

1300

guadalupe



1300 guadalupe street | austin, tx 78701

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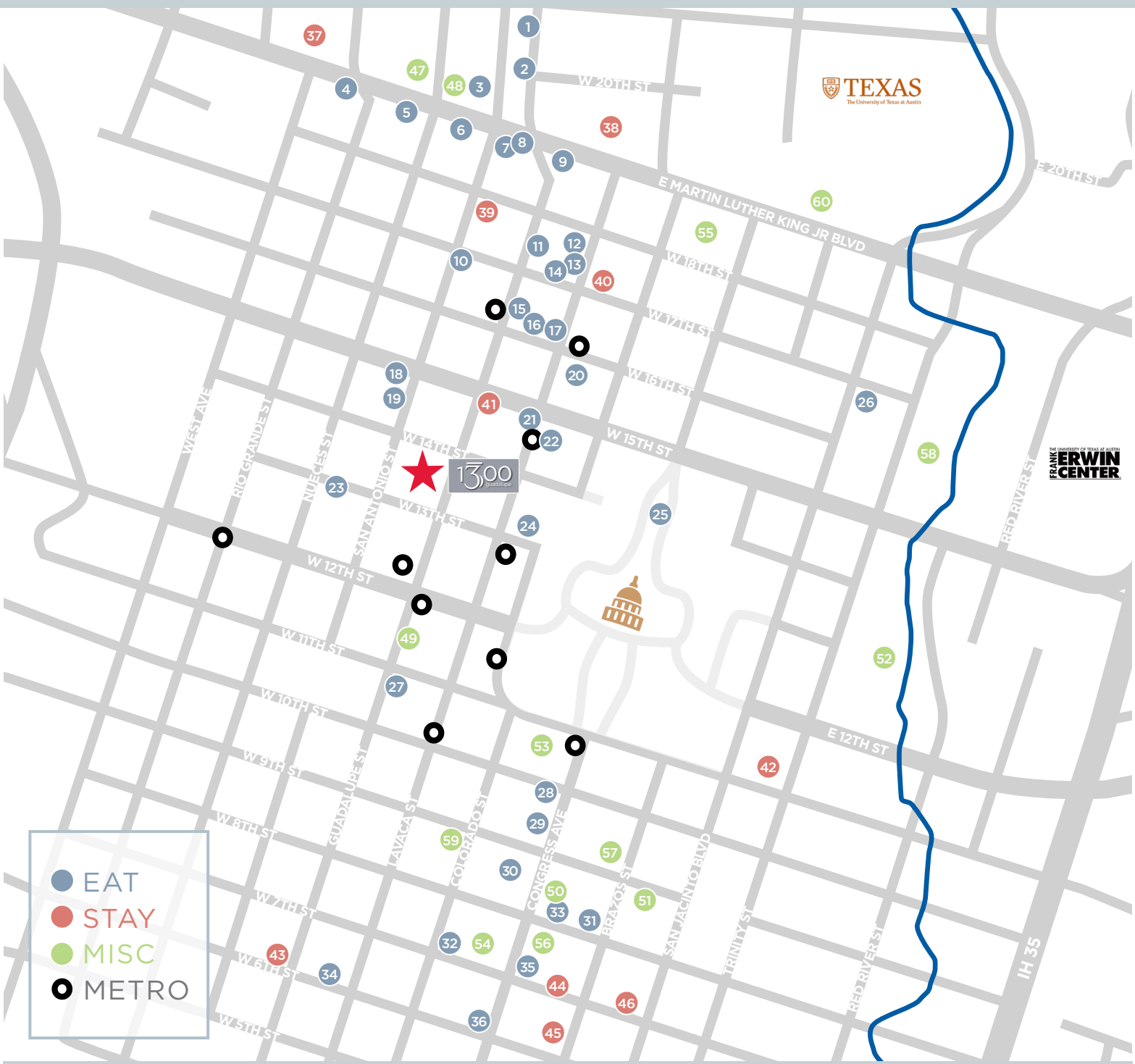
CBD | 78701



