

NORWOOD

T O W E R





NEW AND SURROUNDING AMENITIES



JUICED UP



MEXTA



JUPITER
SUPPER CLUB



the KIMBERLY



caroline

RETAIL
THERAPY

COMEDOR



THE
TRADITION
AN AMERICAN KITCHEN



PUNCH BOWL
FOOD SOCIAL DRINK

1886
CAFÉ BAKERY

VERVE
COFFEE ROASTERS



BOA
Steakhouse

CAVA



WATCH
PROPERTY
VIDEO





NORWOOD TOWER



37% Lower OPEX
\$21.82 PSF Estimate



\$13,000,000
Invested Since 2019



Shared Parking
for Hybrid Schedules



Shorter Walk Time
from Garage to Office



More Windowline Per
Usable Square Foot



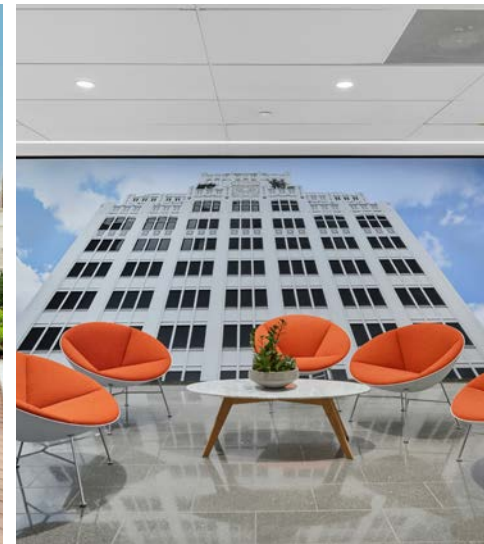
Famous Pork
Chop Friday



Class A Office
Spec Suites



Local
Ownership



WATCH
PROPERTY
VIDEO



NORWOOD
T O W E R

OFFICE FOR LEASE

114 W 7TH STREET | AUSTIN



AVAILABILITY

SUITE 300 7,574 RSF (Available 4/1/26)

SUITE 500 15,730 RSF (Full Floor)

Space has direct access to private patio space, the building's rooftop terrace, and the building's garage

SUITE 600 3,462 RSF

SUITE 625 1,325 RSF

SUITE 710 1,386 RSF

SUITE 900 7,424 RSF (Full Floor)

PARKING RATIO

- 2 per 1,000 RSF
- Shared parking technology available
- Additional parking available

PROPERTY HIGHLIGHTS

- On-site property management and ownership
- Rooftop patio for entertaining and tenant events
- On-site conference/meeting facility and tenant lounge
- Lower operating expenses
- Building signage available
- Perry's Steakhouse on-site
- Historic landmark



