

# URBAN CORE OFFICE SPACE

AWARD WINNING  
DIVISIBLE ±10,000 - 58,184 SF  
PLUG AND PLAY SUBLEASE  
TERM THROUGH 3/1/2030



AUSTIN, TEXAS

# 2010 SOUTH LAMAR

# BUILDING HIGHLIGHTS

- **58,184 SF** (Divisible to  $\pm 10,000$  SF)  
Standalone three story building
- **Brand new building**, building systems, improvements and FF&E

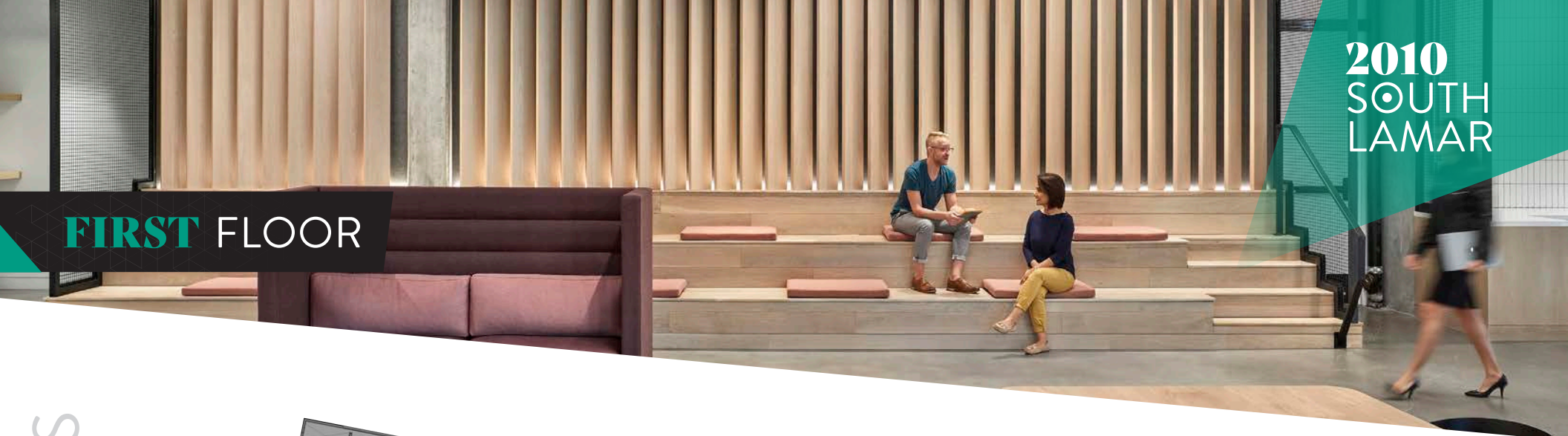
- 🏠 All hands atrium
- 🚗 Secured parking garage (2.57/1,000 parking ratio)
- 🚪 Ground floor lobby with security turnstiles
- 🏠 Balconies on the second and third floors
- 🌿 Outdoor deck with bar counter, patio seating, speakers, and landscaping
- ☕ Ability to convert 13,992 RSF of ground floor to street facing retail
- 🏠 Building exterior signage available
- 🏆 IIDA Best Workplace award winning interior design

## SUBLEASE DETAILS

- Available immediately
- Negotiable asking rent
- Term through March 1, 2030 lease expiration date. Available for entirety of term.
- Strong credit sublandlord
- Delivered to subtenant in full plug and play condition with all improvements and FF&E in place.

