

Cushman & Wakefield
Presents

ICONIC space now available
at Sixth + Guadalupe.

Be at the forefront of this rare
and exclusive opportunity.

EXCELLENCE FEELS DIFFERENT HERE.





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LOCATED IN THE HEART OF AUSTIN, TX,
6TH & GUADALUPE IS READY TO ELEVATE
THE WORKPLACE EXPERIENCE IN A
MARKET KNOWN FOR BALANCING TALENT
& OPPORTUNITY & QUALITY OF LIFE.

With 349 luxury residential units located directly above the office floors, a rooftop park and outdoor space on every floor, and bustling 6th Street out your front door, 6th & Guadalupe is the perfect opportunity to streamline the demands of work + life + play in one of America's most desirable cities.





Ground Floor Lobby

THOUGHTFUL DESIGN, UNRIVALED AMENITIES.

This is why this one-of-a-kind office and residential tower takes the extraordinary to new heights.

AVAILABLE FOR SUBLEASE

- Floors 14-32: Approx. 589,112 RSF
- 30,000 - 32,000 RSF Floorplates

BUILDING STANDARDS

- LEED Gold Certified

AIR QUALITY

- Enhanced high performance Merv-13 air filtration
- AirChange in public spaces optimized in accordance with ASHRAE standards
- 25,000+ SF of elevated outdoor space accessible to all tenants
- Private outdoor space on each level

TOUCHLESS

- Automated access technology
- Touchless lobby & garage to office experience
- Hands-free elevator options
- Hands-free restroom experience
- Automatic revolving entry doors

AMENITY

- One of the largest outdoor amenity areas in CBD
- Private balconies located on each level
- Private bicycle entrance/elevator/storage/ changing rooms
- Over 10,000 SF of ground floor retail
- State of the art conference center, tenant lounge & fitness center
- Unobstructed views of the State Capitol
- 2.76/1,000 Parking Ratio

SMART DESIGN

- Abundant natural light
- 14'+ deck to deck ceiling heights
- 11' vision glass
- 30,000 SF floor plates with 90' North bay depth
- 50% more restroom capacity than required by city code
- Destination Dispatch elevators in both the building and garage
- Electric car charging stations located in the Garage
- Spacious lobby and collaboration space
- Power supplied from downtown grid for more reliable Austin Energy network
- Vaults have redundant transformers and are loop fed





NEARBY AMENITIES

PLAY WELL

1. Kung Fu Saloon
2. The Dogwood
3. Cactus Cafe
4. Harry Ransom Center
5. Ranch 616
6. Parlor & Yard
7. Little Woodrow's
8. The Belmont
9. Cedar Street Courtyard
10. Blanton Museum of Art
11. Bullock Texas State History Museum
12. Austin Scottish Rite Theater
13. Symphony Square
14. Texas Capitol Visitors Center
15. Austin Panic Room
16. Hope Gallery
17. Caroline's
18. The Moody Center

BE WELL

1. 9th Street BMX Park
2. Deep Roots Garden
3. Duncan Neighborhood Park
4. Woolridge Square
5. Republic Square
6. Shoal Beach Metropolitan Park
7. Pease District Park/
8. Shoal Creek Greenbelt
9. House Park
10. Texas State Capitol Grounds
11. Waterloo Neighborhood Park
12. Brush Square
13. Sir Swante Palm Neigh
14. Gold's Gym
15. 506 Studio
16. Gastle Hill Fitness Gym & Spa
17. Gym Studios - Austin
18. The Barre Code
19. Life Time Fitness
20. Barre3

EAT WELL

1. Jimmy John's
2. Chick-fil-A
3. Papa John's Pizza
4. Pizza Hut
5. Lavaca Teppan
6. El Mercado Restaurant
7. Olamaie
8. The Clay Pit
9. Sushi Junai
10. Scholz Garten
11. i Fratelli Pizza
12. Subway Restaurants
13. ALC Steaks
14. The Tavern
15. Thundercloud Subs
16. 6th Street Dinning & Drinks
17. Via 313
18. Capital Grille
19. Corner Bar Restuarant at the JW
20. Fairgrounds
21. Roaring Fork
22. Quatro Gatti
23. Taverna
24. Numero28
25. Modern Market

