1515 CESAR CHAVEZ
EAST AUSTIN
MIXED-USE
DEVELOPMENT
60,000 square feet of premier
Class A office with private terraces
coming to East Austin.
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A light-filled, creative environment offering unique loft-like workspaces, 1515 blends high-end contemporary design with the latest revolutionary construction materials. 1515 provides flexible, efficient and creative offices in the growing East Austin neighborhood.

NEW OFFICE DEVELOPMENT

±62,746 SF OFFICE

±12,153 SF on 1st Floor
±28,303 SF on 2nd Floor
±22,290 SF on 3rd Floor

GROUND-FLOOR RETAIL

±8,127 SF of authentic Austin retail onsite

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PREMIER EAST AUSTIN LOCATION

DETAILS:

- Private terraces
- 3-story green wall
- 3:1000 structured parking
- Showers
- Secure bike storage
- Light-filled and efficient operating building
- Custom wood storefront
- Butt-glazed curtain wall with floor to ceiling glass
- Modern gray brick with cedar siding and board formed concrete
- Curated local retail mix including restaurant

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SITE PLAN

QUICK FACTS:

4,080 SF OUTDOOR PLAZA
3,000 SF PEDESTRIAN-ORIENTED PROMENADE

- Wide, tree-lined corridor with ample seating provides enhanced pedestrian experience for passersby and building tenants.
- Shaded, open courtyard embraces urban city life and creates a vibrant relationship between the building and its surroundings.

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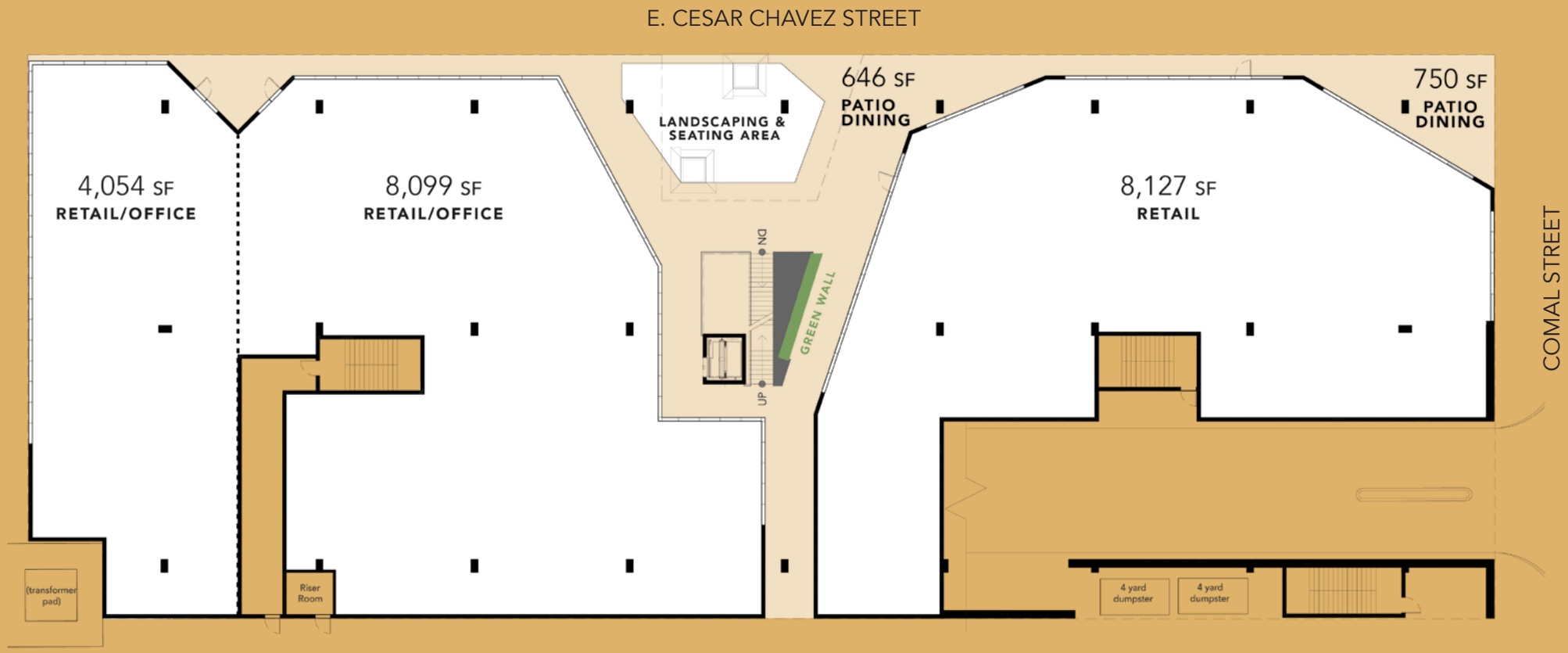
FIRST FLOOR



