




AUSTIN CENTRE

CLASS A LUXURY



OFFICE + HOTEL

701 BRAZOS STREET | DOWNTOWN AUSTIN

 TRANSWESTERN

PROFESSIONALLY OWNED BY SIDRA AUSTIN, LLC

Your
next
chapter
starts
here



THE LUXURIOUS OFFICE EXPERIENCE

Your Future is at Austin Centre

Welcome to Austin Centre—an iconic Class A office tower in the heart of downtown Austin. Home to luxury offices and the Omni Hotel, the two are connected by a striking glass atrium lobby.

Fresh off a \$27 million renovation, the building now features a vibrant new restaurant, posh coffee bar, loaded fitness center, and high-end hotel amenities designed to power today's most dynamic businesses.



Modern Workspaces *Designed for Today's Teams*

MOVE-IN READY SPEC SUITES

Ranging from 1,981 to 5,410 SF, these thoughtfully designed spec suites provide flexible layouts to accommodate your business needs. Each suite showcases modern finishes, abundant natural light, and a design built for today's workplace. Tenants also enjoy access to a shared amenity lounge with additional conference rooms.



Built-In Kitchens



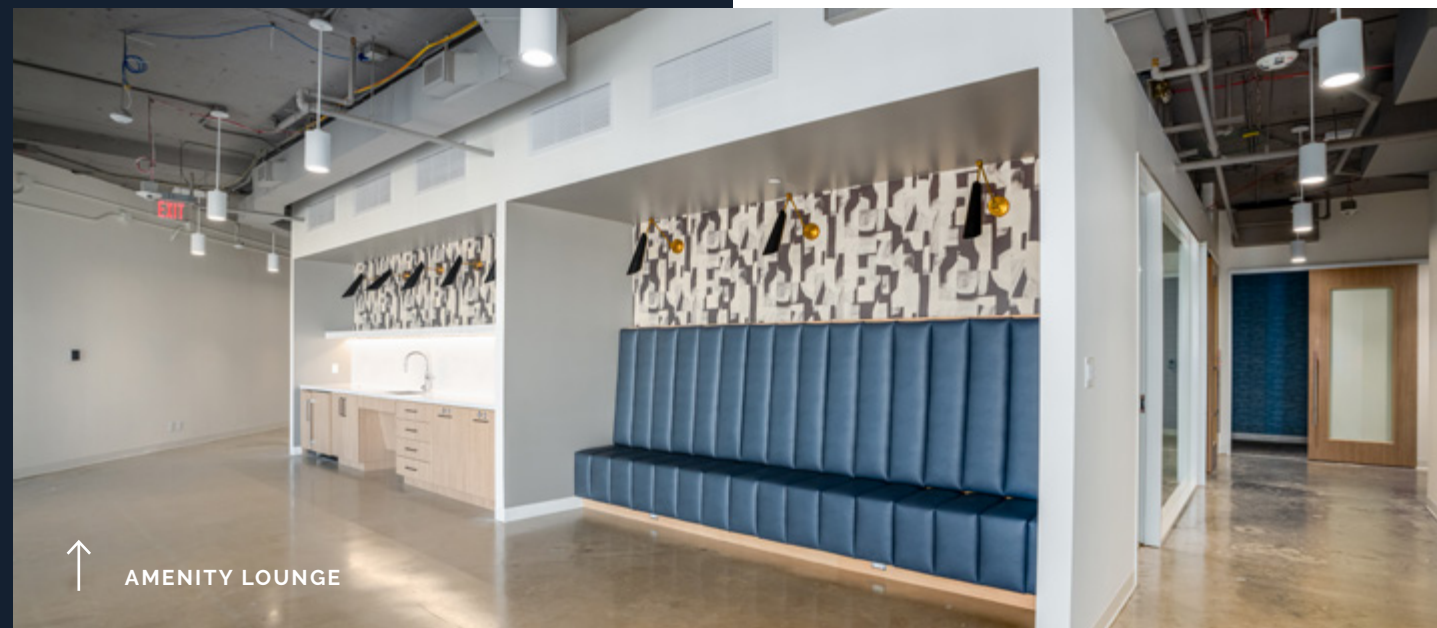