**2010**  
SOUTH LAMAR

FIRST FLOOR



FLOORPLANS

■ Suite 100: ±4,611 SF  
 ■ Suite 125: ±9,918 SF



- Main lobby with reception desk seating area, and security turnstiles
- Coffee bar
  - Counter seating
  - Window bar seating
  - Three tables and three banquettes
  - Five huddle/interview rooms
  - Four phone/"Zoom" rooms
- Cafeteria/all hands area
- Seating for approximately 125
- Servery
- Self-serve snack area
- Presentation stage
- Game Lounge
- Bike storage
- Two large storage areas
- Pantry
- Security room
- Terrace at front of building
- Outdoor lawn at rear of building
- Garage entrance and parking

SECOND FLOOR

Suite A, Second Floor  
±20,796 SF



■ Suite A: ±30,672 SF

- 2-story space w/ atrium all-hands space included
- 2nd Floor: 20,796 SF
- 3rd Floor: 9,876 SF

■ Suite B: ±12,983 SF

Contiguous to 43,655 SF

- 184 workstations
- Four small conference rooms with seating for four people
- Three medium conference rooms with seating for eight people
- Two large conference rooms with seating for 14-20 people
- Twelve phone rooms
- Reception and touchdown area
- Five storage/production rooms
- Wellness room
- Large training room
- Café
- Break area
- “Library” room
- Men’s and women’s locker rooms with showers

FLOORPLANS

A/C can be subleased together  
(internal stairway/atrium)

THIRD FLOOR

Suite A, Third Floor  
±9,876 SF



Suite A: ±30,672 SF

- 2-story space w/ atrium all-hands space included
- 2nd Floor: 20,796 SF
- 3rd Floor: 9,876 SF

Contiguous to Suite B  
up to 43,655 SF

- 57 workstations
- Three small conference rooms with seating for four people
- One medium conference rooms with seating for eight people
- Two large conference rooms with seating for 14-20 people
- 10 phone rooms
- Lounge
- Executive boardroom overlooking all hands atrium
- Two huddle areas
- Break room/flex all hands area (open to all hands atrium)
- Flex lounge/hot desk area
- Wellness room
- Café

A/C can be subleased together  
(internal stairway/atrium)



## ADDITIONAL BUILDING HIGHLIGHTS

- All hands atrium with stairs and seating connecting second and third floors
- IDF rooms on each floor
- Views from second and third floors
- Garage on first, L1 and L2 floors with 206 parking spaces, vehicle approaching system
- Brand new HVAC, elevator, mechanical, electrical and plumbing systems
- Upgraded HVAC in all hands atrium for assembly use
- WiFi throughout building, including signal boosters on all garage levels and elevator shafts
- Security system with cameras and key fob readers on all entry points



## 2010 SOUTH LAMAR

### Furniture, Fixtures and Equipment

- High quality FF&E in brand new condition
- 241 total workstations
- Soft seating in huddle areas
- AV equipment in conference rooms, including TVs and webcams
- Kitchen equipment, including two commercial coffee/expresso machines
- Pool table
- Custom metalwork on living wall in all hands atrium
- Lockers for hot desks/personal affects



2ND FLOOR

HYPOTHETICAL DEMISED RENDERINGS

2010  
SoLa

2010  
SOUTH  
LAMAR





2010  
SOUTH  
LAMAR



# AMENITIES



# AMENITIES

**DOWNTOWN AUSTIN**  
5 MIN DRIVE

BARTON SPRINGS MUNICIPAL POOL

BARTON SPRINGS RD  
Juliet  
Ski Shores Cafe  
Ski Shores Cafe  
Ski Shores Cafe

LADYBIRD LAKE HIKE & BIKE TRAIL

BARTON CREEK GREENBELT

10 MIN WALK  
ALAMO  
SHAKE SHACK  
TLC  
SOTO  
Merit  
COFFEE CO.  
MAUDIE'S  
T-SHIRT  
odd duck

BUTLER  
PITCH & PUTT  
AUDITORIUM SHORES  
PALMER  
LONG CENTER

SOUTH CENTRAL WATERFRONT REDEVELOPMENT DISTRICT  
118 ACRES

**2010 SOUTH LAMAR**

ZILKER

LUCHI ENERGY  
15 MIN WALK

BARTON HILLS

BOULDIN CREEK

TRAVIS HEIGHTS

GOURBOUGH'S  
BRANCHO  
10 MIN WALK

LOBLOX  
GOLDEN ROOSE  
BOULDIN \* ACRES  
2 MIN WALK

SOCO DISTRICT 3 MIN DRIVE  
Perla's  
jen's  
Prim and Proper  
HOME SLICE PIZZA  
sweetgreen  
June's  
TORCHYS  
ENOTECA  
VE SPAIO  
JO'S  
hopdoddy  
BURGER BAR  
querer's  
TACO BAR