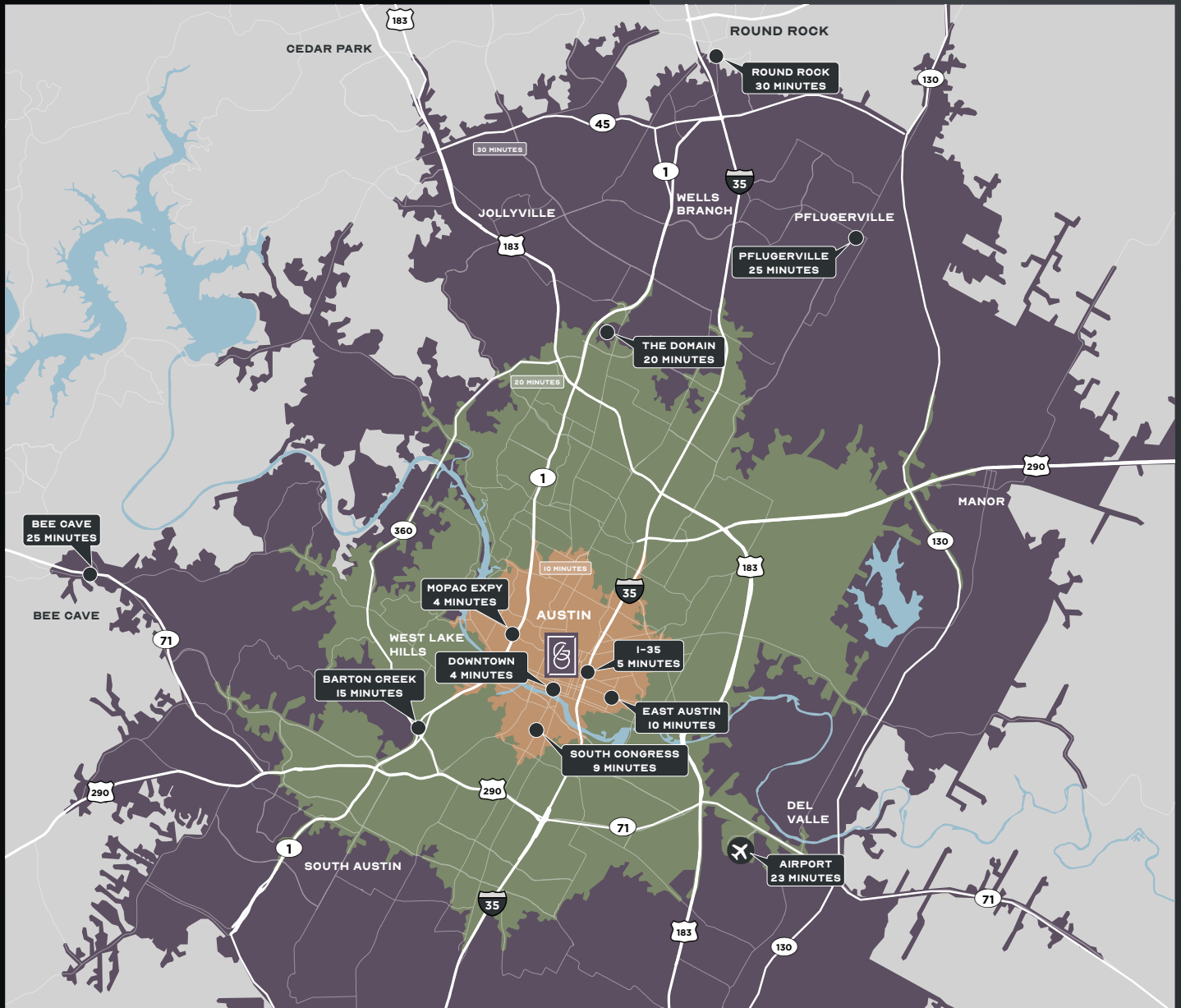
SLEEP WELL

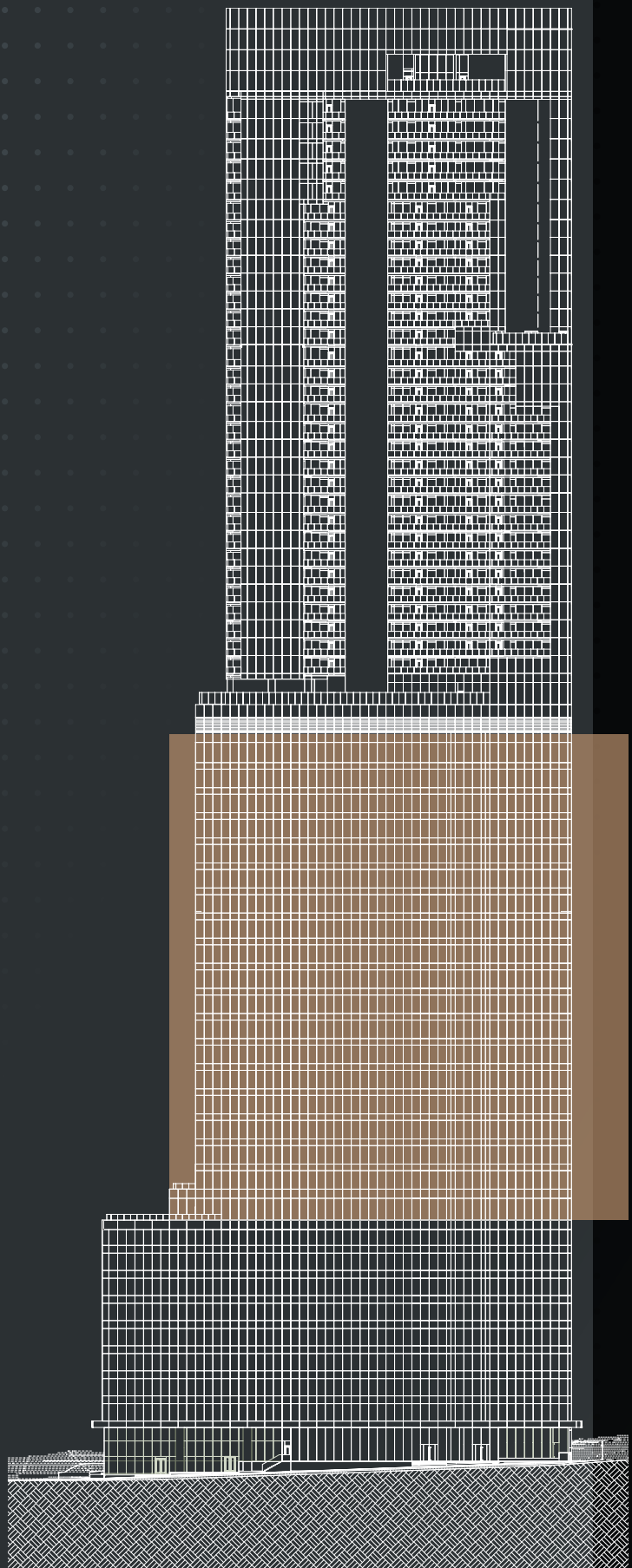
1. Austin's Inn at The Pearl
2. Hotel Ella
3. AT&T Hotel & Conference Center
4. Hampton Inn & Suites Austin
5. Double Tree Suites by Hilton
6. Intercontinental Stephen F Austin
7. Element Austin Downtown
8. The Driskill
9. Omni Austin Hotel Downtown
10. Holiday Inn Express & Suites
11. Hilton Garden Inn Austin Downtown
12. Hilton Austin
13. Hyatt Place Austin Downtown
14. Hampton Inn & Suites Austin
15. JW Marriott Austin
16. W Austin

