



400
WEST



TENANT AMENITIES



SEAMLESS CONNECTIVITY

Benefit from seamless access to Lamar
via 15th street - I-35 and Mopac



PICTURE-PERFECT VIEWS

Breathtaking panoramic views of the
vibrant CBD, University of Texas, and the
majestic Texas Hill Country



2.5/1000 STRUCTURED PARKING



FITNESS

fully equipped fitness room with showers



CONFERENCE

100 person conference room



FOOD & DRINK

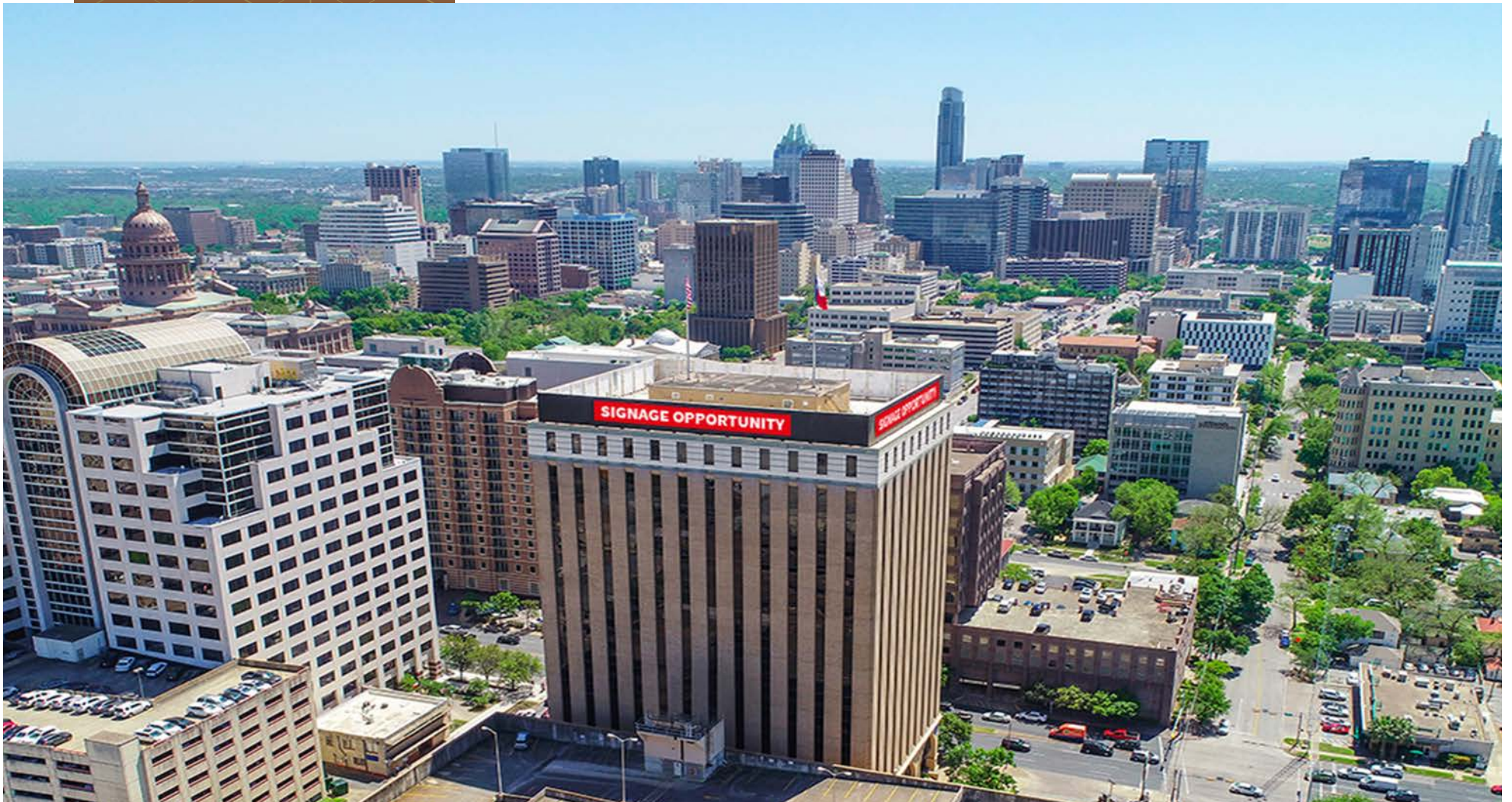
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|-----------------------|--------------------------|--------------------|----------------------|
| 1. Starbucks | 8. Chicken Bowl | 14. Pizza Hut | 20. Domino's |
| 2. I Fratelli Pizza | 9. Thundercloud Subs | 15. Papa John's | 21. Coco's Café |
| 3. 15th Street Café | 10. Sushi Junai | 16. Raising Cane's | 22. SouthCloud Ramen |
| 4. The Clay Pit | 11. Arturo's Underground | 17. Chick Fil A | 23. The Carillon |
| 5. Idlewild Coffee | 12. Dive Bar & Lounge | 18. Tiff's Treats | 24. K-Bop |
| 6. Texas Chili Parlor | 13. TCBY | 19. Jimmy John's | 25. Caffe Medici |
| 7. Olamaie | | | |

HOTELS

1. DoubleTree Suites
2. Hampton Inn & Suites
3. AT&T Center
4. Hotel Ella
5. Hilton Garden Inn

BUILDING SIGNAGE OPPORTUNITY

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FACT SHEET

PROPERTY SIZE :	289,000 RSF
FLOORS:	17
TYPICAL FLOOR:	18,900 RSF (Floors 4 - 17), 13,000 RSF (Lower Level and Floors 1 - 3)
PARKING:	Ratio of 2.5 per 1,000 RSF (Attached 750-space garage)
CEILING HEIGHT:	Floor 17: 14'6" (slab-to-slab) Floor 16: 15' (slab-to-slab) Floors 3-15: 12'9" (slab-to-slab), 9'0" (finished)
COLUMN SPACING:	38'2" (interior, center-to-center) 36'0" (exterior, center-to-center)
LOADINGDOCKS:	One dock at 11'0" height
ELECTRICAL SERVICE:	480V/120V
ELEVATORS:	Five (5) passenger and one (1) dual-passenger freight (building), two passenger (garage)
FIRE & LIFE SAFETY:	One 650 KVA diesel generator to power fire pump, emergency lighting, fire panel and elevators

TELECOM PROVIDERS:	Spectrum, AT&T, Verizon, Grande Communication
TENANT ELECTRIC:	Pro rata share
ACCESS:	24/7
HOURS:	7 a.m. - 7 p.m. (Mon-Fri) 8 a.m. - 1 p.m. (Sat)
SECURITY:	Posted guard 24 hours per day (Mon-Fri), 7 a.m. - 3 p.m. (Sat), roving patrol (Sat & Sun), security system
HVAC:	Two cooling towers, Hot water heat
ON-SITE AMENITIES:	Conference (100 persons) fitness center, copy center, covered/ reserved parking, food truck pavillion

