



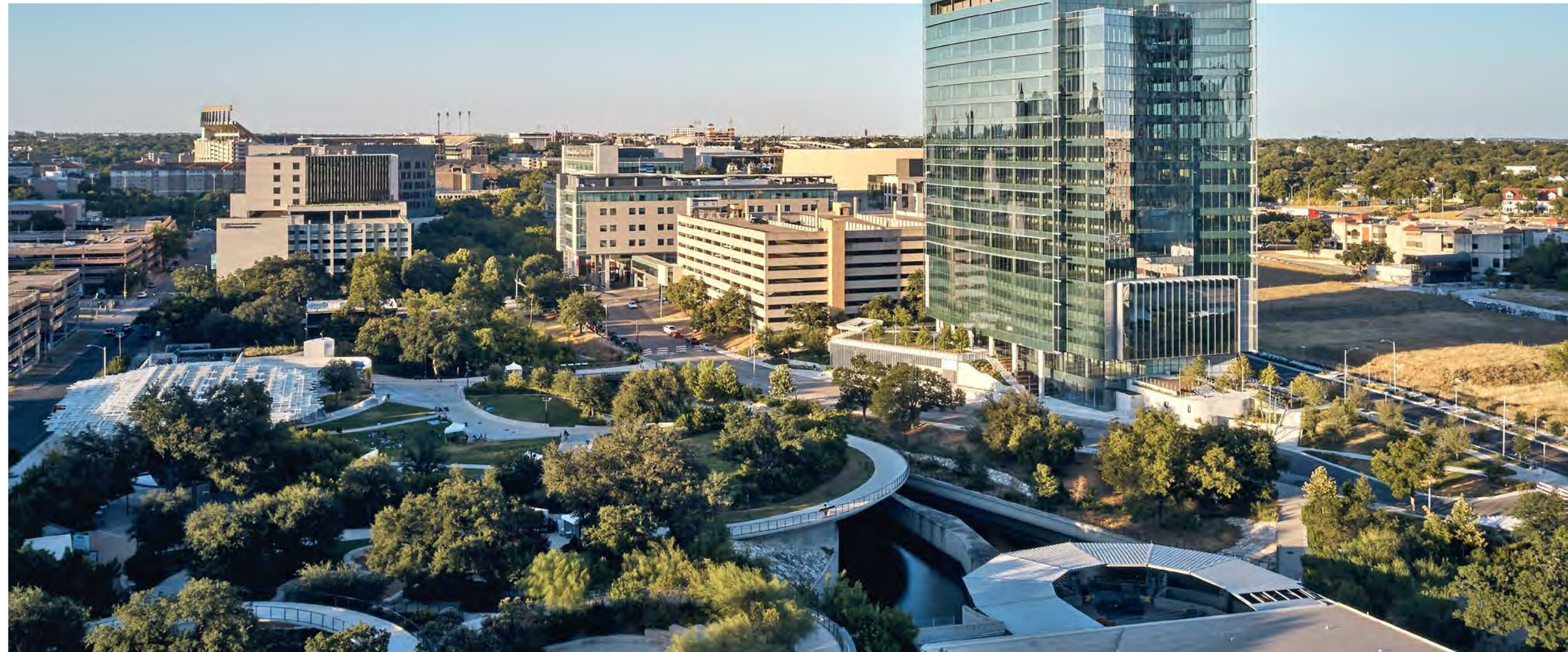
INNOVATION TOWER

1300 Red River Street, Austin, TX 78701

Where
Ideas Rise



Rising in the center of Austin's Innovation District, Innovation Tower captures the city's forward-looking spirit. This 16 story, Class A+ tower brings together modern design, sustainable performance, and direct access to a world-class talent pool — the ideal destination for companies shaping the future.





Built for
What's Next

Innovation Tower introduces a new era of workplace design in Austin's most transformative district.

- 324,510 SF of Class A office space
- 16 stories with flexible, efficient layouts
- Located in Austin's Innovation District
- Walkable to UT Austin, Moody Center, and Waterloo Park

Designed for Impact

Modern Architecture. Sustainable Performance.
Wellness-Driven Workspaces



Typical floorplate:
26,626 SF



Fitness center with
locker rooms and
showers



Expansive lobby and
views overlooking
Waterloo Amphitheater



Incredible
unobstructed 360
views



Secured bike storage
and connected parking
garage (2.9:1000 ratio)