LOCATION MAP



DRIVE TIMES





RESIDENTIAL
LEVELS 34-66

**AVAILABLE
SUBLEASE**
LEVELS 14-32

**ABOVE GRADE
PARKING**
LEVELS 2-12

**BELOW GRADE
PARKING**
LEVELS B1-B3

STACKING PLAN + DATA

OFFICE RSF

LEVEL 32	30,819 SF
LEVEL 31	32,239 SF
LEVEL 30	32,239 SF
LEVEL 29	32,239 SF
LEVEL 28	30,829 SF
LEVEL 27	30,833 SF
LEVEL 26	31,320 SF
LEVEL 25	31,292 SF
LEVEL 24	31,292 SF
LEVEL 23	31,292 SF
LEVEL 22	31,292 SF
LEVEL 21	31,292 SF
LEVEL 20	31,292 SF
LEVEL 19	31,292 SF
LEVEL 18	31,292 SF
LEVEL 17	31,292 SF
LEVEL 16	31,292 SF
LEVEL 15	31,283 SF
LEVEL 14	24,391 SF

TOTAL	APPROX 589,112 SF
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**Private outdoor space on all floors*

OFFICE PARKING

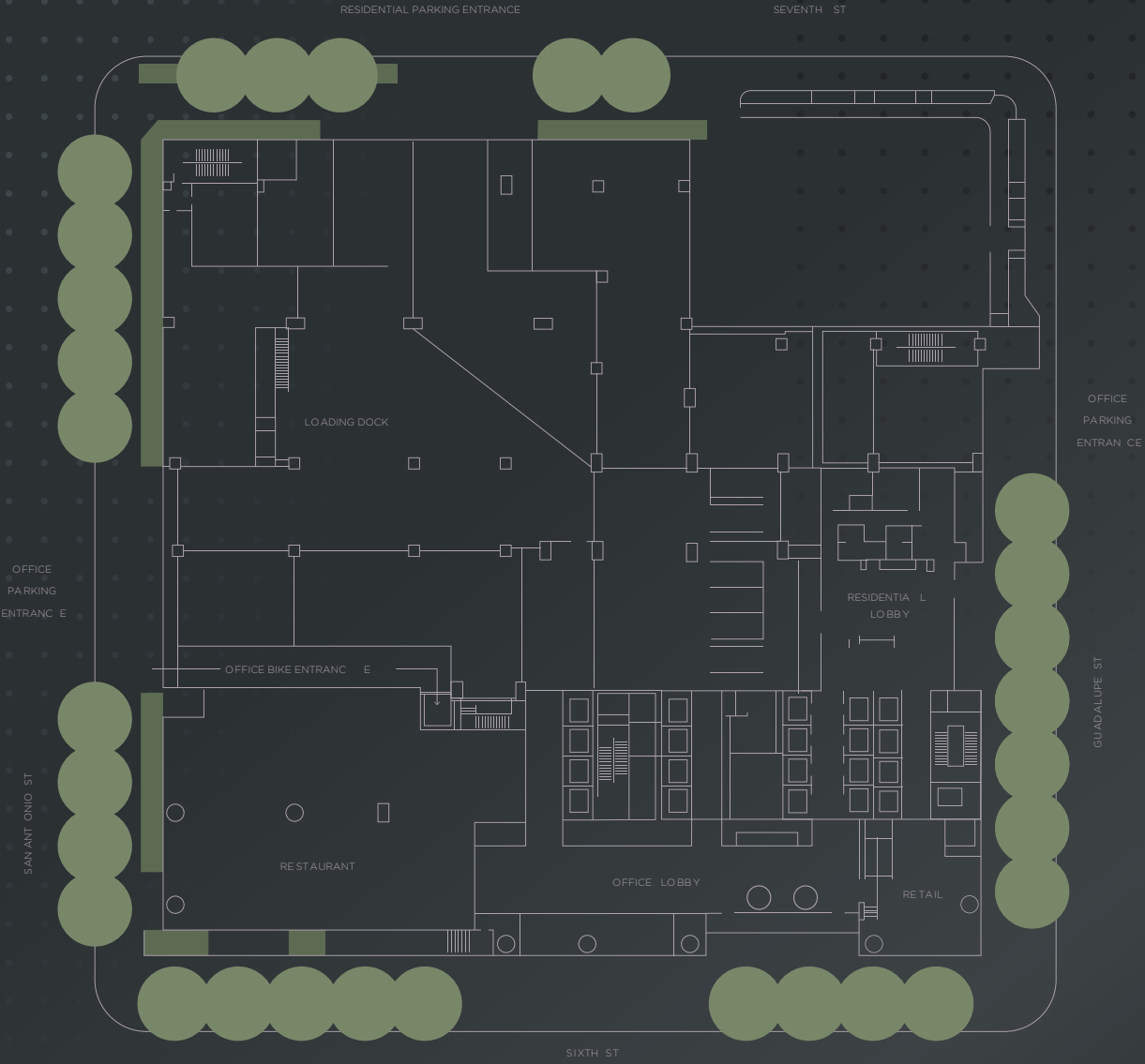
LEVEL	SPACES
LEVEL P12	102
LEVEL P11	159
LEVEL P10	156
LEVEL P9	156
LEVEL P8	156
LEVEL P7	156
LEVEL P6	156
LEVEL P5	156
LEVEL P4	156
LEVEL P3	156
LEVEL P2	117

