

# 400 | WEST



*1,000 - 38,000 SF of Office Available*



# AVAILABILITIES



SUITE	SIZE	AVAILABLE
Suite 1700 (Full Floor)	19,389 RSF	Immediately
Suite 1600 (Full Floor)	18,790 RSF	Immediately
Suite 1050	8,005 RSF	10/1/2019
Suite 940	2,540 RSF	Immediately
Suite 850*	2,551 RSF	Immediately
Suite 808*	3,773 RSF	Immediately
Suite 806*	1,418 RSF	9/1/2019
Suite 804*	2,271 RSF	9/1/2019
Suite 712*	2,250 RSF	Immediately
Suite 711*	1,312 RSF	Immediately
Suite 710*	4,486 RSF	Immediately
Suite 500 (Full Floor)	18,832 RSF	Immediately
Suite 440	1,008 RSF	Immediately
Suite 408	3,825 RSF	Immediately
Suite 404	3,011 RSF	Immediately
Suite 325	1,184 RSF	Immediately

*\*contiguous suites*

## PROPERTY HIGHLIGHTS

- 281,000 Class A Building
- Easy access to I-35 and Mopac
- Fully equipped fitness center and showers
- On-site 100-person conferencing facility with catering kitchen
- Excellent views of CBD, UT and Texas Hill Country
- On-site management and maintenance
- Surface & covered parking
- Signage available

# PATH OF GROWTH



**1**  
**Waterloo Park** - 11 acre park  
 • Amphitheater  
 • 1.5 miles of trails  
 • Projected opening in 2019



**2**  
**The Capitol Complex**  
 • Two State office bldgs (1MM SF)  
 • Pedestrian-friendly makeover of 8 city blocks  
 • Underground parking (4,400 spots)  
 • Food trucks

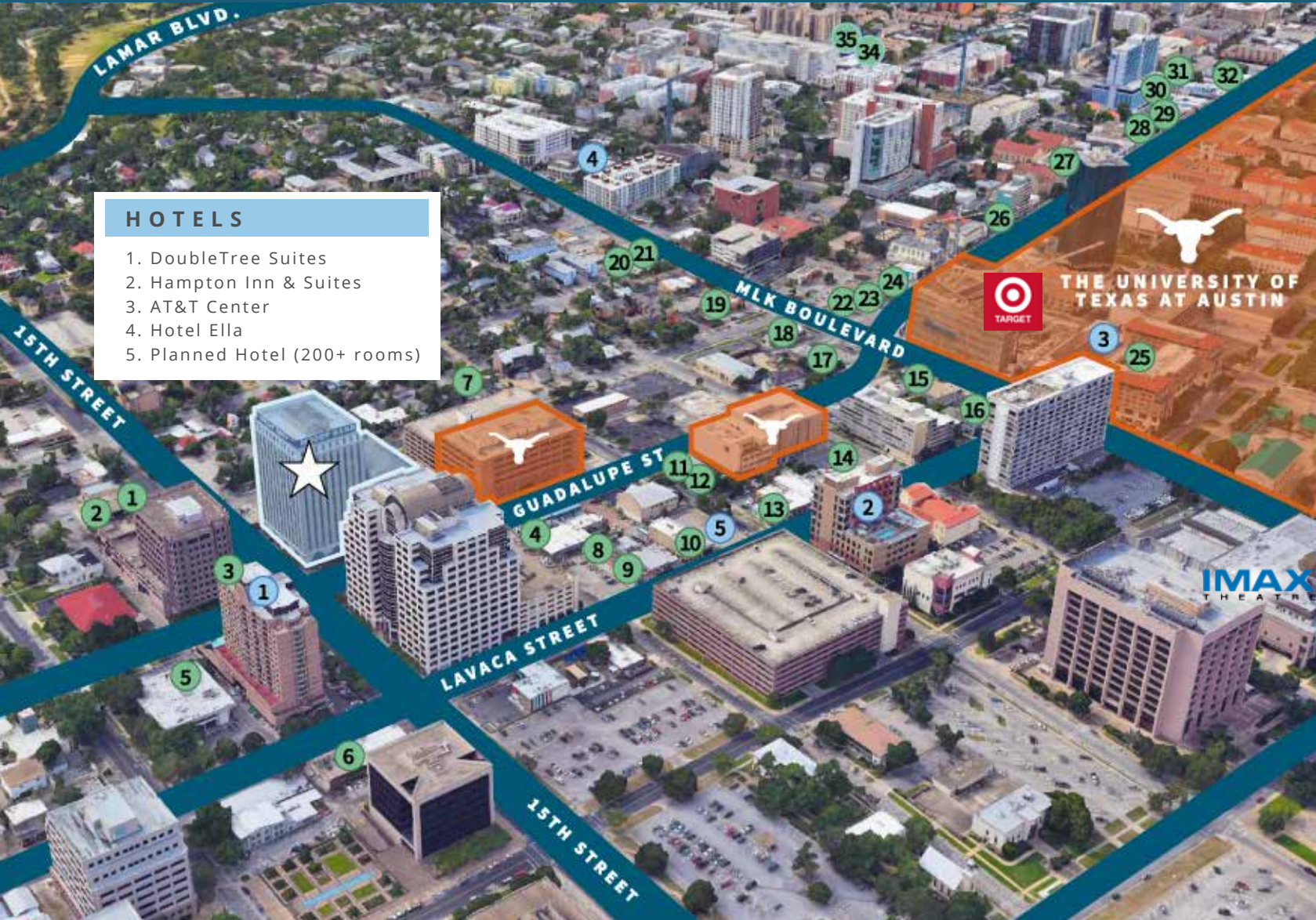


**3**  
**17th Street Hotel**  
 • Approved 18-floor hotel  
 • 204 rooms  
 • Ground-floor restaurant and bar



**4**  
**Travis County Courthouse**  
 • 430,000 RSF Civil/Family Courthouse  
 • Delivers 2023

# AMENITIES



- HOTELS**
1. DoubleTree Suites
  2. Hampton Inn & Suites
  3. AT&T Center
  4. Hotel Ella
  5. Planned Hotel (200+ rooms)

