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1300-1306 W OLTORF ST

AUSTIN

CREATIVE OFFICE

TOTAL AREA

Three building campus
comprised of +/-73,853 RSF

TERM

5-10 Years

DELIVERED

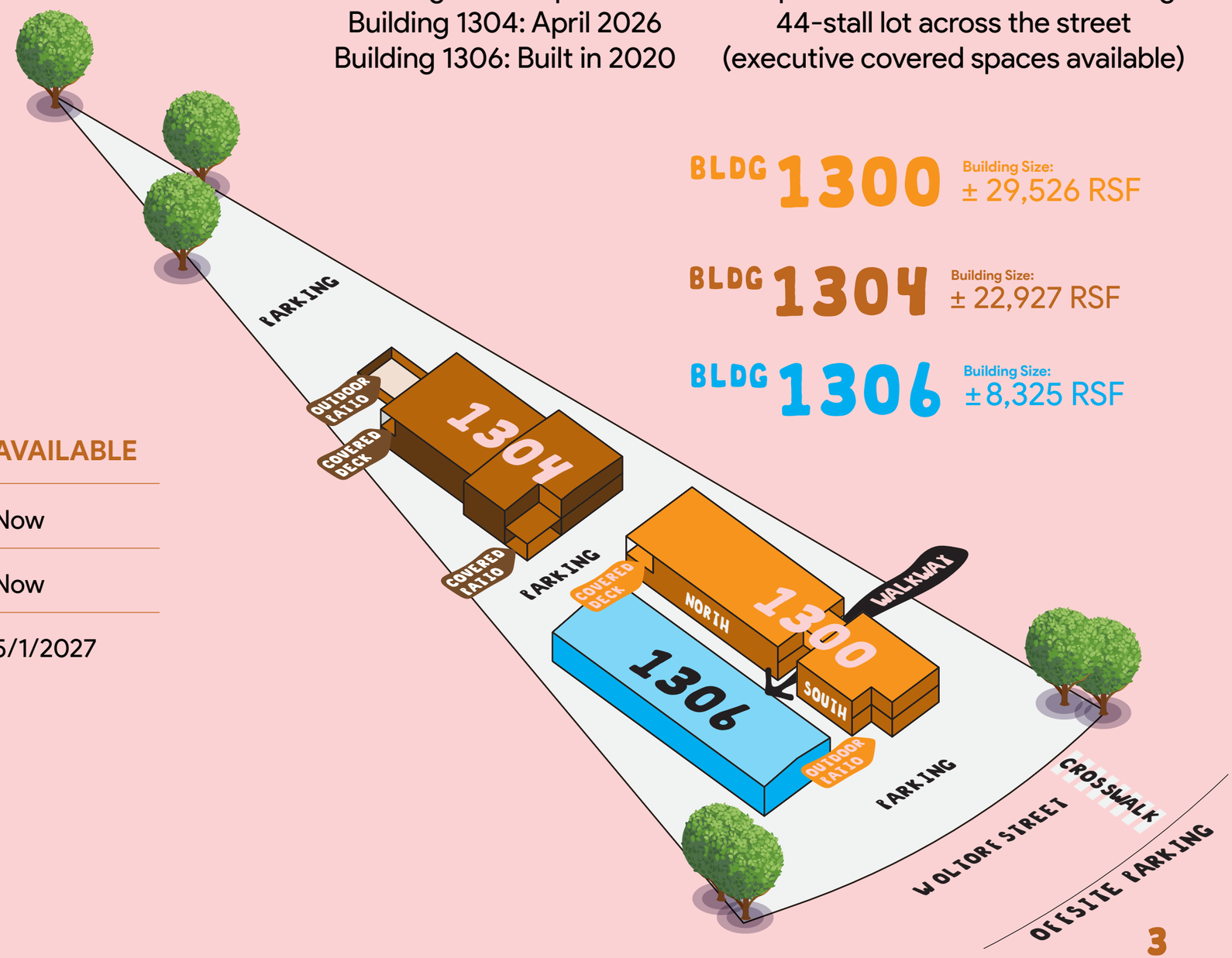
Building 1300 : April 2026
Building 1304: April 2026
Building 1306: Built in 2020

