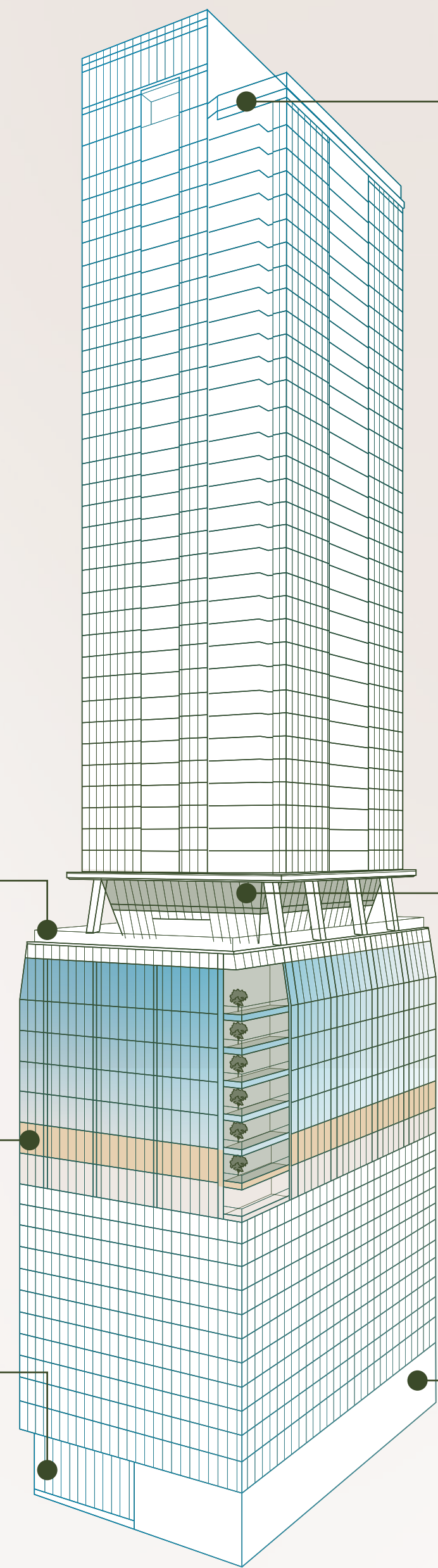


building



Sky lounge & bar

Residential amenity floor

Fitness center
FULL SERVICE, 7,000 SF,
FLOOR 21

studio
BY TISHMAN SPEYER

