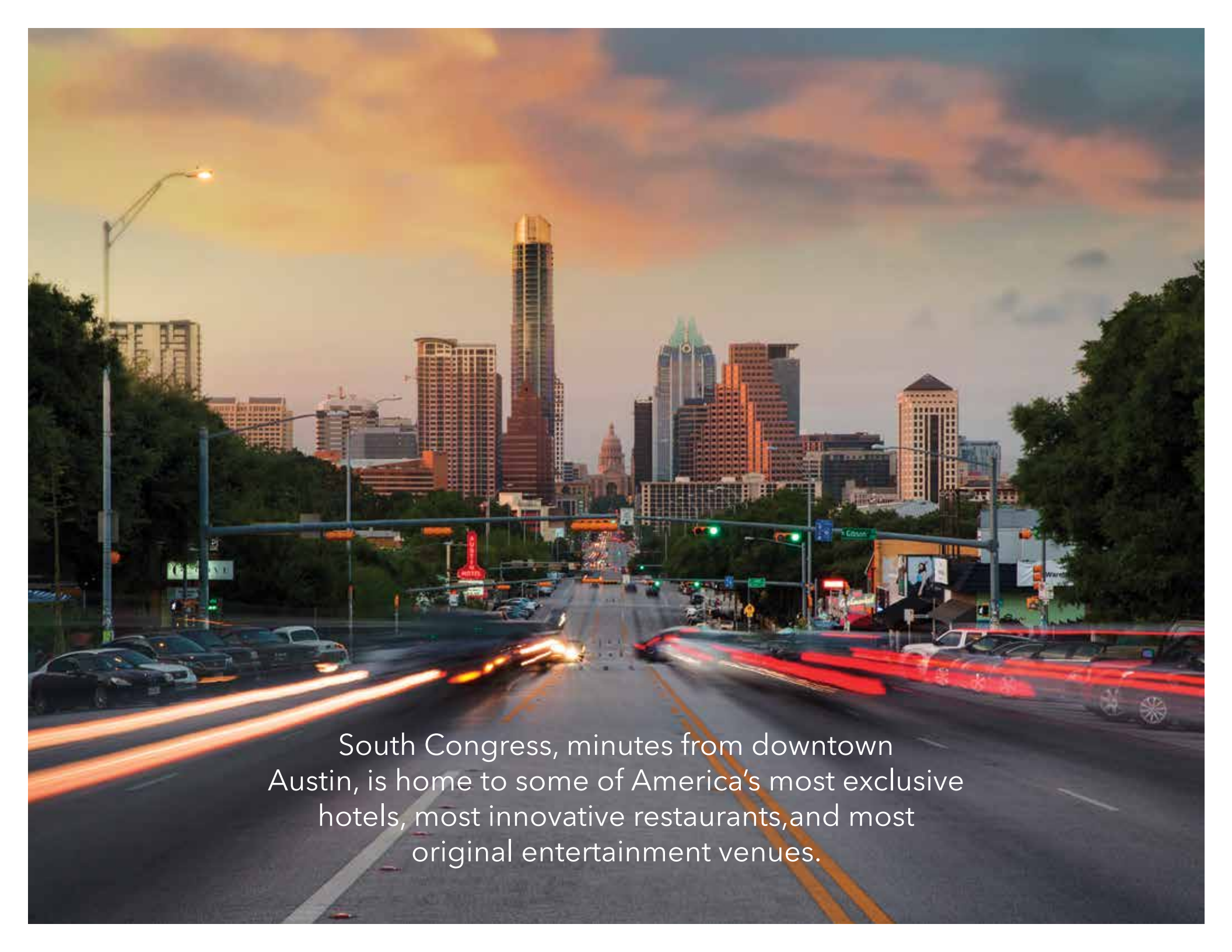


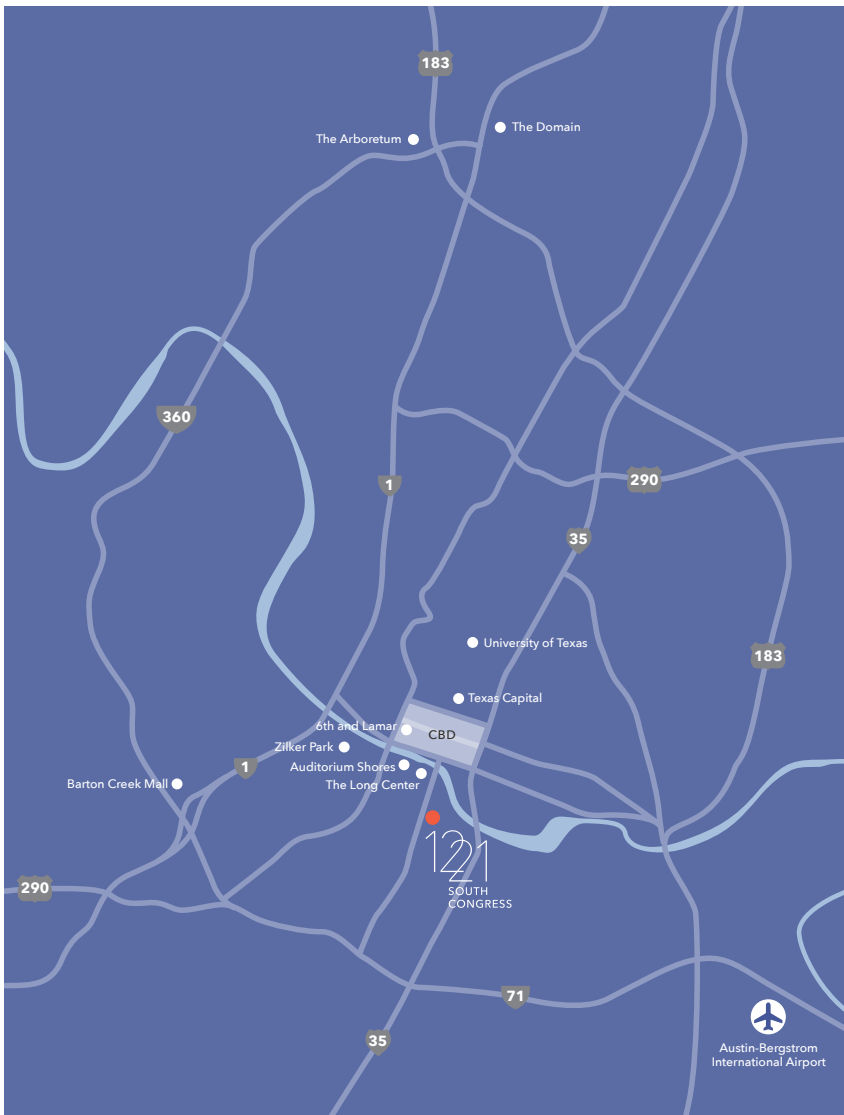


A rare opportunity to be part of
Austin's South Congress experience

121
SOUTH
CONGRESS



South Congress, minutes from downtown Austin, is home to some of America's most exclusive hotels, most innovative restaurants, and most original entertainment venues.



LOCATION, LOCATION, LOCATION

1221 South Congress fits right in with some of Austin's prime attractions, like its heart-thumping festival events and the thrill of the Circuit of the Americas raceway. The outdoorsy lake lifestyle draws both young and old to the center of the city, where there's always something new and exciting to enjoy. In this of-the-moment town, the next big thing is as welcomed as the tried-and-true is revered.



