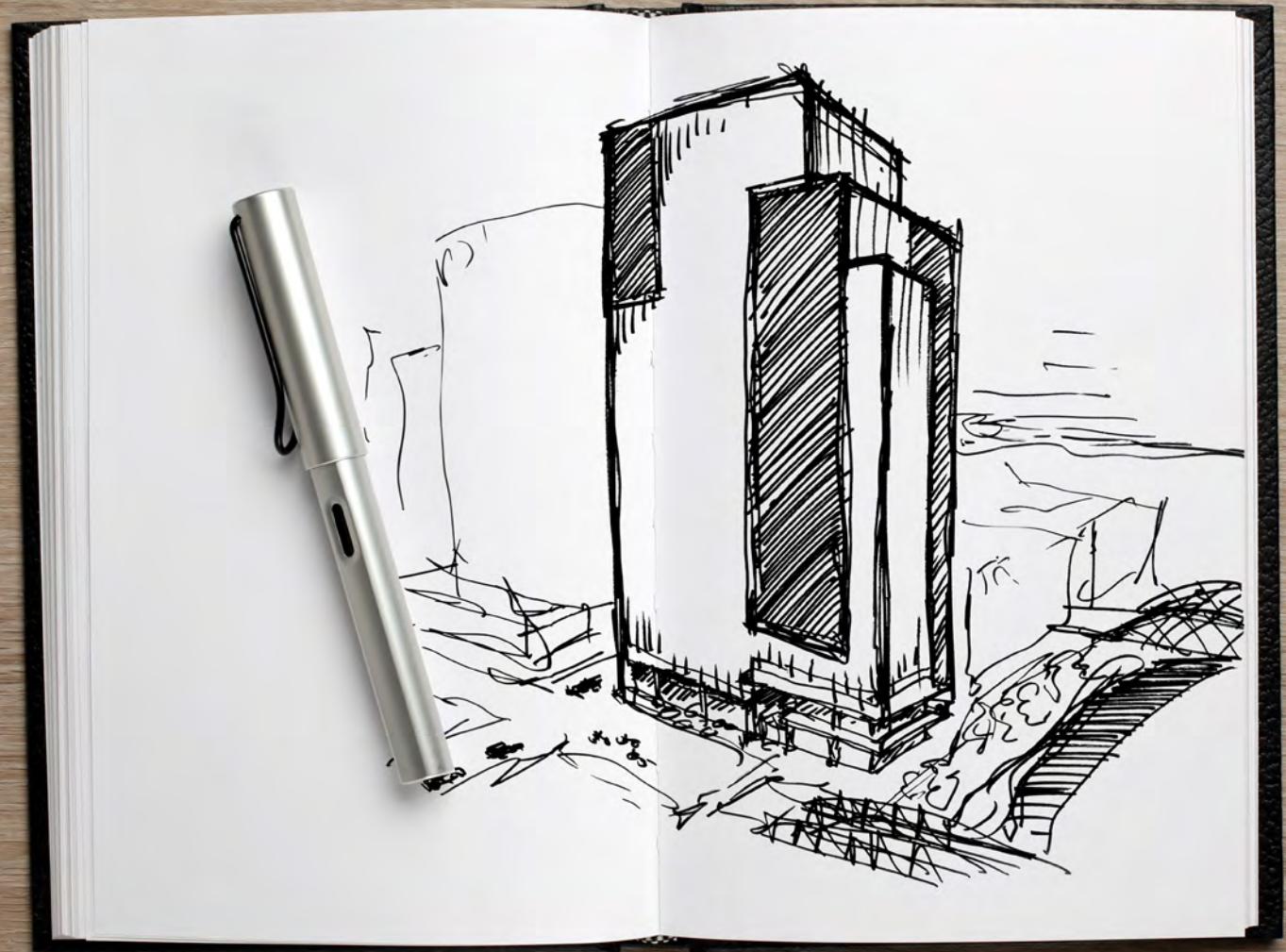


THIRD + SHOAL

WHERE
THE WATER
MEETS
THE ROAD

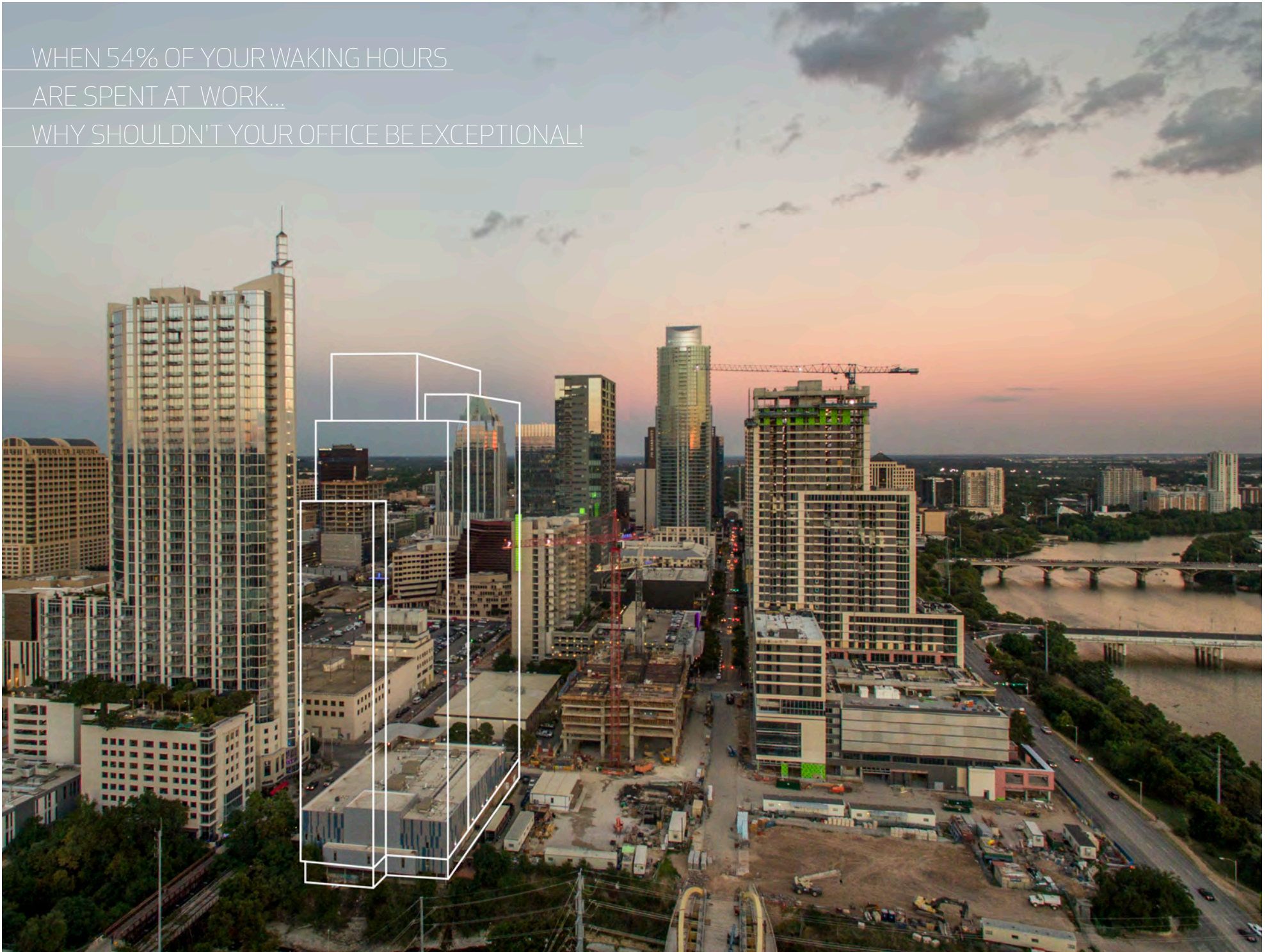


THIRD + SHOAL



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

- + Floor plates up to 24,000 SF
- + 2.5/1000 onsite parking ratio
- + LEED Gold Targeted
- + Austin's first 'Smart & Connected' building system
- + Dispatch Elevator System
- + Direct access balconies on 10 of 12 office floors
- + 4,000 SF common lifestyle 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 + PASSION



