





WORK FLOW

Westview is designed to encourage a natural transition between home and work.



WORK OUTSIDE

Whether you step outside or stay in, Westview provides alternatives to your traditional workspace.



WORK SPACE

Westview will showcase newly remodeled, state-of-the-art office space providing +/- 100,000 square feet..





W

WELCOME TO WORK

Westview has a spacious lobby with sleek, modern finishes and adjoining building conference room.

W

VIEW AT WORK

Providing an environment that fosters creativity and hard work, our breathtaking 360 degree views of Austin will inspire any team.



W

AFTER WORK

Enjoy the best quality of life in Austin with nearby hike-and-bike trails, easy access to downtown and Central Austin. Hit the lake or hit the trails on your way home from work.



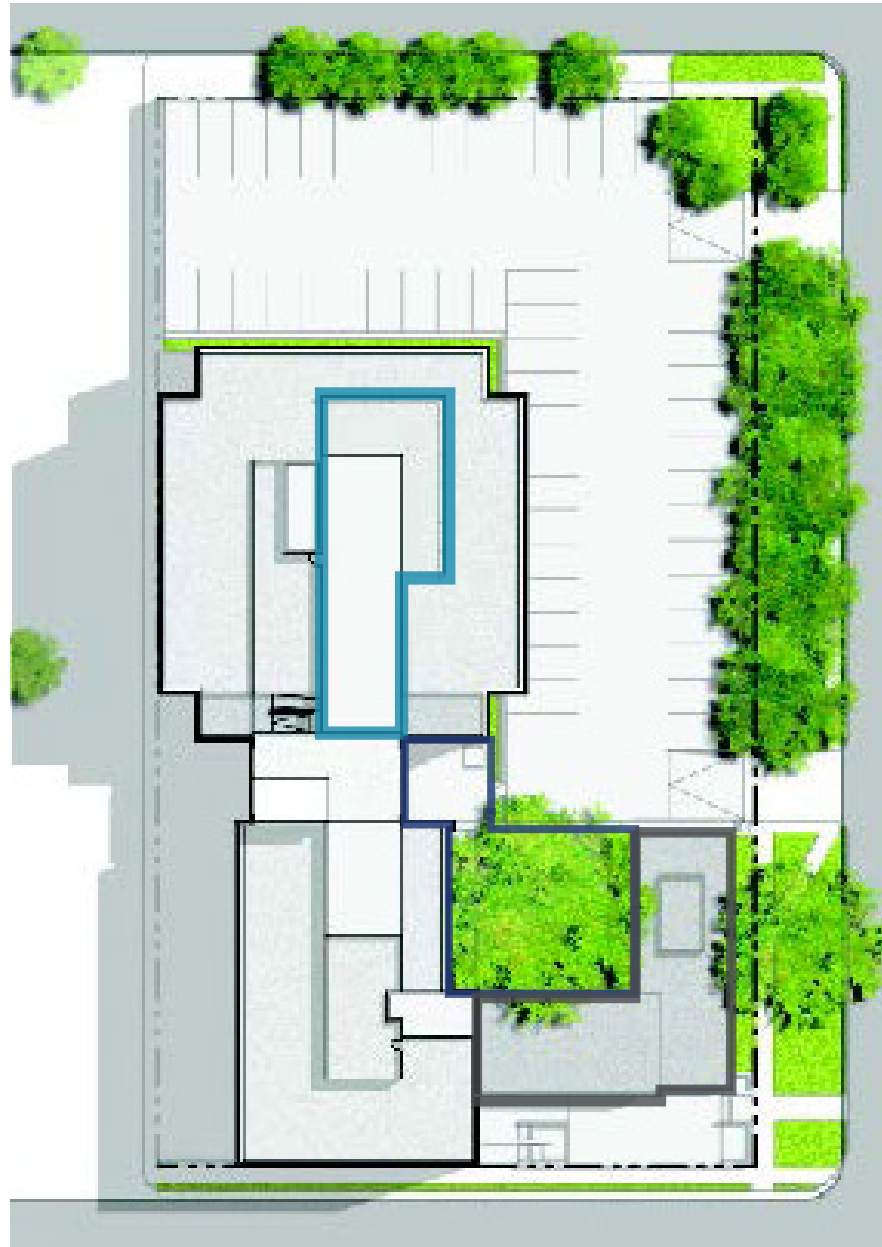
SITE PLAN

- Restaurant
- Rooftop Terrace
- Entrance/Courtyard



LAVACA ST

Garage Entrance



Surface
Parking
Entrance

12TH ST

GUADALUPE ST





ONE BLOCK WEST

SITUATED IN AUSTIN'S CENTRAL BUSINESS DISTRICT, ONE BLOCK WEST OF THE TEXAS STATE CAPITOL.