Private Offices



Amenity Lounge with Conference Rooms

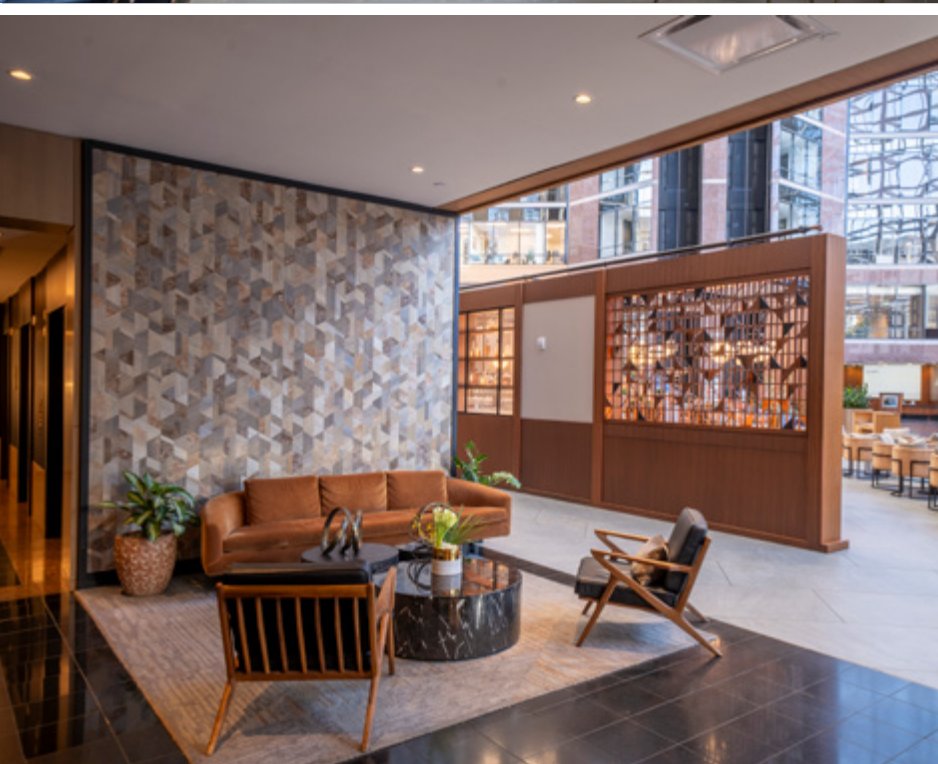


↑ CONFERENCE ROOMS



↑ AMENITY LOUNGE





The Office that Comes with a *Concierge*

Tenants have direct access to the Omni Hotel amenities, curated conference centers, restaurants and an on-site pool—plus food delivery straight to your suite, secure bike storage, EV charging, and walkable dining, shopping, and entertainment.



327,619 RSF

SIXTEEN STORIES

24,000 SF

TYPICAL FLOORPLATE

3:1000

PARKING RATIO

6 Elevators

UTILIZING DESTINATION DISPATCH

24/7

FITNESS CENTER

24 Hour

ONSITE SECURITY

A Completely Unique Office Experience
in Vibrant Downtown Austin.

DOWNTOWN LOCATION

Austin Centre is in
the Center of it all



FROM WORKOUT TO WORKDAY TO WIND DOWN

Austin Centre *makes* the everyday effortless

From gym sessions to coffee stops, lunch meetings to poolside moments, and cocktails to close it out—every part of your day lives here.



7:00AM

MORNING WORKOUT
IN THE FITNESS CENTER
COMPLETE WITH
SHOWERS & LOCKERS.



8:30AM

COFFEE BREAK AT
PRESIDENT'S HOUSE,
LOCATED RIGHT IN
THE LOBBY.



