THIRD+SHOAL
WHERE
THE WATER
MEETS
THE ROAD

FOR AUSTIN.

BY AUSTIN.

WHEN 54% OF YOUR WAKING HOURS ARE SPENT AT WORK... WHY SHOULDN'T YOUR OFFICE BE EXCEPTIONAL?

THE WORKPLACE YOU WANT FOR THE LIFESTYLE YOU LIVE

WORK + LIFE

FREESTYLE
COMPETITION STYLE DISC 175
GRAMS
GRETSCH
Willie and Family Live
JO'S
KOH-I-NOOR
Drafting Dots
NIKON
STUBBS
PEARL

- Floor plates vary from 22,239 – 39,530 RSF
- 2.4/1000 on-site parking ratio
- LEED Platinum Targeted
- Austin's first "Smart & Connected" building system
- Dispatch Elevator System
- Direct access balconies on 10 of 12 office floors
- 4,000 SF common roof terrace overlooking Lady Bird Lake and the Austin Hill Country
- Floor-to-ceiling glass windows
- Walking distance to Whole Foods, Trader Joe's, and a number of great neighborhood restaurants and bars
- Steps away from Austin's best outdoor amenities such as the Lance Armstrong Bikeway, Shoal Creek Trail, and the Lady Bird Lake Hike and Bike Trail

Located in the center of Austin's "New Downtown" district, surrounded by restaurants, entertainment, and residences, this 29-story, 345,000 SF Class AA office building brings everything you love about Austin to your front door.

THAT CREATES SPACE FOR YOU TO CREATE

WORK + ENERGY

+ Interconnected, 26′ clear height, loft-style floors open your lines of communication

BREATHTAKING VIEWS OF LADY BIRD LAKE AND THE AUSTIN HILL COUNTRY

BUILDING SPECIFICATIONS

SIZE

29 STORIES
SIZE: 345,000 RSF
BUILDING IS 382′ TALL

BUILDING ENVELOPE

CURTAIN WALL

Perimeter Window: 10′-0″ of vision glass
Window Module: 5′-0″ mullion spacing aligned with the 30′-0″ structural module
Shade Pocket: Sized to accommodate sheer & blackout shade
Insulated Glass Unit: Low E high-performance glazing, 1″ thick

TYPICAL OFFICE FLOORS

LOW STACK FLOOR PLATES

Floor Area: 24,006 RSF
Column Spacing: 30′ with column-free corners
Lease Spans: 48′ (North/South), 28′–53′ (East/West)
Population Capacity for Excellent Elevator Service: 1 person/175 USF
Slab-to-Slab Height: Varies from 14′-0″ to 15′-6″
Clear Heights: Varies from 12′-3″ to 13′-9″

HIGH STACK FLOOR PLATES

Floor Area: Varies by floor
Loft Floor Area: 16,968 RSF
Column Spacing: 30′ with column-free corners
Lease Spans: 48′ (North/South), 28′ (East/West)
Slab-to-Slab Height: Varies from 14′-0″ to 15′-6″
Clear Heights: Varies from 12′-3″ to 27′-9″

