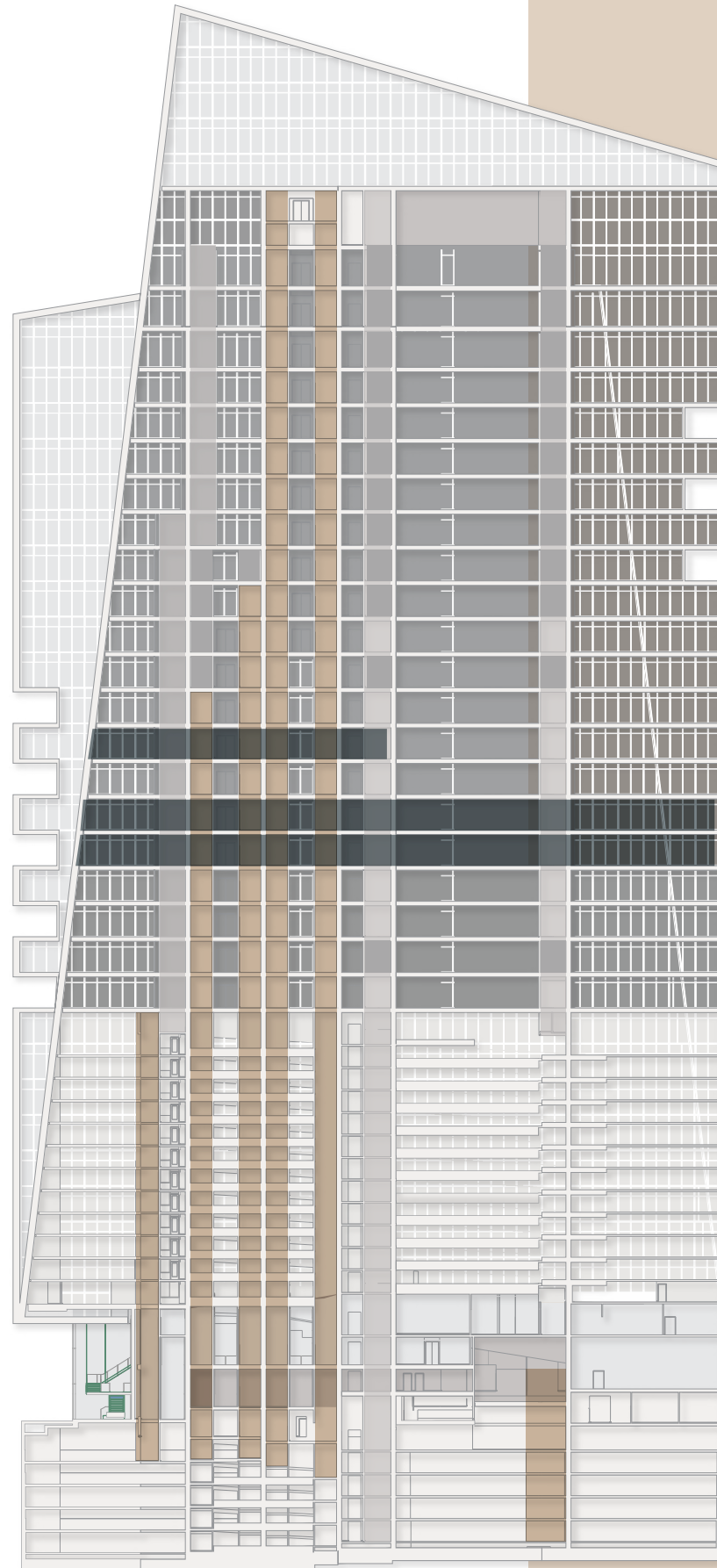
# Leasing opportunity

~69,000 sq. ft. contiguous;  
divisible to ~7,000 sq. ft.