63
Breweries
in Austin

#1

Best place to live: Austin, Texas

—U.S. News and World Report
2017 & 2018

#1

City for job seekers
—NerdWallet 12/19/16

#3

City creating
the most tech
jobs in 2017



#1

U.S. city for millennials
—Nestpick 4/19/17

0%

State and local
income tax

1 of 10

Most educated
cities in America
—WalletHub

BBQ

Seven of Texas's
top barbecue joints
are in Austin



#1

Fastest growing large city
—WalletHub

300+
Parks in Austin



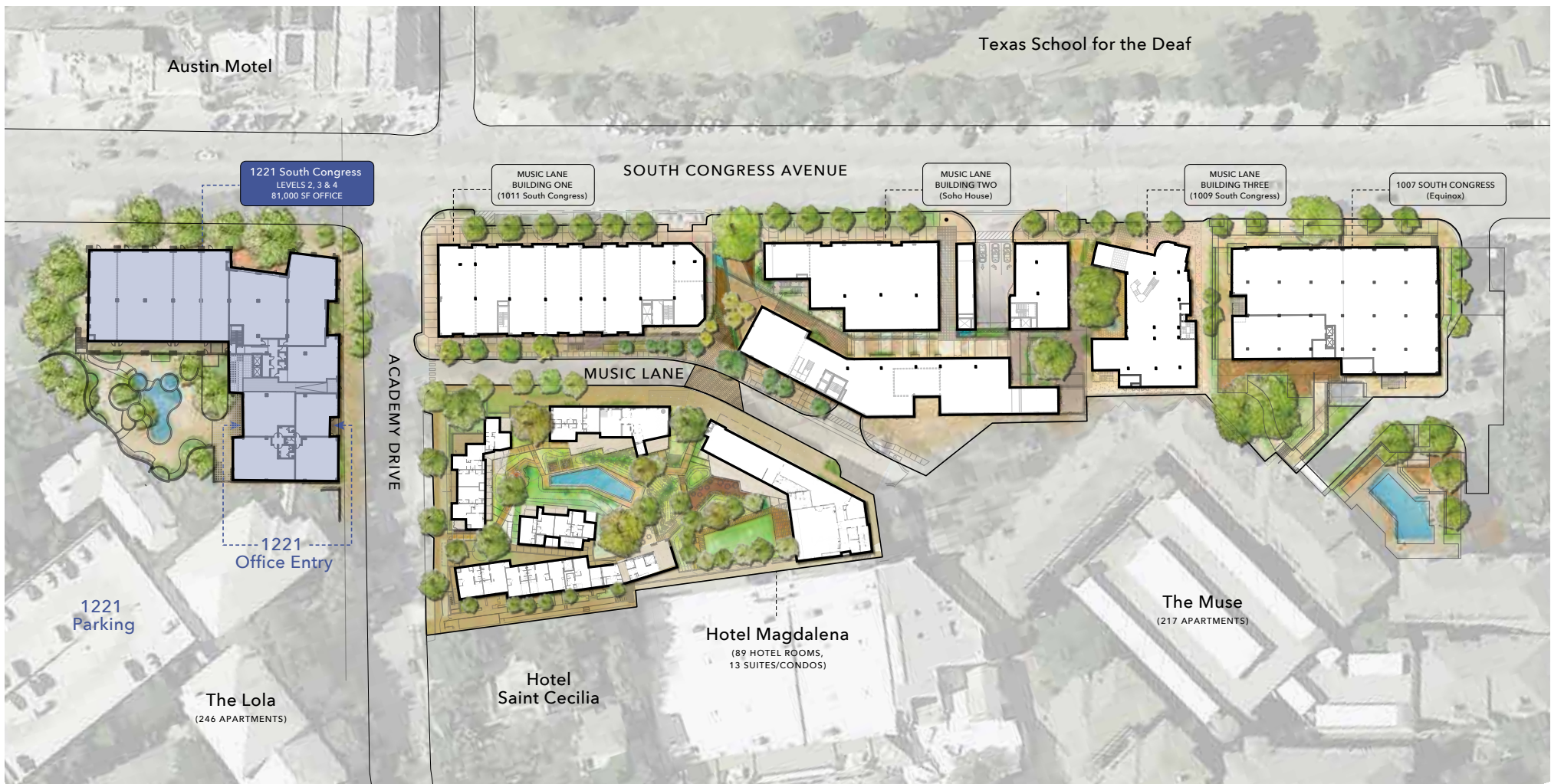
1 of 10

Best cities to raise a family
—SmartAsset



WORLD-CLASS NEIGHBORHOOD

South Congress Avenue, beloved by Austinites, reflects the trendsetting character of its hometown. The authentic Austin avenue welcomes city residents and visitors alike to dine and dance, people watch at happy hour, and shop the city's most sought-after collection of retailers. The avenue's legendary live music Continental Club coexists with local upstarts like Home Slice Pizza, Perla's Seafood and Oyster Bar, and By George, and pioneering brands like Warby Parker, Madewell, and Aviator Nation.



EMERGING DESTINATION

An overhead view shows the scope of the transformational development under way on South Congress Avenue. The six Lake Flato-designed buildings comprise 75,000 square feet of retail and restaurant space, 140,000 square feet of office space, Soho House, Equinox, 463 newly renovated apartments, the 89-room Hotel Magdalena, a six-room addition to Hotel Saint Cecilia, and seven branded Hotel Saint Cecilia residences. The new development, combined with the existing offerings on South Congress Avenue, makes this neighborhood the premier 24/7 office location in the city of Austin.



