

PLUG + PLAY SPACE

UP TO 23,722 SF AVAILABLE NOW

RIVER | SOUTH

401 S 1ST ST SUITE 1100, AUSTIN TX

MORE FEATURES

On-site amenities, in a location that's spot-on.

RiverSouth was made for movement, with the amenities to prove it. Bike valet and storage, underground parking and area walkability don't just make for easy commuting, they integrate day and night, on-site and off, work hours and after-hours.

Large floorplates with wrap-around panoramic views are designed to put you in the flow, while the building's lower-level restaurants and shopping, multiple outdoor terraces and site location within one of Austin's emerging hot spots make RiverSouth not just a work space, but a destination.



NEW CONSTRUCTION

15 Stories



360 VIEWS

Windows on all sides and an epic private rooftop



GREEN ROOF

The 7th floor green roof will reduce urban heat, absorb stormwater, and provide biodiversity



SKY LOUNGE

Enjoy the exclusive full-service bar on the 15th floor with limitless views



MORE AMENITIES

Underground parking, bike valet and storage, spa-inspired locker rooms and showers



FULL BUILDING IDENTITY

Building signage opportunity for qualifying tenants, visible to Downtown and traffic on First St., Riverside Dr., and Barton Springs Rd.



Location

401 South 1st Street
Austin, Texas 78704



Delivered

2022



Certification

LEED Gold certified

3-Star Austin Energy Green building
program

Smart Score Platinum

Wired Score Platinum

Building Size

372,000 sq.ft

15 Stories above / 5 Stories below grade

Floor Sizes

13,082 sq.ft

Total Retail

38,000 sq.ft

Typical Office



Electrical Capacity

Office tenant electrical load capacity
is 6 watts per sq.ft

Parking

2.5 per thousand



HVAC

Tenant Cooling

Load capacity – 3.85 w / sq.ft

Floor live load capacity

Office floors – 50 per sq.ft

Ground floors – 100 per sq.ft

Garage floors – 40 per sq.ft

Cooling Source

Oversize-capacity cooling towers
(3 for 900 tons)

Local floor-by-floor air handling units

Amenities

15th floor sky lounge

7th floor amenity deck

Spa-inspired locker rooms and showers

Fitness studio

Bike valet and storage

Security and card key access

24 / 7 attended security desk

Card access control system

Closed circuit security monitoring

Floor-to-ceiling vision glass

Panoramic lake, city and
hill country views

Elevators

One Core

(6) 3,500 lb passenger elevators
servicing office floors with destination
dispatch system

(1) 4,000 lb service elevator serving
all office levels

(3) 3,500 lb garage elevators dedicated
to all parking levels

Ceiling Height

Ground floor retail: 18'

Office floors 7-14: 14'-6"

Office floor 15: 15'

Column Spacing

45 ft x 30 ft typical bay



Green Building Measures

AEGBP

3-Star Rating

LEED Gold certification

Treating 100% of stormwater onsite
through rain-gardens and green roofs

HVAC Condensate recapture and
storage for all onsite irrigation

Building piped for Austin purple-pipe
graywater system

14 Capital Metro
routes

Electrical vehicle charging stations

Electric scooter and electric bike
hub onsite

Sustainably sourced materials

High performance glass



Well Building Measures

Daylight harvesting

Advanced lighting controls

Enhanced outside views

Integrated bike lanes

Bike valet and storage

B-Cycle hub onsite

Rooftop park and amenities

Superior indoor air quality

Outdoor pollution control

Showers and fitness studio
for tenants

MORE ENTERTAINMENT
HAPPENS HERE

Where eclectic
meets world-class.

A city that moves to its own beat, Austin is a world-class hub for business, music, film, art and outdoor living. Where offbeat meets cosmopolitan, on the edge of tech and tacos, from boots to bats and back again, Austin has a vibe all its own.

