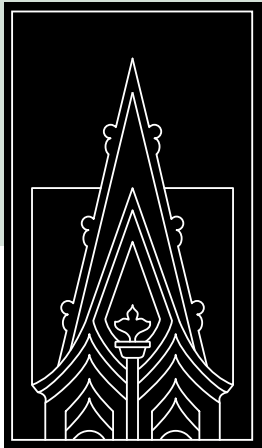


NORWOOD

TOWER





NORWOOD TOWER HISTORY

Hailed as the most dazzling building in Austin since its 1929 debut, the Norwood Tower resembles a classic fairy-tale castle. The dramatic façade of this elegant Gothic Revival office tower stuns the viewer with its eclectic confection of finials, gargoyles and ornate tracery full of romance, mystique and nostalgia.

The lobby entry is adorned with travertine marble wainscoting and columns with marble capitals and bases resting on polished Texas limestone flooring. Its ornamental plaster ceiling is adorned with gold leaf medallions.

The building's owners, members of President Lyndon B. Johnson's family, have deep roots in Austin and many ties to the Norwood Tower. Johnson's daughter and her husband have chosen to make their home in the building's penthouse, affirming their commitment to downtown revitalization, urban living, and the building's rich, historic significance.

Built in 1929, the Norwood Tower will celebrate its 90th Anniversary in July of 2019. Its history is intricately interwoven with Austin's oldest families, medical and legal professionals, and the city's business community.



Circa 1931, Historic Norwood Building
Photo by Jordan Ellison courtesy of Austin History Center,
Austin Public Library

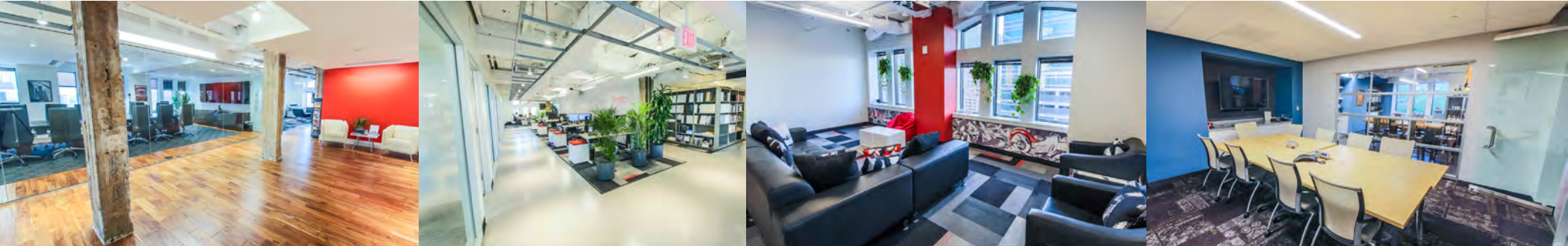
The building had more light than most buildings. Dad was very pleased with the appearance of the building and with the opportunity to add so many innovations, like the air-conditioning and the garage.

– Watt Harris Jr., Son of the Architect



NORWOOD TOWER

NEW IMPROVEMENTS UNDERWAY



A
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Suite 100	3,061 - 4,500 RSF (Office/Retail)* *Mezzanine level planned to add +/- 1,500 RSF (total of +/- 4,500 RSF)
Suite 125	747 RSF (Office/Retail)
Suite 200	3,915 RSF
Suite 820	4,954 RSF
Suite 1000	7,412 RSF (Full Floor Spec Suite)
Suite 1210	1,284 RSF
Suite 1230	1,494 RSF**
Suite 1240	851 RSF**

****Contiguous up to 2,345 RSF**

P A R K I N G R A T I O
2 per 1,000 RSF

P R O P E R T Y H I G H L I G H T S

- On-site management and ownership
- Rooftop patio for entertaining
- On-site conference/meeting facility and tenant lounge
- Low operating expenses
- Building signage available
- Perry's Steakhouse
- Historic landmark



Part of Austin's vital downtown business life and within walking distance of the State Capitol, Norwood Tower is an address of prestige and elegance. Due to its location and historic stature, Norwood Tower has been filled to capacity, unable to accept new tenants. This Austin landmark now has available space to lease, providing an unparalleled opportunity for successful companies.