The property is within walking distance to The Capitol, The University of Texas, Dell Medical School and Austin's Downtown Entertainment District.



WESTVIEWAUSTIN.COM

For leasing information, please contact:



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BUILDING DETAILS

- 100,166 SF of newly-renovated Class A office space
- One block west of The Texas State Capitol
- Rooftop terrace
- Sweetwaters Cafe opening onsite Q4 2019
- Structured and surface parking
- Outdoor courtyard
- Outstanding Austin views
- Metro bus stops including rapid line
- Fitness center and showers
- Building conference room

RENOVATION DETAILS

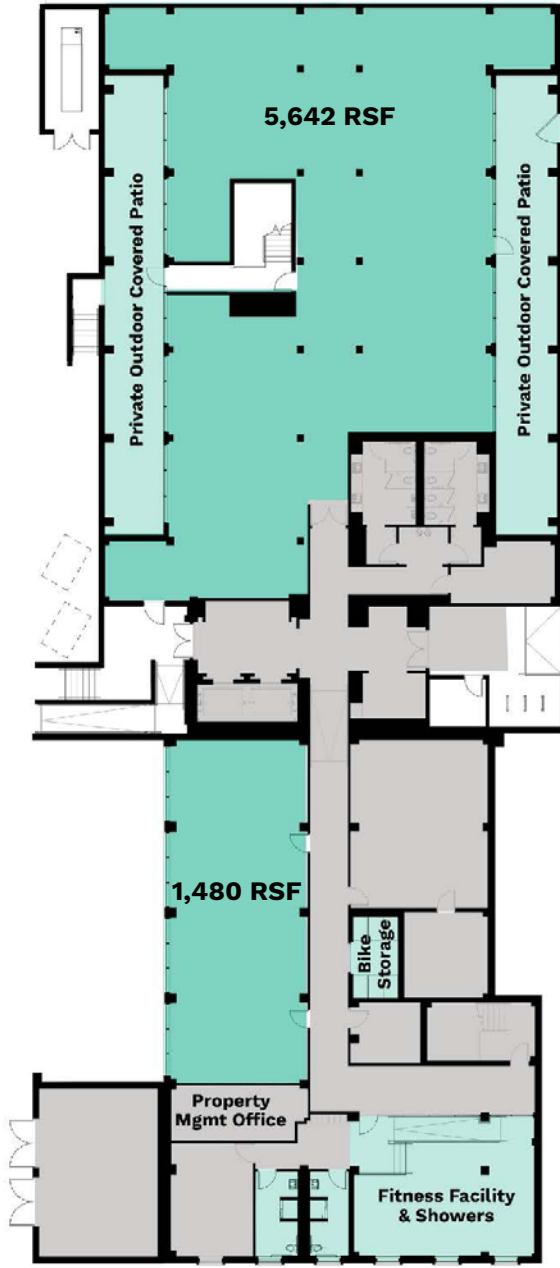
- Full building renovation
- Designed for LEED certification
- Limestone exterior (remains)
- Replacement of all windows
- New high performance glazing
- Addition of new window walls for floor to ceiling glass areas
- Increase floor plate size with building expansion
- Typical Floor Plate +/- 15,470 SF