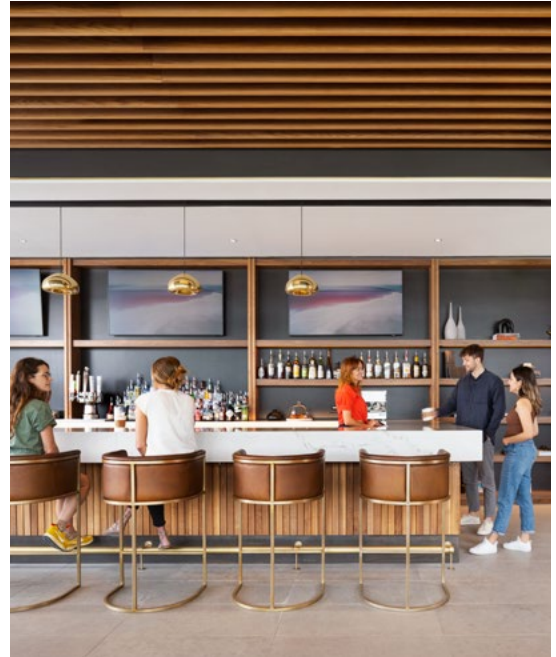
At the heart of it all is an emerging district that borders the lake and park, bridging downtown business and nightlife with the unique character of SoCo's funky shops, food trucks, bars and restaurants in a merging of the vintage with the visionary.

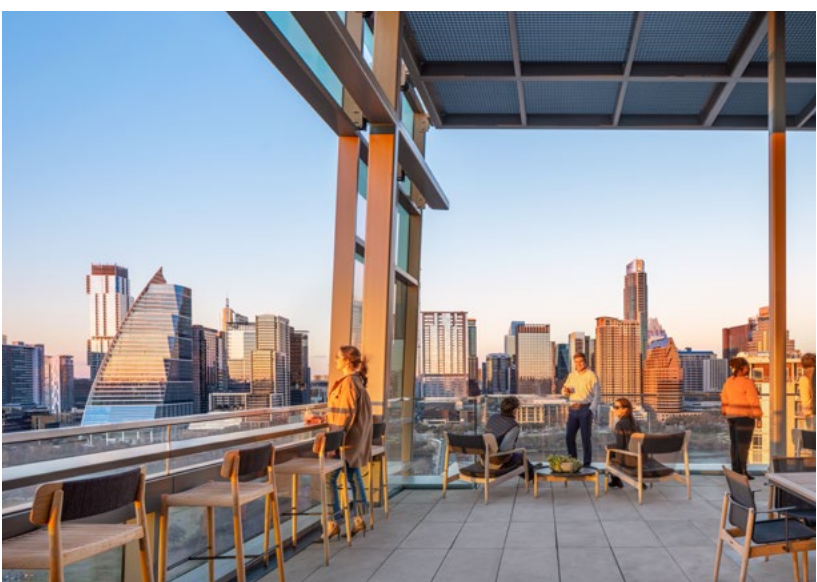
RIVER | SOUTH



BUILDING FEATURES

Discover a stunning new LEED Gold Certified building just moments from downtown. Enjoy top-tier amenities like a lush green terrace, bike valet, 24/7 security, rooftop lounge, and more. Elevate your lifestyle with exclusive access to the 15th floor Sky Lounge where you can enjoy coffee, snacks, and a cocktail.





● ENTERTAINMENT

1. ACL Live at the Moody Theater
2. Alamo Drafthouse
3. Austin Convention Center
4. Barton Springs Pool
5. Butler Park Pitch and Putt
6. Long Center
7. Palmer Events Center
8. Peter Pan Mini Golf
9. Violet Crown Cinema
10. Zach Theatre

◆ RESTAURANT & RETAIL

1. ATX Cocina
2. Aussie's Volleybar & Grill
3. Botticellis
4. Bouldin Creek Cafe
5. ByGeorge
6. Criquet Shirts
7. El Alma
8. Elizabeth Street Café
9. Flower Child
10. Güero's Taco Bar
11. Home Slice Pizza
12. Juice Land
13. La Condesa
14. Lambert's BBQ
15. Odd Duck
16. Perla's
17. Soho House
18. Sunroom
19. Sway
20. True Food Kitchen
21. Uchi
22. YETI Flagship
23. Zax Restaurant & Bar