11AM

LEAD A TEAM
MEETING IN THE
AMENITY CENTER'S
CONFERRING ROOM.



12:30PM

WALK DOWN THE
STREET TO YOUR
FAVORITE DOWNTOWN
LUNCH SPOT.



5:00PM

WRAP UP THE DAY AT
ROOFTOP HAPPY HOUR OR
TAKE A DIP IN THE POOL
WITH SKYLINE VIEWS.



7:00PM

GRAB DINNER AT
CAPITAL A IN THE
LOBBY BEFORE A
SHOW OR NIGHT OUT.

TENANT LOUNGE

Austin Centre has *everything*
you need from 9-5 & 5-9

The High-End Tenant Lounge, situated on the 7th floor, is filled with abundant natural light, cozy corners, and high-end meeting spaces built for both collaboration and relaxation—where productivity and comfort meet seamlessly.



Conferencing Center
& Huddle Rooms



Lounge Area with
Comfortable Seating



Tenant Kitchen &
Breakroom Area



TENANT AMENITY CENTER LOUNGE



Tenant
Breakroom

A stylish spot for tenants to recharge, connect, and unwind designed for informal gatherings, featuring comfortable seating and contemporary decor.



Tenant
Conference Room

Sleek, spacious, and fully equipped—ideal for creative gatherings and brainstorm sessions, all with a powered setup and views overlooking downtown Austin.

TIRED OF DOORDASH FEES & SOGGY FRIES?

Suite Service Delivers—Literally.

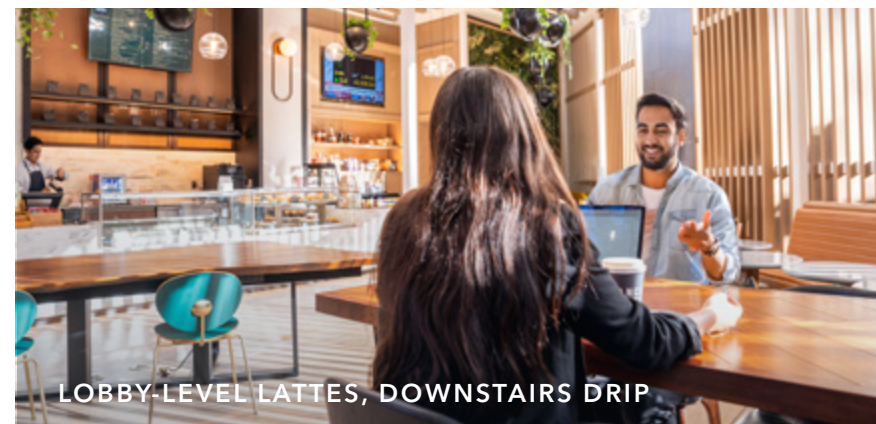
Why brave the elements (or the apps) when lunch can arrive like clockwork? With Suite Service, delectable dishes from the Omni kitchen are delivered directly to your office door—no cold fries, no mystery timing, no tipping prompts. Just polished hospitality, wrapped in linen and right on time.

Bon appétit, without ever leaving your desk.



WHERE EVERY DETAIL DELIVERS

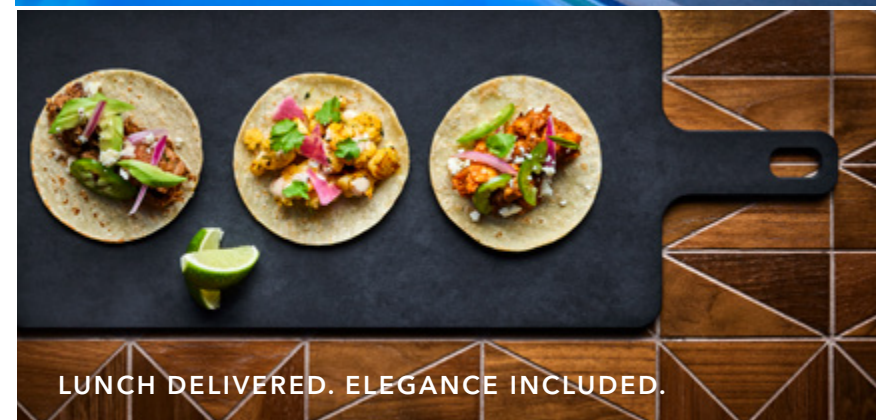
Perks *of a* Hotel, Convenience *of an* Office.