OFFICE TOTAL	1,626
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OFFICE RATIO PER 1,000	2.76
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EV STATIONS TOTAL	49
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GROUND FLOOR





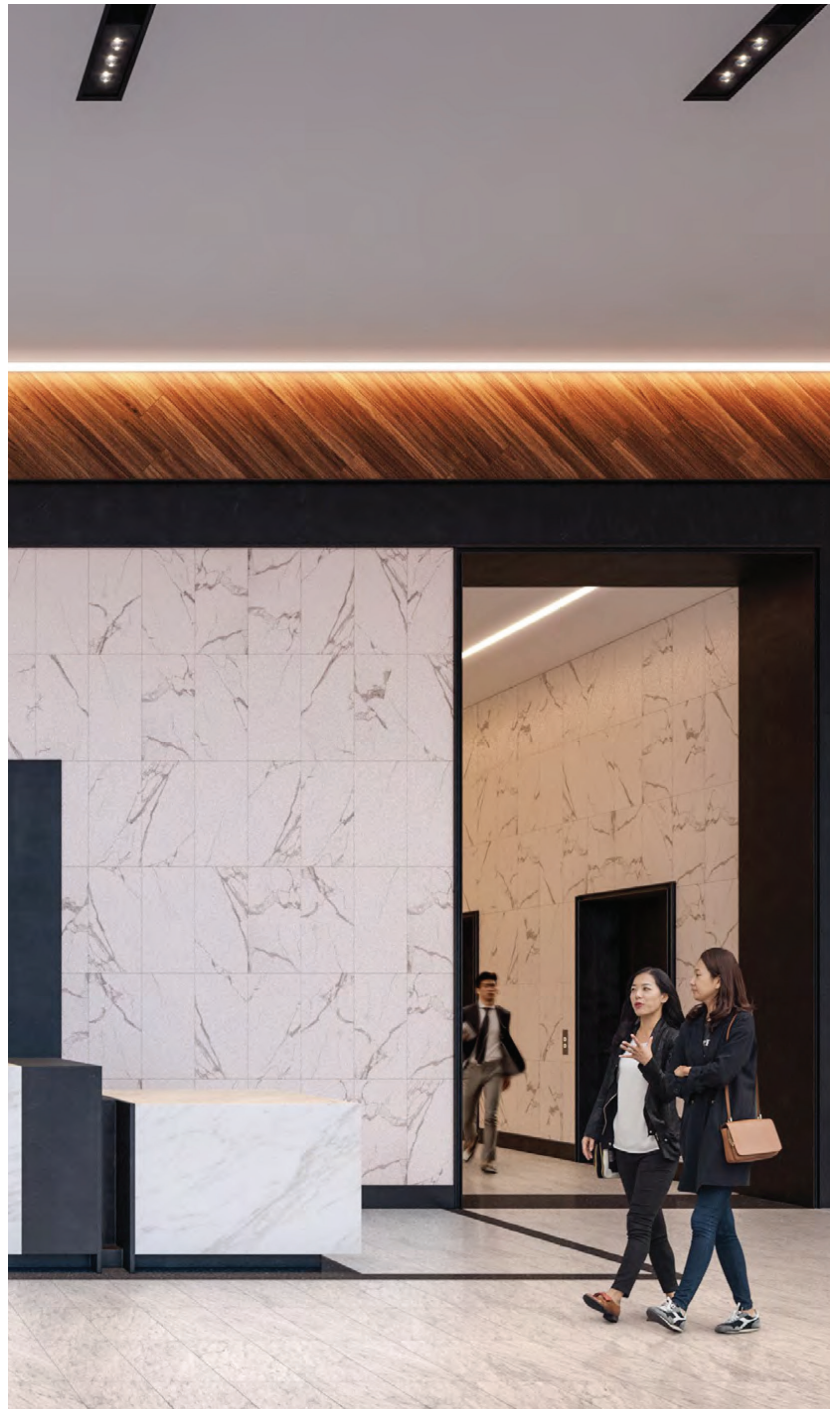
For illustrative purposes only.

