



FIFTH+TILLERY

3100 East 5th Street, Austin, TX 78702



## FIFTH + TILLERY

**Fifth + Tillery is a 182,716 SF Class A office building in the vibrant East Austin submarket.**

The building will feature three stories of office with outdoor walkways, beautifully landscaped courtyards and outdoor balconies with downtown views.

This one-of-a-kind building design by Gensler allows Fifth + Tillery to give its tenants the ability to access their office directly without passing through a traditional enclosed lobby or multi-tenant corridors. Each tenant suite will have a private entrance and there are four sets of exterior stairs that allow tenants to avoid elevators, if they so choose.



**DOWNTOWN VIEWS**

**VISIT THE WEBSITE**

**NO CROWDED BUILDING LOBBIES**

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**5** FIFTH +  
TILLERY

**KEVIN GRANGER**  
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# SAFETY FIRST

## SAFELY GETTING TO YOUR WORKSPACE AT 5<sup>TH</sup> + TILLERY

5

### YOU'VE ARRIVED!

You have arrived at your office without having to touch a surface or wait in an enclosed and crowded space. With the installation of an automatic opening feature on the door, you will be able to enter your premises and reach your workspace without having to touch a single surface.

### SECOND FLOOR

If your office is on the second or third floor, you have multiple "open air" stairwells to access the walkways to your premises. There is also an elevator that will feature anti-viral pads for the buttons.

4

### FIRST FLOOR

If you are on the first floor you can walk right to the front door of the premises. An automatic door can be added at any tenant entrance so you and your employees do not have to touch a door handle.

2

### WALK IN OPEN AIR

Walk through parking lot in the open fresh air.

3

### LOBBY-LESS ENTRY

As you approach the building, you'll be greeted by a beautiful water feature and walk up the stairs. There is no common area lobby, it is all open air.

1

### SURFACE PARKING

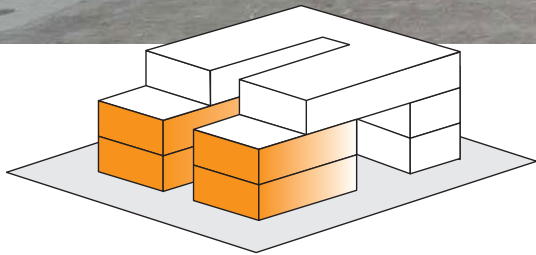
No parking garages with elevators and/or stairs that are impacted by human contact thousands of times per day.

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# TWO OPPORTUNITIES TO CREATE SOMETHING SPECIAL.



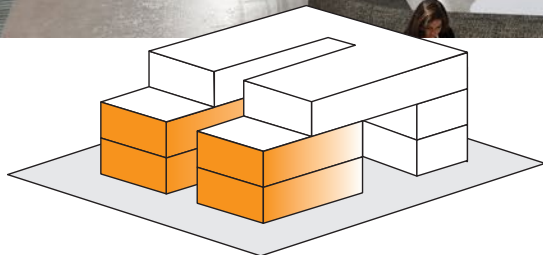
5th + Tillery's unique design allows for a 24-foot tall mezzanine space in the East and West entry points.

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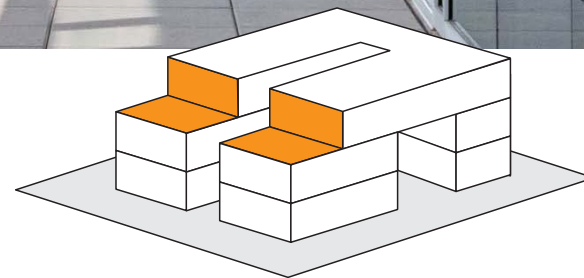
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# TWO OPPORTUNITIES TO CREATE SOMETHING SPECIAL.



The third floor has two large balconies that have shade provided by the solar panels. Any tenant can design a space that transitions to an outdoor patio with incredible views of Downtown.