LOBBY-LEVEL LATTES, DOWNSTAIRS DRIP



WHERE BREAKS FEEL LIKE VACATIONS



LUNCH DELIVERED. ELEGANCE INCLUDED.

NO CIRCLING. JUST CURBSIDE CLASS FOR CLIENTS

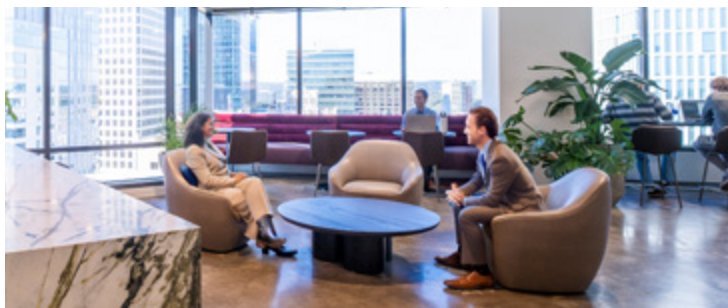
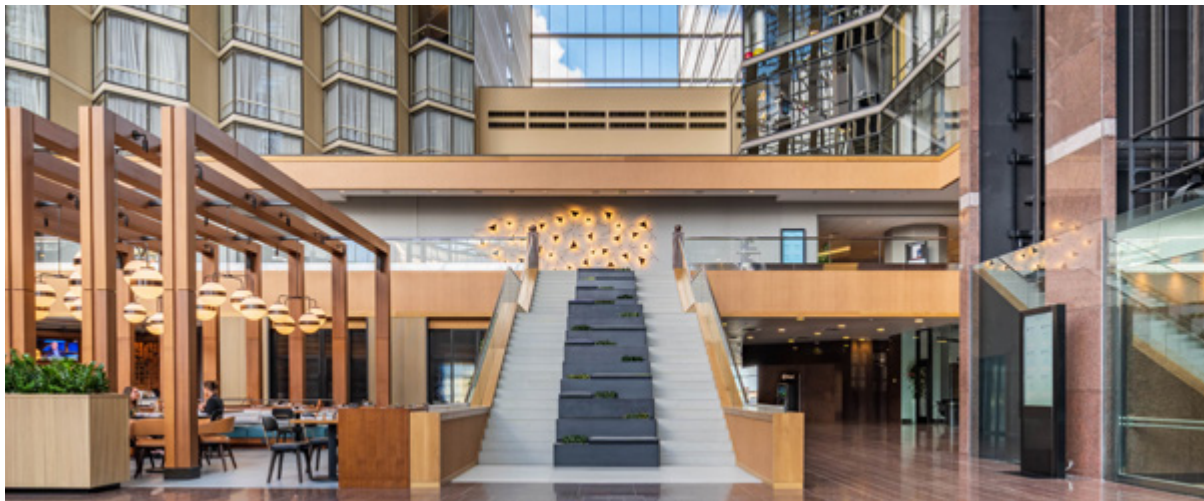