FOR MORE INFORMATION

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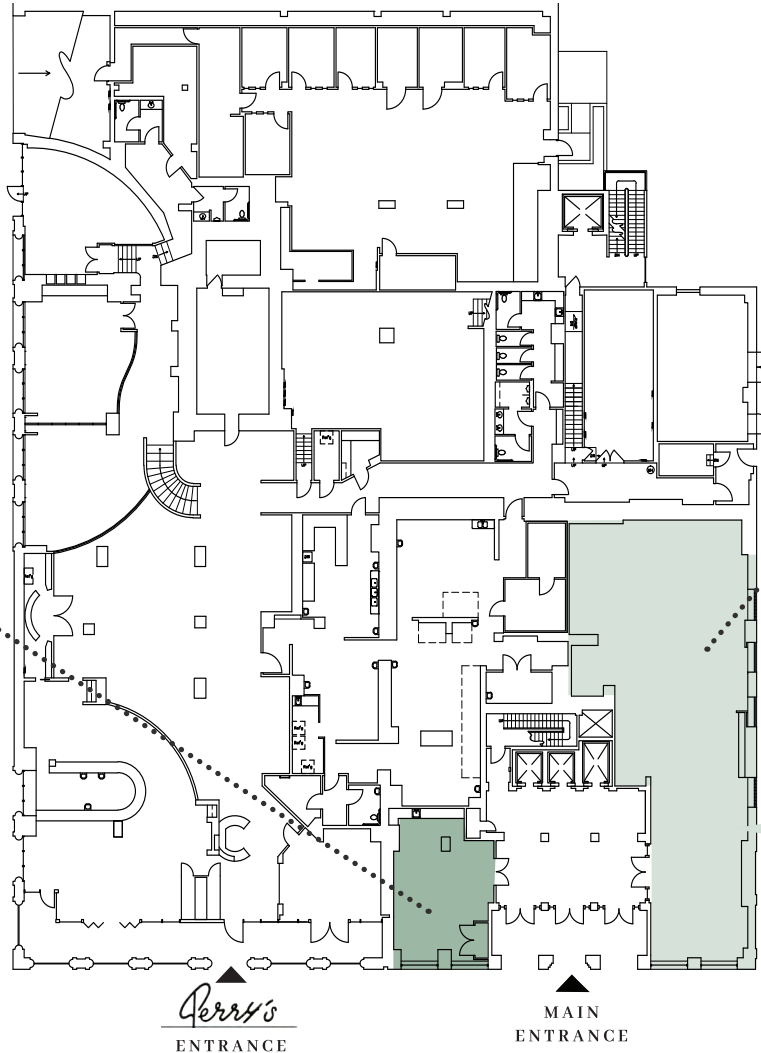


NORWOOD TOWER

FLOOR ONE 1

SUITE 125
747 RSF
Office/Retail

COLORADO STREET



Perry's
ENTRANCE

MAIN
ENTRANCE

7TH STREET

SUITE 100
3,061 - 4,500 RSF
Office/Retail
*Mezzanine level planned to add
+/- 1,500 RSF
(total of +/- 4,500 RSF)
(Estimated Completion 9/1/2020)