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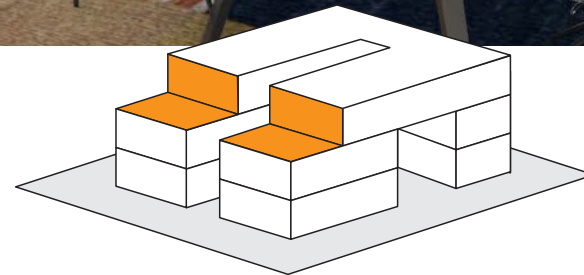
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# HIGH LIGHTS

## 3 STORIES

*With tons of natural light*

**182,716 SF**

## OUTDOOR DECKS

*with amazing panoramic views*

**±600kW**

*Array of solar panels*



**3:1,000**  
*Parking Ratio*



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The building will be equipped with a **±600 kW solar panel array** which will bring the building to nearly net neutral electricity use status. Tenants of the building will feel the discounts of this energy offset in their annual operating expenses.



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**NEARBY AMENITIES**

1. Bucket's Deli & Sports Bar
2. La Barbecue
3. Kerlin BBQ
4. Capital City Bakery
5. Juan in a Million
6. Counter Culture
7. Juniper
8. Sweet Chive
9. Tillery Kitchen & Bar
10. Grizzelda's
11. DeNada Taqueria
12. East First
13. Brenda's All Natural Mexican Food
14. Sawyer & Co.
15. La Taqueria Chilanga
16. The Infinite Monkey Theorem
17. Baton Creole
18. Beto's Restaurants
19. Hard Luck Lounge
20. Kinda Tropical
21. Taqueria 7 Estrellas
22. Supper Friends
23. The Cake & Spoon
24. Teddy V. Patisserie
25. Sonic
26. Marcelino's
27. Toyloco
28. El Sunzal
29. Little Caesars
30. Domino's
31. La Holly
32. Chi Chi's Food Truck
33. Casa Colombia
34. Saigon Le Vendeur
35. Gourmand's
36. The Lost Well
37. The Cavalier
38. Fleet Coffee
39. Veracruz All Natural
40. The Doughminican
41. Kitty Cohen's
42. Hay Elotes
43. Greater Goods Coffee Roasting Co.
44. Cafe du Liz
45. Joe's Bakery & Coffee

**PEDERNALES & CESAR CHAVEZ**

- Blue Owl Brewing
- Juniper
- Mongers
- Counter Culture
- The Vegan Nom
- Juan in a Million
- Capital City Bakery
- Lucky Belly

**PLEASANT VALLEY & CESAR CHAVEZ**

- Southside Flying Pizza
- Juiceland
- Scotty's BBQ
- Pitchfork Pretty
- Tacos Guerrero
- Catedral Del Marisco
- Kemuri Tatsu-ya
- Intero
- Bento Picnic
- Wanderlust
- Thai-Licious