Direct trail connection
to Waterloo Greenway



Gold Certification



Move-in ready
spec suites

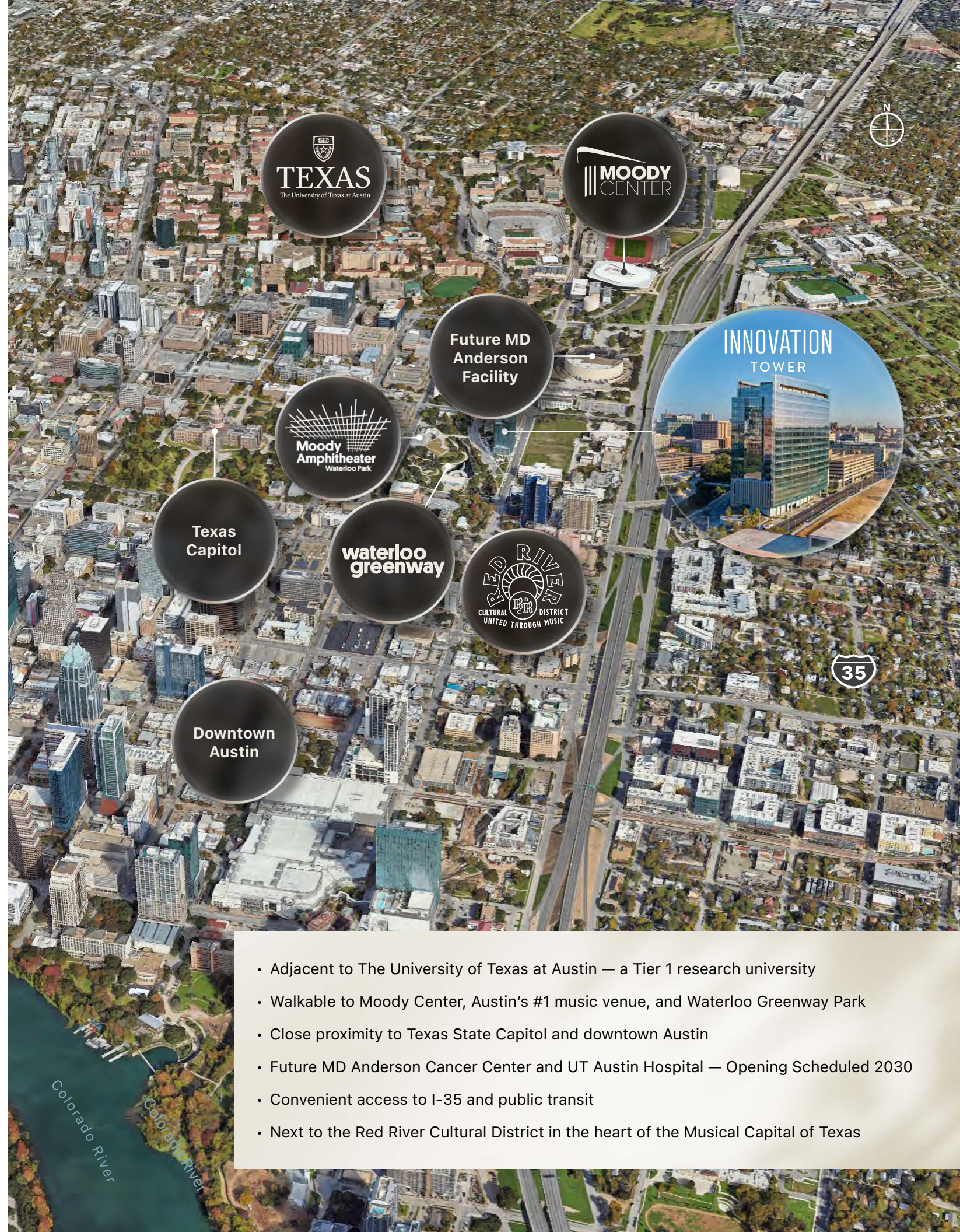
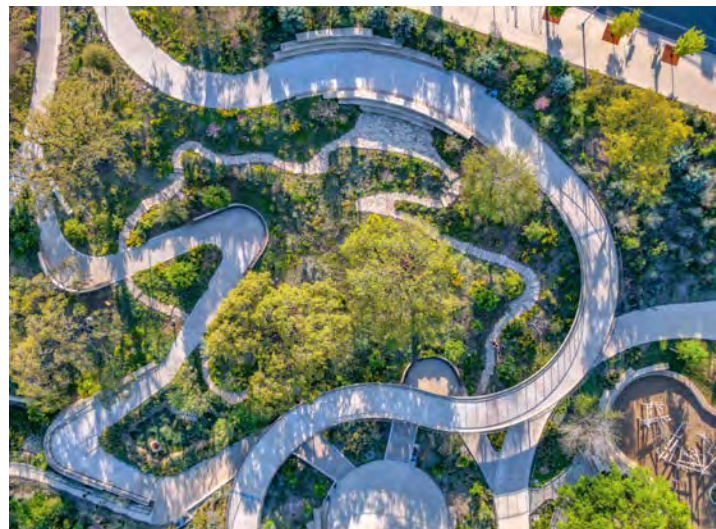


