



AN EAST AUSTIN MIXED-USE DEVELOPMENT

Phase 1 Delivered Q1 2020



3443 Ed Bluestein Boulevard
Austin, TX 78721

A development by 3443 Zen Garden LP





Viie Austin is a ± 4,600,000 SF mixed-use development located in East Austin that features a variety of unique amenities designed to meet all your needs. Centrally located on Highway 183 east of downtown, Viie Austin aims to create a sustainable, forward-thinking complex built for all forms of collaboration, be it professional, social or cultural.





PHASE 1

BUILDING	SQUARE FEET	PURPOSE	EST. COMPLETION
Building F	104,558	Office	Q1 2020
Building HJ	222,720	Office	Q2 2020
Amenity Center (Building C)	62,336	Food Hall & Fitness Studios	Q2 2020
On-site Trail System	N/A	Amenities	Q1 2020
Access to Walnut Creek Bikeway	N/A	Amenities	Q1 2020

PHASE 2

Building D	151,700	Office	TBD
Buildings L&M	660,285	Office	TBD
Retail, Zen Garden	N/A	Amenities	TBD

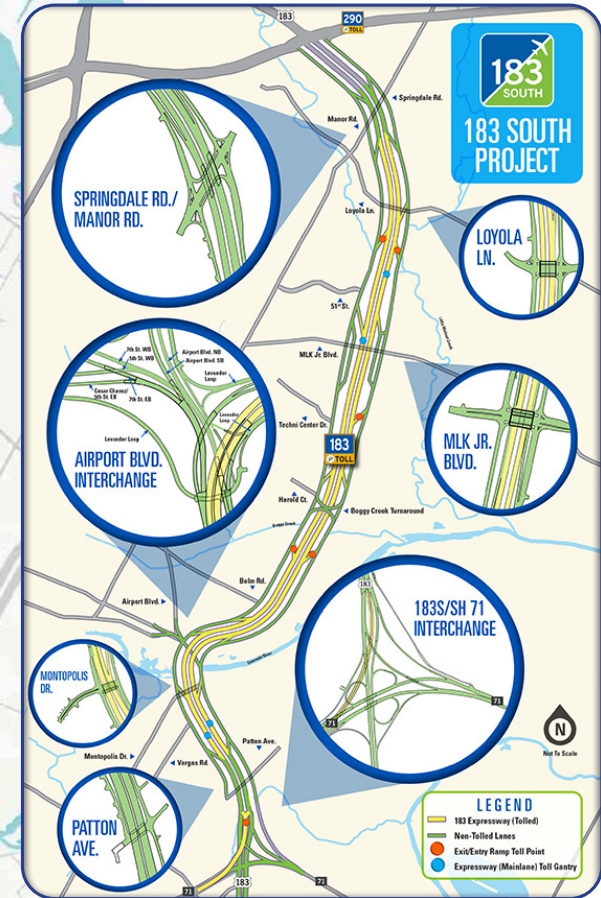
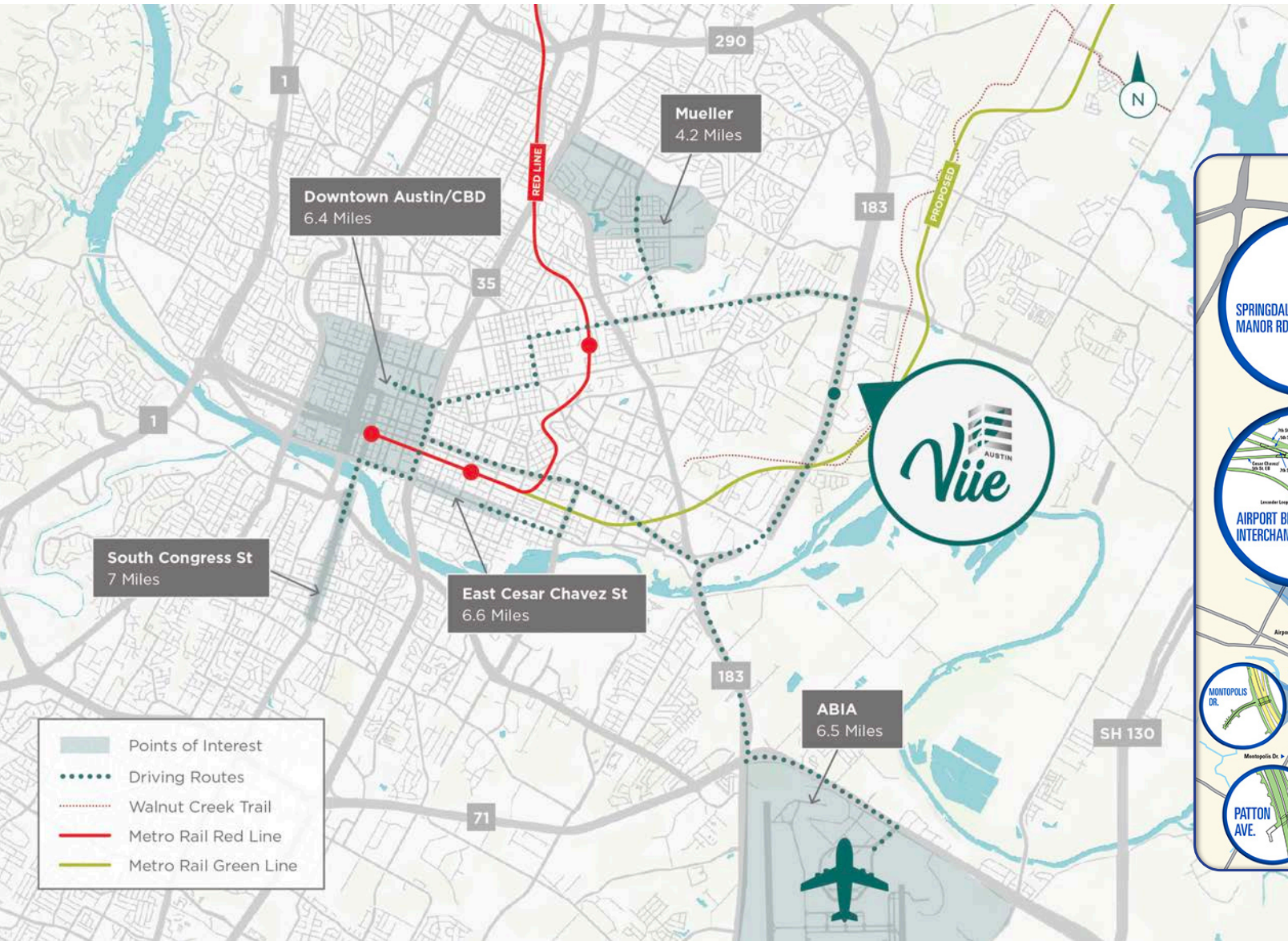
PHASE 3