**FOOD & DRINK**

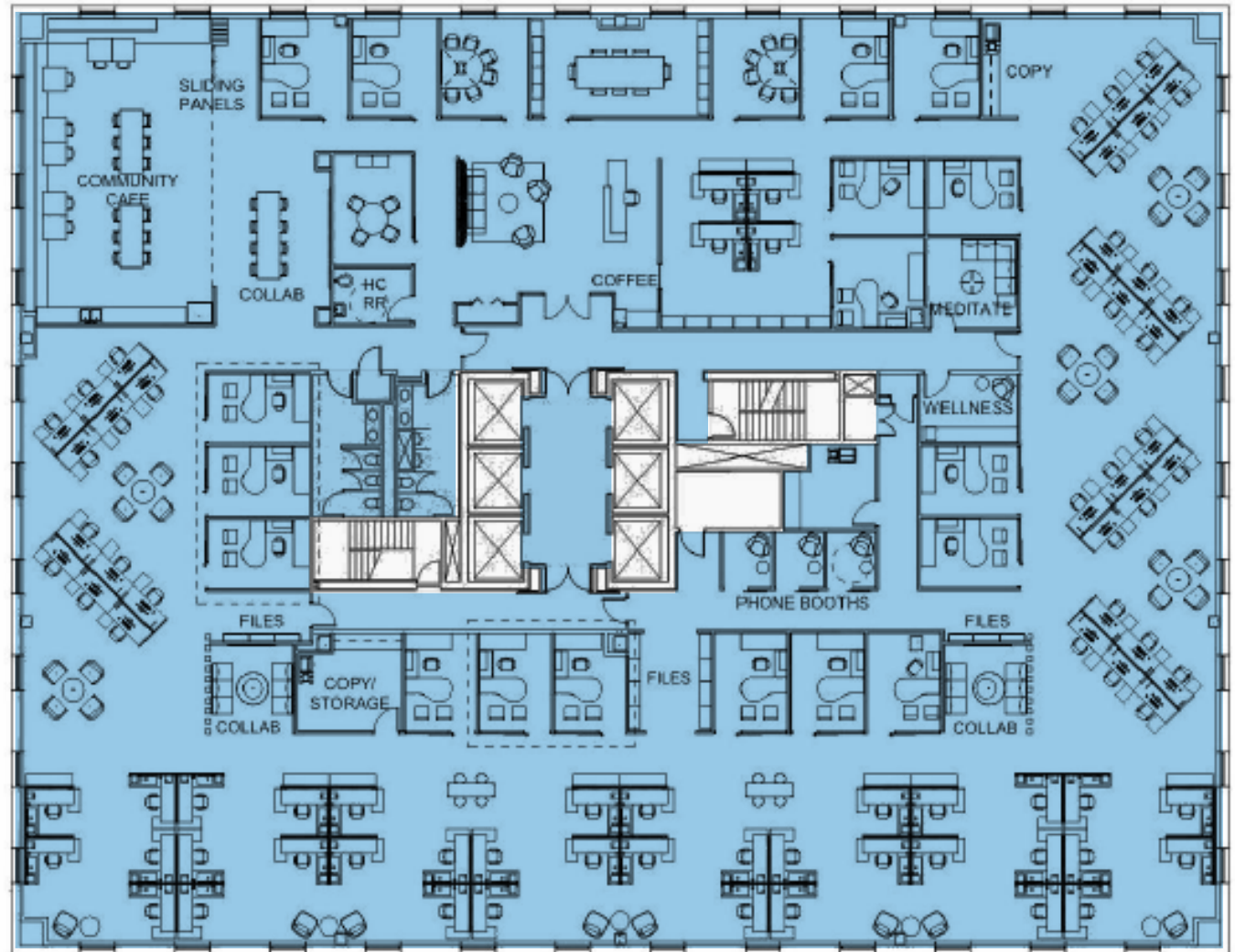
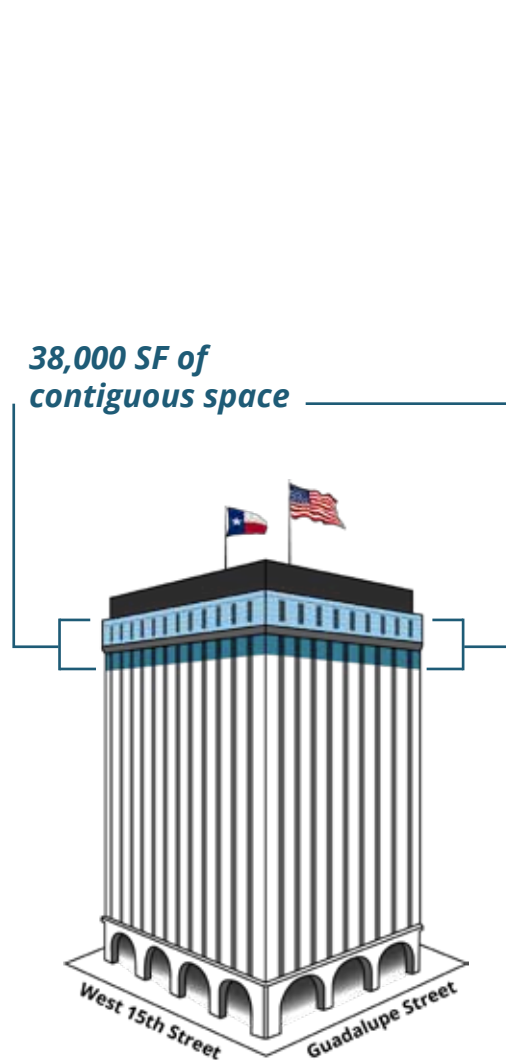
1. Starbucks
2. I Fratelli Pizza
3. 15th Street Café
4. The Clay Pit
5. Pink Avocado
6. Texas Chili Parlor
7. Olamaie
8. Chicken Bowl
9. Thundercloud Subs
10. Sushi Junai
11. Arturo's Underground
12. Dive Bar & Lounge
13. El Mercado
14. Lavaca Teppan
15. TCBY
16. Pizza Hut
17. Papa John's
18. Raising Cane's
19. Chick Fil A
20. Tiff's Treats
21. Jimmy John's
22. Domino's
23. Coco's Café
24. Taco Bell Cantina
25. The Carillon
26. Teji's
27. Caffe Medici
28. Jamba Juice
29. Moojo
30. Which Wich
31. Subway
32. Qdoba

