

400 E. ANDERSON LANE // AUSTIN, TEXAS // 78752

FOR LEASE
OR SALE

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Anderson Tower



Anderson Tower

OFFICE // FOR LEASE OR SALE



Anderson Tower is a unique opportunity to purchase or lease within a completely renovated, 6-story office tower with Class A finishes and amenities with excellent visibility from IH-35 and Hwy 183.

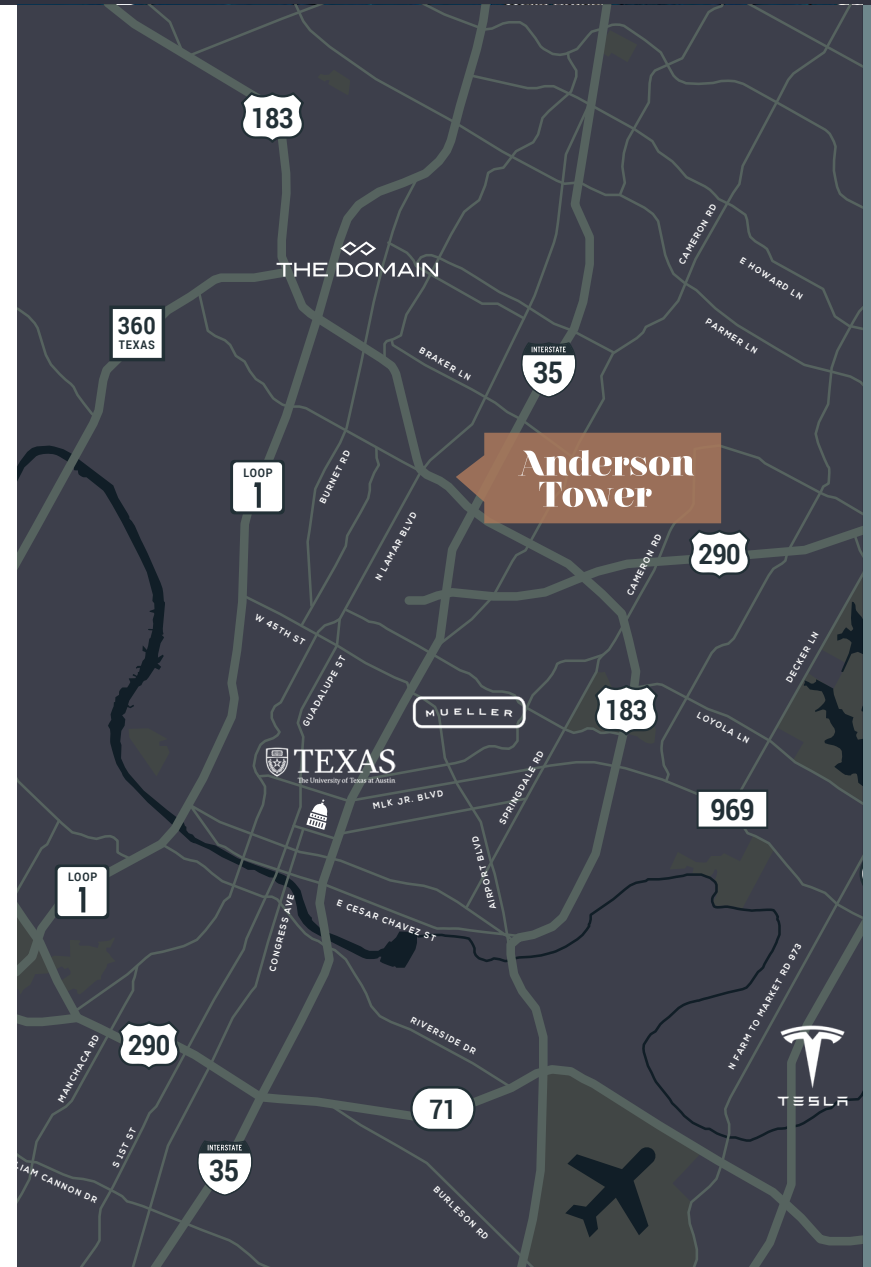
AVAILABILITY

*SPACES ARE CONTIGUOUS

Full Building	75,034 RSF	Second Floor	13,335 RSF
		Third Floor	13,146 RSF
First Floor	8,524 RSF	Fourth Floor	13,343 RSF
Suite 100	4,146 RSF	Fifth Floor	13,343 RSF
Suite 110	4,378 RSF	Sixth Floor	13,343 RSF

FEATURES

- ▶ Class A interior renovations now complete
- ▶ Full building available (4,146 - 75,034 SF)
- ▶ 3.75 up to 5.5 per 1,000 parking ratio
- ▶ Located within an Opportunity Zone
- ▶ Brand new building fitness center and tenant lounge
- ▶ Excellent building signage and visibility from IH-35 and Hwy 290
- ▶ Also recently completed: full elevator modernization, chiller replacement, fire panel & sprinklers, and access/security



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NEWLY RENOVATED



 360° VIRTUAL TOUR



NEWLY RENOVATED!

