



# 71 X SUITES

PREMIUM EXECUTIVE OFFICE SUITES IN SOUTHWEST AUSTIN

8701 W HWY 71 AUSTIN TX, 78735





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# ABOUT US

71Xsuites offers **premium executive office suites** for leaders in search of upscale office amenities that project an innovative and leading-edge company presence.

Our all-inclusive lease style caters to a wide range of executive needs, such as state-of-the-art technology, professional administrative services, and easy access to Highways 71 and 290.

Located in beautiful southwest Austin, 71Xsuites has a prime location between **Downtown, Bee Cave, Barton Creek, and Dripping Springs**. It is nestled within the 195-acre **Covered Bridge** mixed-use project, which provides dynamic hill country views and adjoining uses such as restaurants and personal services. We offer the only premium office space within a mixed-use environment for miles.



# AMENITIES

Google Fiber and AT&T Fiber Internet with connections up to 1 GB per office

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Options to set-up your own private network

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Receptionist services during business hours

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24/7 secure key card access to building

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State-of-the-art conference rooms

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Fully stocked breakroom with premium appliances for daily use and catered events

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Miele Coffee/Espresso Machine and wide range of healthy drink and snack options

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Lounge and private covered balcony

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Mail-handling and private mail box per office

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Shower facilities on-site

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Free ample parking adjacent and on-site

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# TECHNOLOGY

## Conferencing Technology

Computer Based **Video** and **Audio**  
Conferencing System

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**Echo cancellation** surround sound system

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**1080p Remote Camera Control** with  
Pan-Tilt Zoom capabilities

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**HDMI input** and **Ethernet**

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Apple AirPlay, Zoom, GoToMeeting, Skype,  
WebEx, and TeamViewer ready to use in the  
Pecan Conference Room

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Frosted walls in Glass Conference Room to  
optimize privacy

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Color **network printer** and scanner with  
letter and tabloid options

## Advanced Air Quality Systems

With the well-being of our members as our top priority, 71Xsuites has taken advanced measures to ensure that our office space is equipped with the latest preventative tech against COVID-19.

**VRF HVAC System** - Provides segregated fresh air directly from outdoors to each individual office without recirculation from neighboring units

**GPS NPBI Air Purification Devices** - Air Purification units are installed in all fan coil units and is proven to reduce SARS-CoV-2 virus on surface strain

**IQAir HealthPro Hospital Grade Air Purifiers** - Thress IQAir HealthPro units are placed in high traffic areas and filters particles down through HyperHEPA tech





# SERVICES



## Flexible Lease Terms

At 71Xsuites, we strive to do our best to accommodate our members by offering the following options:

- Month-to-Month
- 1 Year
- 6 Month
- 1+ Year



## Day Office Rentals

Based on current availability, we provide the option to rent offices by the day if our lease options don't fit what your team is looking for. While renting a suite, you will have access to all of our premium amenities.



## Conference Rentals

Don't need an office suite? We also offer conference room rentals by the hour. On-site assistance and all AV/digital amenities are set up and ready to be utilized. Contact our office for a quote today!



# A Workspace to Optimize Productivity

Our offices are carefully designed to ensure that members have full control of their comfort. With natural light pouring in all day and beautiful views of the Covered Bridge community, we elevate all of your officing needs for optimal productivity.

*Schedule a tour of our space today!*



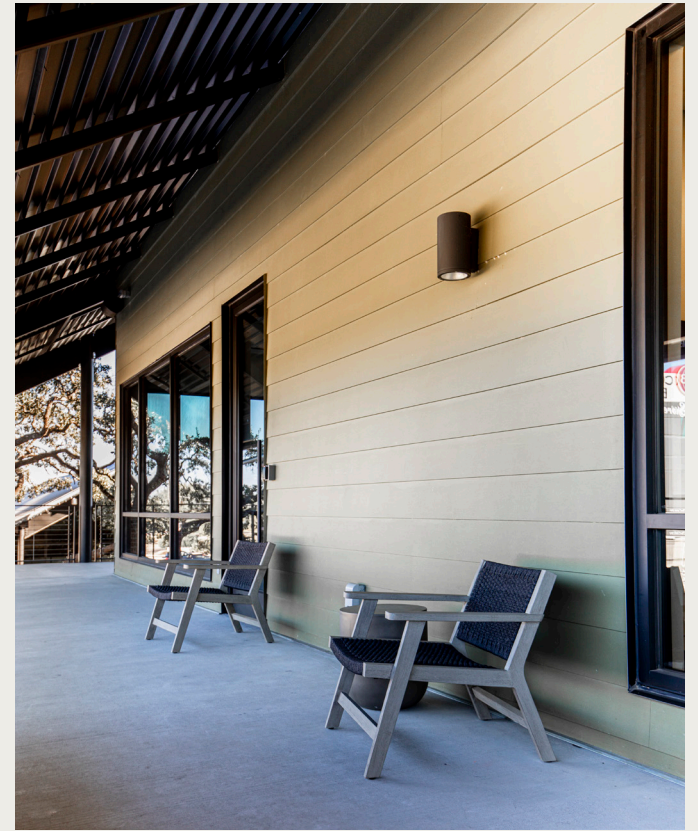
**Personal Thermostat**  
Full temperature and air flow control