ROOFTOP TERRACE

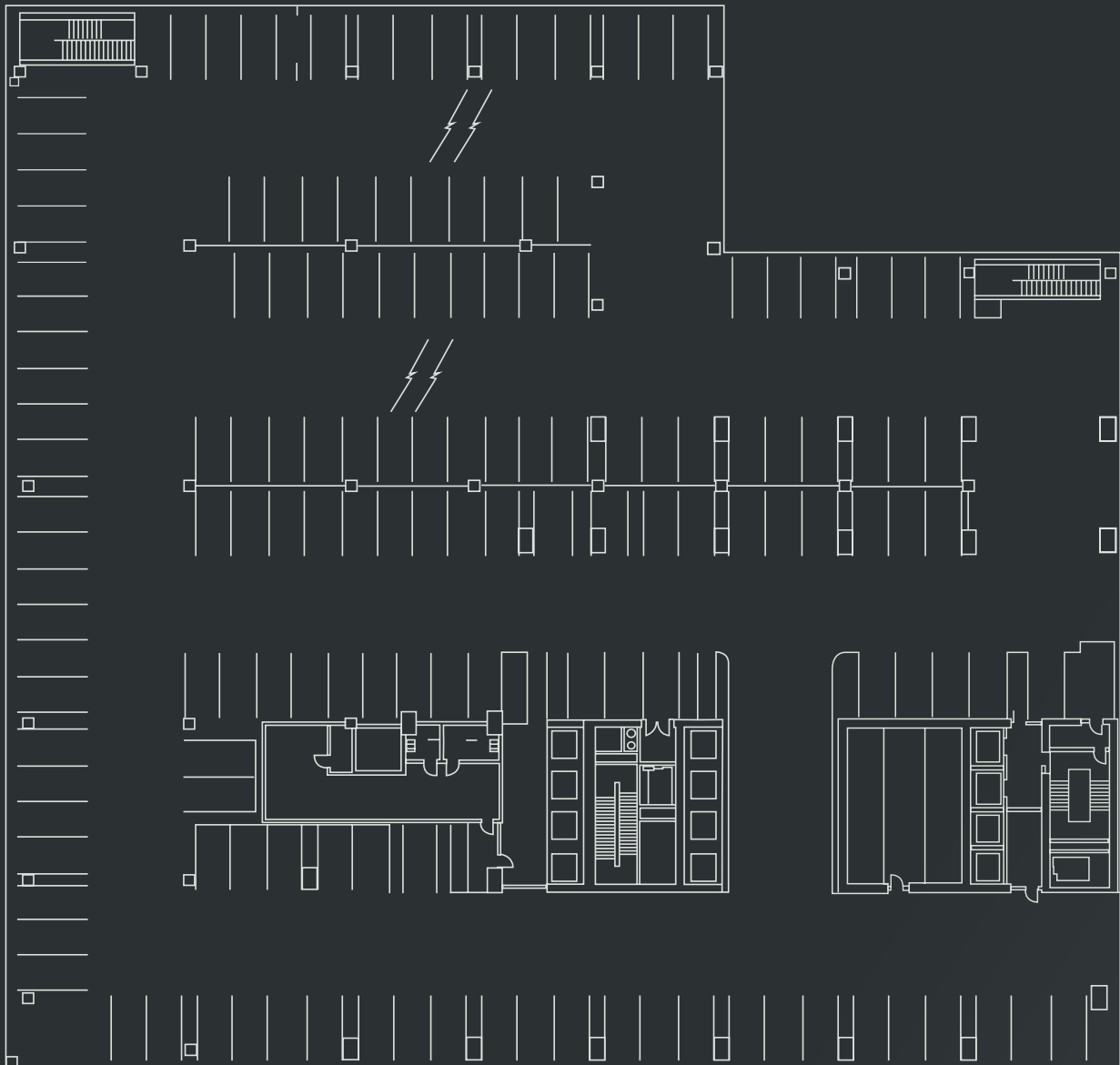
- 25,000 SF outdoor rooftop park accessible by the 14th floor
- 15th floor features a private 10,500 SF outdoor terrace.



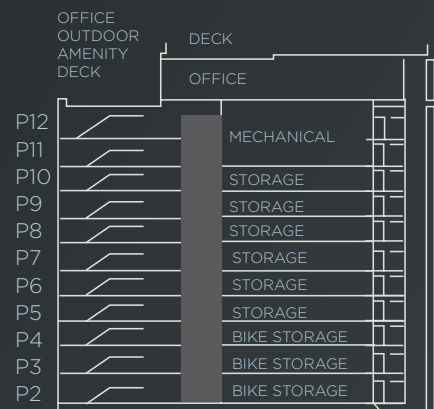
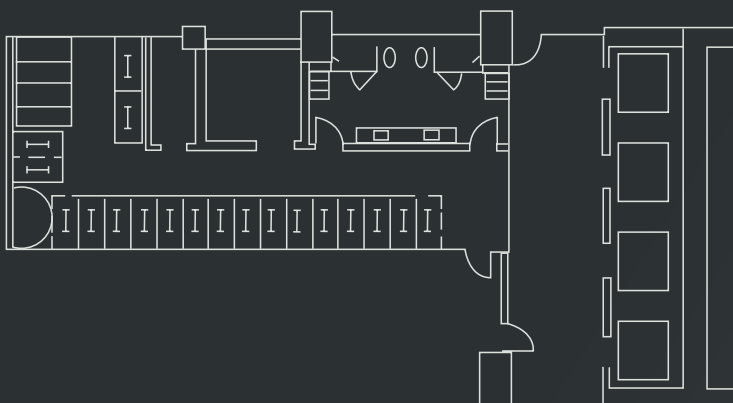
Office Lobby



