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PROFESSIONALLY OWNED BY Sidra Austin, LLC



In a class by itself  
at the center of it all

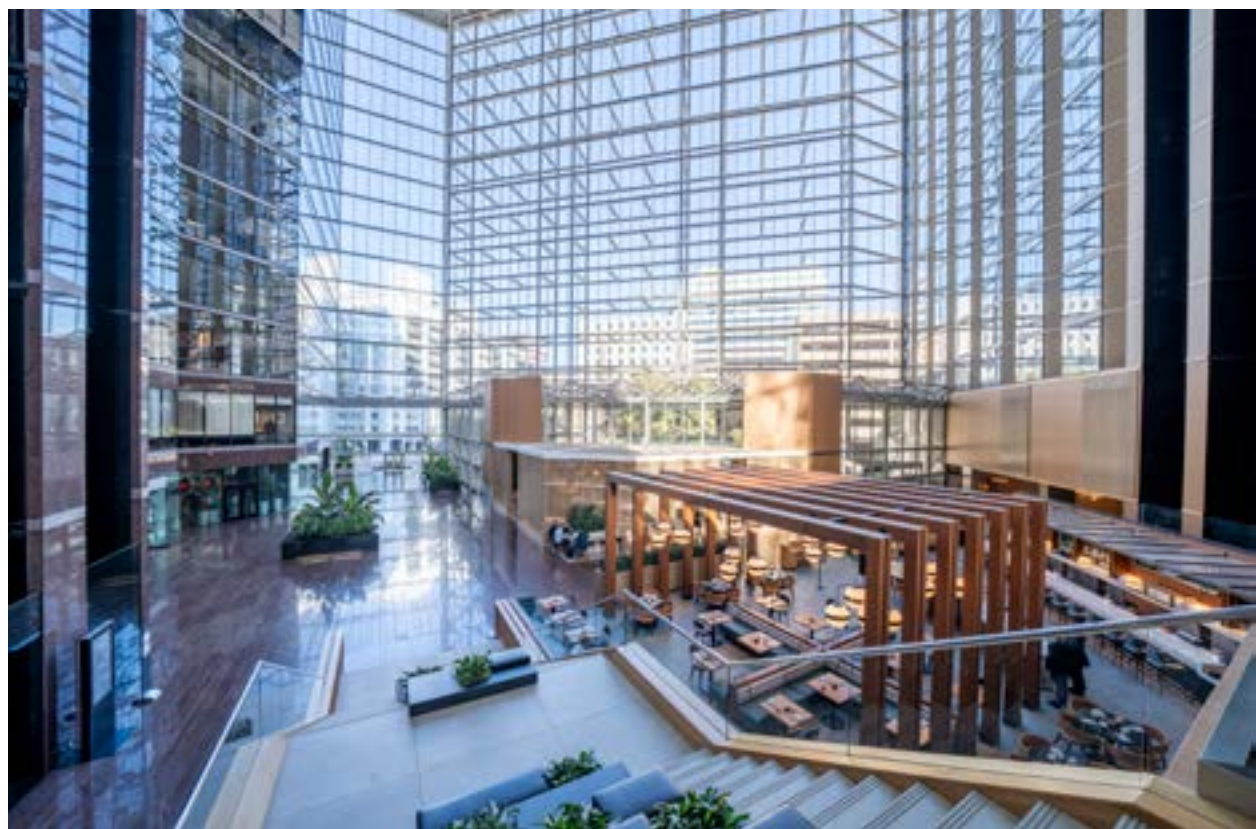
AUSTIN CENTRE  
701 BRAZOS STREET











## Your office should be a destination

Designed with life in mind, Austin Centre is a mixed-use 16-story tower with amenities for miles and views to match. A connected community where office and hotel space has never united so easily, Austin Centre consists of luxury offices and the Omni Hotel linked by an iconic glass atrium lobby. Austin Centre offers many building amenities that make life easy for the tenants. Sharing directly with the Omni Hotel, tenants can take advantage of the 24/7 fitness center, showers and locker rooms, and rooftop pool lounge and deck.





## A connected community where office and hotel space seamlessly unite

### OPEN FLOORPLATES WITH ABUNDANT NATURAL LIGHT

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The typical floorplates are approximately 24,000 square feet with tenant spaces ranging anywhere from 900-138,000 SF to entire floor occupancy, making it the perfect fit for any size of user.