CORE

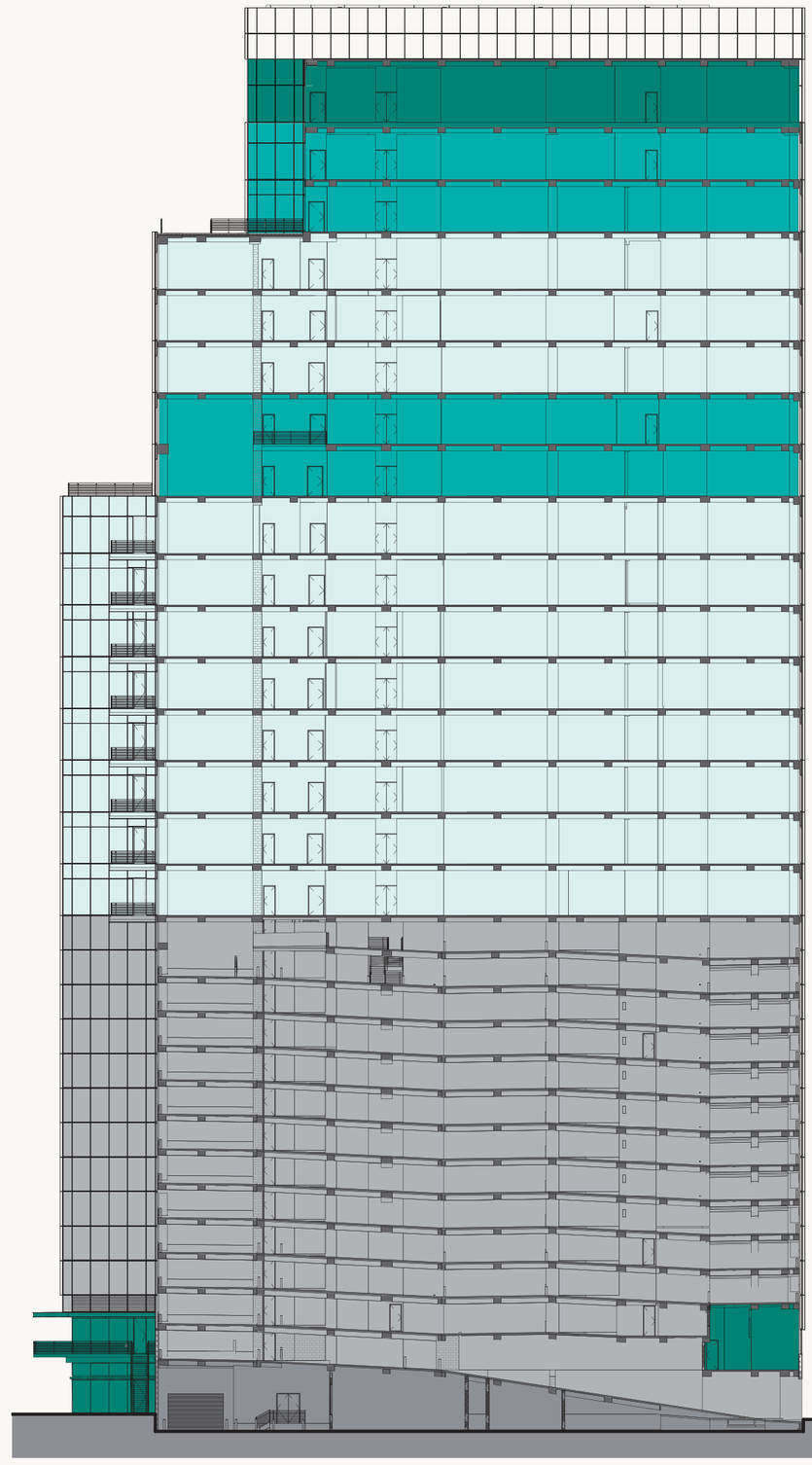
Core Shape & Placement: Rectilinear, located at center of floor plate
Core Wall: Cast-in-place concrete, CMU
Shaft Space: Provide for pass-thru infrastructure
Closet Space: Dual Electrical and Single Telecom Rise Closets per floor (size varies)
Freight Lobby: Enclosed within core, secured
Bathrooms: Finished core bathrooms consistent with Class AA office design standard
Fire Stairs: All stairs pressurized with potential for tenant interconnection