OVERVIEW

ADDRESS	1300 Guadalupe Street Austin, TX 78701	YEAR BUILT	Complete interior & exterior renovation in 2008
SUBMARKET	Central Business District	AMENITIES	100% move-in ready creative office
TOTAL SF	46,525 SF		Newly renovated rooftop terrace overlooking downtown and the Texas State Capitol
PARKING	Limited onsite parking. <i>(Parking available in garage via building management.)</i>		Desirable location two blocks from the Texas State Capitol
FLOORS	4		Located just south of the The University of Texas at Austin campus
AVAILABILITY	Suite 225 - 1,583 SF Suite P-100 - 7,912 SF (\$26.00 Gross)		Excellent access off of 15th Street and Enfield Road
			5 minutes from Mopac and I-35

LOCATION + AMENITIES



- EAT
- STAY
- MISC
- METRO

- | | | | | | |
|-------------------|-------------------------------|-------------------------------|------------------------------------|--|--|
| 1. Look Noodles | 11. Dive Bar & Lounge | 21. 15th Street Cafe | 31. Il Forte | 41. Double Tree Suites | 51. The UPS Store |
| 2. Coco's Cafe | 12. Lavaca Teppan | 22. Texas Chili Parlor | 32. Perry's Steakhouse & Grill | 42. La Quinta Inn | 52. Waterloo Neighborhood Park |
| 3. McDonald's | 13. El Mercado | 23. Subway | 33. Chipotle | 43. Extended Stay America | 53. Governor's Mansion |
| 4. Jimmy John's | 14. Arturo's Underground Cafe | 24. The Cloak Room | 34. Gloria's Latin Cuisine | 44. Intercontinental Stephen F. Austin | 54. The Contemporary Austin - Jones Center |
| 5. Taco Cabana | 15. The Clay Pit | 25. Capitol Grill | 35. Roaring Fork | 45. The Driskill | 55. Bullock Texas State History Museum |
| 6. Chick-fil-A | 16. Thundercloud Subs | 26. Scholz Garden | 36. Starbucks | 46. Omni Austin | 56. Paramount Theater |
| 7. Raising Cane's | 17. Sushi Junai | 27. Cafe at Ned Granger Bldg. | 37. Hotel Ella | 47. City of Austin Fire Station | 57. Austin Club |
| 8. Papa John's | 18. Starbucks | 28. Quiznos | 38. AT&T Hotel & Conference Center | 48. The UPS Store | 58. Dell Medical School |
| 9. Pizza Hut | 19. Texadelphia | 29. Quattro Gatti Ristorante | 39. (Future) Chameleon Group Hotel | 49. The UPS Store | 59. Enterprise Rent-A-Car |
| 10. Olamaie | 20. KT's Snack Bar | 30. Jimmy John's | 40. Hampton Inn & Suites | 50. US Post Office | 60. Blanton Museum of Art |

ROOFTOP

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FEATURES

- Access available for all building tenants
- Outdoor seating conducive for entertaining
- Views overlooking Downtown Austin and the State Capitol
- Outdoor kitchen and entertainment systems

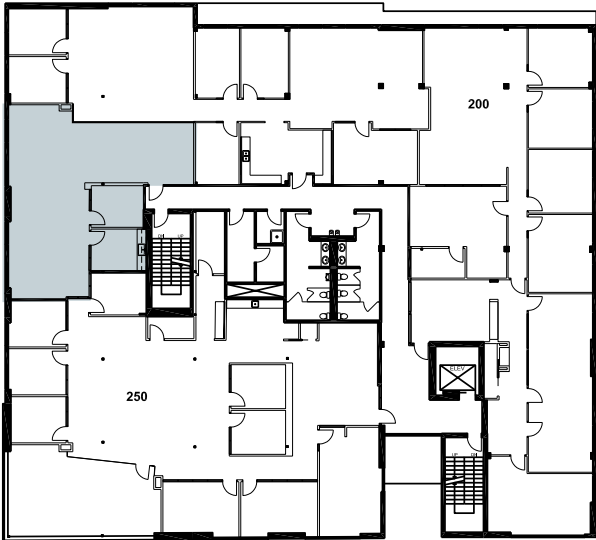
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AVAILABILITY

