



MUSIC LANE

A RARE OPPORTUNITY TO
BE PART OF AUSTIN'S SOUTH
CONGRESS EXPERIENCE.

**SOME OF THE MOST EXCLUSIVE
HOTELS AND MOST INNOVATIVE
RESTAURANTS AND ENTERTAINMENT
VENUES IN AMERICA NOW CALL
SOUTH CONGRESS HOME.**



THE PLACE.

SOUTH CONGRESS PERFECTLY CAPTURES AUSTIN'S AUTHENTIC, TRENDSETTING CHARACTER.

Close to the city's heart—both emotionally and physically—South Congress is a place where legends and upstarts coexist. A place where storied home-grown businesses stand shoulder to shoulder with a handful of pioneering global brands. A place adored by local trendsetters, festival attendees, celebrities, and tourists from around the world. All looking for the creative, uncommon ideas and unique experiences that reflect the distinctive spirit of Austin.





MUSIC LANE COURTYARD



PERLA'S

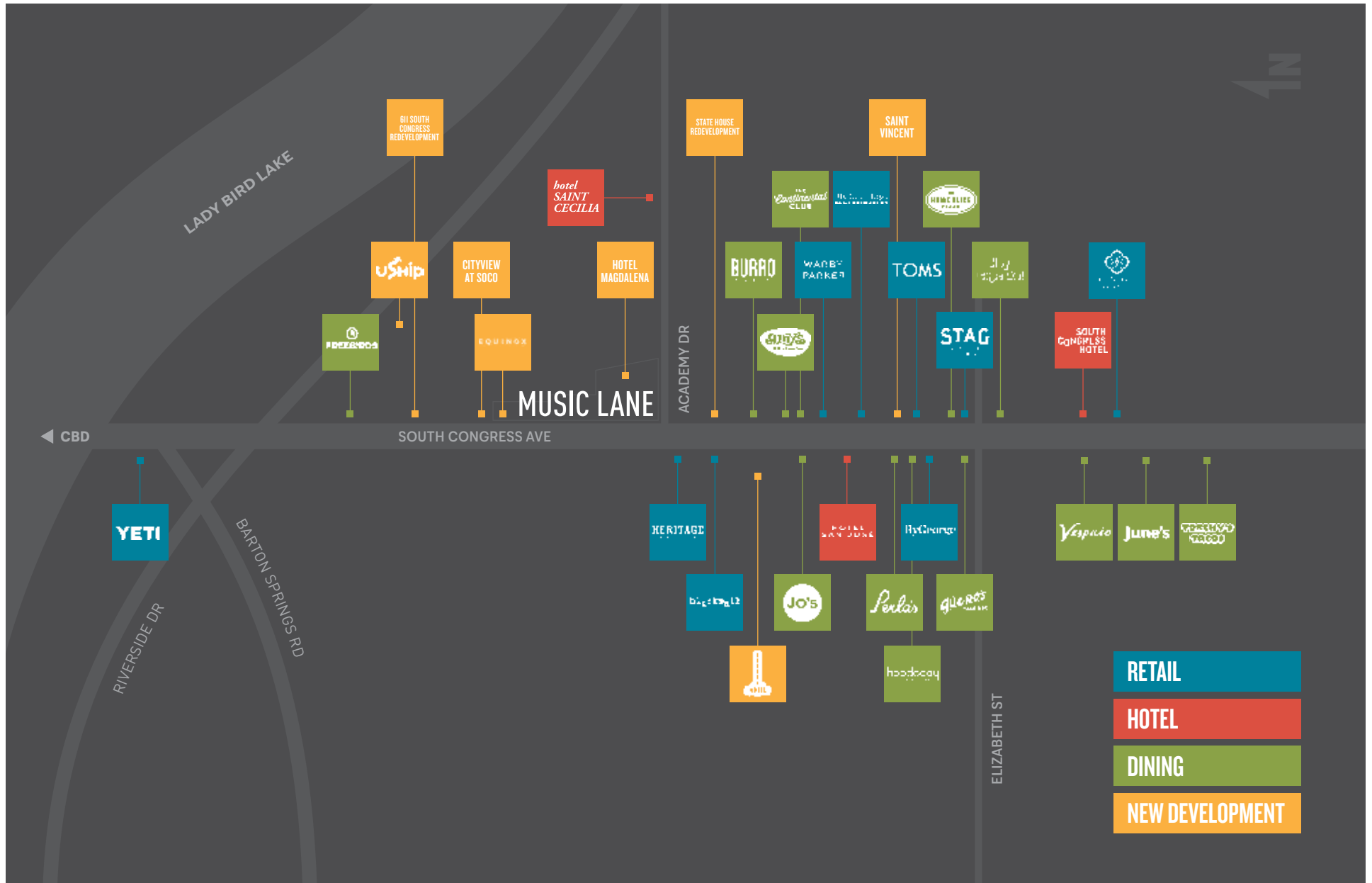


TOMS

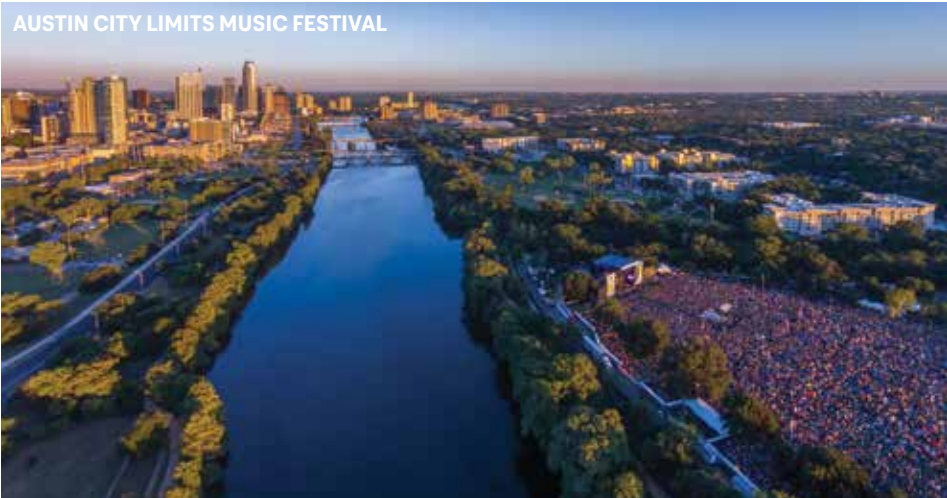
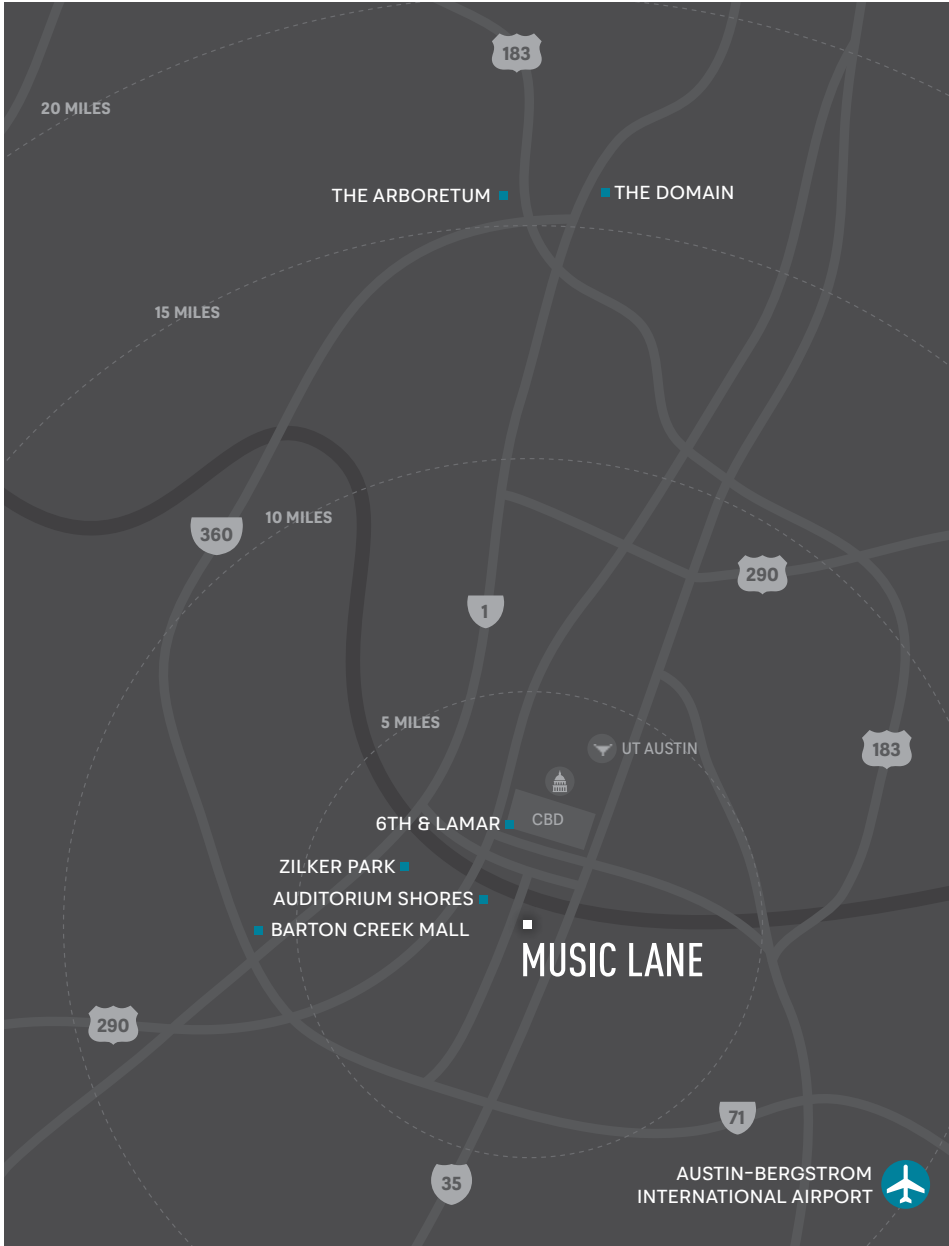


