

A TOWER X

325 WEST 6TH



experience
Everything





overview

The services and amenities you desire.
The awe-inspiring spaces you never expected.
The attention to detail you deserve.

All beautifully blended together in one hospitality-driven destination.

overview

Q4 2024

DELIVERY

123,000+ SF office space

FLOORS 14-19

Abundance of outdoor space

PRIVATE TERRACE ON EVERY FLOOR, OUTDOOR SKY LOUNGE & BAR, 2 MINUTE WALK TO REPUBLIC SQUARE PARK

15,000+ SF amenities

ALL DAY CAFÉ, FITNESS CENTER, STUDIO FLEXIBLE OFFICE ON 14, AND SKY LOUNGE & BAR

Sustainable design

LEED SILVER AND FITWEL CERTIFIED

20,000+ SF floor plates

EFFICIENT, COLUMN-FREE DESIGN

14' floor-to-ceiling vision glass

LIGHT, AIR, AND VIEWS OF DOWNTOWN AUSTIN



experience

The Energy of 6th Street

location



The buzz of Downtown Austin.
The beauty of Lady Bird Lake.
The hum of live entertainment.

All waiting to be explored right outside your door.

location

Lions Municipal Golf Course

Enfield Rd

W 24th St

E Dean Keeton St

University of Texas

Manor Rd

E Martin Luther King Sr Rd

A TOWER X
325 WEST 6TH

Texas Capitol

E 12th St

1

West 6th street entertainment district
3 MIN WALK

W 6th St

W 11th St

MoPac Express 1

Barton Springs Rd

Lady Bird Lake

E 7th St

35

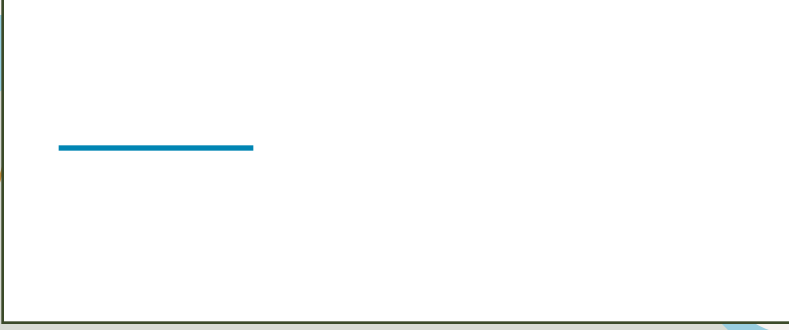
E Cesar Chavez St

S Lamar Blvd

S 1st St

S Congress Ave

Colorado River



LOCATION



location

Points of Interest

- 24 Hour Diner
- Anthropologie
- Barrys
- Beez Kneez
- Bull & Bowl
- Cats' Pajamas
- Dogwood
- Favorite Pizza
- Hilton Canopy
- J Carvers
- Kung Fu
- Lil Woodrows
- Lonesome Dove
- Parlor & Yard
- Ranch 616
- Republic Square Park
- Sammys
- Star Bar
- Ten Ten
- Waltons Fancy Staple
- Waterloo Records
- Whole Foods

115 restaurants
 80 bars
 110 shops
 FOUR-BLOCK RADIUS

99 walk score
 96 bike score

A TOWER
X 325 WEST 6TH

Republic Square Park
 2 MIN WALK

Lady Bird Lake
 5 MIN WALK

Butler Hike
 and Bike Trail
 5 MIN WALK

Auditorium Shores
 13 MIN WALK

Zilker Park
 25 MIN WALK

Neighborhood Amenities

- Dining
- Fitness
- Hotel
- Retail

experience

Air, Awe, & Everything in Between

amenities



Bringing a hospitality mindset.

At ATX Tower, we're committed to making every element of your day simpler and more seamlessly connected by tailoring our expansive amenity spaces, services, and programs to the holistic needs of your employees. Here, you'll enjoy a diverse range of amenities at a scale and hospitality-level of quality that few office buildings can match.

amenities

OFFICE ENTRANCE ON WEST 6TH



AMENITIES

OFFICE LOBBY & CAFÉ



AMENITIES

amenities



Dedicated spaces for work and wellness.
Cohesive indoor and outdoor amenities.
Thoughtfully curated services and programming.

All designed to bring ease, camaraderie, and flexibility to your workday.



