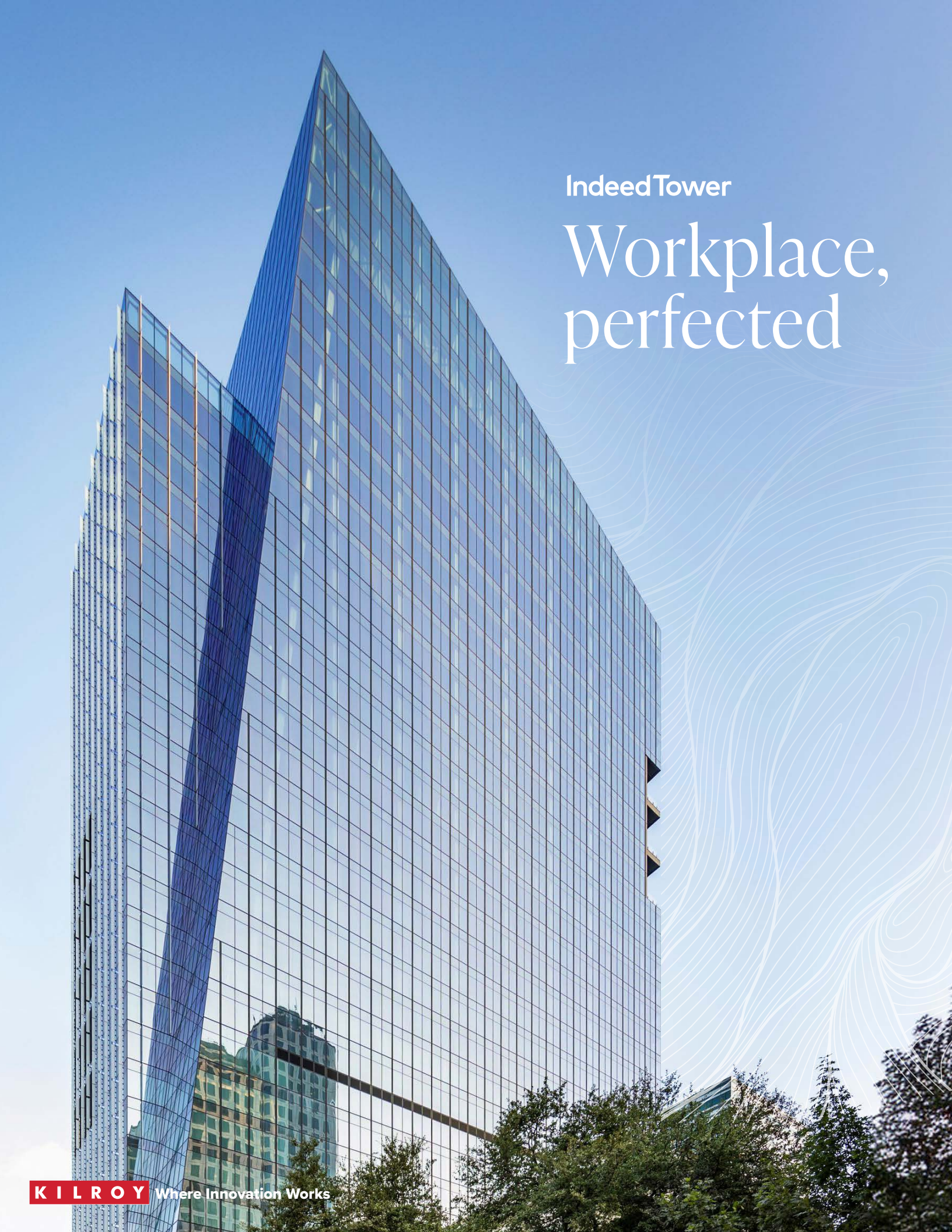


Indeed Tower

Workplace, perfected

KILROY Where Innovation Works

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.

KILROY





Property highlights

~730,000 SQ. FT.
36-story office tower with 10 private terraces on a full city block designed by Page

SUSTAINABLE
LEED Platinum v4 certified
Fitwel certified
AEGB 4-Star rating

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

10'
Floor-to-ceiling height
14' Exposed ceiling

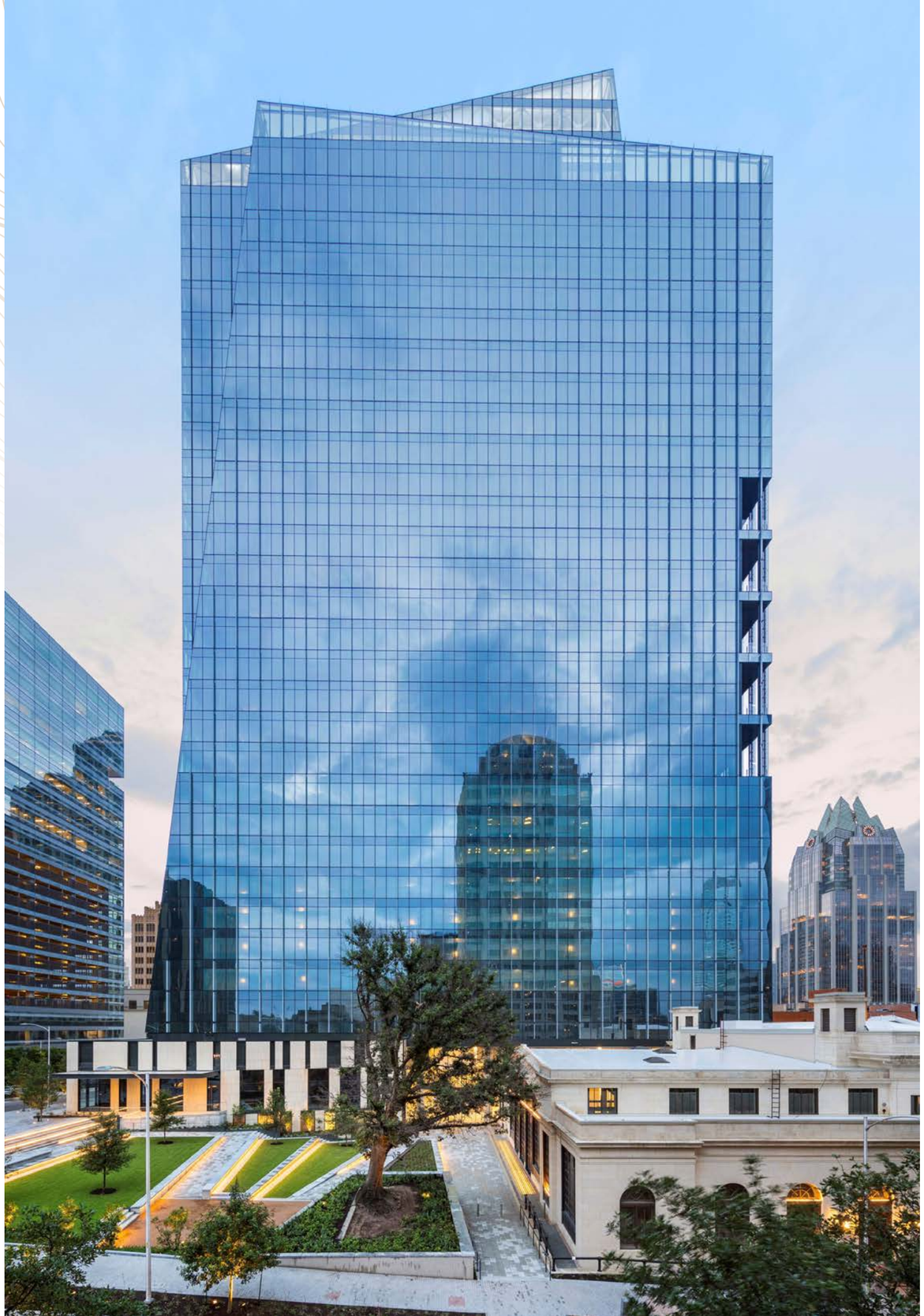
KILROY CONNECT APP
for tenants to stay connected to the building and surrounding areas