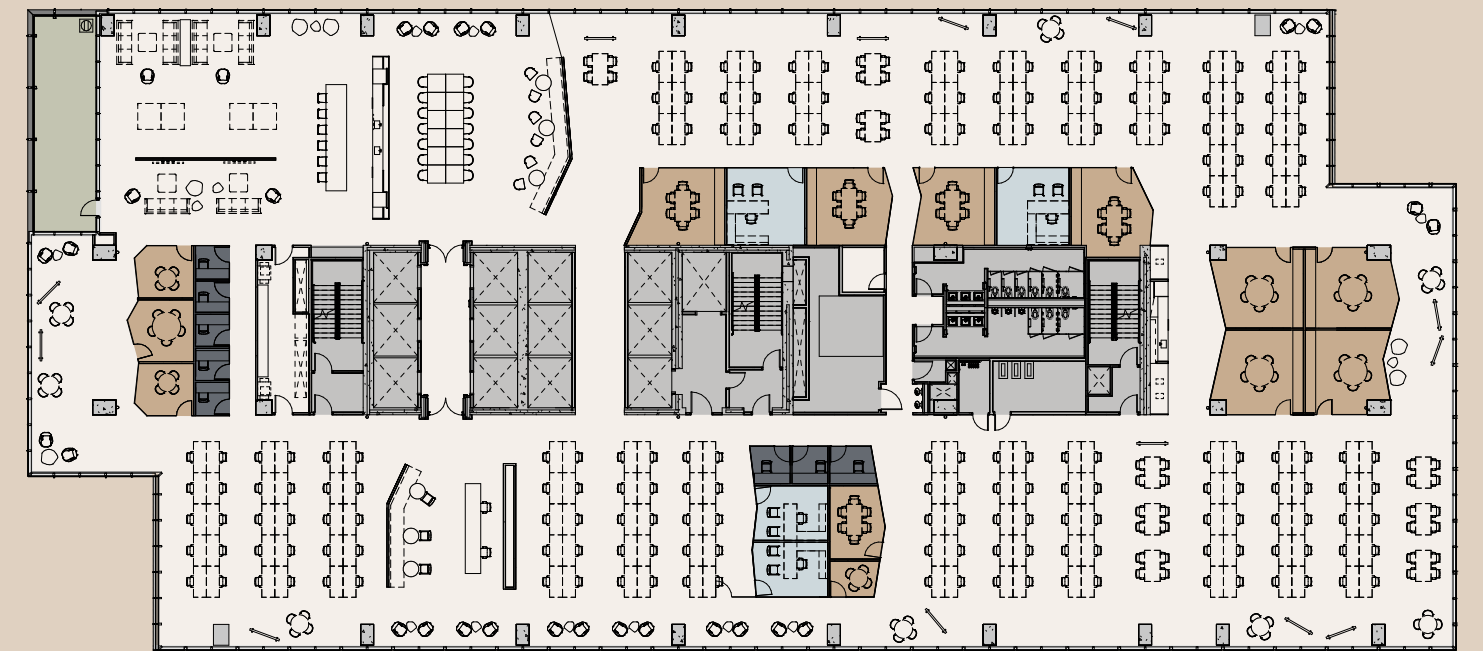
- FLOOR 24** Tour Buildout
- FLOOR 23** ~16,000 sq. ft.
- FLOOR 21** ~34,200 sq. ft.
- FLOOR 20** ~34,900 sq. ft.