### EXTENSIVE OPTIONS OF NEARBY AMENITIES

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Given the central location of Austin Centre, there is an ever-growing amenity base which allows for easily walkable bars, restaurants, shopping, and entertainment.

### CENTRALLY LOCATED IN DOWNTOWN AUSTIN

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Overlooking East Sixth Street, the cultural center of the CBD, Austin Centre is in the midst of all the action.



WATCH THE VIDEO





## Luxury amenities for tenant well-being

### NEWLY DELIVERED FITNESS CENTER

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The newly delivered office fitness center features top-tier equipment, functional training areas, and locker rooms with showers, promoting a seamless and healthy lifestyle at work.

### PRIVATE MOTHER'S ROOM

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The new mothers' room provides a private, comfortable space thoughtfully equipped with essentials for nursing and relaxation, fostering a supportive and family-friendly workplace environment.



WORK & MOTHER

## DIRECT ACCESS TO THE OMNI HOTEL

Experience effortless access to the Omni Hotel, offering direct entry to premium amenities such as dining, meeting spaces, a rooftop pool, and wellness facilities, ensuring unmatched convenience and luxury.

## LOBBY RESTAURANT & BAR

Capital A is a vibrant restaurant and bar located within the office building, offering a dynamic space to enjoy crafted cocktails, exceptional cuisine, and a relaxed atmosphere perfect for meetings or unwinding after work.

## State-of-the-art fitness center & locker rooms

WITH PRODUCTIVITY IN MIND

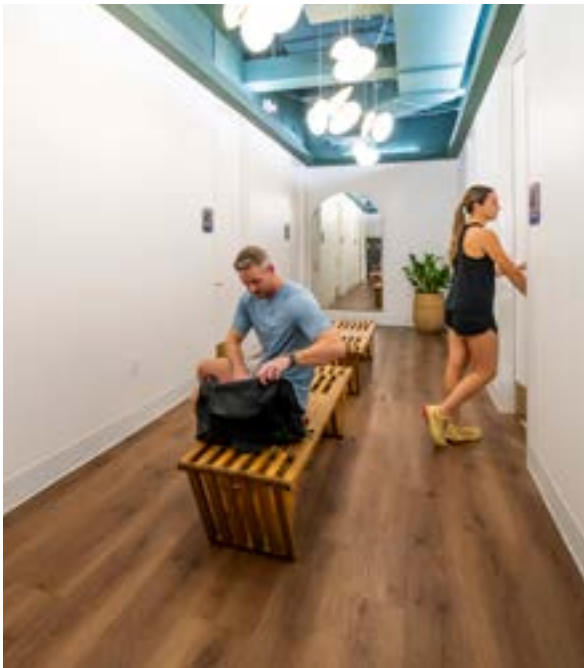
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The state-of-the-art fitness facility features modern cardio and strength training equipment. Luxury lockers, showers, and towel service provide added convenience, ensuring a seamless workout experience for tenants 24/5.