HIGHLY AMENITIZED
Vibrant tenant experiences throughout the property

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

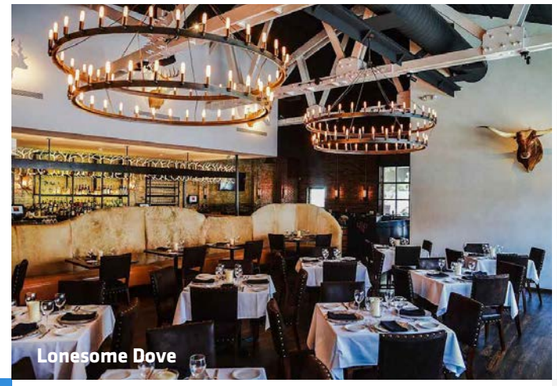
~34,000 SQ. FT.
Average floor plates

HIGH END
Spec suites



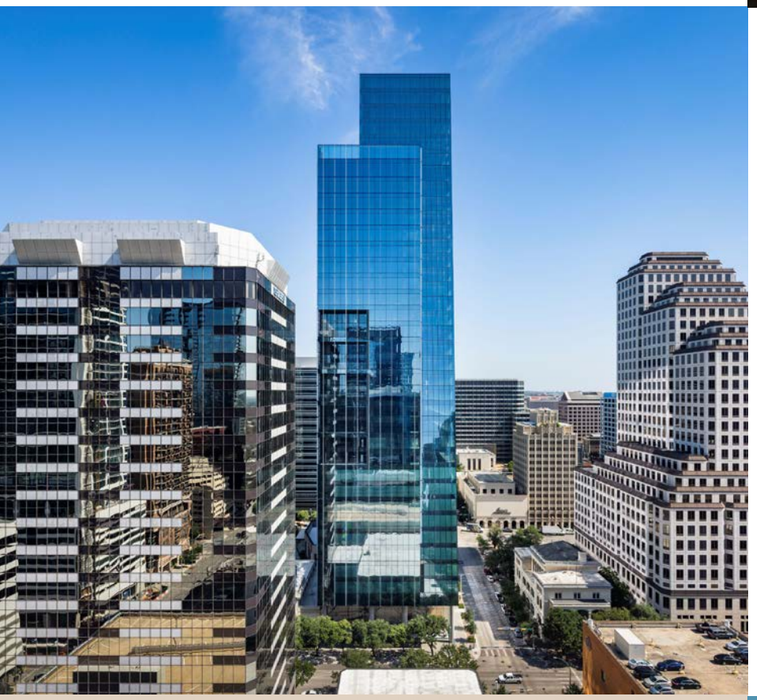
KILROY

Perfectly positioned in the heart of the CBD


Lonesome Dove


The Kimberley


BOA Steakhouse



650+
RETAIL STORES

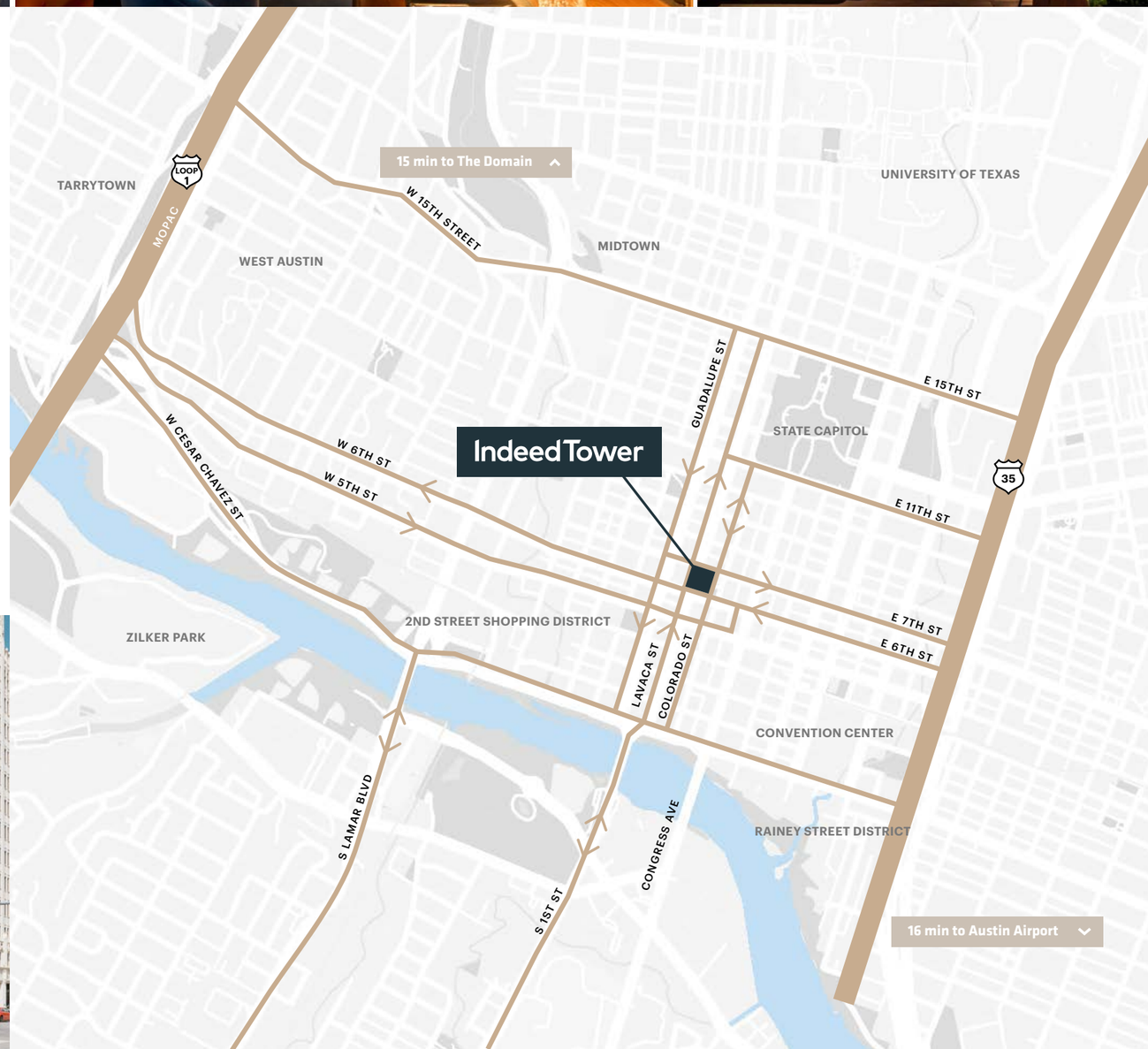
100+
EVENT VENUES

12,000+
RESIDENCES

15,000+
HOTEL ROOMS

KILROY





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

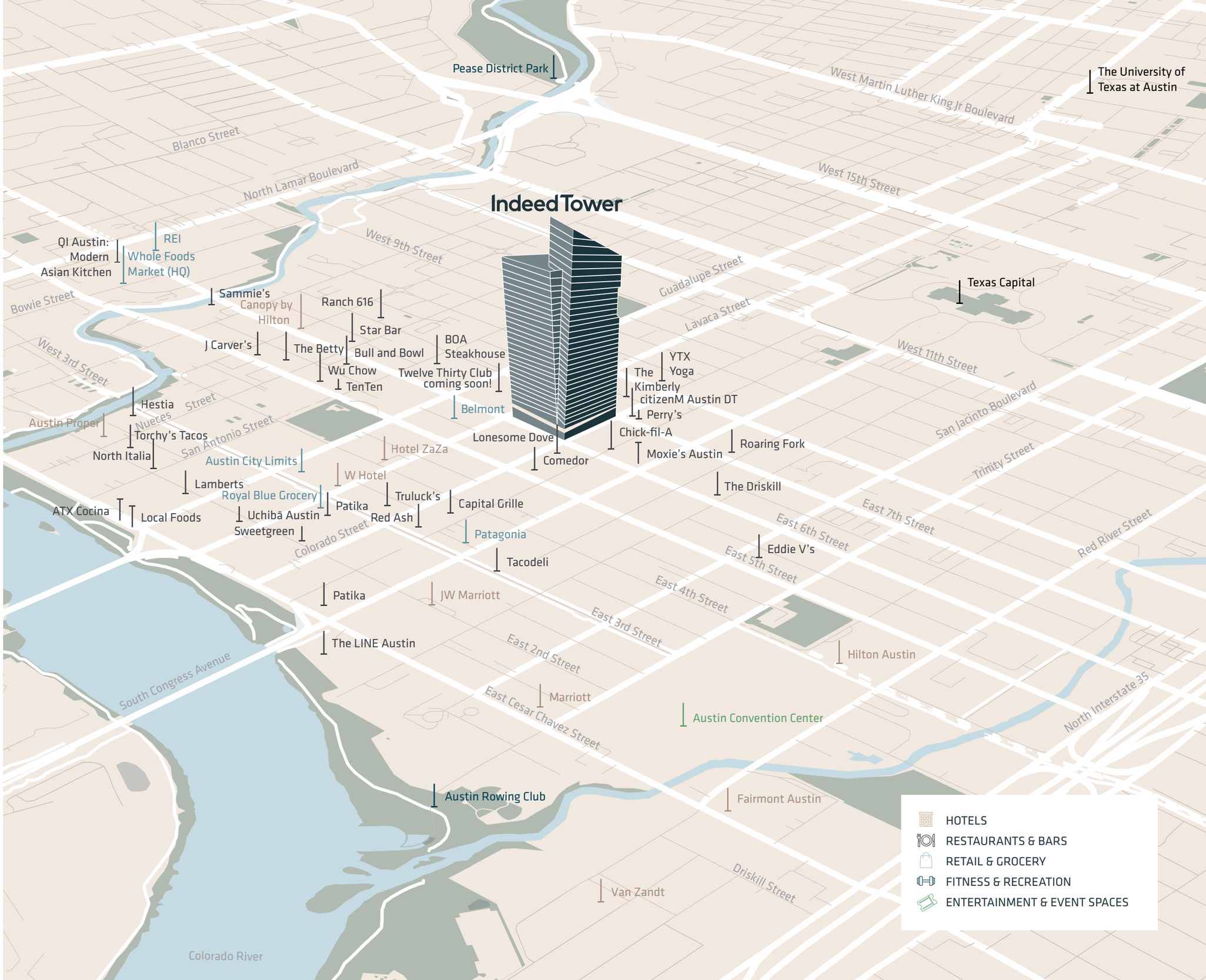
