

# NORWOOD

---

T O W E R





## NEW AND SURROUNDING AMENITIES



M E X T A



JUPITER  
SUPPER CLUB



D THE DRISKILL  
AUSTIN, TEXAS



the KIMBERLY



caroline

RETAIL  
THERAPY

COMEDOR



THE TRADITION  
AN AMERICAN KITCHEN



PUNCH BOWL  
SOCIAL

1886  
CAFÉ BAKERY

VERVE  
COFFEE ROASTERS



BOA  
Steakhouse

CAVA



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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

*Perry's*

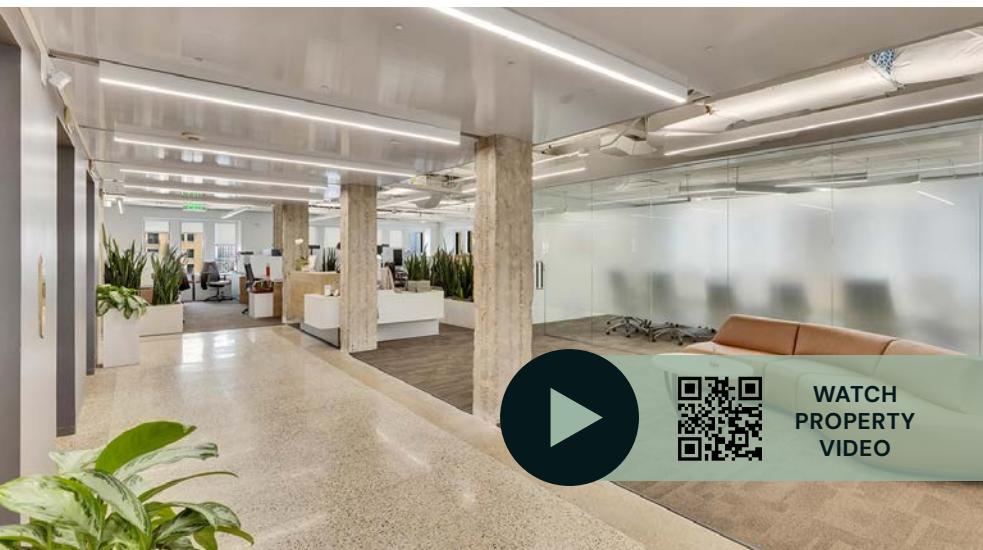
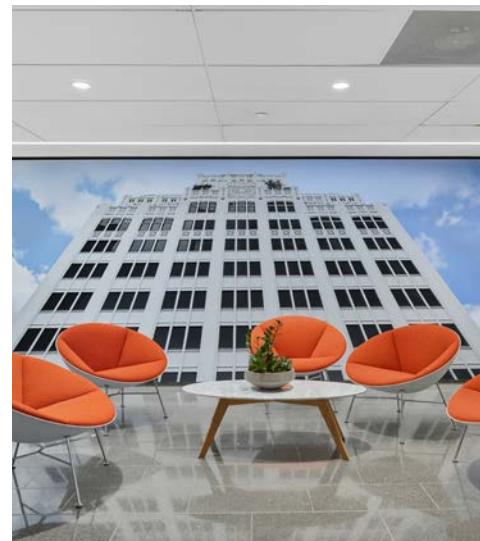
Famous Pork  
Chop Friday



Class A Office  
Spec Suites

**LBJ**  
FAMILY

Local  
Ownership



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# 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