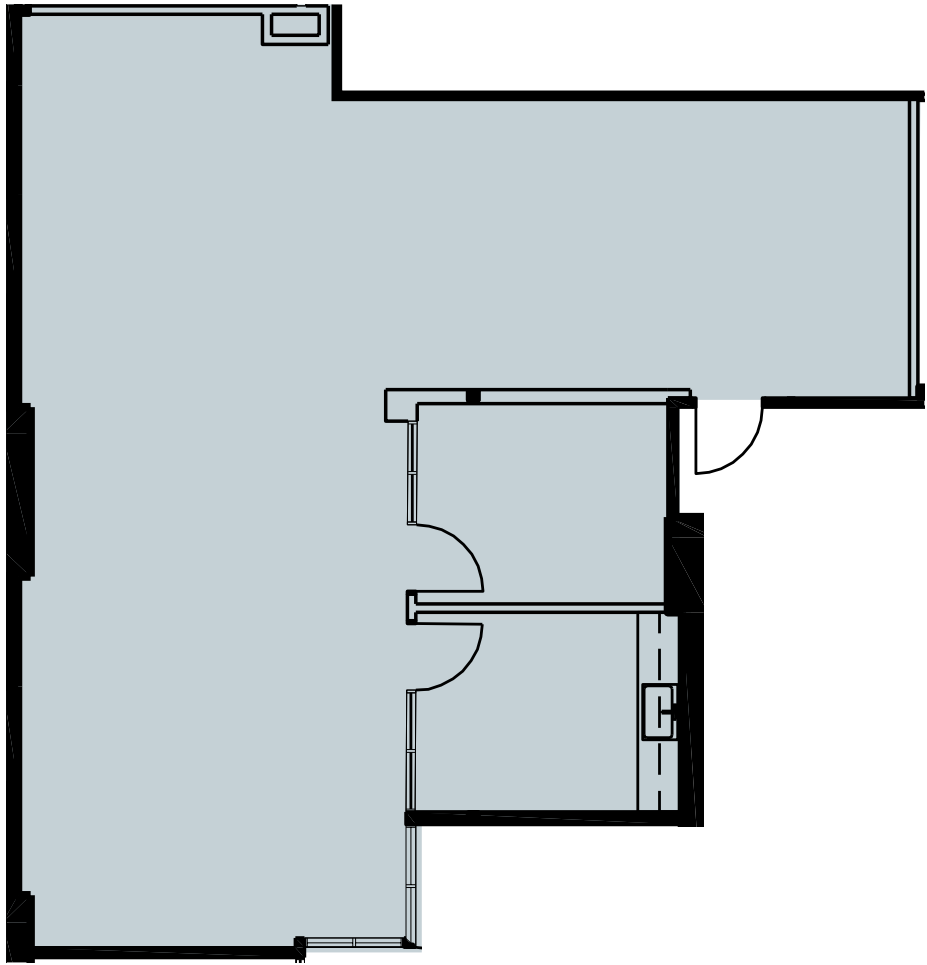
2ND FLOOR

Suite 225 - 1,583 SF

[CLICK FOR VIRTUAL TOUR](#) 