- ▶ Class A renovations throughout 1st floor
- ▶ Brand new building fitness center and tenant lounge
- ▶ Full elevator modernization inclusive of new cabs
- ▶ Updated card access and security cameras
- ▶ Brought to current code and ADA compliance



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AMENITIES



NEARBY AMENITIES

1. MICHİ RAMEN
2. RAMEN TATSU-YA
3. PAPPASİTO'S CANTINA
4. CHAGO'S
5. LİTTLE DELİ & PIZZERIA
6. PAPPADÉAUX SEAFOOD KİTCHEN
7. OJOS LOCOS SPORTS CANTINA
8. KİM PHUNG
9. BLACK STAR CO-OP
10. STİLES SWITCH BBQ
11. PLUCKERS WİNG BAR
12. SLAB BBQ & BEER
13. TRUDY'S NORTH STAR
14. HOPDODDY BURGER BAR
15. TOP NOTCH HAMBURGERS
16. TACODELI
17. DİPDİPDİP TATSU-YA
18. FLYRITE CHİCKEN
19. P. TERRY'S BURGER STAND
20. THE PEACHED TORTİLLA
21. THE LİTTLE LONGHORN
22. CHİ'LANTRO
23. MONKEY NEST COFFEE
24. FONDA SAN MİGUEL
25. AZUL TEQUILA
26. AUSTİN BEERWORKS
27. OSKAR BLUES BREWERY
28. BUCA DI BEPPO

SURROUNDING AMENITIES 400 E. ANDERSON LANE // AUSTIN, TEXAS 78752



What are opportunity zones?

Opportunity Zones, created through the 2017 Tax Cuts and Jobs Act, are a new community investment tool designed to spur economic development, job creation, and neighborhood revitalization through private capital investment in communities across the United States.

PROPERTY: Funds can invest directly in qualifying property, such as real estate or infrastructure, if the property is used in the active conduct of a business, and if either the original use of the property commences with the fund or the fund substantially improves the property by investing at least as much as the investor's basis in refurbishments.

What are the benefits for Investors?

Under certain conditions, eligible new investments in Qualified Opportunity Funds offer three tax benefits:

1. A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on December 31, 2026, or the date on which the Opportunity Zone investment is disposed of, whichever is earlier.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
3. A permanent exclusion from taxable income of capital gains (0%) from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

LEASED REAL PROPERTY

The new regulations provide favorable rules for properties leased to an opportunity fund (or lower-tier entity). In contrast to purchased opportunity zone properties, which must be purchased from an unrelated party and then either substantially improved or originally used by the opportunity fund (or lower-tier entity), an opportunity fund (or lower-tier entity) may lease tangible property from a related party and is not required to be the original user of the leased property or substantially improve it.

"The Opportunity Zone tax provisions provide investors the ability to re-invest capital gains into a fund that, in turn, invests in projects located in designated census tracts. In exchange for this investment, investors receive a decrease, deferral, and possible exclusion of capital gain tax liabilities. Qualified Opportunity Zone Funds may invest in businesses, real estate, and business assets located within designated "Opportunity Zones."