ZO. Amenities Program

Tishman Speyer's workplace experience platform, ZO, curates convenient and innovative services, amenities, programming, and gathering spaces that foster learning and community.

Learn more: findyourzo.com



All Day Café

Grab-and-go café on the ground level with direct access to the main lobby.



Fitness Center

Full-service fitness center on the 21st floor with an abundance of natural light overlooking all of Downtown Austin.



Sky Lounge & Bar

55th-floor lounge available for private events, connecting to a stunning outdoor terrace.



Studio Conferencing

From small meetings to large gatherings, Studio by Tishman Speyer carefully considers every detail, so you can focus on making the most of your next event.

amenities

FITNESS CENTER



AMENITIES

amenities

SKY LOUNGE & BAR



AMENITIES

amenities

OUTDOOR SKY LOUNGE & BAR



amenities

OUTDOOR SKY LOUNGE & BAR



AMENITIES



experience
Naturally Refined Design

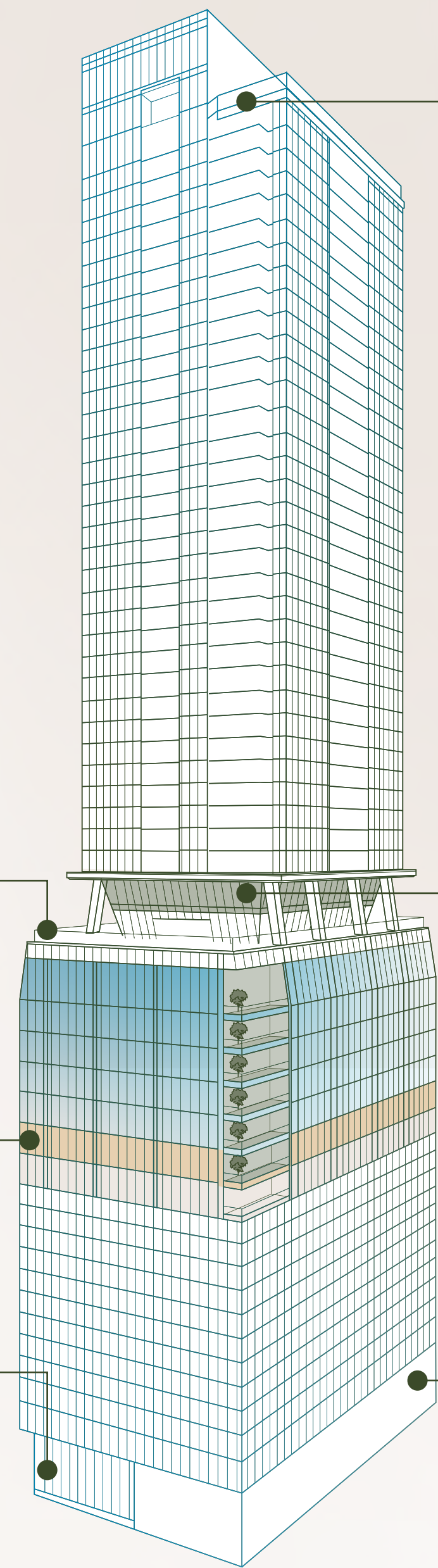
building



High-rise offices set above the city.
Private terraces boasting Austin's best views.
Intimate workspaces tailored to you.

All carefully considered to elevate and amplify the ways you work best.