Every detail of Innovation Tower supports productivity and well-being. The building's contemporary glass façade maximizes daylight and views, while advanced systems and LEED Gold certification reflect a deep commitment to sustainability. Thoughtfully curated amenities inspire collaboration, balance, and connection.

At the Center of Austin's Innovation Ecosystem

Steps from Discovery, Culture, and Collaboration

Positioned within the city's Innovation District, Innovation Tower offers unmatched access to Austin's academic, medical, and creative centers. Tenants benefit from a walkable environment surrounded by world-class research, entertainment, and open green space — a place where the business community and university energy meet.

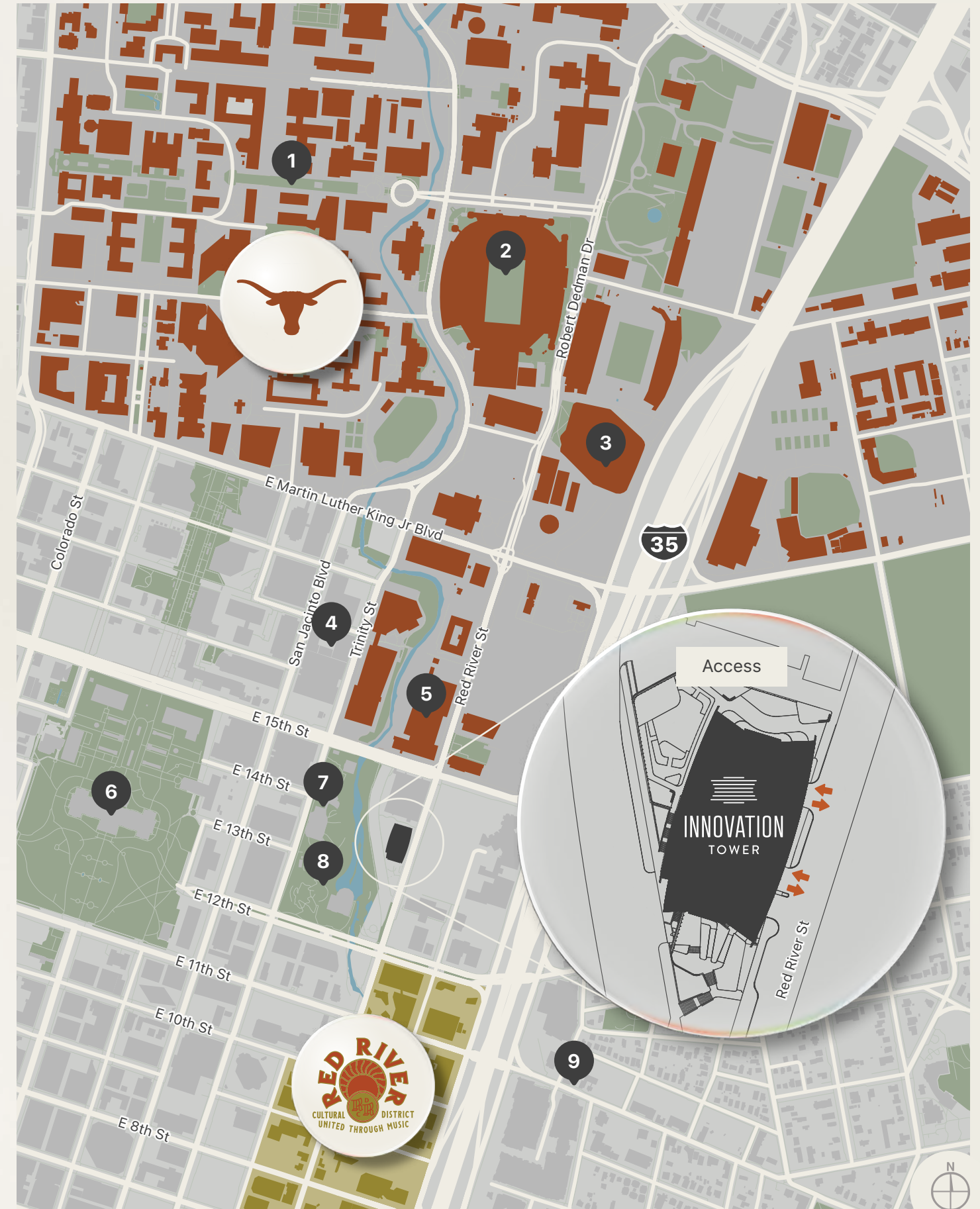


- Adjacent to The University of Texas at Austin — a Tier 1 research university
- Walkable to Moody Center, Austin's #1 music venue, and Waterloo Greenway Park