ONSITE VALET

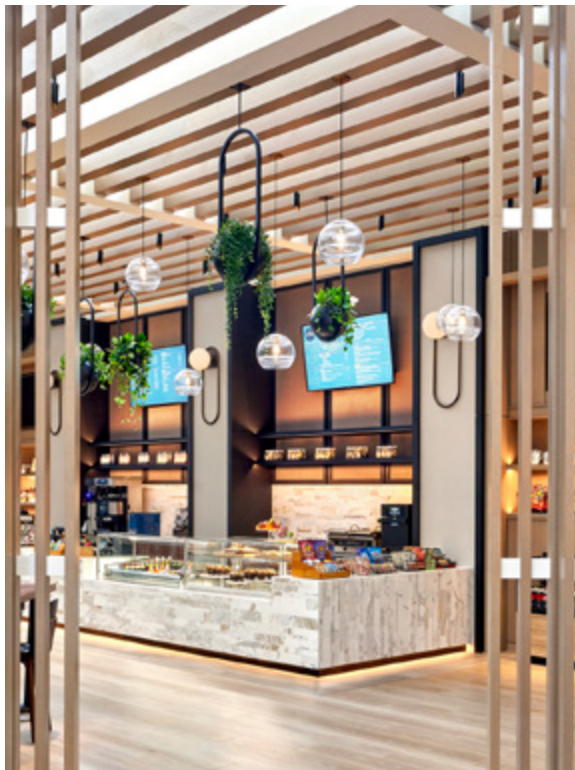
MEETINGS, WITH HOTEL-LEVEL POLISH



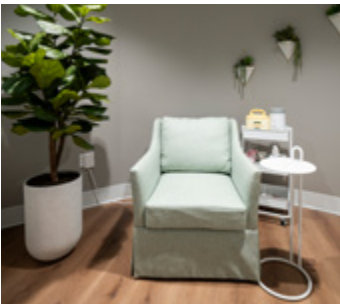
RESERVABLE OMNI CONFERENCE ROOMS



Rooted in
hospitality,
centered
around *you*

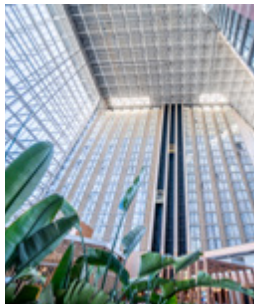


Steps from *lunch*,
coffee and *cocktails*