CASUAL DINING:

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.**

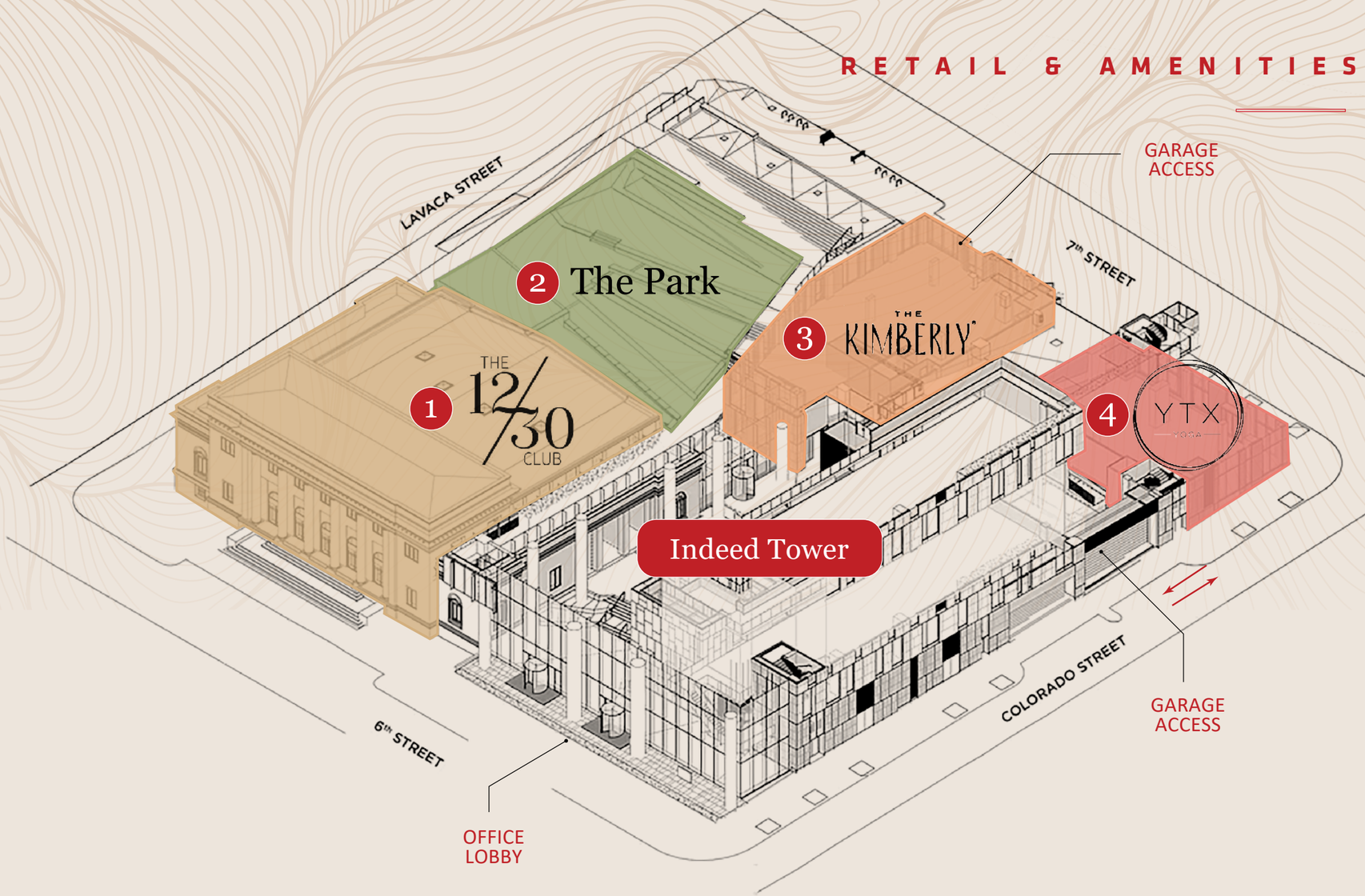
FINE DINING:

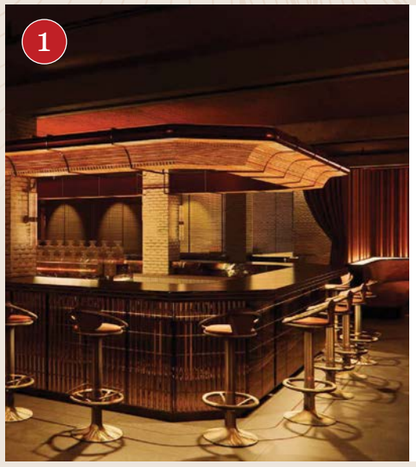
Kimberly: Ground Floor of Indeed Tower!
Perry's: **1 min.**
Lonesome Dove: **1 min.**
Boa: **1 min.**
Comedor: **2 min.**
TenTen: **5 min.**
Red Ash: **5 min.**
Truluck's: **5 min.**

KILROY



The Ground Floor
Workplace, perfected



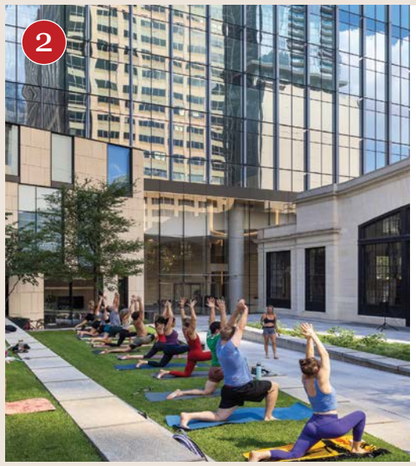


LIVE MUSIC & COCKTAILS

Twelve Thirty Club

A unique convergence between the ideals of the past & present. Private multi-level dining, cocktail and music experience.