+ Interconnected 26' clear height loft-style floors open your lines of communication while allowing for 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

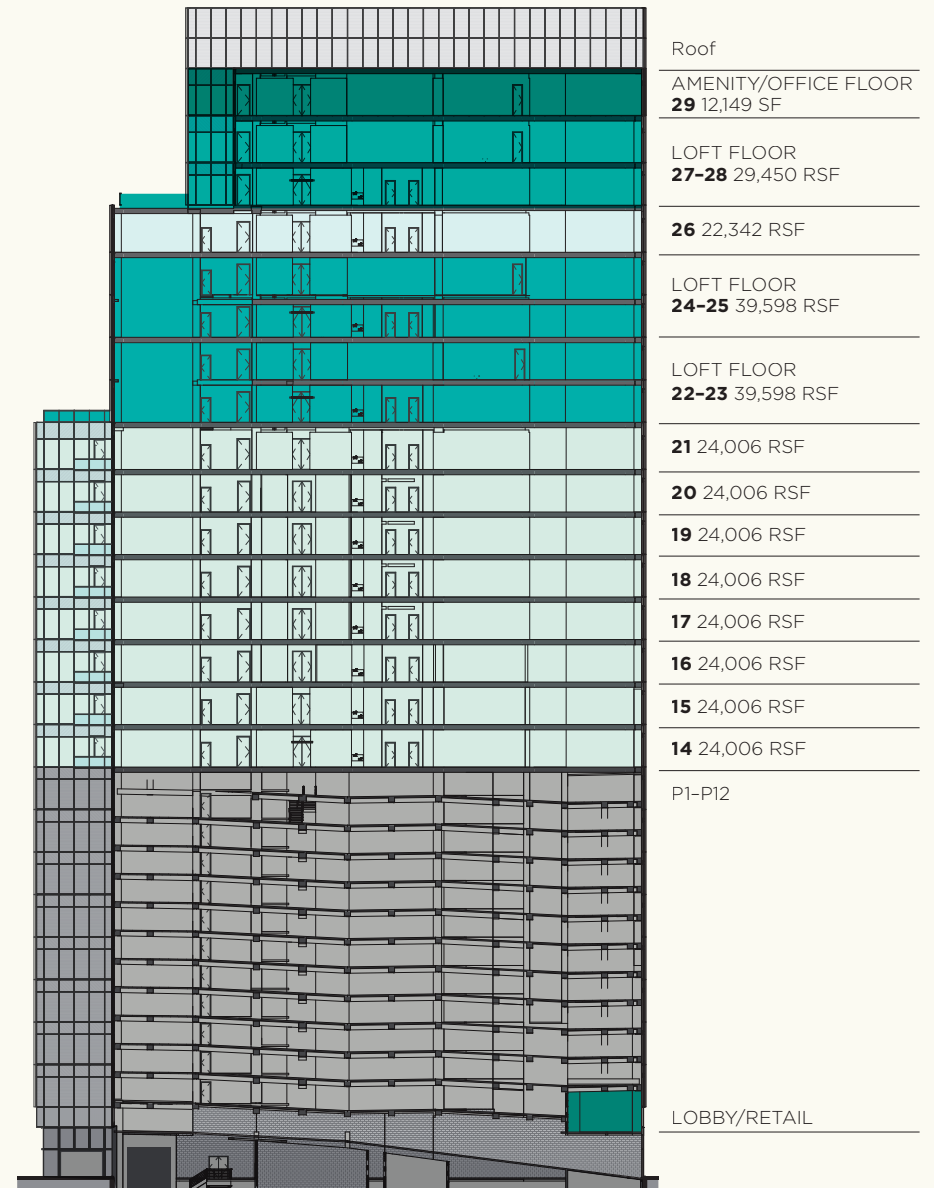
LOW STACK FLOOR PLATES Floor Area: 24,006 RSF
 Column Spacing: 30' with column-free corners
 Lease-spans: 48' (North/South), 28'-53' (East/West)
 Population Capacity for Excellent Elevator Service: 1 person/175 USF
 Slab-to-Slab Height: Varies from 14'-0"
 Minimum Finished Clear Ceiling Height: 10'-0"