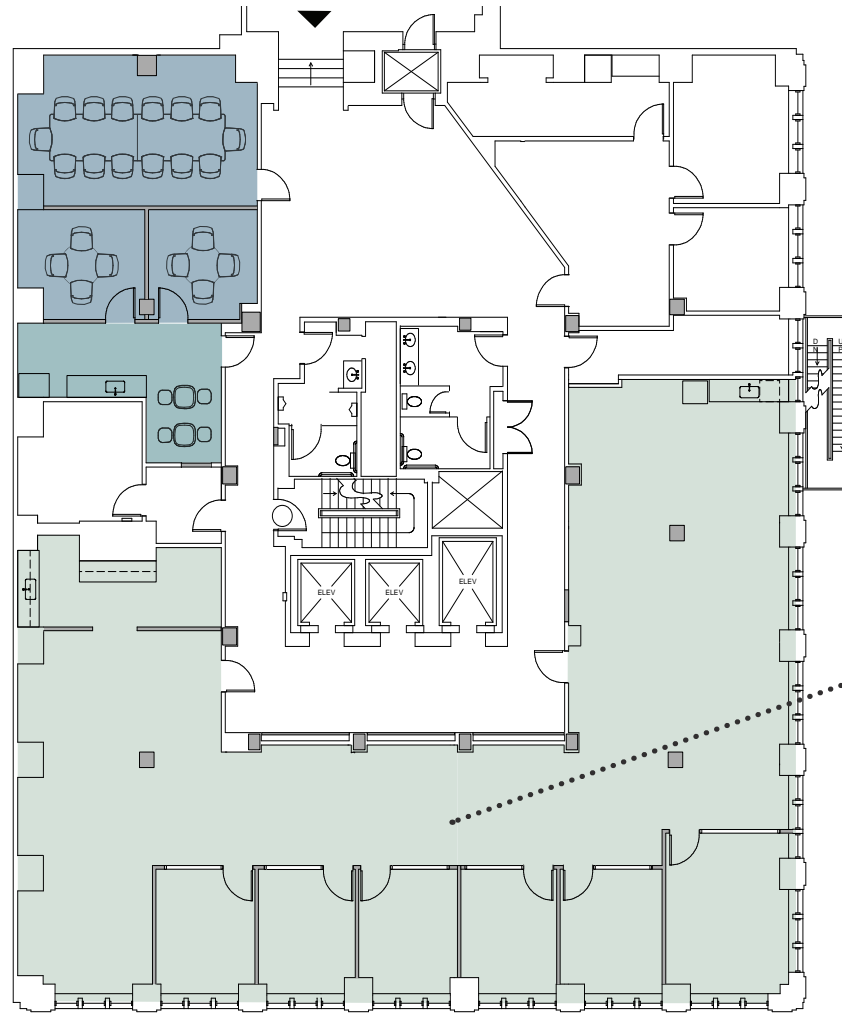


Building Parking Garage Access

Building Conference Rooms ▶

Tenant Lounge ▶

COLORADO STREET



SUITE 200
3,915 RSF

 360° VIRTUAL TOUR

7TH STREET

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NORWOOD TOWER

FLOOR EIGHT 8

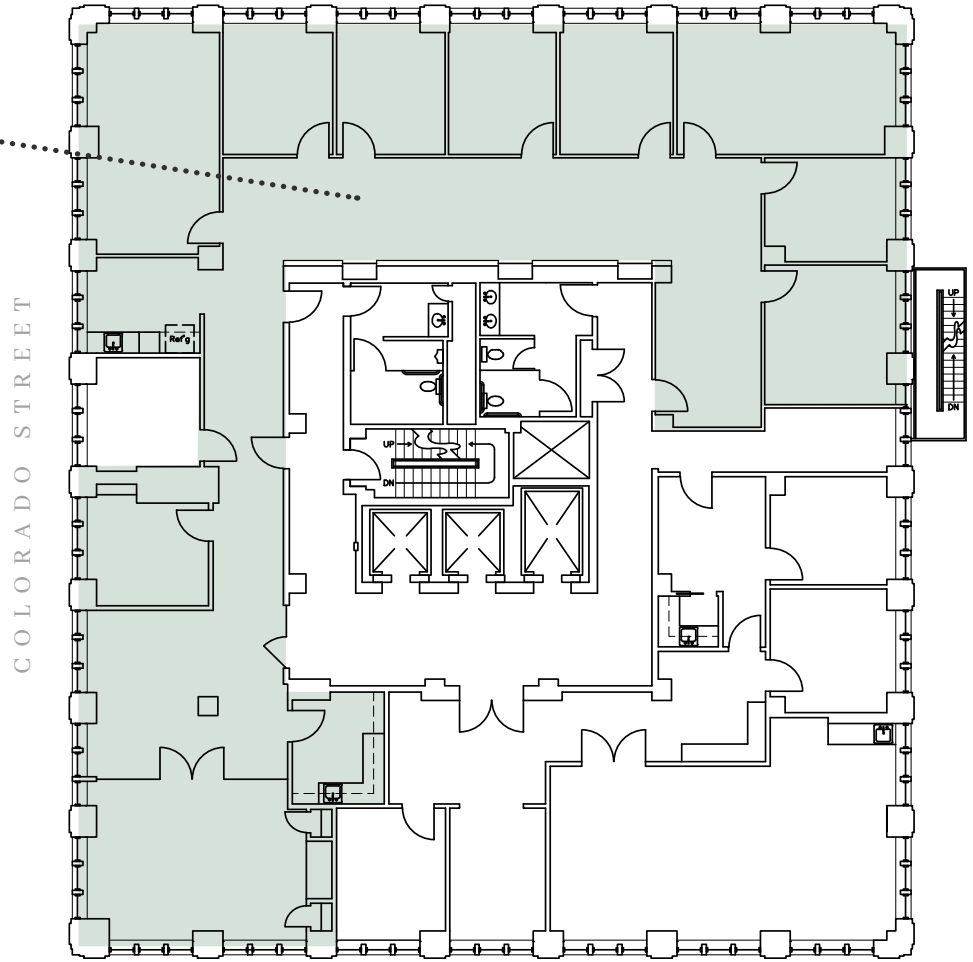