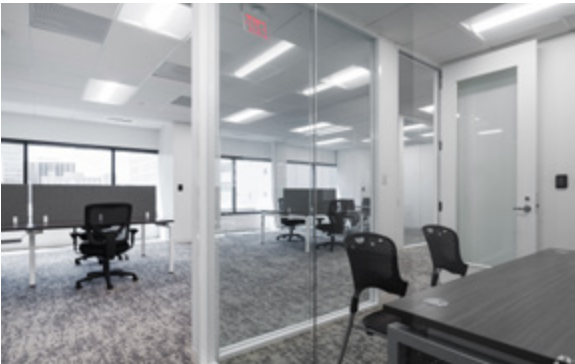




Where Austin
works



Designed
to give
you *space*
to grow

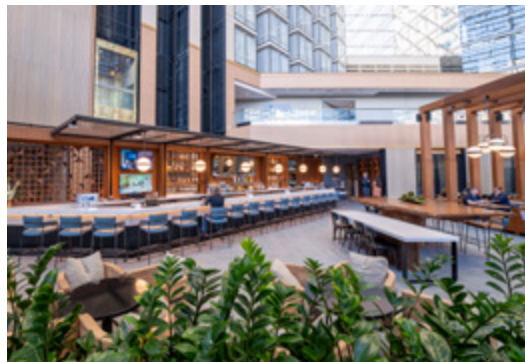




Take advantage
after hours



Where Austin
unwinds



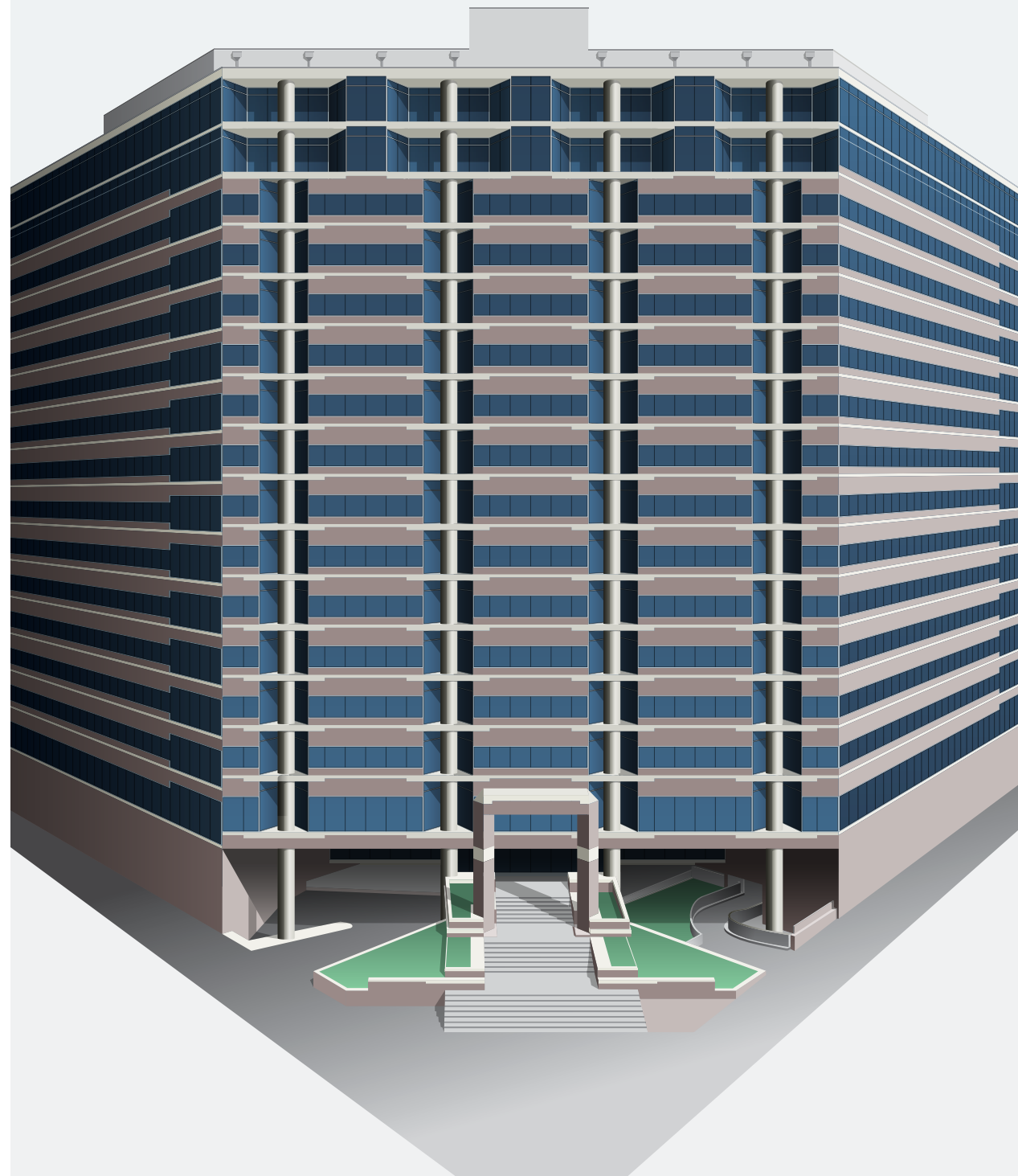
TOTAL OFFICE SPACE

327,619 RSF

