

EASTBOUND

3232 E CESAR CHAVEZ | EAST AUSTIN



When you work on the East Side,
you're part of the East Side.

Welcome to EASTBOUND

OPEN. BRIGHT. INNOVATIVE. FLEXIBLE.
That's what Eastbound delivers.

Here at Eastbound, Class A office meets hospitality to create destination office space. A perfect blend of intuitive design and polished hospitality, the Eastbound environment is home to a modern workspace with modern thinking.

Eastbound embraces the creative and dynamic spirit of Austin's East Side neighborhood with a strong focus on health, well-being and sustainability.

233,550 SF
TOTAL BUILDING SIZE

2
4-STORY BUILDINGS

2,500 - 20,000 SF
MOVE-IN READY SPEC SUITES

3.0/1,000
COVERED PARKING

LEED GOLD & WELL
CERTIFIED



Give productivity a little conductivity.

Collaboration thrives in a welcoming environment, so we stocked Eastbound with amenities - all oriented around an outdoor central plaza, lush with greenery, which serves as the soul of the campus. Connect over coffee in our cafe. Recharge both mind and body in the fitness and yoga studio. No matter where you are working, stretching your legs isn't a stretch at all.



Amenities

- Fitness Center, Yoga Room & Steam Showers
- Spa-Quality Showers & Locker Rooms
- Outdoor Courtyard with Workspaces
- Coffee Bar & Tenant Lounge with WiFi
- Conference Center
- EV Charging Stations
- Fenced In Outdoor Dog Run
- Conditioned Bike Storage
- Cloud-based Visitor Control

Thoughtfully designed for big ideas.

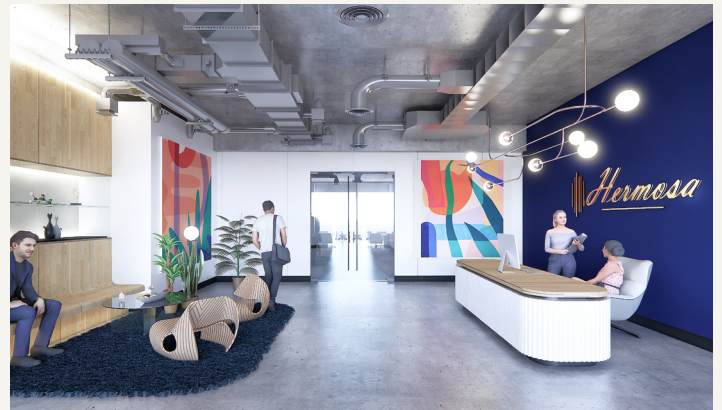
PHASE I | BUILDING I: 10,954 & 12,514 SF COMPLETED SPEC SUITES AVAILABLE NOW.

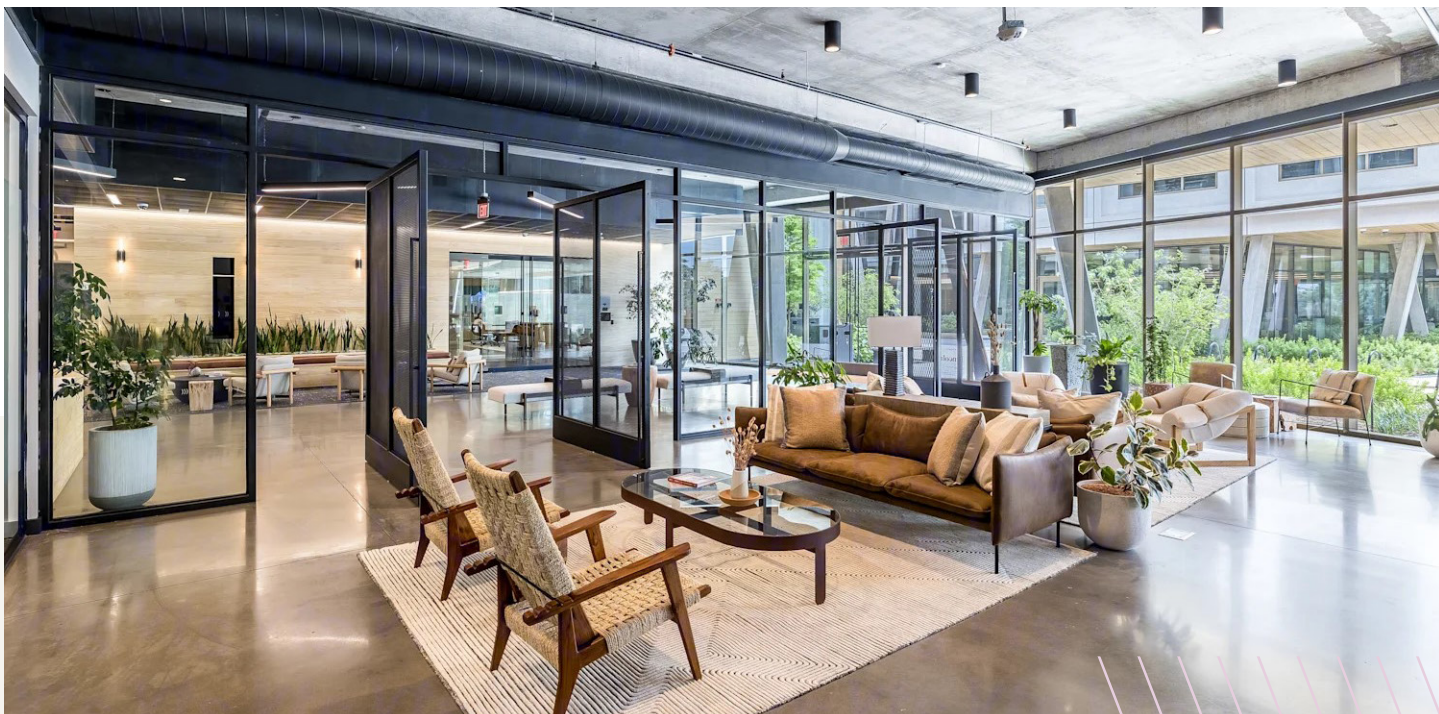
PHASE II | BUILDING II: 50,000 SF OF SPEC SUITE SPACE DELIVERING IN MAY 2026.