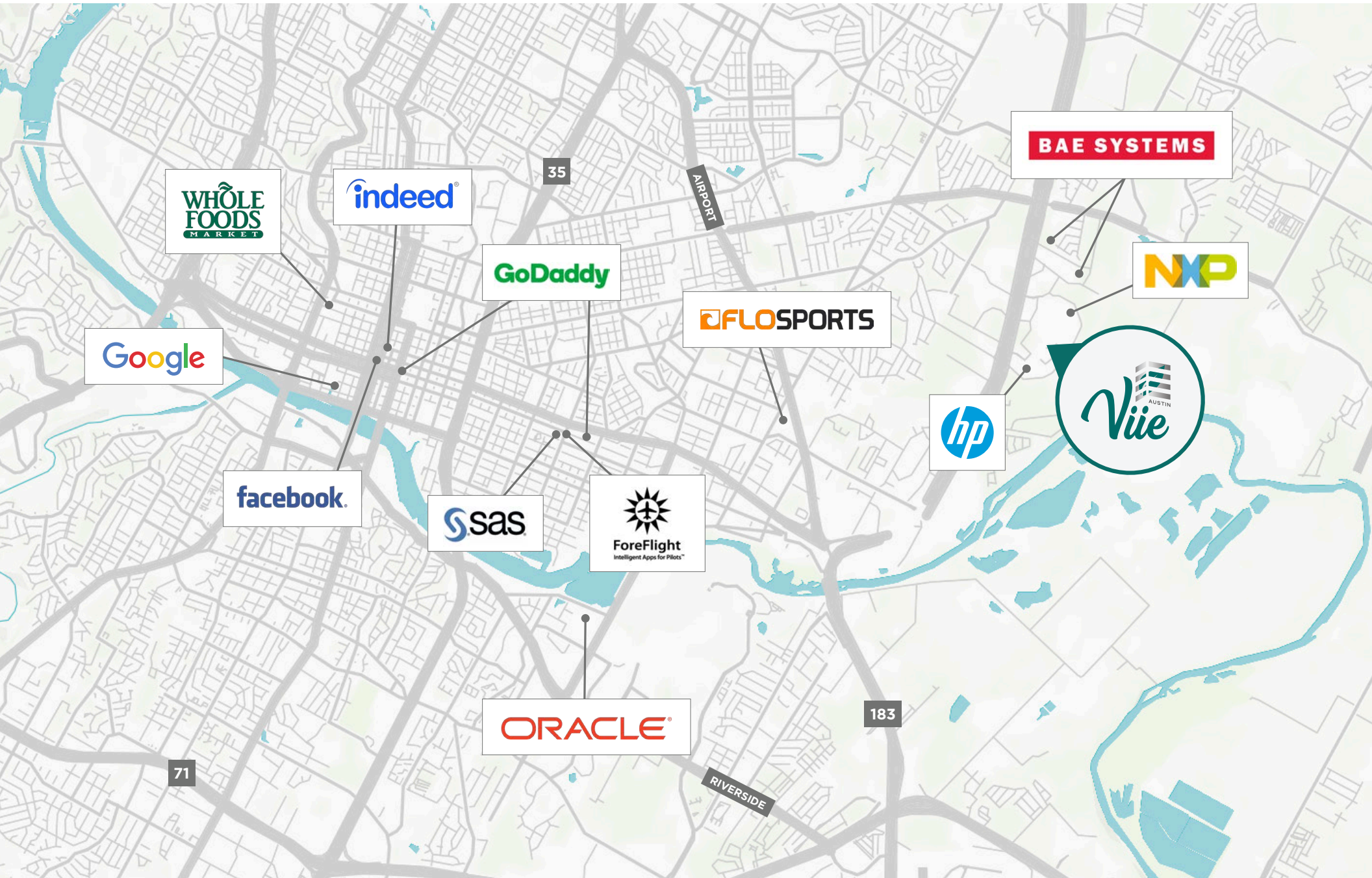
Building B	472,719	Office	TBD
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PHASE 4