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

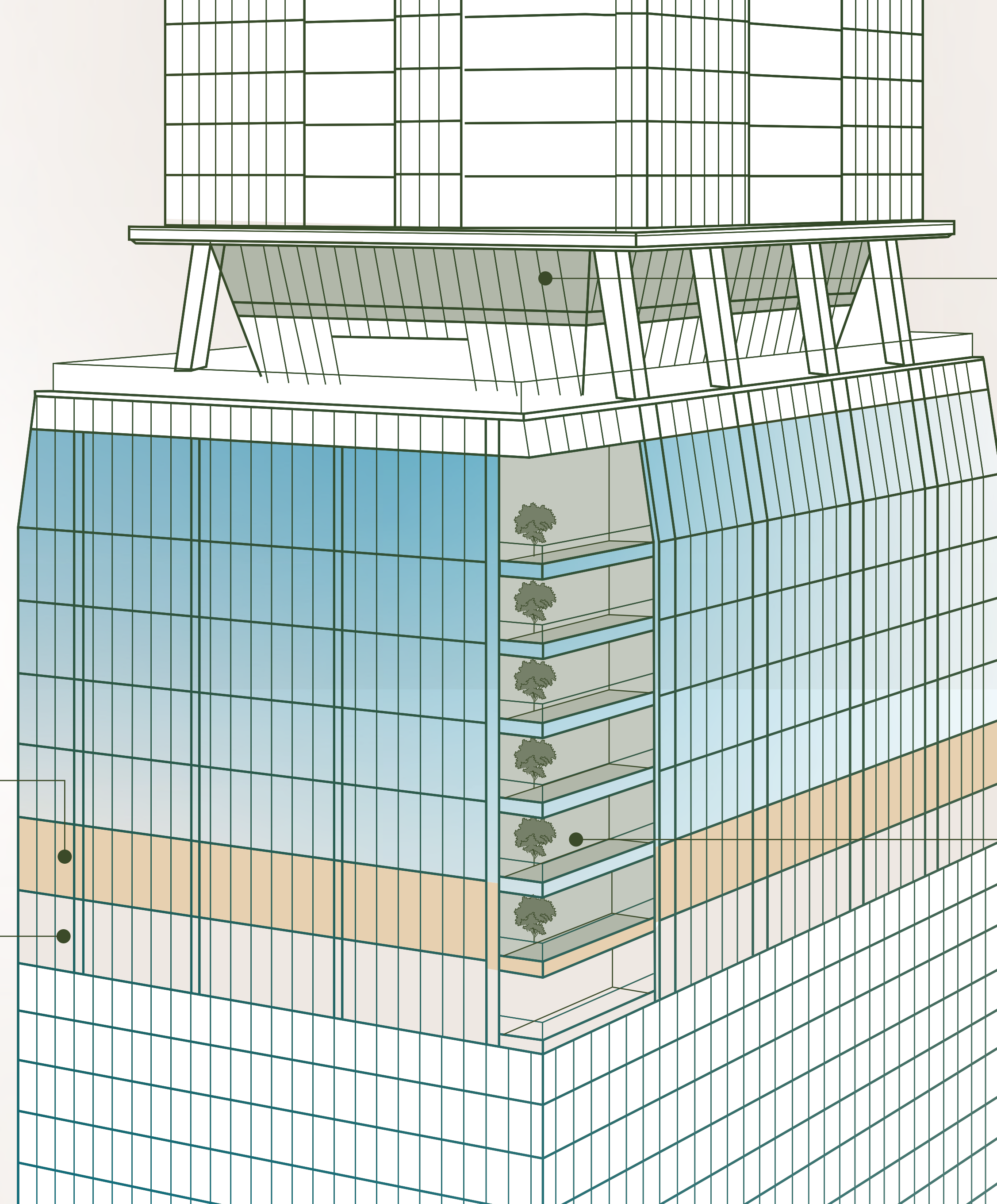
Over 25% leased.