- Available
- Leased
- Elevators
- Parking



## TEST FIT MID-RISE CREATIVE

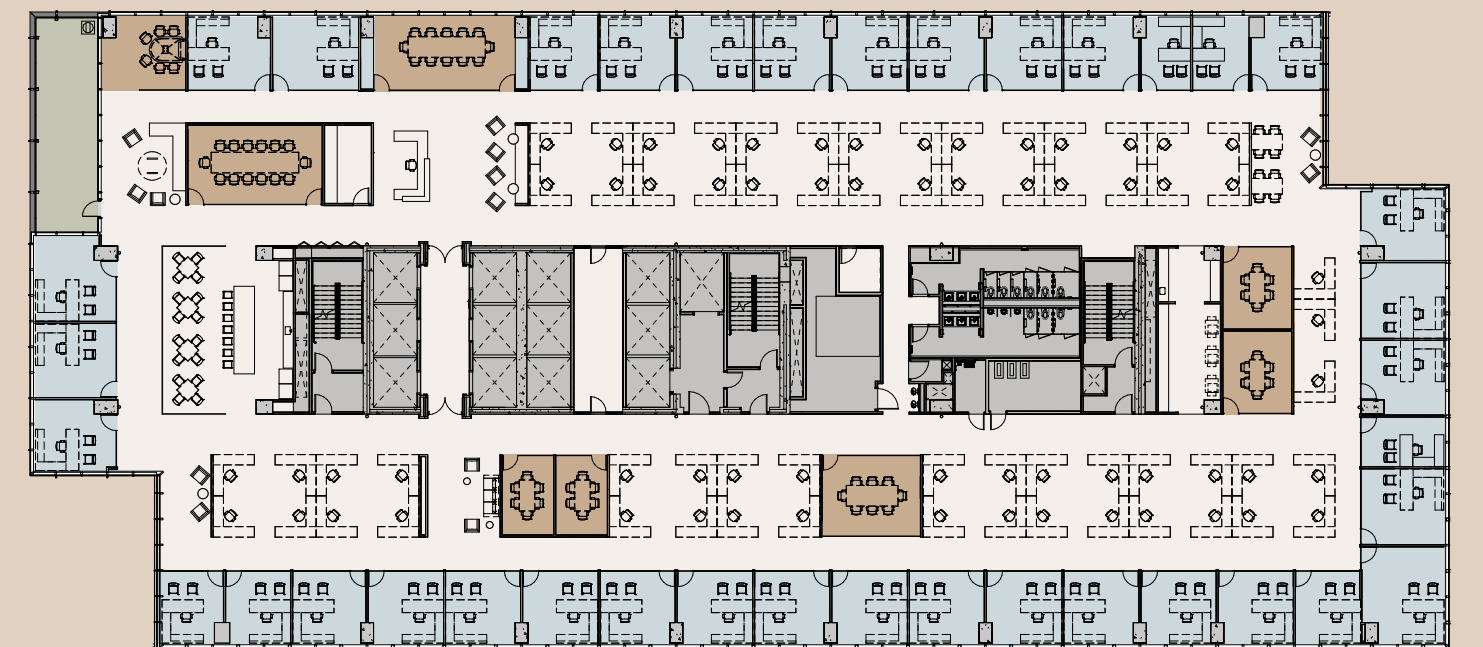
~34,000 sq. ft.



- Terrace
- 4 Private Offices
- 13 Conference Rooms
- 8 Call Rooms
- 182 Workstations
- Core

## TEST FIT MID-RISE TRADITIONAL

~34,000 sq. ft.



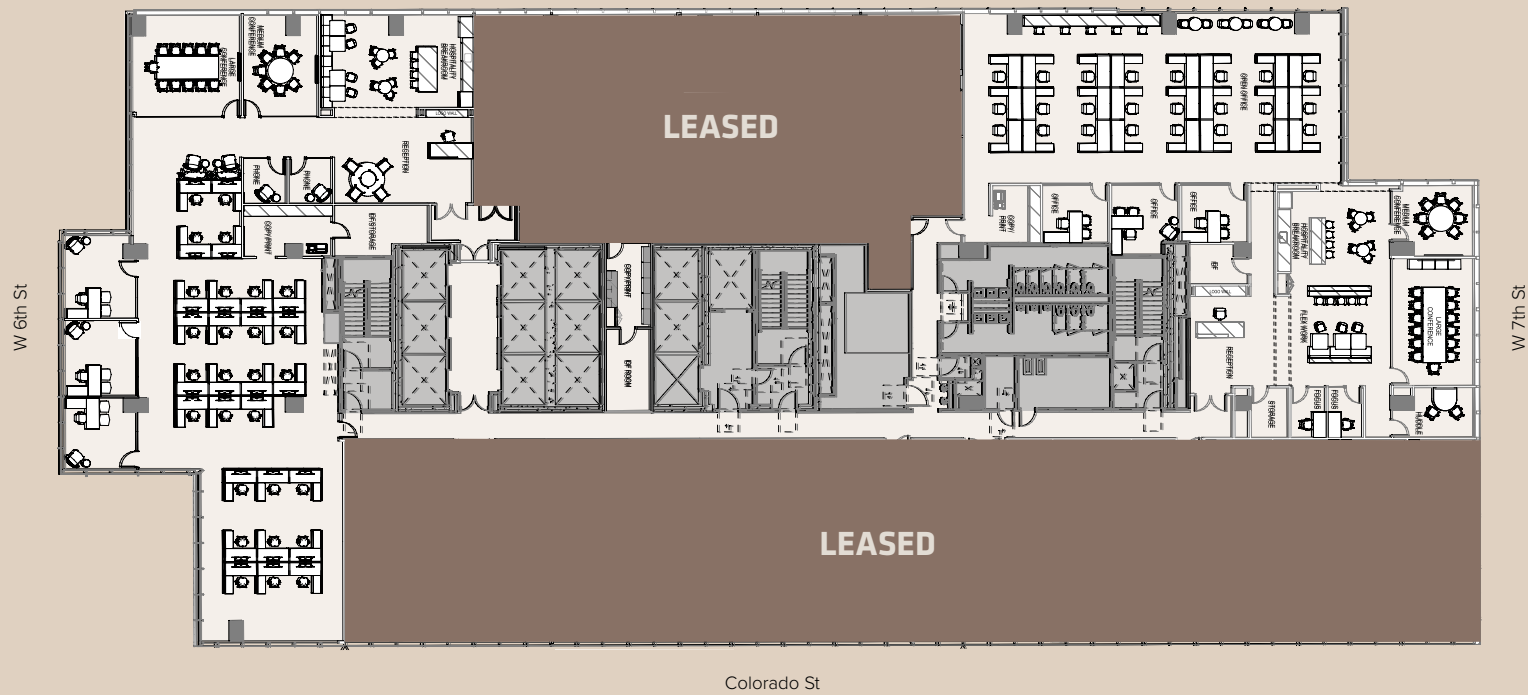
- Terrace
- 38 Private Offices
- 8 Conference Rooms
- 63 Workstations
- Core