20,000 SF, FLOOR 14

All day café
CONVENIENTLY LOCATED AT
GROUND LEVEL, 1,000 SF

Covered parking
2/1,000 PARKING RATIO

building

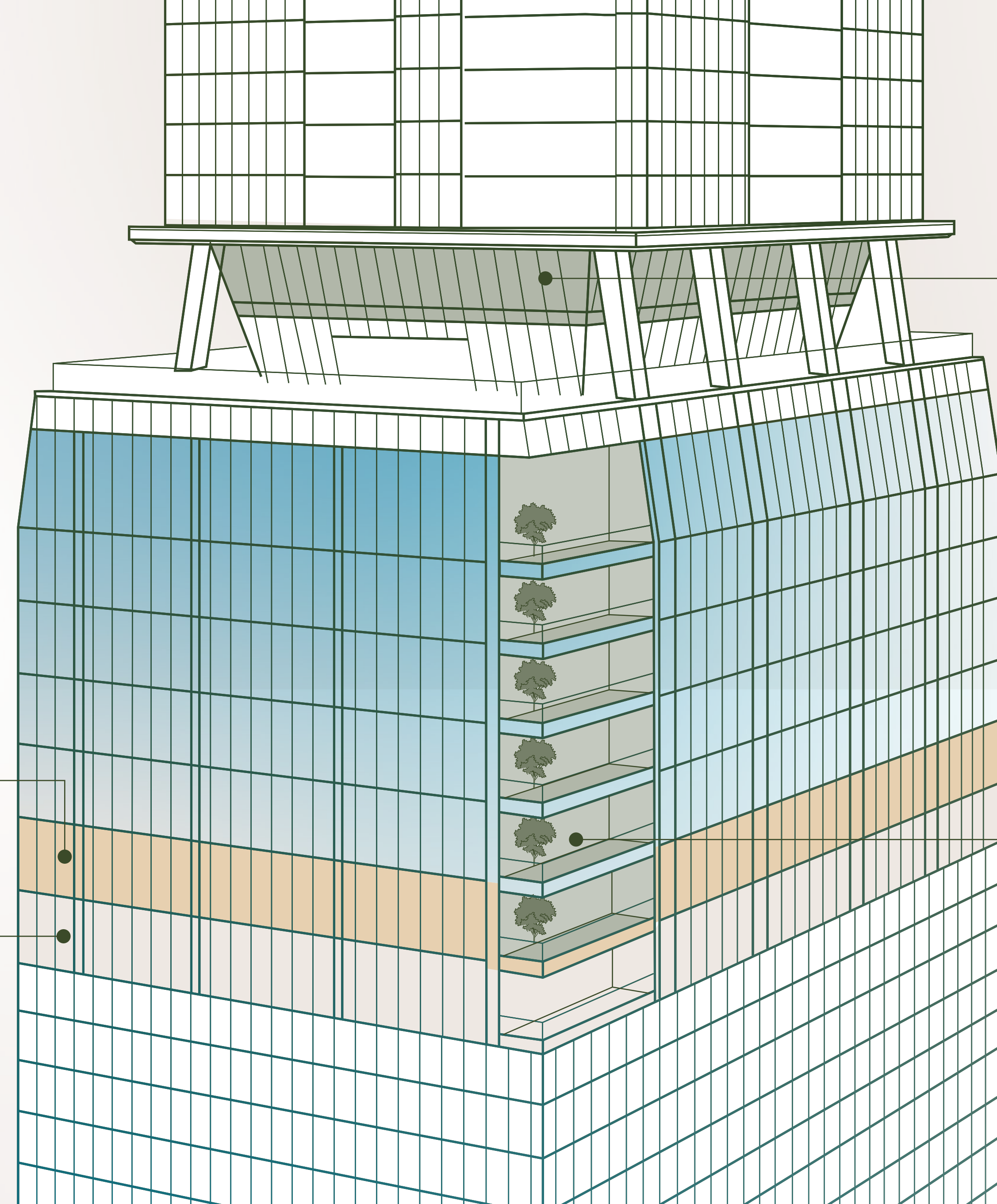
Over 25% leased.

