

PROPOSED

11,297 SF AVAILABLE

CAPITOLWESTAUSTIN.COM

1205

NUECES

AT CAPITOL WEST

JUST WEST OF
THE CAPITOL.
AT THE NEW CENTER
OF EVERYTHING.



 CUSHMAN &
WAKEFIELD

PROPOSED CLASS A BOUTIQUE OFFICE BUILDING

CAPITOL WEST

It's All About New Beginnings...

Located three blocks from the Texas State Capitol and at the new center of **EVERYTHING**. Capitol West is an expanding, professional office campus with three legacy buildings expanding to five.

Capitol West is strategically located in close proximity to an array of amenities, and provides easy access into and out of the downtown area. The campus will accommodate a wide range of tenants, but will be especially attractive to high-tech, law firms and associations.





LOCATION HIGHLIGHTS

Great Central Austin/CBD
Business Address

Excellent Ingress/Egress to Mopac
and I-35 via 15th St.

3 Blocks
West of the
State Capitol

1 Mile
from UT and Dell
Medical School

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PROPERTY HIGHLIGHTS

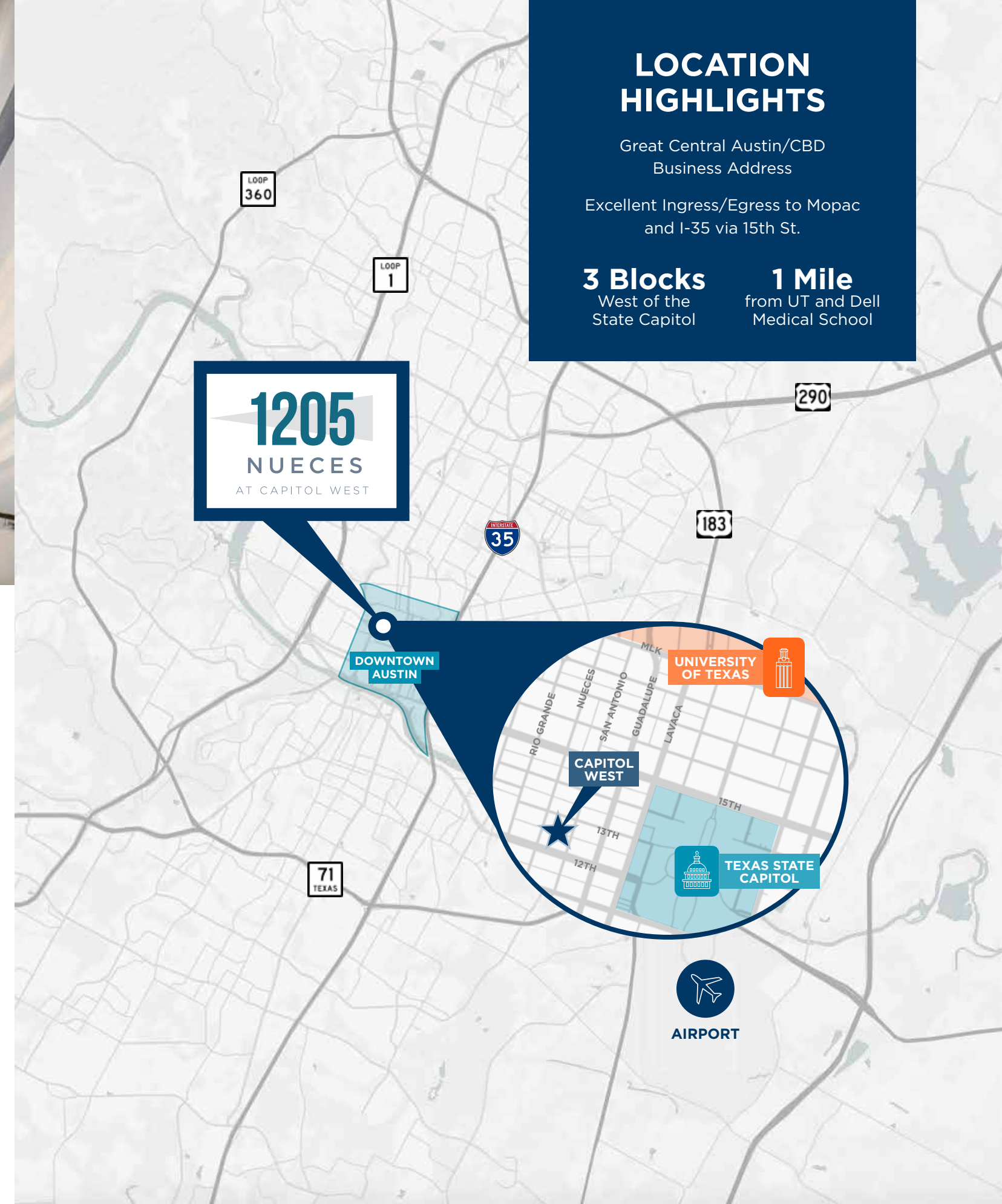
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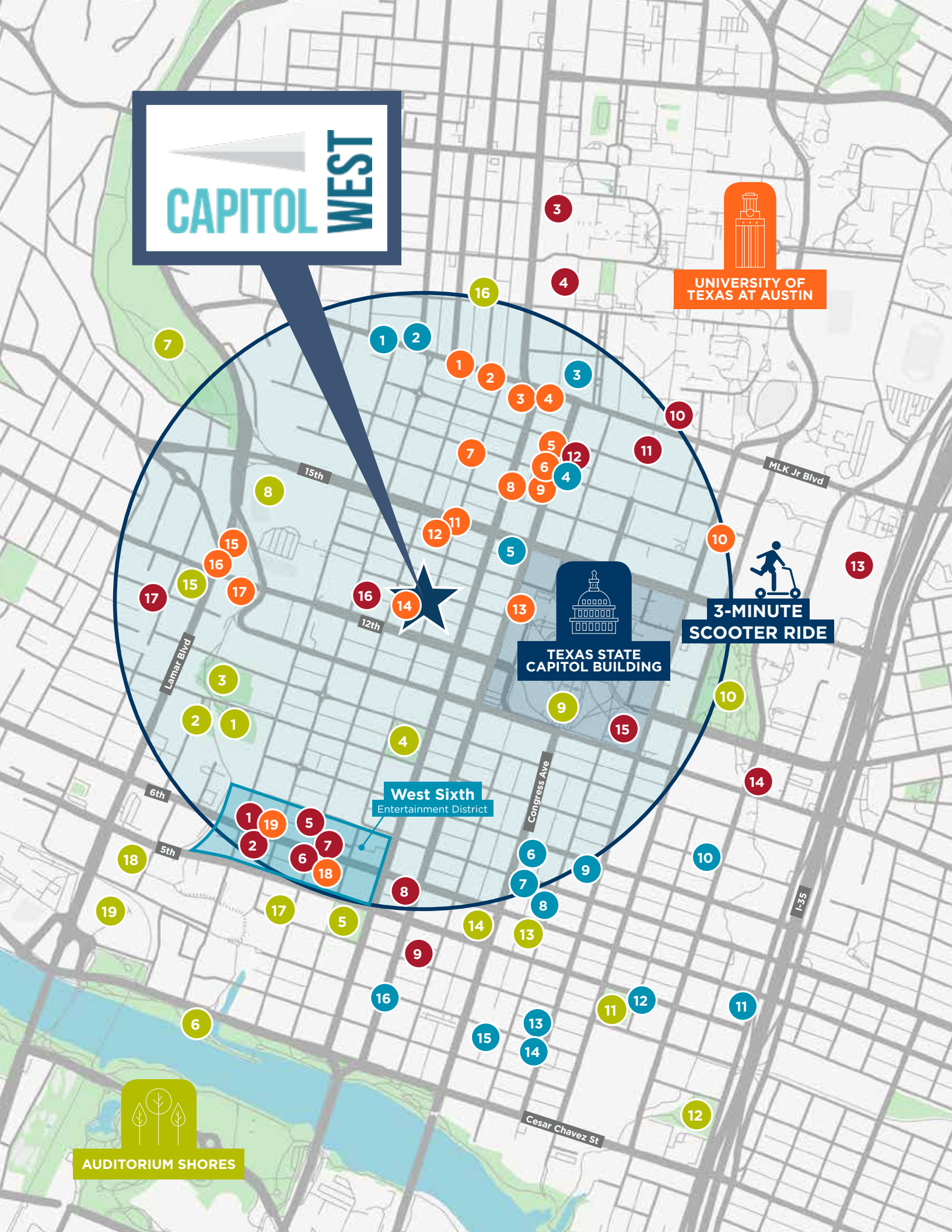
LEASE TERMS