QUICK FACTS:

8,127 SF RETAIL SPACE

12,153 SF OFFICE OR RETAIL SPACE

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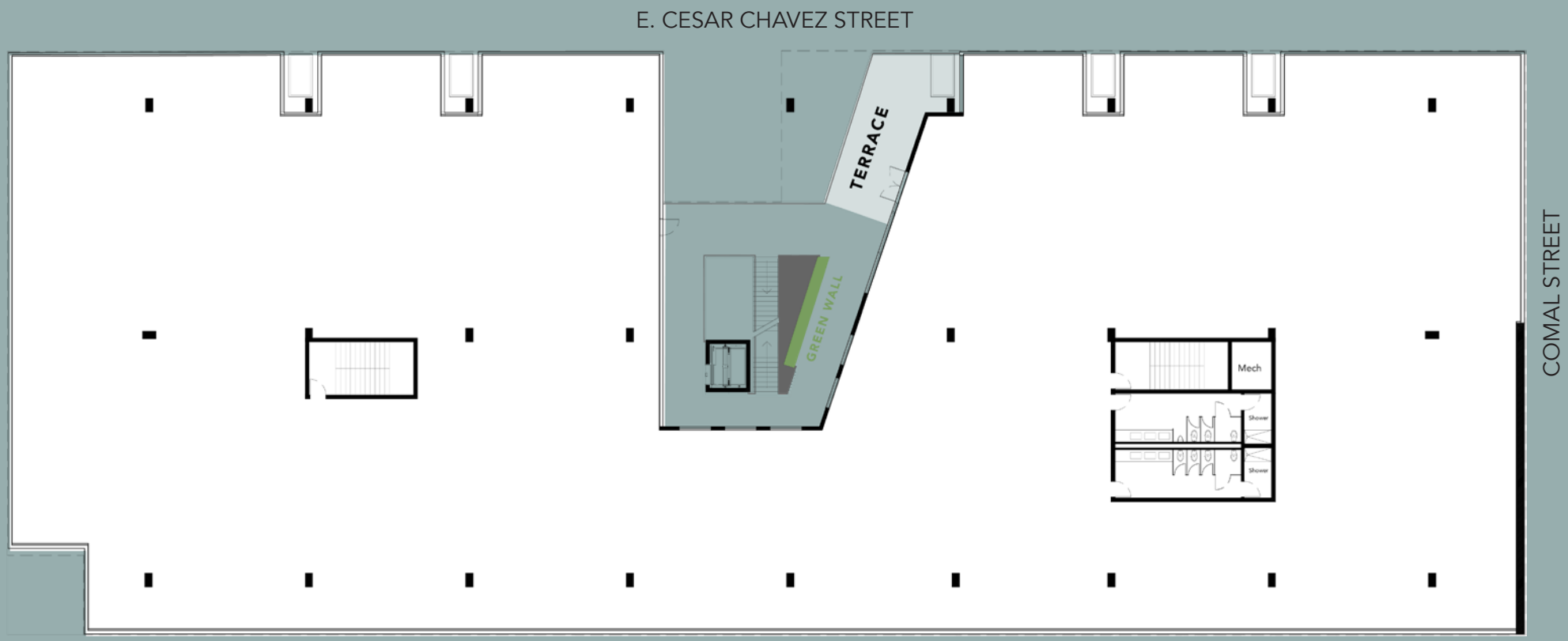
SECOND FLOOR