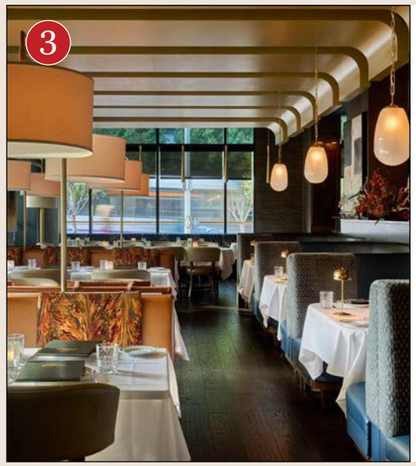
Twelve Thirty Club Preview



OUTDOOR AMENITY

The Park

A 17,000 SF park-like setting for tenants and visitors. Curated activations spark connection and collaboration, fostering community in the open air.



INTIMATE DINING

The Kimberly

Designed for intimacy, immersion in flavor, and the pleasure of good company.



YOGA · PILATES · RECOVERY

YTX Yoga

Austin's home for elevated wellness and unshakeable community.

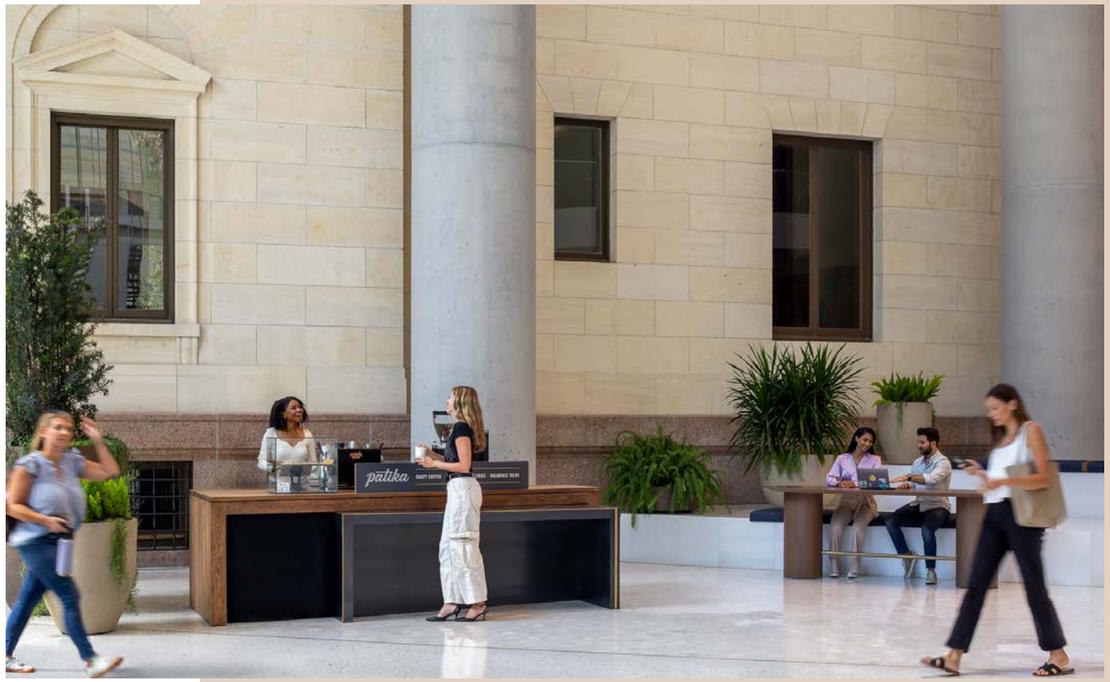
KILROY

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.

KILROY



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.

KILROY











Dynamic outdoor space

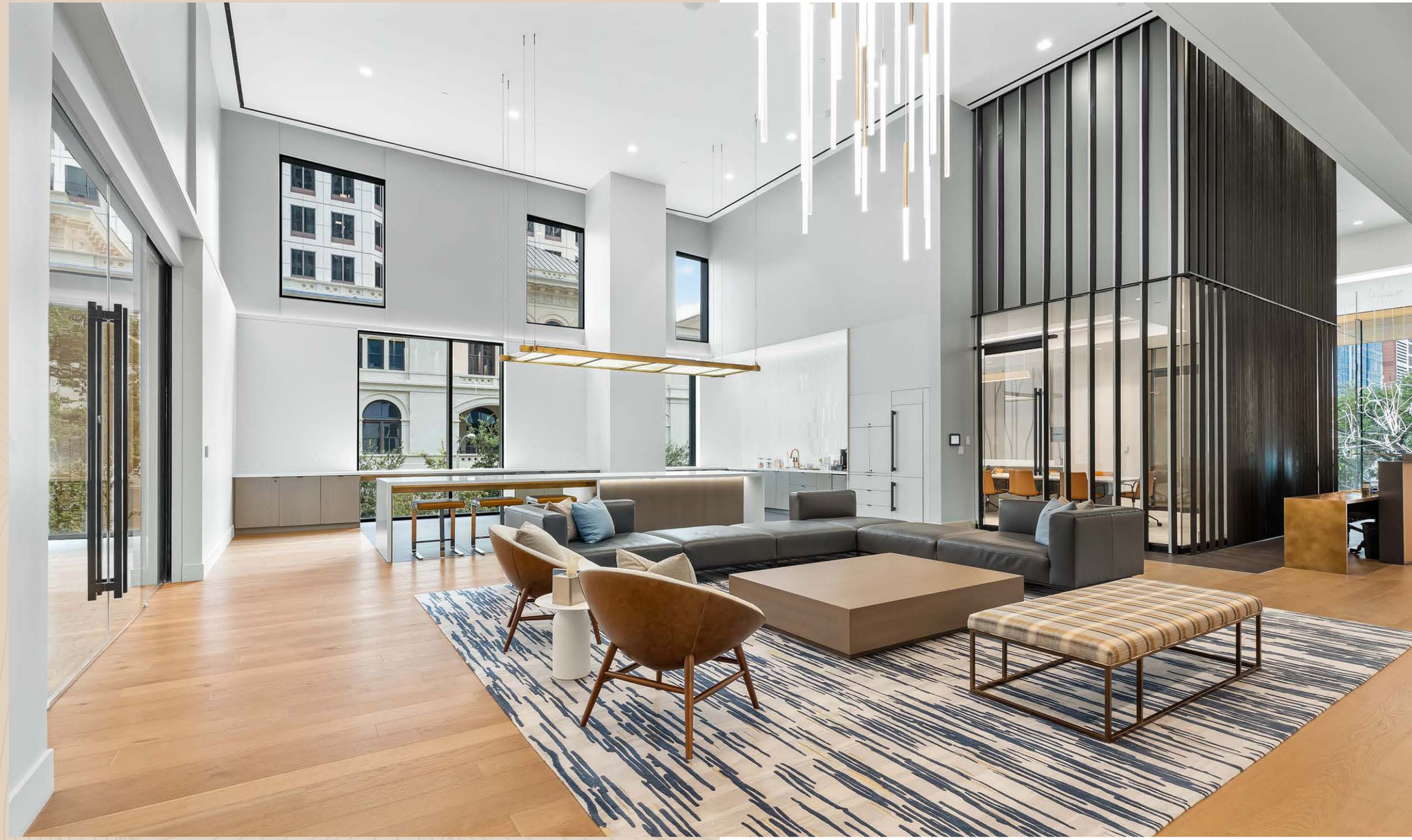
A 17,000-square-foot park-like environment offers a dynamic outdoor setting for tenants and visitors.

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.