AVAILABILITIES OVERVIEW

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SUITE	SIZE	AVAILABLE
Suite 1600 (Full Floor)*	18,790 RSF	Immediately
Suite 1500 (Full Floor)*	18,923 RSF	Immediately
Suite 1450	8,112 RSF	Immediately
Suite 1410	4,906 RSF	Immediately
Suite 711	1,990 RSF	Immediately
Suite 710	4,192 RSF	Immediately
Suite 600 (Full Floor)**	18,856 RSF	Immediately
Suite 500 (Full Floor)**	18,832 RSF	Immediately
Suite 450**	1,488 RSF	Immediately
Suite 430**	3,819 RSF	Immediately
Suite 420**	1,410 RSF	Immediately
Suite 408**	3,825 RSF	Immediately
Suite 404**	3,011 RSF	Immediately
Sutie 400**	4,267 RSF	Immediately
Suite 320	1,633 RSF	Immediately
Suite 317	2,292 RSF	Immediately
Suite 315	3,024 RSF	9/1/2027
Suite 300	3,485 RSF	Immediately
Suite 200	14,661 RSF	Immediately
Suite 150	6,199 RSF	9/1/2027
Suite 100B	2,200 RSF	9/1/2027
Suite 100A	4,647 RSF	9/1/2027



*Contiguous to 37,713 RSF

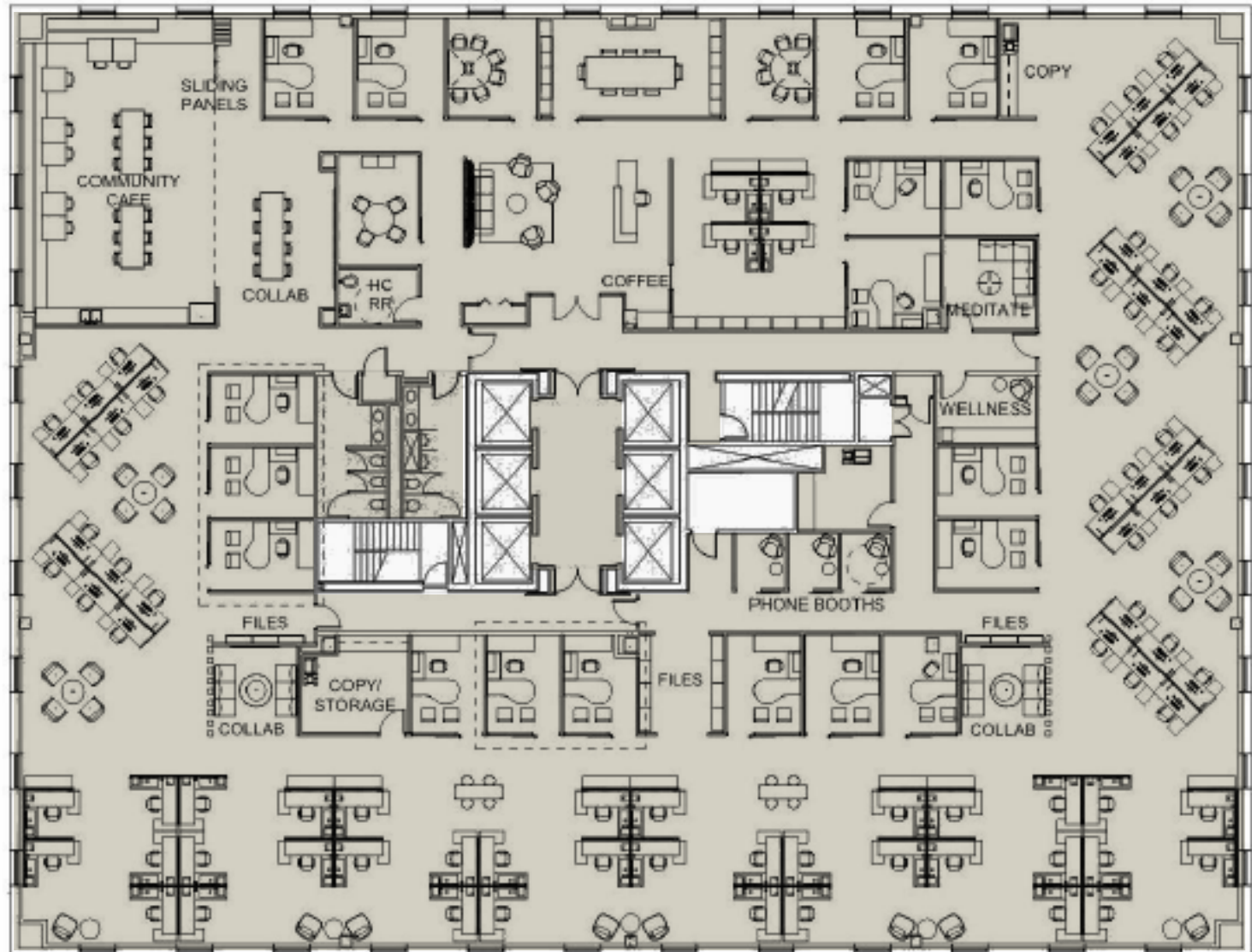
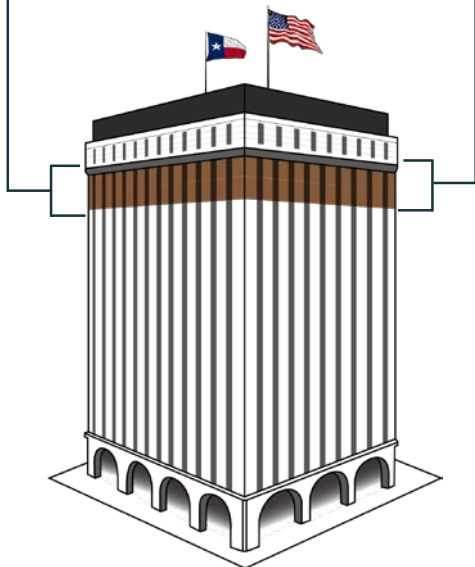
**Contiguous to 55,508 RSF

FLOOR 16 - 18,790 RSF

FULL FLOOR AVAILABLE NOW

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37,713 SF of
contiguous space