WARBY PARKER

SURROUNDED BY GREAT DINING, SHOPPING AND HOTELS



STRATEGICALLY LOCATED AT THE CENTER OF ALL THAT AUSTIN HAS TO OFFER





AUSTIN, TEXAS IS THE #1 BEST PLACE TO LIVE

—U.S. News 2/7/17

#1
CITY FOR
JOB SEEKERS
—NerdWallet 12/19/16



0%
STATE AND LOCAL
INCOME TAX

#3
CITY CREATING
THE MOST TECH JOBS
IN 2017
—Forbes 3/17/17

#1
U.S. CITY FOR
MILLENNIALS
—Nestpick 4/19/17



1 OF THE 10
BEST CITIES
TO RAISE A
FAMILY
—SmartAsset 2/2/17



#1
FASTEST GROWING
LARGE CITY
—WalletHub 10/2/17



1 OF THE 10
MOST EDUCATED
CITIES IN AMERICA
—WalletHub 7/25/17

THE PROJECT.

MUSIC LANE IS CREATING A NEW FOCAL POINT FOR THE ENERGY AND EXCITEMENT OF SOUTH CONGRESS.

Music Lane's 51,775 square feet of office offers a rare opportunity for businesses looking for an iconic location that appeals to today's most in-demand employees. Music Lane will be an unequaled architectural and cultural presence in the heart of South Congress, home to the Soho House Austin and featuring a diverse range of on-site dining, retail, entertainment, fitness options, and parking.





SOHO HOUSE

SOHO HOUSE

The hotel, club, and restaurant offerings of Soho House perfectly complement Music Lane’s retail and creative-office space, giving the project a 24-7 buzz.

OTHER AREA HOTELS

Proximity to Hotel Magdalena, Hotel Saint Cecilia, Hotel San José, the Austin Motel, and South Congress Hotel put the project at the epicenter of Austin’s festival and conference scene.

LOCALLY INSPIRED DESIGN

Texas-based, internationally recognized architecture firm Lake | Flato has designed Music Lane to stand out as a signature structure, while also giving it the feel of a place that has been there for decades.

INVITING OUTDOOR SPACES

Shaded courtyards, paseos, and expansive outdoor decks and rooftop spaces will encourage visitors to linger, energizing the property and reinforcing its role as a retail destination.

EQUINOX

EQUINOX PART OF CITYVIEW DEVELOPMENT

This upscale, full-service fitness club from Equinox features unrivaled fitness classes and personal training, performance-inspiring studios, and luxury amenities.

ON-SITE PARKING

On-site structured parking spaces will create a level of access and convenience seldom seen in urban retail districts.

ECLECTIC MERCHANDISING

Open Realty Advisors is assembling a thoughtfully curated collection of brands that will be true to the eclectic appeal of South Congress, while also reflecting its growing status as a premier retail destination.

SOHO HOUSE.

THE AUSTIN LOCATION OF THE GLOBAL PRIVATE MEMBERS' CLUB FOR CREATIVE PROFESSIONALS.