Total RSF	11,297 RSF
1st Floor	2,806 RSF
2nd Floor	4,434 RSF
3rd Floor	4,057 RSF
Leasing Terms	Call For Info
Parking	2.5:1,000 SF Garage Parking: \$120/mo (Unreserved) \$150/mo (Reserved)
Occupancy	Fall 2020

BUILDING FEATURES

- Distinctive cascading *glass cube* curtain wall design providing abundant natural light
- Grand three-story lobby with industrial aesthetic cantilevered staircase with exposed hardwood treads
- Shaded outdoor terraced deck
- 15' loft-style ceilings
- Private balconies on 2nd & 3rd floors
- Pursuing Austin Energy Green Building 3-star certification
- Secure bike storage
- Concierge-level and tenant-focused onsite building management and services
- Access to boardroom/conference center and fitness center in 1210 San Antonio





NEARBY AMENITIES



PLAY WELL

1. Kung Fu Saloon
2. The Dogwood
3. Cactus Cafe
4. Harry Ransom Center
5. Ranch 616
6. Parlor & Yard
7. Little Woodrow's
8. The Belmont
9. Cedar Street Courtyard
10. Blanton Museum of Art
11. Bullock Texas State History Museum
12. Austin Scottish Rite Theater
13. Frank Erwin Center
14. Symphony Square
15. Texas Capitol Visitors Center
16. Austin Panic Room
17. Hope Gallery



EAT WELL

1. Jimmy John's
2. Chick-fil-A
3. Papa John's Pizza
4. Pizza Hut
5. Lavaca Teppan
6. El Mercado Restaurant
7. Olamaie
8. The Clay Pit
9. Sushi Junai
10. Scholz Garten
11. Starbucks
12. i Fratelli Pizza
13. The Cloak Room
14. Subway Restaurants
15. ALC Steaks
16. The Tavern
17. Thundercloud Subs
18. 6th Street Dinning & Drinks
19. Via 313



BE WELL

1. 9th Street BMX Park
2. Deep Roots Garden
3. Duncan Neighborhood Park
4. Woolridge Square
5. Republic Square
6. Shoal Beach Metropolitan Park
7. Pease District Park/ Shoal Creek Greenbelt
8. House Park
9. Texas State Capitol Grounds
10. Waterloo Neighborhood Park
11. Brush Square
12. Sir Swante Palm Neigh
13. Gold's Gym
14. 506 Studio
15. Gastle Hill Fitness Gym & Spa
16. Gym Studios - Austin
17. The Barre Code
18. Life Time Fitness
19. Barre3