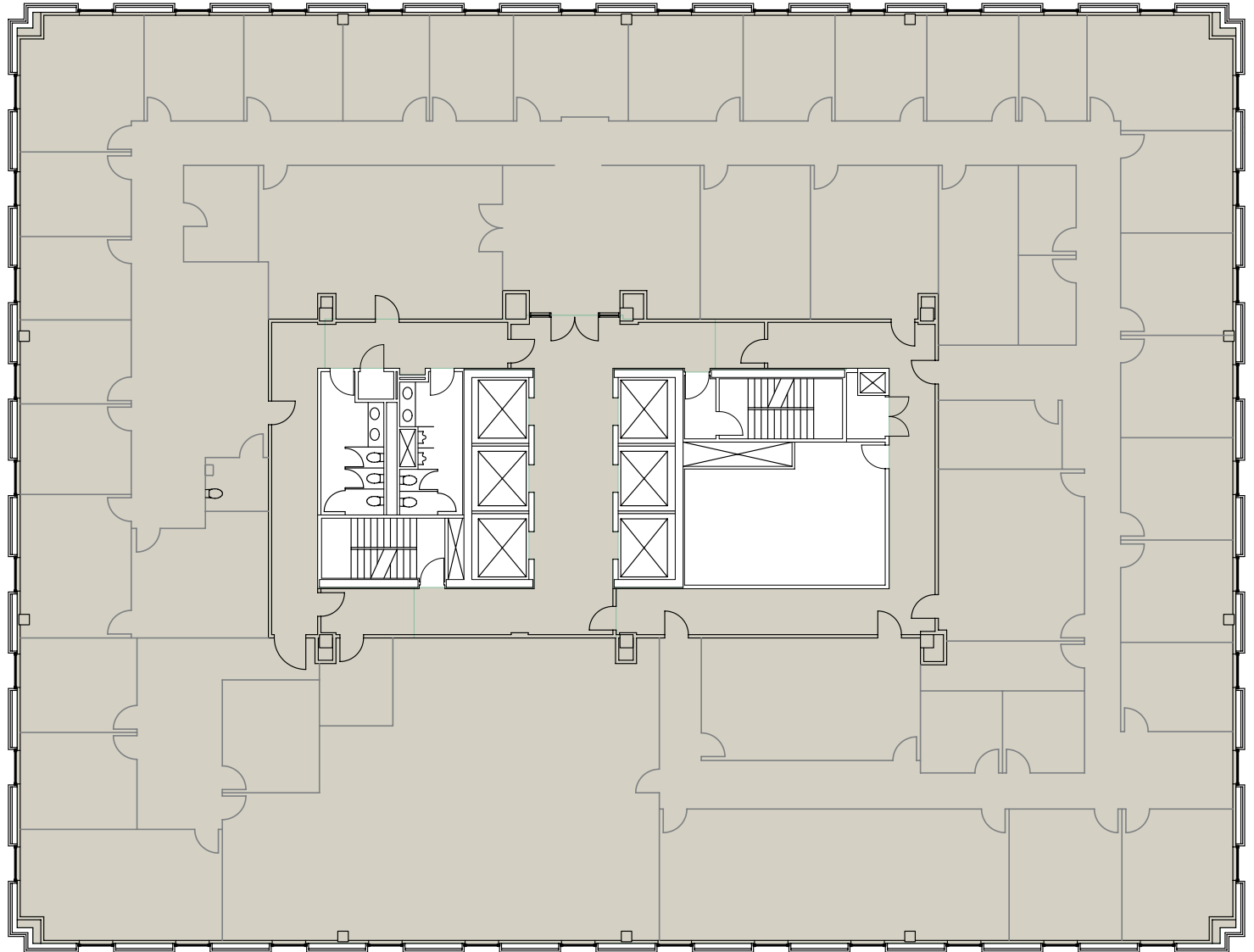
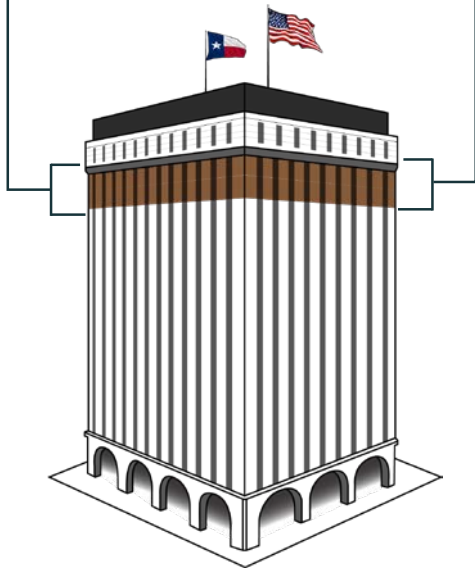


FLOOR 15 - 18,923 RSF

FULL FLOOR AVAILABLE NOW

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WEST

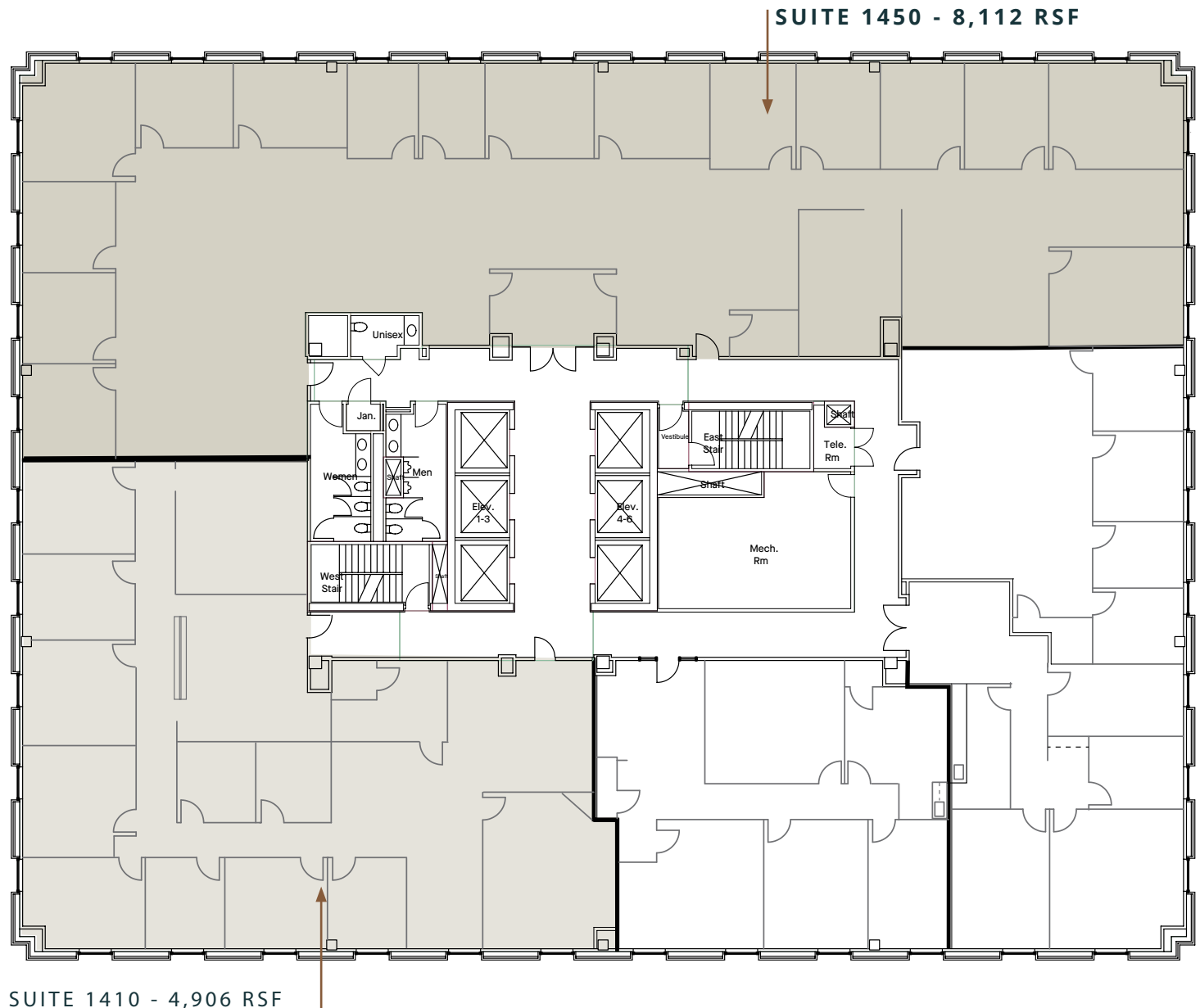
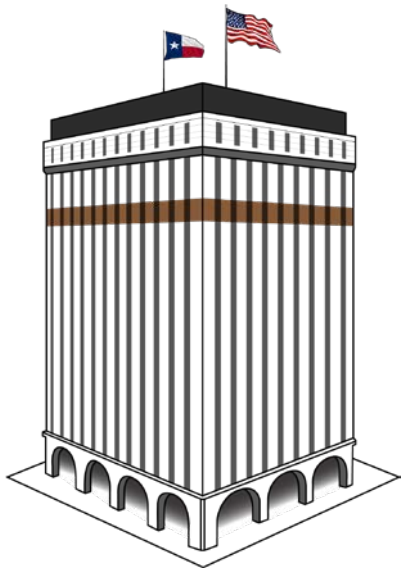
37,713 SF of
contiguous space