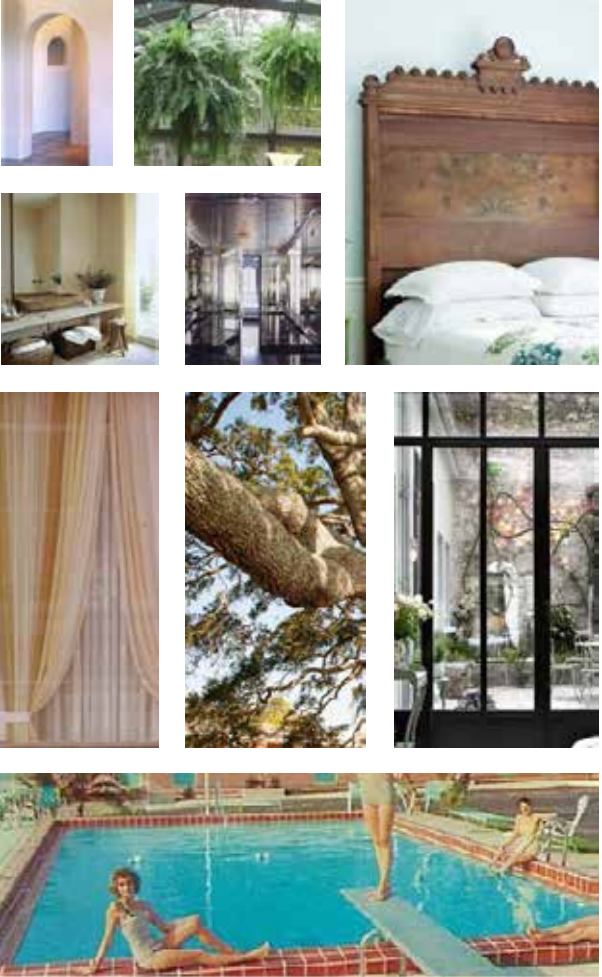
Founded in London in 1995 as a private members' club for people in the creative industries, Soho House now has locations across Europe and North America. The clubs offer renowned dining, drinking, and relaxation, and they are known for creating a comfortable home away from home for members. Austin's Soho House will also include a public restaurant committed to a unique dining experience and simple dishes made with seasonal, locally sourced ingredients.



SOHO HOUSE NEW YORK BAR



SOHO HOUSE CHICAGO POOL



EQUINOX.

THIS HIGH-PERFORMANCE FITNESS CLUB OFFERS BESPOKE EXPERIENCES AND UNPARALLELED SERVICES.

Equinox operates 89 upscale, full-service clubs, with more than 70,000 members throughout the US as well as international locations in London, Toronto, and Vancouver. The company offers an integrated selection of Equinox-branded programs, services and products, including strength and cardio training, studio classes, personal training, spa services and products, apparel and food/juice bars. In its 26-year history, Equinox has developed a lifestyle brand that represents service, value, quality, expertise, innovation, attention to detail, market leadership and results.



PHOTOS ARE FROM OTHER EQUINOX LOCATIONS

SOUTH CONGRESS HOTELS.



“ AUSTIN IS A REMARKABLE PLACE, WITH A VERY AUTHENTIC SPIRIT. LAKE | FLATO'S URBAN DEVELOPMENT WORK HAS ALWAYS BEEN FOCUSED ON CREATING PLACES WITH A TIMELESS CHARACTER, AND WE ARE COMMITTED TO SUSTAINABLY SHAPING THE EVOLVING URBAN FABRIC OF AUSTIN.

DAVID LAKE, FAIA, PARTNER, LAKE | FLATO ARCHITECTS



THE SITE.