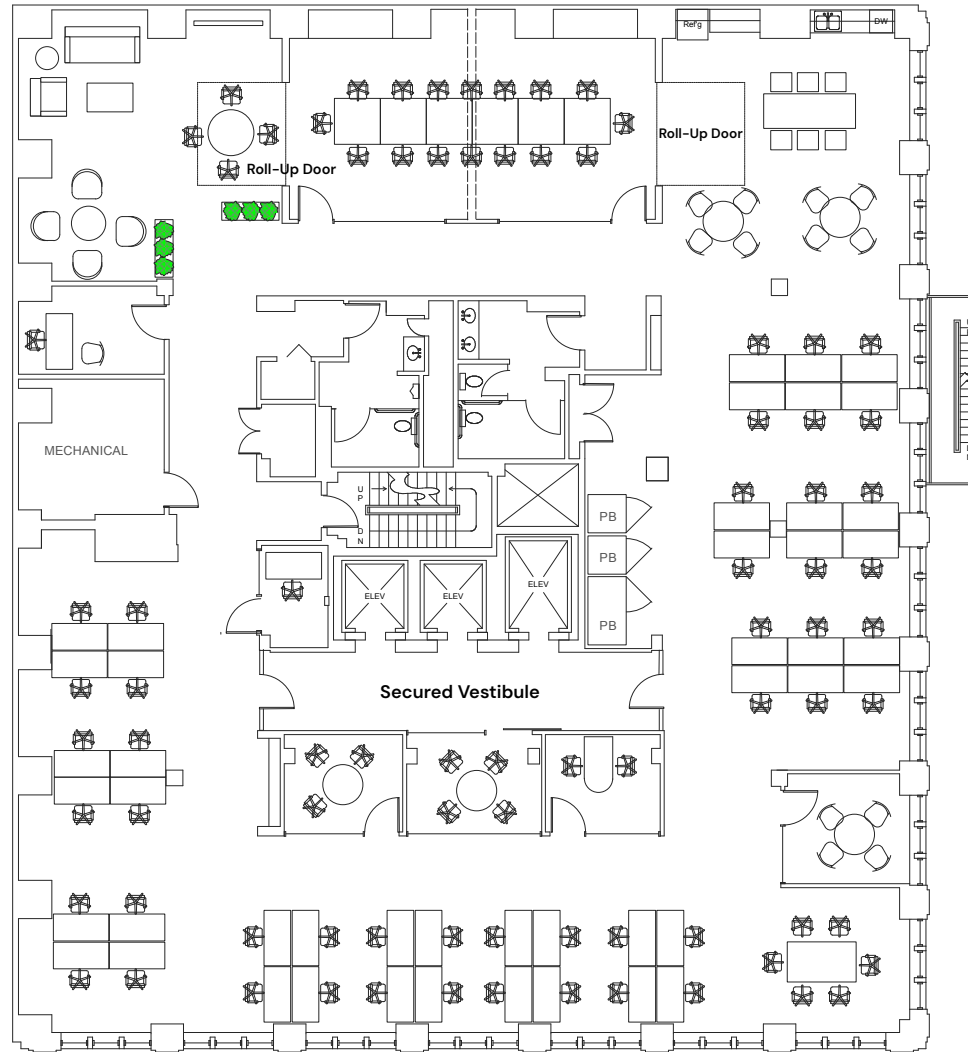
NORWOOD TOWER

FLOOR THREE 3

COUNTS

WORKSTATIONS:	46
CONFERENCE ROOMS:	5
OFFICES:	2
PHONE BOOTHS:	3
LOUNGE/BREAKOUT AREAS:	3
KITCHENS:	1
IT ROOM:	1
STORAGE:	2

COLORADO STREET



7TH STREET

FULL FLOOR SPACE

SUITE 300

7,574 RSF

Available 4/1/26



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FOR MORE
INFORMATION

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





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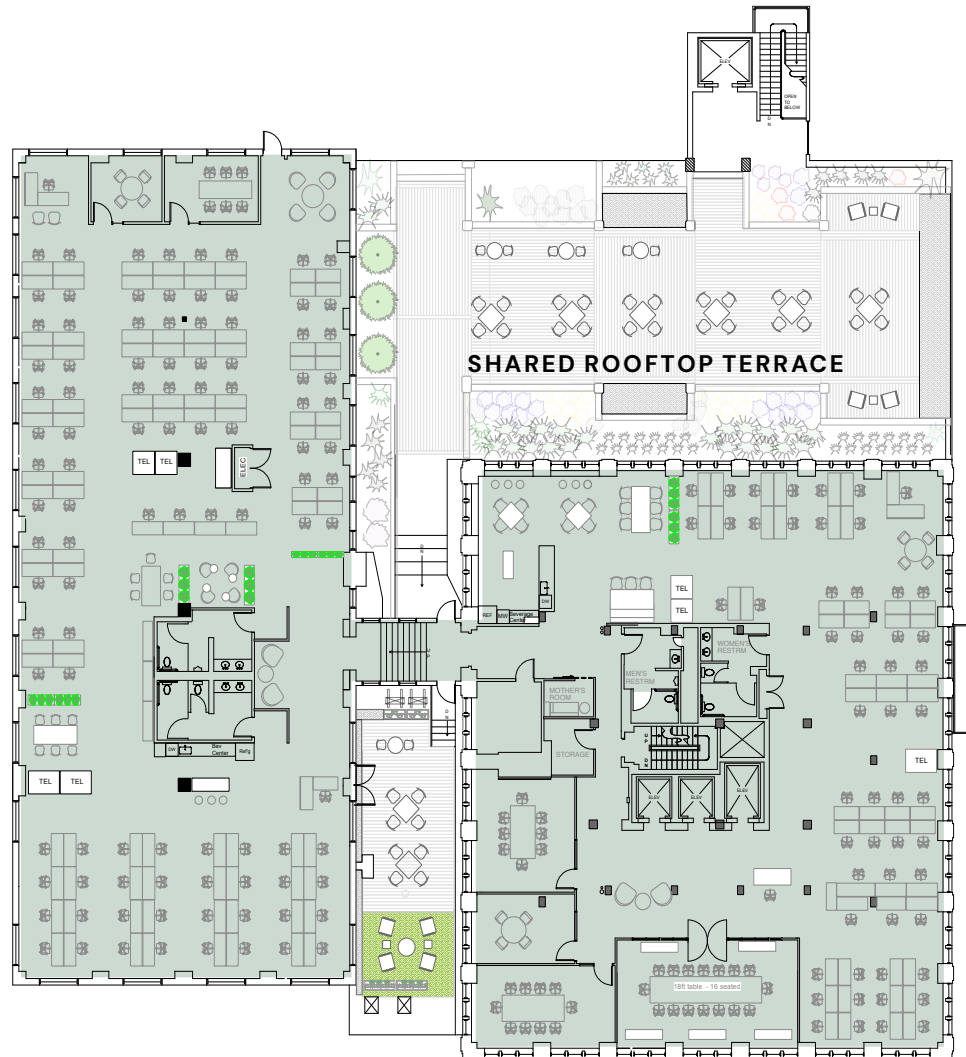
FLOOR FIVE FURNITURE PLAN