QUICK FACTS:

28,303 RSF OFFICE SPACE

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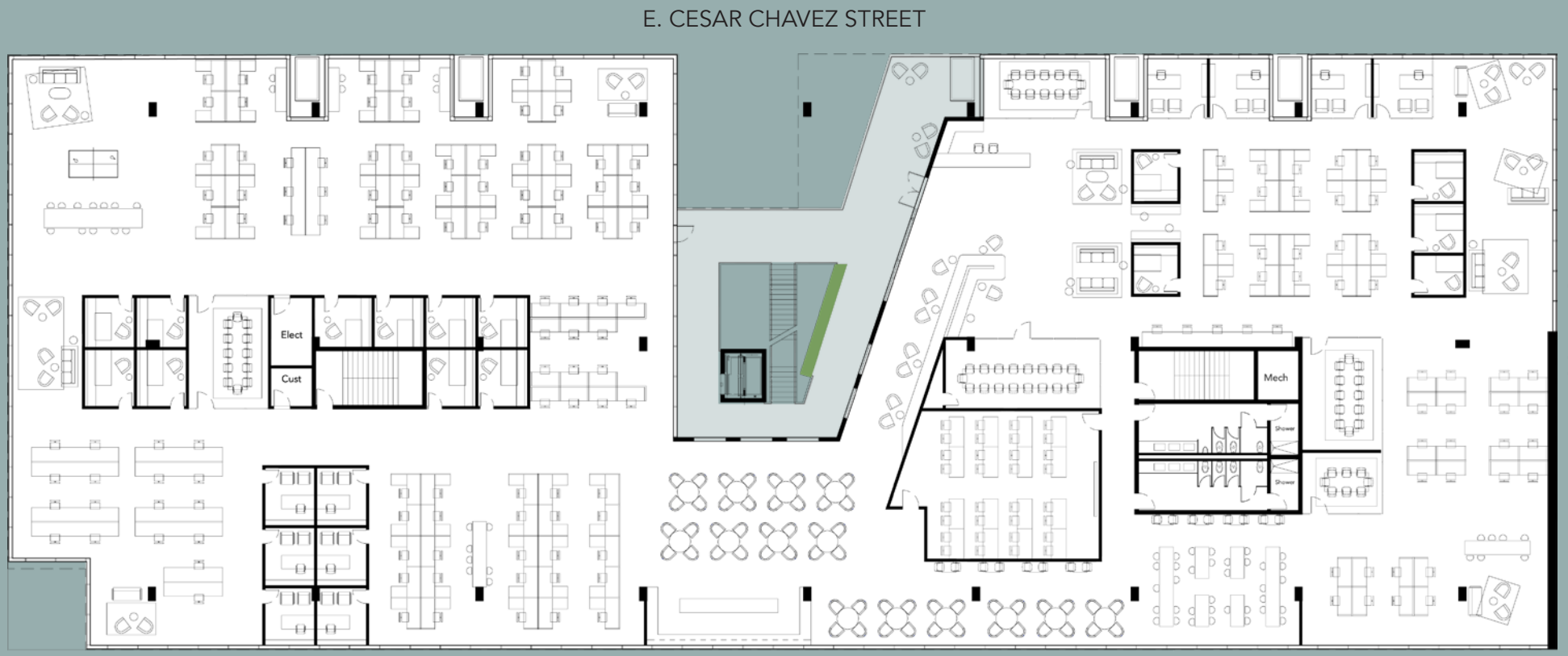
SECOND FLOOR TEST FIT