# BUILDING FACT SHEET

<b>PROPERTY SIZE:</b>	281,000 RSF
<b>FLOORS:</b>	17
<b>TYPICAL FLOOR:</b>	17,500 RSF (Floors 3 - 17), 13,000 RSF (Lower Level and Floors 1 - 2)
<b>PARKING:</b>	Ratio of 2.5 per 1,000 RSF (Attached 750-space garage)
<b>CEILING HEIGHT:</b>	Floor 17: 14'6" (slab-to-slab) Floor 16: 15' (slab-to-slab) Floors 3-15: 12'9" (slab-to-slab), 9'0" (finished)
<b>COLUMN SPACING:</b>	38'2" (interior, center-to-center) 36'0" (exterior, center-to-center)
<b>LOADING DOCKS:</b>	One dock at 11'0" height
<b>ELECTRICAL SERVICE:</b>	480V/120V
<b>ELEVATORS:</b>	Five (5) passenger and one (1) dual-passenger/freight (building), two passenger (garage)
<b>FIRE &amp; LIFE SAFETY:</b>	One 650 KVA diesel generator to power fire pump, emergency lighting, fire panel and elevators
<b>TELECOM PROVIDERS:</b>	Spectrum, AT&T, Verizon, Grande Communication
<b>TENANT ELECTRIC:</b>	Pro rata share
<b>ACCESS:</b>	24/7
<b>HOURS:</b>	7 a.m. - 7 p.m. (Mon-Fri), 8 a.m. - 1 p.m. (Sat)
<b>SECURITY:</b>	Posted guard 4 p.m. - 11 p.m. (Mon-Fri), 8 a.m. - 1 p.m. (Sat), roving patrol (nights/weekends), security system
<b>HVAC:</b>	Two cooling towers, Hot water heat
<b>ON-SITE AMENITIES:</b>	Conference (100 persons) fitness center, copy center, covered/reserved parking, food truck pavillion

# FLOOR 17 - 19,389 RSF

*PENTHOUSE AVAILABILITY:  
Top Full Floor Available Now*



*Proposed Test Fit*

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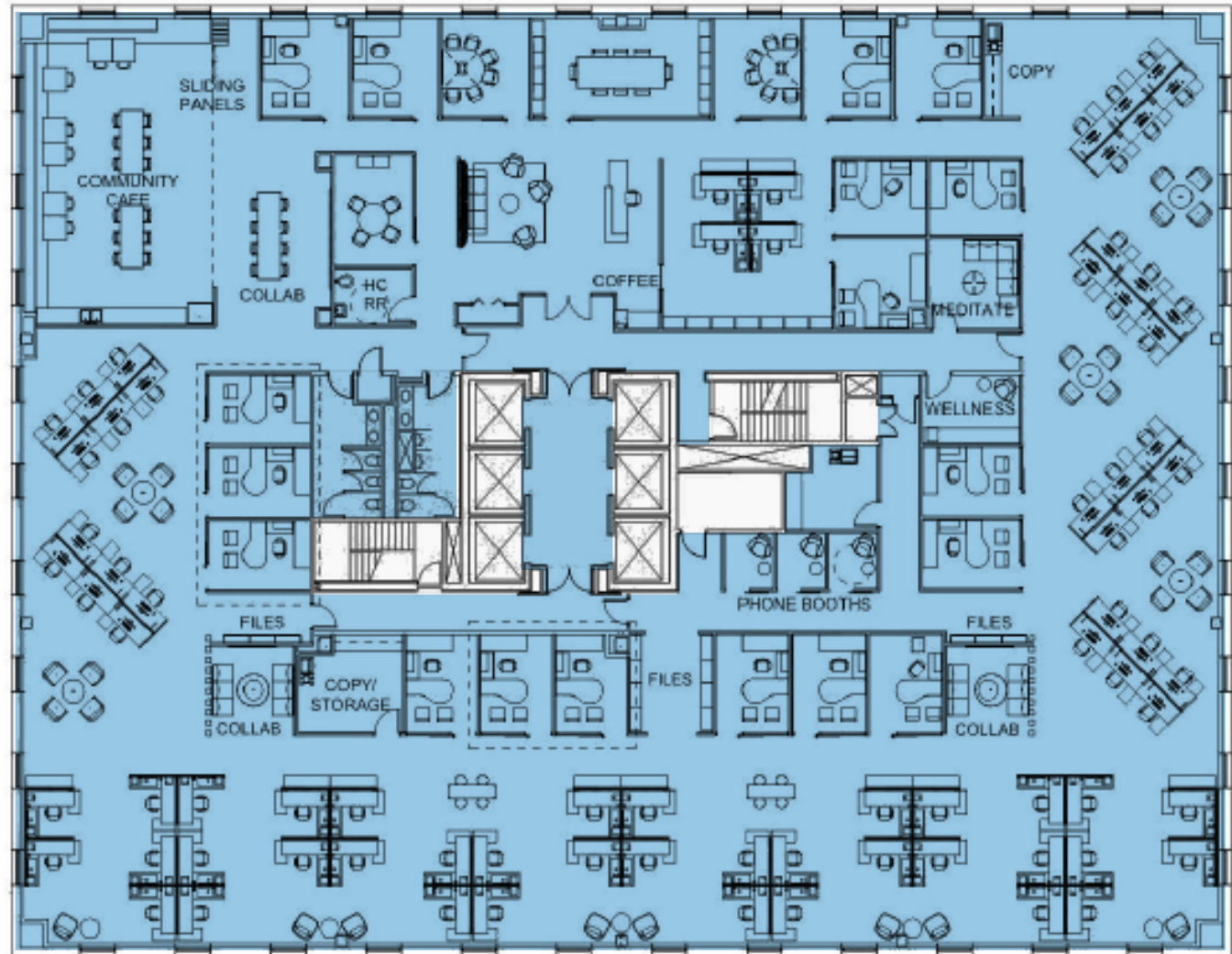
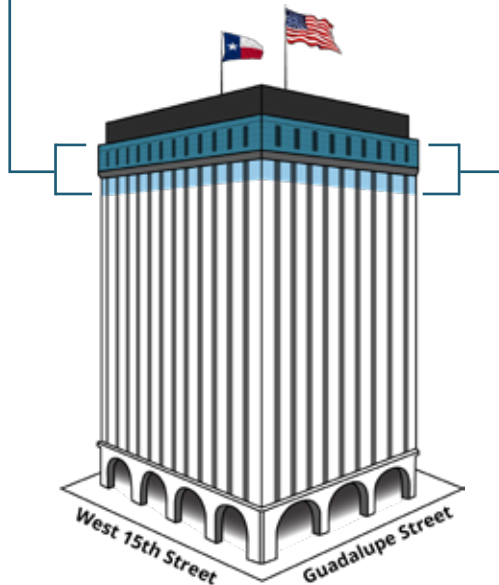
BRENT POWDRILL  
512.225.1737  
brent.powdrill@am.jll.com