STRUCTURE

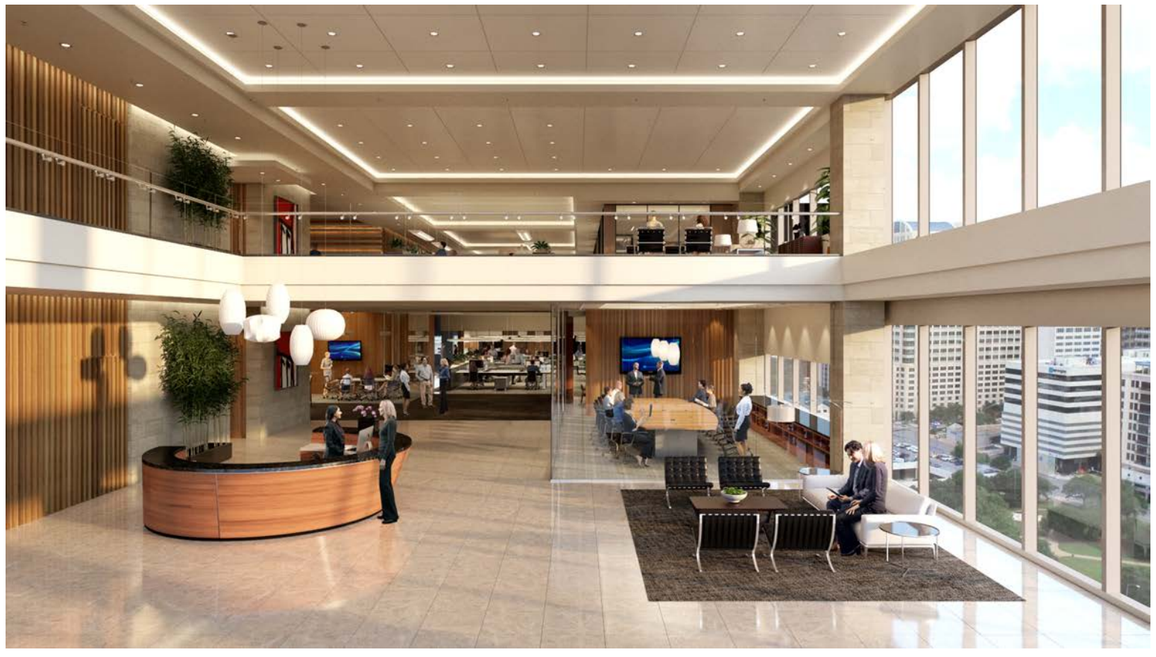
Structural System: Lightweight concrete post-tensioned flat slabs of 8″ thickness (typical floor) and concrete shear wall core
Slab: Smooth unsealed concrete floors
Live Load Capacities: Office live loads 50 PSF plus 20 PSF for partitions

SUSTAINABILITY

LEED CS Platinum Certification anticipated



+ The versatility provided by the double-height, loft-style floorplates creates unique opportunities for all types of companies, from creative to technology to professional services