– City of Austin, Opportunity Zones

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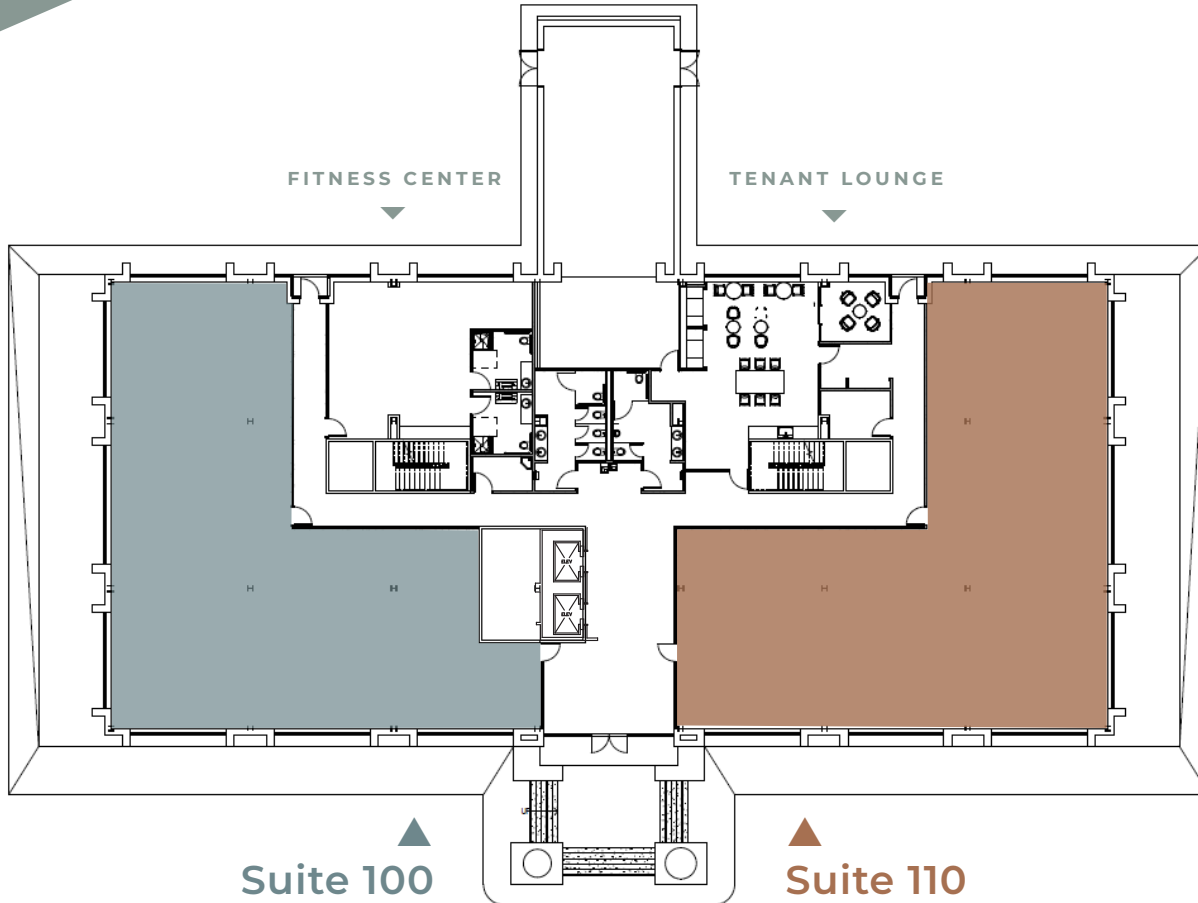
FLOOR PLAN



LEVEL 1

LEVEL ONE: CONTIGUOUS TO 8,524 RSF

Floor Plan



Suite 100
4,146 RSF

360° VIRTUAL TOUR

Suite 110
4,378 RSF

360° VIRTUAL TOUR



NEW TENANT LOUNGE



NEW FITNESS CENTER



NEW FITNESS CENTER - SHOWERS

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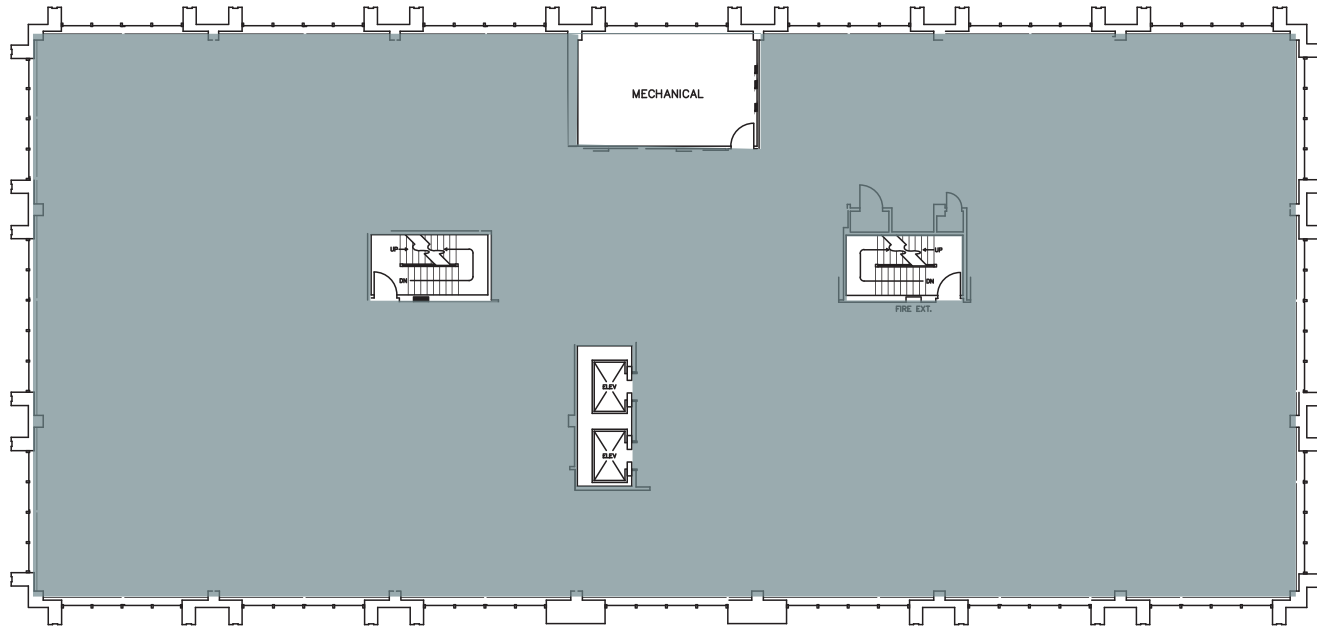
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FLOOR PLAN