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



building

studio

BY TISHMAN SPEYER

20,500 SF of flexible workplaces on the 14th floor

Flexible lease terms

ANYWHERE FROM ONE MONTH TO
MULTI-YEAR AGREEMENTS

Fully furnished offices

WITH PREMIUM PRODUCTS AND 24/7 ACCESS

Complete IT solutions

INCLUDING HIGH-SPEED PRIVATE INTERNET
AND USER-FRIENDLY APP

Fully equipped conference rooms

WITH A VARIETY OF SETUPS

Concierge-type service

AND TAILORED MEMBER PROGRAMMING

Global access

TO OTHER STUDIO LOCATIONS





building

PRIVATE OFFICE TERRACE



BUILDING

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

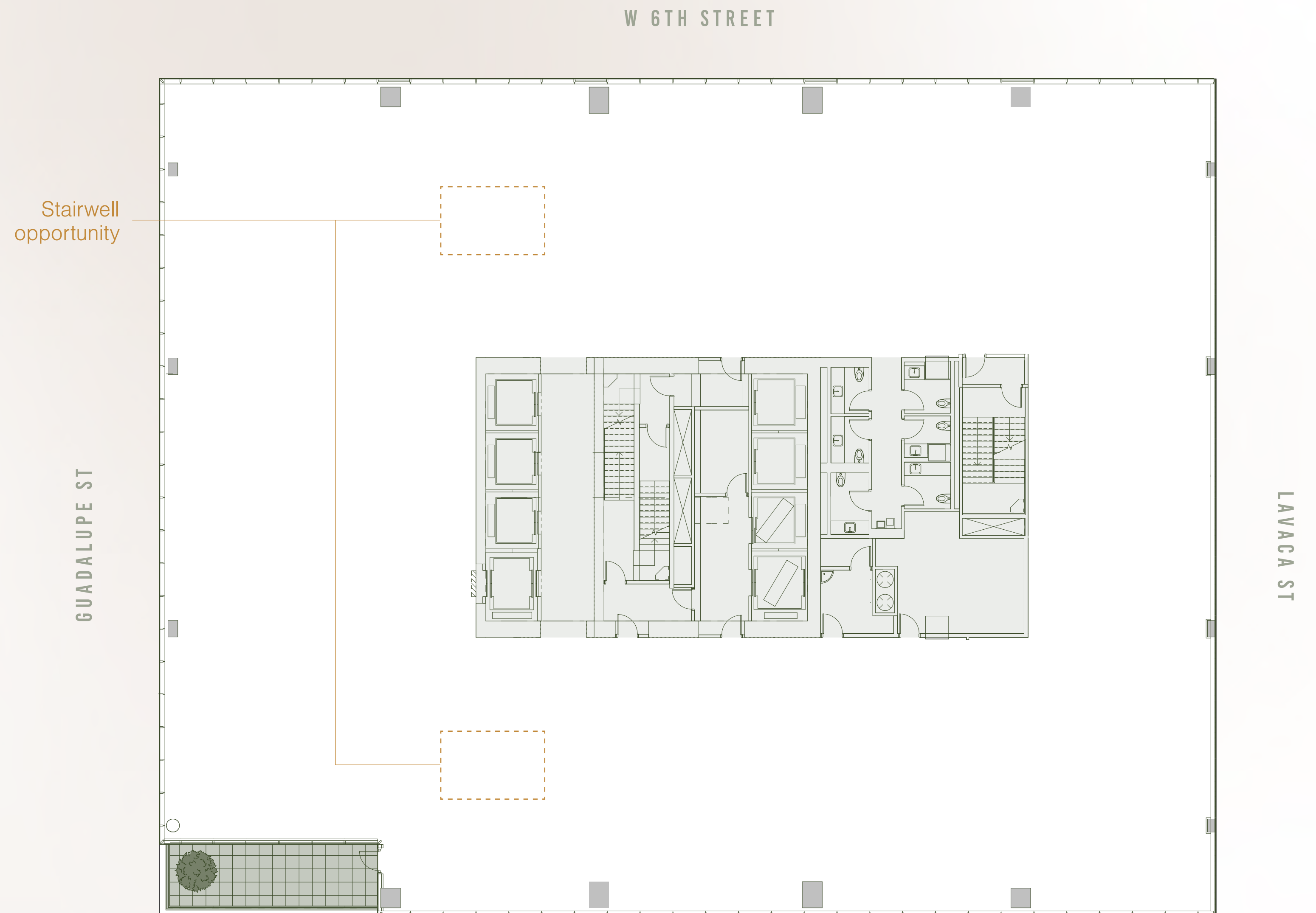
EFFICIENT, COLUMN-FREE DESIGN

42-48' bay depths

WITH KNOCKOUT PANELS FOR INTERCONNECTING STAIR

Individual lavatories

[Explore More](#)