SLEEP WELL

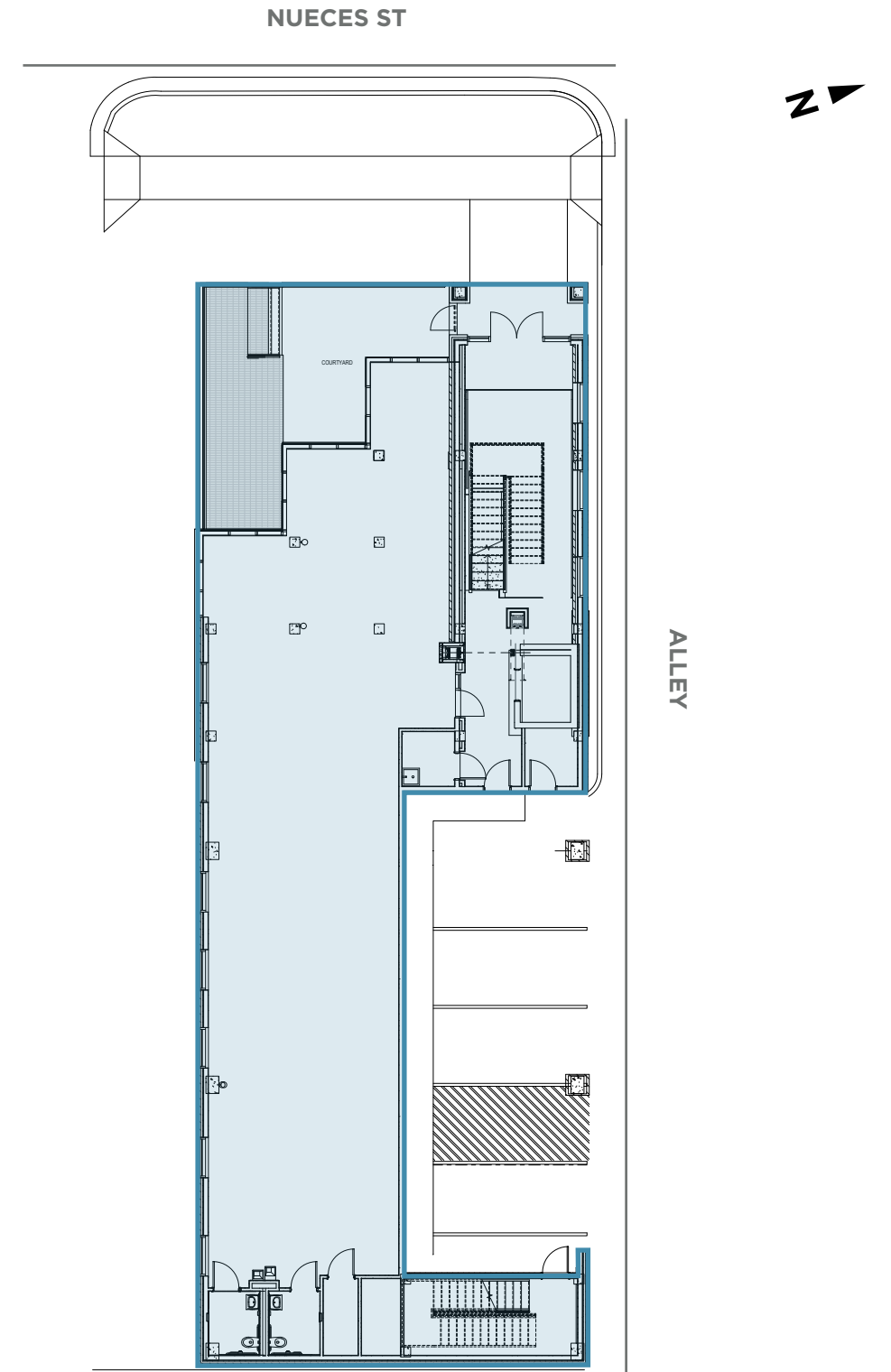
1. Austin's Inn at The Pearl
2. Hotel Ella
3. AT&T Hotel & Conference Center
4. Hampton Inn & Suites Austin
5. Double Tree Suites by Hilton
6. Intercontinental Stephen F Austin
7. Element Austin Downtown
8. The Driskill
9. Omni Austin Hotel Downtown
10. Holiday Inn Express & Suites
11. Hilton Garden Inn Austin Downtown
12. Hilton Austin
13. Hyatt Place Austin Downtown
14. Hampton Inn & Suites Austin
15. JW Marriott Austin
16. W Austin