FLOOR 14

4,906 - 13,018 RSF AVAILABLE

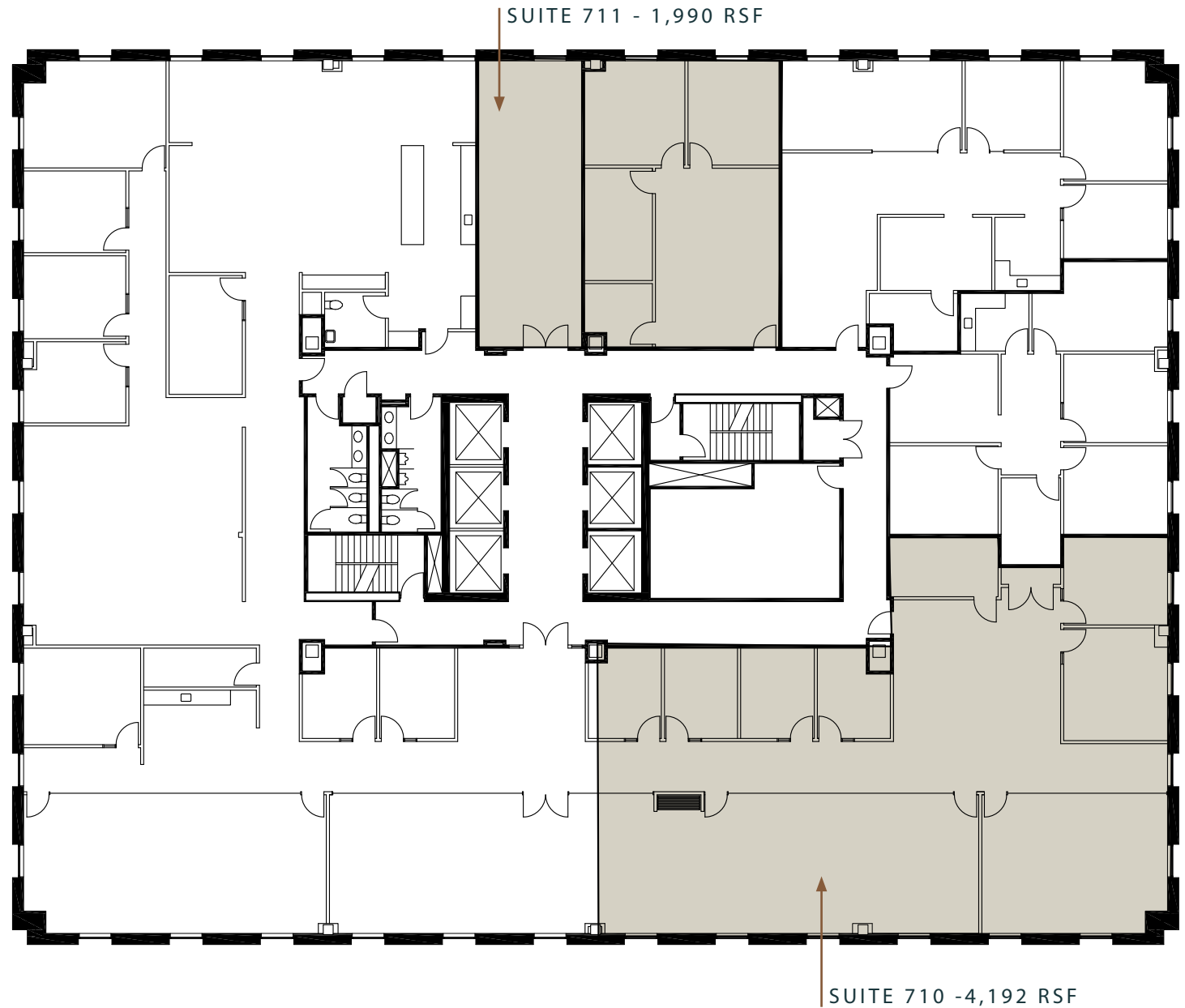
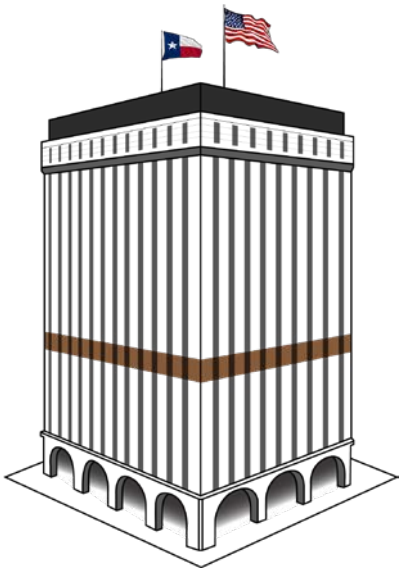
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FLOOR 7