KEVIN KIMBROUGH  
512.225.1736  
kevin.kimbrough@am.jll.com

COLTON MCCASLAND  
512.225.1738  
colton.mccasland@am.jll.com



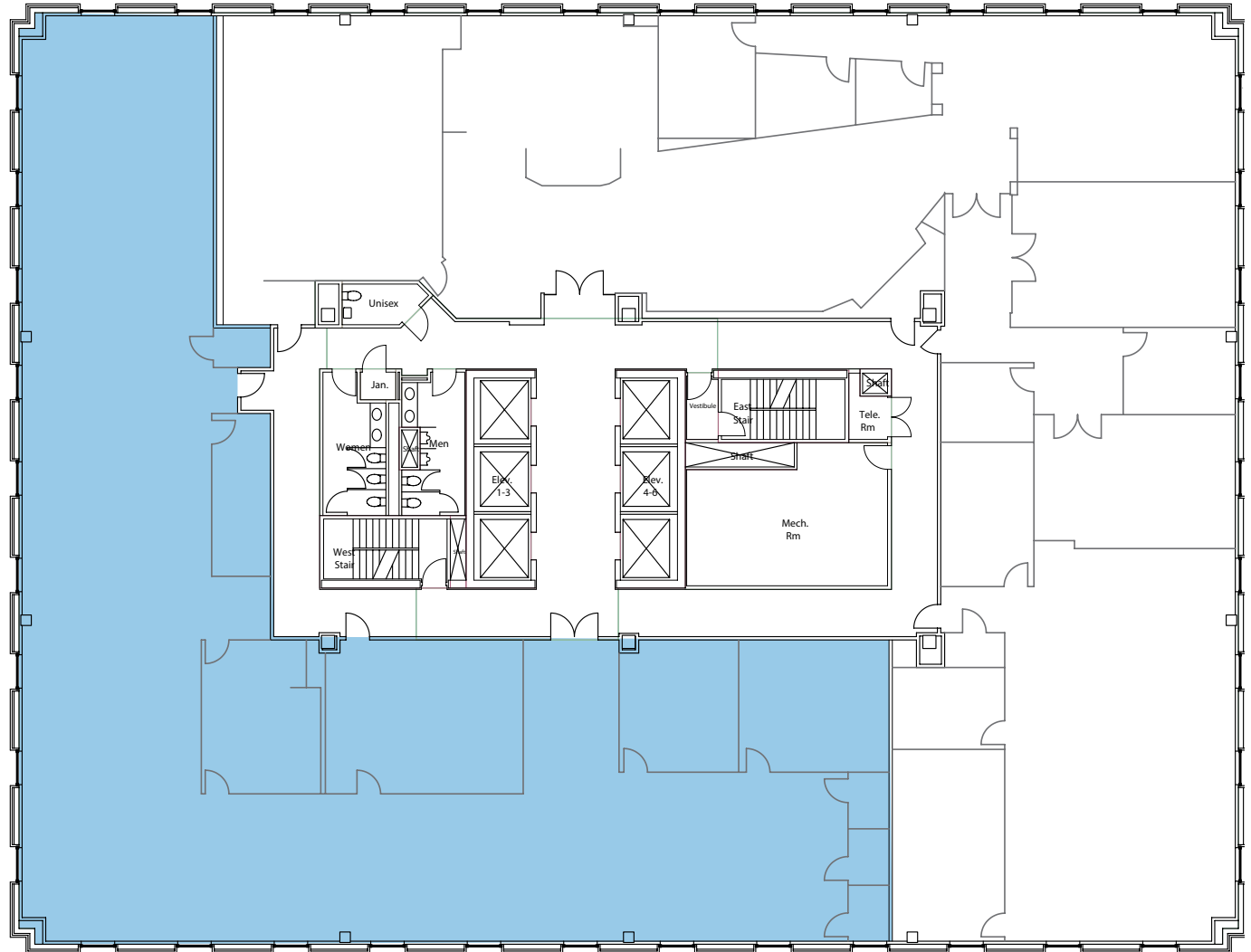
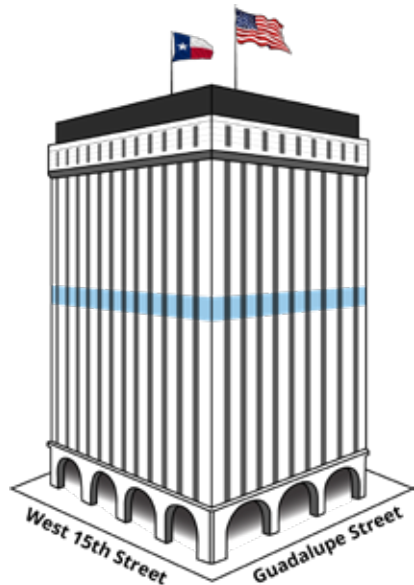
38,000 SF of contiguous space



Proposed Test Fit

# SUITE 1050 - 8,005 RSF

Available 10/1/2019



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BRENT POWDRILL  
512.225.1737  
brent.powdrill@am.jll.com

