



AUSTIN
CENTRE



**STREAM**

PROFESSIONALLY LEASED BY *Stream Realty Partners*
PROFESSIONALLY OWNED BY *Sidra Austin, LLC*

PROPERTY **OVERVIEW**

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, food delivery service, and rooftop pool lounge and deck. Plus, the lobby restaurant, bar, and coffee kiosk are open for breakfast, lunch, and dinner, providing a convenient spot for a quick bite and evening drinks. Overlooking East Sixth Street, the cultural center of the CBD, Austin Centre is in the midst of all the action. Walkable amenities abound, including Chick-fil A, Chipotle, CVS, Alamo Drafthouse, and Gold's Gym.





AUSTIN
CENTRE

PREMIER **CLASS A** OFFICE
BUILDING IN AUSTIN'S CENTRAL
BUSINESS DISTRICT

LIVE, WORK, PLAY AUSTIN CENTRE

A CONNECTED COMMUNITY WHERE OFFICE AND HOTEL SPACE HAVE NEVER UNITED SO EASILY.



OPEN FLOORPLATES, ABUNDANT NATURAL LIGHT

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.

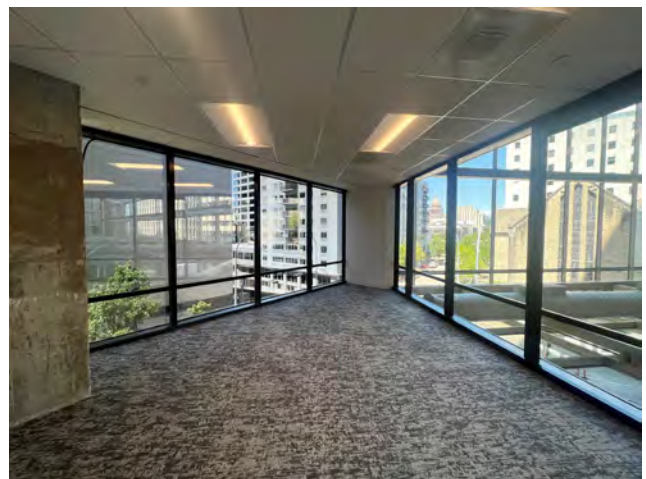
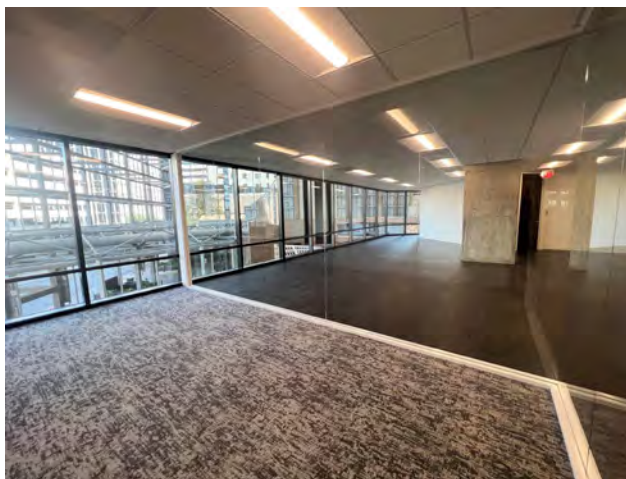
EXTENSIVE OPTIONS OF NEARBY AMENITIES

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

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

AUSTIN CENTRE



BUILDING SPECS

BUILDING SIZE

326,355 SF
16-Story Office Tower

PARKING RATIO

1:750 Ratio
16-Story Office Tower

TYPICAL FLOORPLATE

Approximately 24,000 SF

BUILDING ELEVATORS

Six Cabs Utilizing
Destination Dispatch

**DOWNLOAD
AVAILABILITIES**



BUILDING AMENITIES **THAT MAKE THE DAY EASIER**

Direct Access to the Omni Hotel & recently renovated conference centers available for use