SINGLE TENANT TEST FIT

164 DESKS @ 1.163 SF

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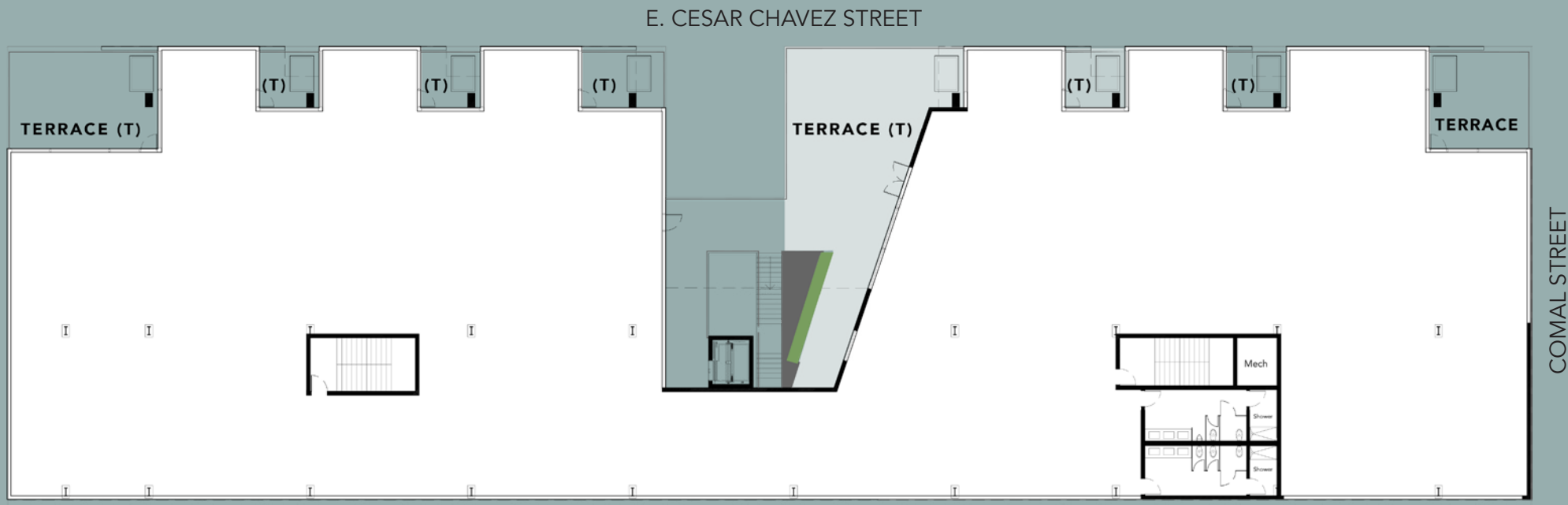
THIRD FLOOR



QUICK FACTS:

22,290 SF OFFICE SPACE

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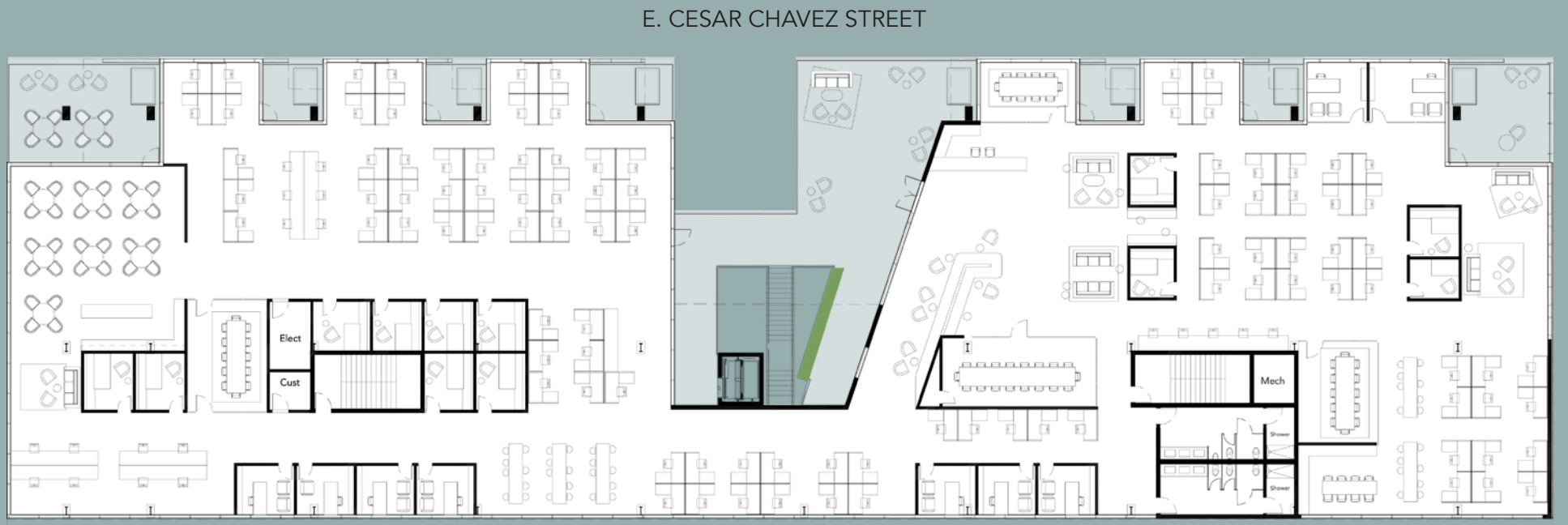
THIRD FLOOR TEST FIT