HIGH STACK FLOOR PLATES Floor Area: 22,342 RSF
 Loft Floor Area: 17,256 RSF
 Column Spacing: 30' with column-free corners
 Lease-spans: 48' (North/South), 28' (East/West)
 Slab-to-Slab Height: 14'-0"
 Minimum Finished Clear Ceiling Height: 10'-0"

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 Gold Certification anticipated

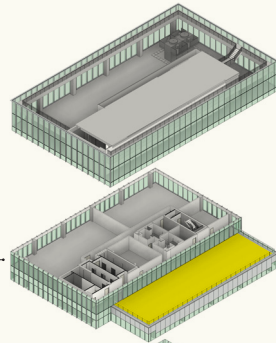


VERSATILITY

AMENITY/OFFICE FLOOR

Floor 29

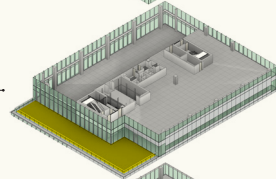
Fitness, conference rooms with 4,000 SF common terrace



LOFT FLOOR

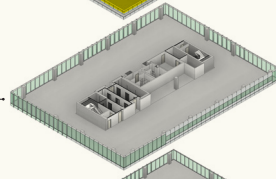
Floor 27-28

29,450 RSF with 2,700 SF balcony



Floor 26

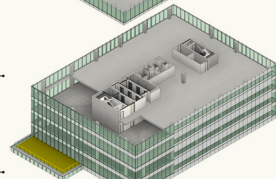
22,342 RSF



LOFT FLOOR

Floor 24-25

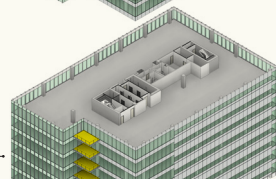
39,598 RSF



LOFT FLOOR

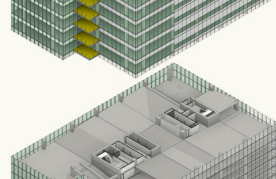
Floor 22-23

39,598 RSF with 1,700 SF balcony

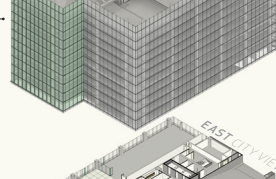


Floor 14-21

