



CAPITOL TOWER

San Jacinto And 9th Street
206 E. 9th St | Austin, Texas



CLASS A

CREATIVE OFFICE SPACE

Available In Austin's CBD

 JLL | MENLO EQUITIES

Property Highlights



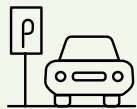
Walking distance to numerous downtown amenities



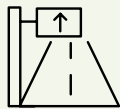
Excellent views of downtown Austin and The Capitol



New Capital Program Completed



Best Class A office parking ratio in downtown



Convenient access to Mopac and IH35



Two blocks from The Texas State Capitol

Available Space

SUITE

RSF

AVAILABLE

1300

29,644 RSF

NOW

Renovations Completed

Updated lobby



Renovations Completed

New Tenant Lounge



Renovations Completed

New Rooftop Amenity



Renovations Completed

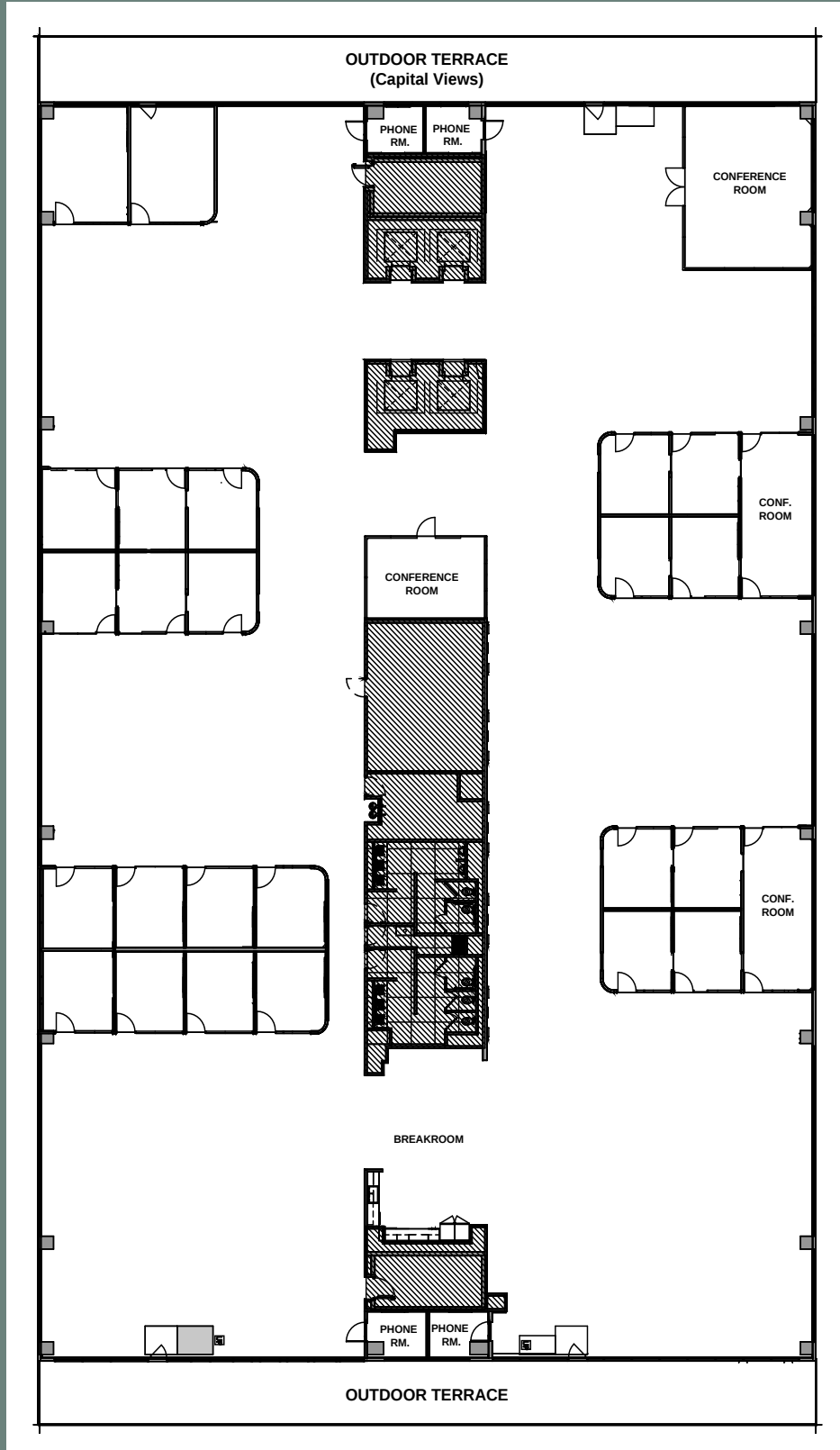
Premium Fitness Center



SUITE 1300 - 29,644 RSF

FULL FLOOR SPEC SUITE

Full-floor user with access control



See Test Fit on the following page

SUITE 1300 - 29,644 RSF

Test Fit



Furniture for illustrative purposes only

The University of Texas at Austin
Dell Medical School

E 15th St.