# Floor 23 Spec Suites

**Ste 2300: 8,465 RSF**  
Delivery: July 2026



**Ste 2380: 7,806 RSF**  
Delivery: July 2026



# Suite 2300 Floorplan

8,465 RSF



- 3 Offices
- 2 Conference Rooms
- 24 Workstations
- 2 Focus Rooms
- 1 Hospitality Breakroom
- 1 Huddle Room
- 1 Reception



Suite 2300 Reception



Suite 2300 Breakroom

# Suite 2300



# Suite 2380 Floorplan

7,806 RSF

- 3 Offices
- 24 Workstations
- 1 Hospitality Breakroom
- 2 Conference Rooms
- 2 Focus Rooms
- 1 Huddle Room
- 1 Reception



Suite 2380 Reception



Suite 2380 Breakroom



# A leader in sustainable design and operations

Our resilient portfolio minimizes environmental and social impacts while maximizing the health and productivity of our tenants, employees, and communities.

## CARBON NEUTRAL OPERATIONS

Maintained carbon neutral operations for a second year

## WELL HEALTH-SAFETY RATING

Achieved WELL Health-Safety Rating for every directly-managed asset

## US EPA'S GREEN POWER PARTNERSHIP

Member of the National Top 100 List of the largest green power users



# More than a building—the Kilroy experience

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

## Sustainable, Innovative Design

Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.

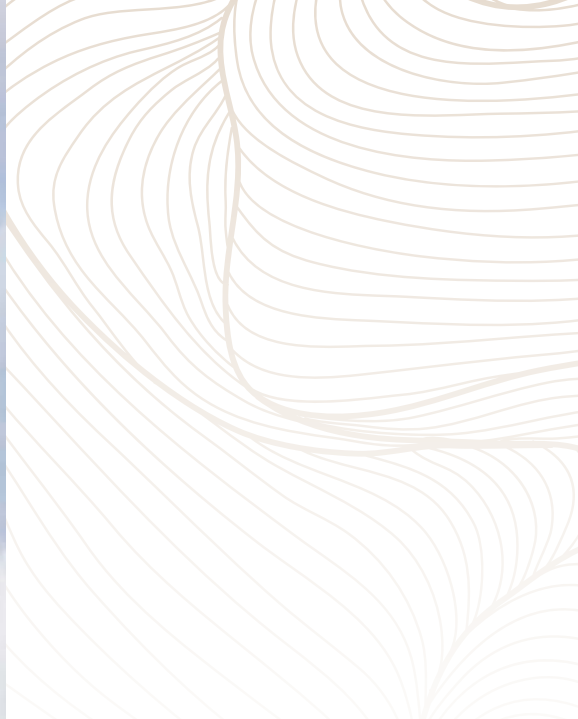
Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

## Tenant-focused Management

Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.

Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.





# Indeed Tower



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