PARKING

2.0 per 1,000 RSF on-site including
44-stall lot across the street
(executive covered spaces available)

AVAILABILITY

BUILDING	SUITE	SIZE	AVAILABLE
1300 North	150	9,410 RSF	Now
1300 South	200	4,512 RSF	Now
1306	200F	1,951	5/1/2027



BUILDING AMENITIES

Private patios

Take a lunch break under shaded patios nestled among local greenery

Landscaped areas

Bridging suites with nature, a beautifully landscaped walkway between suites

Fire up your creativity

Outdoor fireplaces spark brilliance in modern workspaces

Art

Austin-born talent shines bright in the "Moon Tower," an 18-foot bronze masterpiece that seamlessly integrates with the lush greenery and sophisticated architecture of the Oltorf Street compound.

Accessible + on-site parking

Parking: 2.0/1,000

Secure smart entry systems

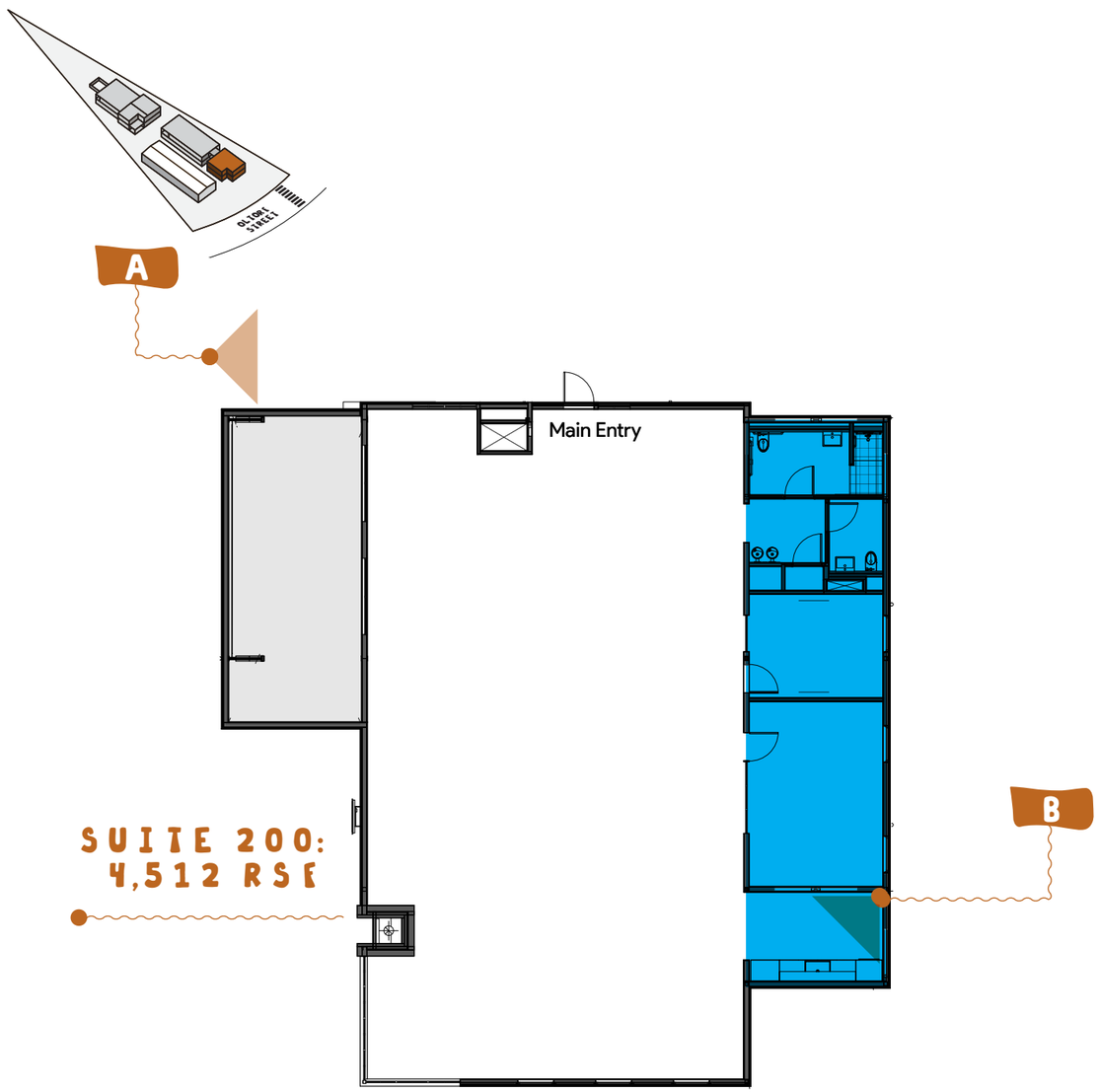
Direct, private entrances with smart technology systems