WATCH THE VIDEO

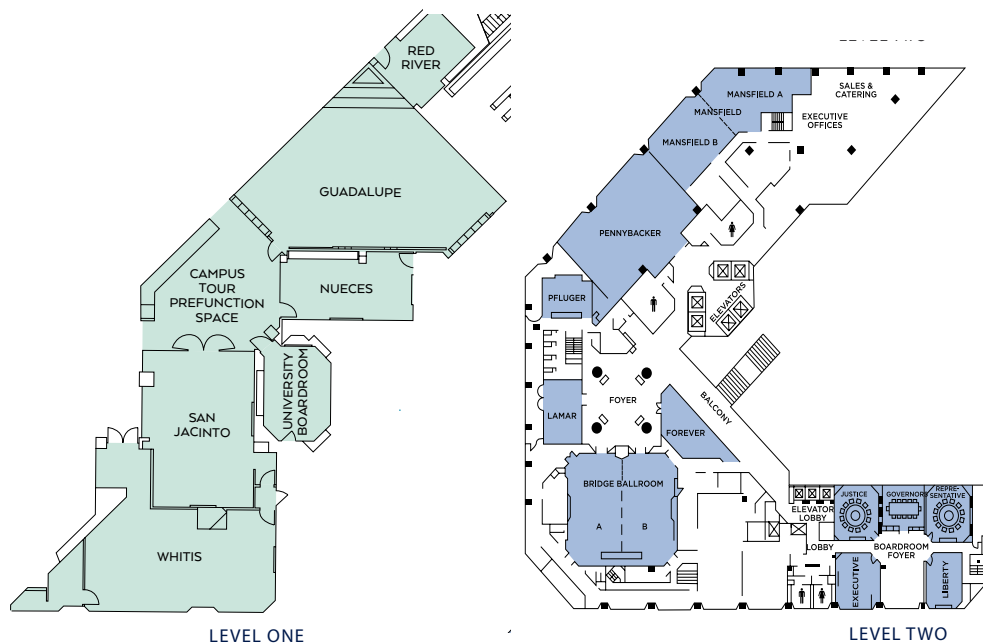




# Meeting space reinvented

## DIRECT ACCESS TO THE OMNI HOTEL

Omni Austin Hotel Downtown features innovative meeting spaces with upgraded audiovisual capabilities catering to modern-day meetings and events. The hotel's prominent location, close to the Austin Convention Center, the Texas State Capitol, multiple entertainment districts, University of Texas Austin, and upcoming premier multi-purpose Moody Center, make Omni Austin Hotel Downtown the ideal meeting location.



WATCH THE VIDEO









## A tenant lounge designed with life in mind



PRIORITIZE COMFORT, CONNECTIVITY & WELL-BEING

With ample natural light, and cozy corners for both relaxation and collaboration, the tenant lounge fosters an atmosphere where productivity and relaxation coexist.



WATCH THE VIDEO

# Take advantage of access to hotel amenities

## EXCLUSIVE ACCESS TO THE OMNI ROOFTOP POOL

Take your workday to new heights with exclusive access to the stunning Omni rooftop pool. Situated high above the city, this serene oasis offers breathtaking views, a tranquil atmosphere, and a perfect escape from the office.