studio
BY TISHMAN SPEYER

20,000 SF, FLOOR 14

Leased

20,000 SF, FLOOR 12



Fitness center
FULL SERVICE, 7,000 SF,
FLOOR 21

20' ceiling height
FLOOR 19

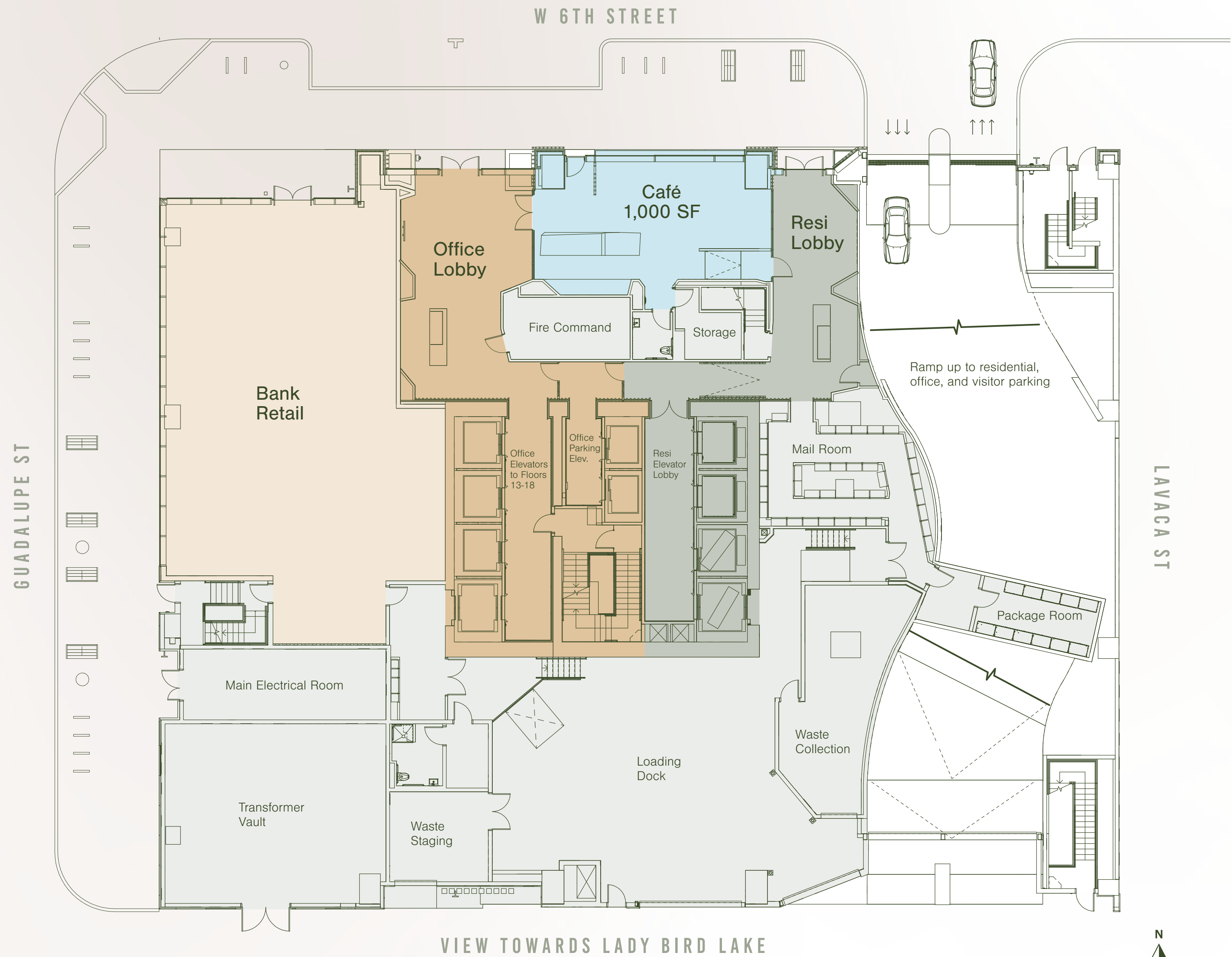
**100,000+ SF
office space**
20,000 SF COLUMN-FREE
FLOOR PLATES,
FLOORS 14-19