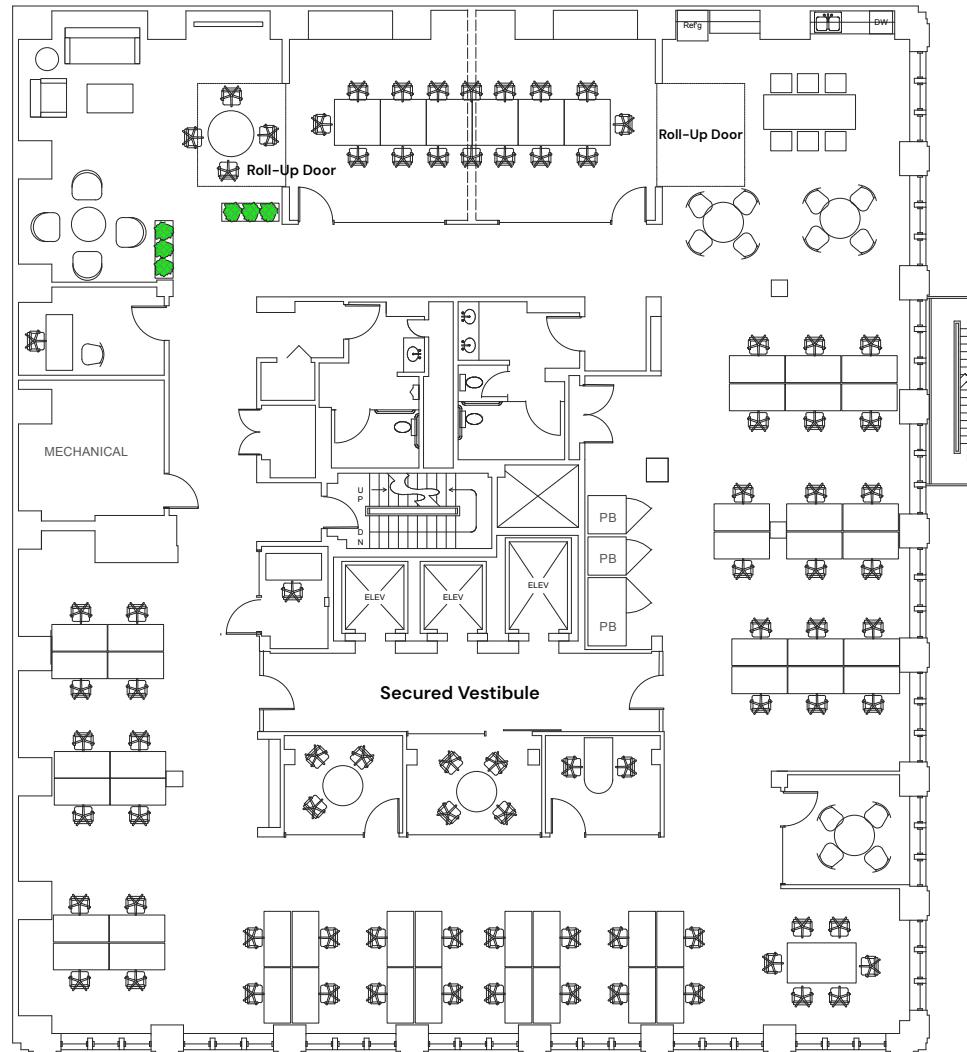
# NORWOOD TOWER

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



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## FULL FLOOR SPACE

### SUITE 300

7,574 RSF

Available 4/1/26



# NORWOOD

T O W E R

## FLOOR FIVE

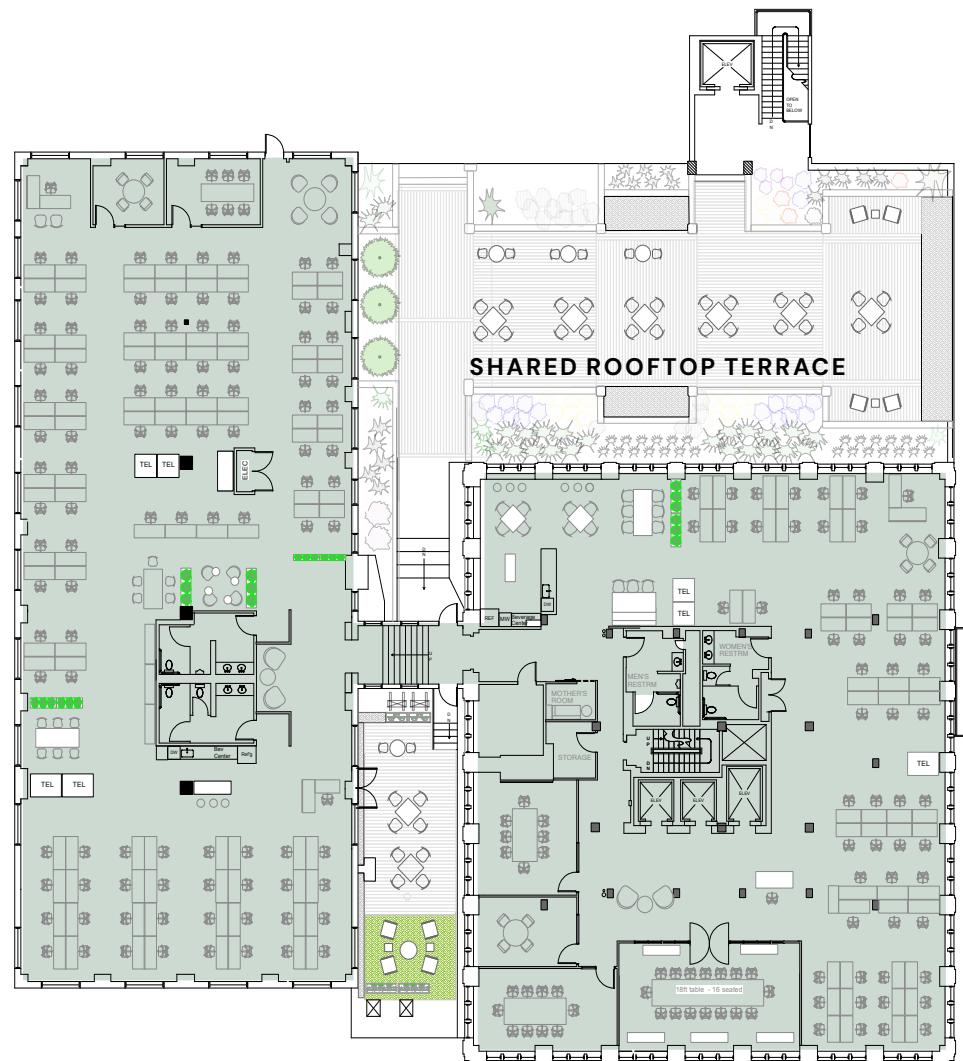