1,990 - 4,192 RSF AVAILABLE

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SUITE 711 - 1,990 RSF

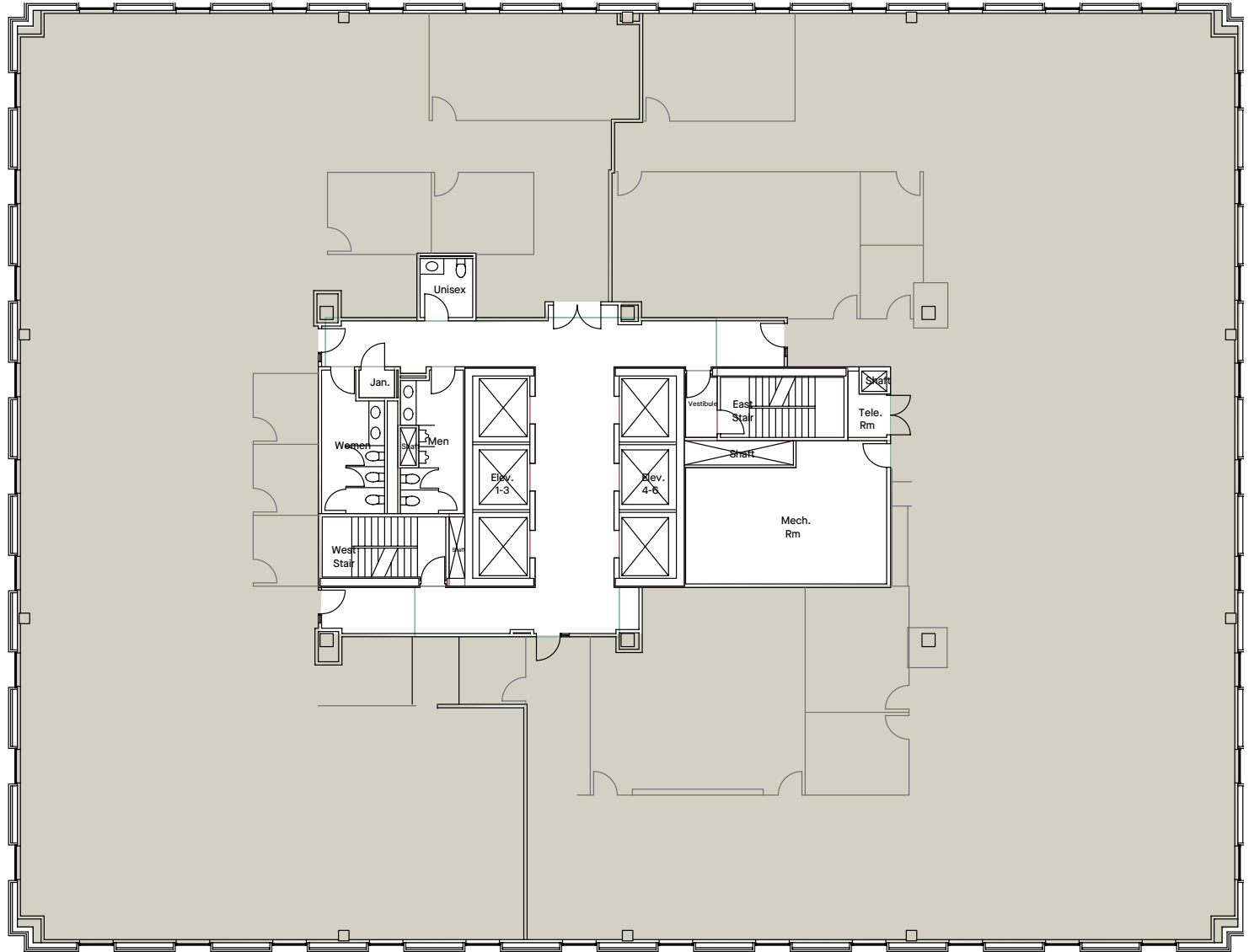
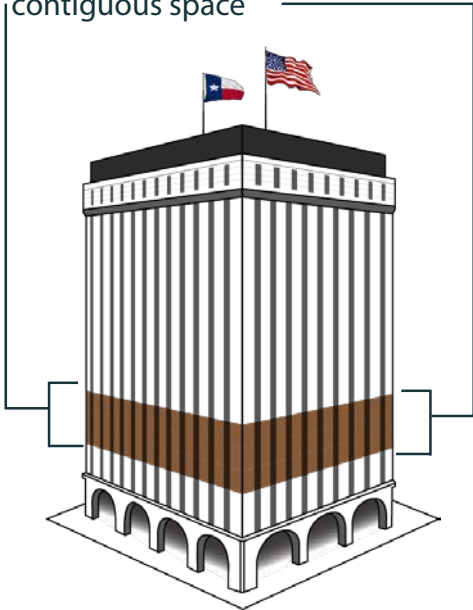
SUITE 710 - 4,192 RSF

FLOOR 6 - 18,856 RSF

FULL FLOOR AVAILABLE NOW

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55,508 SF of
contiguous space

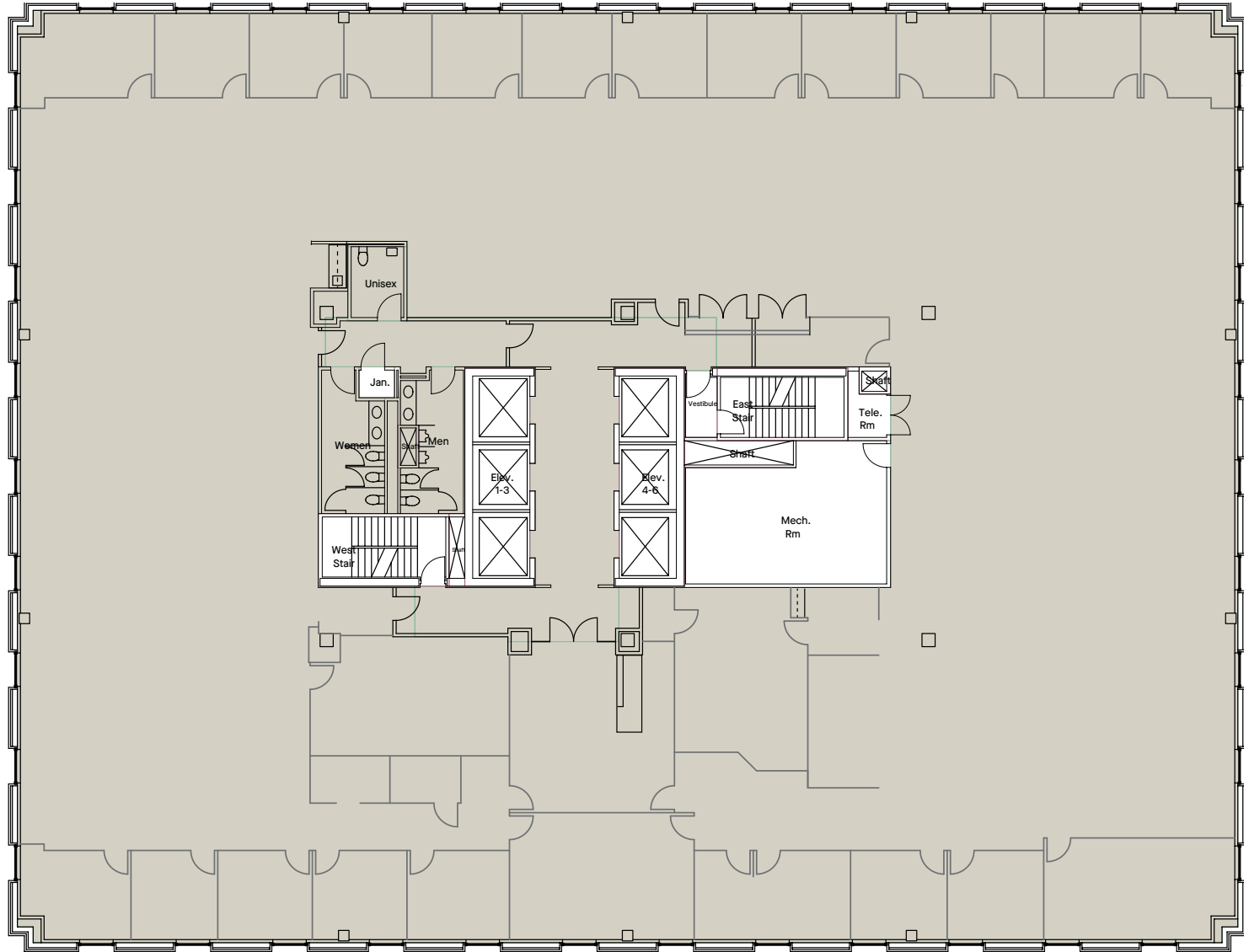
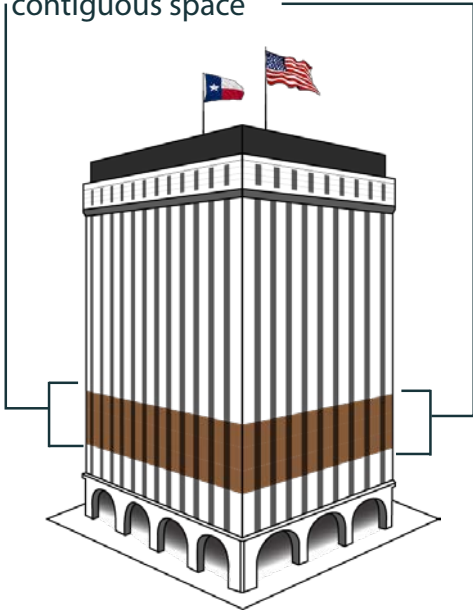