GUADALUPE STREET 



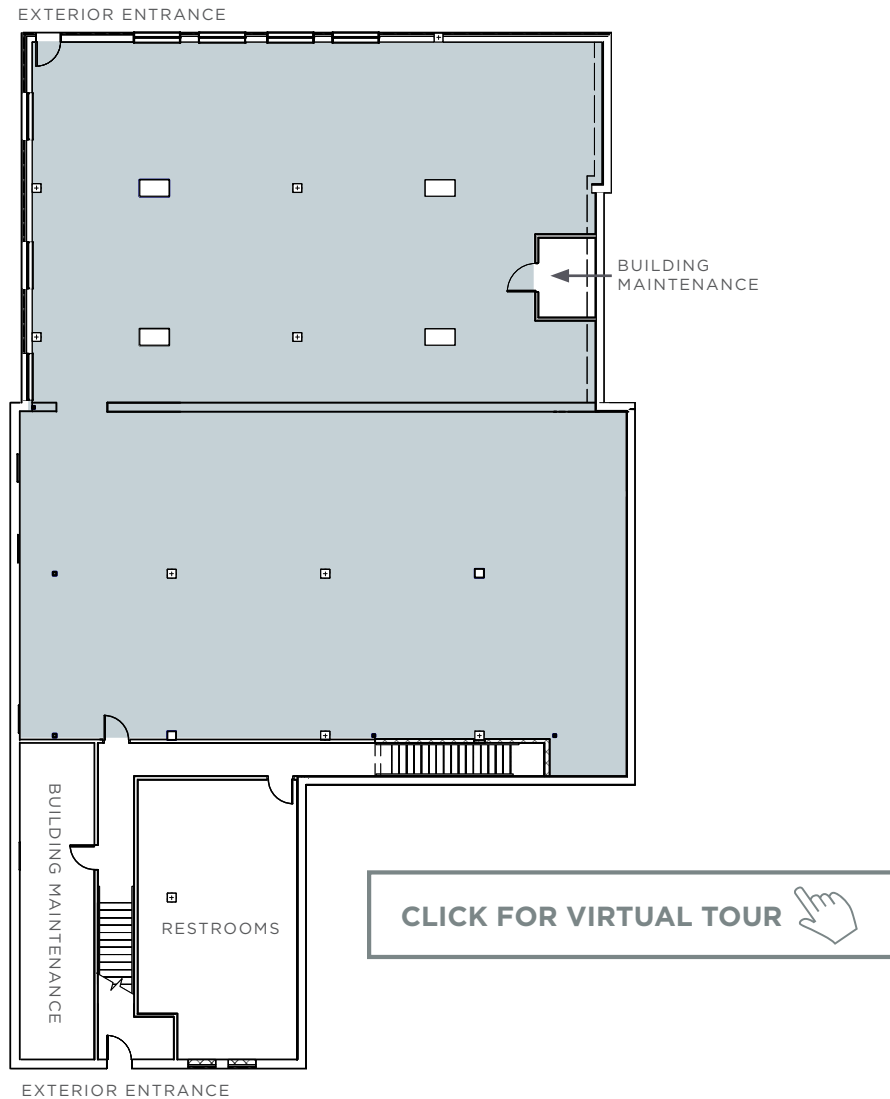
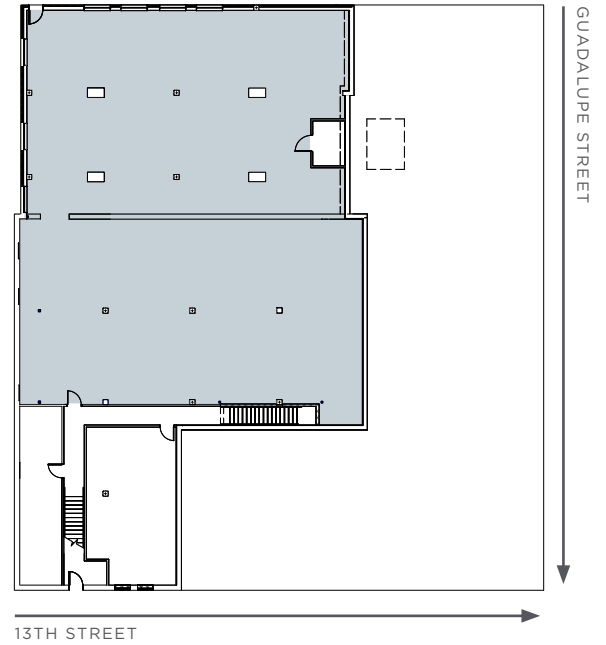
GUADALUPE STREET 