SUITE 820

4,954 RSF



360° VIRTUAL TOUR

Proposed Spec Suite on Following Page



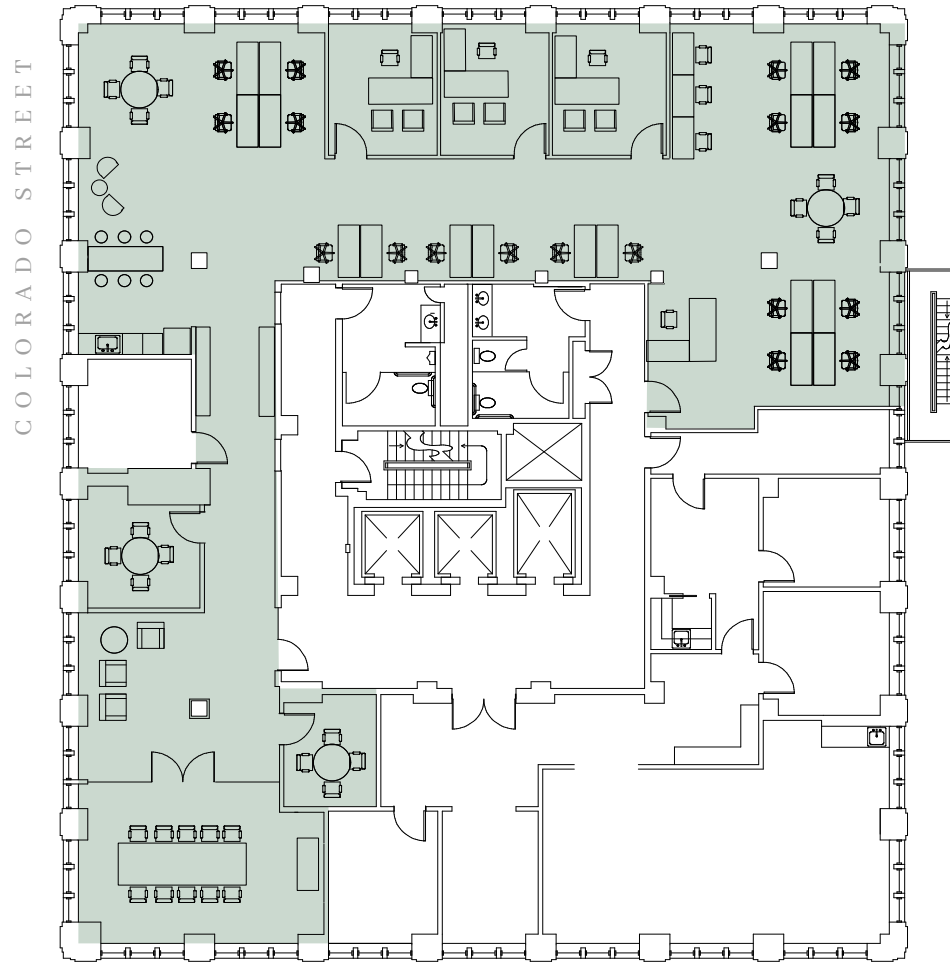
COLORADO STREET

7TH STREET



SUITE 820
Proposed Spec Suite Plan
4,954 RSF

COUNTS	
WORK STATIONS:	22
OFFICES:	3
CONFERENCE/TRAINING:	1
BREAK ROOM:	1
Huddle Room/Area:	2