5

COUNTS

WORKSTATIONS : 155
CONFERENCE ROOMS: 6
LOUNGE/BREAKOUT AREAS: 15
SOUNDPROOF BOOTHS: 7
KITCHENS: 2
RECEPTION: 1
IT ROOM: 1
STORAGE: 1

COLORADO STREET



FULL FLOOR SPACE

PICTURES INCLUDED ON NEXT PAGE

SUITE 500*

15,730 RSF

*CONTIGUOUS WITH SUITE 400
FOR UP TO 23,301 RSF



CLICK OR SCAN TO
VIRTUALLY TOUR
SUITE 500



WATCH
THE
VIDEO



PRIVATE ROOFTOP PATIO

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INFORMATION

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





5th Floor Hypothetical Furniture Renderings



FOR MORE
INFORMATION

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





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FLOOR SIX **6**

COUNTS

OPEN DESKS: 18
CONFERENCE ROOMS: 2
OFFICES: 2
BREAK ROOMS: 1
IT ROOM: 1
WELLNESS ROOM: 1

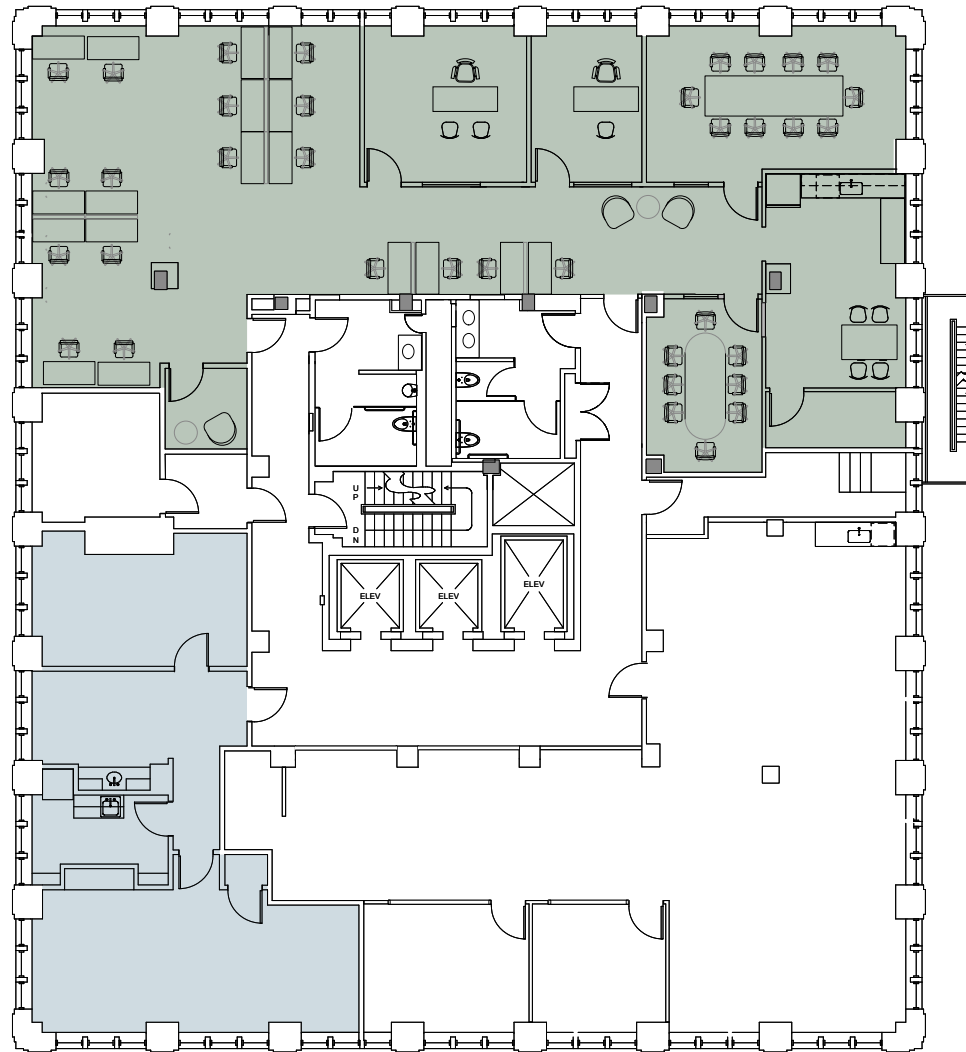
COLORADO STREET

SUITE 625

1,325 RSF



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PROPERTY
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7TH STREET

SUITE 600

3,462 RSF



CLICK OR SCAN TO
VIRTUALLY TOUR
SUITE 600

FOR MORE
INFORMATION

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





6th Floor



**FOR MORE
INFORMATION**

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com

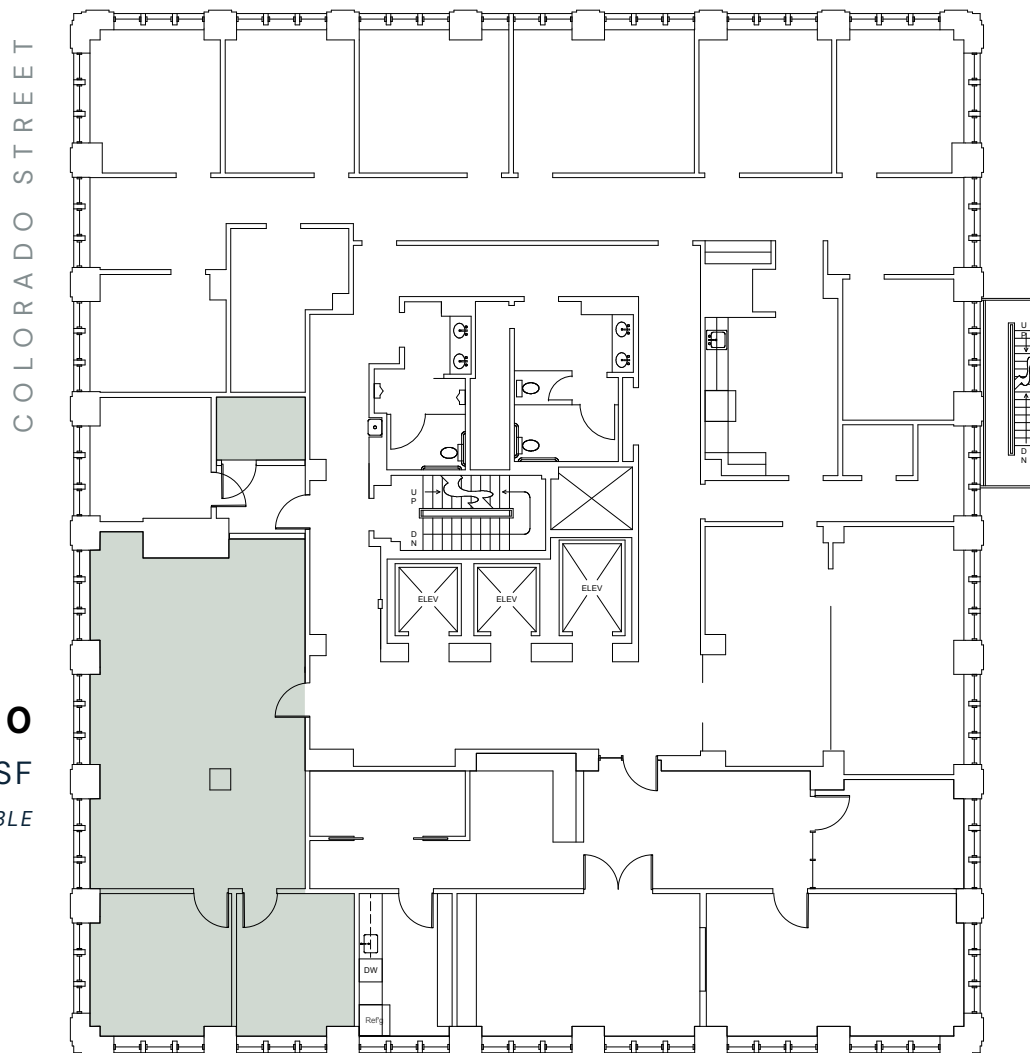




NORWOOD
T O W E R

FLOOR SEVEN

7



SUITE 710

1,386 RSF

FURNISHED SPACE AVAILABLE



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PROPERTY
VIDEO

7TH STREET

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512.505.0004 // jsteinberg@ecrtx.com