SINGLE TENANT TEST FIT

122 DESKS @ 1.156 SF

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1515

1515 is located in the heart of Austin's East Side, an eclectic community, which Austinites would agree is the hippest part of town. Within a 15-minute walking radius of 1515, you will find modern residences and historic homes; bars, restaurants and breweries; galleries; hotels; retailers; and live music venues. This vibrant neighborhood is walking distance to Plaza Saltillo and located just one mile east of Congress Avenue and Austin's Central Business District.

WITHIN A 15-MINUTE WALK FROM 1515

4,094 Housing Units

82 Restaurants & Bars

29 Retail

7 Banks

5 Hotels

35%
of the population is
between ages 25–35

1515 ENTERTAINS

East Austin is where trends are born, and businesses from all over the globe are establishing themselves in this growing submarket. Collaborate with innovators and creatives over coffee at Flat Track or host a visiting client at world famous la Barbecue. With Plaza Saltillo Station three blocks away, the Capital MetroRail makes 1515 easily accessible to Austin's Northwest employee population.

FOOD AND DRINK

1. Bufalina Pizza
2. East Side Tavern
3. Blue Cat Café
4. Flat Track
5. Mission Dogs
6. Veracruz All Natural
7. Kerlin BBQ
8. Las Cazuelas
9. Zeke's
10. Weather Up
11. East 1st Grocery
12. Mr. Natural
13. Lou's Bodega
14. Ranch Hand
15. Aztec Food Trailer Park
16. Craftsman
17. Drinks
18. Las Trancas
19. Cenote
20. Gotham
21. Historic Scoot Inn, Whole Foods, Barcelona Wine Bar, The Ginger Man, Tarka Indian Kitchen, Epoch Coffee, Snooze, Dolce Neve
22. The White Horse
23. Yellow Jacket Social Club
24. Cisco's Restaurant
25. La Perla Bar
26. Royal Blue Grocery
27. Zilker Brewing Co.
28. East Side King
29. Revelry Kitchen + Bar
30. El Chilito
31. Suerte
32. Tacos y Mas
33. Whisler's
34. Violet Crown Social Club
35. Buenos Aires Café
36. Chi'Lantro
37. Licha's Cantina
38. Kebabalicious
39. Angie's

1515 CORPORATE NEIGHBORS

With Austin's hottest dining and entertainment options located just outside your door, 1515's location is perfect for businesses who want to offer their employees a work-play balance.

CORPORATE NEIGHBORS

A. Lake Flato Architects
B. Outdoor Voices
C. DPR,
Bond Collective
D. Google
E. Conde Nast,
C3 Presents,
Advance Magazine Publishers,
Alliances Abroad
F. SAS,
Pirkey Barber,
Zebra,
ForeFlight
G. Main Street Hub
H. Livestrong Fountation
I. Favor
J. Car2Go,
Sysco,
Resideo

NEARBY (BUT JUST OFF THE MAP)

- Stantec,
AARP,
Novi Labs
- Texas Mutual Insurance
- Center for Social Innovation
- Unity Technologies
- Work Well Win
- Thinkwell
- Oracle