24,006 RSF with 300 SF balcony

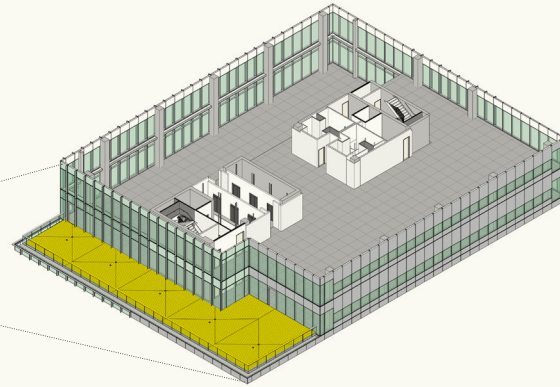


Parking



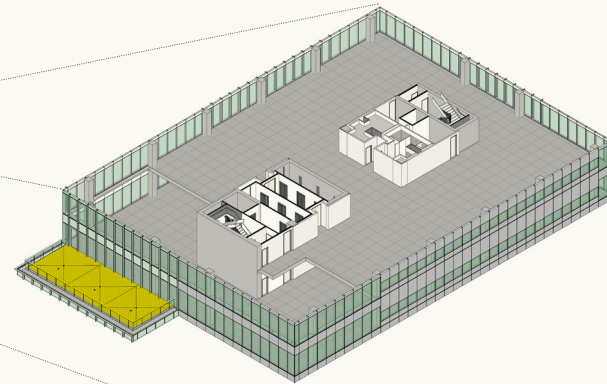
Ground Level

2,500 RSF lobby and 9,200 SF of retail



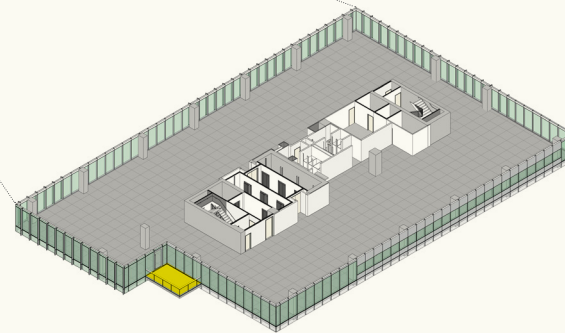
LOFT FLOOR
Floor 27-28

29,450 RSF
with 2,700 SF balcony



LOFT FLOOR
Floor 22-23, 24-25

39,598 RSF



Floor 14-21

24,006 RSF
with 300 SF balcony



FLEXIBILITY

FLOORS 14-21

24,006 RSF

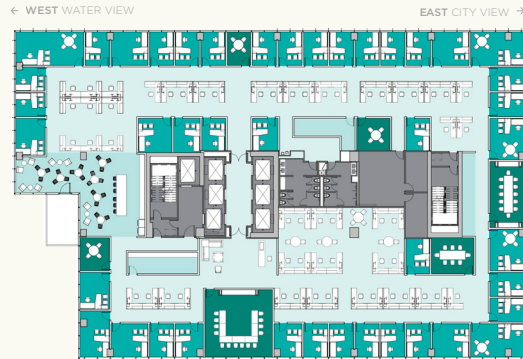
PRIVATE OFFICE

Single Tenant

HEADCOUNTS

Office	43
Workstation	57
Conference	46
Total	146

164 SF per person



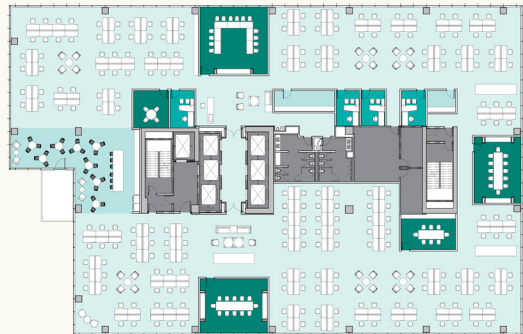
OPEN OFFICE

Single Tenant Benching

HEADCOUNTS

Office	3
Workstation	219
Conference	50
Total	272

88 SF per person



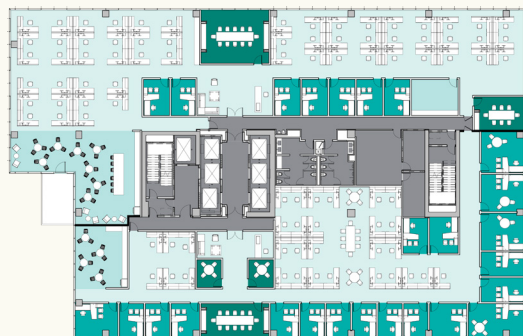
PRIVATE/OPEN OFFICE

Multi-Tenant

HEADCOUNTS

Office	26
Workstation	88
Conference	40
Total	154

166 SF per person



FLOORS 22-26

22,342 RSF (Single Floor) / 39,598 (Loft Floor)