AUDITORIUM SHORES

STACKING PLAN



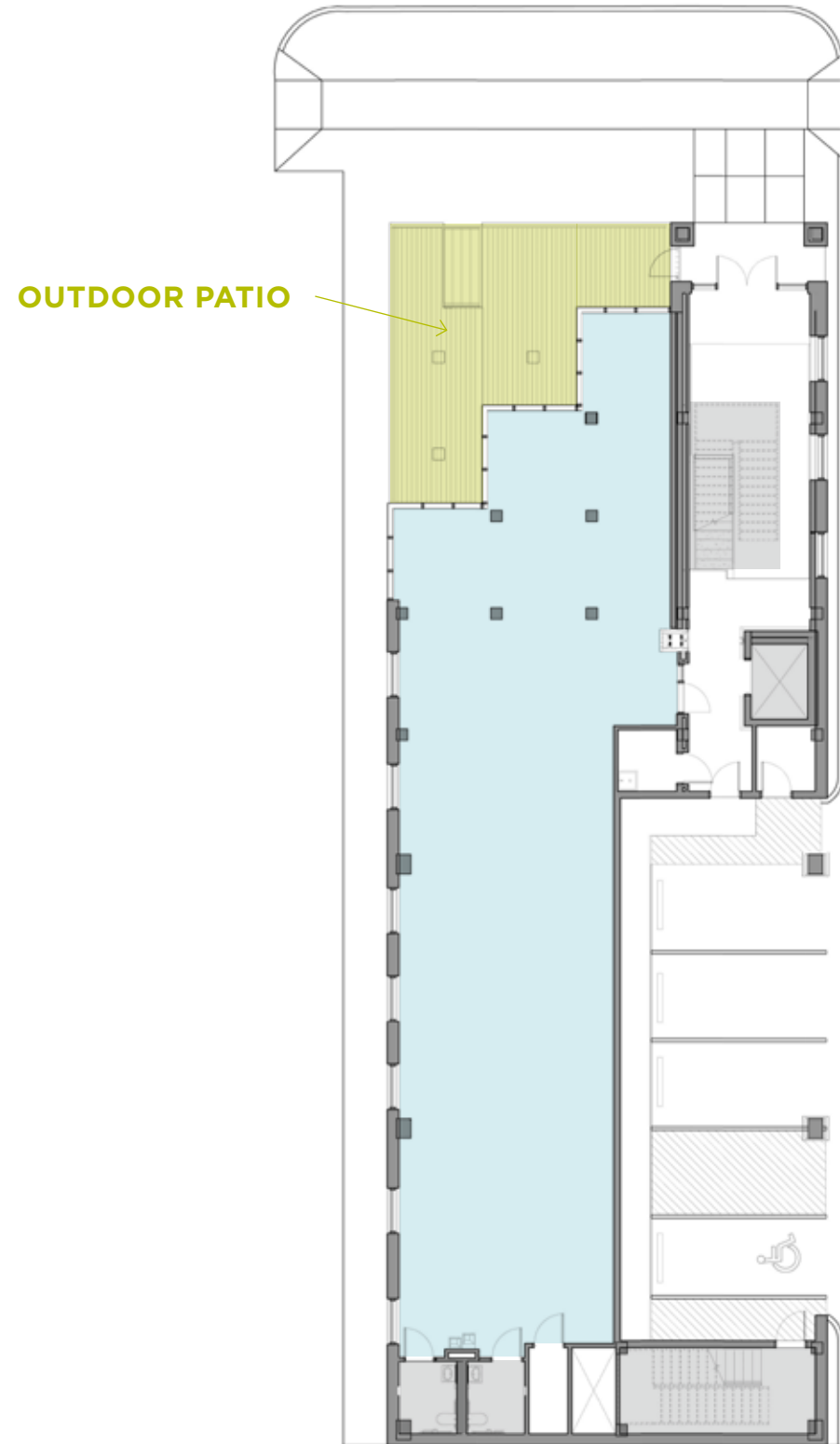
SITE PLAN



FLOOR PLANS

FIRST FLOOR

2,806 RSF

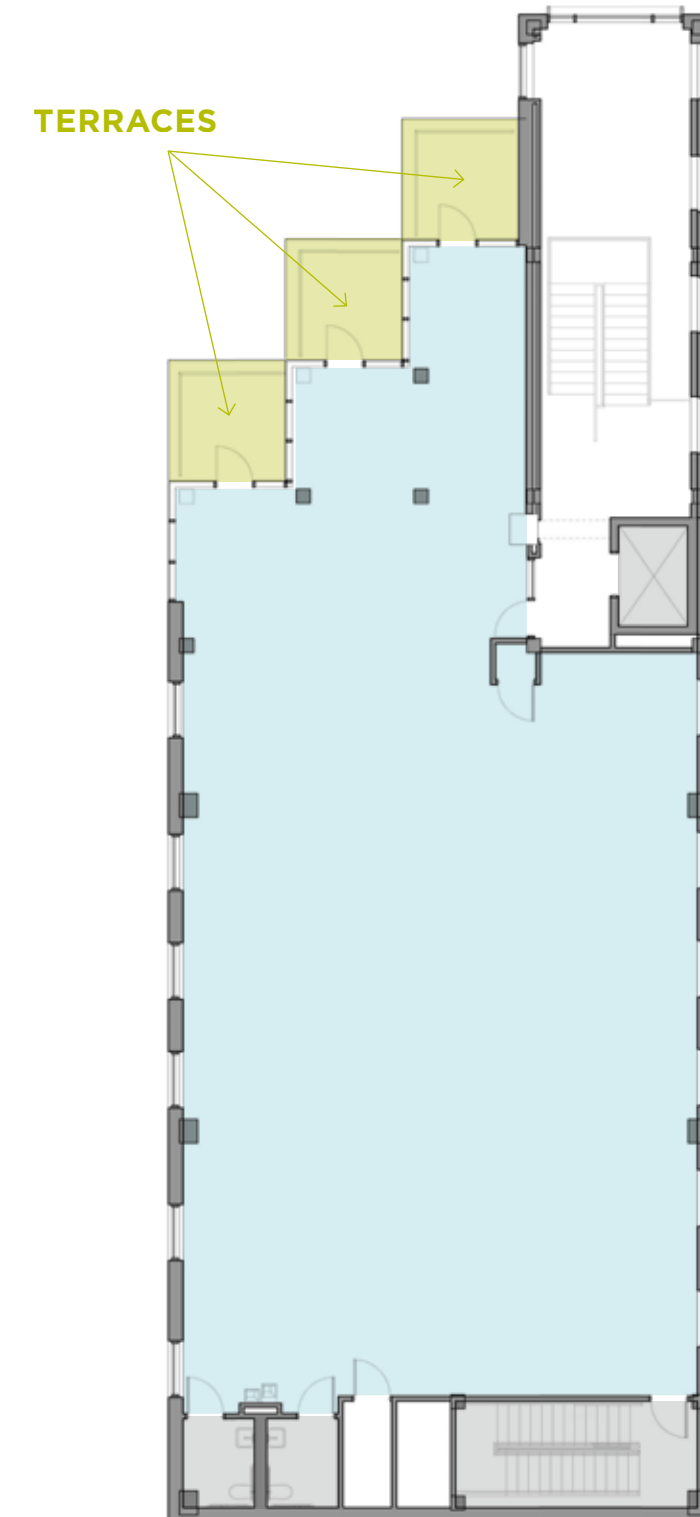


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FLOOR PLANS

SECOND FLOOR

4,434 RSF

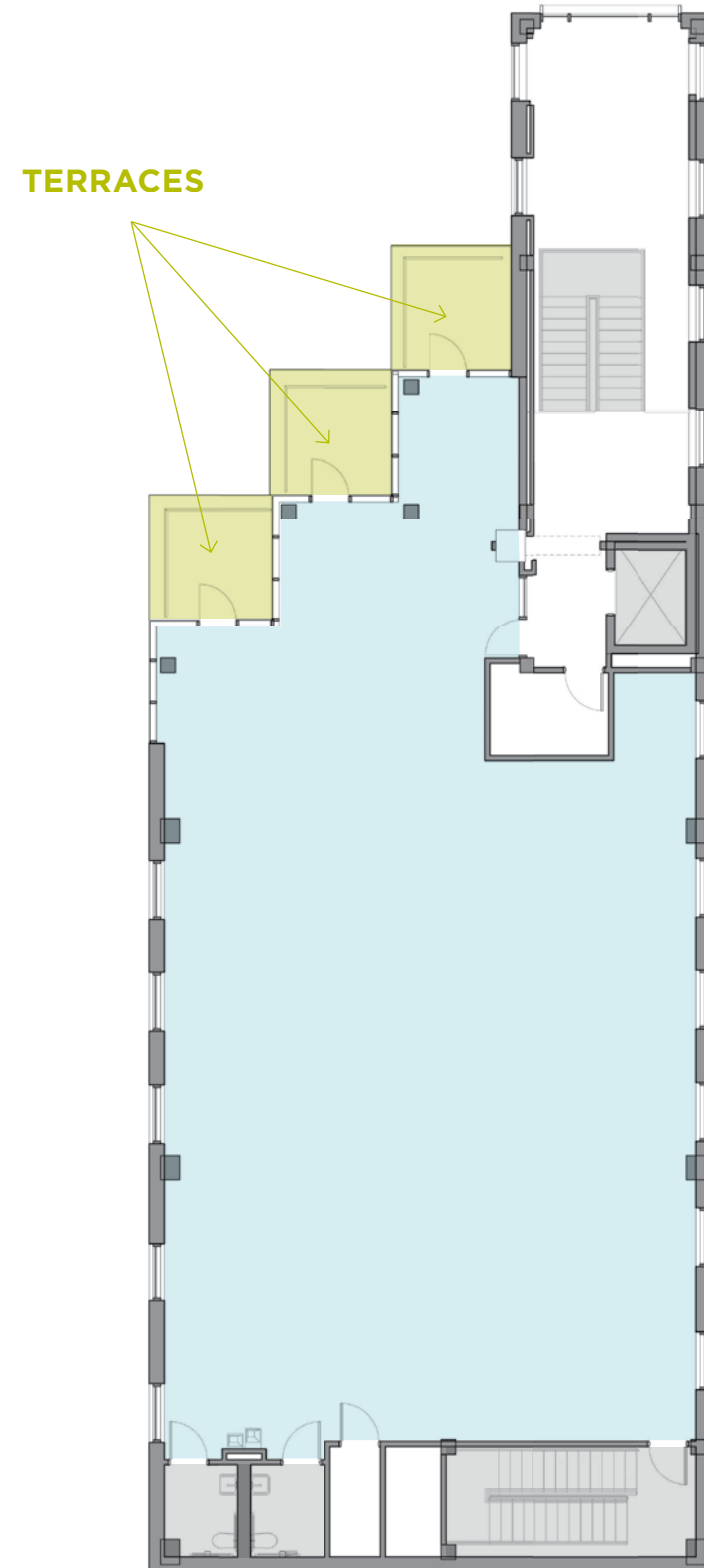


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FLOOR PLANS

THIRD FLOOR

4,057 RSF



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PROJECT TEAM

Team Overview

As the developer of 1204 San Antonio, the Texas Association of Counties (TAC) continues to improve the neighborhood it calls home. After building its headquarters in 2002 at 1210 San Antonio, TAC has assembled a collection of existing buildings and new development sites within that same block—Capitol West. With downtown inevitably expanding, TAC has assembled a team of professionals to build Capitol West into an environment that maintains the service-centric, neighborhood appeal which makes it an ideal location for businesses of