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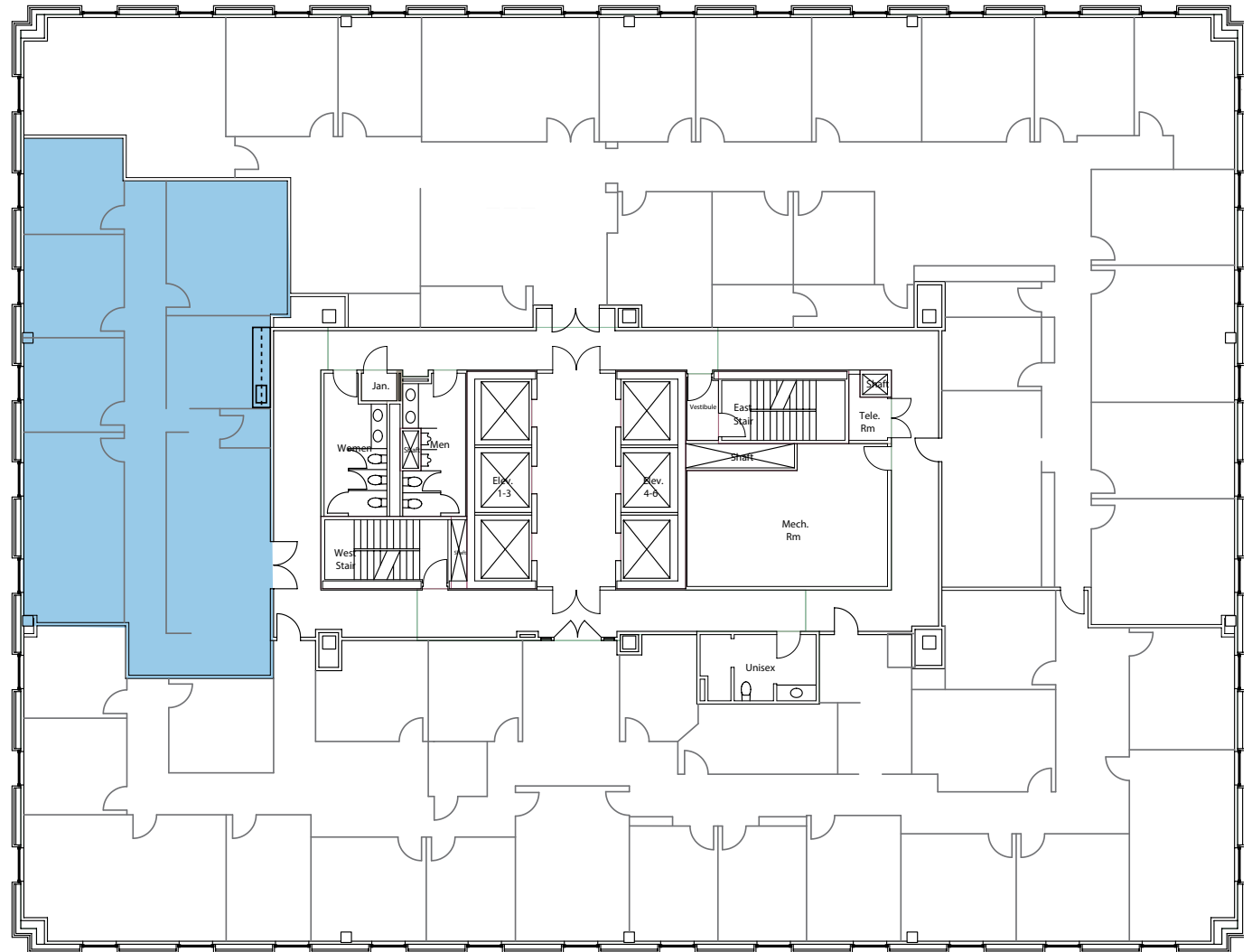
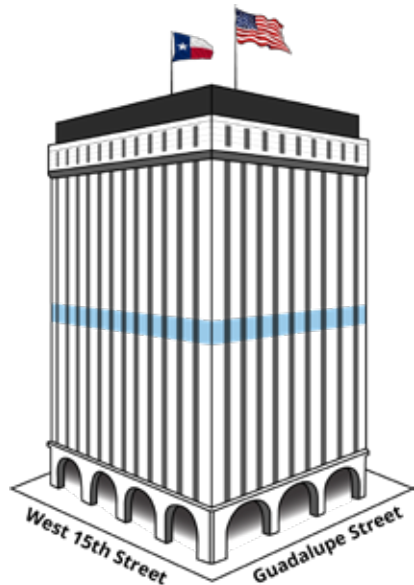
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512.225.1738  
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# SUITE 940 - 2,540 RSF

Available Now



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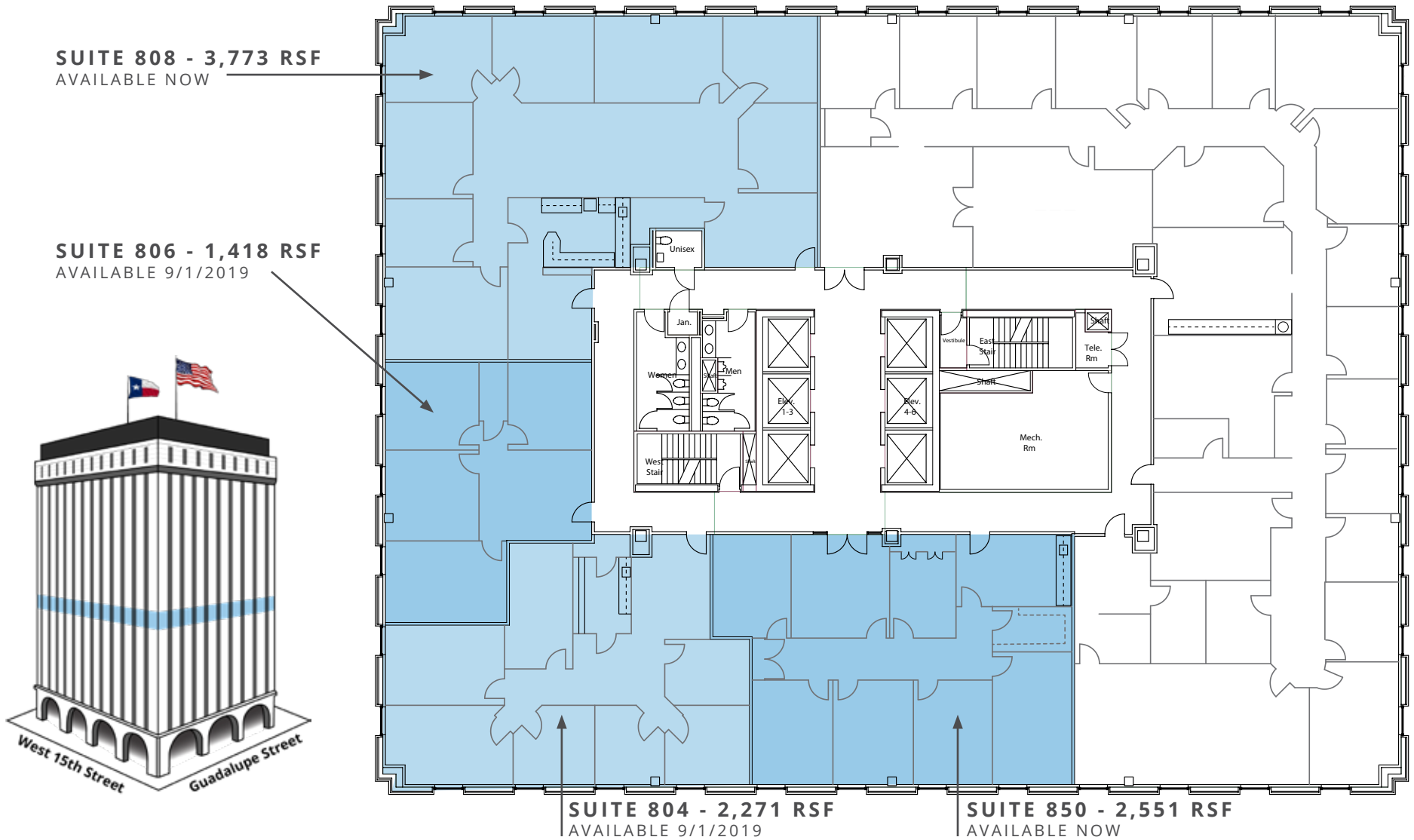
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# FLOOR 8 CONTIGUOUS BLOCK - 10,013 RSF