◆ RESIDENTIAL

1. AMLI Downtown
2. AMLI on 2nd
3. Ashton
4. Austonian
5. The Catherine
6. Cityview at Soco
7. Cole
8. Crescent Apartments
9. Gibson Flats
10. Lamar Union
11. Northshore
12. Post South Lamar
13. Zilker on the Park

● HOTELS

1. Austin Motel
2. Embassy Suites
3. Four Seasons
4. Hotel Magdalena
5. Hotel Saint Cecilia
6. Hotel San Jose
7. Hotel Zaza
8. Hyatt Regency
9. JW Marriott
10. The Line
11. The Proper
12. South Congress Hotel
13. W Hotel

■ PLANNED / UNDER DEVELOPMENT

1. Music Lane
2. Saint Vincent Tract
3. Statesman Waterfront Mixed-Use Project

■ FITNESS

1. Ballet Austin
2. City Surf Fitness
3. DEFINE Body & Mind
4. Equinox
5. Mod Fitness
6. Orange Theory
7. RIDE Indoor Cycling
8. SoulCycle DATX





PREMIER PLUG & PLAY WORKSPACE

PREMIER 11TH FLOOR OPPORTUNITY WITH SKYLINE VIEWS

- 11th floor plug-and-play layout with open, collaborative design
- Unobstructed downtown Austin views throughout
- Fully furnished and available immediately
- Abundant natural light across the entire suite
- Break room with panoramic skyline views
- On-site fitness center with lockers and showers