Private terrace
EVERY OFFICE FLOOR, 260 SF

19
18
17
16
15

amenities

Ground Floor



building

Office Floor Plan

123,000+ SF office space available

FLOORS 14-19

Private terrace

ON EVERY FLOOR

14' floor-to-ceiling vision glass

LIGHT, AIR, AND VIEWS OF DOWNTOWN AUSTIN

20,000+ SF floor plates

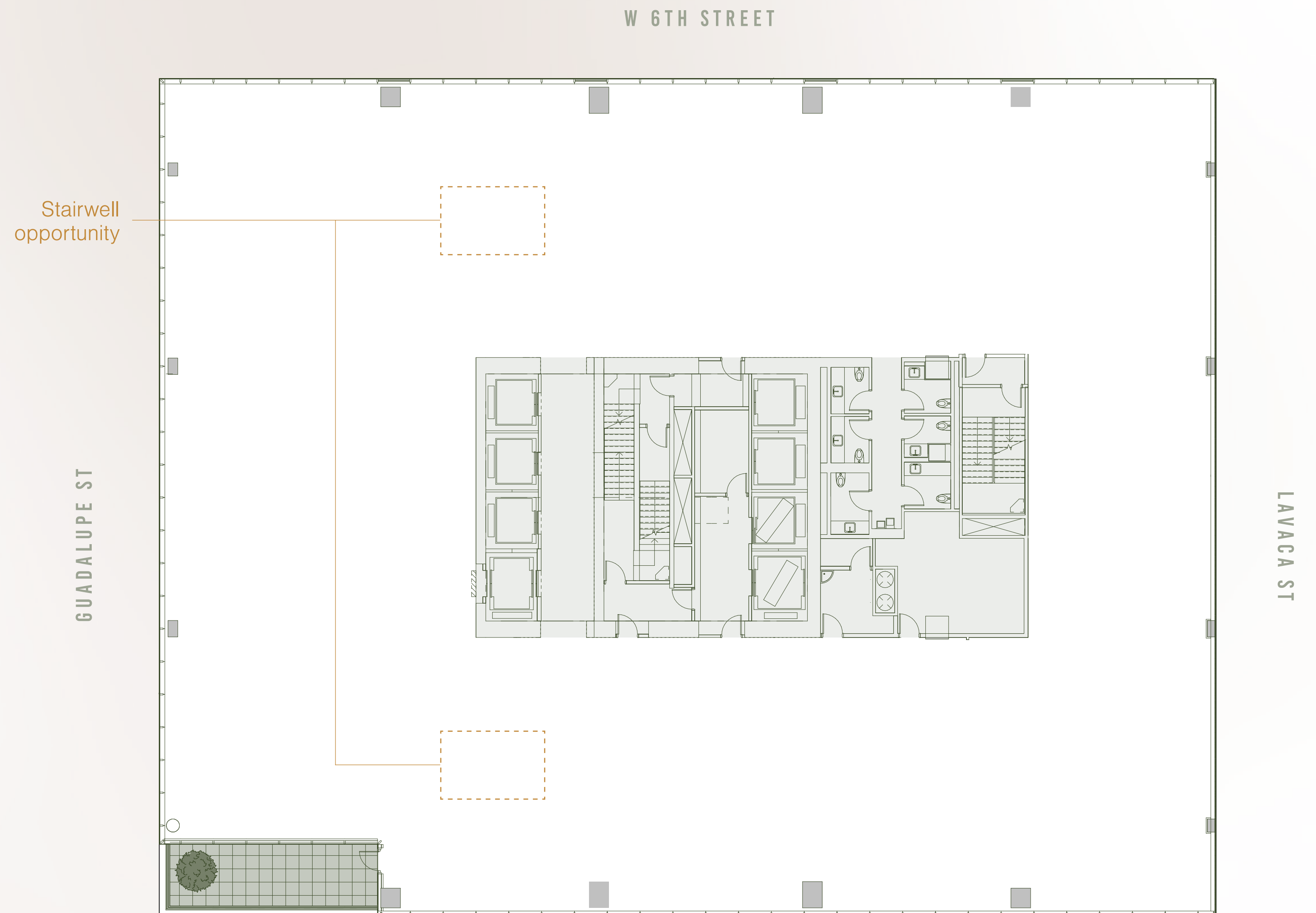
EFFICIENT, COLUMN-FREE DESIGN

42-48' bay depths

WITH KNOCKOUT PANELS FOR INTERCONNECTING STAIR

Individual lavatories

[Explore More](#)



BUILDING

building

Technology Test Fit

Headcount

□ Private Office - Workstations	102
□ Reception	01
Total Headcount	103

Meeting & Collab

■ Small Conference - Med Conference	01
■ Large Conference	01
■ Maker Space	01
■ Huddle	06
■ Phone	05
■ Open Collab	06

Support

■ Work Café	01
■ Copy	02
■ Mother's	01
■ Storage	03
■ IDF	01
■ IT Storage	01

198 RSF per person

40% Unassigned seats

41 seats

Meeting/Collab Ratio

1 conf. seat : 0.6 headcount



building

Fintech Test Fit

Headcount

□ Private Office	10
□ Workstations	89
□ Reception	01
Total Headcount	100

Meeting & Collab

■ Small Conference	04
■ Med Conference	02
■ Large Conference	01
■ Huddle	-
■ Phone	05
■ Open Collab	04

Support

■ Work Café	01
■ Co-working Lounge	01
■ Copy	02
■ Mother's	01
■ Storage	02
■ IDF	01