1,418 - 10,013 RSF Available



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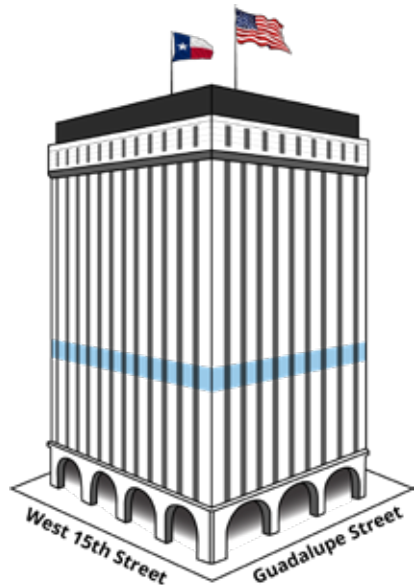
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# FLOOR 7 CONTIGUOUS BLOCK - 8,048 RSF

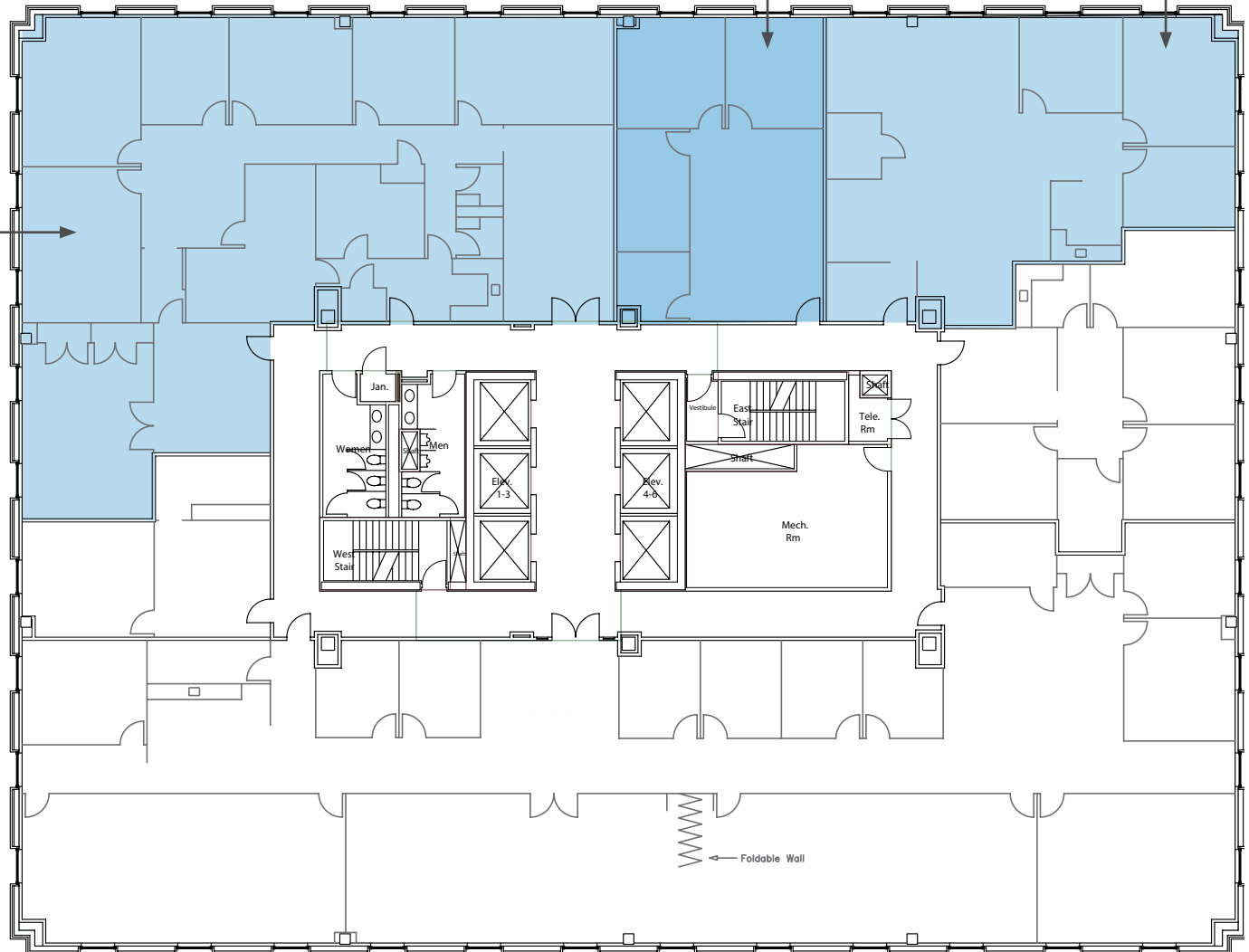
Available Now