- Close proximity to Texas State Capitol and downtown Austin
- Future MD Anderson Cancer Center and UT Austin Hospital — Opening Scheduled 2030
- Convenient access to I-35 and public transit
- Next to the Red River Cultural District in the heart of the Musical Capital of Texas



Nearby Points of Interest

1. The University of Texas at Austin
2. Darrell K Royal Texas Memorial Stadium
3. Moody Center
4. Scholz Garten
5. Dell Seton Medical Center at The University of Texas
6. Texas Capitol
7. Moody Amphitheater
8. Waterloo Greenway Park
9. Franklin Barbecue





Work Well.
Live Better.

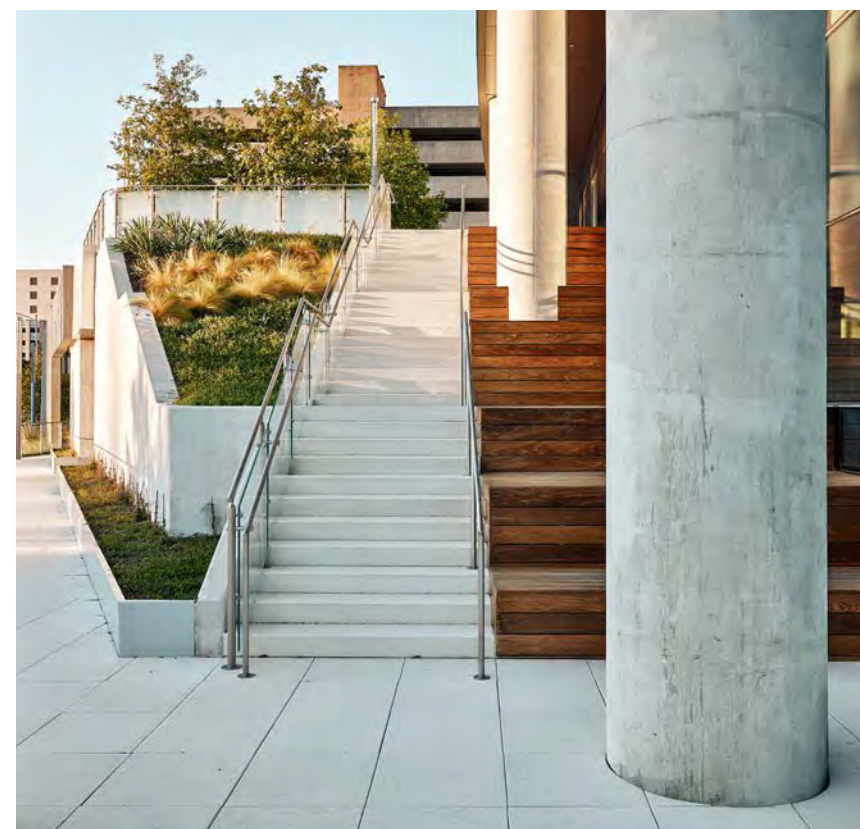
A seamless balance of performance and comfort.

More than a workplace, Innovation Tower is a wellness destination. Tenants enjoy a robust amenity suite that blends convenience with calm — fitness and shower facilities, and direct access to Austin's Waterloo Greenway create a lifestyle that supports focus and renewal.