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# NEARBY TENANTS

901 E 6TH ST  
resideo  
CAKE

1801 E 6TH ST  
PirkeyBarber PLC ForeFlight  
sas the zebra

1645 E 6TH ST  
CONDÉ NAST ALLIANCE ABROAD

EAST6  
PEAK6  
main street hub

UPCYCLE  
FAVOR  
H-E-B

HANDSOME

FOUNDRY & FOUNDRY II  
DPR CONSTRUCTION BOND COLLECTIVE  
PERKINS + WILL CLOUDFLARE  
unity

2021 E 5TH ST  
BIG RED DOG

EASTLAKE @ TILLERY  
SKYWORKS  
Canva

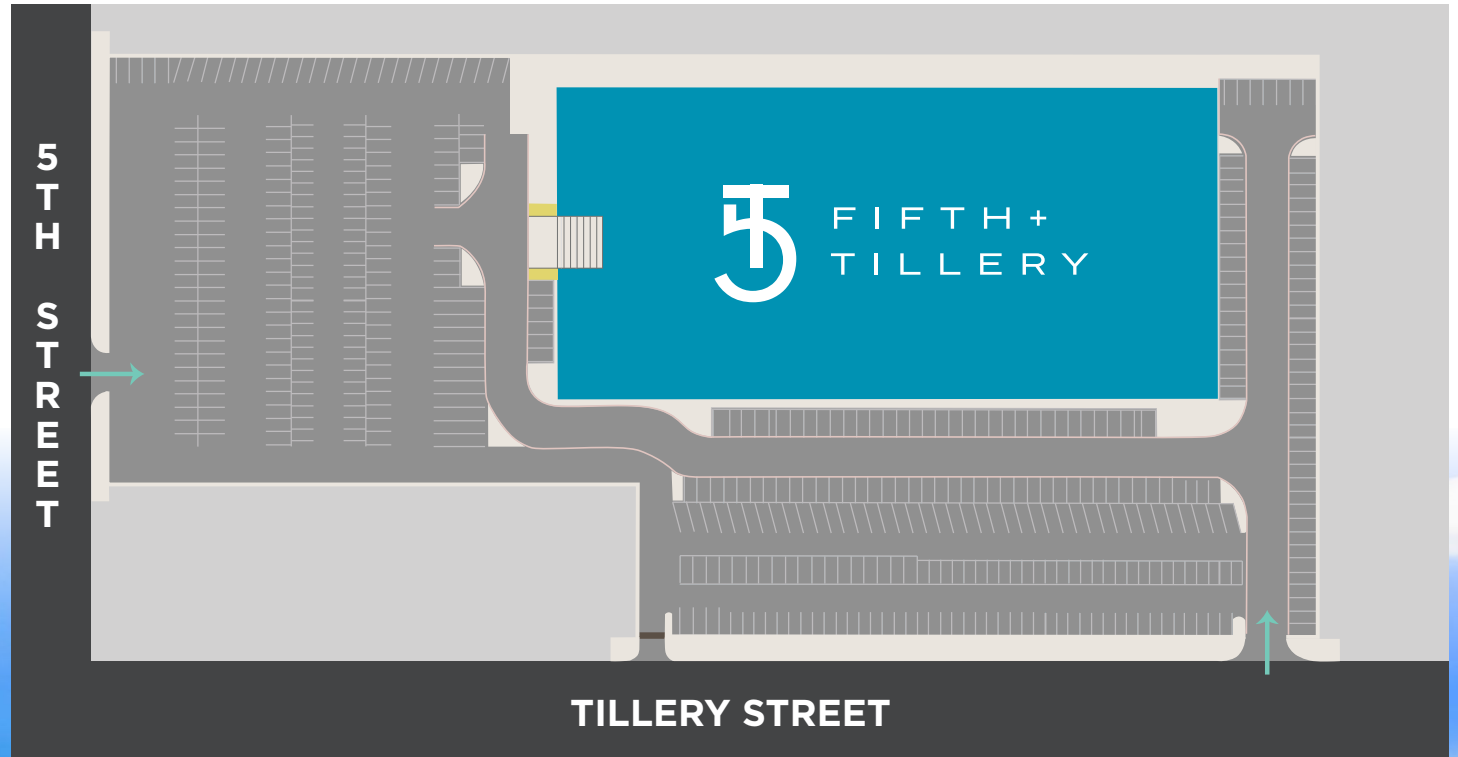


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# SITE PLAN



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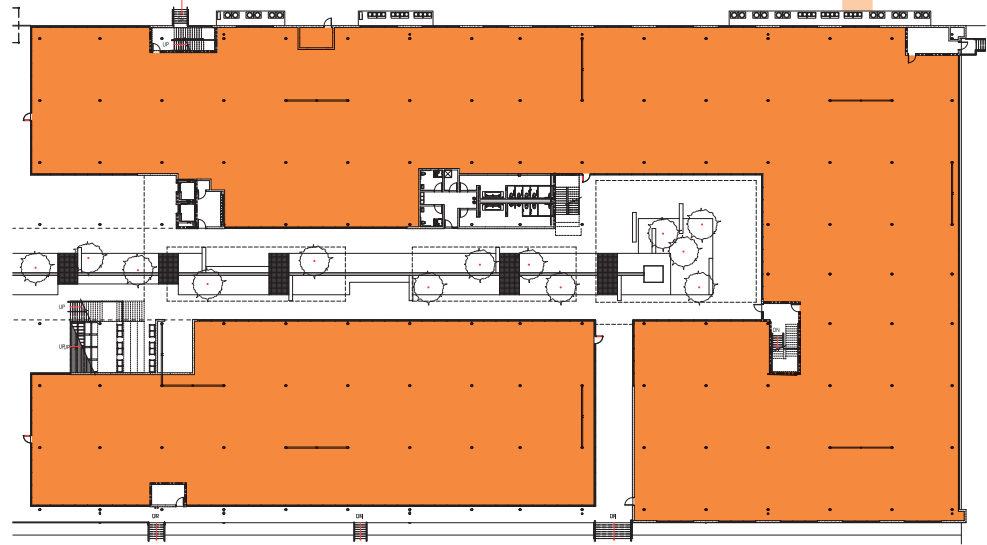
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# FLOOR PLANS