Building 1	700,000	TBD	TBD
Building 2	700,000	TBD	TBD
Building 3	700,000	TBD	TBD
Building 4	425,000	TBD	TBD
Building 5	425,000	TBD	TBD

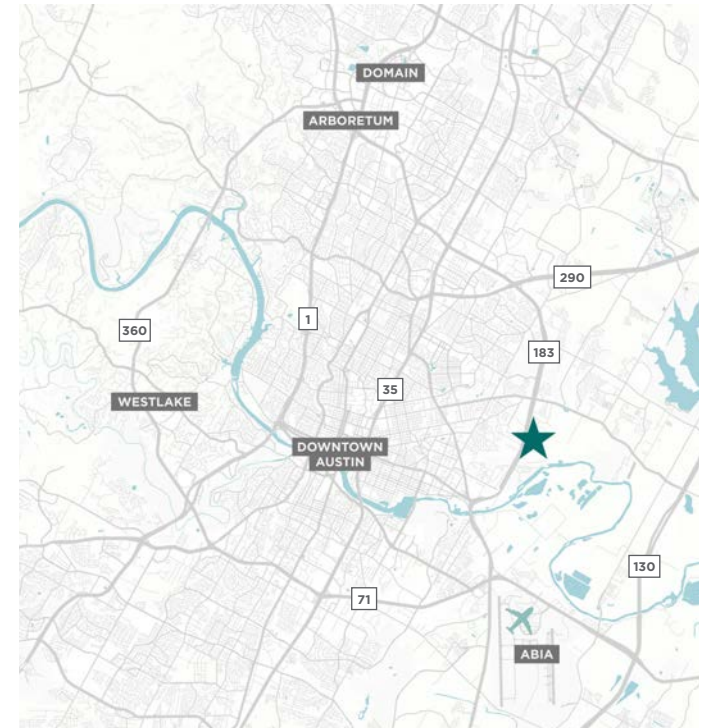
TOTAL SF: 4,624,318 SF







EAST 6TH STREET		
Hotel Vegas	Wright Bros Brew & Brew	Ramen Tatsu-Ya
The White Horse	Spartan Pizza	Poke Me Long Time
Takoba	Ah Sing Den	Il Brutto
Kebablicious	Milonga Room	La Matta
Licha's Cantina	Buenos Aires Cafe	Cisco's
The Liberty	La Perla Bar	Zilker Brewing Co.
El Chilito	Rollin Smoke BBQ	Via 313 Pizza
Grackle	The Eastern	Whisler's
Lazarus Breweing Co.	Lalal Time	Cartel Coffee Lab
Cuvee Coffee Bar	The Brixton	Tamale House East
The Hightower	Relvely Kitchen + Bar	Suerte
Violet Crown SC	Prohibition Creamery	Yellow Jacket SC
Shangri-La		The Volstead Lounge



Overview - Building FHJ



FEATURES

ADDRESS	3443 Ed Bluestein Boulevard
TOTAL SF	327,278 RSF Available - 4 Stories
PARKING	4.00 : 1,000 SF / Surface & Garage Free Unreserved
BUILDING	F Wing: 104,558 SF H Wing: 116,297 SF J Wing: 106,423 SF
LEASING TERMS	Call for information