1007 South Congress
(Equinox)

Music Lane
Building Three
(1009 South Congress)

Music Lane
Building Two
(Soho House)

Music Lane
Building One
(1011 South Congress)

1221 South Congress

Those seeking the creative, the uncommon, the unique, experiences that reflect the distinctive spirit of Austin, will find them here.



SOHO HOUSE

The hotel, members-only club, and restaurant offerings of **Soho House Austin** create a 24/7 buzz. An events space and stage, a swimming pool, and a screening room are all part of this creative hive at Music Lane, adjacent to its retail and creative office.

LOCALLY INSPIRED DESIGN

Texas-based internationally recognized architecture firm **Lake | Flato** designed six buildings in this development, including 1221 South Congress and Music Lane, to be distinctive yet at home in South Austin, as if they have been there for years.

INVITING OUTDOOR SPACES

Cool and shaded streetscapes encourage shoppers to linger for an unhurried retail experience. Office workers can enjoy open-air balconies, animating the environs and reinforcing the property's stature as a multi-use destination.

ECLECTIC PURVEYORS

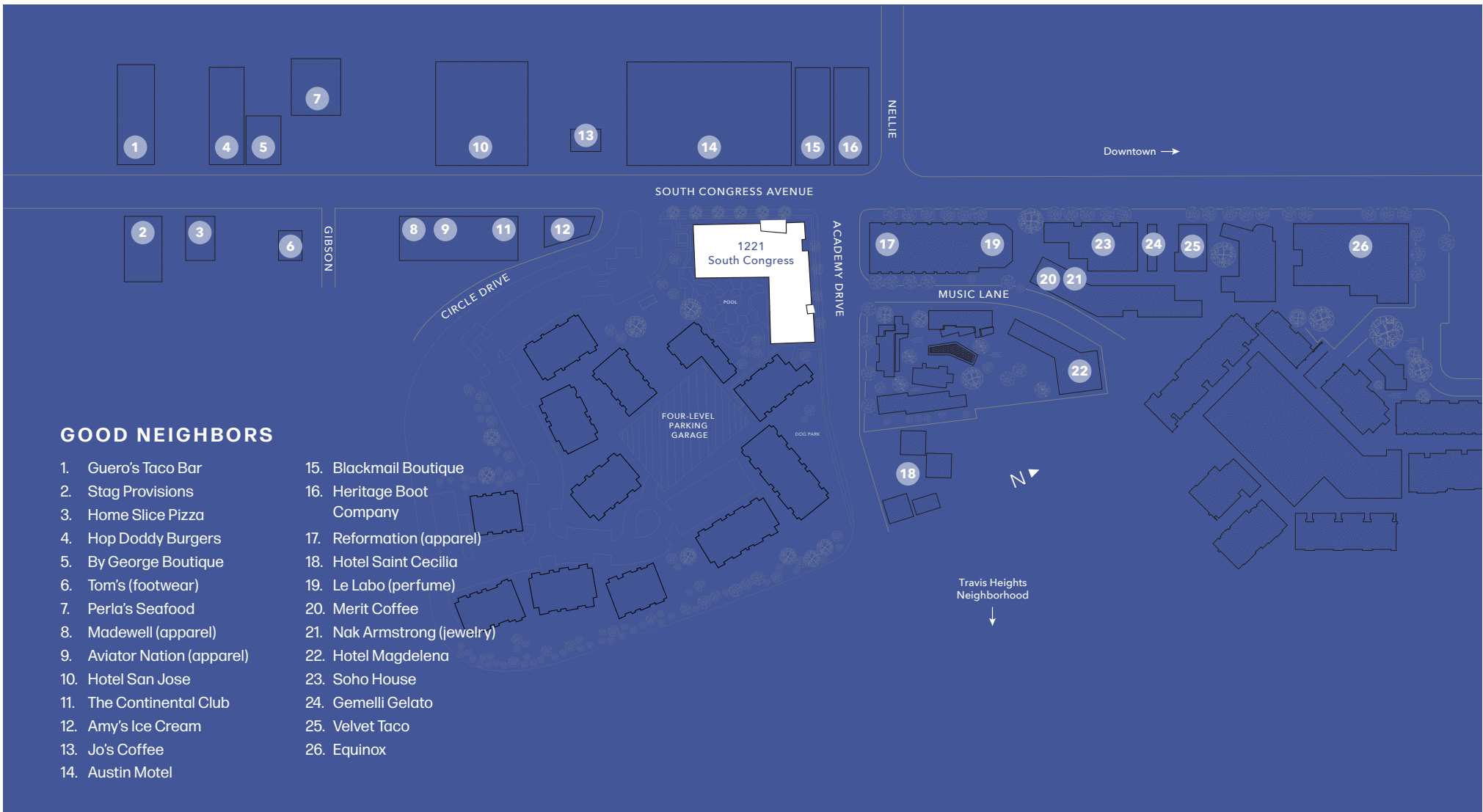
A curated collection of retail and restaurants shows attention to trends while holding true to the history of the street. Welcome to this growing premier destination.

