



701
RIO



120,000 SF

OFFICE DEVELOPMENT







PROJECT HIGHLIGHTS



Rooftop Terrace



Structured Parking



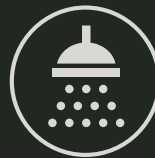
Abundant Natural Light



Fitness Center



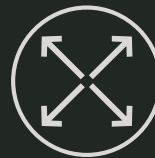
Bike/Scooter Storage



Showers & Lockers



Downtown Views



27,000 SF Floor Plates

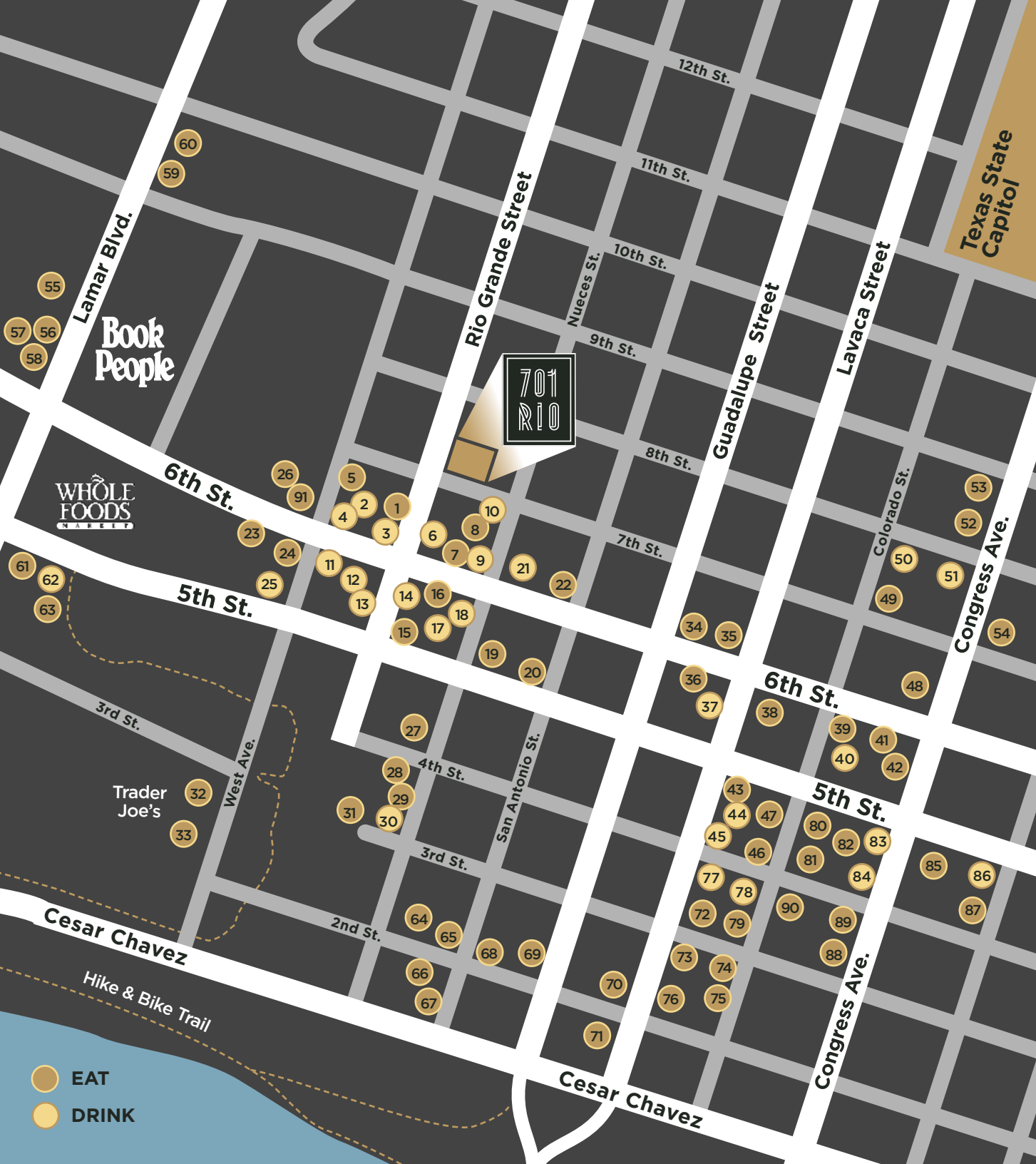
701
RIO



THE BEST OF BOTH WORLDS

Experience the neighborhood feel with a downtown location and countless amenities right outside your office.