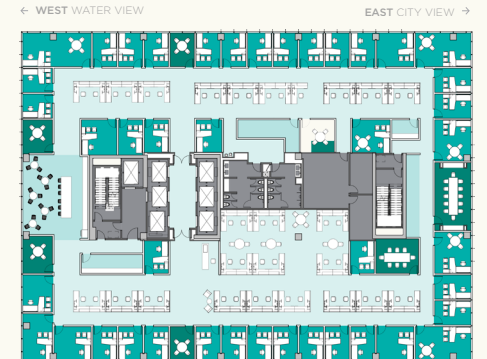
PRIVATE OFFICE

Single Tenant

HEADCOUNTS

Office	43
Workstation	50
Conference	36
Total	129

173 SF per person



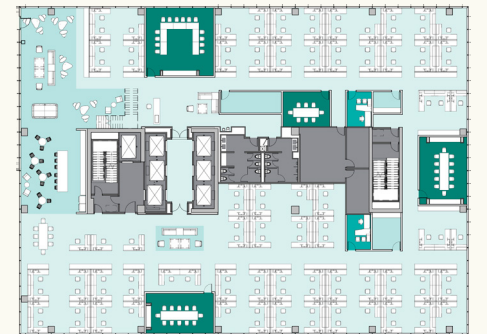
OPEN OFFICE

Single Tenant

HEADCOUNTS

Office	2
Workstation	115
Conference	46
Total	163

137 SF per person



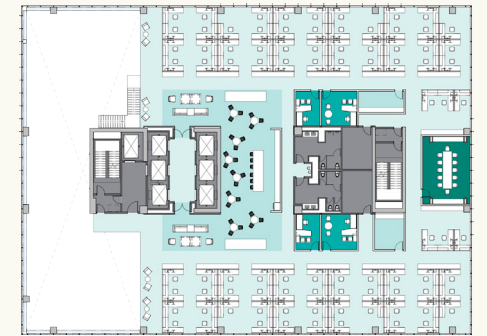
OPEN LOFT OFFICE

Single Tenant Cubes

HEADCOUNTS

Office	4
Workstation	110
Conference	28
Total	142

121 SF per person





WITH A
BACK
PORCH
VIBE

WORK + FRIENDS

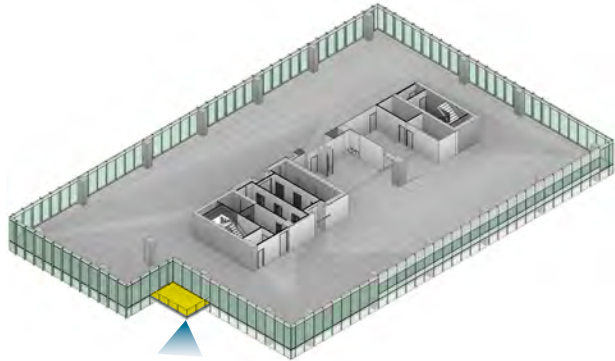


- + Double-height ground level restaurants with views of Shoal Creek
- + Indoor/outdoor seating provides space to work in a natural setting

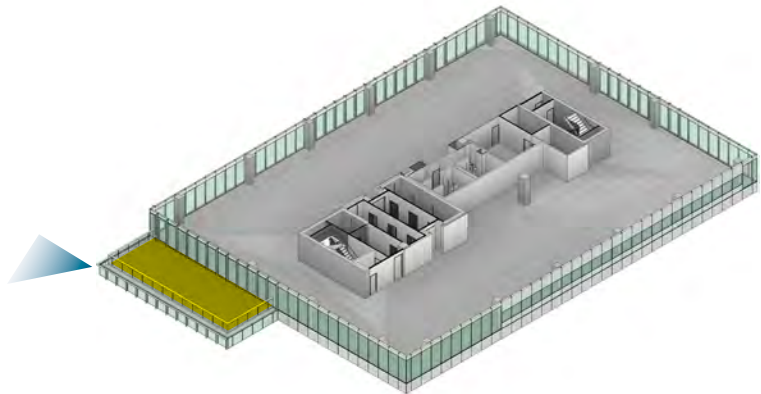
Eleven outdoor balconies overlook Lady Bird Lake, and a 4,000 SF roof terrace expands your horizon.



TERRACES & BALCONIES



Floor 14-21 300 SF balcony



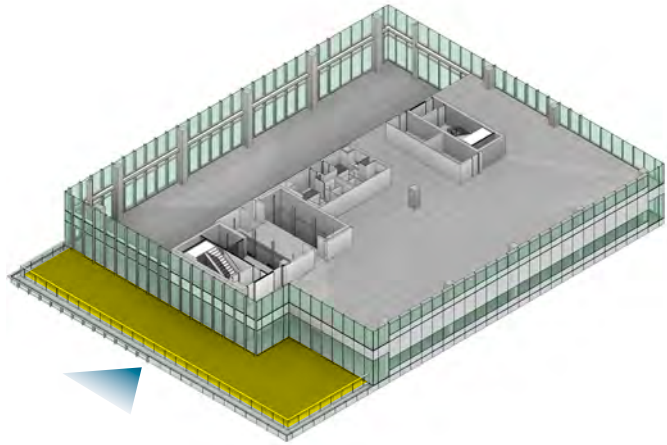
Floor 22-23 (Loft Floor) 1,700 SF balcony