SOUTH CONGRESS HOTELS

Smack in the middle of Austin's festival and conference scene, 1221 South Congress is within walking distance of the city's coolest hotels: Hotel Magdalena, Hotel Saint Cecilia, Hotel San José, the Austin Motel, and the South Congress Hotel.

EQUINOX

Upscale and unrivaled, the full-service fitness club from **Equinox** features workout classes, personal training, performance-inspiring studios, and luxury amenities.



GOOD NEIGHBORS

- | | |
|-----------------------------|-----------------------------|
| 1. Guero's Taco Bar | 15. Blackmail Boutique |
| 2. Stag Provisions | 16. Heritage Boot Company |
| 3. Home Slice Pizza | 17. Reformation (apparel) |
| 4. Hop Daddy Burgers | 18. Hotel Saint Cecilia |
| 5. By George Boutique | 19. Le Labo (perfume) |
| 6. Tom's (footwear) | 20. Merit Coffee |
| 7. Perla's Seafood | 21. Nak Armstrong (jewelry) |
| 8. Madewell (apparel) | 22. Hotel Magdalena |
| 9. Aviator Nation (apparel) | 23. Soho House |
| 10. Hotel San Jose | 24. Gemelli Gelato |
| 11. The Continental Club | 25. Velvet Taco |
| 12. Amy's Ice Cream | 26. Equinox |
| 13. Jo's Coffee | |
| 14. Austin Motel | |

THE HEART OF SOUTH CONGRESS

1221 South Congress is just steps from many of the most desirable destinations in Austin and adjacent to well-heeled Travis Heights. Full of activity and energy itself, the property shares a heartbeat with its neighbors.



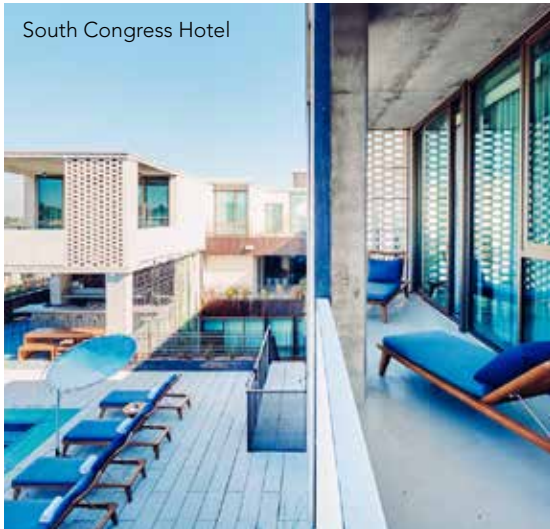
SOHO HOUSE

Soho House Austin is a comfortable home away from home, a stylish venue for members to gather, dine, drink, debrief, and relax. With locations across Europe and North America, Soho House was founded in London in 1995 for people in the creative industries, a perfect fit for Austin.



EQUINOX

Equinox operates 89 upscale full-service clubs, with more than 70,000 members throughout the U.S. as well as international locations in London, Toronto, and Vancouver. The company offers an integrated selection of Equinox-branded programs, services, and products, including strength and cardio training, studio classes, personal training, spa services and products, apparel, and food/juice bars. In its 26-year history, Equinox has developed a lifestyle brand that represents service, value, quality, expertise, innovation, attention to detail, market leadership, and results.



SOUTH CONGRESS HOTELS

South Congress Avenue is well known as a hotel mecca in Austin. Such destination hotels as Hotel Magdalena, Hotel Saint Cecilia, Hotel San José, the Austin Motel, and the South Congress Hotel are all nearby, which contributes to the energy and amenities of the neighborhood.