FLEXIBILITY

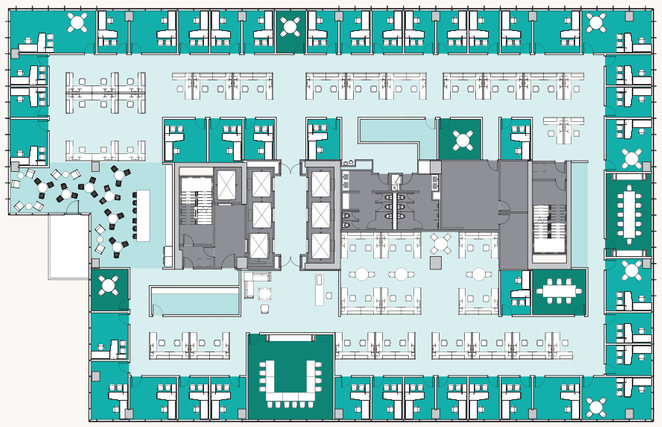
FLOORS 14–21
24,006 RSF

PRIVATE OFFICE
Single Tenant

HEADCOUNTS	
Office	43
Workstation	57
Conference	46
Total	146

164 SF per person

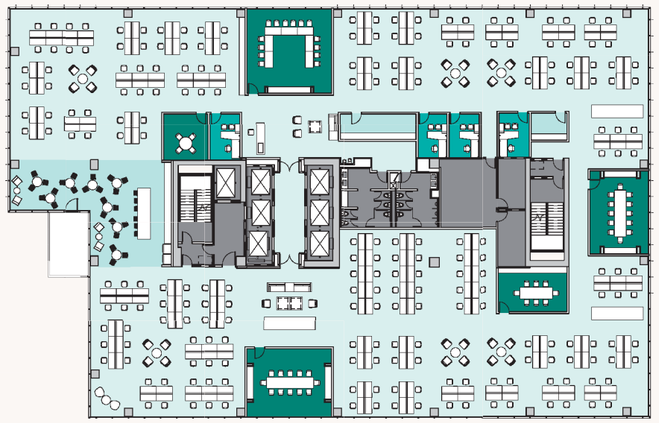
← **WEST** WATER VIEW
EAST CITY VIEW →



OPEN OFFICE
Single Tenant Benching

HEADCOUNTS	
Office	3
Workstation	219
Conference	50
Total	272

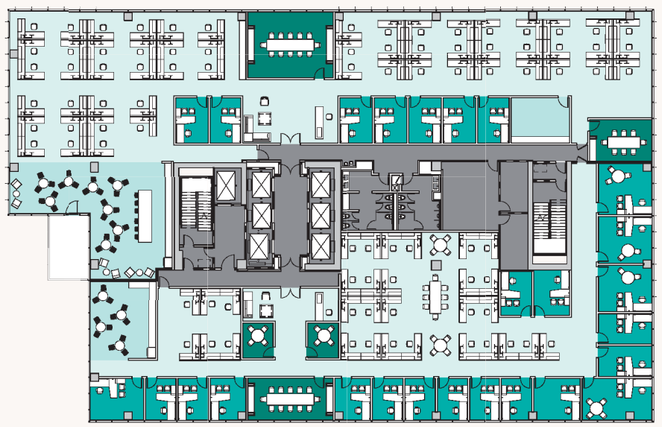
88 SF per person



PRIVATE/OPEN OFFICE
Multi-Tenant

HEADCOUNTS	
Office	26
Workstation	88
Conference	40
Total	154

156 SF per person



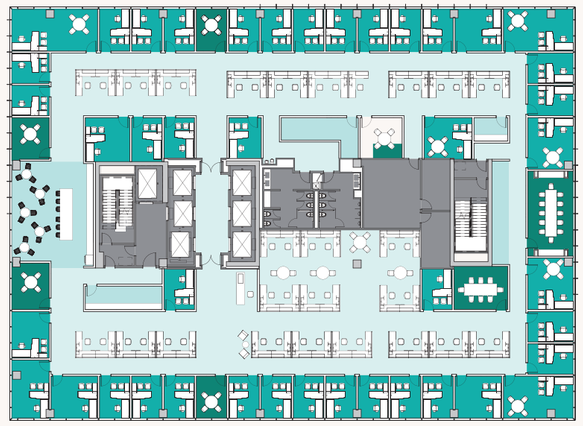
FLOORS 22-26
22,240 RSF (Single Floor) / 39,530 (Loft Floor)