INNOVATION TOWER



Full-service fitness center
Spa-style showers and locker rooms



Outdoor connection to
Waterloo Greenway



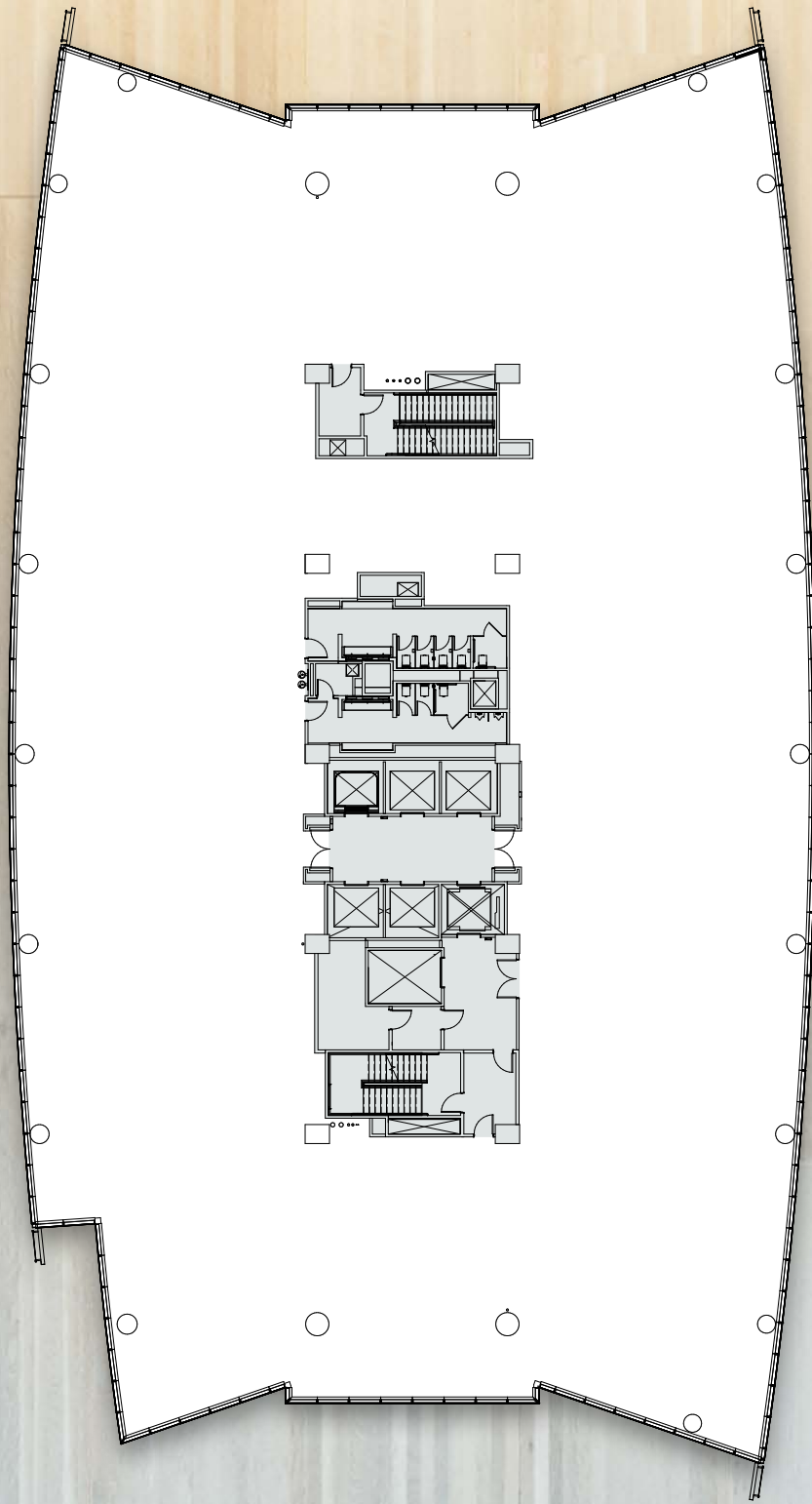
Opportunities That Scale With You

Flexible layouts. Elevated design. Inspiring views.

Innovation Tower offers a range of flexible floorplates ideal for collaborative, high-performing teams. With full and partial floors available, the building provides adaptable environments that evolve with your business.