THE PROJECT

1221 South Congress is ground zero for vitality on its namesake avenue, a place adored by local trendsetters, festival attendees, celebrities, and tourists from around the globe. A diverse range of dining, retail, entertainment, and fitness options, with easy parking, makes it an unequalled architectural and cultural presence in the heart of South Congress.



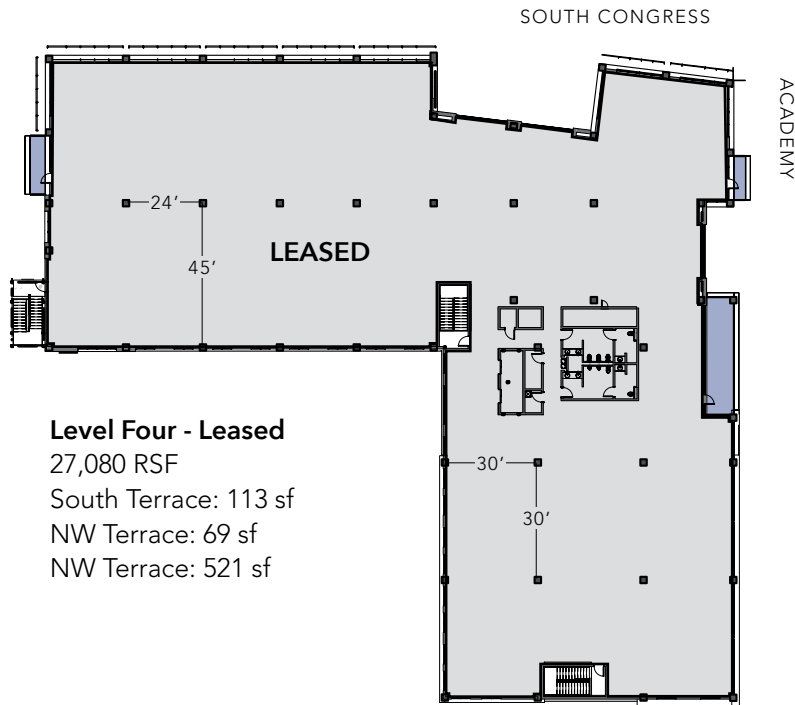
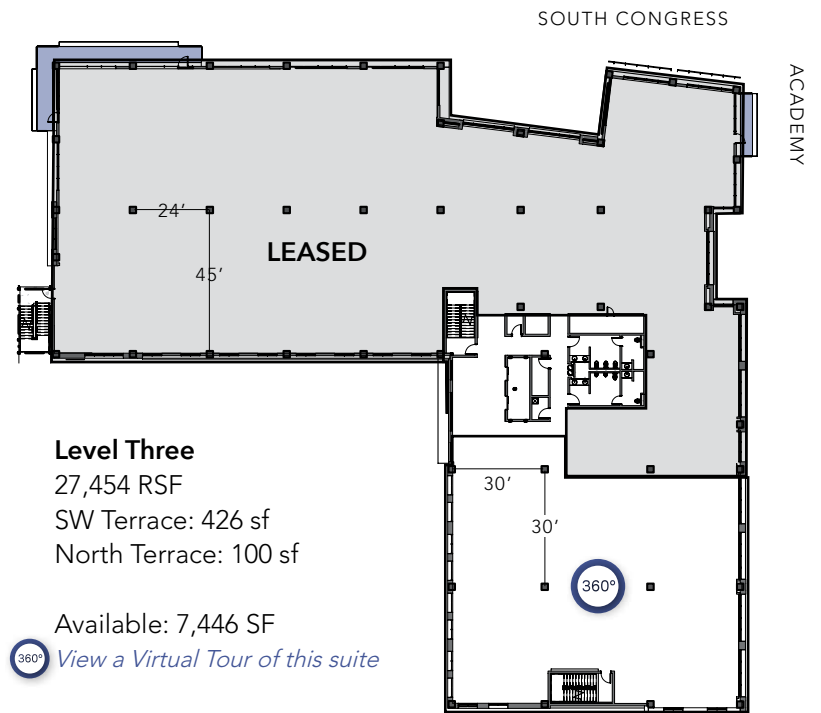
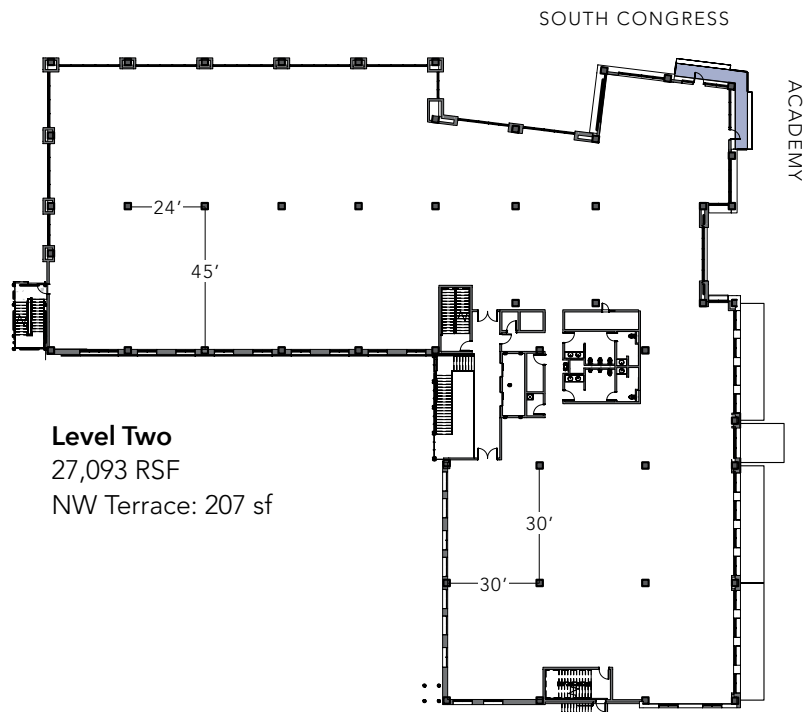
THE OFFICE