PRIVATE OFFICE
Single Tenant

HEADCOUNTS	
Office	43
Workstation	50
Conference	36
Total	129

172 SF per person

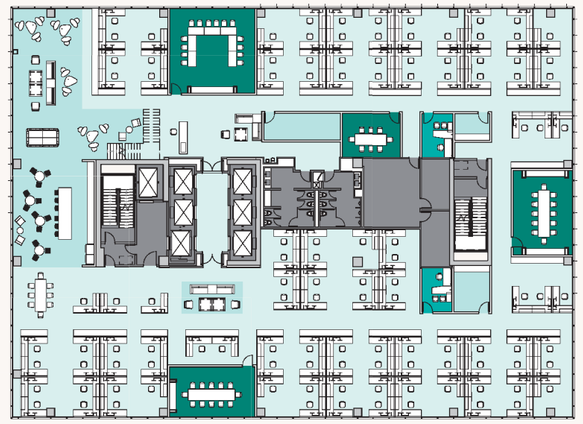
← **WEST** WATER VIEW
EAST CITY VIEW →



OPEN OFFICE
Single Tenant

HEADCOUNTS	
Office	2
Workstation	115
Conference	46
Total	163

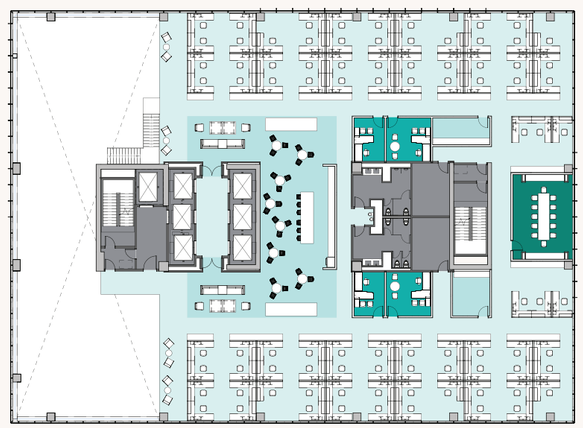
136 SF per person

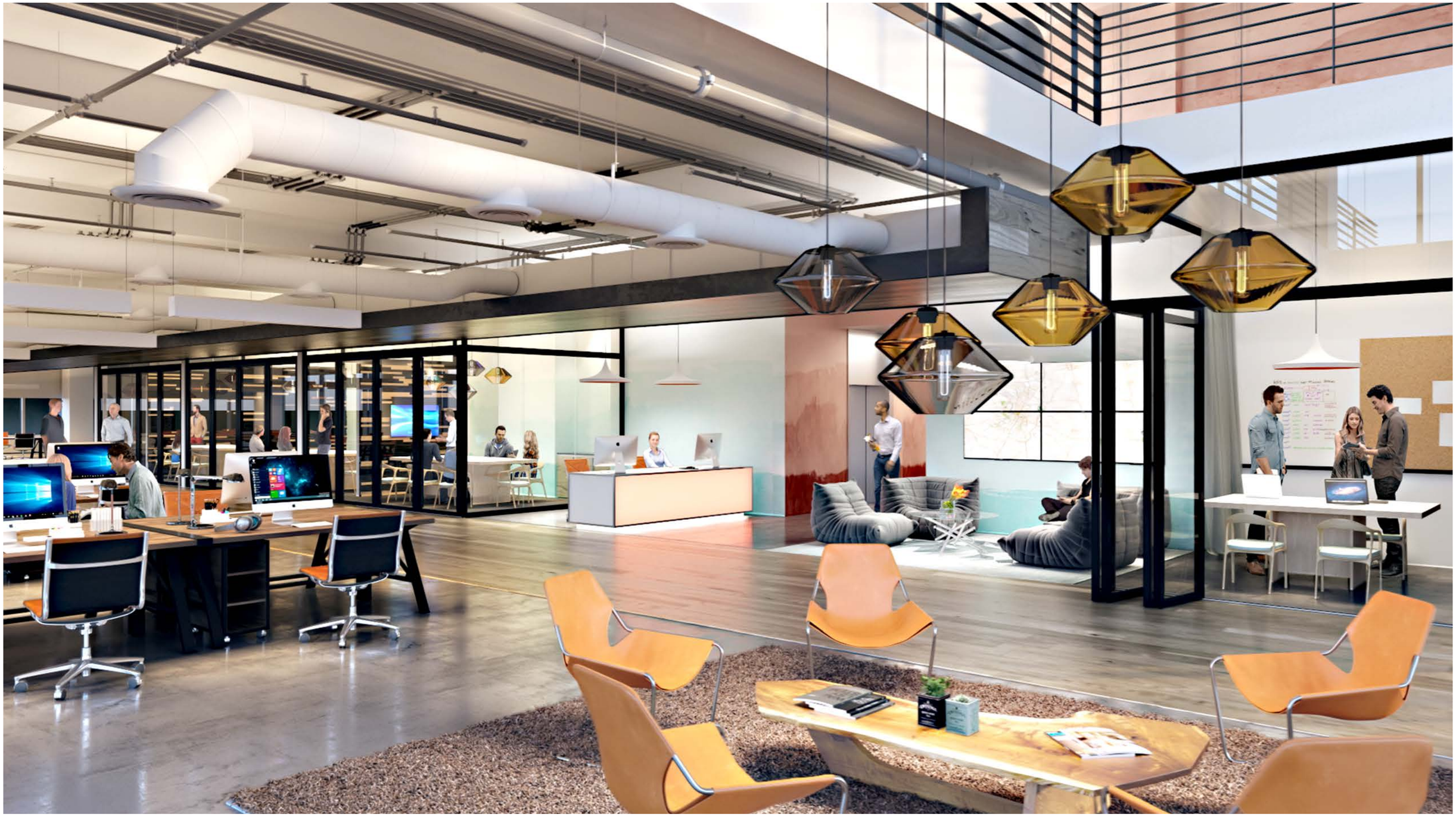


OPEN LOFT OFFICE
Single Tenant Cubes

HEADCOUNTS	
Office	4
Workstation	110
Conference	28
Total	142

119 SF per person





FLEXIBLE SPACES THAT ACCOMMODATE YOUR STYLE OF WORK

+ Generous 30' column spacing, with column-free corners on both the low and high stack floors, allows for a range of design solutions to support your specific needs

WITH A BACK PORCH VIBE

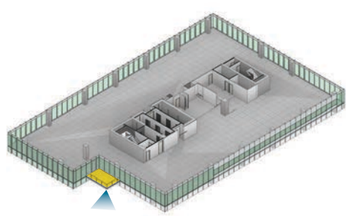
WORK + PERSPECTIVE

- Double-height ground-level restaurants with views of Shoal Creek
- Indoor/outdoor seating provides space to work in a natural setting
- Loft workspace floors extend into 1,500 and 2,700 SF private terraces

Eleven outdoor balconies overlook Lady Bird Lake, and a 4,000 SF common roof terrace expands your horizon.