Floor 21 Looking South

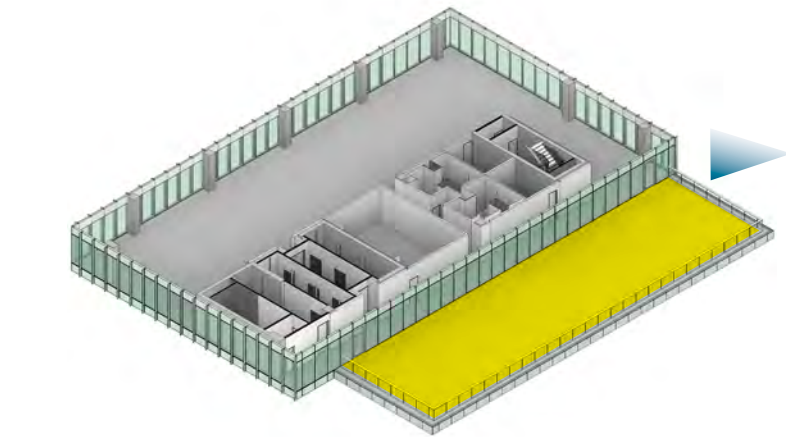


Floor 22 Looking North

Floor 27 Looking West



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



Floor 29 4,000 SF common terrace

Floor 29 Looking East





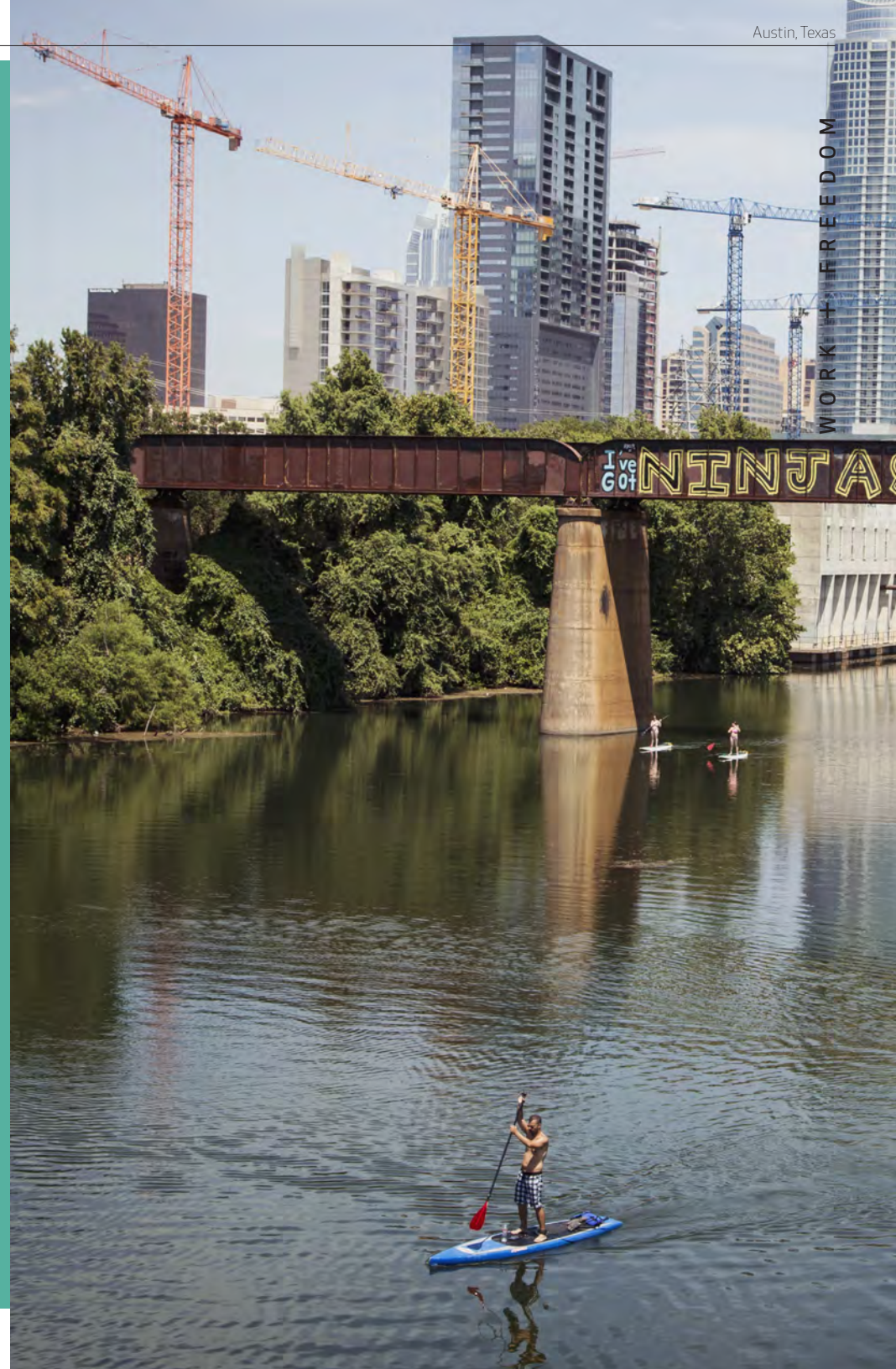




+ A lobby with life!
Warm architectural features welcome you in while bustling restaurants positioned on either side of the entrance are prepped for your morning wake up or evening wind down.



AND A
DIFFERENT
KIND OF
WATER
COOLER
COMMUNITY