TYPICAL FLOOR PLATE

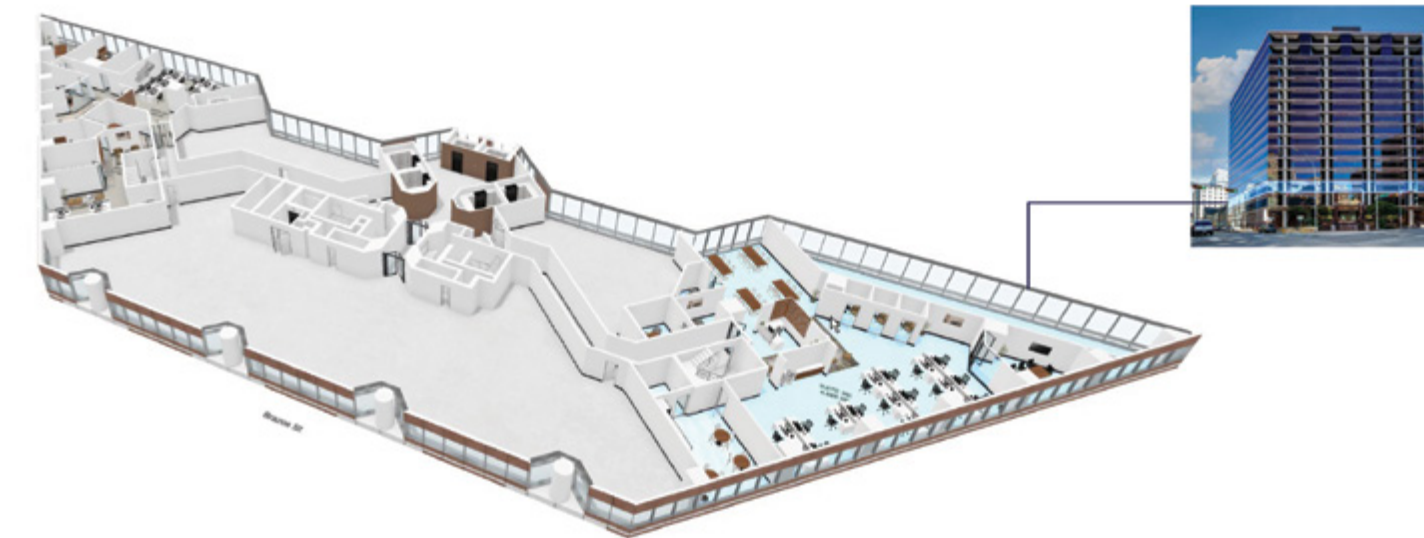
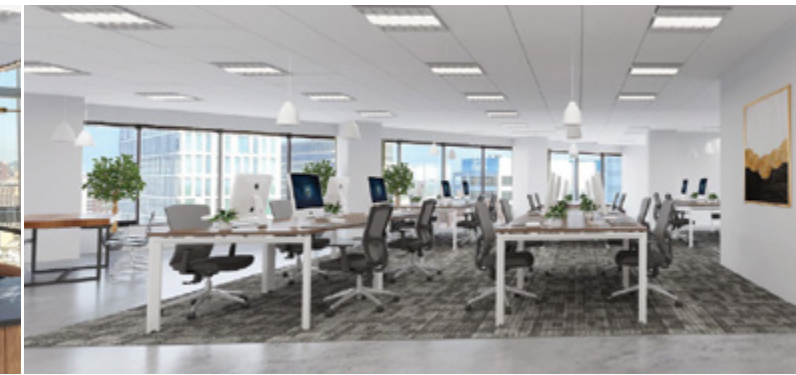
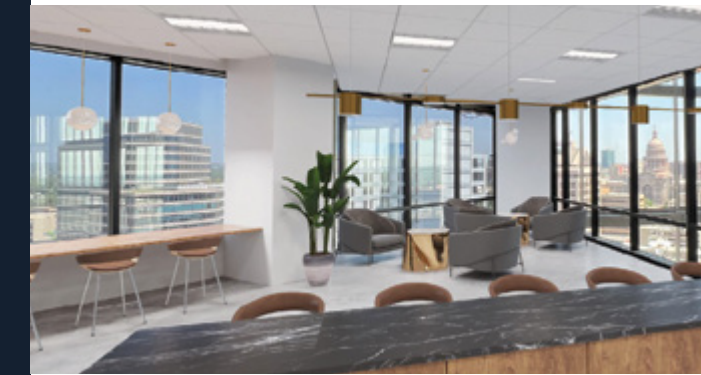
24,000 RSF

16-STORY OFFICE TOWER



Adaptable Spaces for *Evolving Teams*

*CONCEPTUAL RENDERINGS





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