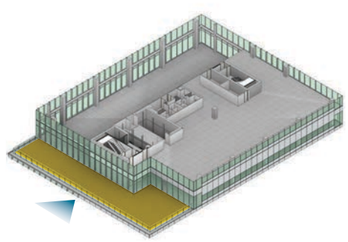
TERRACES & BALCONIES

Floor 14-21
250 SF balcony



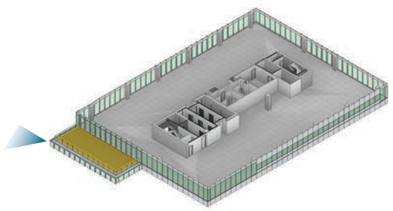
Floor 21 Looking South

Floor 27-28 (Loft Floor)
2,700 SF balcony



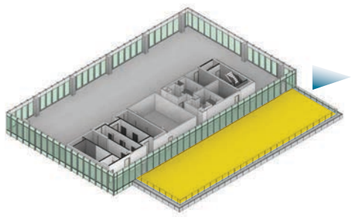
Floor 27 Looking West

Floor 22-23 (Loft Floor)
1,700 SF balcony



Floor 22 Looking North

Floor 29
4,000 SF common terrace



Floor 29 Looking East

TAPAS
BRAVAS

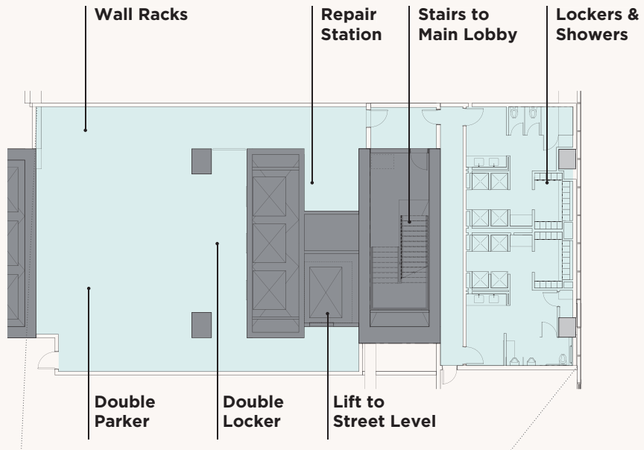
+ Warm architectural features welcome you in, and bustling restaurants are positioned on either side of the entrance

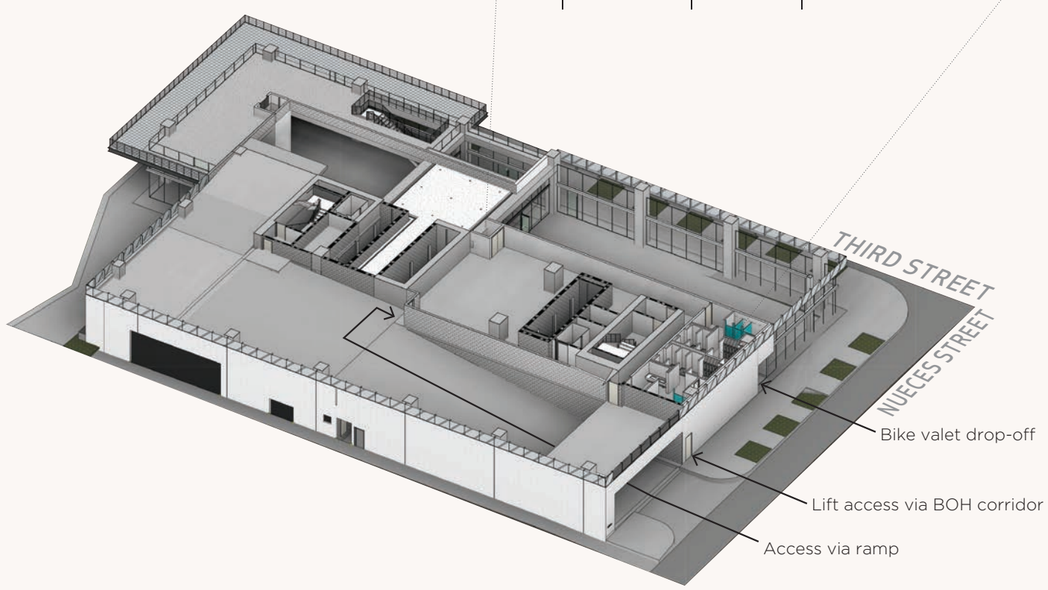
A LOBBY WITH LIFE PREPPED FOR YOUR MORNING WAKE UP OR EVENING WIND DOWN

AND A DIFFERENT KIND OF WATER COOLER COMMUNITY

Steps away from Shoal Creek, the Lance Armstrong Bikeway, and a wide array of restaurants, shops and community spaces.

