

# CAPITOL TOWER



**CLASS A CREATIVE OFFICE SPACE  
AVAILABLE IN AUSTIN'S CBD**

**SAN JACINTO AND 9TH STREET | 206 E. 9<sup>TH</sup> STREET • AUSTIN, TEXAS**

# CAPITOL TOWER

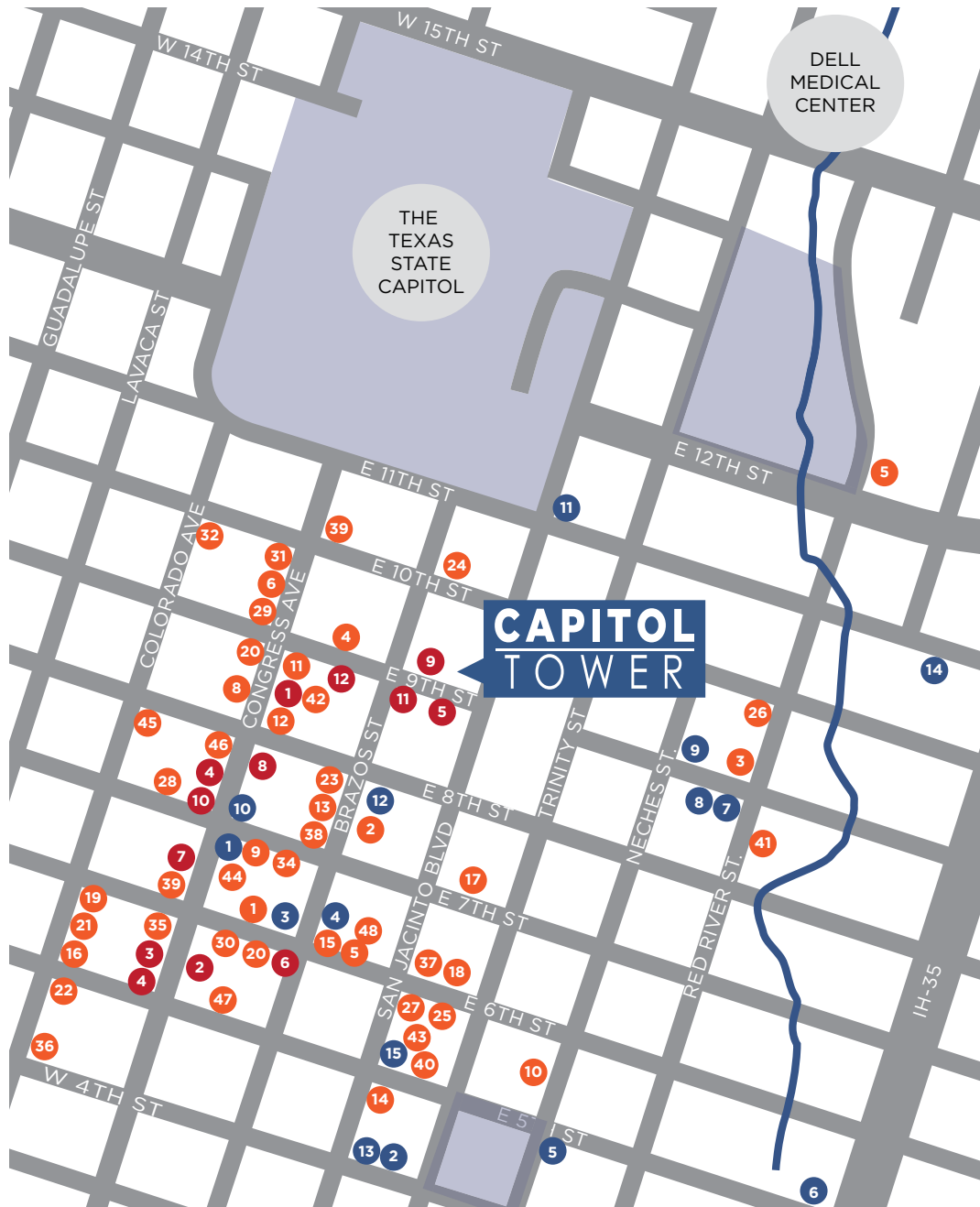


## PROPERTY HIGHLIGHTS

- Downtown Class A office space
- Best Class A office parking ratio in downtown
- Excellent views of downtown Austin and The Capitol
- Two blocks from The Texas State Capitol
- Walking distance to numerous downtown amenities
- On-site banking
- Convenient access to Mopac and IH35
- New lobby and exterior renovations