W OLTORF

S CONGRESS AVE

S 1ST ST

CHILANTRO

S LAMAR BLVD

ZILKER PARK  
5 MIN DRIVE

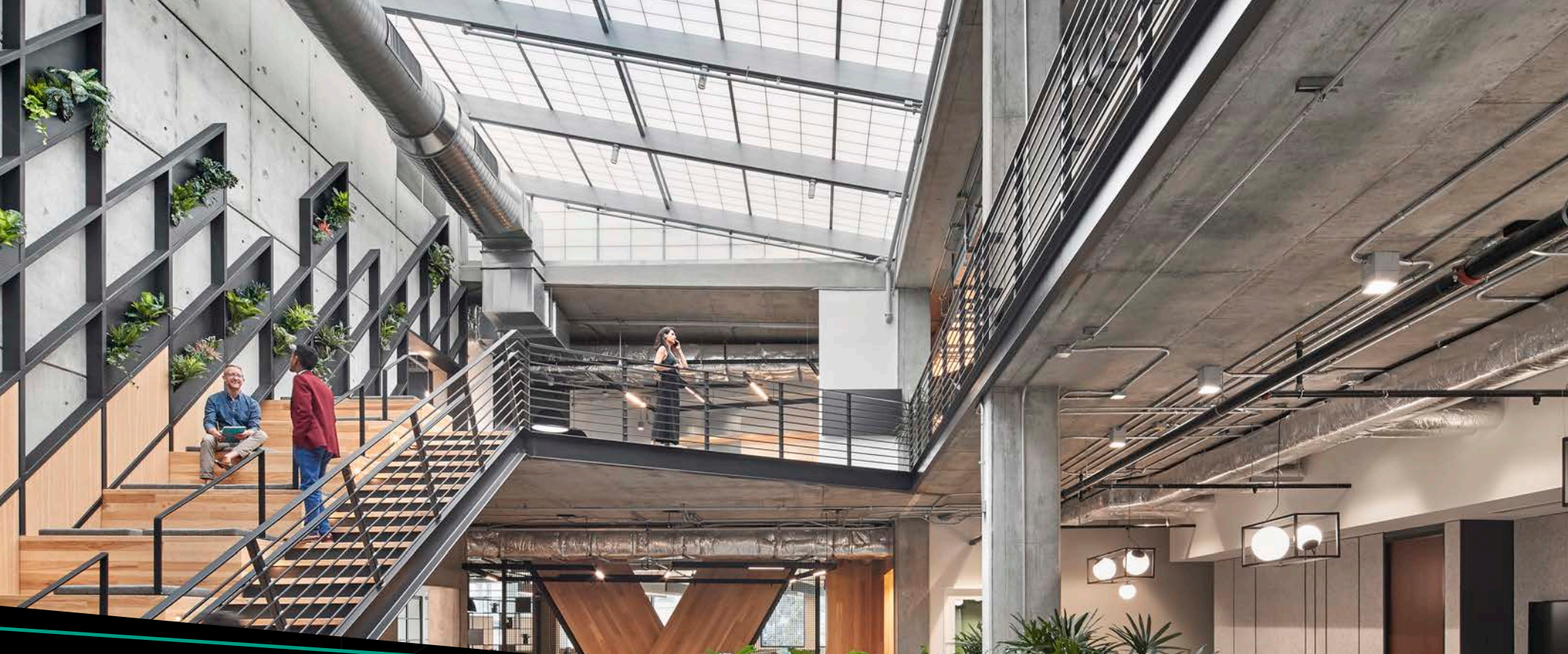
W 6TH STREET

E CESAR CHAVEZ ST

LADYBIRD LAKE

BARTON HILLS DR

RIVERSIDE DR



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**SOUTH**  
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AUSTIN, TEXAS

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