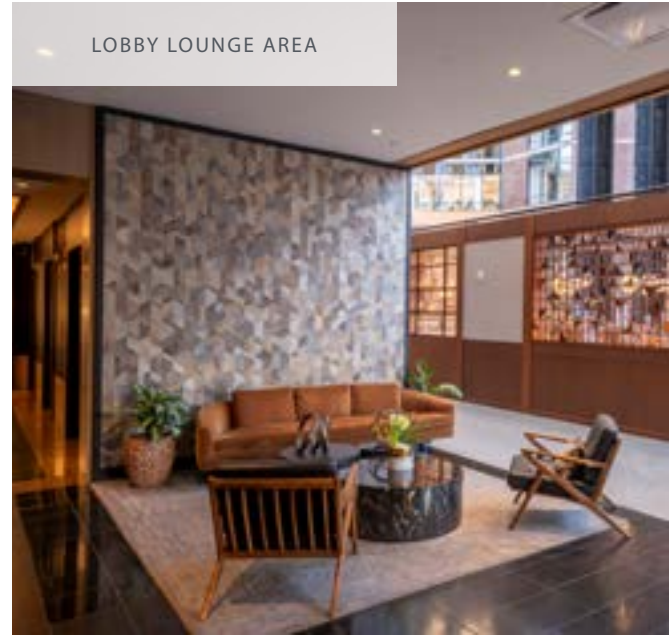




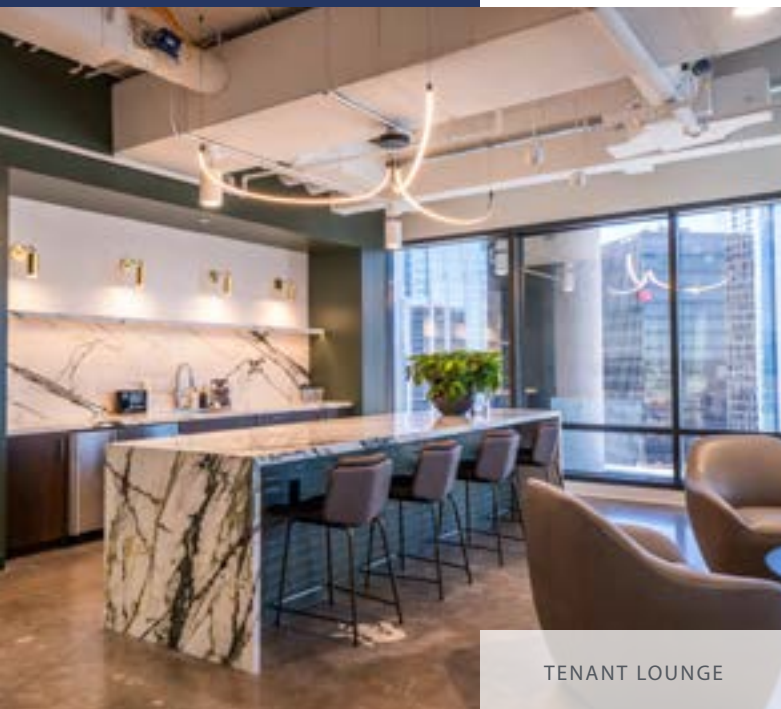




OMNI LOUNGE AREA



LOBBY LOUNGE AREA

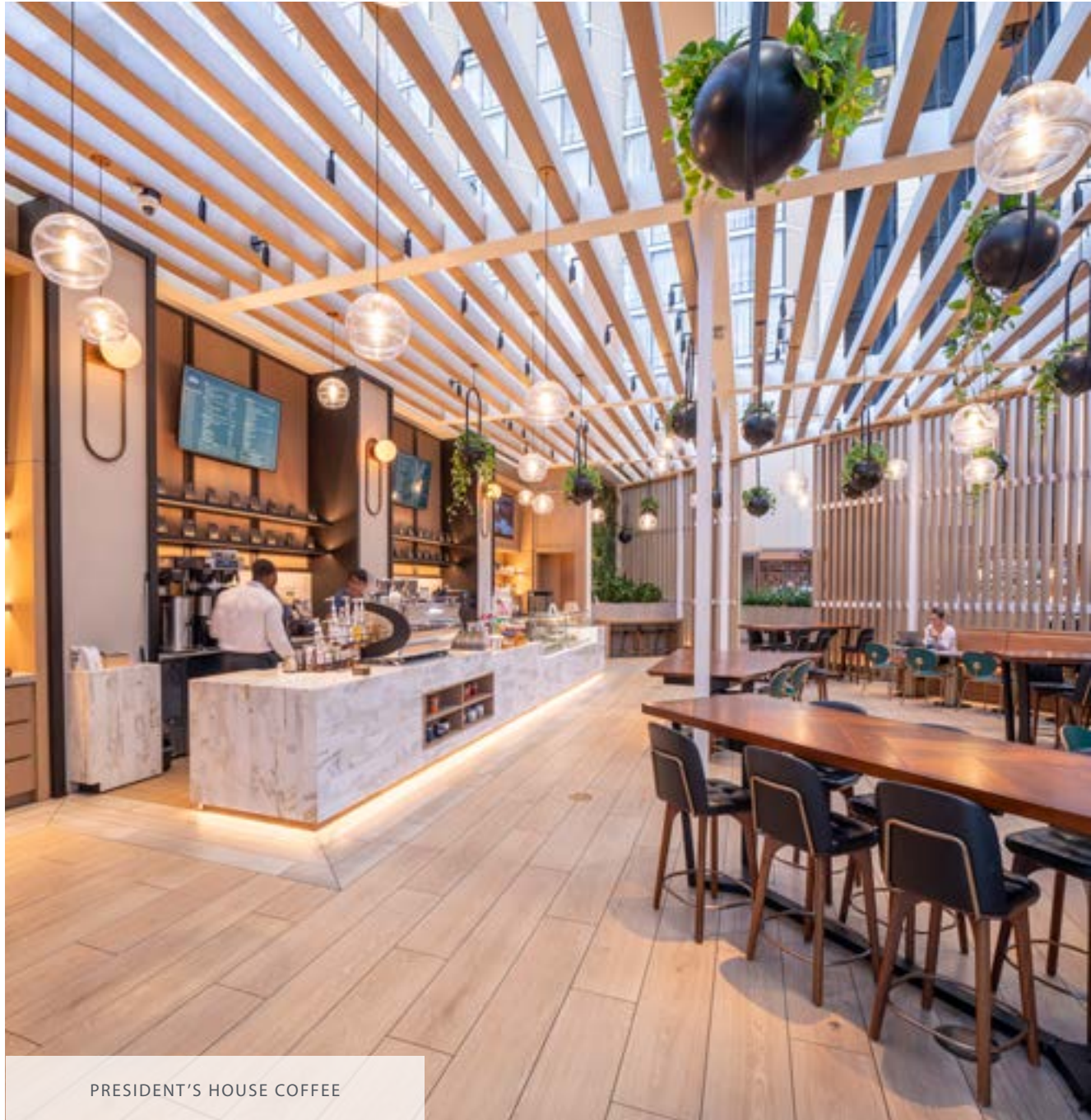


TENANT LOUNGE



CAPITAL A BAR





PRESIDENT'S HOUSE COFFEE



WATCH THE VIDEO







## BUILDING SIZE

326,355 SF  
16-story office tower

## PARKING RATIO

3:1,000

## BUILDING ELEVATORS

Six elevator cabs utilizing destination dispatch  
One freight service elevator

## TYPICAL FLOORPLATE

Approximately 24,000 SF

## ONSITE AMENITIES

Direct access to the Omni Hotel & recently renovated conference centers available