AVAILABILITY

PLAZA LEVEL

Suite P-100 - 7,912 SF

- » \$26.00 Gross
- » Prime downtown location
- » Abundant natural light

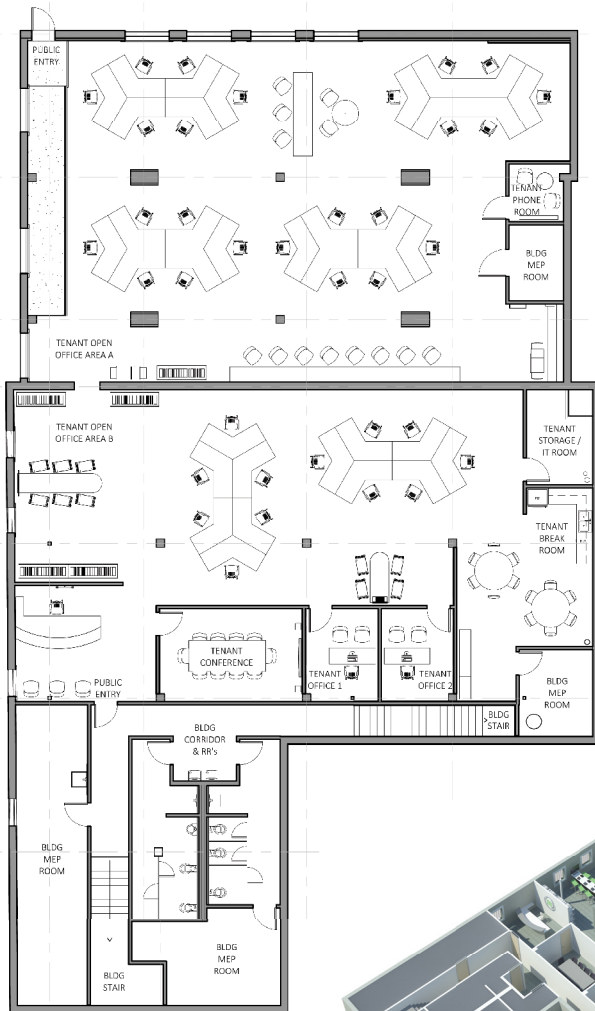


ENVISION YOUR SPACE

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CONCEPT A

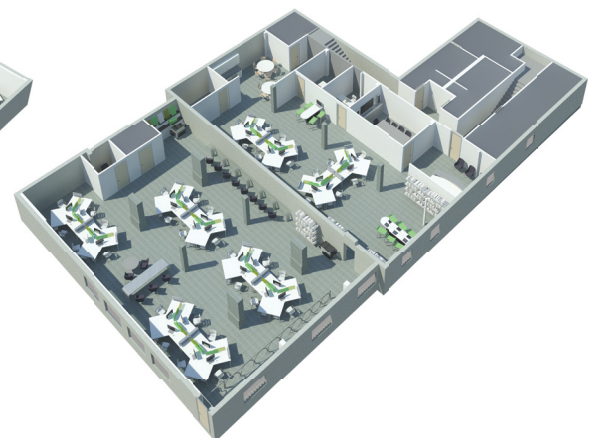
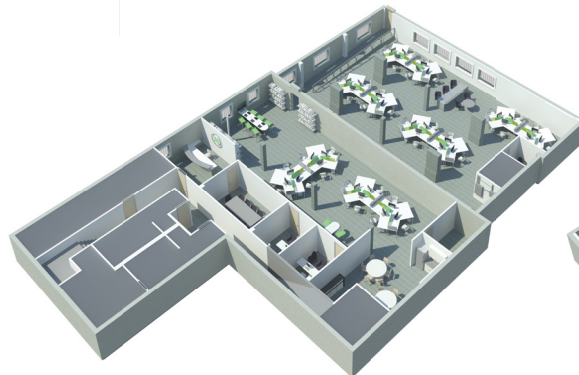