High-quality construction & finishes

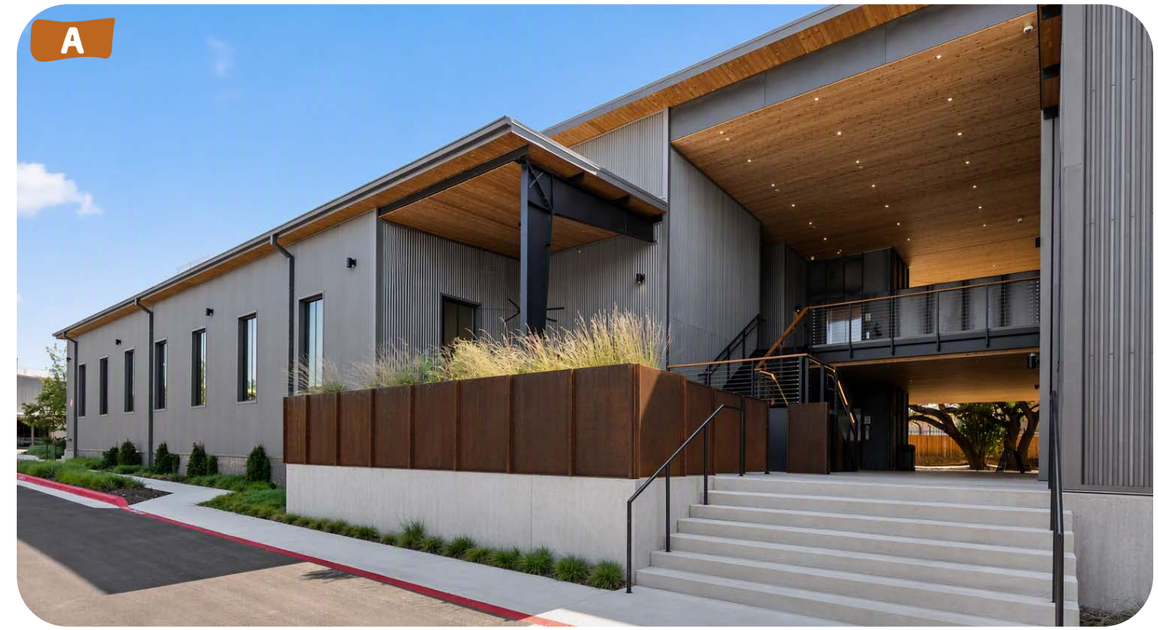
1300-1306 W Oltorf St boasts exquisite design with steel windows for natural light, custom concrete elements, and luxurious interior features like marble countertops, walnut cabinetry, and high-end appliances. High-quality lighting fixtures add sophistication, redefining modern luxury.

BUILDING 1300 - SOUTH BLDG

±4,512 RSF



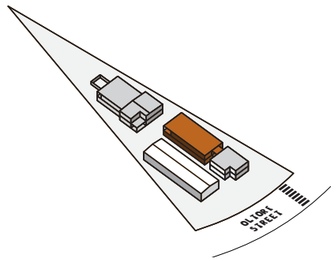
W Oltorf Street



*Areas shaded in blue are being built speculatively.
All other items shown are for hypothetical purposes.