Trinity St.

E 8th St.

S I-35 Frontage Rd.

San Jacinto

SIXTH STREET
HISTORIC DISTRICT
E. 6TH STREET
AUSTIN TEXAS

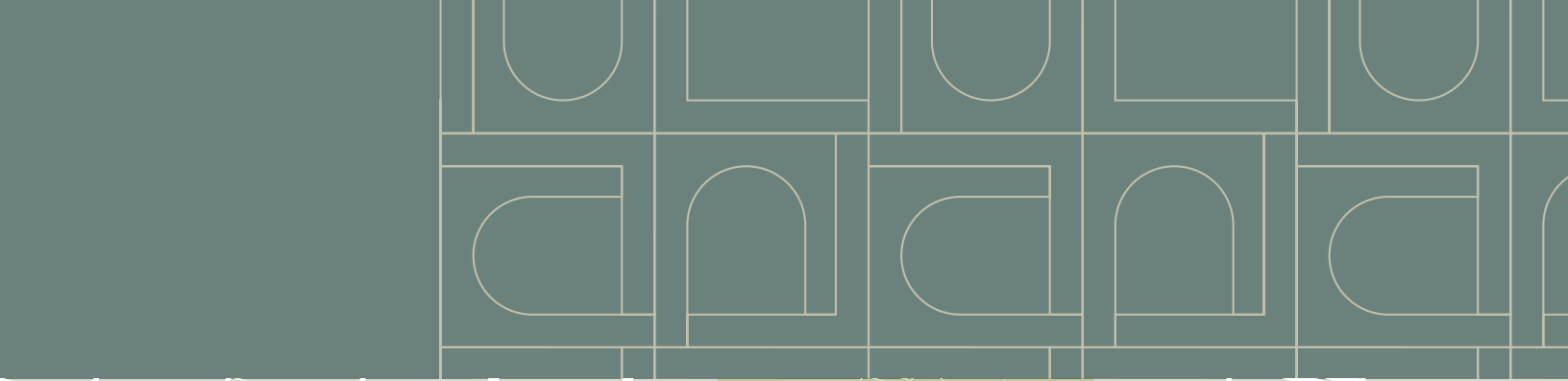
CONGRESS AVE
300
HISTORIC DISTRICT



Area Amenities

1. Taste Deli
2. Quattro Gatti Ristorante e Pizzeria
3. Fleet Coffee
4. Chi'Lantro
5. Higher Ground
6. Chipotle Mexican Grill
7. Perry's Steakhouse & Grille
8. Stephen F's Bar & Terrace
9. Roaring Fork
10. Higbie's
11. Retail Therapy Cocktail Lounge
12. The Driskill Bar
13. In Plain Sight
14. Here Nor There
15. Caroline
16. The Hideout Coffee House
17. 1886 Cafe & Bakery
18. Chick-fil-A 6th & Congress
19. Lonesome Dove Austin
20. Garage
21. Comedor
22. Ruth's Chris Steak House
23. Velvet Taco
24. Punch Bowl Social
25. CAVA
26. Driven Performance Training
27. Jimmy John's
28. Gold's Gym Austin Downtown
29. Studio Three Austin
30. SoulCycle Downtown Austin
31. Eureka
32. Voodoo Doughnut
33. Austin Salad Company
34. Happy Chicks
35. Yup Lounge
36. San Jac Saloon
37. Roppolo's Pizzeria
38. Iron Cactus Mexican Restaurant & Margarita Bar
39. Austin Gyro Halal
40. Yalla Burger & Wings Halal
41. Asador at Las Perlas
42. Chupacabra Cantina
43. Darwin's Piano Bar
44. Parkside
45. The Backspace
46. Tiki 311
47. Peace Eatery
48. Monk's Momo
49. Micheladas Cafe y Cantina
50. Arriba Abajo
51. YTX Yoga, Strength & HIIT Training
52. F45 Training Hilton Downtown Austin
53. Texas Capitol
54. Hyatt House Austin/Downtown
55. Omni Austin Hotel Downtown
56. Capitol Cafe
57. Comedy Mothership
58. Seven Grand
59. The Driskill - The Unbound Collection by Hyatt
60. President's House Coffee
61. Hotel Indigo Austin Downtown - University
62. Stubb's Bar-B-Q
63. Mohawk Austin
64. Messhall Cafe
65. Moody Amphitheater







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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.





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:

- 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date