LEVEL 2-6

Floor Plan



▲
Level 2, 3, 4, 5, 6
FULL FLOORS AVAILABLE
13,146 - 13,343 RSF

360° VIRTUAL TOUR

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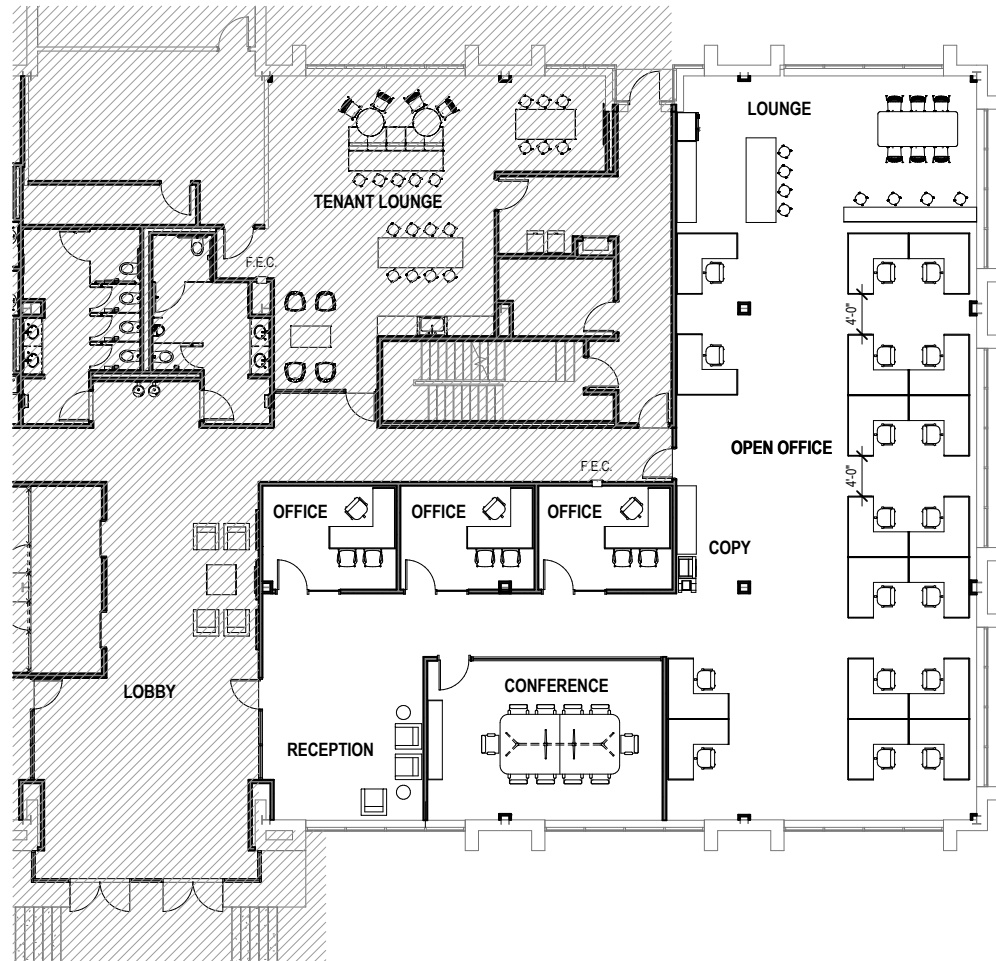
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TEST-FIT PLAN