701
RIO

Texas State
Capitol

Book
People

WHOLE
FOODS
MARKET

Trader
Joe's

- EAT
- DRINK

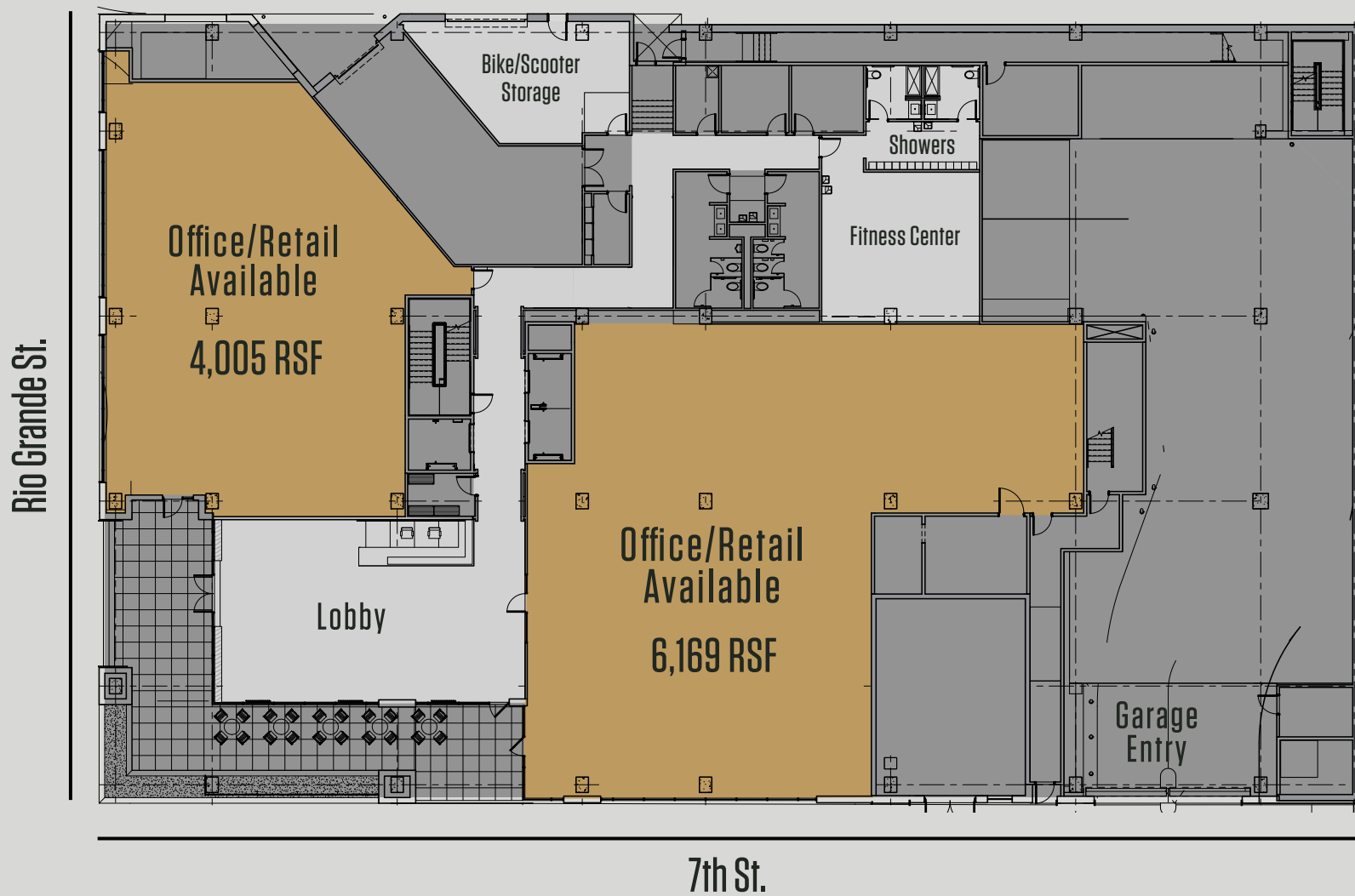
- | | |
|-----------------------------|--------------------------------|
| 1. Via 313 | 47. Peche |
| 2. The Ranch | 48. Starbuck's |
| 3. The Corral | 49. Perry's Steakhouse |
| 4. Greenlight Social | 50. The Iron Bear |
| 5. Kung Fu Saloon | 51. The Townsend |
| 6. RIO | 52. Medici Cafe |
| 7. Sinbad | 53. Jimmy John's |
| 8. Tumble 22 | 54. Roaring Fork |
| 9. Star Bar | 55. Counter Cafe |
| 10. Ranch 616 | 56. 24 Hour Diner |
| 11. Concrete Cowboy | 57. Amy's Ice Cream |
| 12. Dogwood | 58. Snap Kitchen |
| 13. Whiskey Tango Foxtrot | 59. Shoal Creek Saloon |
| 14. Key Bar | 60. Fresa's Chicken |
| 15. Wahoo's | 61. Starbucks |
| 16. The Hoffbrau | 62. Tiniest Bar in Texas |
| 17. The Rustic Tap | 63. Austin Habib! |
| 18. Walton's Fancy & Staple | 64. Flower Child |
| 19. Fixe Southern House | 65. North Italia |
| 20. Wu Chow | 66. Le Politique |
| 21. Little Woodrow's | 67. ATX Cocina |