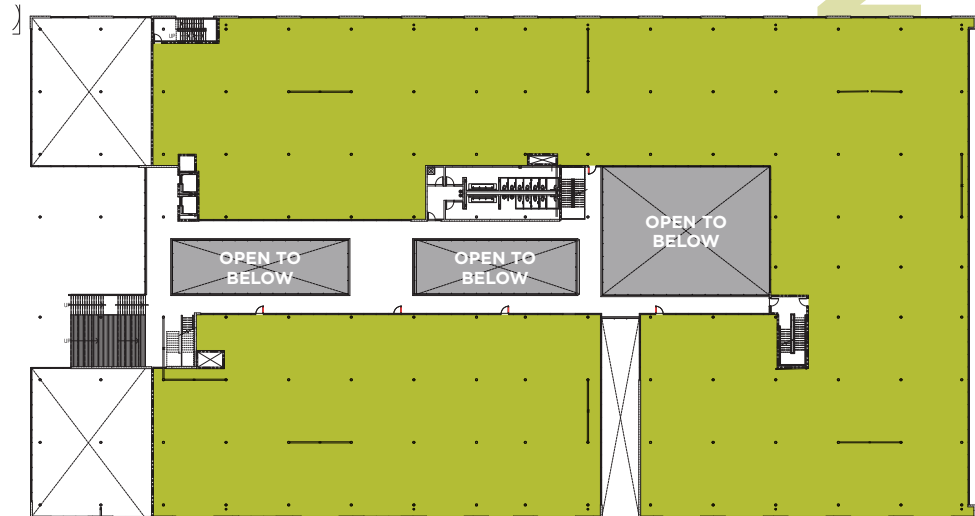
61,151 SF

1



56,845 SF

2



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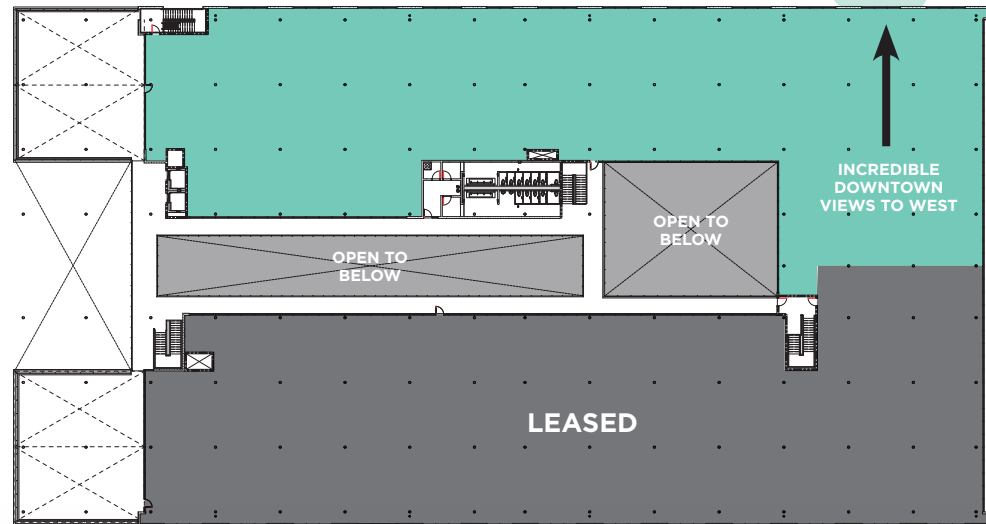