Abundant natural light and air quality enhancements

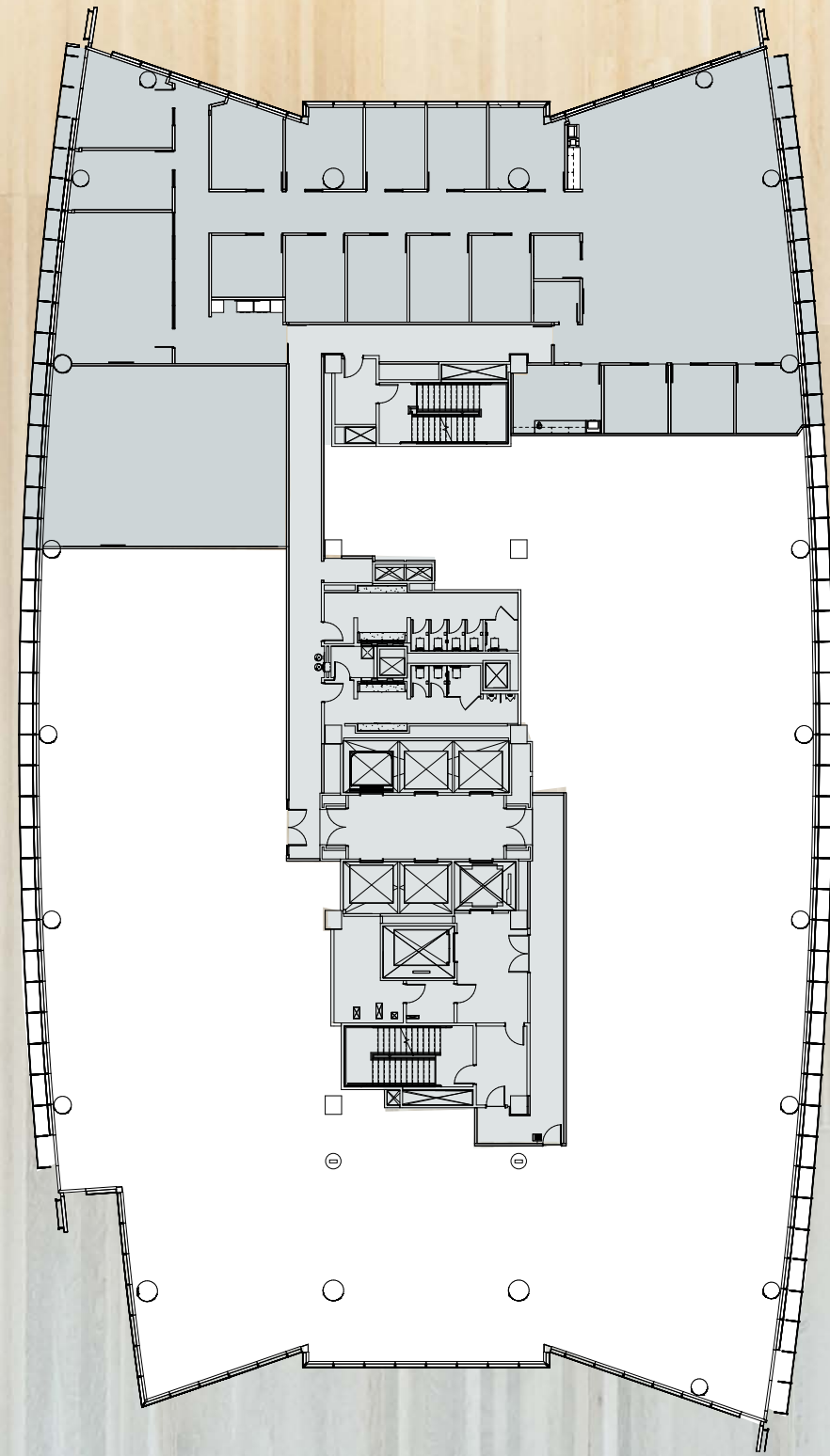
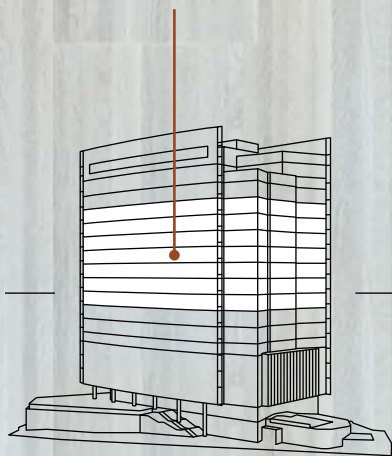