SUITE 110
4,378 RSF



 360° VIRTUAL TOUR

- | | | |
|--------------|--------------|-------------------|
| 1 LOBBY | 1 COPY AREA | 3 PRIVATE OFFICES |
| 1 BREAK ROOM | 1 CONFERENCE | 18 WORKSTATIONS |

TestFitPlan

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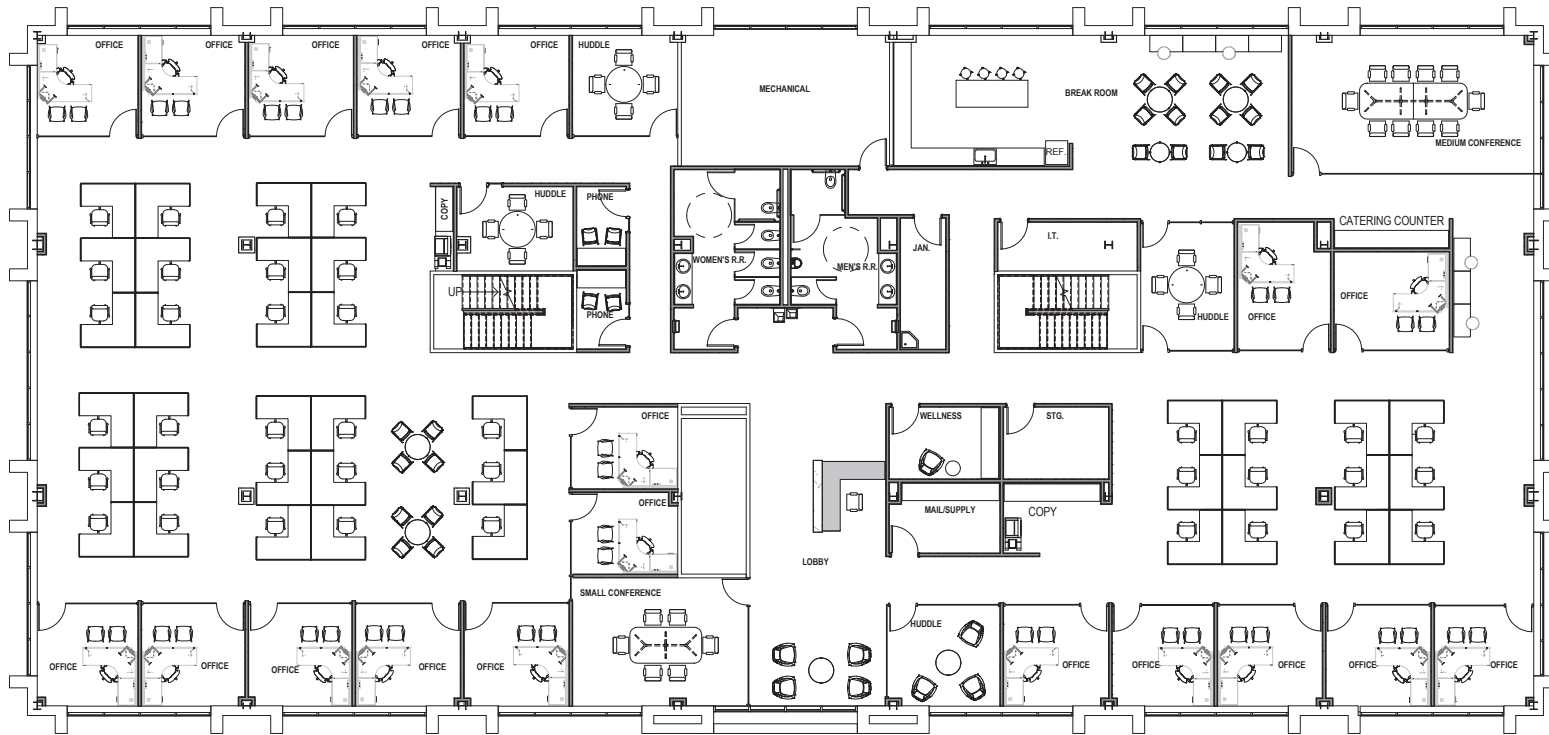
TEST-FIT PLAN



FULL FLOOR
OPTION A

360° VIRTUAL TOUR

A



- | | | | | |
|---------------------|---------------------|---------------------|--------------------|-----------------|
| 1 LOBBY | 1 SMALL CONFERENCE | 1 WELLNESS/MOTHER'S | 1 JANITORIAL | 39 WORKSTATIONS |
| 1 BREAK ROOM | 1 MEDIUM CONFERENCE | 2 PHONE ROOMS | 1 STORAGE | |
| 4 HUDDLE ROOMS/FLEX | 2 COPY/SUPPLY | 1 IT | 19 PRIVATE OFFICES | |