WORK/COPY AREA:	1





NORWOOD TOWER

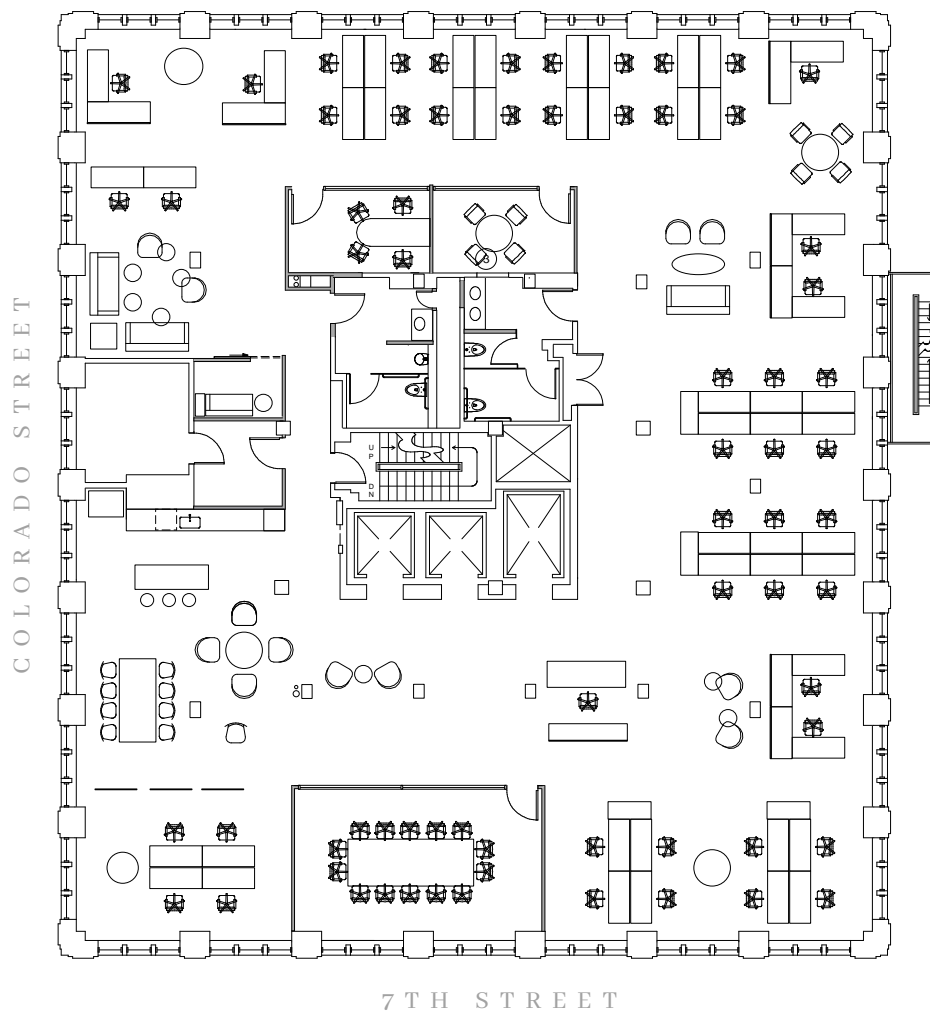
FLOOR TEN 10

SUITE 1000
7,412 RSF (Full Floor Spec Suite)

Photos on Following Page



COUNTS	
WORK STATIONS:	50
CONFERENCE/TRAINING:	3
BREAK ROOM:	1
HUDDLE AREAS:	6
MOTHERS ROOM/QUIET ROOM:	1
WORK/COPY AREA:	1
IT/STORAGE:	1