2.76 : 1,000 SF PARKING RATIO



TYPICAL BIKE STORAGE

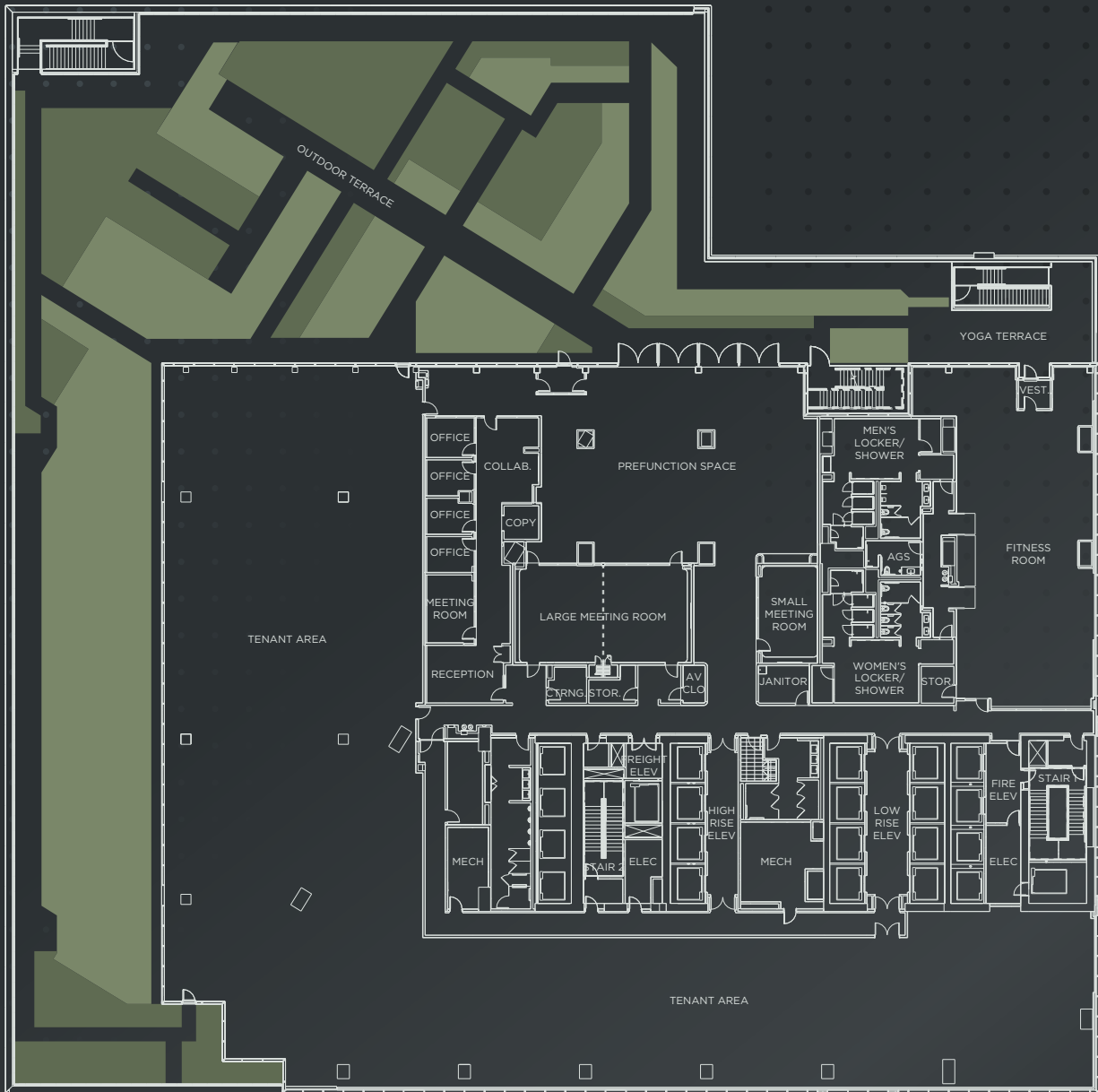


42 bike parking spaces per level



ELEVATOR CAB

14TH FLOOR + TERRACE



Level 16 and above each have 250 SF of private balcony

Level 15 features a private 10,500 SF outdoor terrace for its tenants

Exclusive office parking | 1,626 parking spaces on levels 2-12, including electric car charging stations

• Outdoor rooftop park

• Fitness Center

• Conference Center

• Tenant Lounge



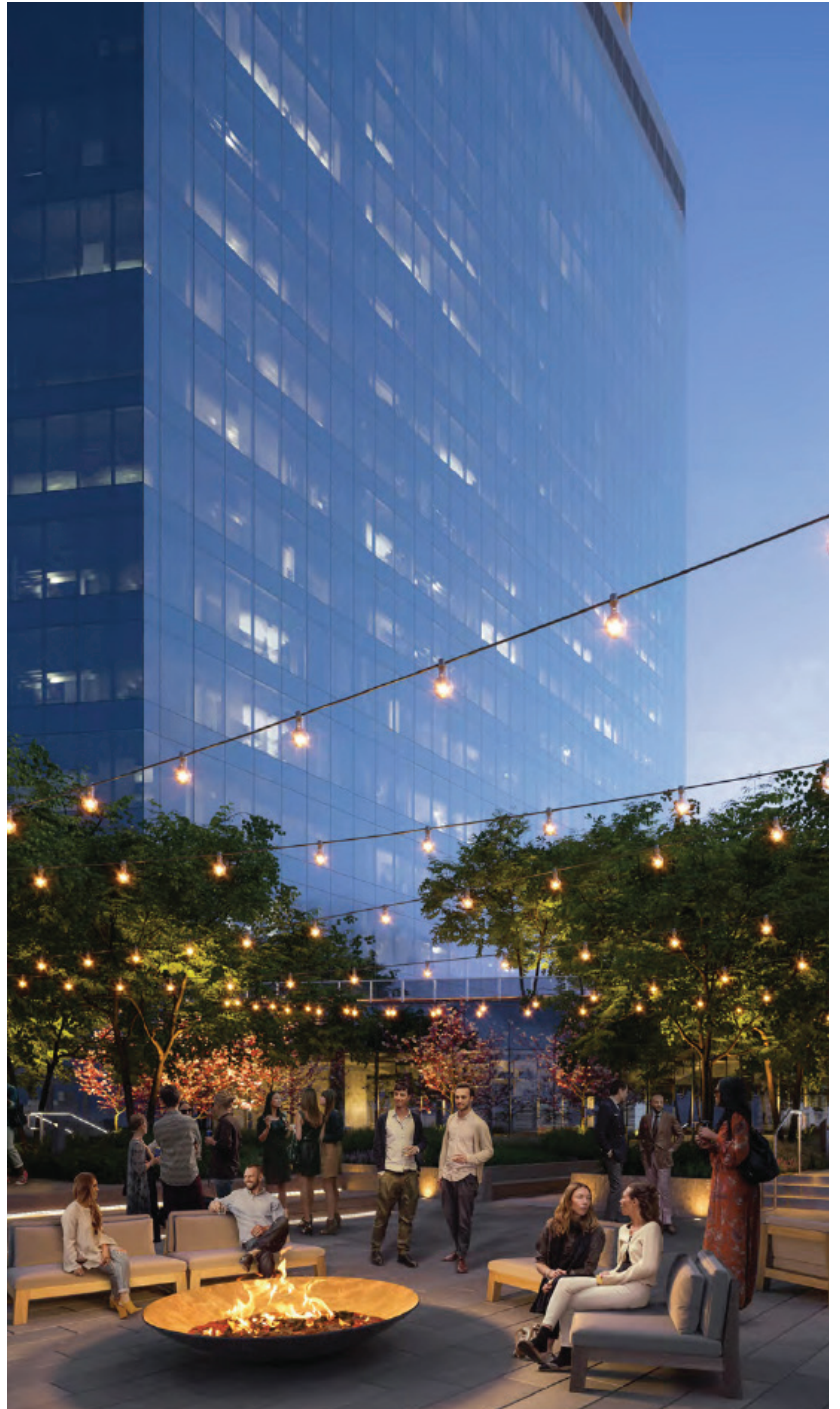
Outdoor Rooftop Park with Fitness Area. For illustrative purposes only