### FURNITURE PLAN

# 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



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THE  
VIDEO



## FULL FLOOR SPACE

PICTURES INCLUDED ON NEXT PAGE

### SUITE 500\*

15,730 RSF

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



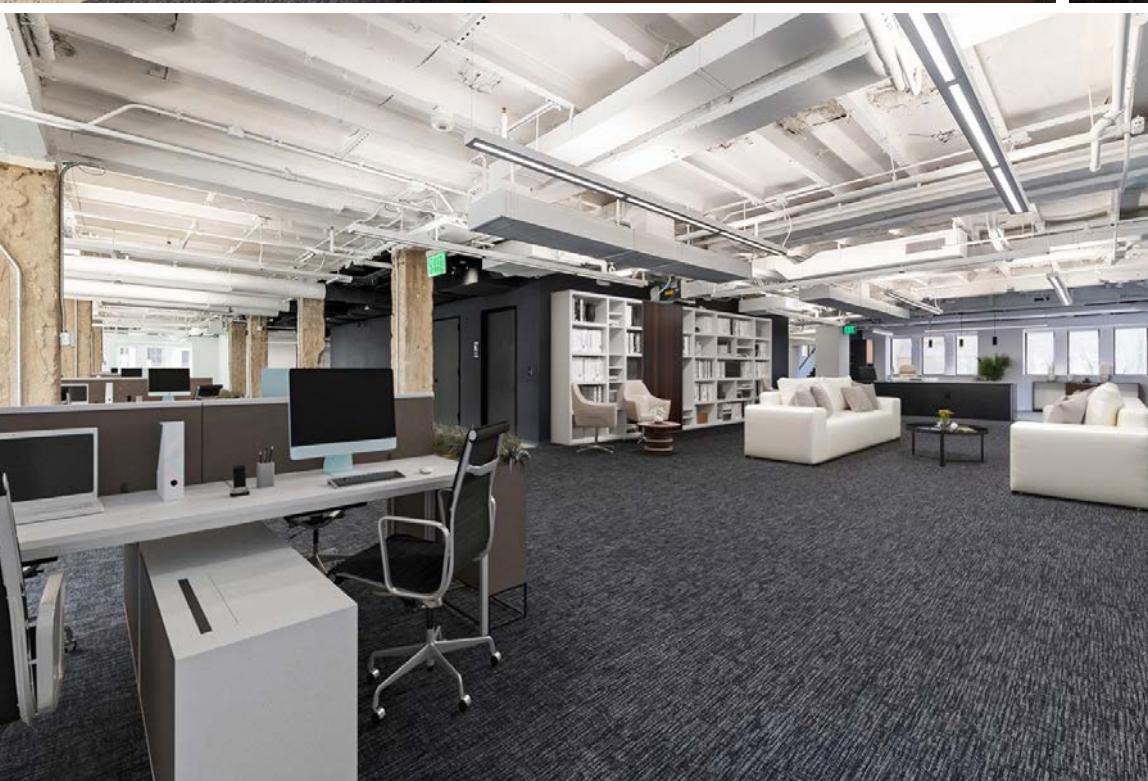
CLICK OR SCAN TO  
 VIRTUALLY TOUR  
 SUITE 500