Numerous Restaurants, Shops, & Entertainment Venues within Walking Distance

Private, Secure Bike Storage Located in the Underground Parking Garage

Access to the Hotel Pool

On-Site Property Management

24-Hour Security

24/7 Fitness Center

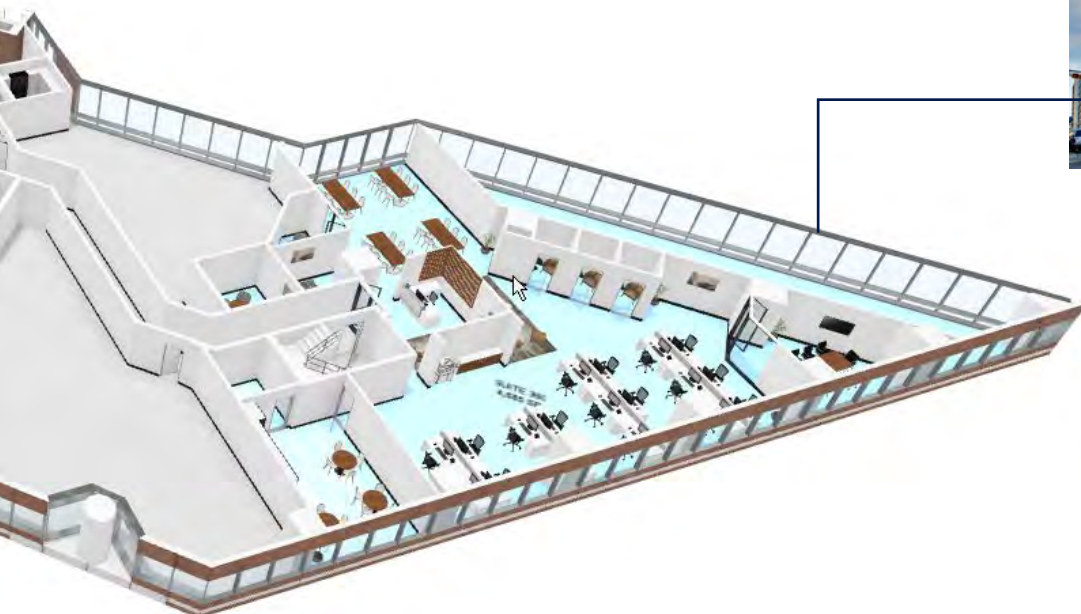
Building Showers & Locker Rooms

Lobby Restaurant Open for Breakfast, Lunch, and Dinner

Food Delivery Service Available from the Omni Hotel Directly to Tenant's Suites

Lobby Bar Open Seven Days a Week

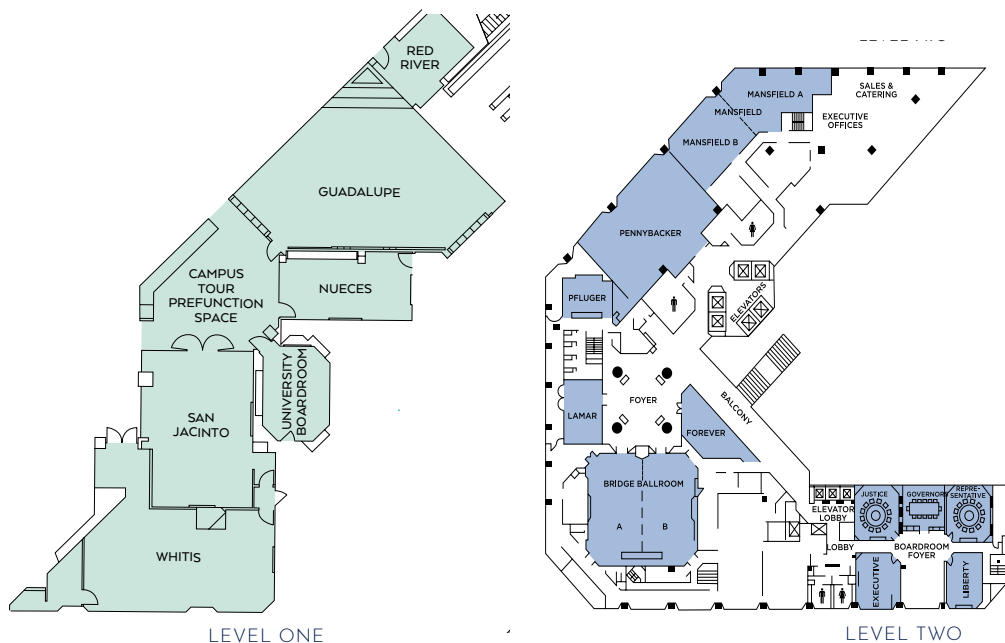
[CLICK TO CUSTOMIZE YOUR DREAM OFFICE](#)