building

OFFICE INTERIOR



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

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

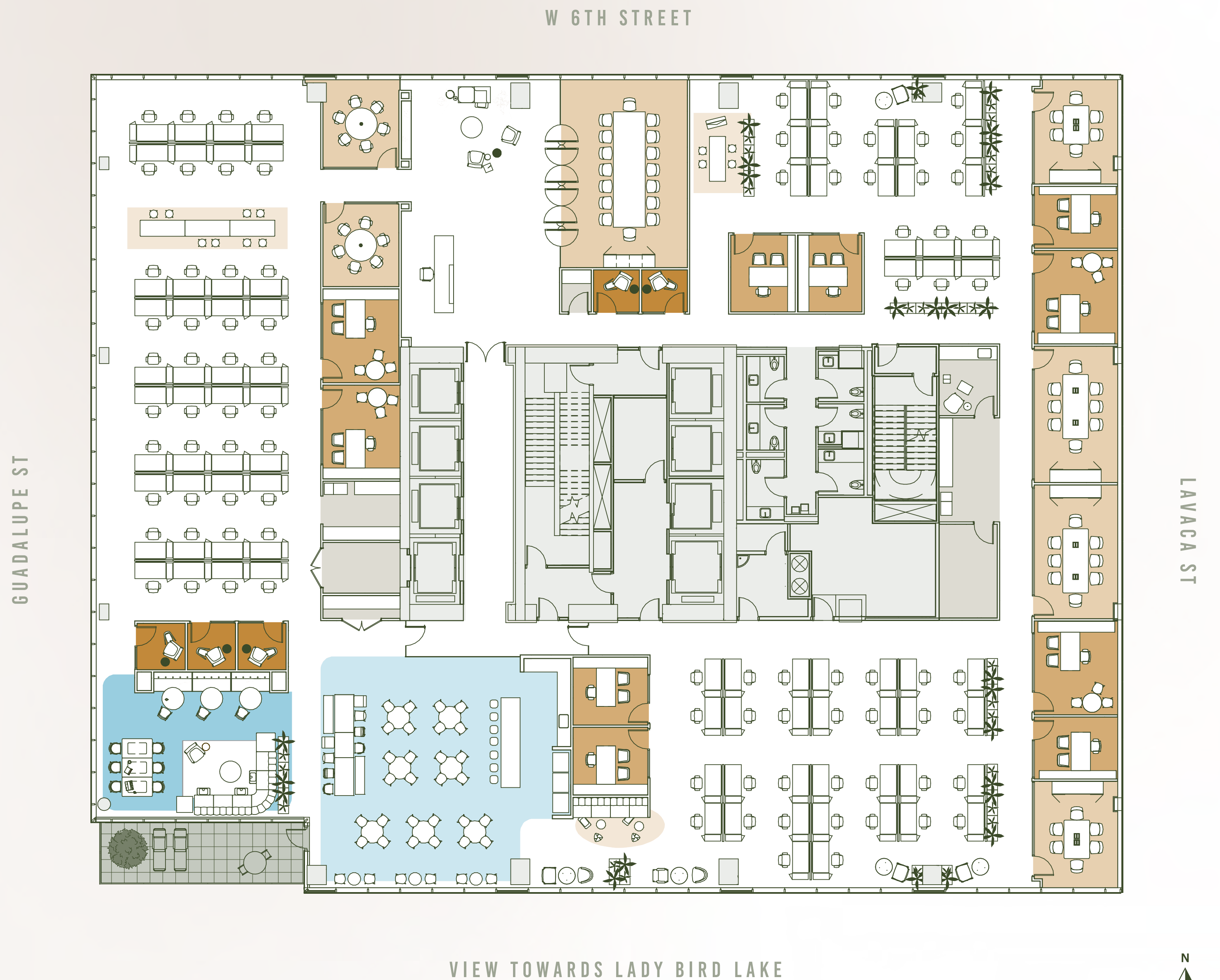
204 RSF per person

60% Unassigned seats

60 seats

Meeting/Collab Ratio

1 conf. seat : 0.6 headcount



building

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



BUILDING



experience
Intention in Every Detail

Team



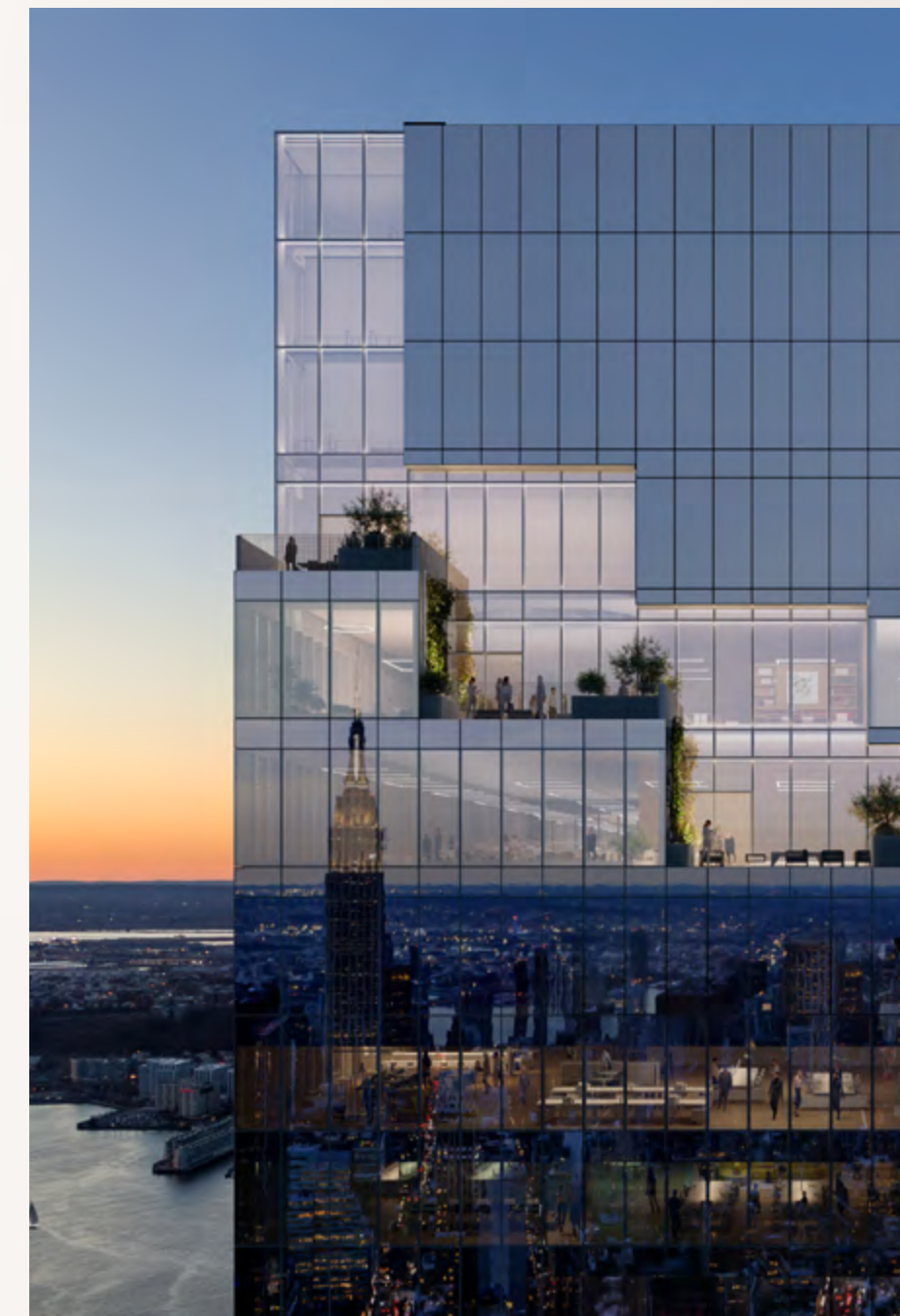
Tishman Speyer

At Tishman Speyer, we create vibrant destinations and built environments that inspire innovation and connected communities. For us, real estate is more than buildings. We focus on the intersections that matter most. The intersection of real estate and people, real estate and innovation, real estate and your local neighborhood.

Designing living rooms to labs, boardrooms to breakrooms, we put people at the center of everything we do. Whether we're working with universities, global organizations, governments, start-ups or sports teams, our driving principle remains the same: build what you need - connect you with what you want.

We believe in building inspired environments and connected communities that drive transformative growth for our customers and partners.

For more information, visit tishmanspeyer.com.



Team



Ryan Companies

Founded in 1938, Ryan Companies offers comprehensive commercial real estate services as a national developer, designer, builder, capital markets advisor and real estate manager with a focus on creating places for people to thrive.

Ryan's work spans a wide range of sectors and product types including healthcare, hospitality, industrial, mixed-use, multifamily, office, retail, and senior living. Built on the foundation of integrity, honesty, and community, Ryan has grown to more than 1,800 team members in 17 offices and has completed projects in nearly every state.

For more information, visit ryancompanies.com.

Team

ATX Tower Partners

OFFICE LEASING

CBRE

RESIDENTIAL LEASING

R^P_M

ARCHITECTURE

Page/

ARCHITECTURE

**HANDEL
ARCHITECTS**

INTERIOR DESIGN



INC ARCHITECTURE & DESIGN

STRUCTURAL ENGINEERING

**MAGNUSSON
KLEMENCIC
ASSOCIATES**

MEP/FP ENGINEERING



CIVIL ENGINEERING

Kimley»»Horn

experience
It All for Yourself

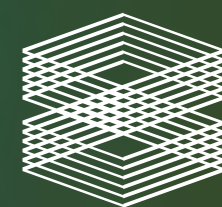
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