## AVAILABLE SPACE

SUITE	SF	AVAILABLE
2000	2,801 SF	NOW



## SPOTS TO STAY

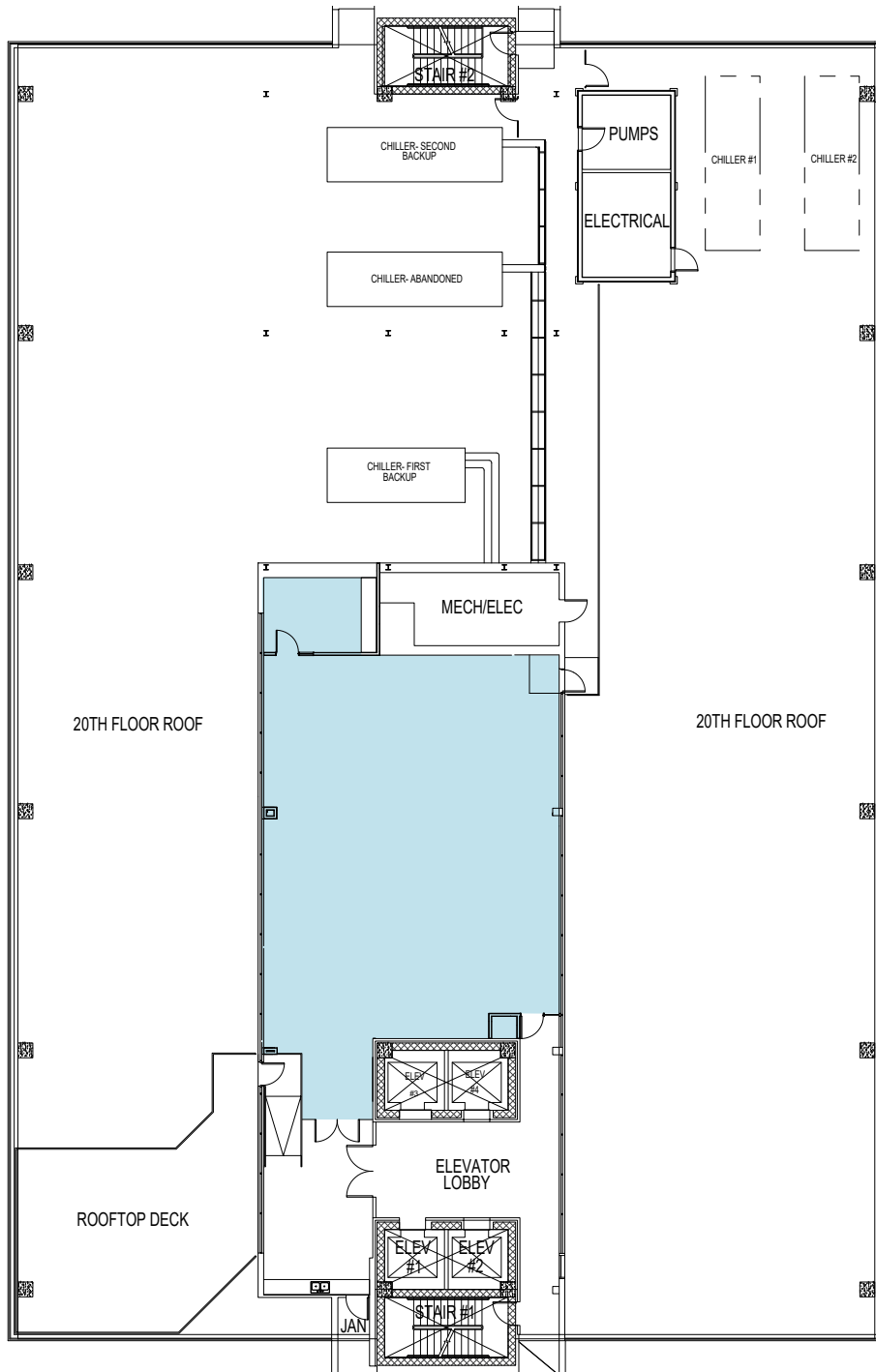
1. Aloft
2. Courtyard by Marriott
3. Driskill
4. Firehouse Hostel
5. Hilton
6. Hilton Garden Inn
7. Holiday Inn
8. Hotel Indigo
9. Hyatt House
10. Stephen F. Austin
11. LaQuinta
12. Omni
13. Residence Inn
14. Sheraton
15. The Westin

## WHAT YOU NEED

1. 7 Eleven
2. Bank of America
3. Broadway Bank
4. CVS
5. First Citizens Bank
6. Gold's Gym
7. Horizon Bank
8. Paramount Theatre
9. Prosperity Bank
10. The Contemporary
11. UPS Store
12. USPS

## EAT & DRINK

- |                         |                         |                              |                              |
|-------------------------|-------------------------|------------------------------|------------------------------|
| 1. 1886                 | 13. CU29                | 25. Midnight Cowboy          | 37. Shakespeare's            |
| 2. Ancho's              | 14. Eddie V's           | 26. Mohawk                   | 38. Slake Café               |
| 3. Arlo's               | 15. Firehouse Lounge    | 27. Parkside                 | 39. Starbucks                |
| 4. Austin Club          | 16. Garage              | 28. Perry's                  | 40. Stella                   |
| 5. BD Riley's Irish Pub | 17. Holy Grounds        | 29. Planet Sub               | 41. Stubb's BBQ              |
| 6. Brick Oven           | 18. Iron Cactus         | 30. P. Terry's               | 42. Subway                   |
| 7. Caffè Aragona        | 19. Italic              | 31. Quattro Gatti            | 43. The Backspace            |
| 8. Caffè Medici         | 20. Jimmy Johns         | 32. Quiznos                  | 44. The Hideout Coffee House |
| 9. Caroline             | 21. Leaf                | 33. Roaring Fork             | 45. The Iron Bear            |
| 10. Chez Nous           | 22. Lonesome Dove       | 34. Royal Blue Grocery       | 46. The Townsend             |
| 11. Chi'Lantro          | 23. Lucky Lab Coffee Co | 35. Ruth's Chris Steak House | 47. Vine Vault               |
| 12. Chipotle            | 24. Messhall Café       | 36. Searsucker               | 48. Voodoo Doughnut          |



## SPACE HIGHLIGHTS

- Great views of downtown Austin
- Open office layout
- Rooftop deck access



FOR MORE INFORMATION, CONTACT:

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