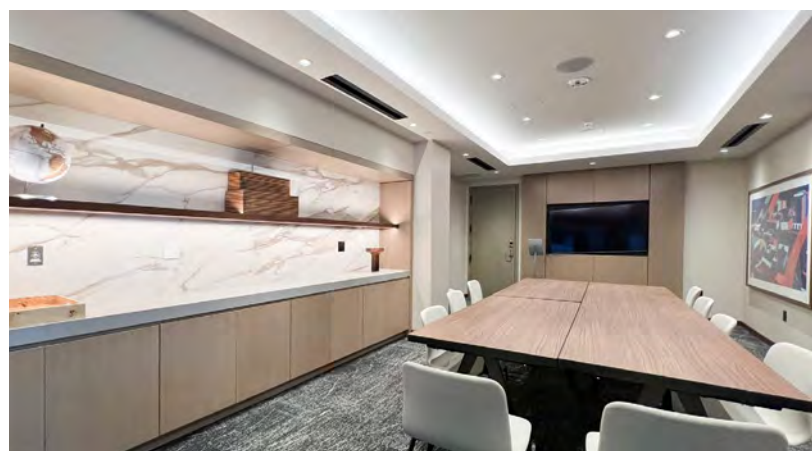
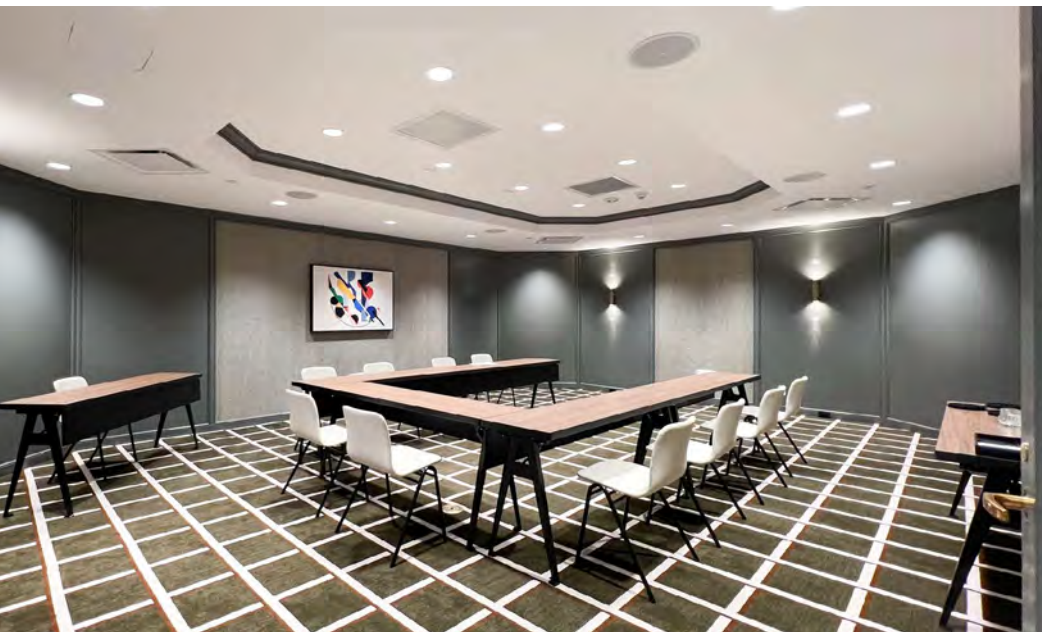
MEETING SPACE REINVENTED

MODERN SPACES + PRIME LOCATION = INSPIRED EVENTS

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.