FLOOR 5 - 18,832 RSF

FULL FLOOR AVAILABLE NOW

400
WEST

55,508 SF of
contiguous space



FLOOR 4

1,410 - 17,820 RSF AVAILABLE

400 WEST

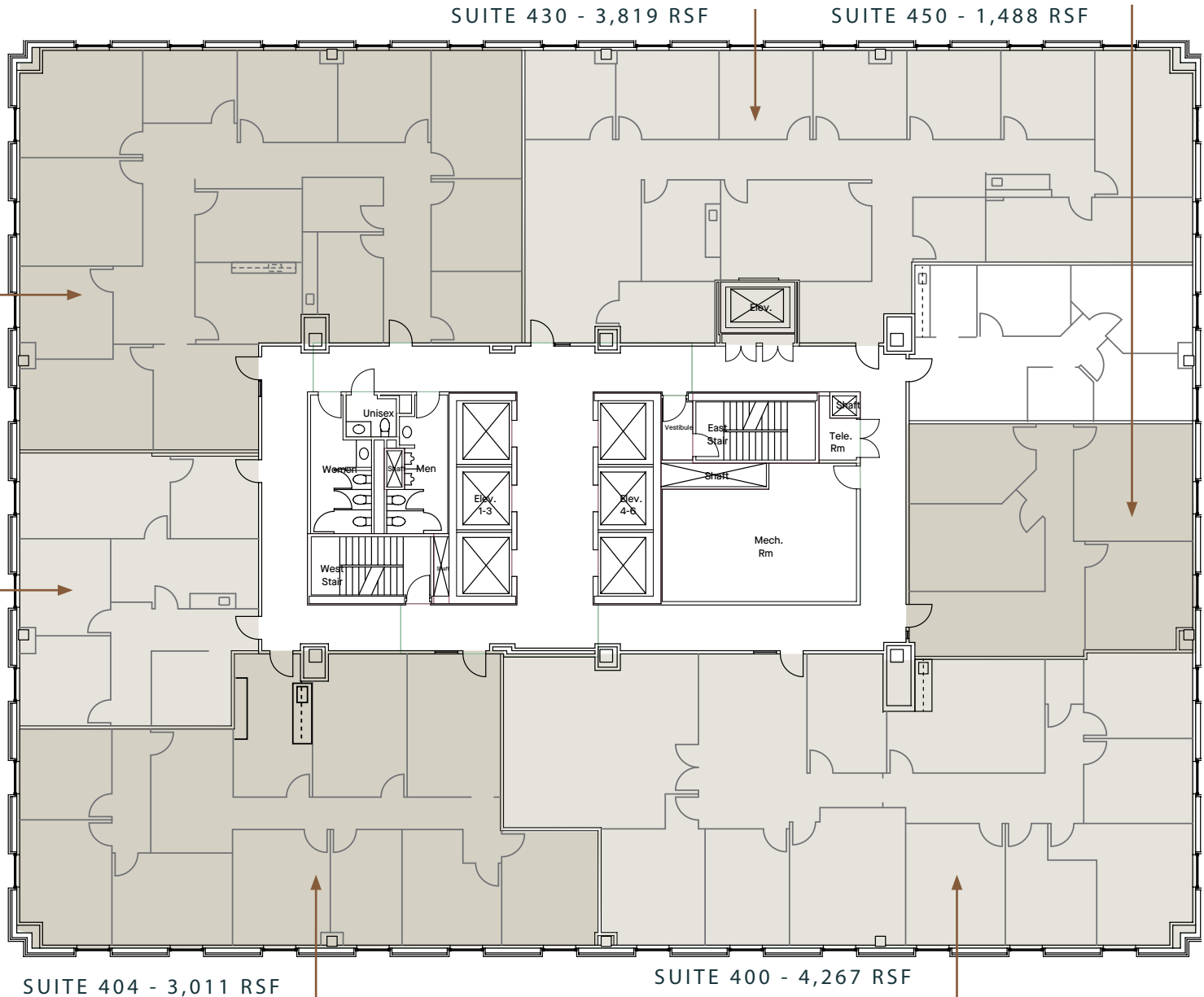
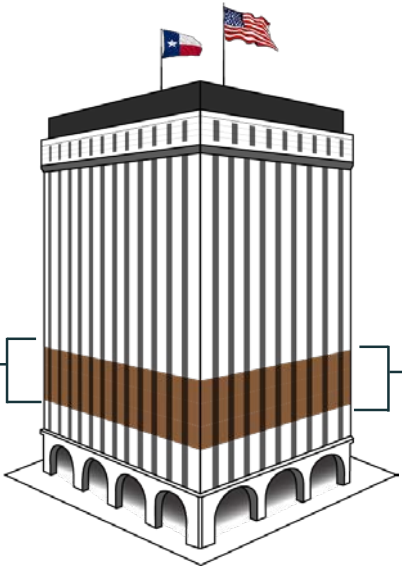
SUITE 408