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# FLOOR PLANS

31,001 SF

3



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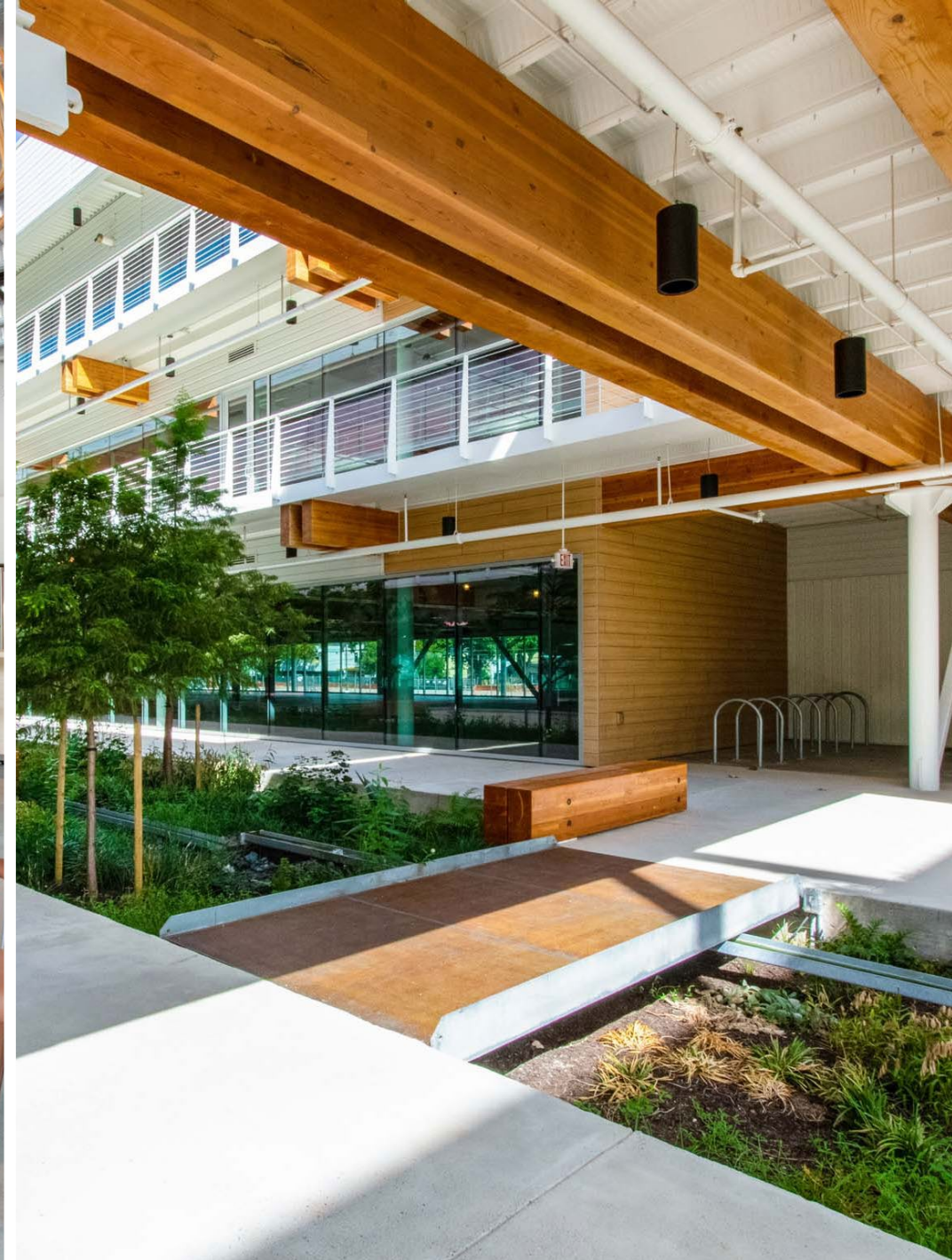
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Owned & Operated by

CIM

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