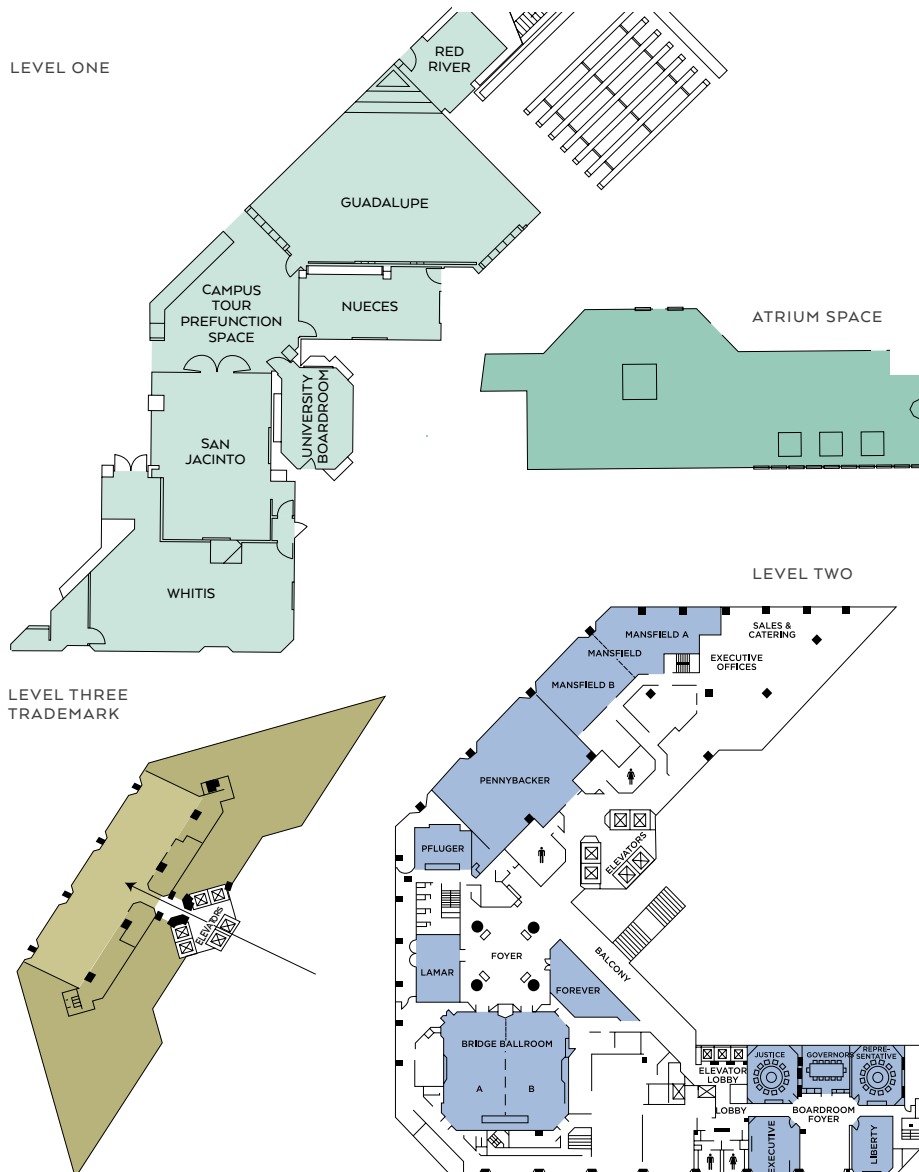
- Guest rooms that embrace today's technology and Austin's iconic innovative spirit
- On-site state-of-the-art audiovisual equipment services with Wi-Fi internet access
- Expansive Atrium ideal for networking and large-scale events
- Over 20,000 square feet of flexible meeting and event space
- 3,400 square foot Bridge Ballroom, divisible into two spaces
- Specialty space and board rooms
- 21 meeting rooms



LOBBY SPACE REINVENTED

NEW AND IMPROVED DINING SPACES

- capital a restaurant
- lobby bar and lounge
- president's house coffee and grab and go