Creative office space does more than frame your organization. It needs to breathe and contribute to the energy of your team. Creativity and collaboration happen when ideas cross paths. And Eastbound's premiere spec suites are designed to connect.

- Move-In Ready Spec Suites
- High-End Finishes
- Spec Suites ranging from 2,500 - 20,000 SF
- Full Floors Available with Private Office Terraces





Engineered for a breath of fresh air.

Eastbound means working beyond four walls. No matter what you require to be successful, Eastbound anticipates your every need. Natural light and inspiring finishes match wits with modular floor plates and collaborative spaces, all perched above courtyards and top-flight dining options. Eastbound was thoughtfully designed to facilitate your health and well-being with an unwavering commitment to sustainability standards and practices.



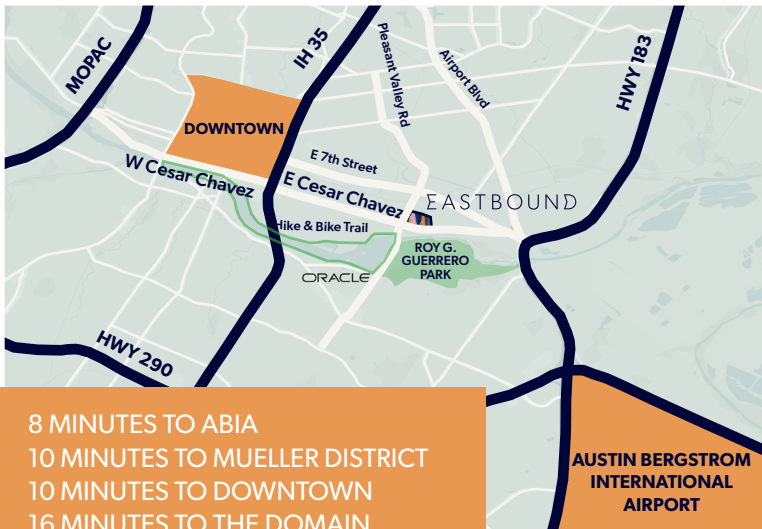
Building Design

- Hospitality Driven Interiors
- Lush Courtyard Landscape
- Outdoor Workspace Options
- Rooftop Terraces & Private Balconies
- Direct Access to Office Floor from Garage
- Future Restaurant with Outdoor Seating
- Open Air Staircase
- Energy Efficient VRF HVAC System
- Ultraviolet Air Purification System

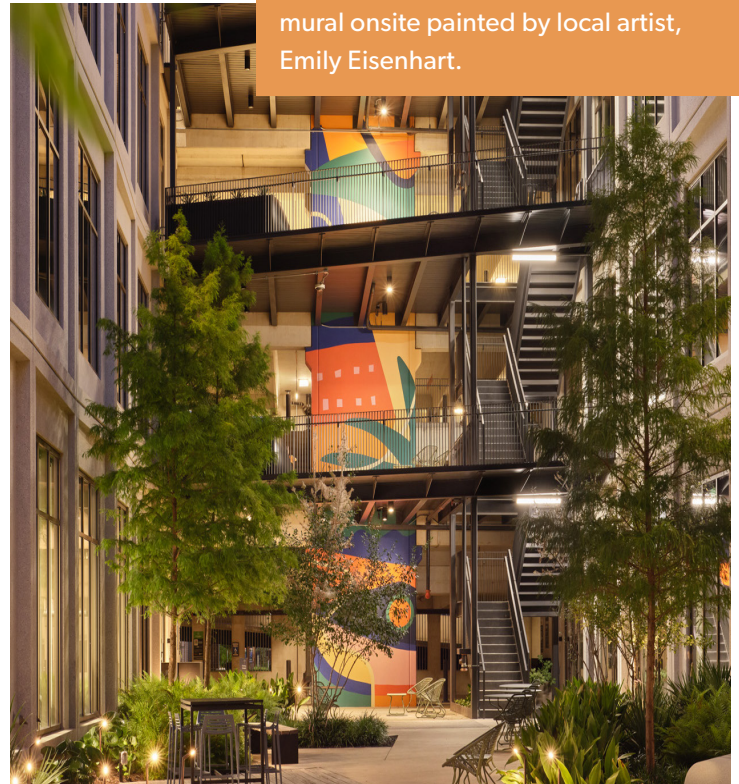
Welcome to the neighborhood.

Big thinking and fresh initiatives are happening all around. A surge of companies, both local startups and global enterprises, are calling our neighborhood home. Austin's East Side is a true community, serving up to tenants what they are looking for: close proximity to the airport and CBD, affordability, a plethora of nearby amenities, diverse transportation and creative office space build-outs.

From homegrown boutiques and studios to locally-crafted coffee and many of Austin's most beloved restaurants and nightspots, the East Side has it all. In a prime position between Downtown Austin and Austin-Bergstrom International Airport, Eastbound has put itself at the crossroads of what is next.



Eastbound's ode to the East Side's vibrant spirit is captured in the custom mural onsite painted by local artist, Emily Eisenhart.



QUIRKY, CREATIVE, AUTHENTIC, UNIQUE

Lincoln

TRISH WILLIAMS
trwilliams@lpc.com | 512.322.3203

JR GIDEON
jgideon@lpc.com | 817.925.5646