| 22. Sophia's | 68. Numero 28 |
| 23. Huts Hamburgers | 69. La Condesa |
| 24. Frank & Angies | 70. Trace |
| 25. Irene's | 71. Austin Java |
| 26. The Grove Wine Bar | 72. Bob's Steak and Chop House |
| 27. Juan Pelota Cafe | 73. Which Wich |
| 28. Royal Blue Grocery | 74. Daily Juice |
| 29. ThunderCloud Subs | 75. Bar Chi Sushi |
| 30. Trifecta | 76. Taverna |
| 31. Polvo's Downtown | 77. Rain |
| 32. True Food Kitchen | 78. Hangar Lounge |
| 33. Boiler Nine Bar + Grill | 79. Papadom |
| 34. Wanderlust Coffee | 80. Lonesome Dove |
| 35. Gloria's Latin Cuisine | 81. Frank |
| 36. Maiko Sushi | 82. Chinatown Downtown |
| 37. Austin Ale House | 83. Shiner Saloon |
| 38. Thistle Cafe | 84. Speakeasy |
| 39. Italic | 85. Houndstooth Coffee |
| 40. Garage | 86. The Handlebar |
| 41. Leaf | 87. Taco Shack |
| 42. Ruth's Chris Steakhouse | 88. Kebabalicious |
| 43. Turf N Surf Po Boy | 89. Manuel's |
| 44. Lavaca Street Bar | 90. The Capital Grille |
| 45. Halcyon | 91. Lola Savannah |
| 46. Truluck's | |