3,825 RSF

[Click here for virtual tour](#)

SUITE 420 - 1,410 RSF

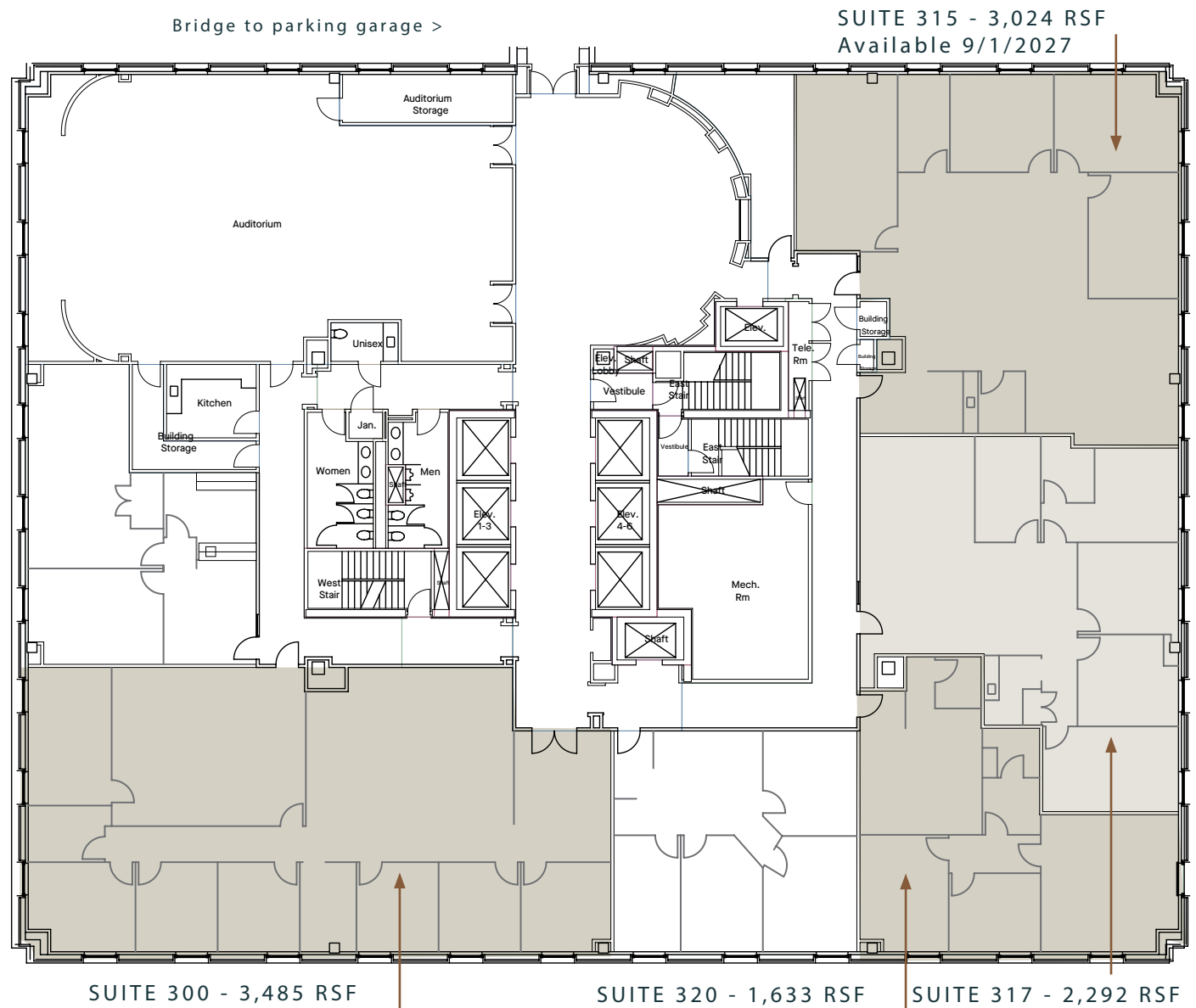
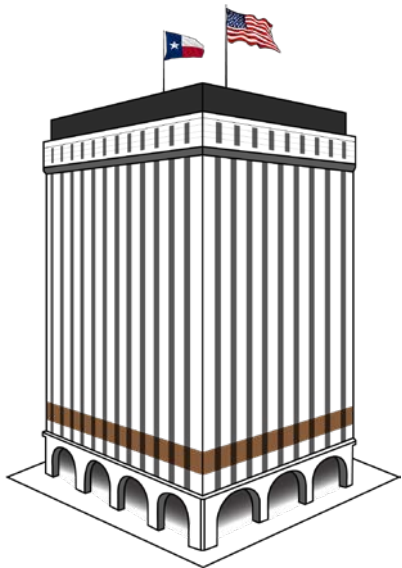
55,508 SF of
contiguous space