Numerous restaurants, shops & entertainment venues within walking distance

Private, secure bike storage & EV charging stations located in the parking garage

Access to the hotel pool

Onsite property management

24-hour security

24/7 fitness center

Building showers & locker rooms

Lobby restaurant open for breakfast, lunch & dinner

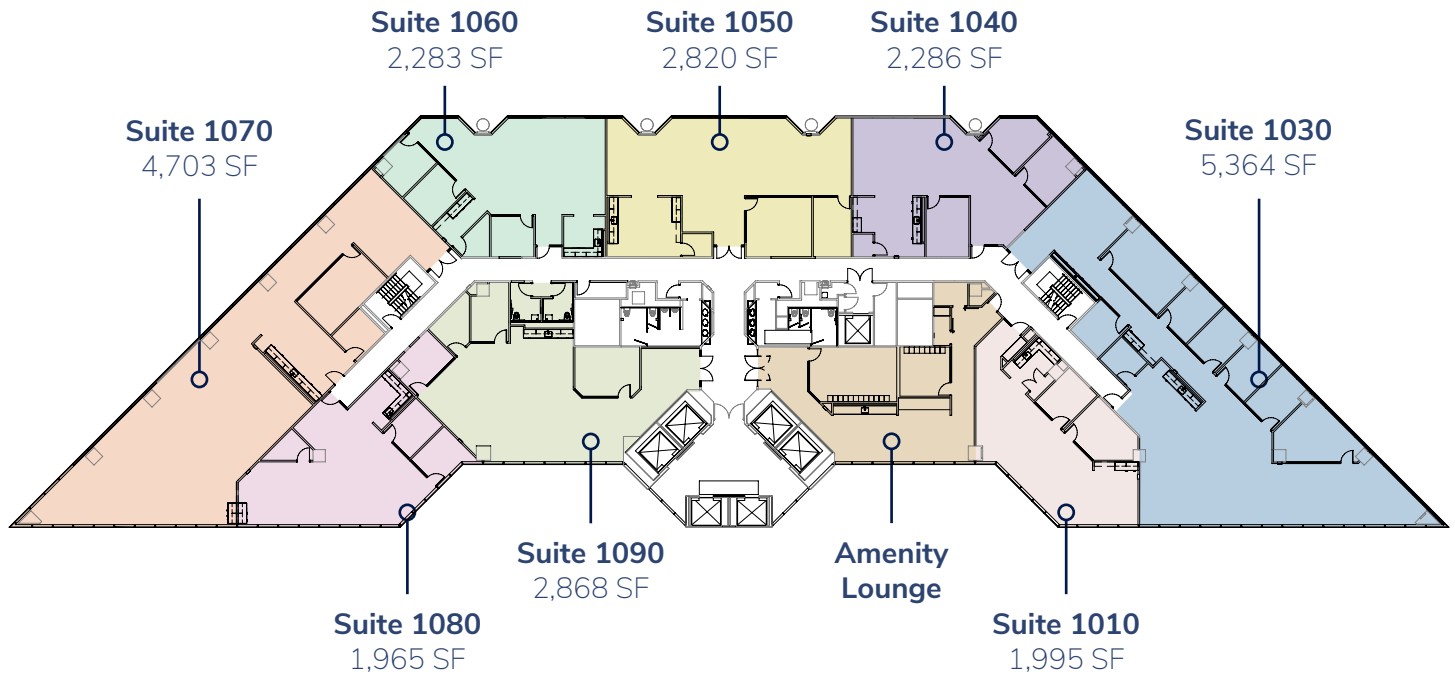
Food delivery service available from the Omni Hotel directly to tenant's suites

Lobby bar open seven days a week



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## 10th Floor Spec Suite Floorplans