LOWER LEVEL

1,480 - 7,122 SF

FLOOR PLANS



- Available lease space
- Amenities



LEVEL 1

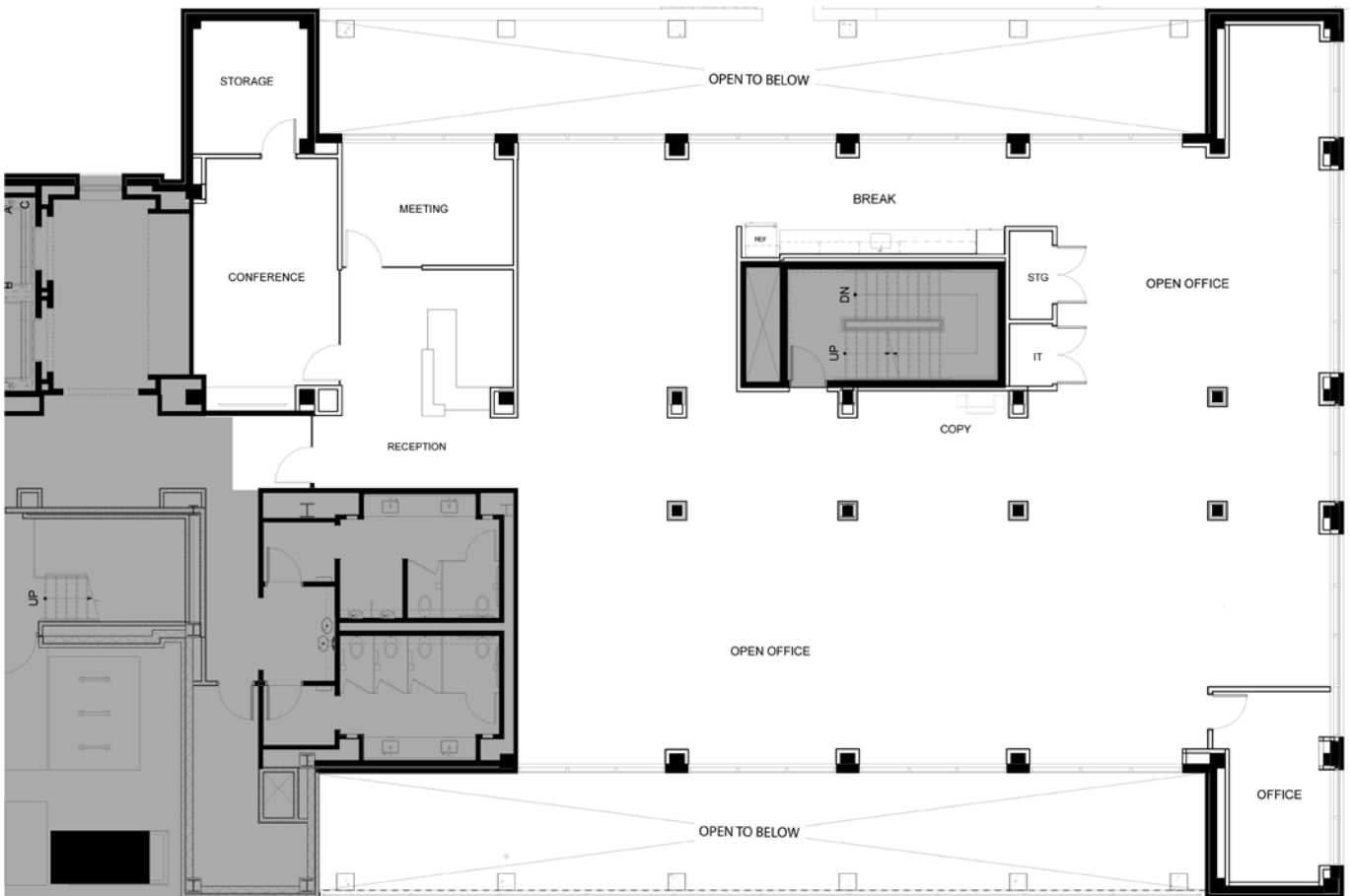
1,763 - 7,631 SF



LEVEL 1

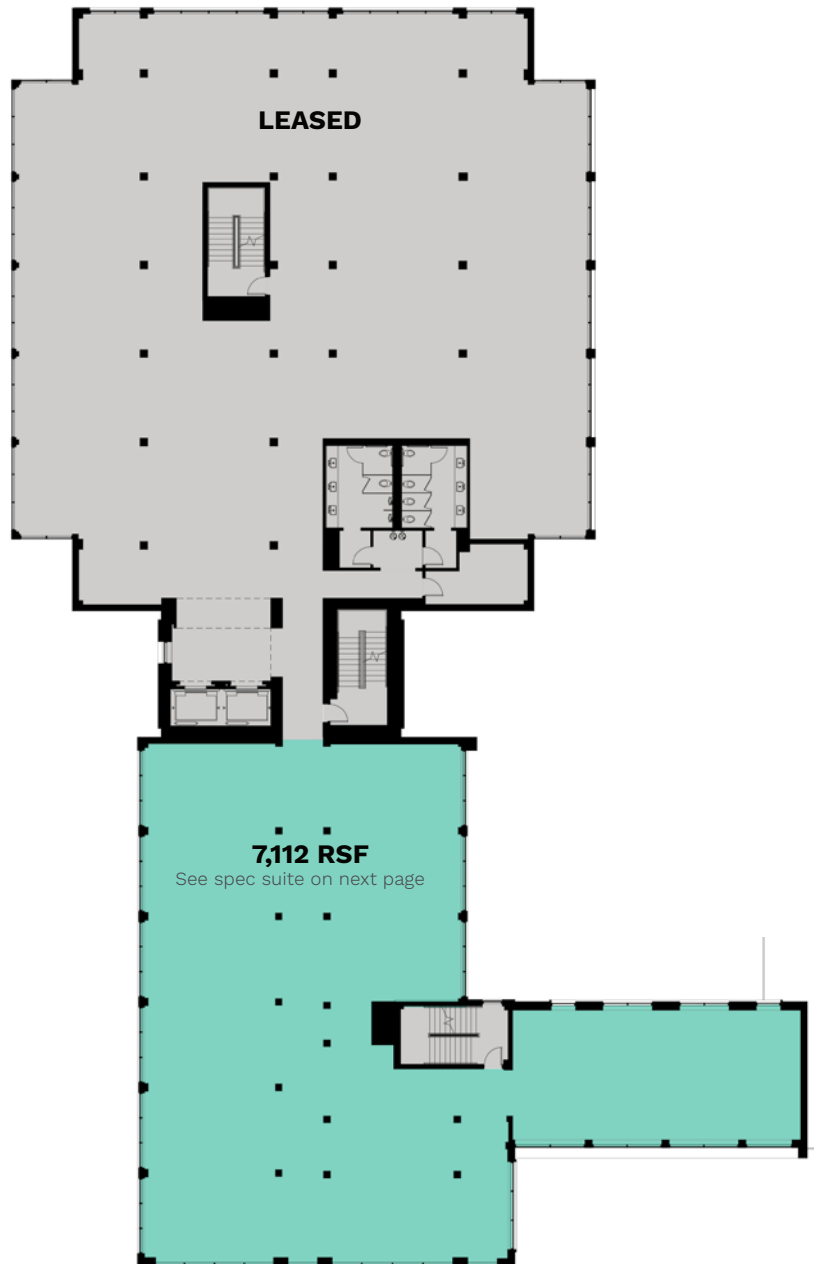
5,868 SF

SPEC SUITE



LEVEL 2

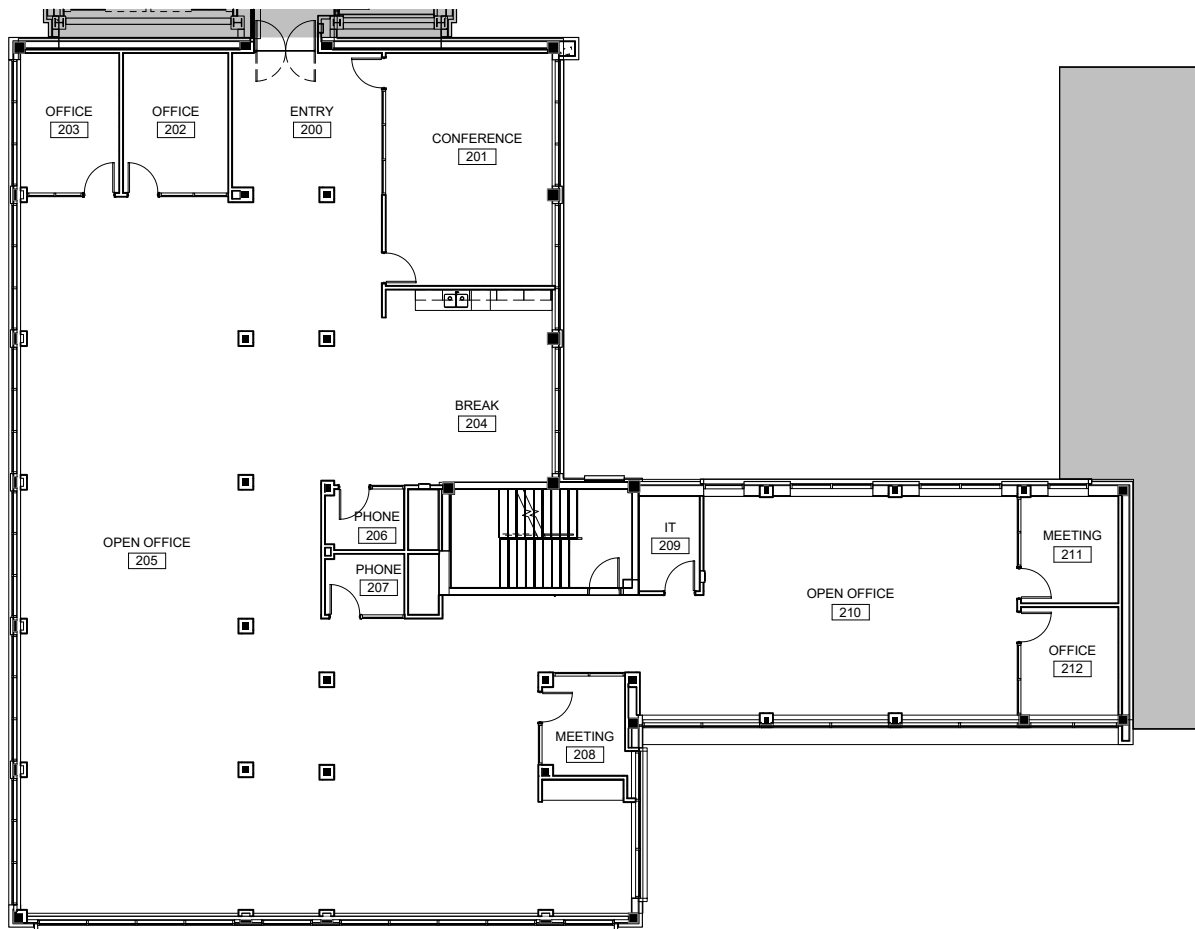
7,112 SF



LEVEL 2

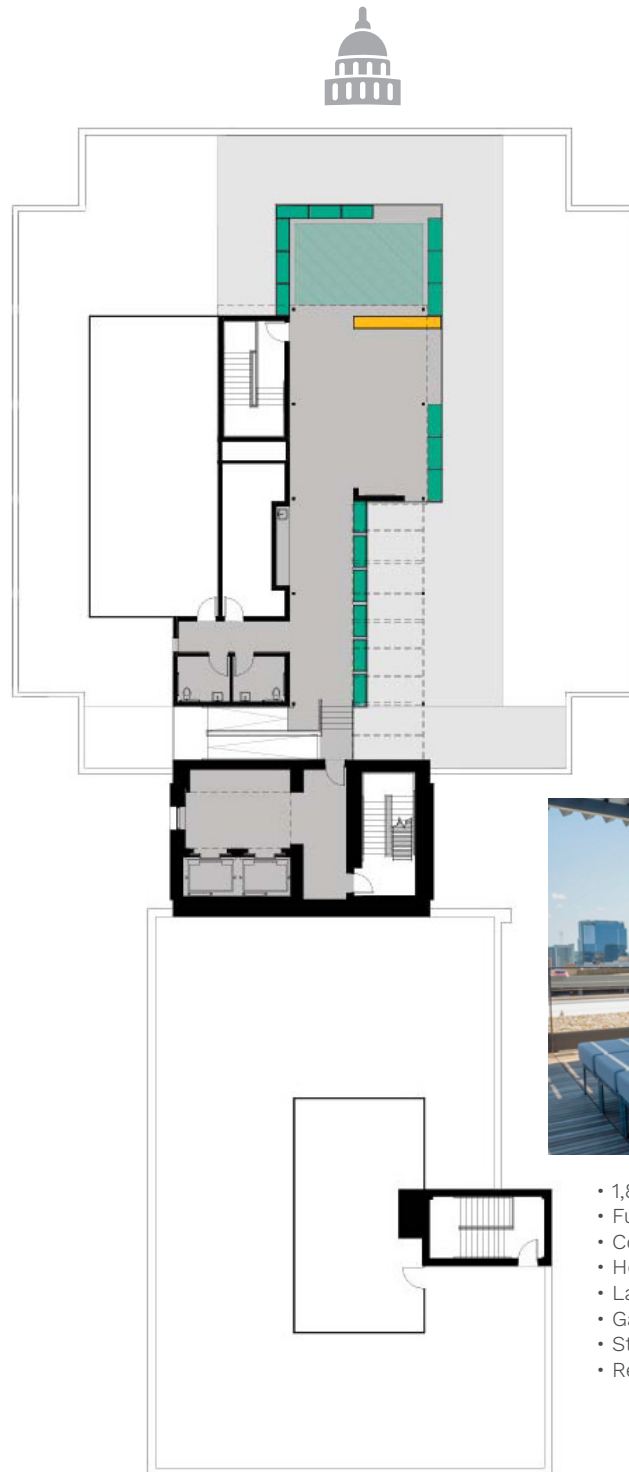
7,112 SF

SPEC SUITE



ROOFTOP TERRACE

1,800 SF



- 1,800 SF of tenant entertainment space
- Furnished outdoor lounge and meeting areas
- Covered terrace
- Hospitality area with sink
- Large-screen TV
- Gas fire trough
- Stunning views
- Restrooms














WORK WELL

AMENITIES

Westview offers multiple amenities designed to encourage a healthy balance between work and life.

Sweetwaters Coffee & Tea arriving onsite Q4 2019.

 FITNESS	 TRANSPORTATION	 ROOFTOP TERRACE