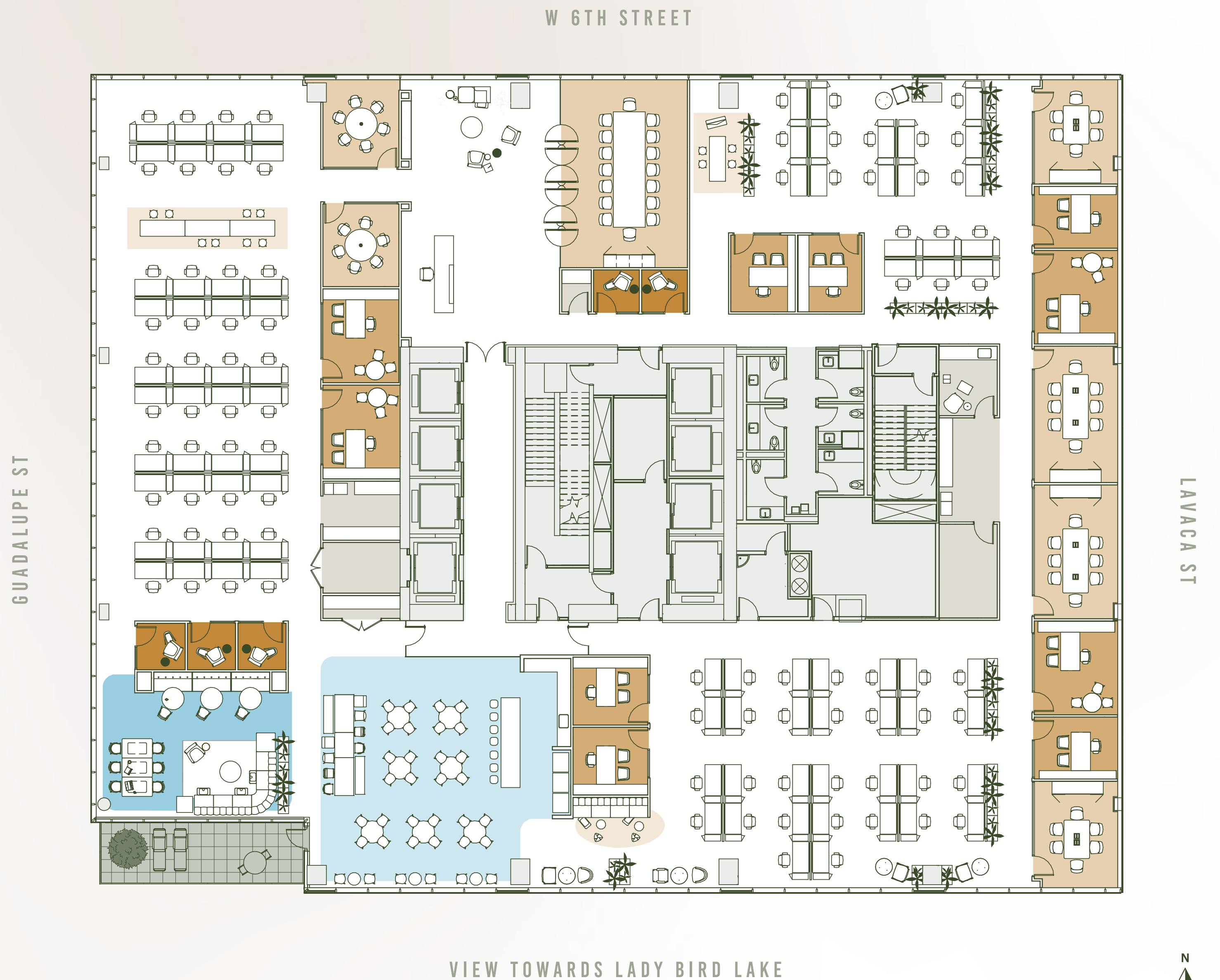
204 RSF per person

60% Unassigned seats

60 seats

Meeting/Collab Ratio

1 conf. seat : 0.6 headcount



BUILDING



building

Legal Test Fit

Headcount

□ Private Office	32
□ Workstations	06
□ Reception	01
Total Headcount	39

Meeting & Collab

■ Small Conference	05
■ Med Conference	02
■ Large Conference	02
■ Huddle	-
■ Phone	-
■ Open Collab	01

Support

■ Amenity Room	01
■ Copy	03
■ Storage	02
■ Furniture Storage	01
■ IDF	01
■ Catering	01

637 RSF per person

Meeting/Collab Ratio

1 conf. seat : 0.3 headcount



VIEW TOWARDS LADY BIRD LAKE



experience
It All for Yourself

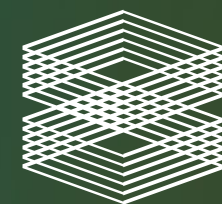
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TISHMAN SPEYER

RYAN