SUITE 1070 - 4,703 SF







SUITE 1060 - 2,283 SF



SUITE 1010 - 1,995 SF

# Walkable Amenities Abound

Including Chick-fil A, Chipotle, CVS Pharmacy, Alamo Drafthouse, and Gold's Gym

## FOOD+DRINK

Ill Forks  
 Austin Java  
 Cafe Medici  
 Caroline's  
 CAVA  
 Cedar Door  
 Chipotle  
 Corner Bar  
 Cooper's BBQ  
 Eddie V's  
 Eureka  
 Frank's  
 Chipotle  
 Houndstooth  
 Italic  
 Here Nor There  
 Voodoo Doughnut  
 Jugo  
 Starbucks  
 P.Terry's  
 Garage Bar  
 Handlebar  
 The Backspace  
 JuiceLand  
 Elephant Room  
 Jimmy John's  
 Chinatown  
 RA Sushi  
 The Lost Lei

## STAY

Aloft Hotel  
 Courtyard Marriot  
 Four Seasons  
 Hampton Inn  
 Hotel Zaza  
 Hyatt Place  
 JW Marriott  
 Omni Hotel  
 The Driskill  
 The Fairmont  
 The Line Hotel  
 The Proper  
 The Westin  
 The W

## SHOP

Austin Rocks  
 Bonobos  
 CVS Pharmacy  
 Francesca's  
 Milk + Honey  
 Patagonia  
 Royal Blue Grocery  
 Toy Joy  
 Urban Outfitters  
 Wild About Music  
 FedEx  
 The UPS Store  
 Hemline  
 The Verde Store

## SEE+DO

ACL Live  
 Alamo Drafthouse  
 Antone's  
 Austin Public Library  
 Esther's Follies  
 Lady Bird Lake  
 Palmer Events Center  
 Paramount Theatre  
 Violet Crown

## FITNESS

Gold's Gym  
 Driven Performance  
 Wanderlust Yoga  
 Ride Austin  
 SoulCycle  
 OrangeTheory  
 The Barre Code