Designed by renowned Lake | Flato Architects with more than 81,000 square feet of office space, 1221 South Congress appeals to businesses looking for an iconic location to fulfill the prerequisites of today's most in-demand employees. All floors feature flexible floor plates, 14-foot ceilings, floor-to-ceiling windows, and access to outdoor terraces lined with steel planters.



THE RETAIL

The retail space at 1221 South Congress is the connective tissue that bridges Music Lane with the center of action on South Congress Avenue. It comprises approximately 7,000 square feet of vibrant restaurant space and an additional 13,000 square feet of world-class retailers.



1221 BUILDING SPECIFICATIONS

- Office Size: 81,615 RSF
- Building Size: 102,796 RSF
- Building Height: Four stories
- Floor Heights: 14' slab-slab on all floors
- Column Spacing: West wing (facing Congress): column spacing is 24' in N/S direction and 45' in E/W direction. North wing (facing Academy): column spacing is approximately 30' in both directions
- Signage: Prominent South Congress-facing signage will be provided for one tenant in the Building
- Parking Ratio: 2.75/1,000

THE TEAM

A short list of world-class players contributes breadth of experience, vigor, and dedication to the 1221 South Congress project.

DEVELOPER

Founded by Andrew Joblon, **Turnbridge Equities** has projects in major gateway cities including Austin, Miami, and New York. Since its inception in 2014, the privately held company has assembled a portfolio worth more than \$900 million. Its holdings span all classes of real estate, with a concentration in mixed use.

OFFICE LEASING

Born in Austin, **Endeavor** has grown into the largest full-service commercial real estate company in Central and South Texas. The team of more than 150 professionals delivers specialized expertise in project leasing, tenant representation, property management, construction management, sales, and development. Endeavor's full-service approach gives it the insight and market knowledge that strengthen each of its individual offerings.

ARCHITECT

Lake | Flato Architects, based in San Antonio, has gained national recognition for architecture that is rooted to its place and successfully merges with the landscape. In collaboration with its clients, Lake | Flato creates buildings that are tactile and modern, environmentally responsible and authentic, artful and crafted. In Austin, Lake | Flato designed the popular Hotel San José on South Congress and the new Austin Central Library.

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LANDSCAPE ARCHITECT

Award-winning landscape architecture firm **dwg.** is recognized internationally for forward-thinking concepts, meaningful relationships, and multi-faceted design expertise. The firm's designs are environmentally responsive, modern, and artfully composed. **dwg.** is a leader in sustainable design, where landscape architecture becomes an integral facet of a project's infrastructure. The results of its design process reflect a strong sense of place shaped by the culmination of environment and social expression.