BUILDING 1300 - NORTH BLDG

±9,410 RSF



W Oltorf Street

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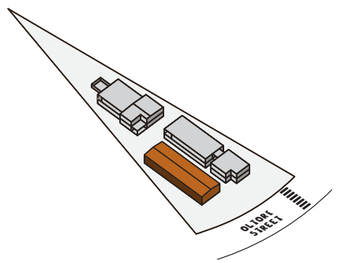
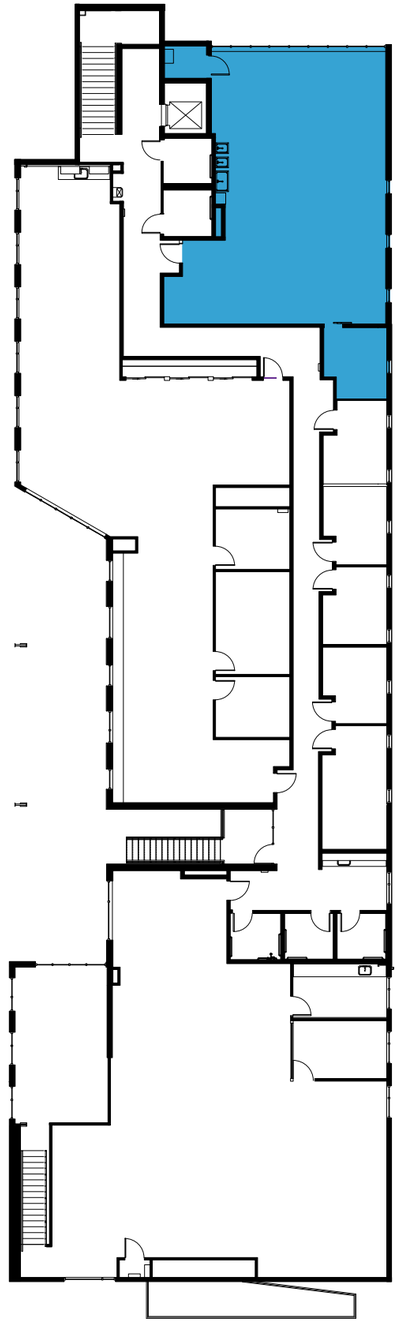
BUILDING 1306
SUITE 200-E

2ND FLOOR:
1,951 RSF





W Oltorf Street

AVAILABLE MAY 2027

ECLECTIC. ENTERTAINING. EVOLVING.

TOP 10 WITHIN 10

1 **Austin Beer Garden Brewery (ABGB),** located directly across the street from the property, offers a lively atmosphere with award-winning craft beers, delicious pizzas, and live music. It's a popular spot for locals and visitors alike, blending great food, drinks, and entertainment in a vibrant setting.

2 **Opa** on South Lamar is a charming café and wine bar offering Greek-inspired dishes, an extensive wine list, and live music. With its cozy indoor seating and inviting outdoor patio, it's an ideal venue for relaxing and enjoying a delightful meal.

3 **Bouldin Acres** is a vibrant outdoor space in South Austin offering delicious food, drinks, and fun activities like pickleball and cornhole. Perfect for gatherings, it combines a laid-back atmosphere with great local flavors and entertainment.

4 **The Golden Goose** on South Lamar is a cozy neighborhood bar known for its craft cocktails, friendly vibe, and vintage decor. It's a perfect destination to unwind, offering a laid-back atmosphere and an impressive drink selection.

5 **Uchi** is an acclaimed Japanese restaurant renowned for its innovative sushi and contemporary Japanese cuisine. Helmed by Chef Tyson Cole, it offers an exceptional dining experience with expertly crafted dishes, a sophisticated atmosphere, and impeccable service.

6 **LORO** is an Asian smokehouse and bar blending flavors from James Beard Award winners Tyson Cole and Aaron Franklin. This unique Austin dining experience offers innovative dishes, craft cocktails, and a relaxed, communal atmosphere.