SUITE 710  
4,486 RSF

SUITE 711 - 1,312 RSF

SUITE 712 - 2,250 RSF



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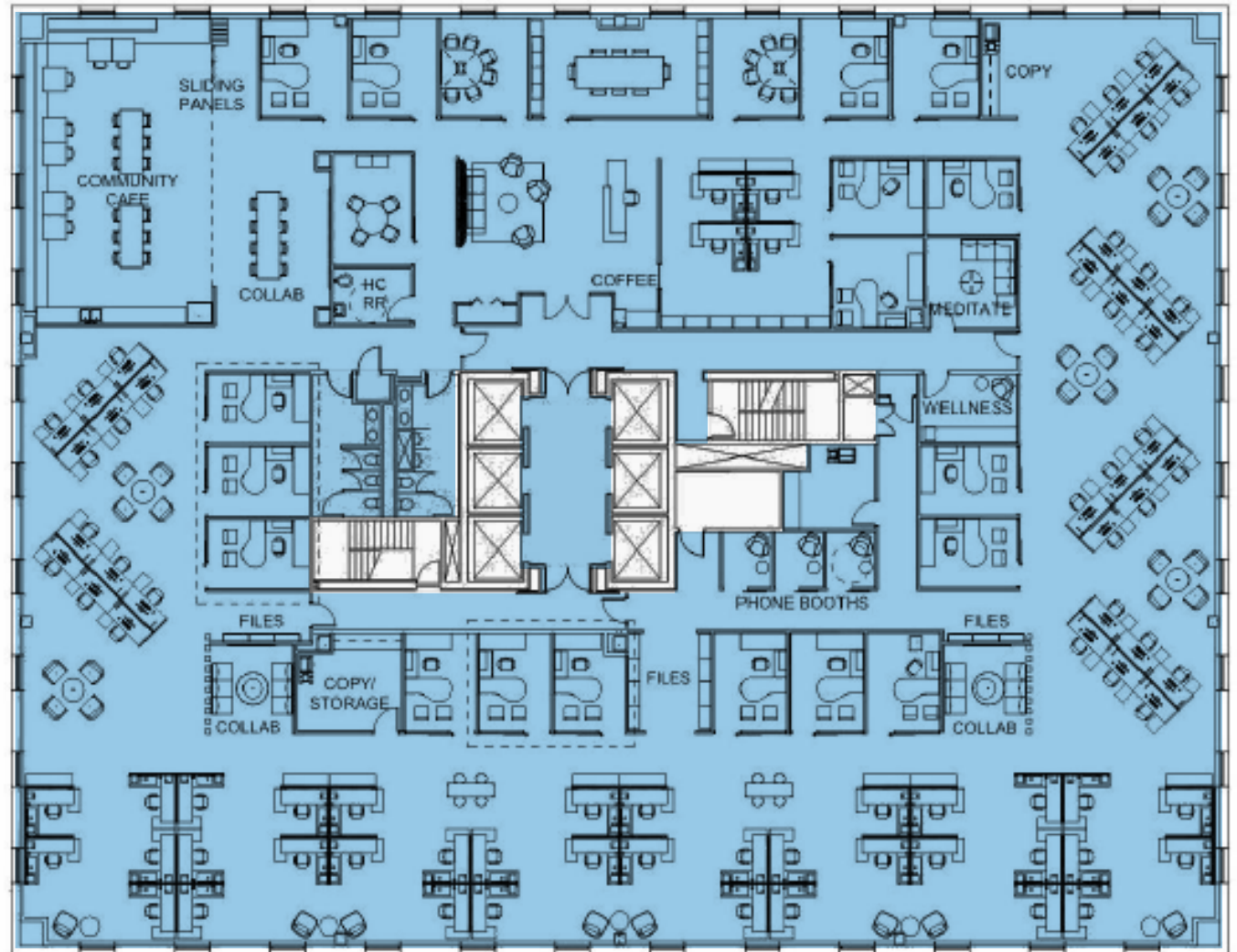
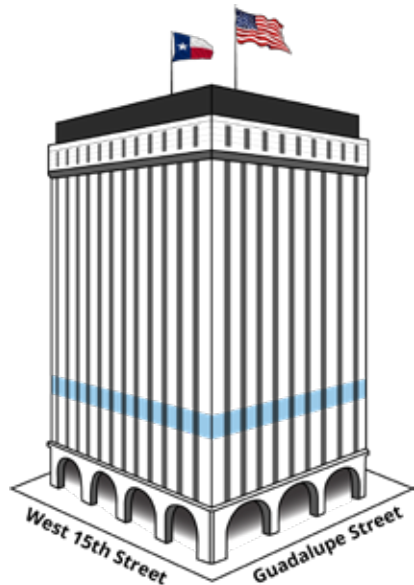
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# FLOOR 5 - 18,832 RSF