BUILDING 3
FLOORS 2-4
18,903 RSF OFFICE

SOHO HOUSE

BUILDING 1
FLOORS 2-3
32,872 RSF OFFICE

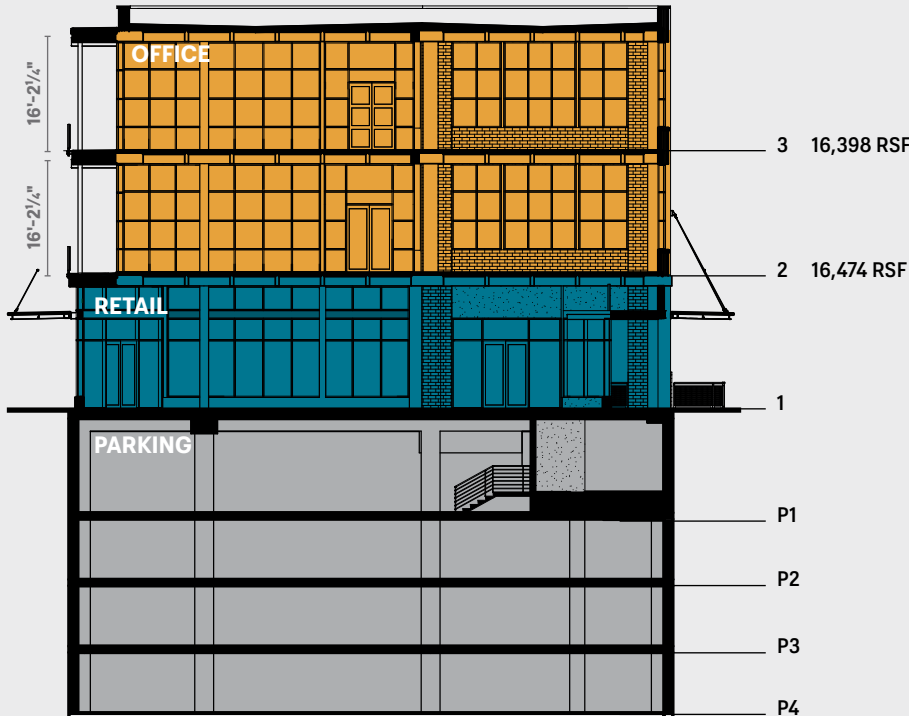


BUILDING 1.

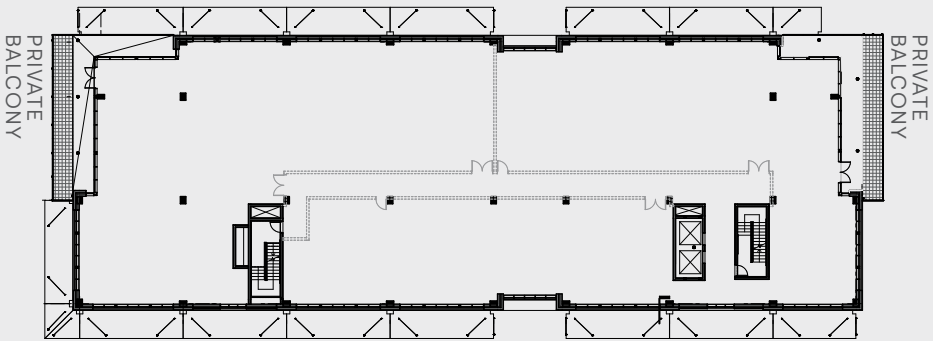
1100 S. CONGRESS AVE. | 32,872 RSF OFFICE AVAILABLE