7 **Proud Mary Coffee** is a trendy café known for its exceptional coffee, sourced globally and roasted in-house. With a focus on quality and sustainability, it offers a variety of expertly brewed coffees and a menu of locally inspired dishes.

8 **Y7 Yoga Studio** delivers an edgy yoga experience with candlelit classes set to hip-hop beats. This modern twist on traditional yoga offers a dynamic, energizing environment where all levels can flow, sweat, and find their inner zen.

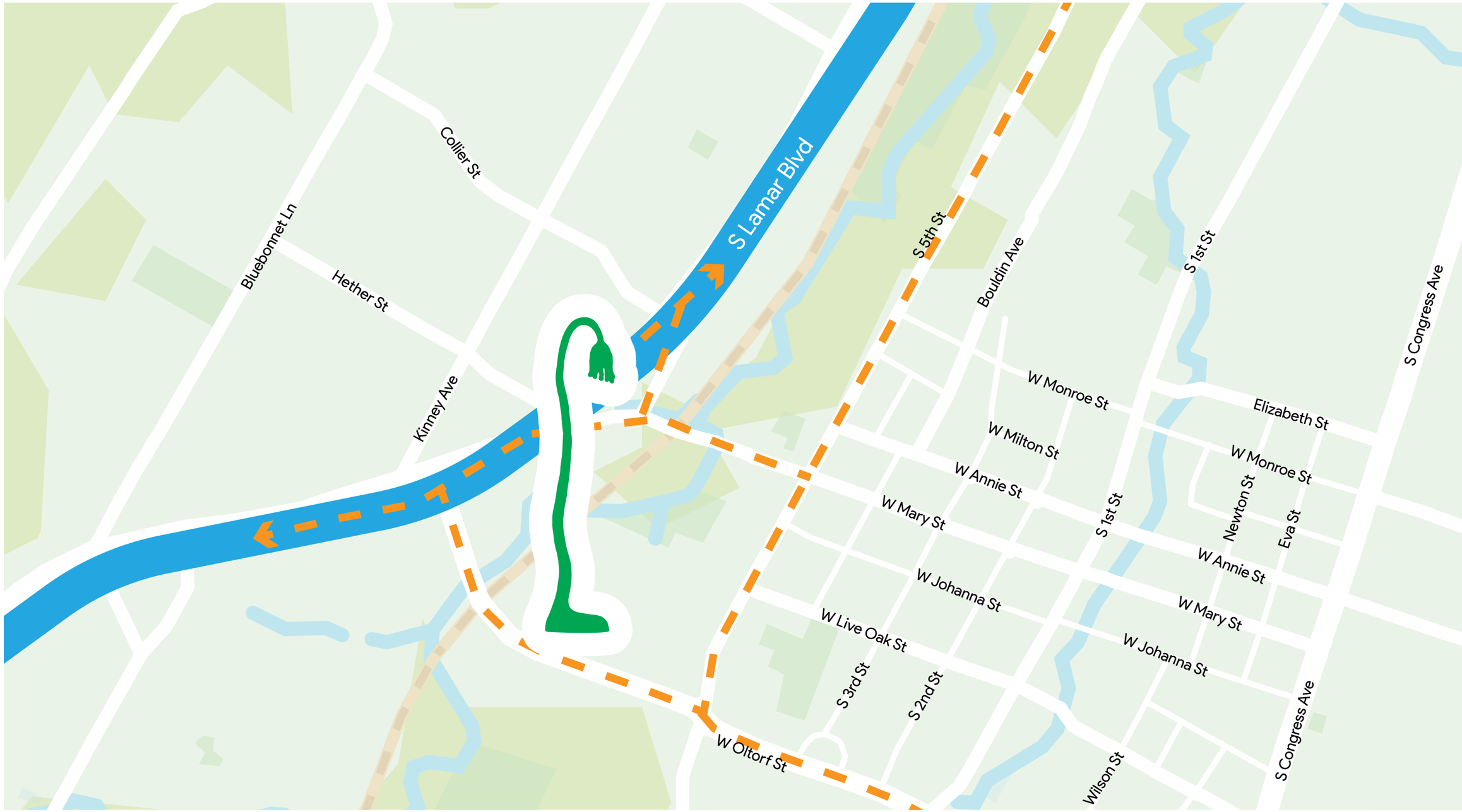
9 **Green Pastures Events / Matties** Tucked in a neighborhood just a few blocks from Austin's famed South First Street and South Congress, Green Pastures is set on five verdant acres with a variety of indoor and outdoor spaces. Between The Inn, Mattie's, the Caretaker's Cottage and surrounding grounds, Green Pastures is an idyllic venue for events including weddings, receptions, reunions, business meetings, parties, pop-ups, and private dining. Now Booking for 2025.