FINISHED SPACE: 16,605 SF



AVAILABILITY: 30 DAYS



RATE: CONTACT BROKER



OPEX: \$30.55



PARKING RATIO: 2.5/1000



PARKING RATE: \$215

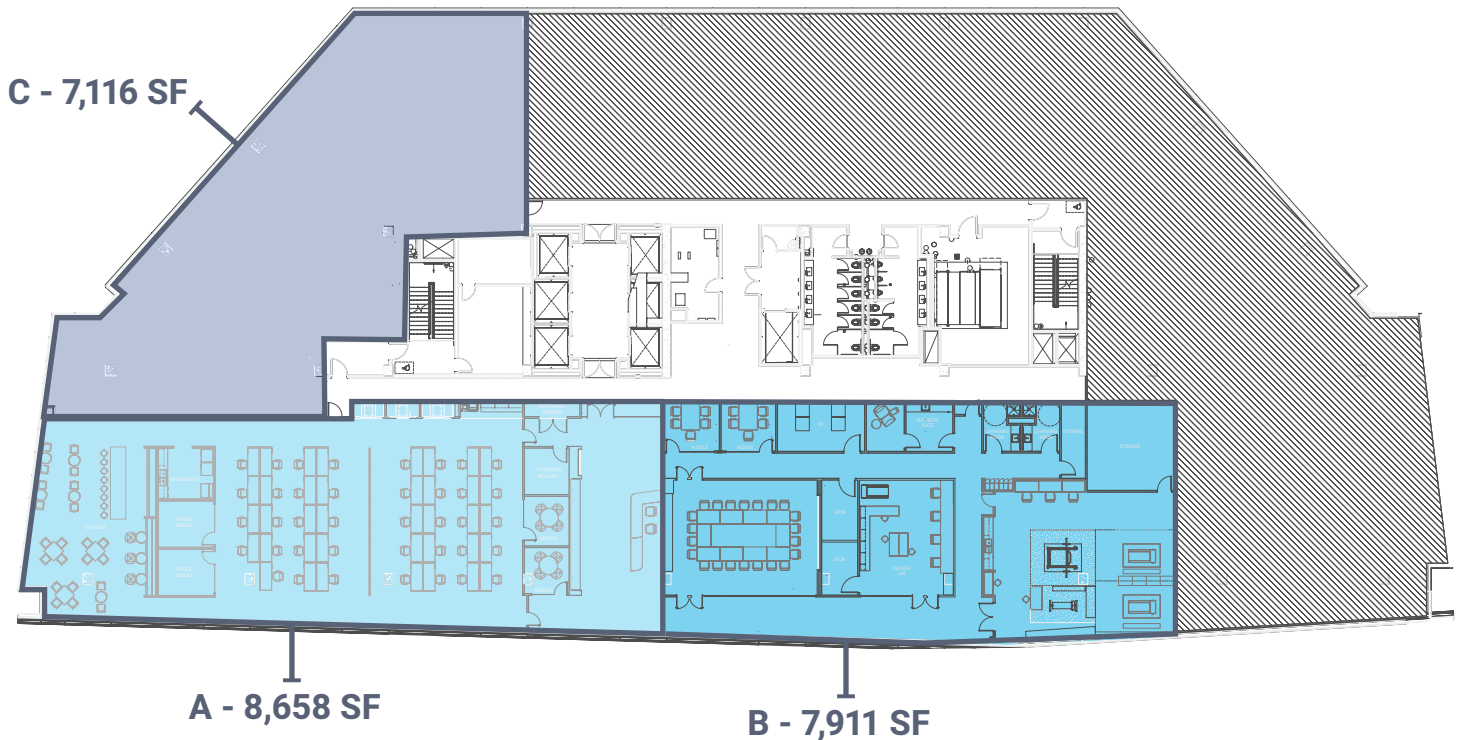


ELEVENTH FLOOR

OPTION 1 - 7,116 - 23,722 SF



CLICK TO TOUR
THE SPACE



SUITE	SF	AVAILABLE
Suite A	8,658 SF	Now
Suite B	7,911 SF	Now
Suite A + B	16,605 SF	Now
Suite C	7,116 SF	2/1/2028

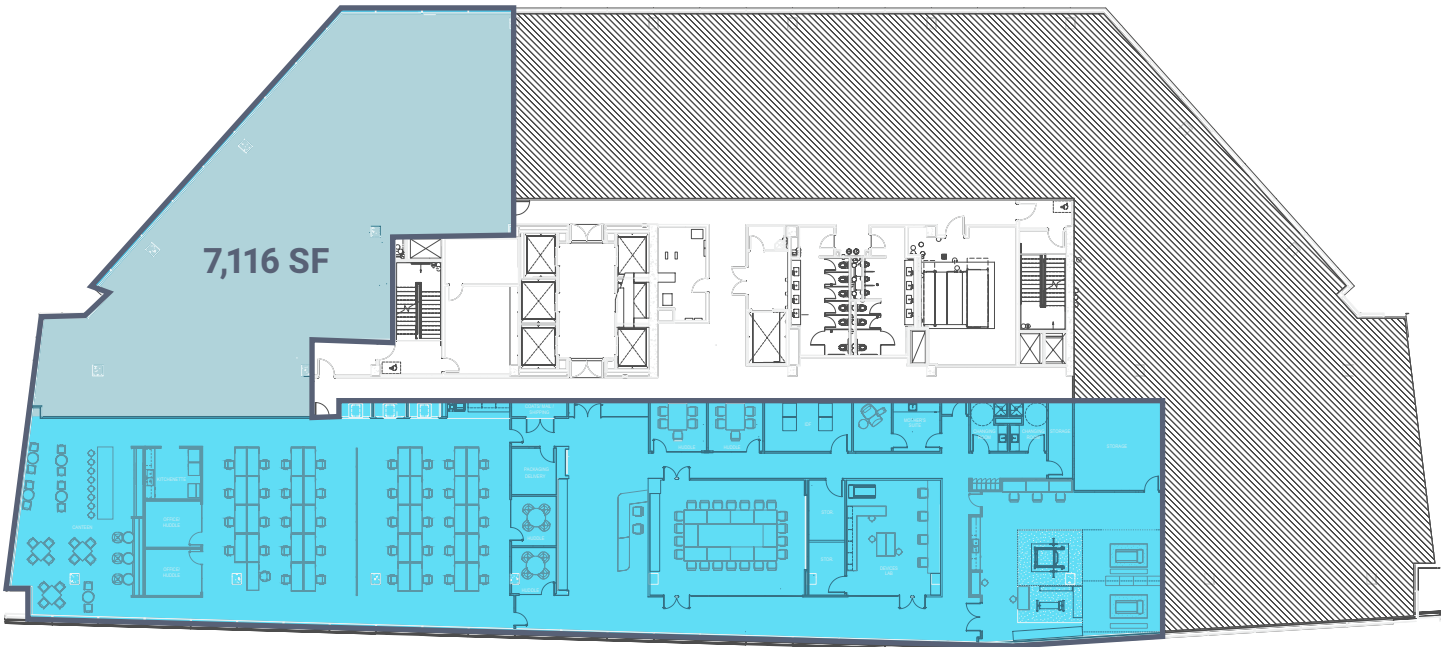
FOR LEASING INFORMATION, PLEASE CONTACT:

Brad Philp
bphilp@streamrealty.com
T: 512.481.3018
M: 512.983.3553

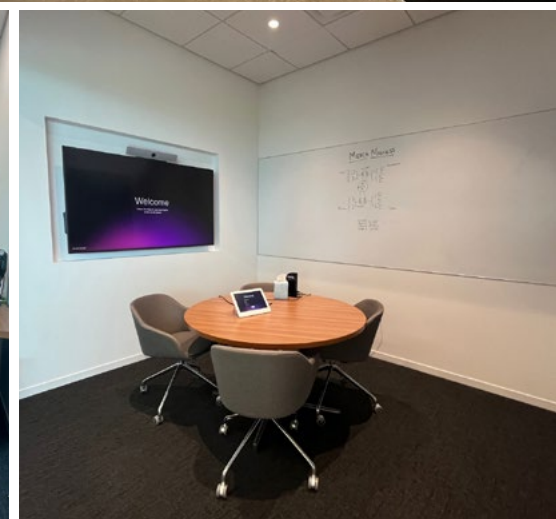
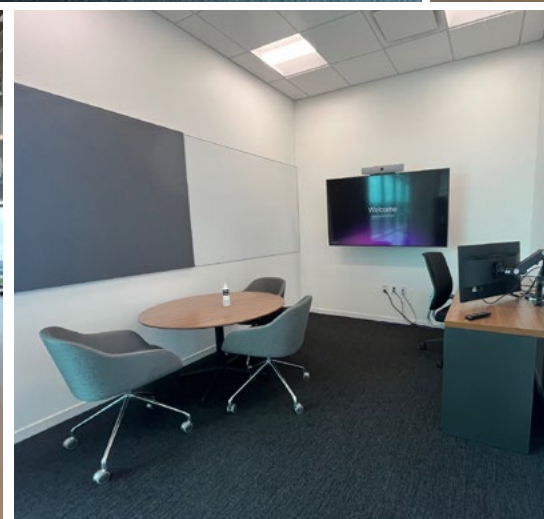
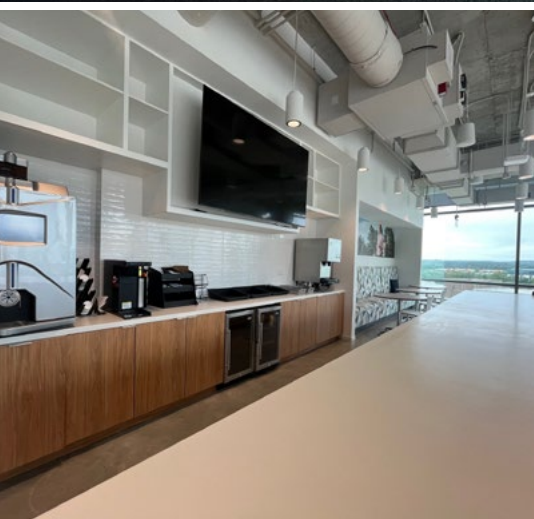
Brita Hovde
brita.hovde@streamrealty.com
T: 512.481.3048
M: 608.259.6309

OPTION 2 - 23,722 SF AVAILABLE*

*7,116 SF NOT AVAILABLE UNTIL 2028



SUITE	SF	AVAILABLE
Suite A, B, + C	23,722 SF	2/1/2028



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