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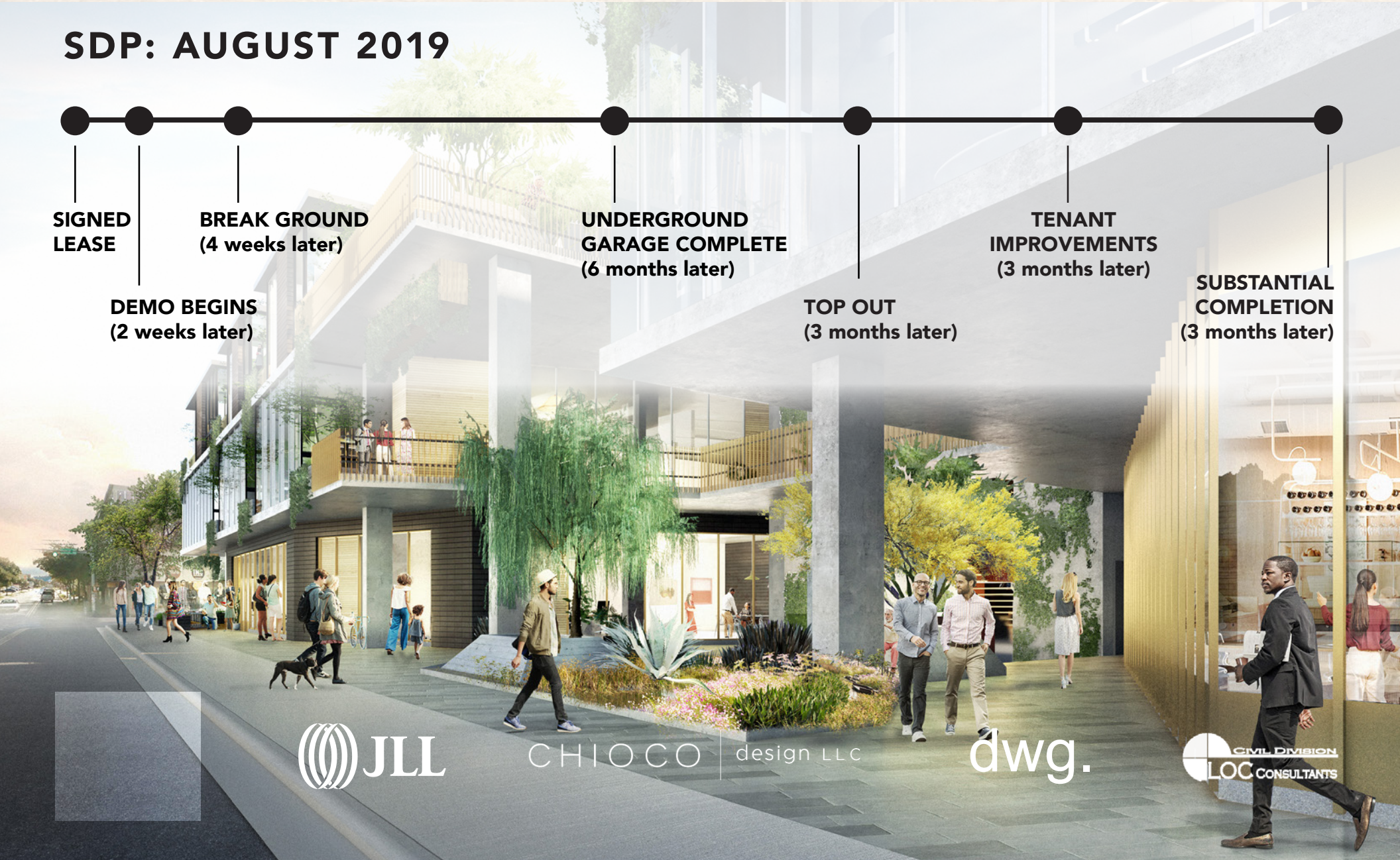
16-MONTH BUILD CONSTRUCTION TIMELINE

SDP: AUGUST 2019

- **SIGNED LEASE**
- **DEMO BEGINS** (2 weeks later)
- **BREAK GROUND** (4 weeks later)
- **UNDERGROUND GARAGE COMPLETE** (6 months later)
- **TOP OUT** (3 months later)
- **TENANT IMPROVEMENTS** (3 months later)
- **SUBSTANTIAL COMPLETION** (3 months later)



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