10 **South Austin Tennis and Rec center** offers inclusive and affordable tennis instruction for all ages and skill levels across Travis and Williamson Counties. With over 300 weekly classes at public facilities and no membership fees, we welcome everyone to enjoy tennis, whether for social play, fitness, or competition.

ACCESSIBILITY

Experience exceptional accessibility at 1300 W Oltorf Street. This prime South Austin location offers frontage on Oltorf Street, connecting you to key areas like South Lamar Boulevard and South 1st Street. Enjoy quick access to Interstate 35 and MoPac Expressway for easy city-wide travel. The property features multiple entry points, ample parking, and nearby Capital Metro bus stops for convenient transportation options.

INGRESS - EGRESS



DESIGN OVERVIEW

Chioco Design

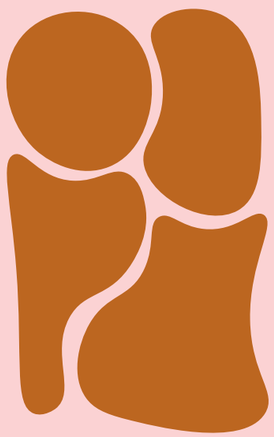
Designed by Chioco Design, this creative campus comprises three distinct standalone buildings and a 44-stall parking lot located directly across the street with a pedestrian beacon for easy access. Each structure showcases modern architectural flair while harmonizing with Austin's eclectic charm. Emphasizing sustainable practices, the campus integrates innovative materials and design elements to minimize environmental impact. With expansive communal spaces and thoughtfully curated interiors, this development redefines collaborative work environments in Austin, fostering creativity and connectivity.

The Haas Brothers

The campus features "Moon Tower," a striking bronze sculpture by the celebrated Haas Brothers, Austin natives. Standing at 18 feet tall, this sculptural lamp brings a blend of sophistication and whimsy, serving as a captivating centerpiece that sparks contemplation and creativity. Its presence within the building creates an environment that embraces art, culture, and design, cultivating an inspiring atmosphere where imagination thrives.

Word+Carr

Word+Carr's landscape design fuses urban sophistication with natural tranquility. Lush greenery and intimate patios create a serene oasis, enhancing the campus and fostering creativity in a dynamic urban setting.



Configurable

Three flexible buildings offer diverse suites from 9,500 to 27,500 sq ft, available as half, full, or multiple-building leases. Adaptable spaces accommodate collaborative teamwork and individual workspaces, suiting various business sizes and styles. This versatile design supports company growth and innovation over time.

SUSTAINABILITY

Electric-Vehicle Ready

Sustainability takes center stage with innovative features like electric vehicle (EV) chargers integrated throughout the campus. This forward-thinking approach supports eco-conscious commuting, reducing carbon emissions and promoting sustainable urban living. Each building is designed to enhance energy efficiency and environmental responsibility, reflecting a commitment to creating a greener future for Austin's community and businesses.

Solar Power

Bolstered by the implementation of solar power, this renewable energy solution not only reduces the building's carbon footprint but also supports its energy requirements with clean, sustainable electricity. By harnessing solar energy, the development underscores its commitment to environmental responsibility, offering a model for sustainable practices in urban development.

redcar

ATTENTION TO DETAIL

Redcar's commitment to excellence shines through in every aspect of their projects, from grand architectural features to the smallest functional elements

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2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____