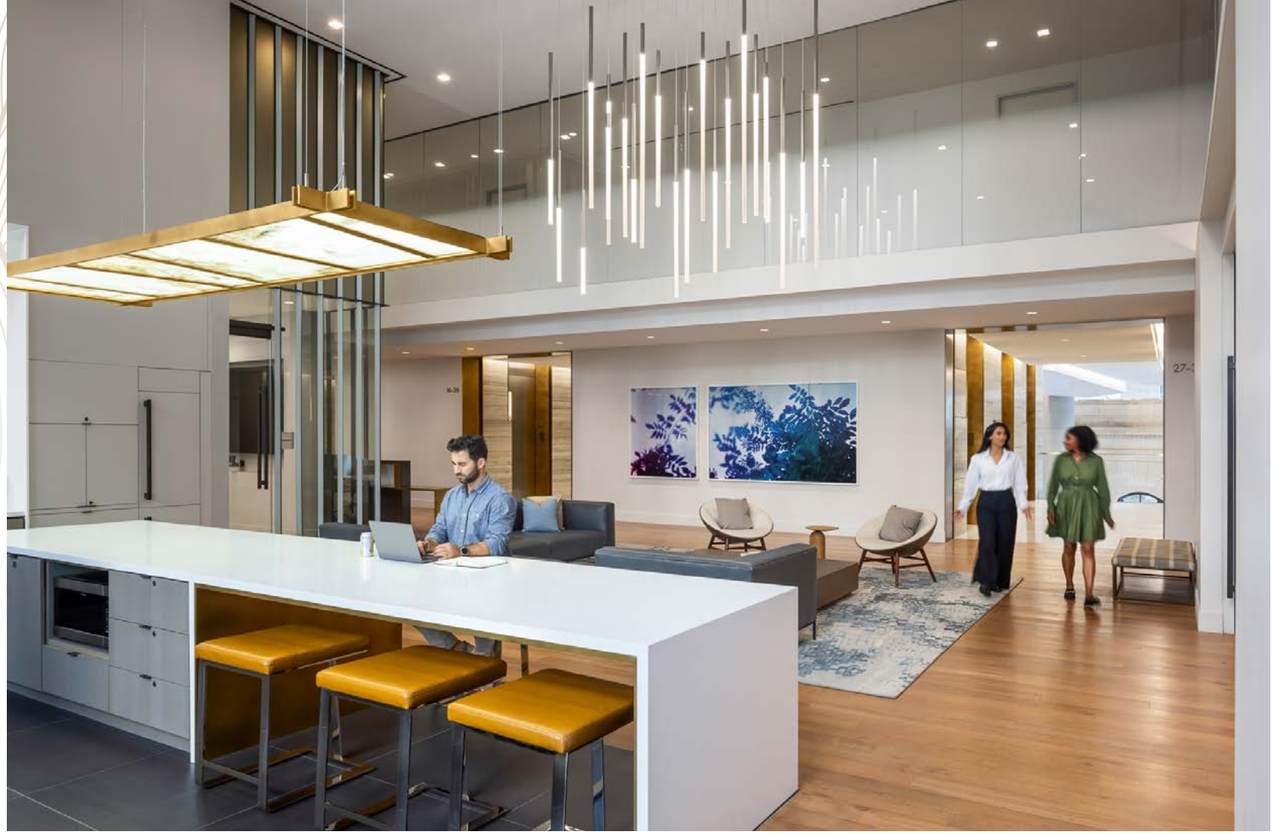
KILROY

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.

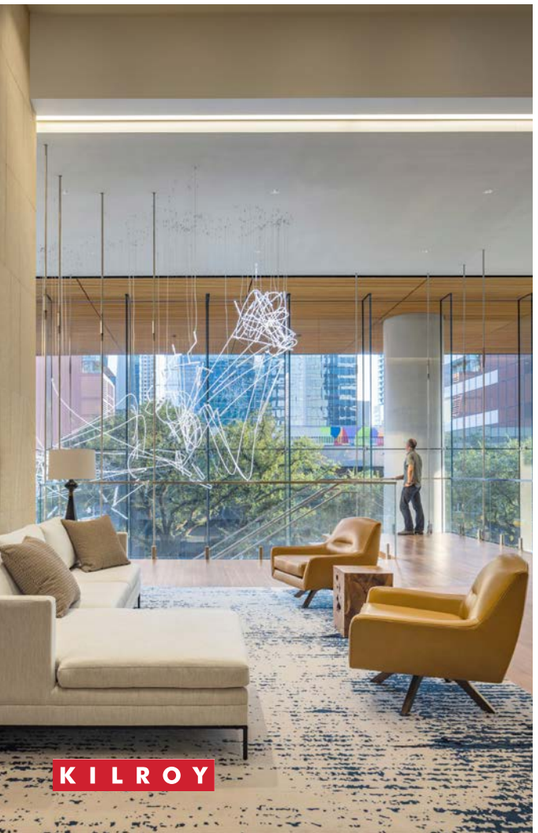


KILROY





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

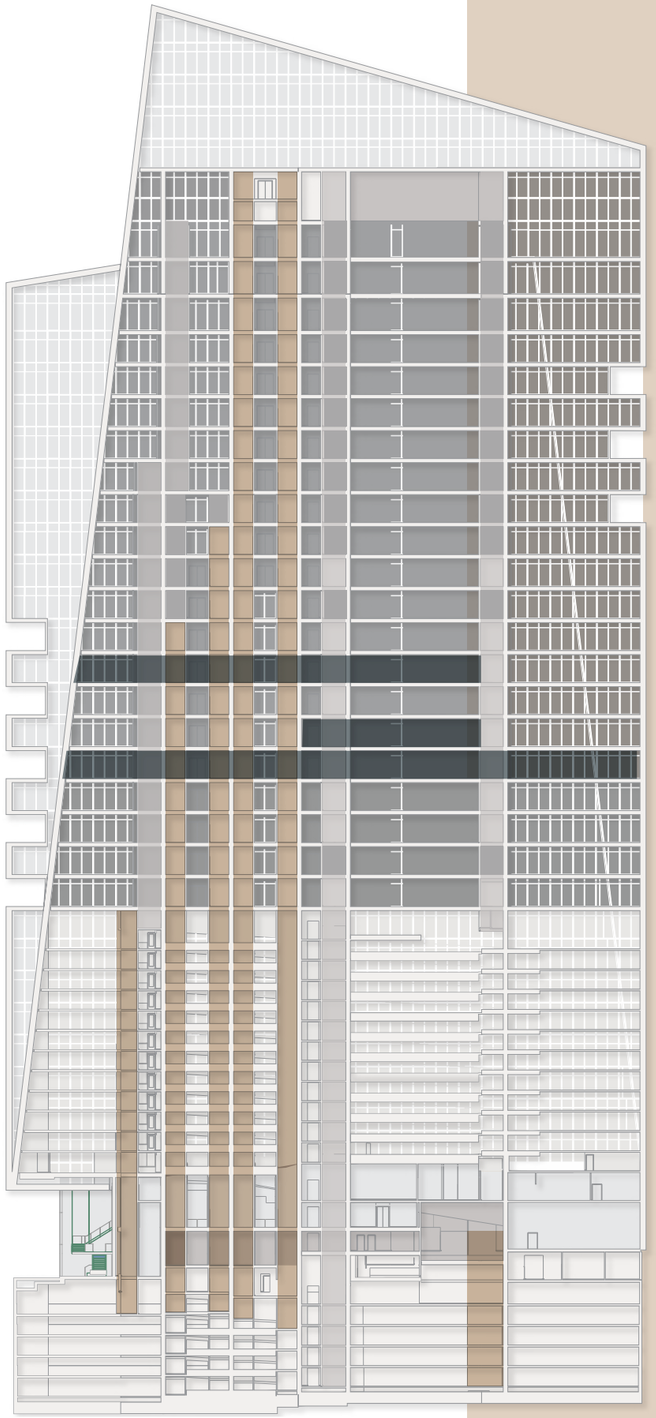
Private & amenitized mother's room

Dedicated Peloton studio

Recovery zone

KILROY

Leasing opportunity



FLOOR 24 Tour Buildout

FLOOR 23 ~21,500 sq. ft.