Full Floor Available Now



Proposed Test Fit

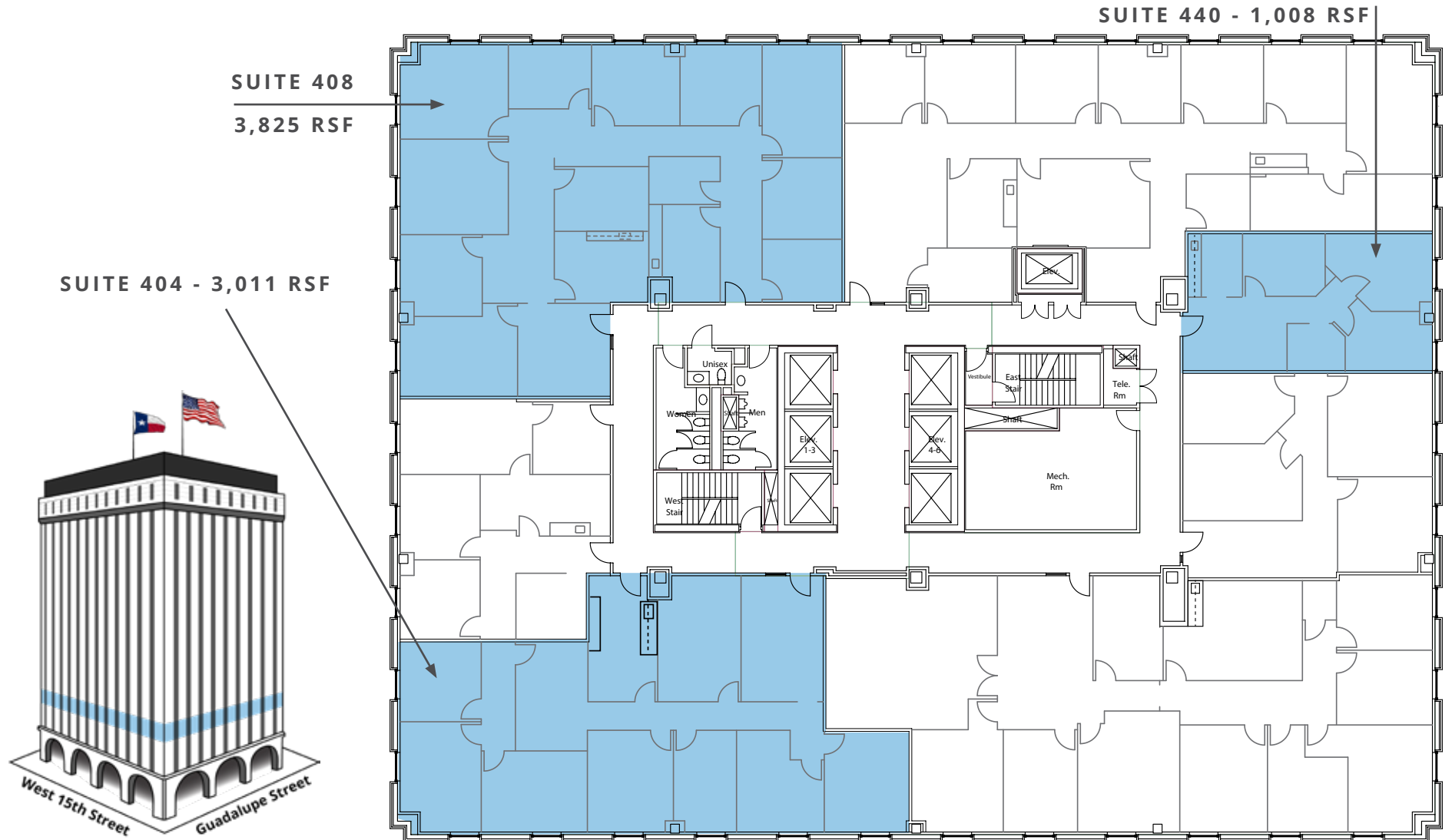
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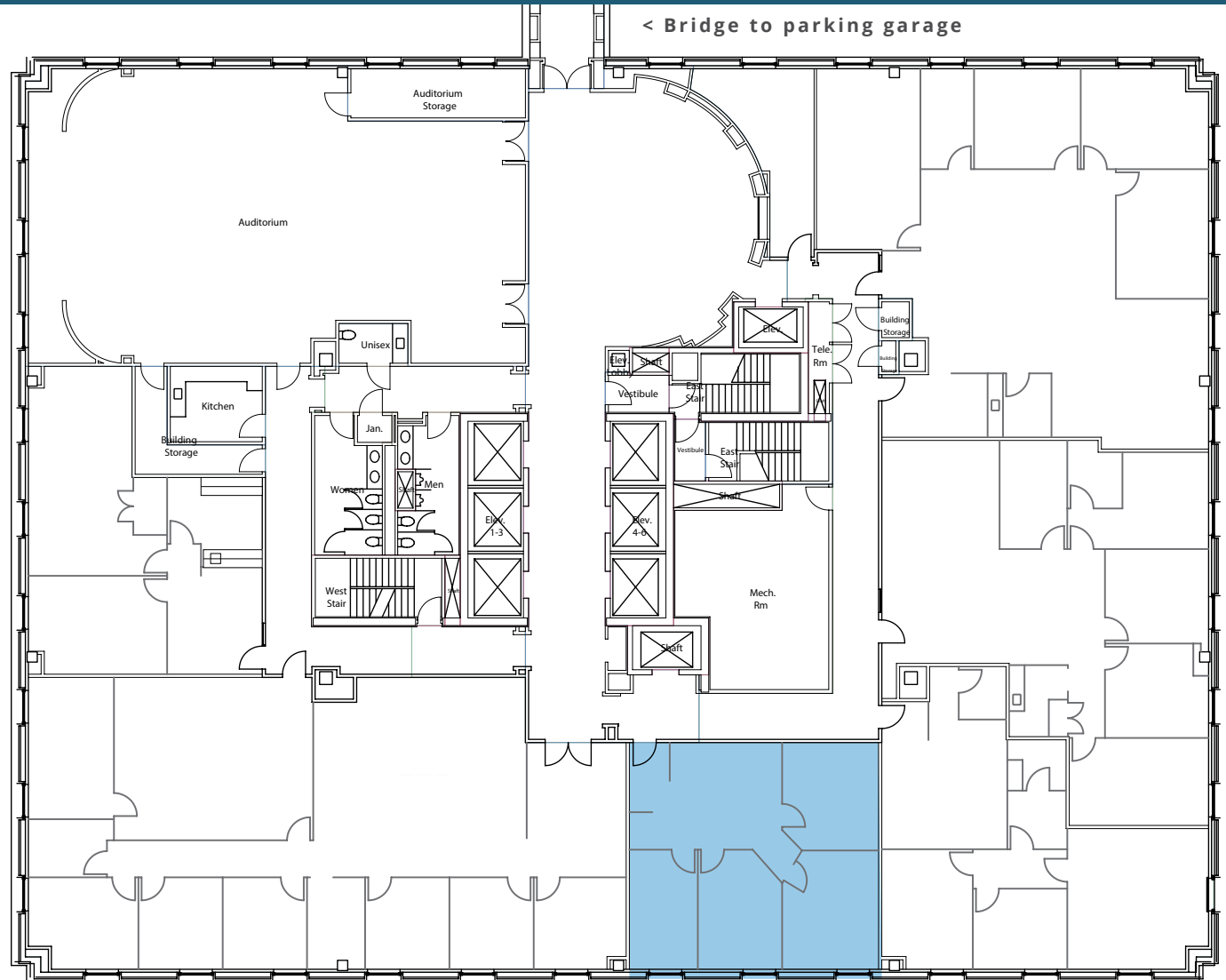
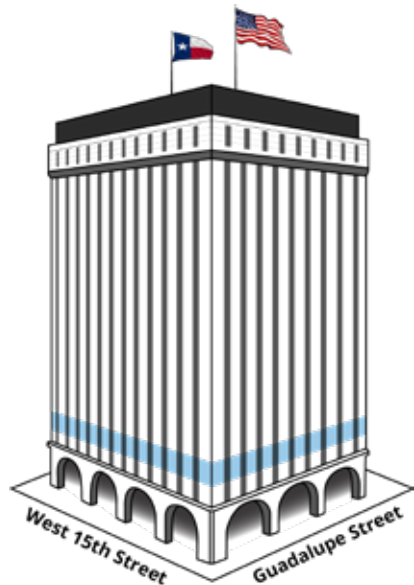
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# SUITE 325 - 1,184 RSF

Available Now



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BRENT POWDRILL  
512.225.1737  
brent.powdrill@am.jll.com

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512.225.1736  
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COLTON MCCASLAND  
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