

300

WEST SIXTH



# 300 WEST SIXTH

300 West Sixth is a 23-story Class A office property with panoramic city views and efficient 30,000 SF floor plates. Dynamic and modern, 300 West Sixth offers tenants optimal workspaces and an unparalleled location. Right in the heart of downtown Austin, the building is moments away from two vibrant entertainment districts and within walking distance to the best amenities the city has to offer.



# THE FACTS

## HEIGHT

23 Stories

## YEAR BUILT

2001

## ARCHITECT

Page Sutherland Page  
and HKS

## BUILDING AREA

454,225 SF

## FLOOR SIZES

29,600 SF Typical  
Floor Plates

## PARKING

1,260 Space Garage  
2.8/1,000 Parking Ratio

## TERRACES

23rd/22nd Floors

## SECURITY

On-Site Security Guards  
Control the Lobby-  
Concierge Desk 24 Hours  
a Day, 7 Days a Week

## HVAC HOURS

Monday to Friday 7AM  
to 7PM and 8AM to 1PM  
on Saturdays

## FLOOR TO FLOOR HEIGHT

13' 9"

## SUSTAINABILITY

LEED Silver Designation

## ELEVATORS

12 Passenger Elevators  
1 Freight Elevator

## BUILDING ACCESS

Tenants Have Access  
24 Hours a Day, 7  
Days a Week

## WALK SCORE

98% Walkers Paradise  
94% Bikers Paradise