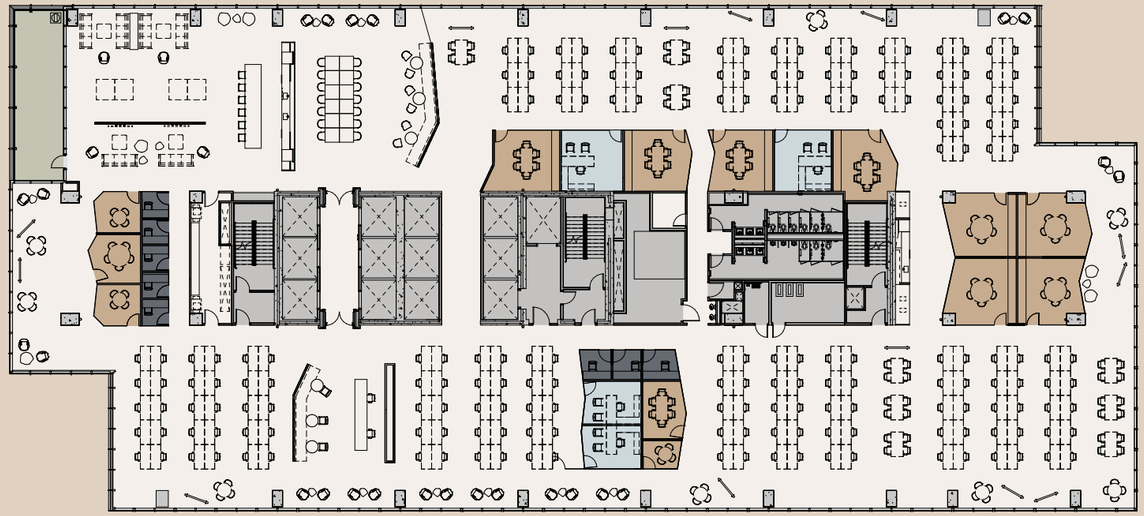
FLOOR 21 5,482 sq. ft.

FLOOR 20 ~34,900 sq. ft.

- Available
- Leased
- Elevators
- Parking

TEST FIT MID-RISE CREATIVE

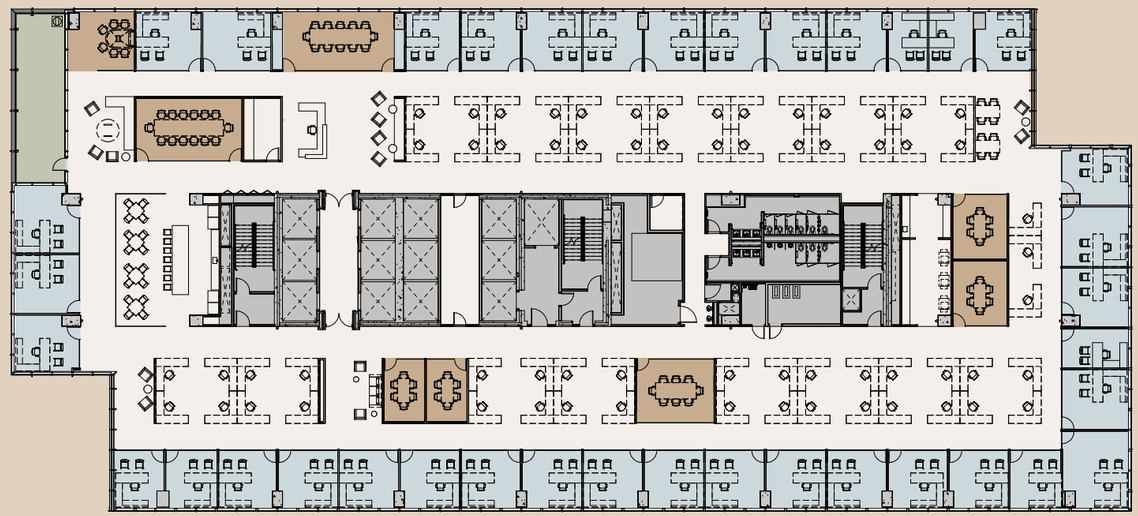
~34,000 sq. ft.



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

TEST FIT MID-RISE TRADITIONAL

~34,000 sq. ft.