TestFitPlan

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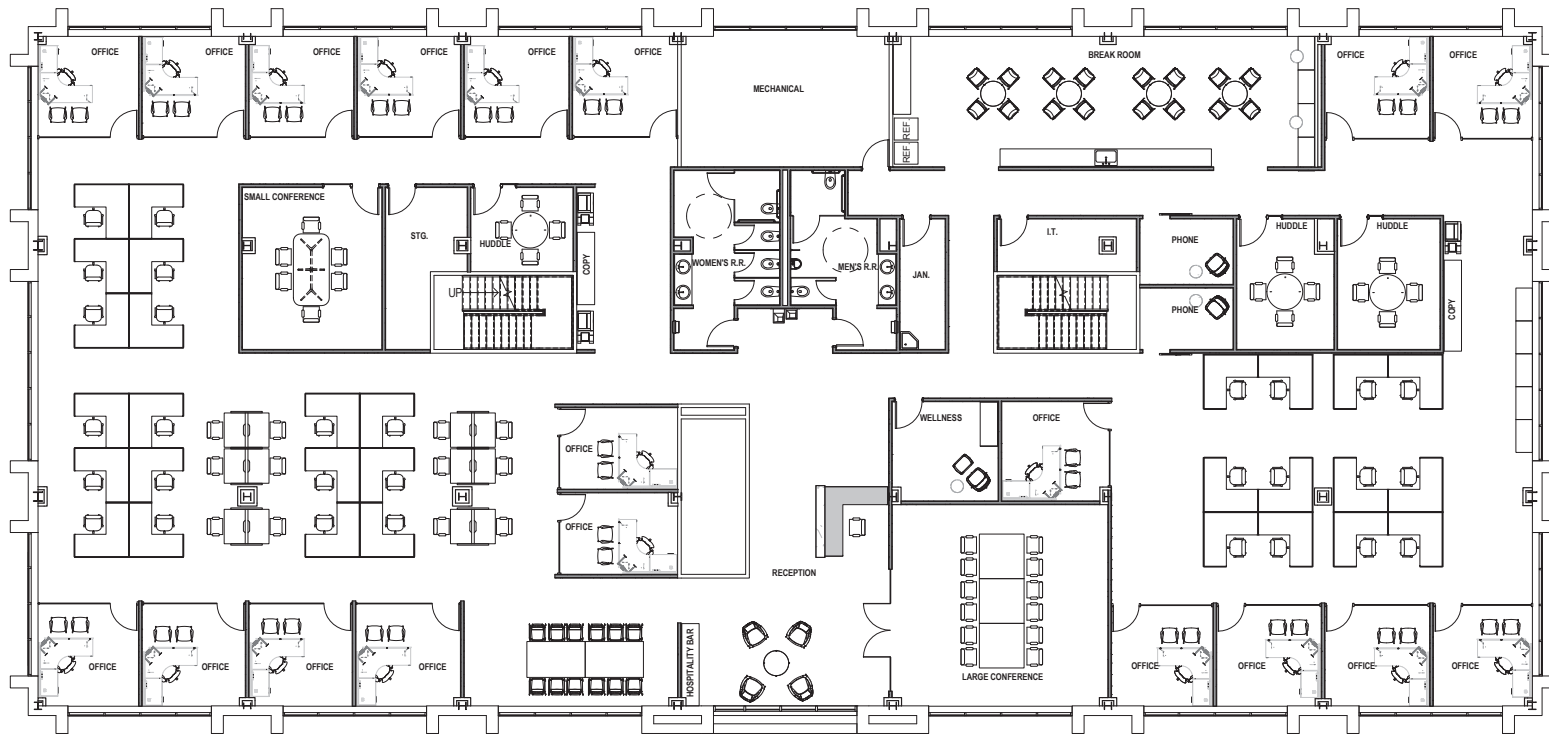
TEST-FIT PLAN



FULL FLOOR
OPTION B

360° VIRTUAL TOUR

B



- | | | | |
|---------------------|---------------------|---------------|--------------------|
| 1 LOBBY | 1 SMALL CONFERENCE | 2 PHONE ROOMS | 1 STORAGE |
| 1 BREAK ROOM | 2 COPY/SUPPLY | 1 IT | 19 PRIVATE OFFICES |
| 3 HUDDLE ROOMS/FLEX | 1 WELLNESS/MOTHER'S | 1 JANITORIAL | 42 WORKSTATIONS |