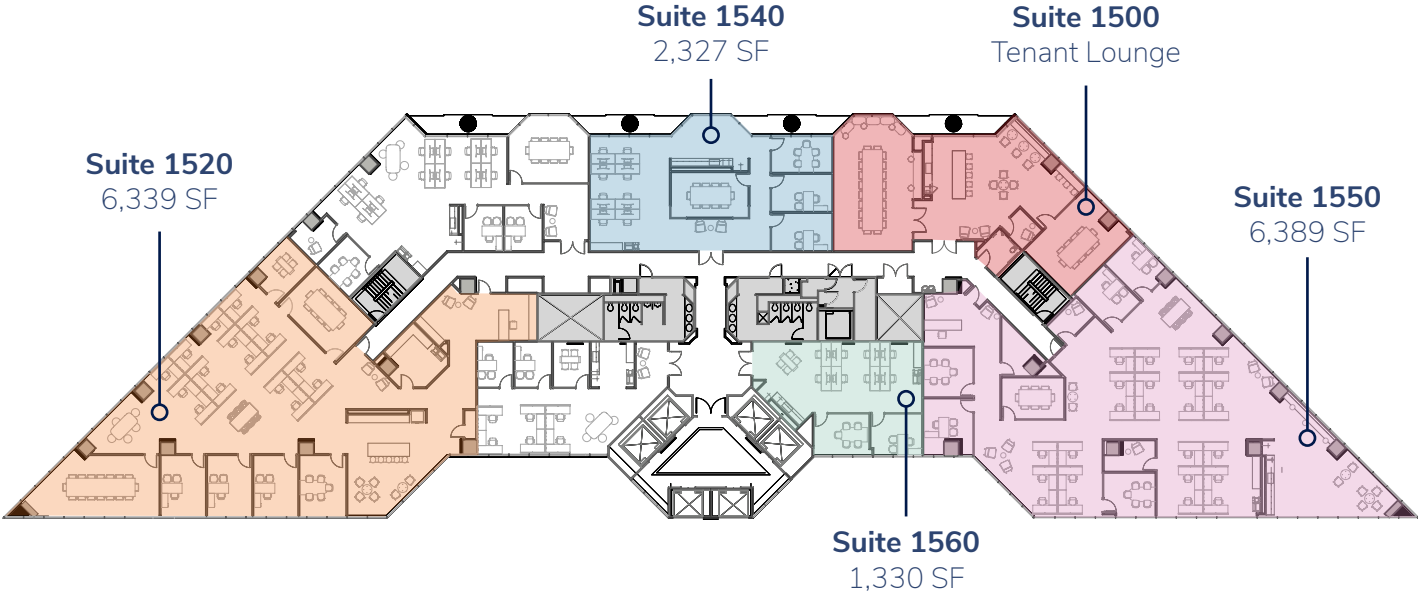
FITNESS CENTER & MOTHERS ROOM



AUSTIN CENTRE



15TH FLOOR SPEC SUITE FLOORPLANS

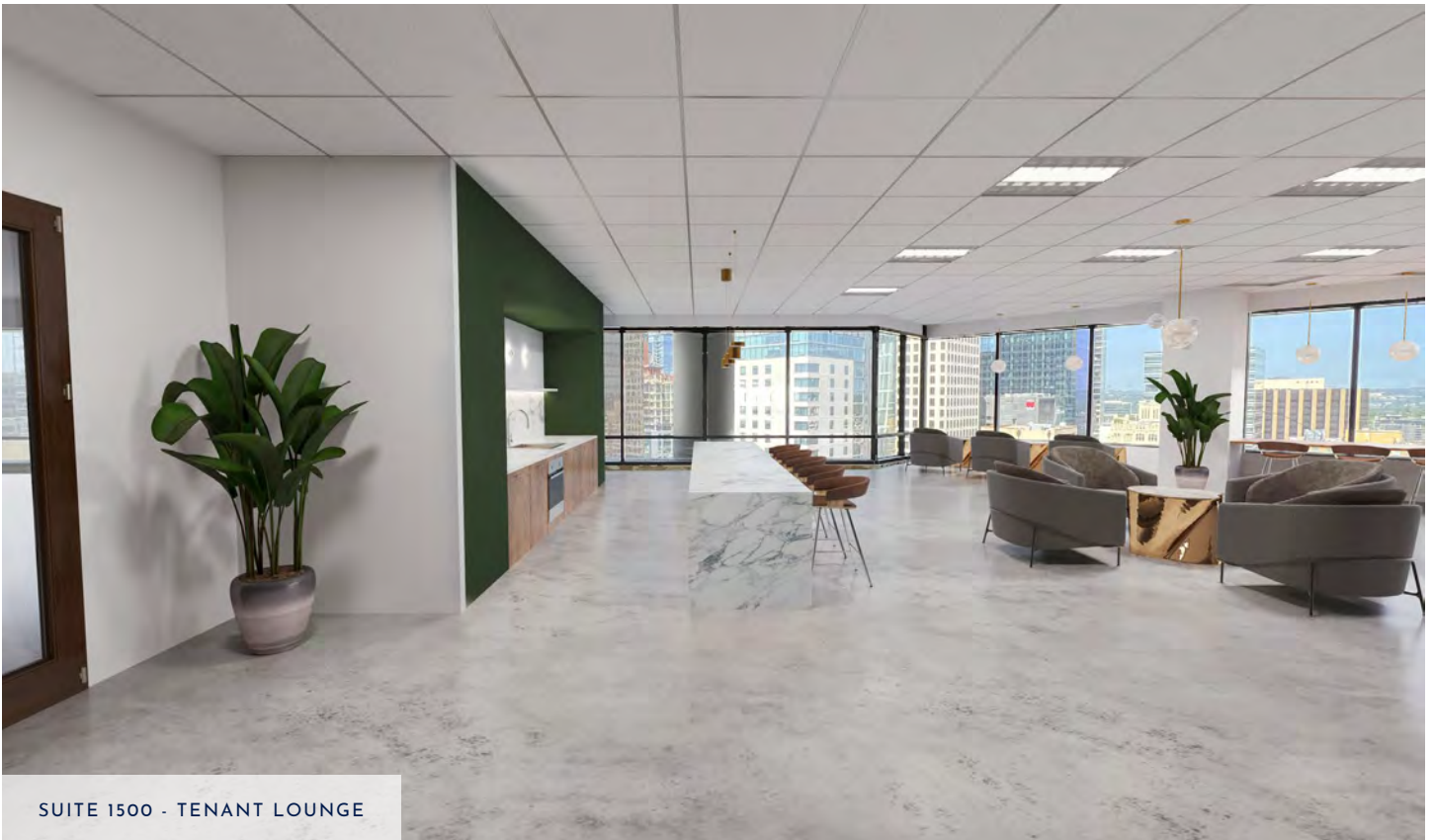




TENANT LOUNGE CONFERENCE ROOM

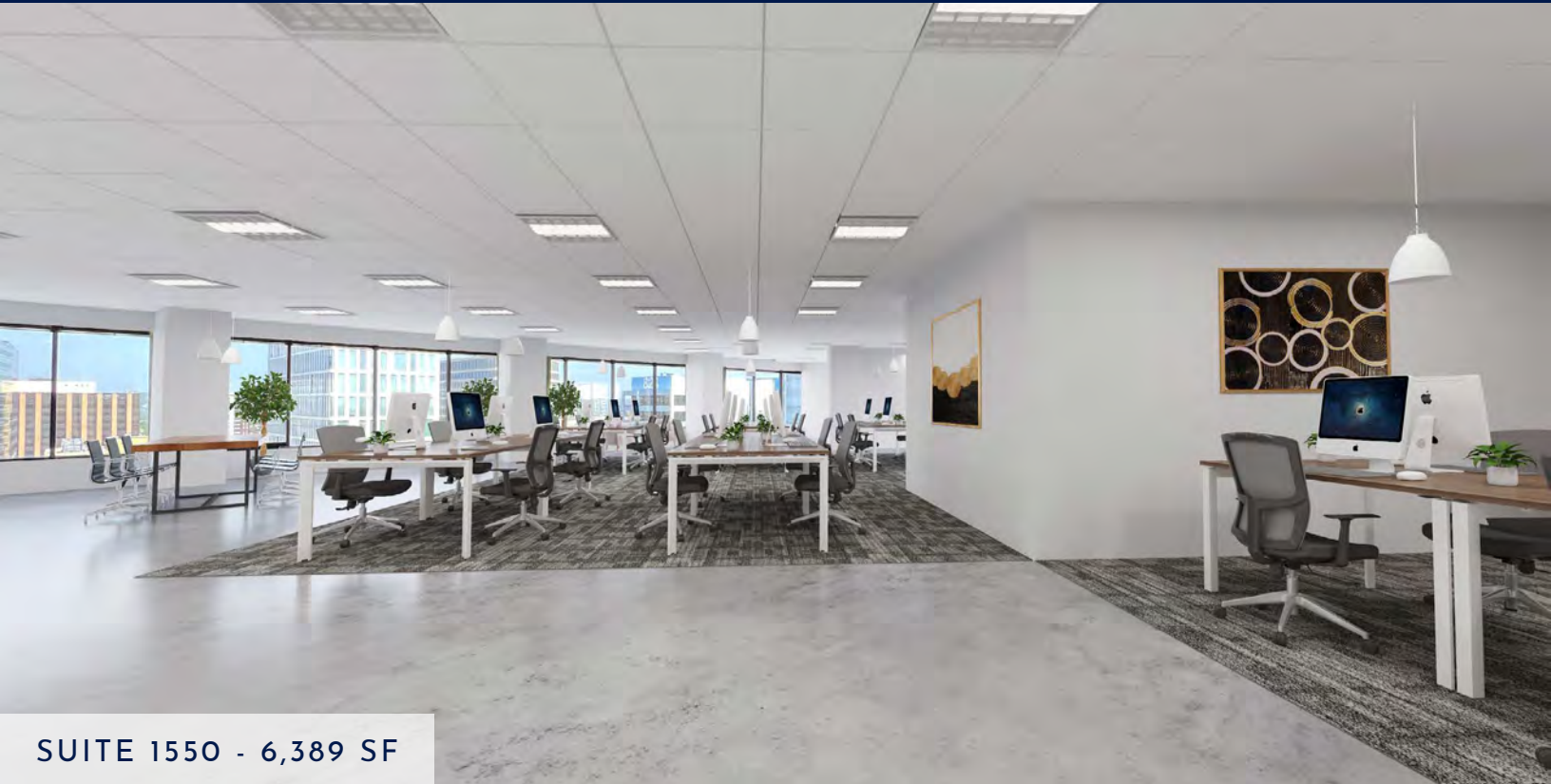


TENANT LOUNGE CONFERENCE ROOM



SUITE 1500 - TENANT LOUNGE

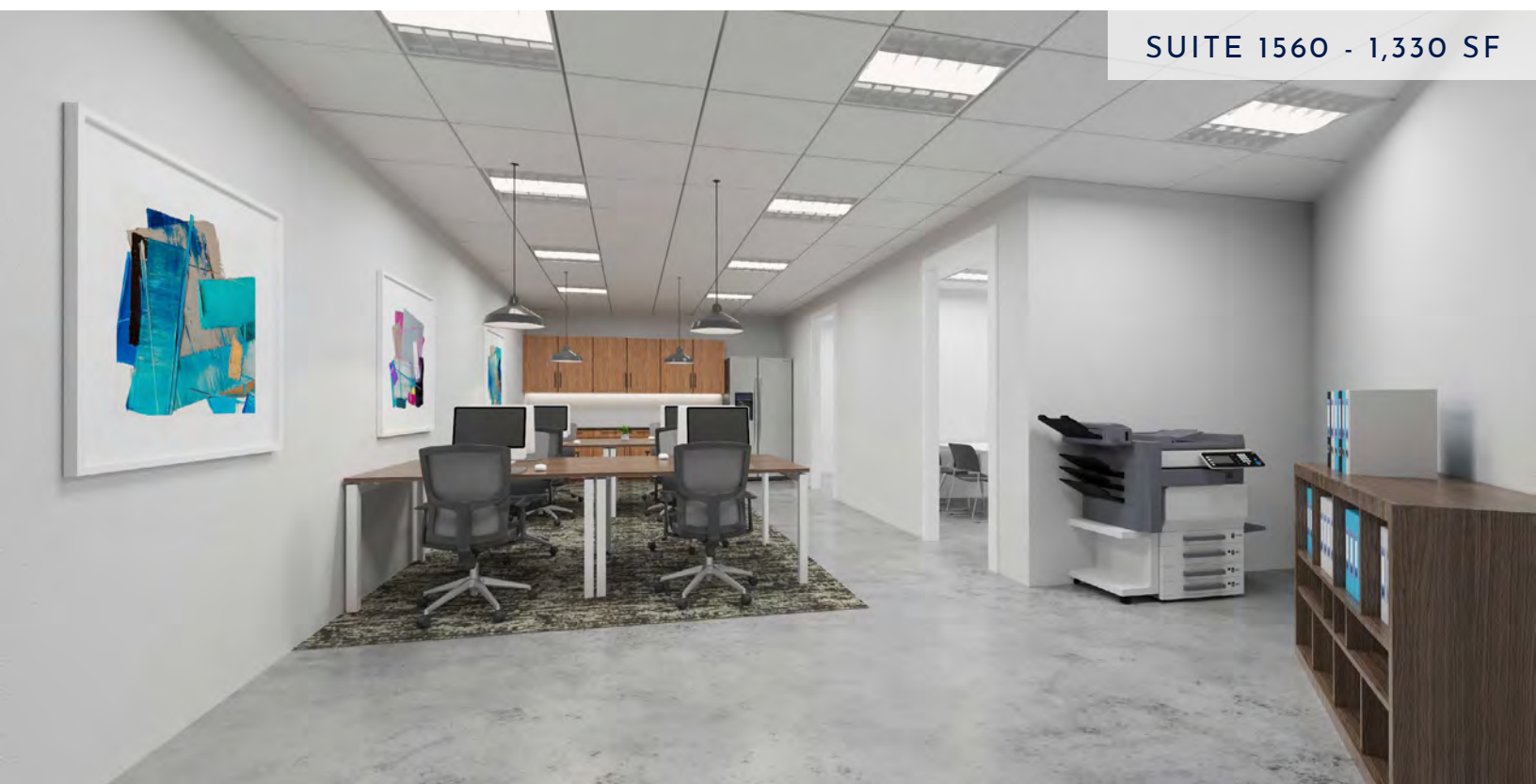
15TH FLOOR SPEC SUITE RENDERINGS



AUSTIN CENTRE



SUITE 1540 - 2,327 SF



SUITE 1560 - 1,330 SF

WALKABLE AMENITIES

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
CU29
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 Marriott