Outdoor Tenant Lounge. Shown for illustrative purposes only



Tenant Lounge and Conference. For illustrative purposes only

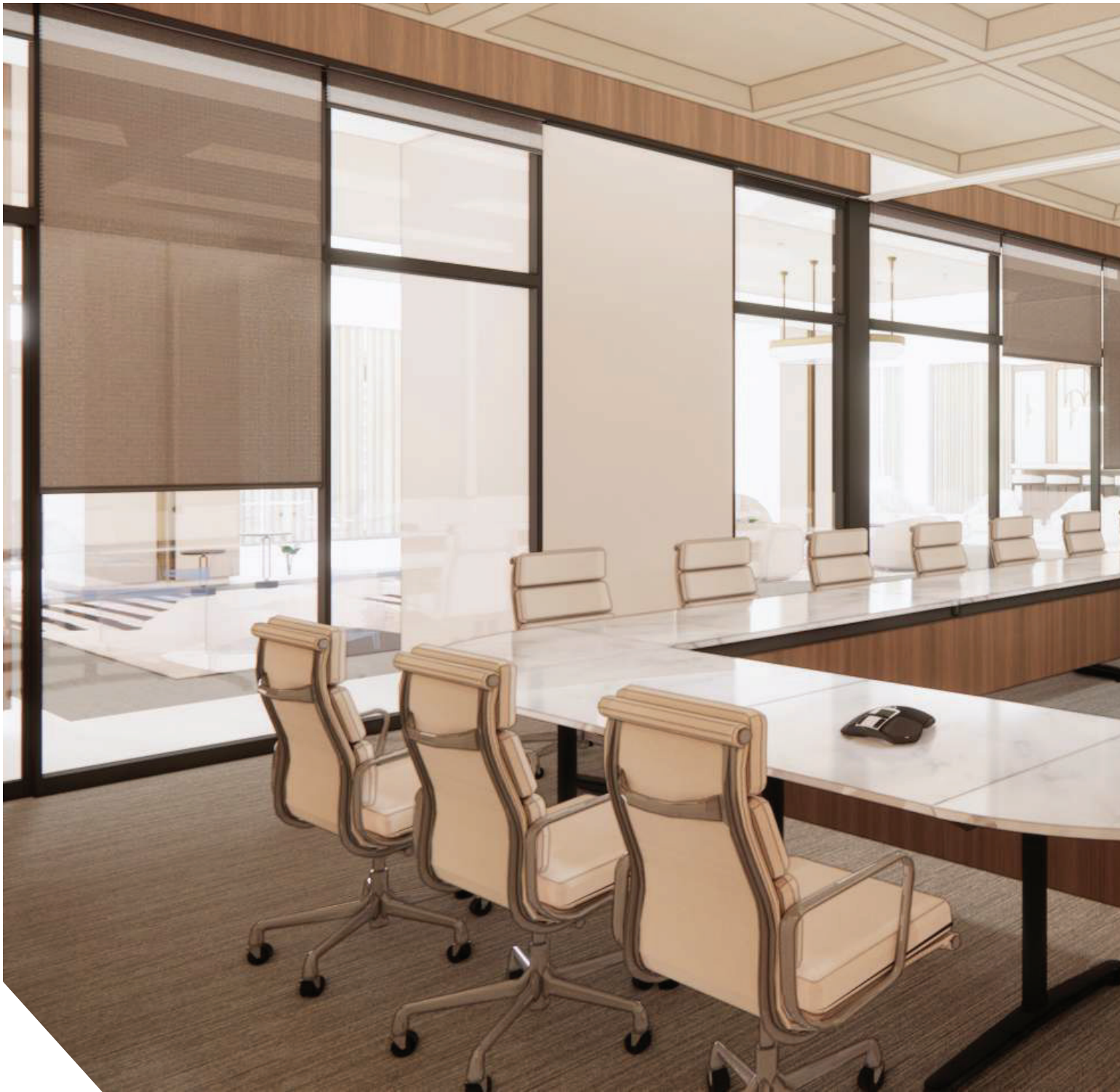


Outdoor Amenity Terraces



Pre-function Entry. For illustrative purposes only





Pre-function Entry. For illustrative purposes only





Pre-function Hallway. For illustrative purposes only





Fitness Room. For illustrative purposes only





Locker Room. For illustrative purposes only

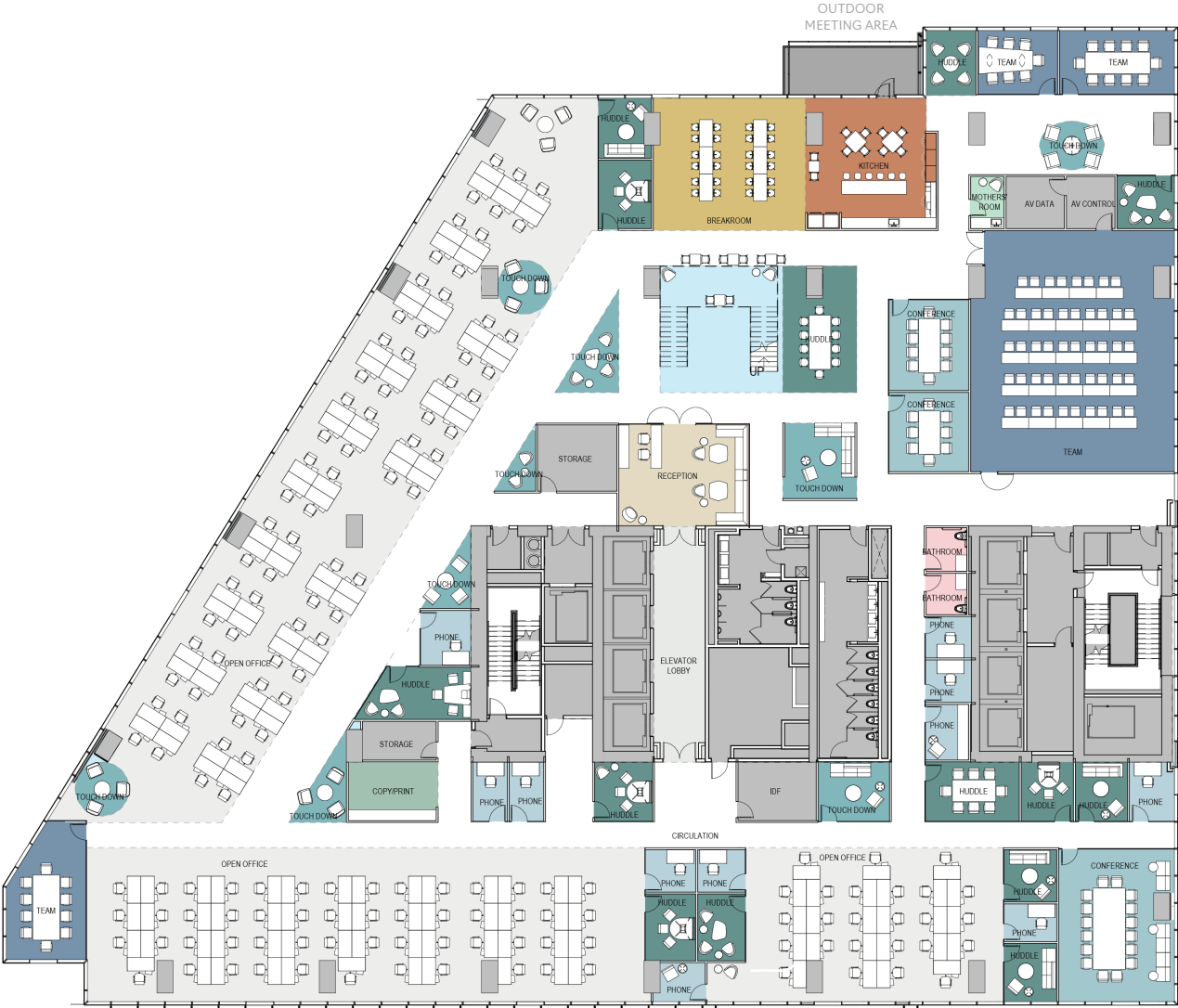


TYPICAL OFFICE LEVEL



AVAILABLE - 32,238 SF

SAMPLE OPEN TEST FIT



AV Control	Conference	IDF	Reception
AV Data	Copy/Print	Kitchen	Storage
Bathroom	Core	Mother's Room	Team
Breakroom	Elevator Lobby	Open Office	Touch Down
Circulation	Huddle	Phone	



Street Elevation from 6th & San Antonio



LOCAL DEVELOPMENT TEAM

Office Developer	Lincoln Property Company
Multi-Family Developer	Kairoi
Architect	Gensler
General Contractor	JE Dunn
Mechanical, Engineering & Plumbing	Wylie Consulting Engineers
Structural Engineer	Brockette Davis Drake
Civil Engineer	LJA Engineering
Landscape Architect	Nudge Design
Vertical Transportation	Persohn/Hahn Associates, Inc.
Parking Engineer	HWA Parking
Entitlement Attorney	Drenner Group
LEED/Sustainability Consultant	CMPBS
Energy Modeling	Integral Group
Life Safety	Jensen Hughes
Permit Expeditor	Austin Permit (Melissa Hawthorne)
Wind Testing	RWDI Consulting Engineers
Lighting	Cline Bettridge Berstein Design



MATT FRIZZELL

Executive Director

+1 512 925 5001

matt.frizzell@cushwake.com

BRIAN LIVERMAN

Executive Director

+1 512 814 3402

brian.liverman@cushwake.com

FORD ALEXANDER

Executive Managing Director

+1 512 370 2436

ford.alexander@cushwake.com

HOLLIDAY HINCKLEY BRACHT

Senior Director

+1 713 248 3506

holliday.hinckley@cushwake.com



**SIXTH^{AND}
GUADALUPE**



**CUSHMAN &
WAKEFIELD**