 CONFERENCE	 PROXIMITY TO CAPITOL	 RESTAURANT
 BIKE LOCKERS	 COURTYARD	 PRIVATE OUTDOOR SPACE



SUSTAINABILITY

Human sustainability is a key factor in the Westview redesign. With individual wellness and productivity in mind, the building's relationship to natural light and clean air offers a healthy and comfortable work environment. Natural light filters into workspaces, providing an uplifting and positive experience.

Ample outdoor space, from the courtyard entrance to public roof access, offer open-air offices that proactively cultivate an environment of well-being. Westview uses an intelligent redesign to create a natural and comfortable setting that allows work-life integration and enhanced employee satisfaction.



TEAM WORK

THE DEVELOPMENT TEAM

PRESCOTT GROUP

Prescott Group, an investment, development and property management company based in Dallas, Texas specializes in urban, mixed-use, transit-oriented properties in Texas and the Southwest. A boutique firm developing projects comprising more than 20 million square feet of space allows them to be flexible, creative and thorough. Prescott's solution-oriented approach gets results.



THE LEASING TEAM

JLL

JLL offers integrated commercial real estate services delivered by expert teams. The Austin office has over 60 professionals focusing on Austin's commercial real estate needs. Westview's commercial leasing agents are creative, connected dealmakers armed with current market intelligence and supported by a global team of experts.



THE ARCHITECT

ANDERSSON WISE

Andersson•Wise is an architecture & design studio based in Austin, Texas. Our approach to architecture begins with understanding physical and cultural characteristics of a project place and how these characteristics can inspire designs that are particularly connected to their context. We work to make buildings that have material and conceptual clarity with the goal of creating structures that will be relevant for decades to come.



THE ENGINEER

BIG RED DOG

Big Red Dog is a Texas-based engineering firm specializing in civil, traffic, transportation, and MEP engineering for real estate, infrastructure, and natural-resource development on behalf of public and private clients. Their team of Professional civil engineers, MEP engineers, certified land planners, and land-use consultants have decades of combined market-leading experience in the Austin, Dallas, Houston, San Antonio, and broader Texas markets.