BUILDING ELEVATION



TYPICAL FLOOR PLATE

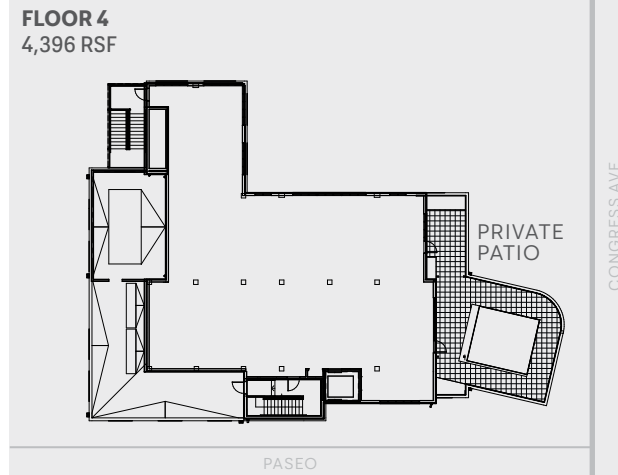
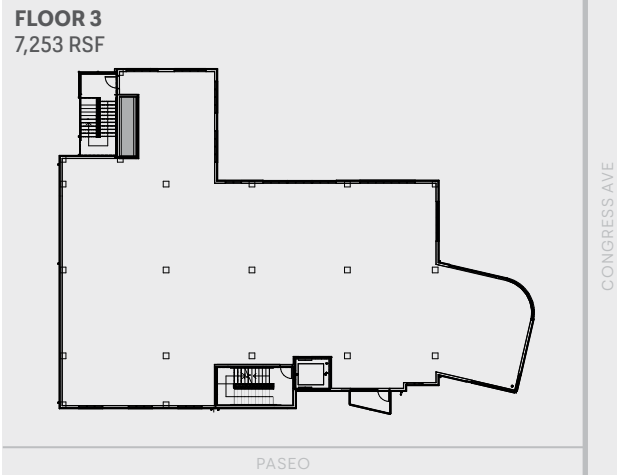
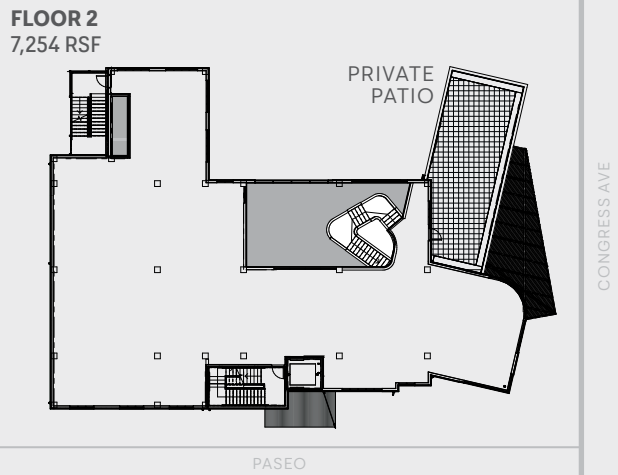
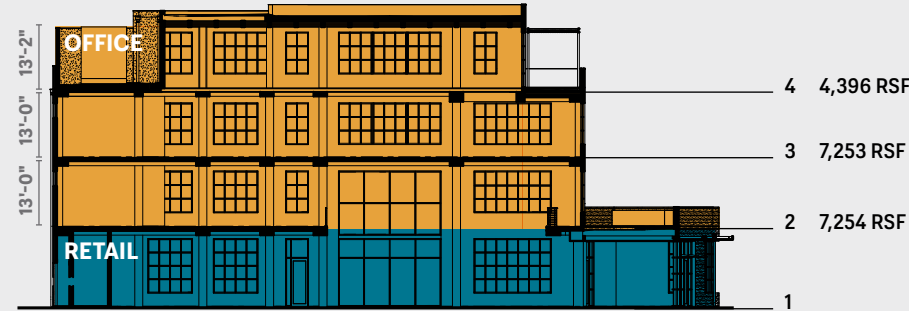


BUILDING 3.

1009 S. CONGRESS AVE. | 18,903 RSF OFFICE AVAILABLE



BUILDING ELEVATION



THE TEAM.

OFFICE LEASING

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DEVELOPER

Turnbridge Equities is developing Music Lane in partnership with Austinites Clark Lyda and Austin Pfister (developers of Hotel Magdalena and the famed Perry Mansion). Founded by Andrew Joblon, Turnbridge Equities has projects in major gateway cities including Austin, Miami, and New York. Their holdings span all classes of real estate, with a concentration in mixed-use. Since its inception in 2014, the privately held company has assembled a portfolio worth more than \$650 million.



OFFICE LEASING

Born in Austin, Endeavor has grown into the largest full-service commercial real estate company in Central and South Texas. The company's team of more than 100 professionals delivers specialized expertise in project leasing, tenant representation, property management, sales, and development. Endeavor's full-service approach gives it insight and market knowledge that strengthen each of its individual offerings, with every engagement benefiting from the diverse experience and robust network of the entire Endeavor team.



RETAIL LEASING

Founded in 1987 in Dallas, Texas, Open Realty Advisors has an almost 30-year track record of excellence in retail strategy and expansion, project leasing and development and investment. Open credits its success to its relationships, it's people and market based knowledge. Since its inception, Open has worked with some of the nation's premier real estate developers and retail tenants on some of the nation's most notable projects.



ARCHITECT

Lake | Flato Architects has gained national recognition for architecture that is rooted to its place and successfully merges with the landscape. In collaboration with their clients, Lake | Flato creates buildings that are tactile and modern, environmentally responsible and authentic, artful and crafted. Based in San Antonio, Lake | Flato was responsible for the design of the popular Hotel San José on South Congress, and recently completed the design of the new Austin Central Library.



LANDSCAPE ARCHITECT

dwg. is an award-winning landscape architecture firm recognized nationally and internationally for forward-thinking concepts, meaningful relationships, and multi-faceted design expertise. The firm's designs are environmentally responsive, tactile, modern, and artfully composed. They are leaders in sustainable design, where landscape architecture becomes an integral facet of a project's infrastructure. The results of their design process reflect a strong sense of place shaped by the culmination of environment and social expression.