diverse industries. TAC is not only a developer, but a local, long-term landlord and property manager which operates within Capitol West alongside its tenants.

GSC Architects

Architect



Founded in Austin 1978, under the name Graeber, Simmons & Cowan, GSC Architects is currently celebrating 40 years in business. The firm is managed by two principals Tom Cornelius and Joe LaRocca. The staff is multi-disciplinary, allowing GSC to match work demands with client need. This renowned Austin architecture firm is the visionary mastermind behind the innovative designs for 1204 San Antonio at Capitol West.

SpawGlass

General Contractor



SpawGlass is a Texas-based commercial and civil contractor founded in 1953. With offices across Texas, the company has 675 employees statewide and is 100 percent employee-owned. SpawGlass has been selected as the general contractor for the construction of 1204 San Antonio at Capitol West.

Dunaway Associates

Civil Engineer



Dunaway's civil engineering projects encompass the needs of private and public organizations, from water and wastewater systems to transportation planning and design. Their civil engineering staff partners work with their in-house landscape architects on a host of projects that impact municipal, county and state parks, and recreation venues. Dunaway also houses some of the most respected stream restoration professionals, offering expertise in water quality, wetlands and habitat issues.

Cushman & Wakefield

Leasing & Construction Management



Cushman & Wakefield is a leader in strategic commercial real estate solutions in Austin and around the globe. Offering clients a comprehensive, integrated services platform, Cushman & Wakefield leverages 100+ years of experience, customizable service offerings and resources to provide strategic real estate solutions that enhance the bottom line for occupiers and investors alike.

RENDERINGS



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LEASING

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