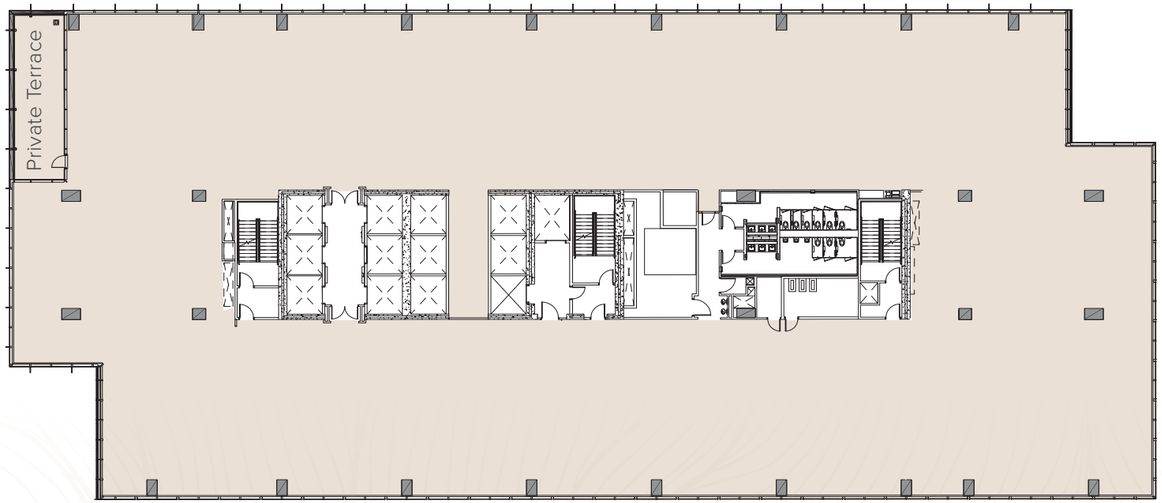


Terrace · 38 Private Offices · 8 Conference Rooms · 63 Workstations · Core

KILROY

Floor 20
Full Floor

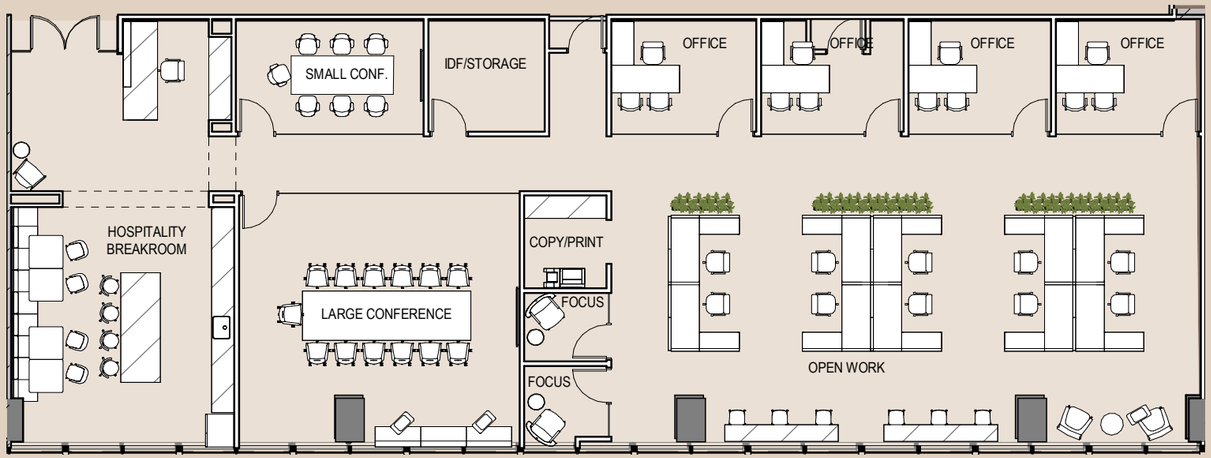
34,893 RSF

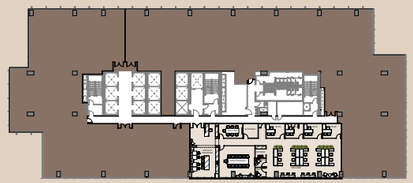


Suite 2170
Test Fit

5,482 RSF

Shell Condition





KILROY

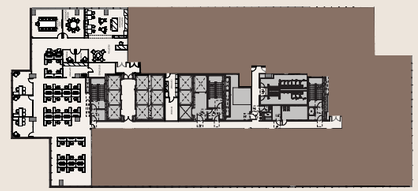
Suite 2300
Spec Suite

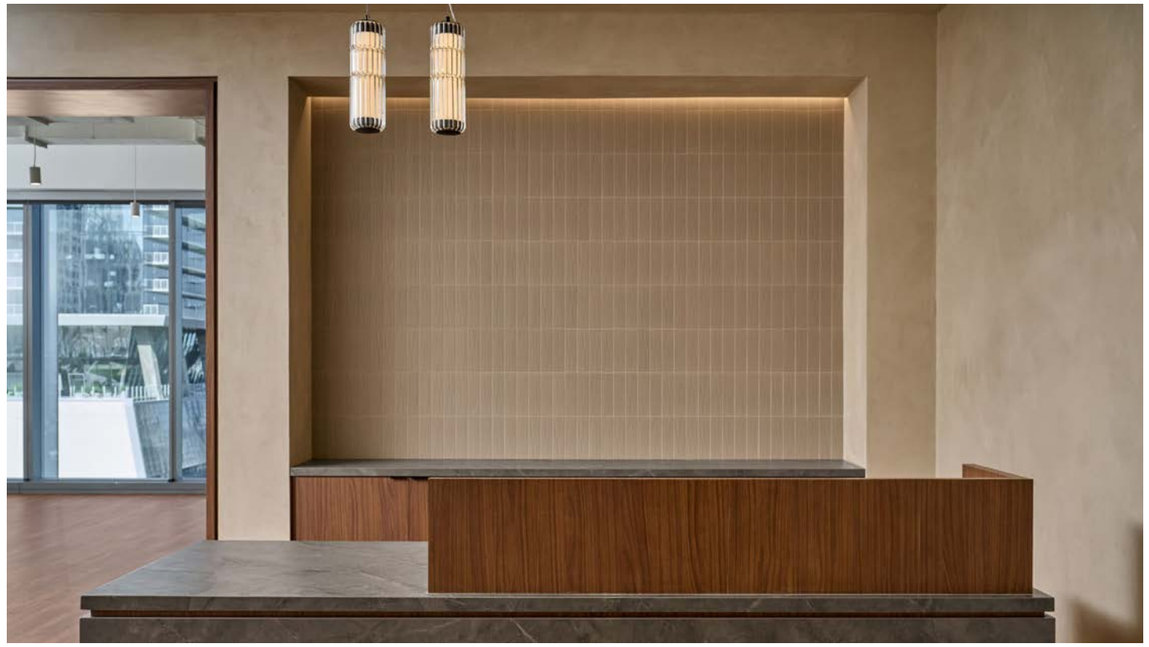
- 3 Offices
- 24 Workstations
- 1 Hospitality Breakroom
- 2 Conference Rooms
- 2 Focus Rooms
- 1 Huddle Room
- 1 Reception