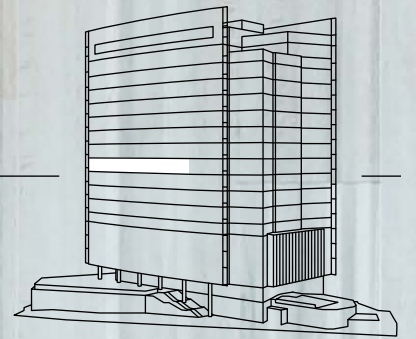
Up to 190,243 SF of contiguous space

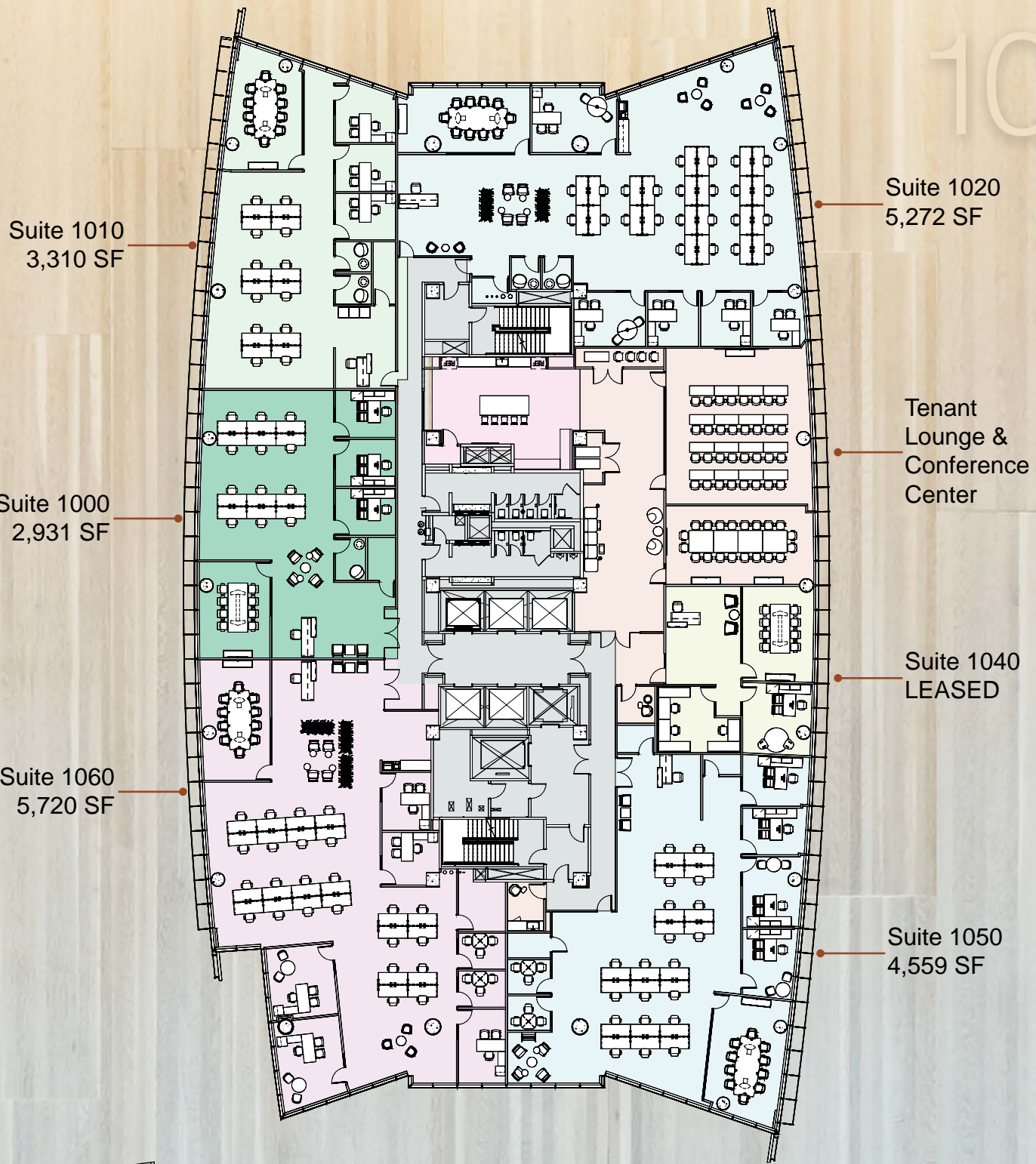
8th-14th Floors
26,627 SF

Turn the page for
10th floor spec suite
options



9th Floor
18,390 SF





Suite 1010
3,310 SF

Suite 1000
2,931 SF

Suite 1060
5,720 SF

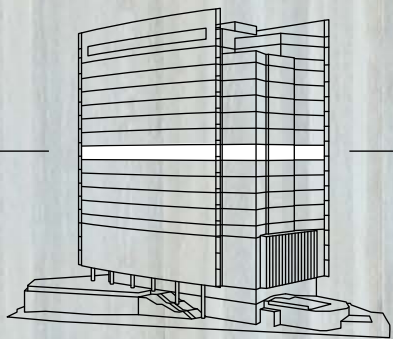
Suite 1020
5,272 SF

Tenant
Lounge &
Conference
Center

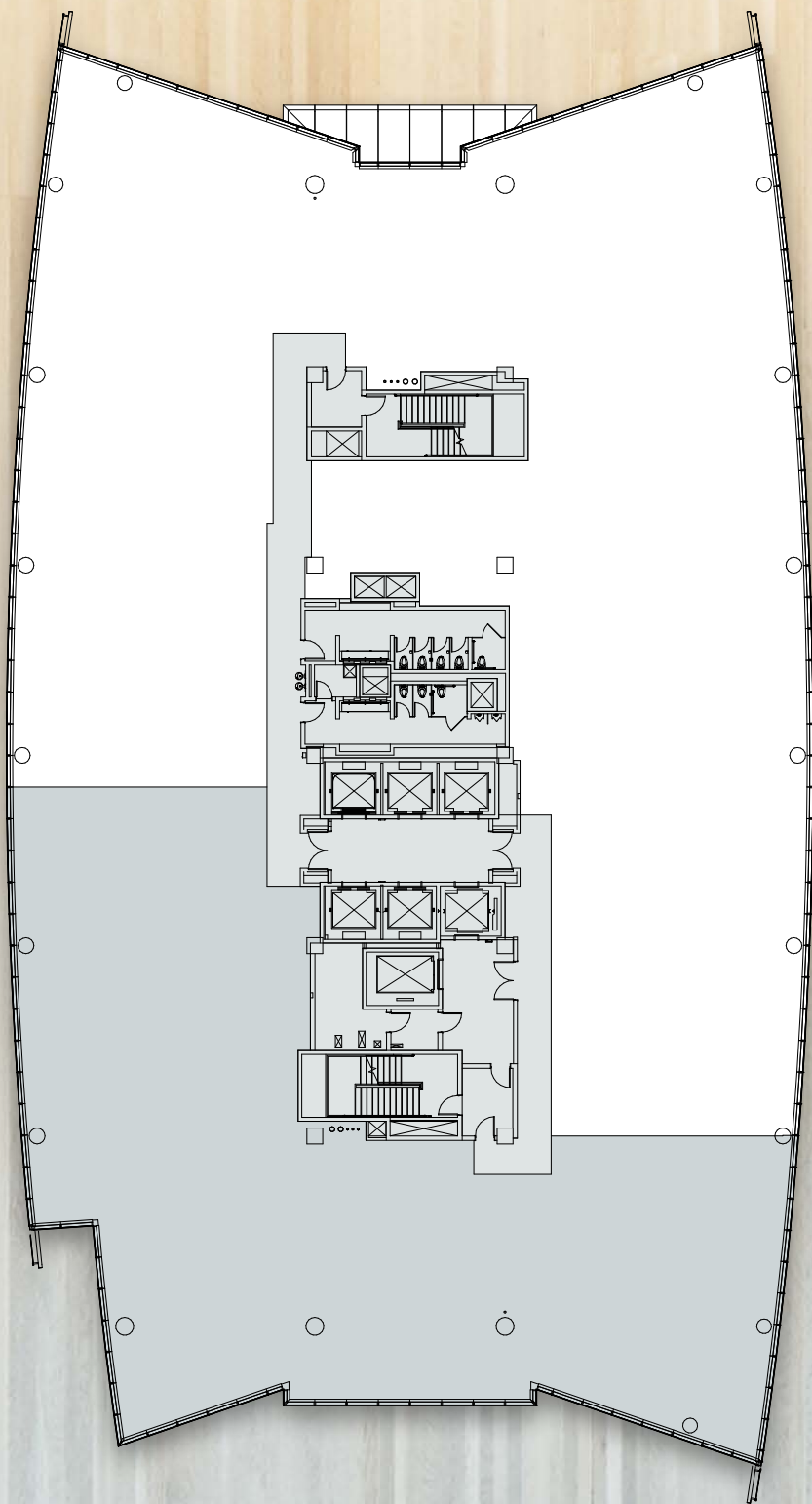
Suite 1040
LEASED

Suite 1050
4,559 SF

10

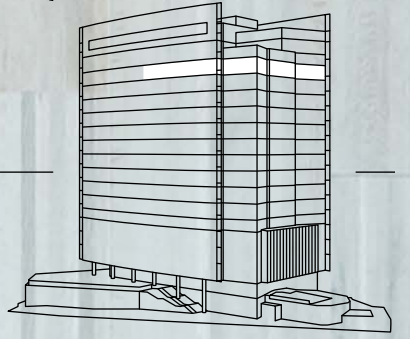


10th Floor Spec Suites
2,931 - 5,720 SF
Delivering Q4 2026 - Q1 2027



15

15th Floor
16,926 SF







INNOVATION TOWER



1300 Red River Street

View from Innovation Tower

For more information, please contact:

Kevin Kimbrough
kevin.kimbrough@jll.com
+1 512 225 1736

Bethany Perez
bethany.perez@jll.com
+1 512 225 1731

Grace Gammill
grace.gammill@jll.com
+1 512 225 2718