Floor 1

Ground Floor Office/Retail

- Fitness Center
- Lockers
- Showers
- Bike/Scooter Storage



Rachel Coulter
rachel.coulter@am.jll.com
512 225 1733

Travis Rogers
travis.rogers@am.jll.com
512 225 2718



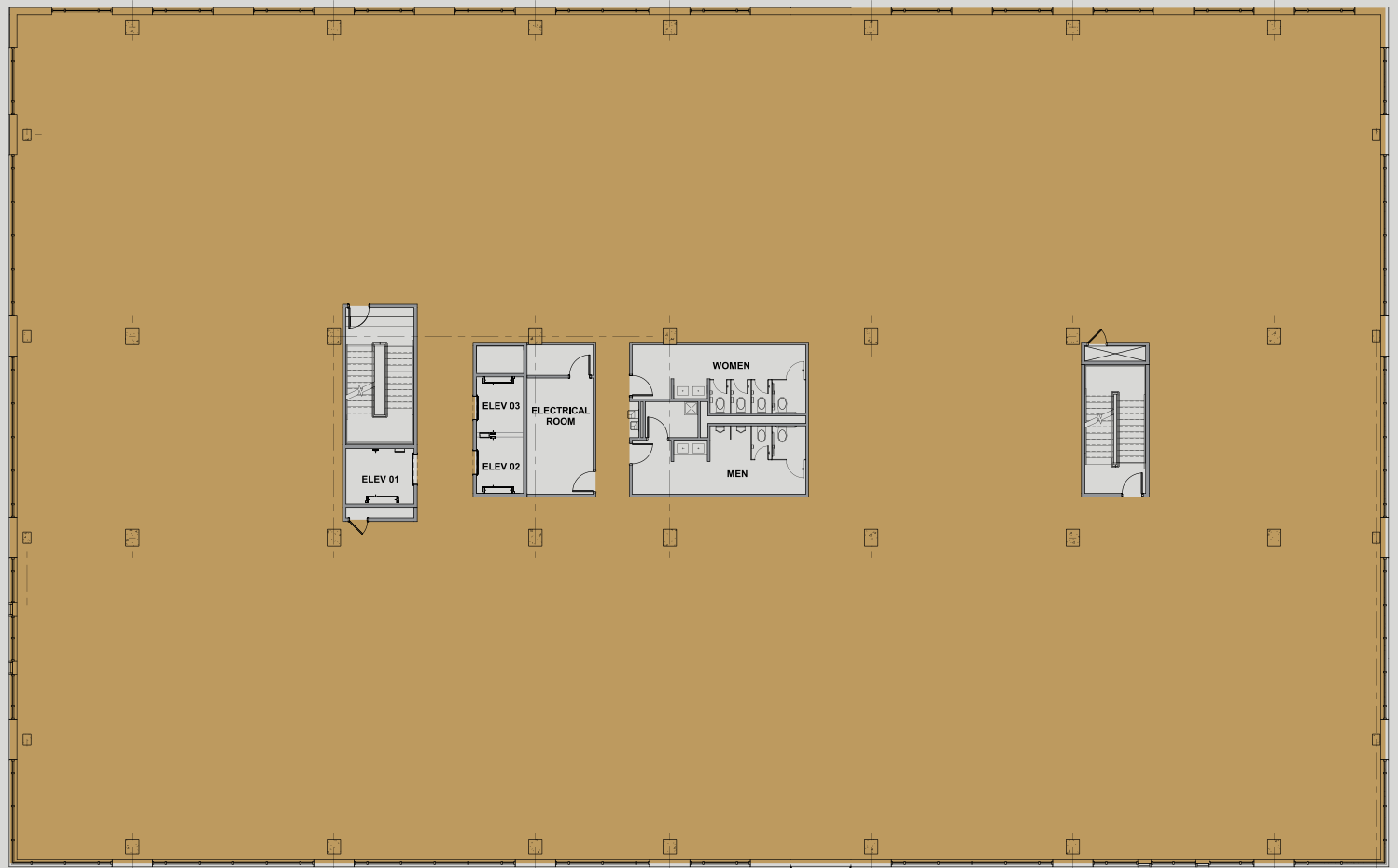


Floors 2-5

Single Tenant Floor Plan

- Approx. 27,690 RSF
- Abundant natural light
- Downtown and West Austin views

Rio Grande St.



7th St.

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Floors 2-5

Single Tenant Test Fit

- Approx. 27,690 RSF
- Abundant natural light
- Downtown and West Austin views

■ Private Office ■ Workstation □ Support Space



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PROJECT TIMELINE

Receive Site
Development Permit
September 2019

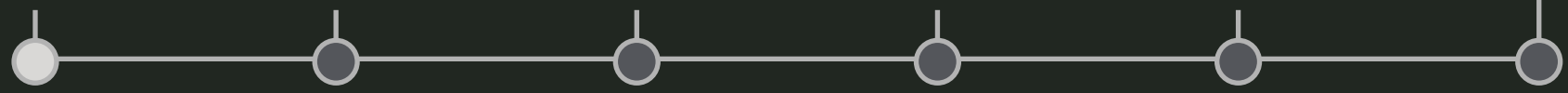
Commence Demolition of
Existing Improvements
September 2019

Commence
Excavation
September 2019

Construction
Documents Complete
September 2019

Commence
Construction
November 2019

Building Delivery
Q1 2021



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