8,465 RSF

Available 11/1/2027







Suite 2300 Reception



Suite 2300 Breakroom

KILROY

Suite 2300









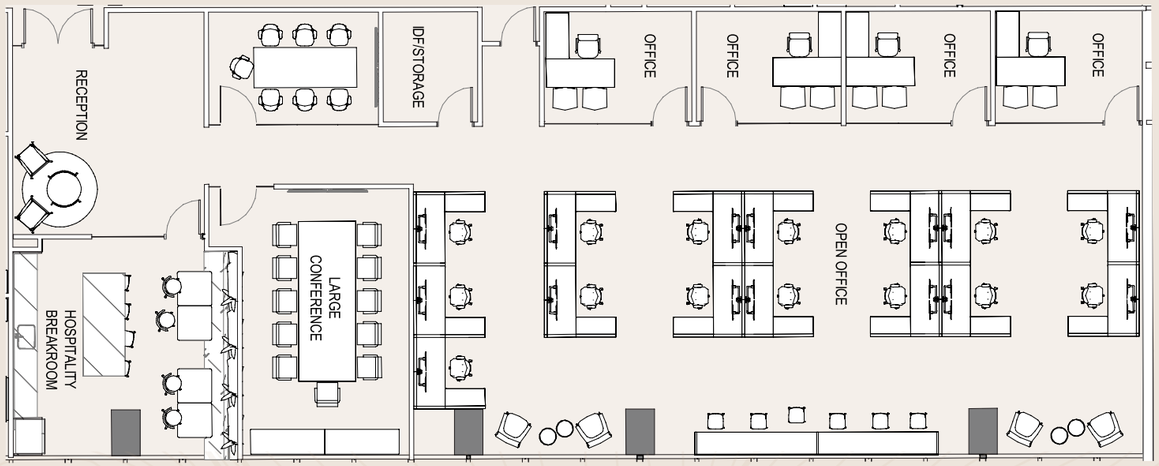


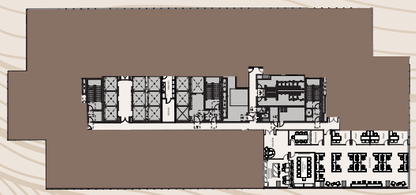
KILROY

Suite 2370
Test Fit

5,259 RSF

Furniture Available





KILROY

Suite 2380
Spec Suite

7,806 RSF

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





Suite 2380 Reception

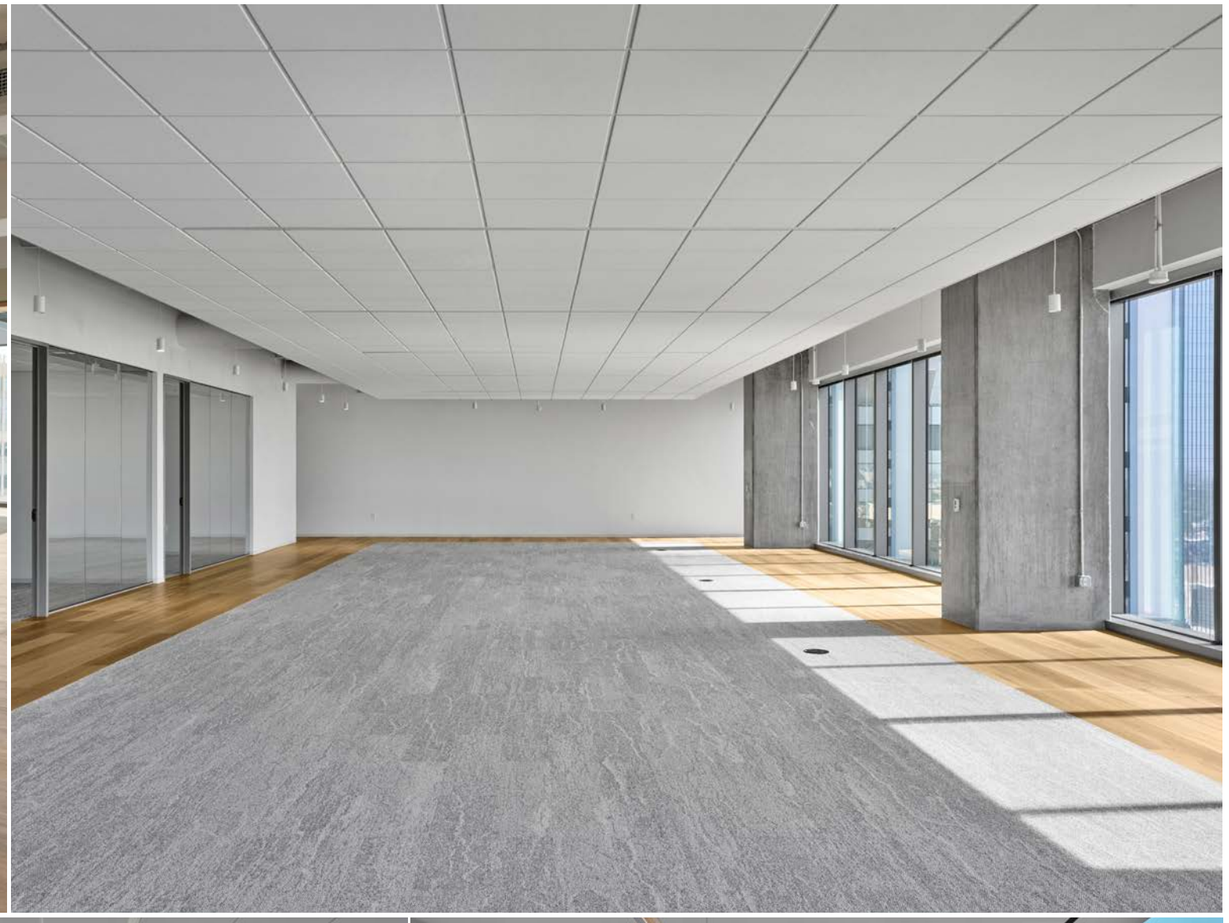


Suite 2380 Breakroom

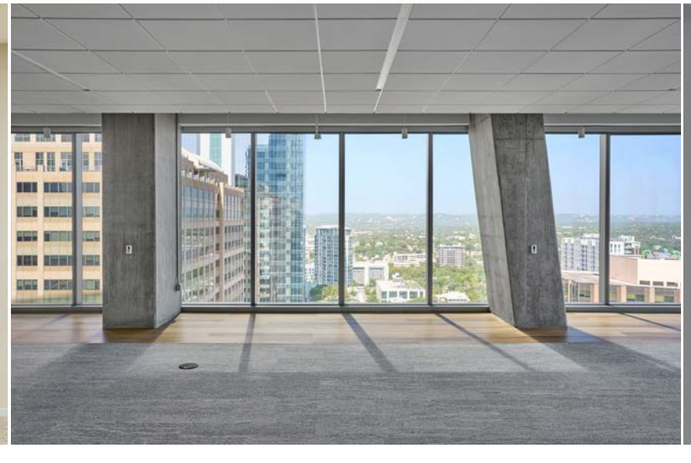
KILROY

Suite 2380



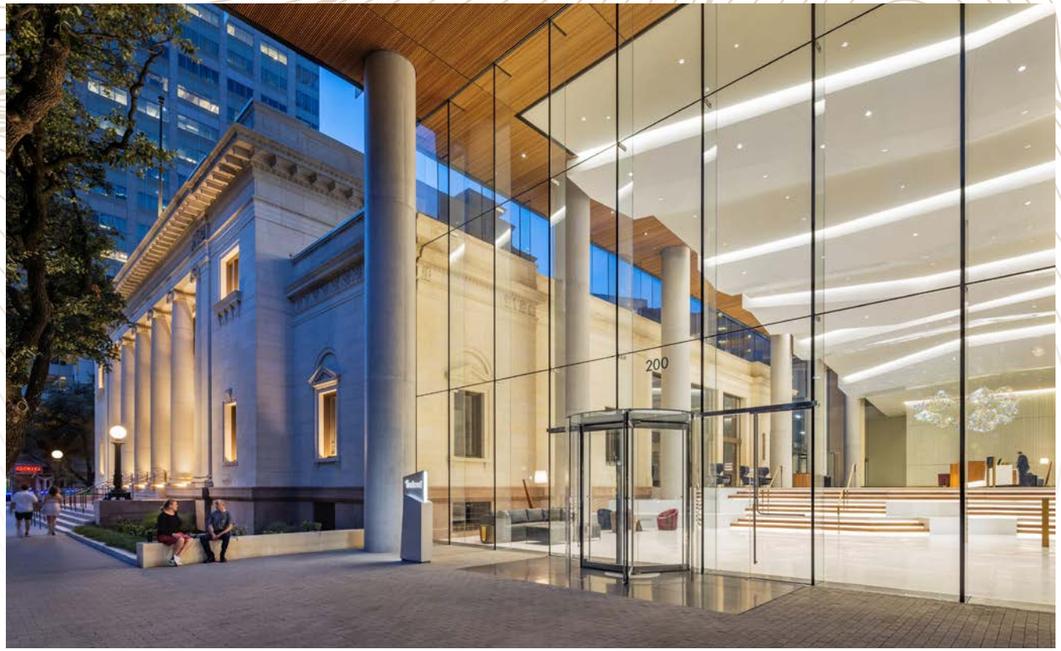








KILROY



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

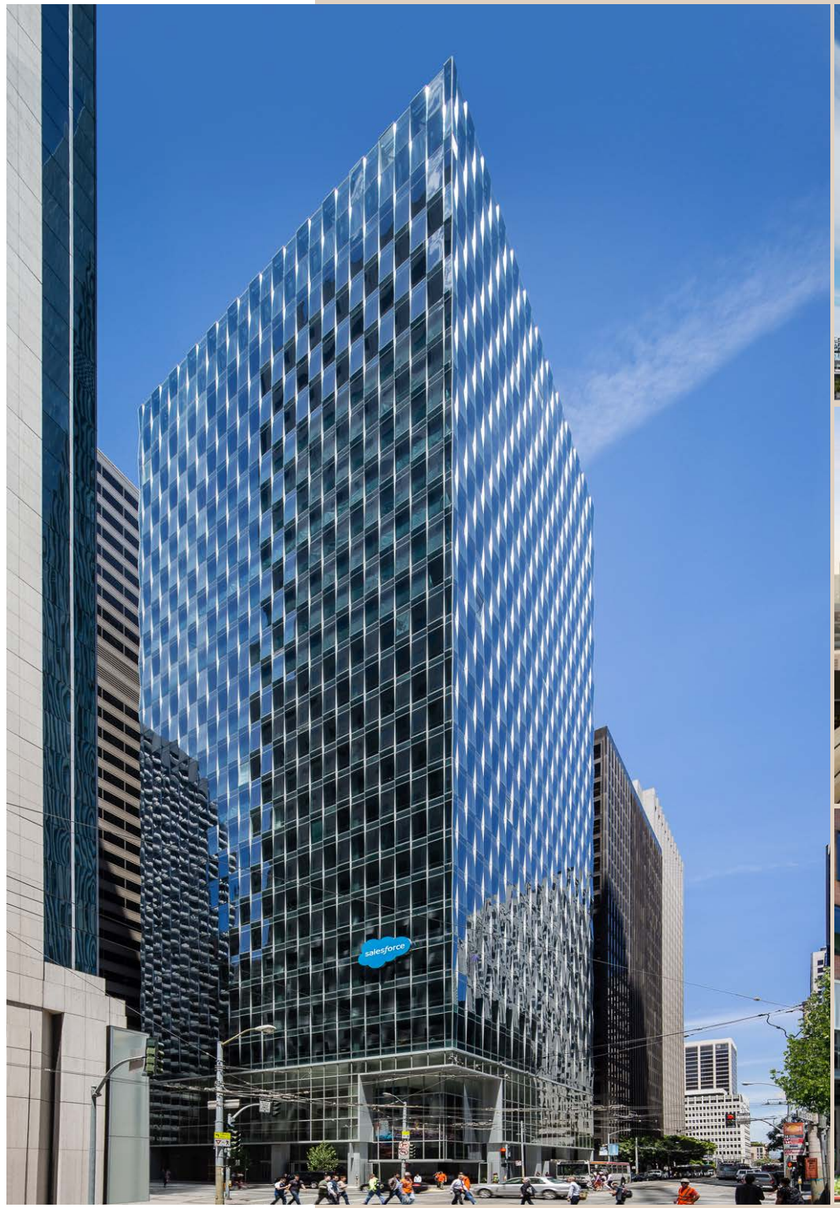
Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.

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.









KILROY



Indeed Tower

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