BIGREDDOG.COM

THE INTERIOR ARCHITECT

SIXTHRIVER ARCHITECTS

Sixthriver Architects was founded in 1994 with the goal of developing into a small, world class design firm. They are committed to designs that endure and to consistently improving upon their craft. As a twenty-year old architectural + interiors firm, Sixthriver Architects provides comprehensive design services for a wide range of project types including corporate headquarters, healthcare facilities, churches, advanced technology facilities, retail, student housing / multifamily housing, commercial office buildings and interiors for clients in Austin, Texas and throughout the United States. Their firm designs original environments where their clients can conduct business and affect their industry and community.

sixthriverarchitects

SIXTHRIVER.COM

THE GENERAL CONTRACTOR

THE BURT GROUP

The Burt Group is a leading general-contracting firm delivering complex, cutting-edge, and transformative buildings and interiors. Founded in 2002, their company has built a reputation as an award-winning leader in construction with its resolute focus on integrity, safety, and agile project completion. The Burt Group specializes in ground-up construction and new, adaptive reuse and remodel construction in healthcare, restaurant, hospitality, corporate, manufacturing, industrial, and technology environments. The company has delivered more than 1,000 commercial construction projects, representing over 22 million square feet in Central Texas and beyond.



BURTGROUP.COM

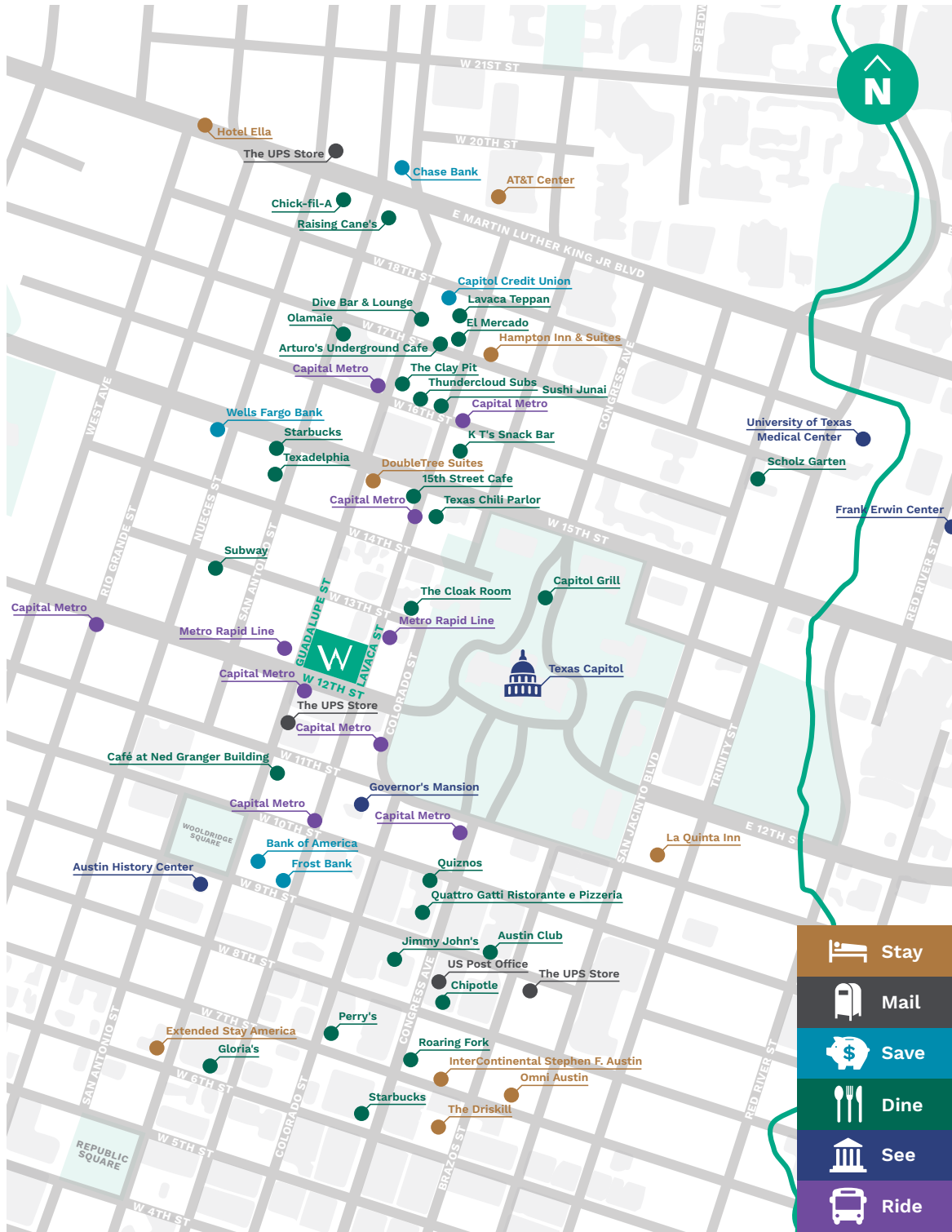


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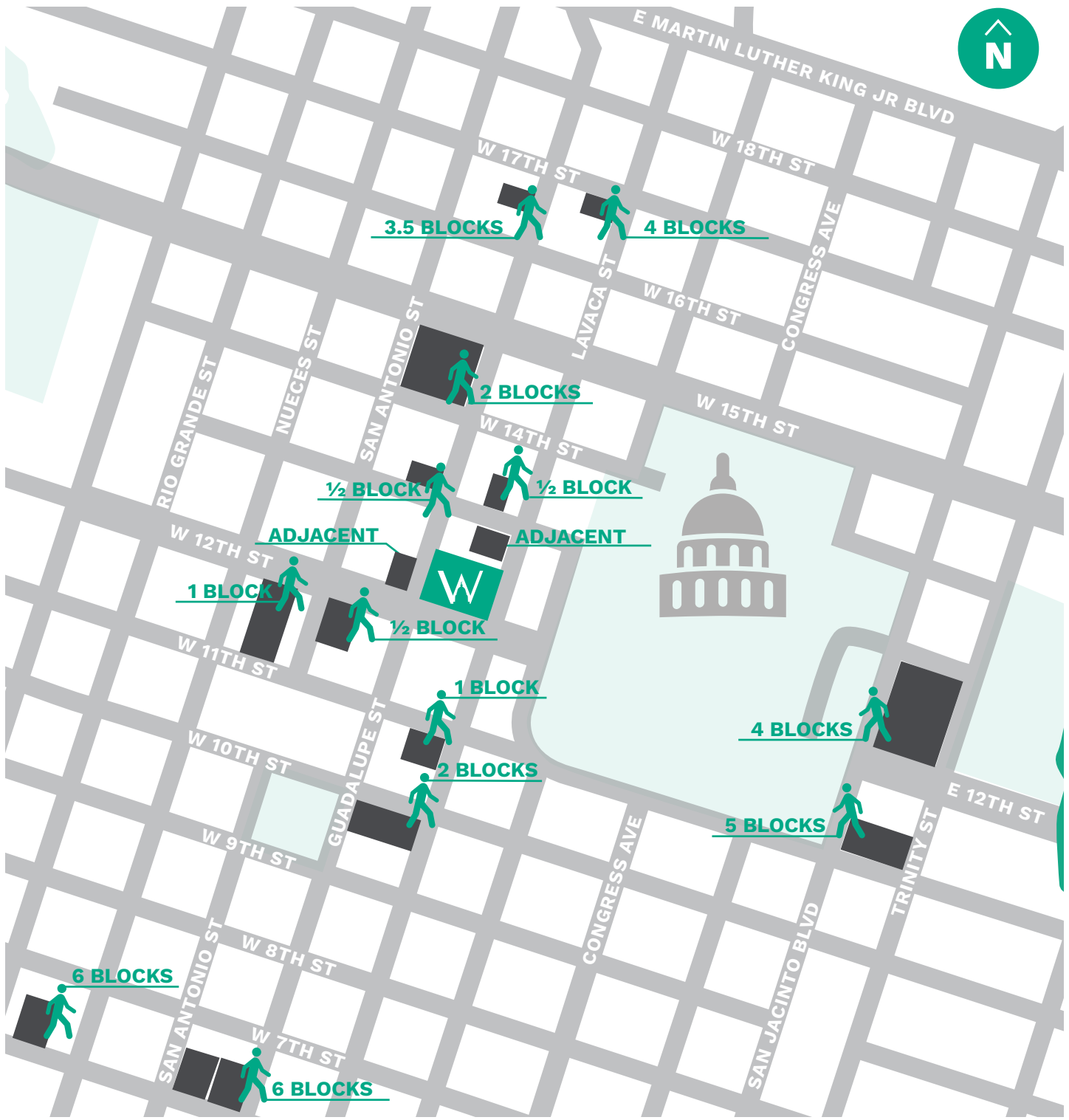
VIEWS

316 W. 12TH STREET
AUSTIN, TEXAS 78701



AREA AMENITIES





PARKING