AMENITIES

- Central location with easy access to Highway 183 and entrances/exits on the frontage road
- Pursuing LEED Gold design for sustainability
- Energy efficient design: solar panels, water conservation and thermal storage
- Onsite building management
- 35 electrical charging stations
- Alpaca Market, Baskin-Robbins and coffee shop
- Showers on each floor
- Valet and reserved parking
- State-of-the-art-fitness center with lockers and showers
- Direct access to Walnut Creek Bike Trail and on-site bike storage
- On-site healthcare services
- On-site yoga and meditation studio
- On-site hike and bike paths, zen garden, pond
- Outdoor seating areas and pocket parks

Occupancy Q1 2020

Level One

F: 23,778 RSF

H: 27,754 RSF

J: 21,927 RSF

Total: 73, 459 RSF



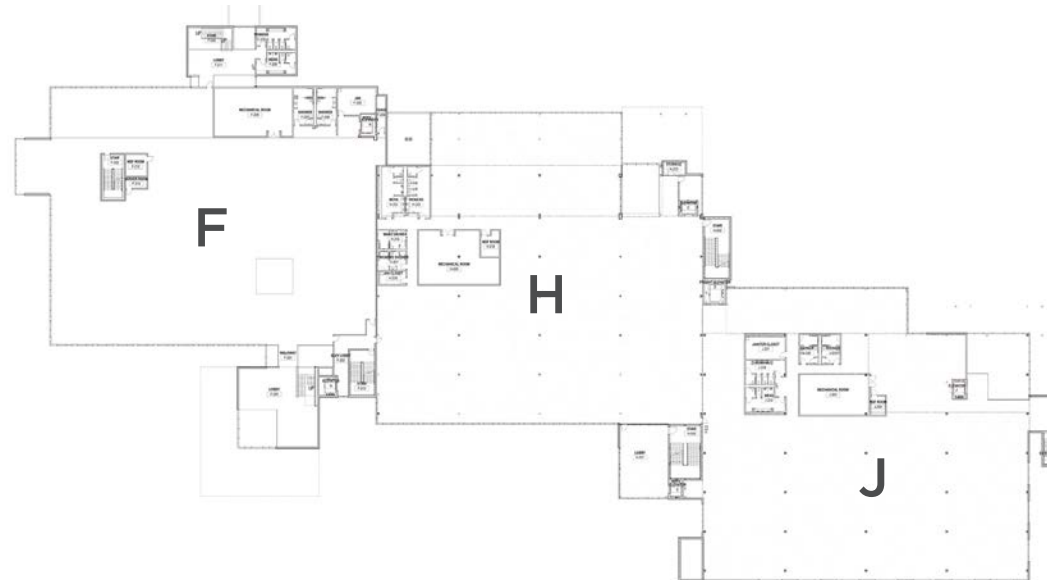
Level Two

F: 26,399 RSF

H: 28,696 RSF

J: 27,563 RSF

Total: 82,658 RSF



Level Three

F: 25,975 RSF

H: 29,017 RSF

J: 27,824 RSF

Total: 82,816 RSF



Level Four

F: 28,396 RSF

H: 30,830 RSF

J: 29,109 RSF

Total: 88,335 RSF



Health & Wellness



A HOLISTIC APPROACH

Wellness is at the core of happy, healthy and productive employees and employee health is a cornerstone of our campus. In development now and headed by Fara Ranjbaran, M.D., our campus wellness clinic will feature a team of experts in yoga, nutrition, acupuncture and more.



FITNESS

Viie Austin will feature a wide variety of fitness facilities to ensure tenants have the opportunity to enjoy a healthy work-life balance. With a number of amenities to choose from, the first phase of our state-of-the-art facilities are located in Building C. Current and future developments include:

- Fitness Centers
- Group Classes
- Community Bicycles
- Exercise Stations
- Yoga & Meditation
- Hike & Bike Paths
- Basketball Courts
- Volleyball Courts
- Tennis Courts
- Parkour Course
- On-site Healthcare Services
- Massage Therapists
- Personal Trainers
- Zen Garden & Pond



HEALTHY DINING

Healthy dining options on campus will give tenants every opportunity to eat healthy any time of the day. Our selections include delicious, ready-to-go meals that will save time and money.

Sustainability

We are pursuing LEED Gold design for sustainability, meaning we've adhered to strict guidelines ensuring that Viie Austin maintains a commitment to eco-friendly and sustainable practices.

SOLAR

Viie Austin will include a large solar panel array. Solar energy is the cleanest and most abundant renewable energy source available. Our use of clean solar energy technologies will enhance sustainability and reduce pollution.



WATER CONSERVATION

Using what is commonly referred to as “living infrastructure,” Viie Austin plans to rely on natural frameworks to protect local water quality, as well as to promote additional Green Energy initiatives.



THERMAL STORAGE

A near self-sustaining campus is equally business-friendly and Earth-friendly. Adding thermal energy storage to an HVAC system dramatically reduces energy costs and will reduce utility rates for businesses on campus.





CONNECT WITH US TODAY

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