VALUE-ADD OPPORTUNITIES

- Multiple entry options
- New suite lighting + paint
- Opportunities for large scale wall graphics
- Two open office areas shown
- Spacious break room and tenant seating possibilities
- Closed offices & conference room shown in schematic plans

OPTIONAL UPGRADES

- Glazing shown at phone room, closed offices and conference room

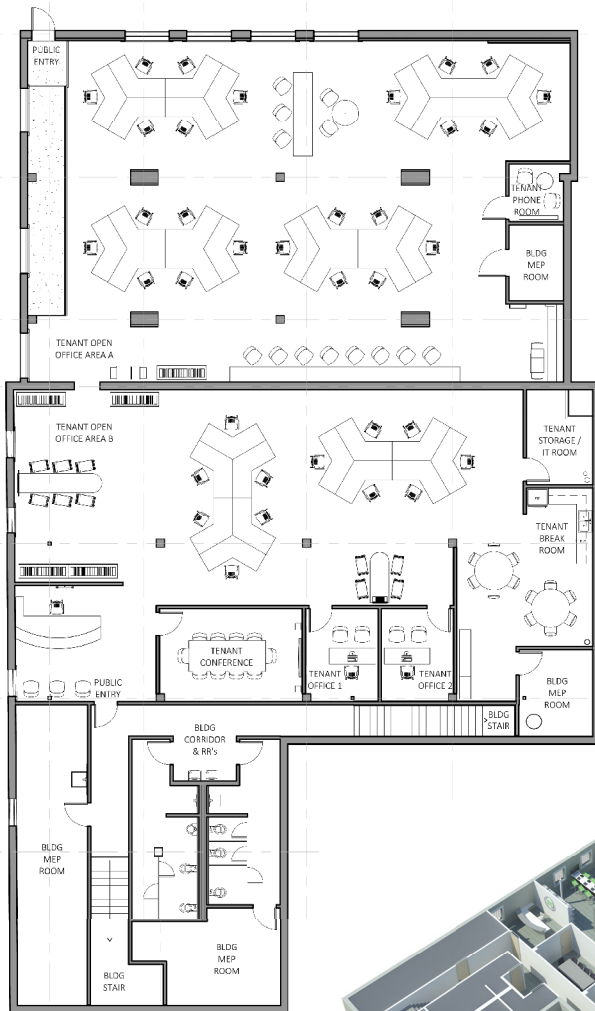


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UPGRADED FINISH CONCEPT

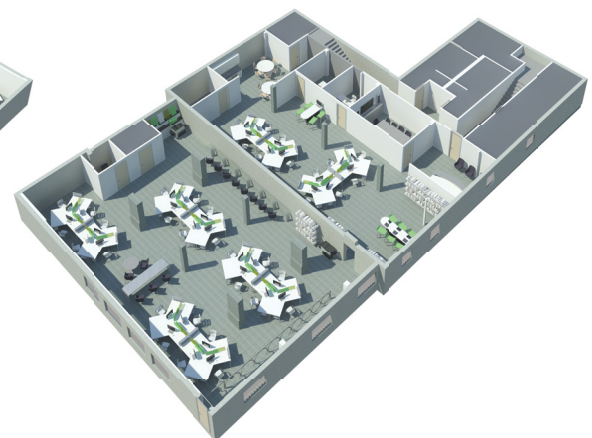
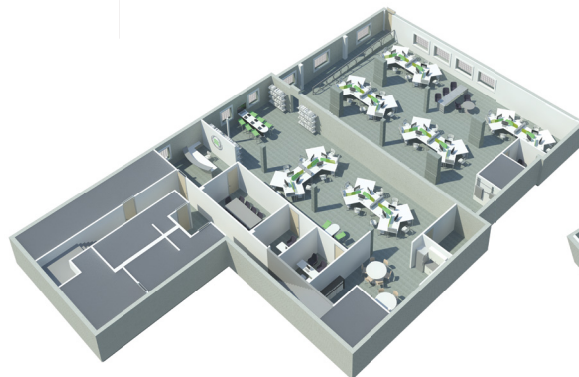


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