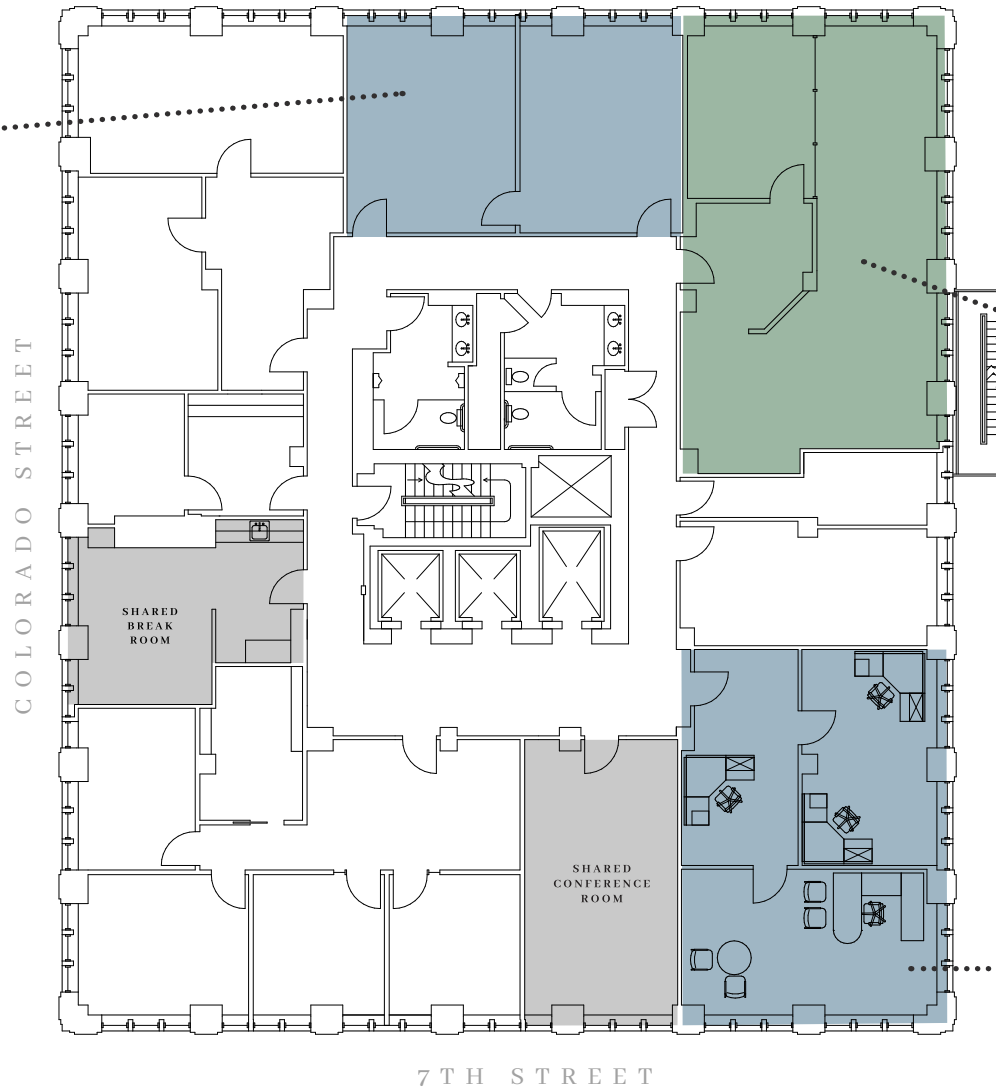


NORWOOD
TOWER

FLOOR TWELVE 12

SUITE 1240*
851 RSF

*Contiguous up to 2,345 RSF

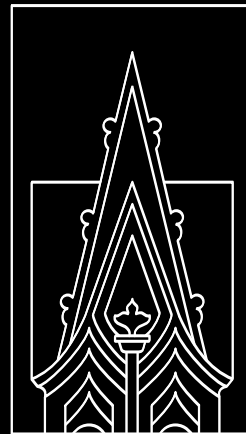


SUITE 1230*
1,494 RSF

SUITE 1210
1,284 RSF

The prestigious Norwood Tower, where historic beauty unites with modern
flair to create a truly unique business environment.

114 W 7TH STREET | AUSTIN, TEXAS 78701





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Jason Steinberg</u>	<u>535355</u>	<u>jsteinberg@ecrtx.com</u>	<u>512.505.0004</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date