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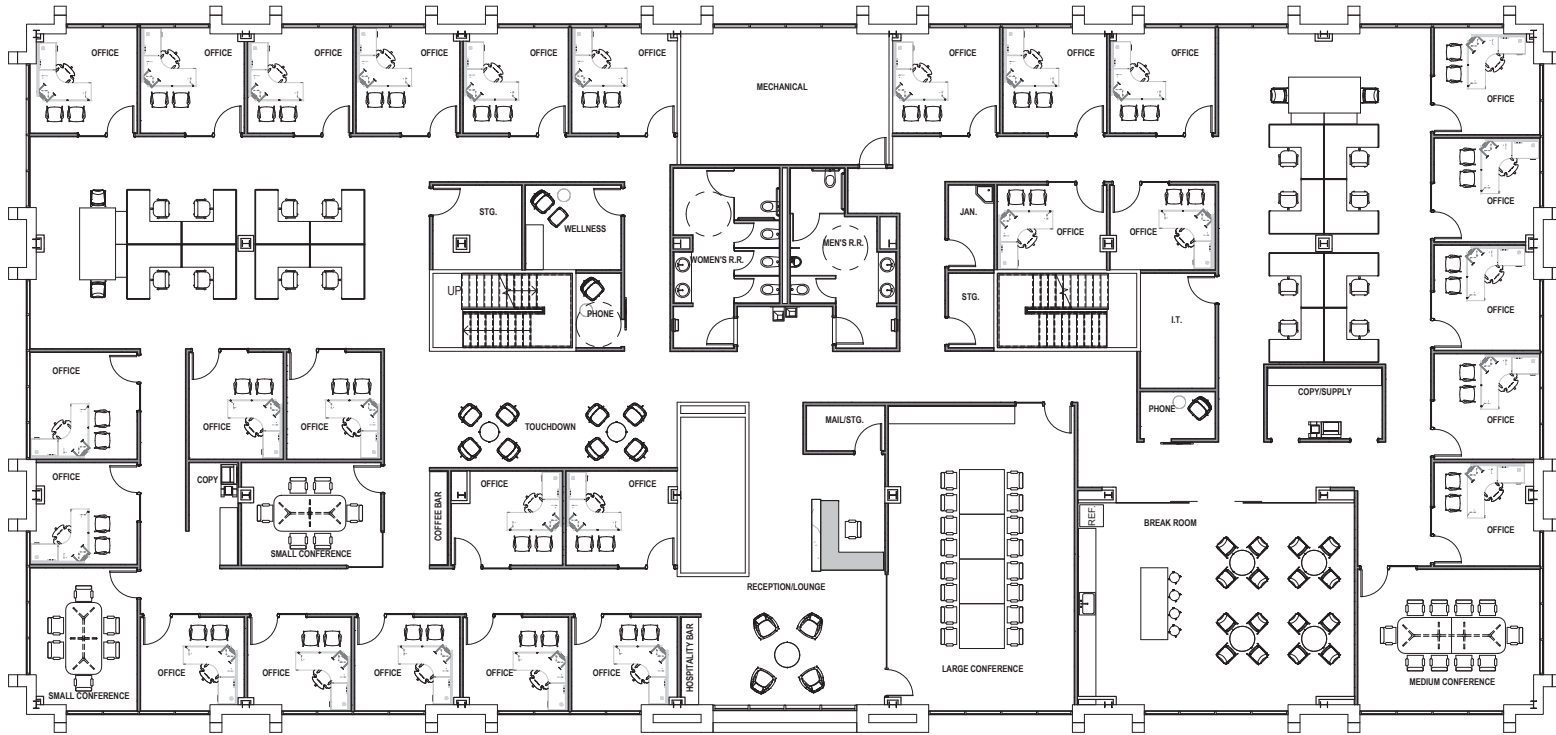
TEST-FIT PLAN



FULL FLOOR
OPTION C

360° VIRTUAL TOUR

C



- | | | | | |
|--------------------|---------------------|---------------------|----------------|--------------------|
| 1 RECEPTION/LOUNGE | 1 MEDIUM CONFERENCE | 1 WELLNESS/MOTHER'S | 1 JANITORIAL | 27 PRIVATE OFFICES |
| 1 BREAK ROOM | 1 LARGE CONFERENCE | 2 PHONE ROOMS | 2 STORAGE | 16 WORKSTATIONS |
| 2 SMALL CONFERENCE | 2 COPY/SUPPLY | 1 IT | 1 MAIL/STORAGE | |