FLOOR 3

1,633 - 6,949 RSF AVAILABLE

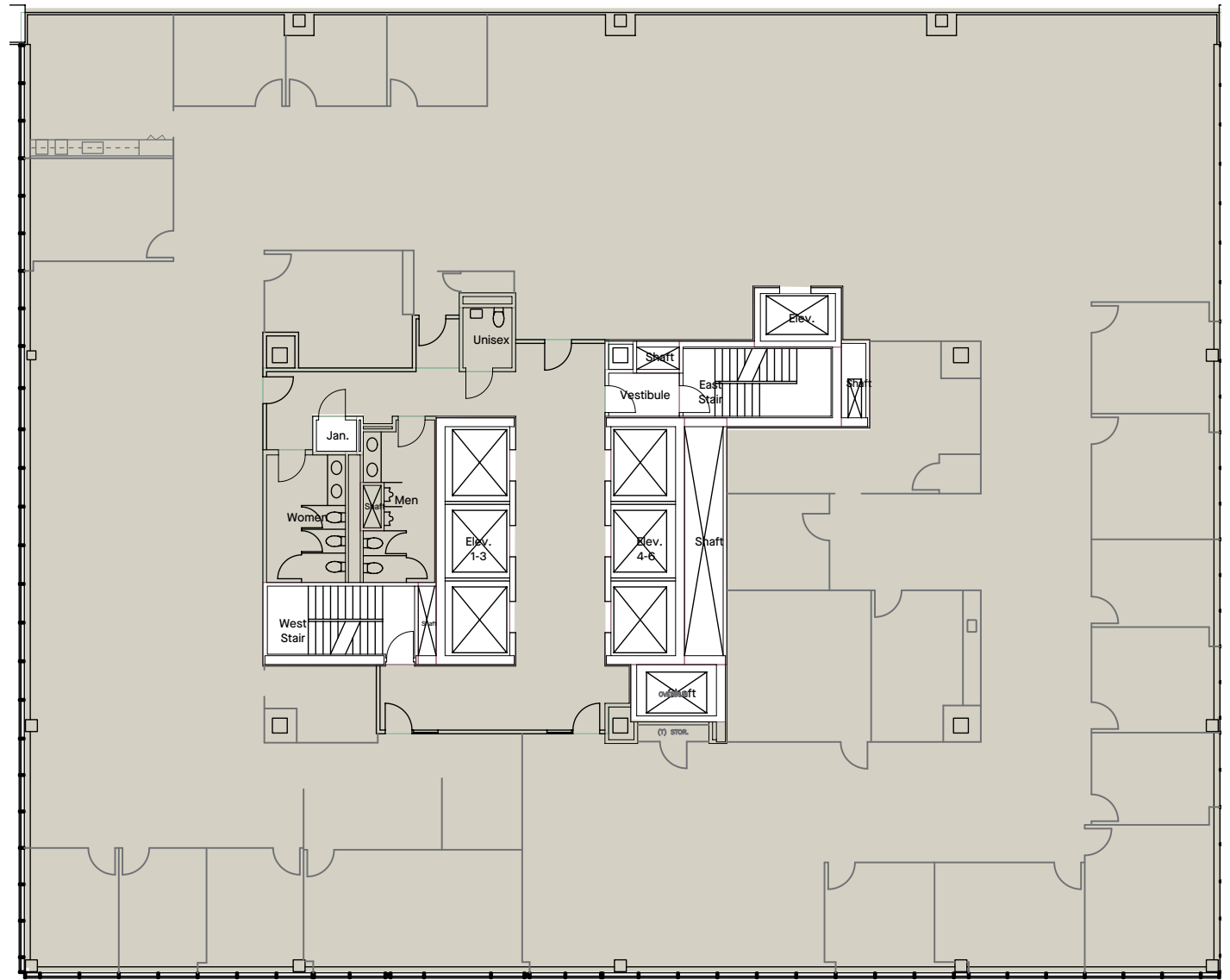
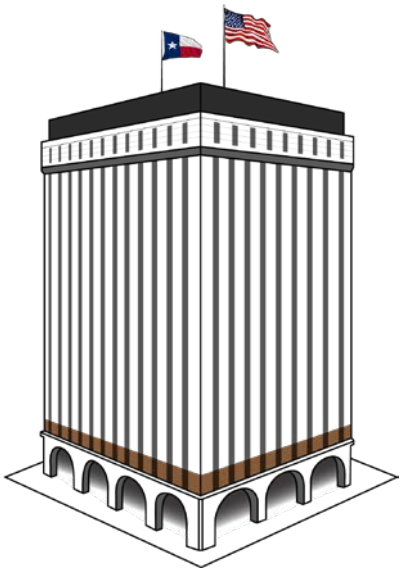
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FLOOR 2 - 14,661 RSF

FULL FLOOR AVAILABLE NOW

400
WEST



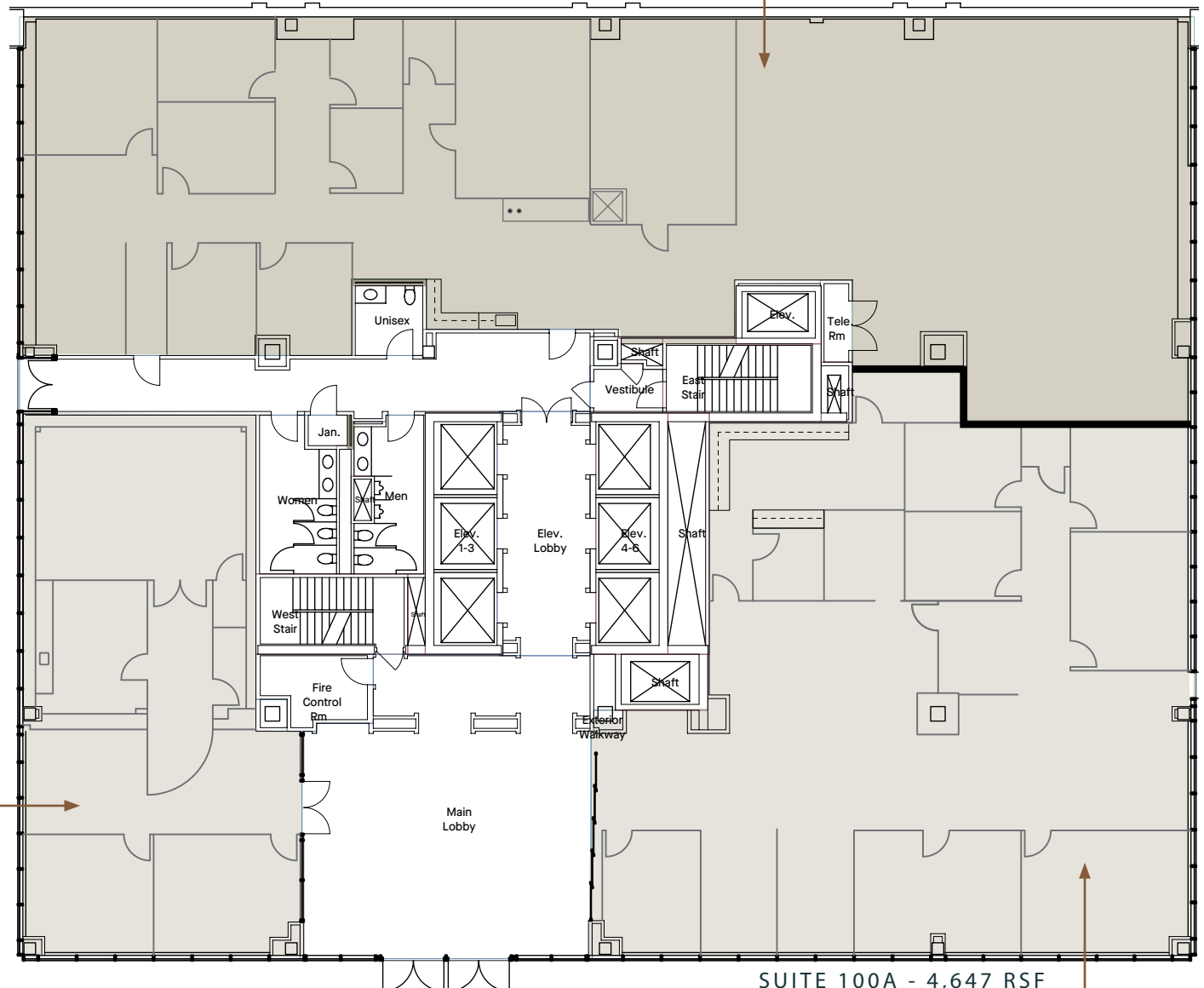
FLOOR 1

2,200 - 13,046 RSF AVAILABLE

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SUITE 150 - 6,199 RSF
Available 9/1/2027

SUITE 100B - 2,200 RSF
Available 9/1/2027



SUITE 100A - 4,647 RSF
Available 9/1/2027

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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.

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