## DRIVE TIMES

1 MIN  
Congress Ave.

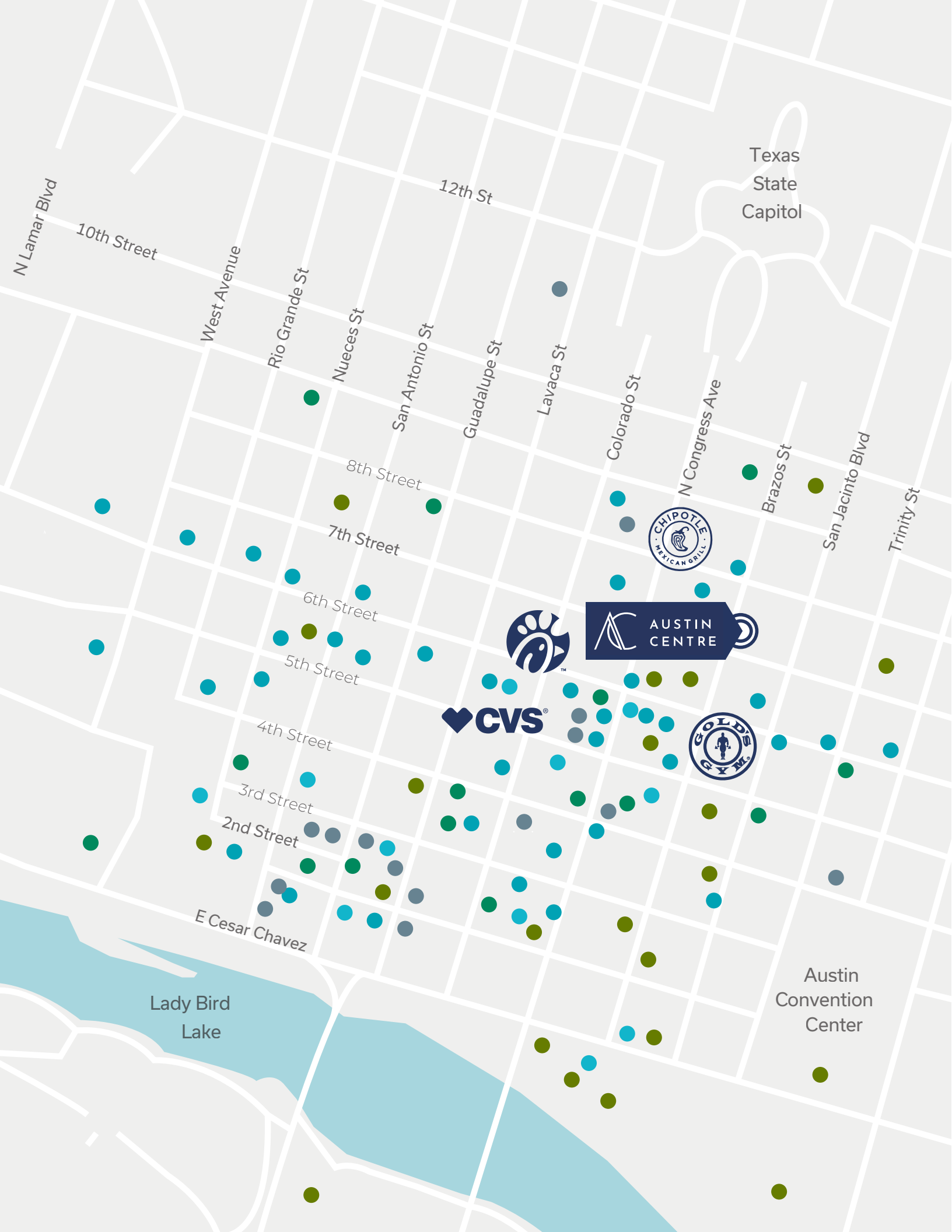
2 MIN  
TX State Capitol

3 MIN  
Interstate 35

5 MIN  
Cesar Chavez St.

6 MIN  
MoPac Expressway





# Walk out the door and arrive at breakfast, lunch or cocktails—in less than 5 minutes

01

## The Backspace 507 San Jacinto

Founded in 2010, The Backspace is a rustic, 30-seat intimate space off 6th Street highlighting the best of Italy. The pizzas are made with Italian-imported flour and tomatoes to reflect Neapolitan-style standards and then cooked in a brick oven.

 4 MINUTES

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02

## Small Victory 108 E 7th St One Block Away

Only a four minute walk from Austin Centre in the heart of Downtown Austin is Small Victory offering classic cocktails & an innovative ice program, plus wine, beer & small plates. The room includes a tasting room and banquette seating, along with a large table in the back.

 4 MINUTES

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## 03

**Voodoo Doughnut**

212 E. 6th Street  
One Block Away

The 24/7 Downtown location of this creative, Oregon-based donut shop specializes in off-the-wall flavors with irreverent names. The funky, spacious interior features exposed-brick walls, a candy-striped floor, vivid murals, columns and chandeliers.



 4 MINUTES


## 04

**1886 Café & Bakery**

604 Brazos Street  
One Block Away

1886 Café & Bakery is a quaint, Victorian-style café that serves time-honored original recipes and traditional Texas comfort foods. Breakfast and daytime American fare in an ambient tearoom-style setting in the Driskill Hotel