- Close proximity to Lady Bird Lake hike and bike trail
- Bike Valet
- 200+ Bike Lockers
- Showers and Fitness Center





DROP YOUR BIKE
WITH THE CONCIERGE,
GRAB A SHOWER,
AND HEAD TO WORK

THE NEW WATER COOLER
FITNESS/RECREATION
ENTERTAINMENT
FOOD
BEVERAGE
CONVENIENCE
RETAIL
HOTELS
Waterloo Records
REI
Mecca Gym and Spa
Anthropologie
Free People
Katie Kime
By George
Jackson Ruiz Salon
Paper Source
Whole Foods Market
FLOSS Dental
West Elm
Starbucks
Pure Austin Fitness
Grove Wine Bar & Kitchen
Benji's
Ranch 616
University of Texas
W 8TH ST
W6TH ST
SHOAL CREEK TRAIL
Hut's Hamburgers
Kung Fu Saloon
Star Bar
W 7TH ST
Austin Urban Veterinary Center
Frank and Angie's
W5TH ST
CorePower Yoga
Wahoo's
Arro
Walton's Fancy and Staple
Dirty Dog Grooming
Tsunami Salon
Lather Salon
Deseo Salon
Wu Chow
Zipcar
Fixe
W 6TH ST
W3RD ST
Janet St. Paul Studio
Salon Be
Mellow Johnny's
Juan Pelota
REPUBLIC SQUARE
Barre3
SANDRA MURAIDA WAY
Spark Fitness Club
True Food
Wild Orchid Salon
Trifecta
Royal Blue
Thundercloud
Westlake Eyecare
Wink
B-cycle
Mulberry
Prelog
Trader Joe's
Brooks Brothers
Turf N' Surf Po Boy
Hotel Zaza (opening 2017)
Truluck's
Frank
W 4TH ST
Convention Center
Downtown Station
Peche
W 2ND ST
SAND BEACH PARK
LANCE ARMSTRONG BIKEWAY
WATER AVE
Boiler Nine
Austin Proper Hotel (opening 2017)
Ballet Austin
The Ginger Man
ACL Live @ Moody Theater
Saint Bernard Sports
Future Restaurant
Authentic Smiles
Malaga
W Hotel
Bob's Steak & Chop House
New Central Library
Violet Crown Cinema
LOFT
Starbucks
Which Wich
Austin Macworks
La Condesa
Finley's Barber Shop
Future Restaurant
Trace at W Hotel
Sikara
Bonobos
Malverde
Daily Juice
Future Restaurant
Toy Joy
Royal Blue Grocery
FedEx
SHOAL BEACH AT TOWN LAKE METROPOLITAN PARK
Jo's Coffee
Cru Wine Bar
Hacienda
Caffe Medici
New Gym Concept
Etcetera, etc
Taverna
Design Within Reach
W CESAR CHAVEZ ST
Urban Outfitters
Estilo
Lambert's Downtown Barbeque
Francesca's
JW Marriott
Blu Dot
Austin City Hall
Eliza Page
Luxe Apothetique
Milk & Honey Spa/Salon
RIDE Indoor Cycling
Wee
Hyatt Place
Second Bar + Kitchen
LADY BIRD LAKE
Corner Bar
ANN AND ROY BUTLER HIKE AND BIKE TRAIL
Radisson
Barton Springs Pool
W RIVERSIDE DR
Austin Rowing Club
Congress Avenue Kayaks
BUTLER PARK
Four Seasons Hotel
The Long Center for the Performing Arts
SOUTH FIRST STREET BRIDGE
ANN AND ROY BUTLER HIKE AND BIKE TRAIL
LADY BIRD LAKE
CONGRESS AVENUE BRIDGE
PFLUGER PED BRIDGE
LAMAR BOULEVARD BRIDGE
LAMAR BLVD
RIO GRANDE ST
WEST AVE
NUECES ST
SAN ANTONIO ST
GUADALUPE ST
LAVACA ST
COLORADO ST
CONGRESS AVE
343

WHERE WORK
DOESN'T FEEL
LIKE WORK

For leasing information, please contact:

CBRE OFFICE SERVICES

Troy Holme
Executive Vice President

P: 512.482.55 9
troy.holme@cbre.com

Casey Ford
Senior Vice President

P: 512.499.496
casey.ford@cbre.com

601 WEST 3RD STREET + AUSTIN + TEXAS

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