## WIRED SCORE

Gold Designation



# THE MODERN WORKSPACE



# THE AMENITIES

## ON-SITE AMENITIES

On-Site Management

24 Hour Security

4,500 SF State of the Art Fitness Club with Locker Rooms & Showers

Automobile Detailing

On-Site ATM

Dry Cleaning Pick Up

Bicycle Storage

Gloria's Latin Cuisine

NAAVA Salon & Spa

Austin B-cycle Bikes

Zip Car



# LOBBY



# EXPLORE DOWNTOWN





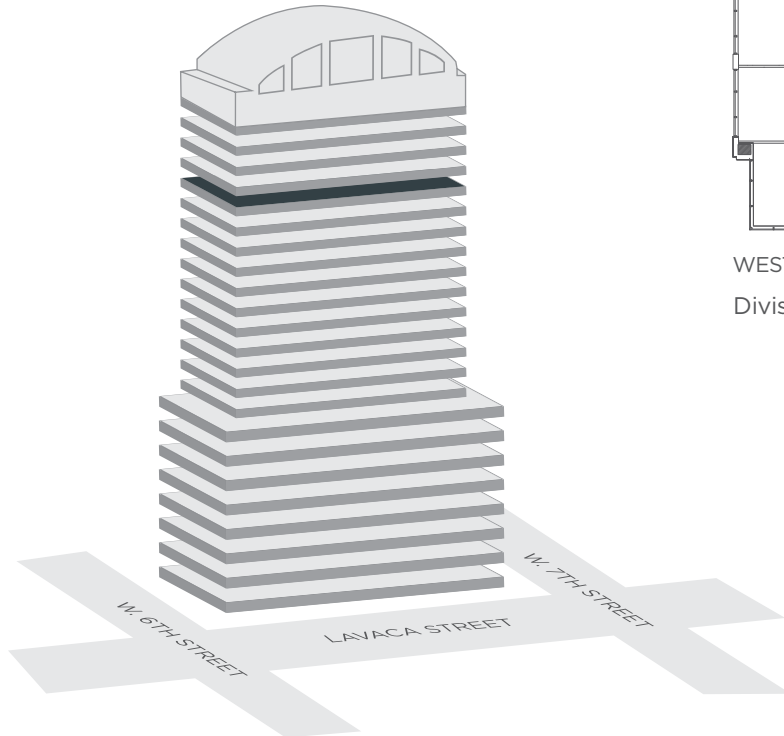


# FLOOR 19 AVAILABILITY

**SUITE**  
1970

**SF**  
9,862

**AVAILABILITY**  
90 DAYS  
NOTICE



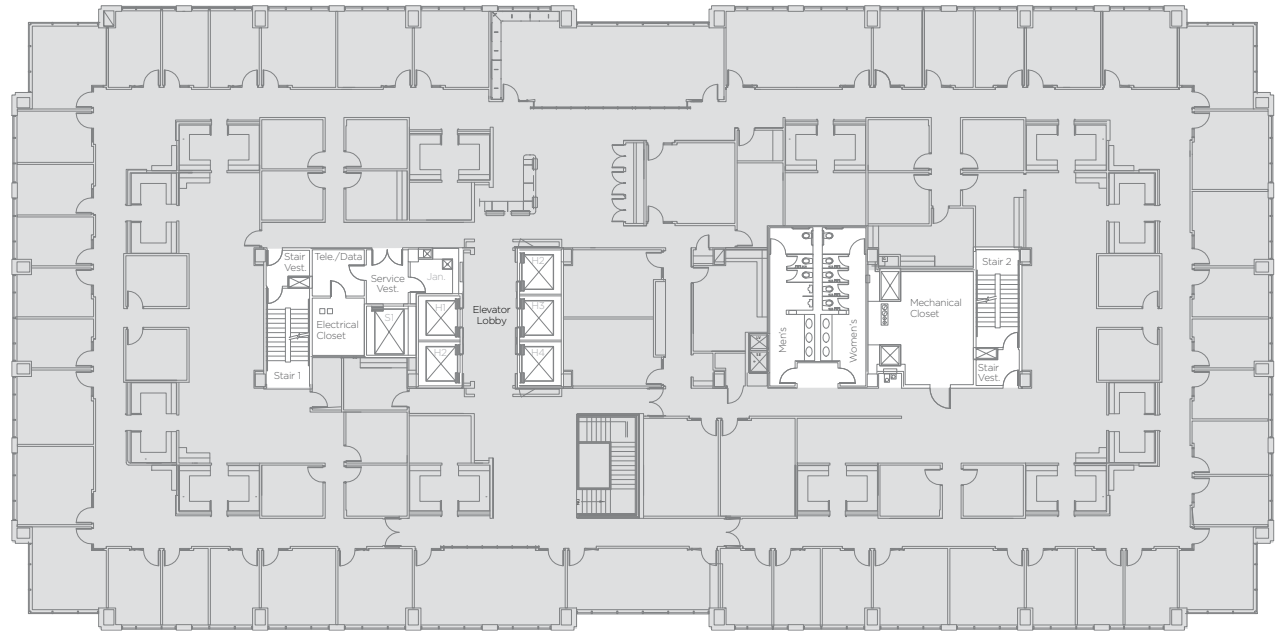
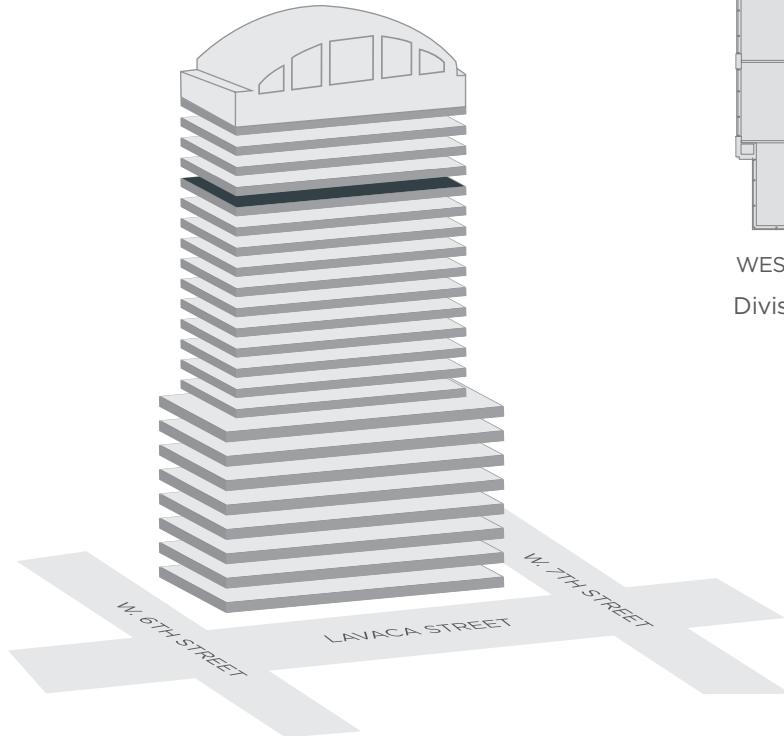
WEST SIXTH STREET  
Divisible to 1,421 RSF

# FLOOR 21 AVAILABILITY

**SUITE**  
2100

**SF**  
29,952

**AVAILABILITY**  
IMMEDIATE



WEST SIXTH STREET

Divisible



300

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[WWW.300WEST6THSTREET.COM](http://WWW.300WEST6THSTREET.COM)

FOR LEASING INFORMATION CONTACT:

Travis Dunaway  
512-682-5570  
[Tdunaway@endeavor-re.com](mailto:Tdunaway@endeavor-re.com)

Anne Swift  
512-682-5564  
[Aswift@endeavor-re.com](mailto:Aswift@endeavor-re.com)



512-682-5500  
500 W 5th Street  
Suite 700  
Austin, TX 78701



LIONSTONE INVESTMENTS