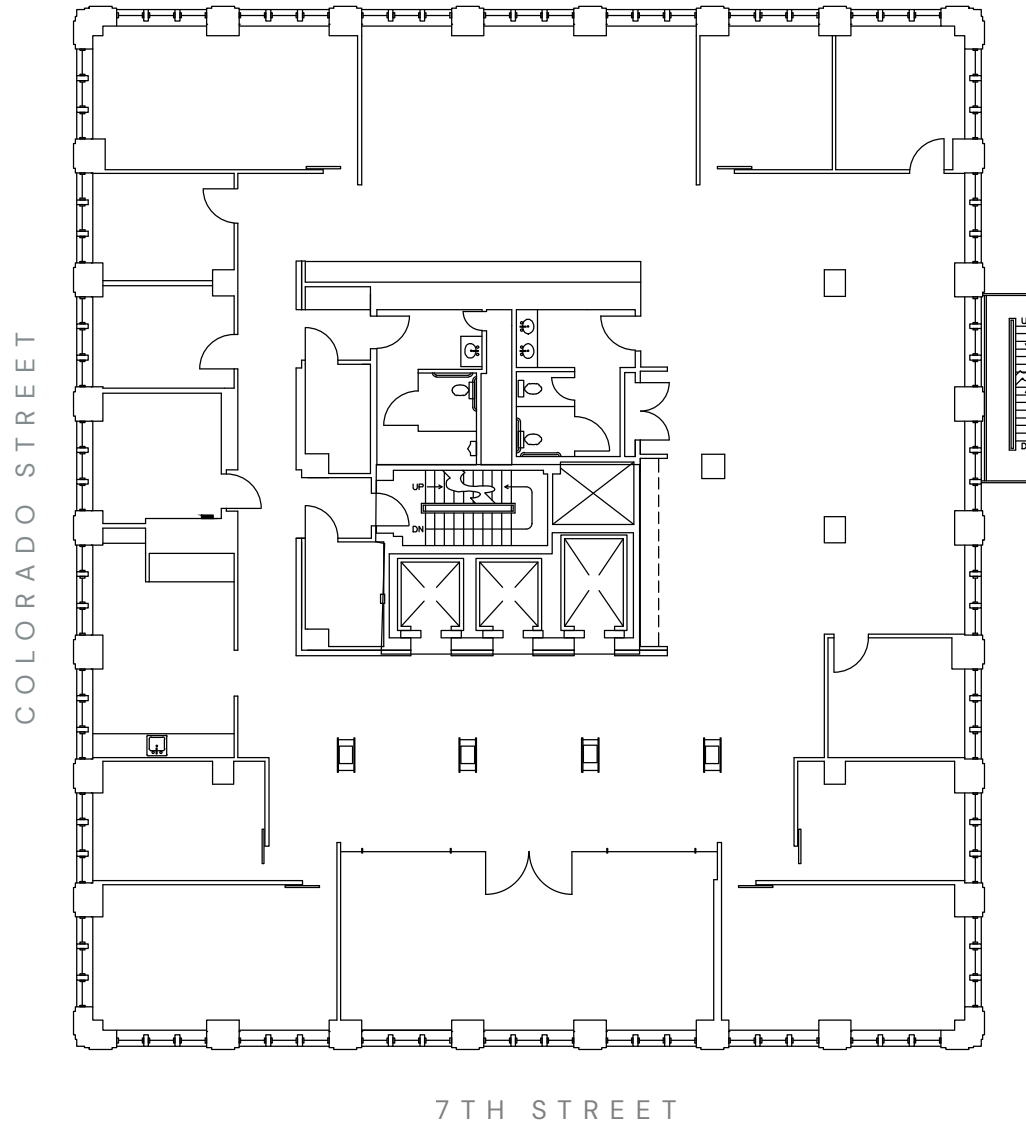
Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





NORWOOD
T O W E R

FLOOR NINE **9**



FULL FLOOR SPACE

SUITE 900

7,424 RSF



**WATCH
PROPERTY
VIDEO**



7TH STREET

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INFORMATION**

Jason Steinberg SIOR
512.505.0004 // jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002 // pley@ecrtx.com





NORWOOD

TOWER

FOR MORE INFORMATION

Jason Steinberg SIOR
512.505.0004
jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM
512.505.0002
pley@ecrtx.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date