**Dual-Fiber and Ethernet Capabilities**  
High-speed internet with the option to set up private network

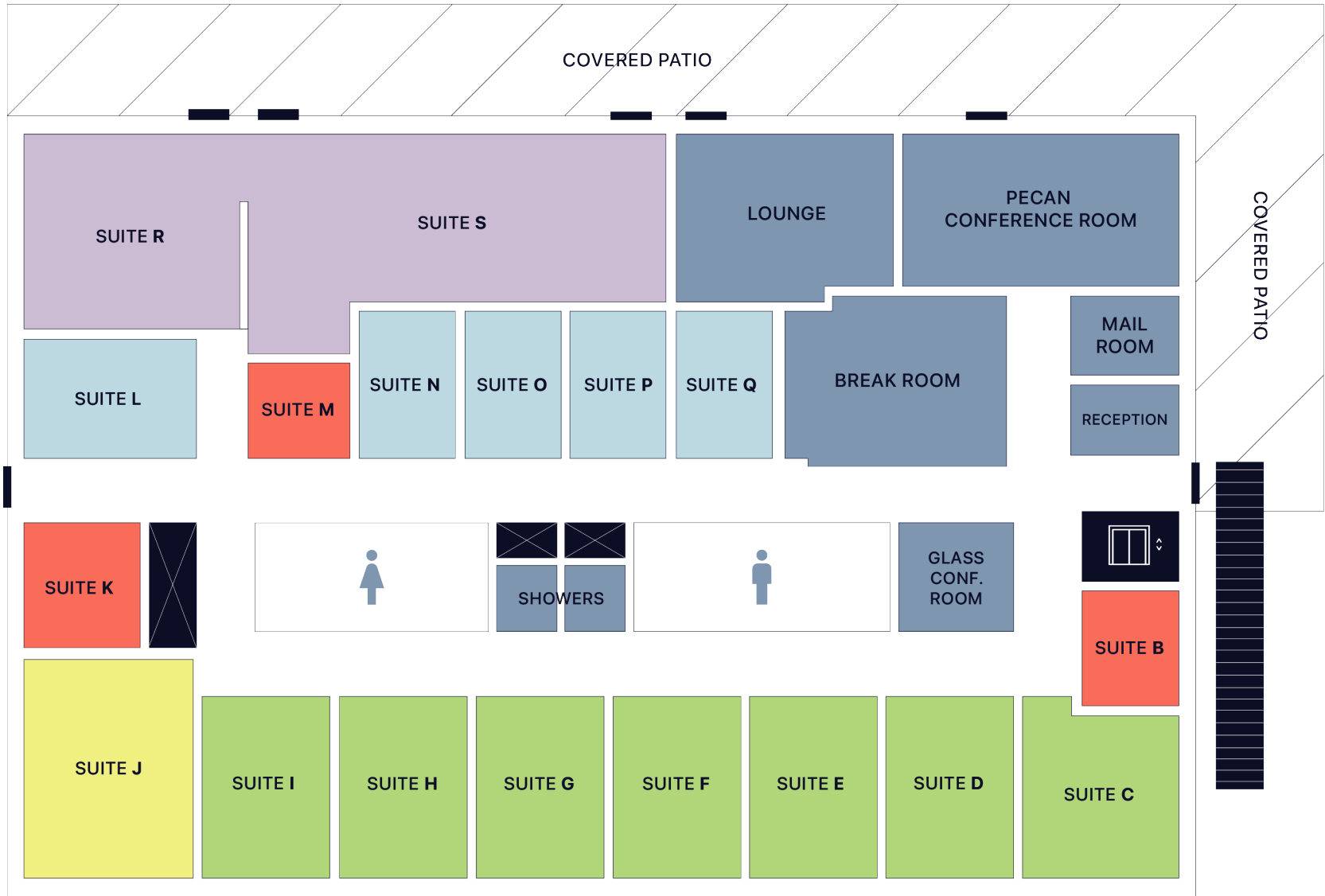
**Adjustable Desk**  
Height adjustable  
Knoll desks provided in each unit

**Individual HVAC**  
Segregated fresh air directly from outdoors to each office









# FLOORPLAN

- 1 PERSON
- 2 PERSON
- 2-3 PERSON
- 4-6 PERSON
- OPEN CONCEPT
- AMENITIES



# COMMUNITY



## Eateries

Shore Raw Bar & Grill  
Tucci's Southside Sub  
Donn's Texas BBQ  
Jack Allen's Kitchen  
Starbucks



## Shopping

Belterra Village  
Barton Creek Square Mall  
Brodie Oaks  
Hill Country Galleria



## Neighbors

Covered Bridge  
Barton Creek  
Spanish Oaks and Uplands  
Belterra  
Circle C Ranch  
Lantana



# CONTACT US

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