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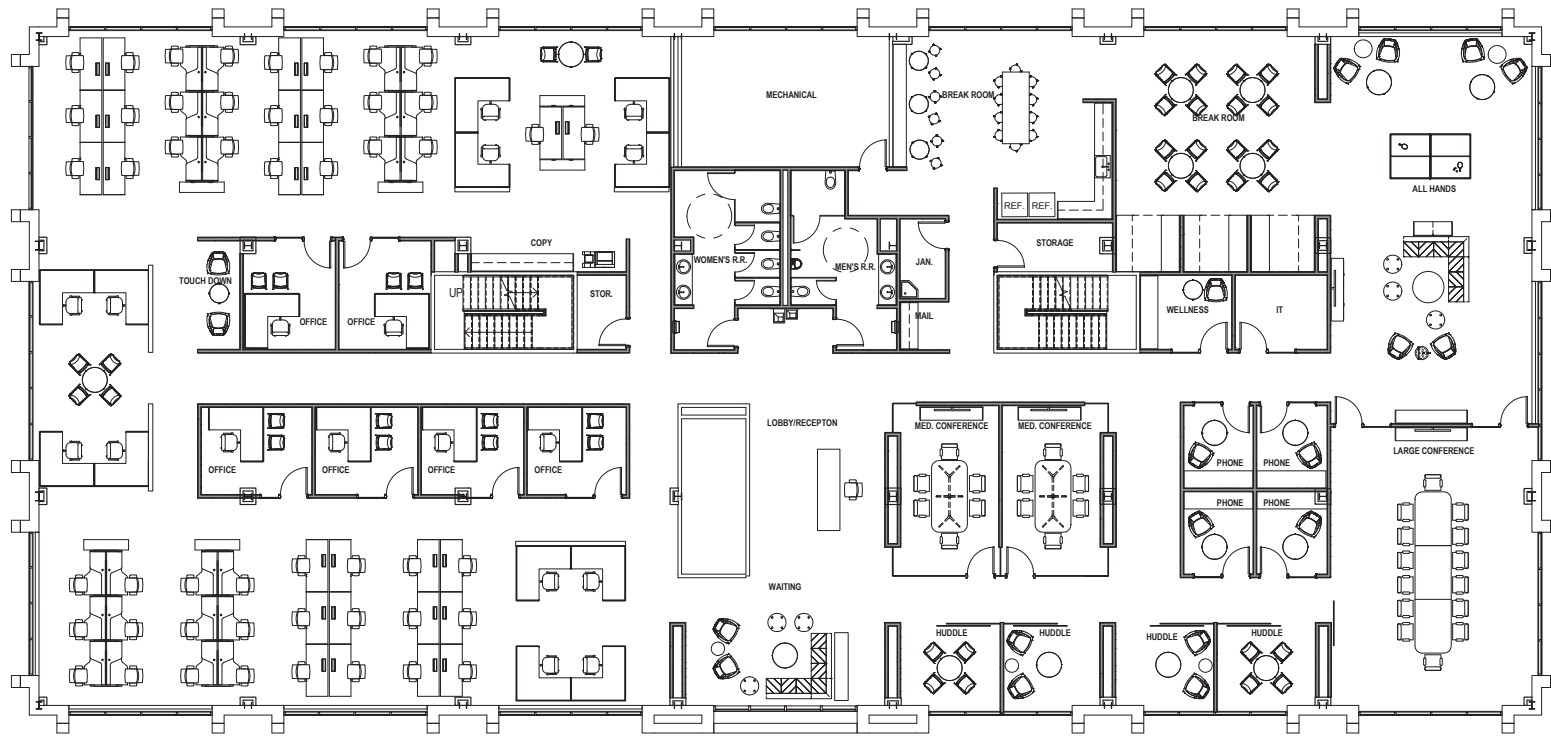
TEST-FIT PLAN



FULL FLOOR
OPTION D

360° VIRTUAL TOUR

D



- | | | | | |
|---------------------|---------------------|---------------|-------------------|-----------------|
| 1 LOBBY/RECEPTION | 1 LARGE CONFERENCE | 4 PHONE ROOMS | 2 STORAGE | 12 WORKSTATIONS |
| 1 BREAK ROOM | 1 COPY/SUPPLY | 2 IT | 1 MAIL | 50 BENCHING |
| 2 MEDIUM CONFERENCE | 1 WELLNESS/MOTHER'S | 1 JANITORIAL | 6 PRIVATE OFFICES | |

TestFitPlan

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SIGNAGE



Building Signage
AVAILABLE

THE DOMAIN

ADDITIONAL
PARKING

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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