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

SEE+DO

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

SHOP

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

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

Walkable amenities abound, including Chick-fil A, Chipotle, CVS Pharmacy, Alamo Draffthouse, and Gold's Gym



DOWNTOWN AUSTIN AMENITIES

Amenities abound steps from Austin Centre. Walk out the door and arrive at breakfast, lunch or cocktails in less than 5 minutes. Every craving can be met just steps from the office. From pizza & cocktails, to sweet treats and cinema, Downtown Austin has it all.



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, the centerpiece of the dining room.

 4 MINUTES



CU29 COCKTAIL BAR

720 Brazos Street
Adjacent to Austin Centre

Escape the hustle & bustle of Historic 6th Street and enter the soothing and relaxed atmosphere of CU29. Located just a block up from the beautiful Driskill hotel, CU29 is a perfect spot to host a party, corporate event or just enjoy a drink!


 1 MINUTES



SMALL VICTORY

108 E 7th St
One Block Away

Only a two 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 narrow room includes a tasting room and banquette seating, along with a large table in the back.


 2 MINUTES



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 as well as a floor-to-ceiling neon American flag and donut-tree sculpture.


 2 MINUTES



1886 CAFE & 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.

 3 MINUTES



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**CENTRALLY LOCATED IN
DOWNTOWN AUSTIN**



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PROFESSIONALLY OWNED BY *Sidra Austin, LLC*

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