 2 MINUTES

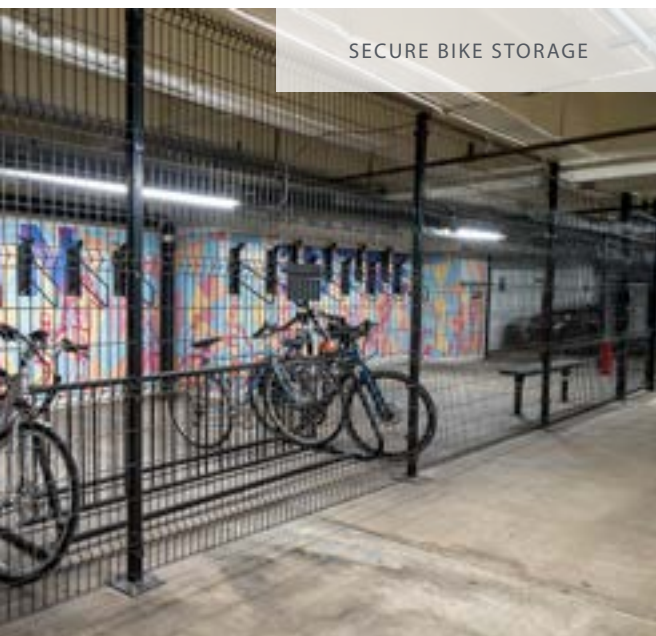


CAPITAL A RESTAURANT

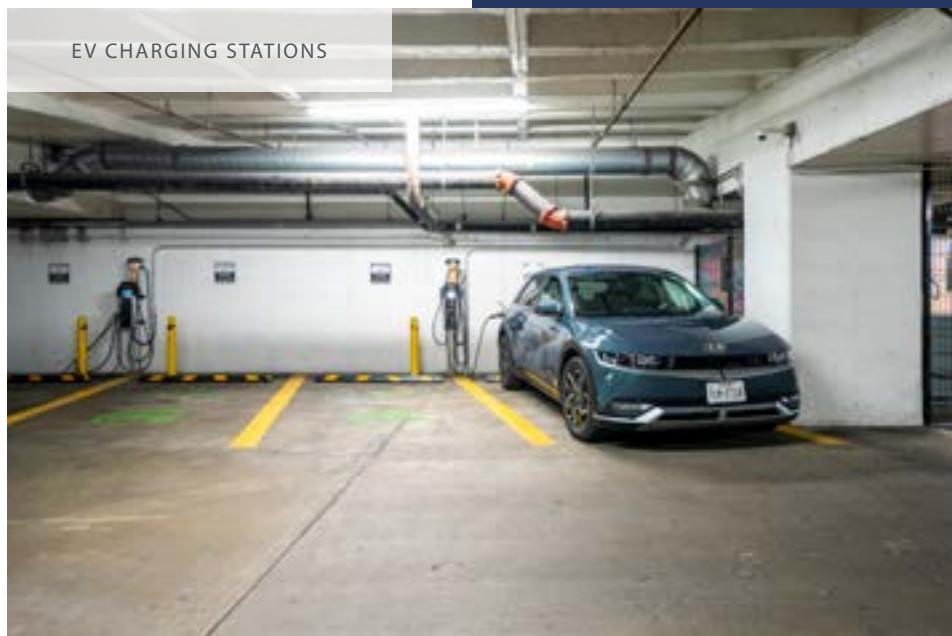


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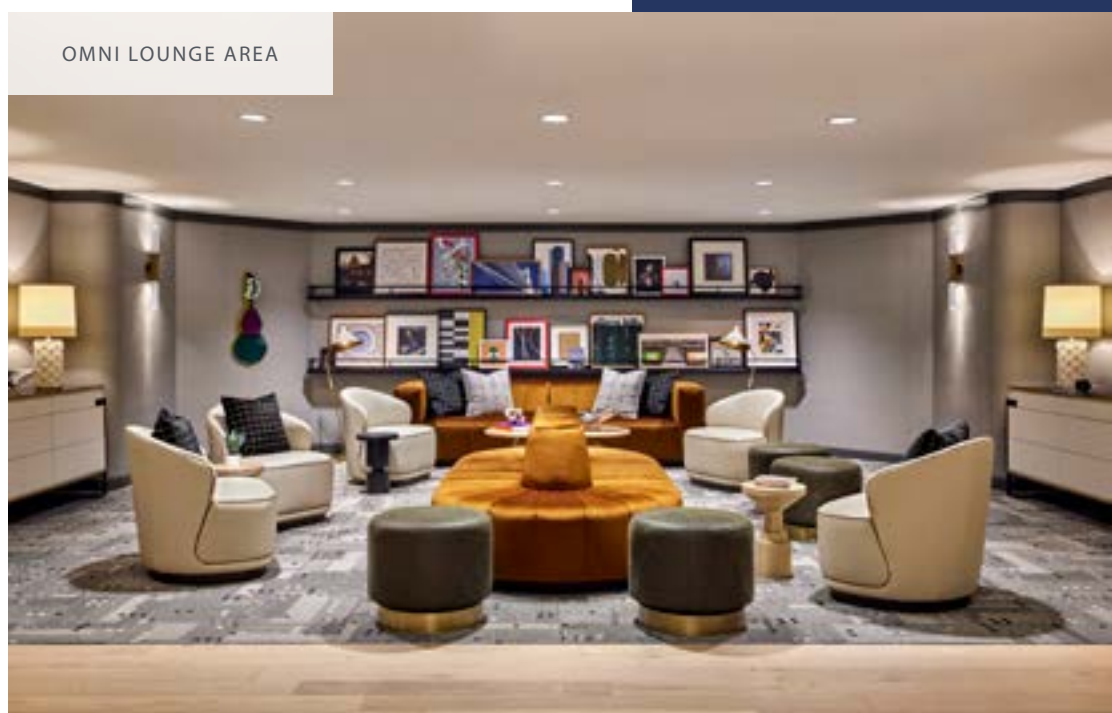
SECURE BIKE STORAGE



EV CHARGING STATIONS



ELEVATOR BANKS



OMNI LOUNGE AREA



AUSTIN  
CENTRE



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