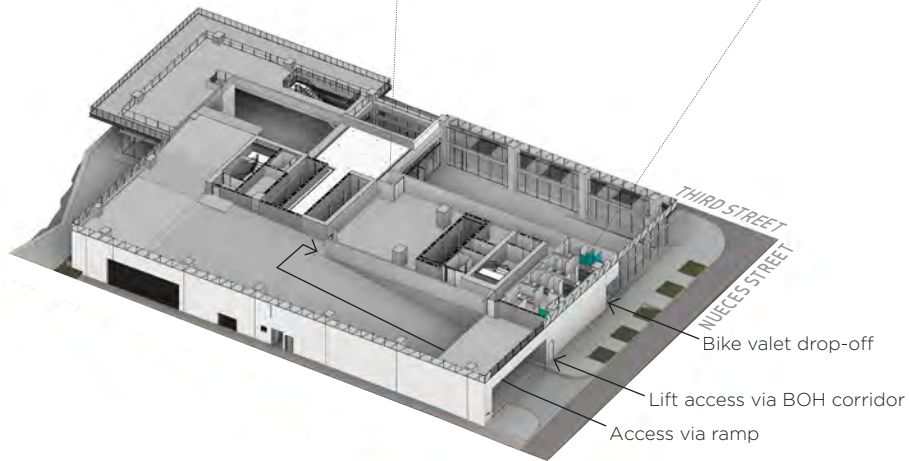
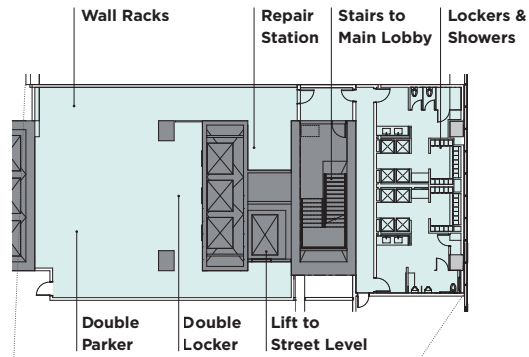


WORK + FREEDOM

- + Close proximity to Lady Bird Lake hike and bike trail
- + Austin's New Central Library
- + Bike Valet
- + 200+ Bike Lockers
- + Showers and Fitness Center

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





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





WHERE WORK
DOESN'T FEEL
LIKE WORK

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THIRD +
SHOAL



cielo + **TIER REIT** + **CBRE**