PRIVATE ROOFTOP PATIO



## 5th Floor Hypothetical Furniture Renderings



FOR MORE INFORMATION Jason Steinberg SIOR  
512.505.0004 // [jsteinberg@ecrtx.com](mailto:jsteinberg@ecrtx.com)

Patrick Ley SIOR, CCIM  
512.505.0002 // [pley@ecrtx.com](mailto:pley@ecrtx.com)





# NORWOOD TOWER

FLOOR SIX

6

## COUNTS

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

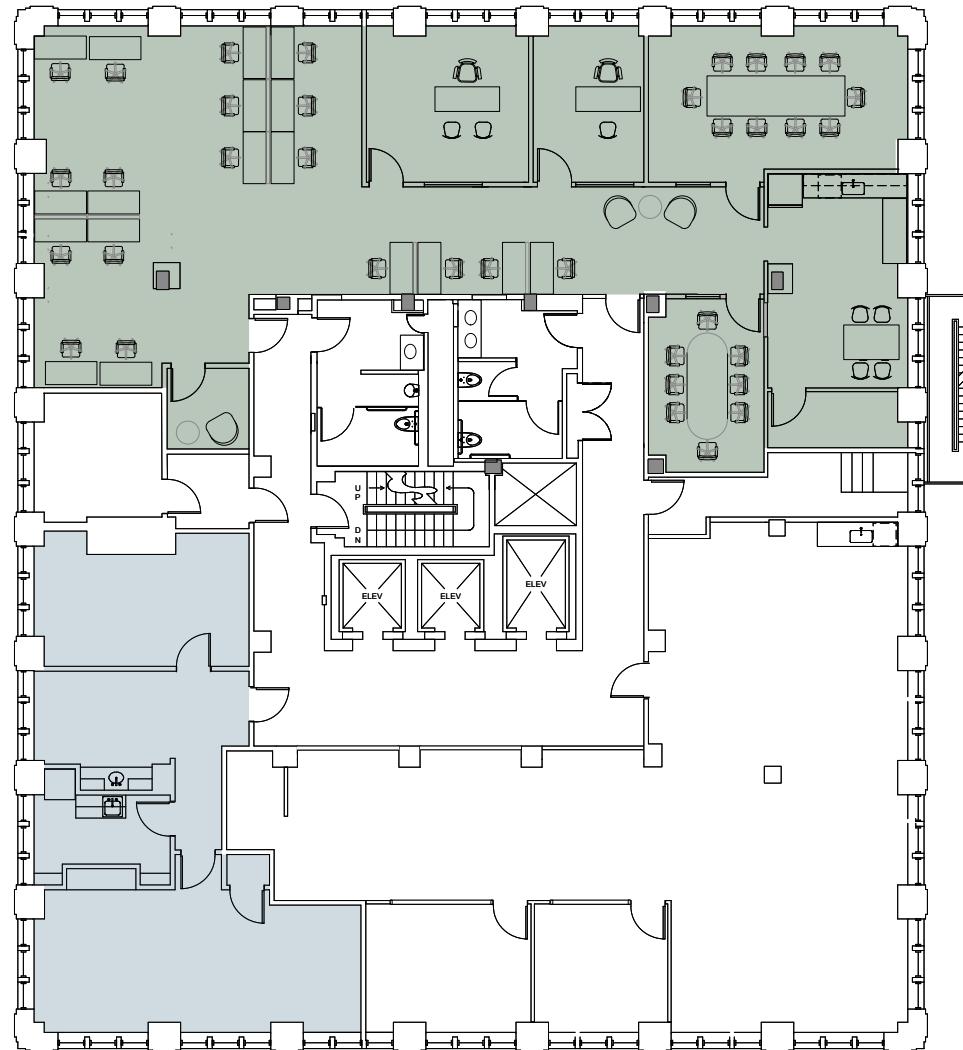
**SUITE 625**  
1,325 RSF



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PROPERTY  
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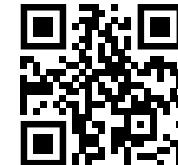


COLORADO STREET



## SUITE 600

3,462 RSF



CLICK OR SCAN TO  
VIRTUALLY TOUR  
SUITE 600



## 6th Floor



FOR MORE INFORMATION Jason Steinberg SIOR  
512.505.0004 // [jsteinberg@ecrtx.com](mailto:jsteinberg@ecrtx.com)

Patrick Ley SIOR, CCIM  
512.505.0002 // [pley@ecrtx.com](mailto:pley@ecrtx.com)





NORWOOD  
TOWER

FLOOR SEVEN

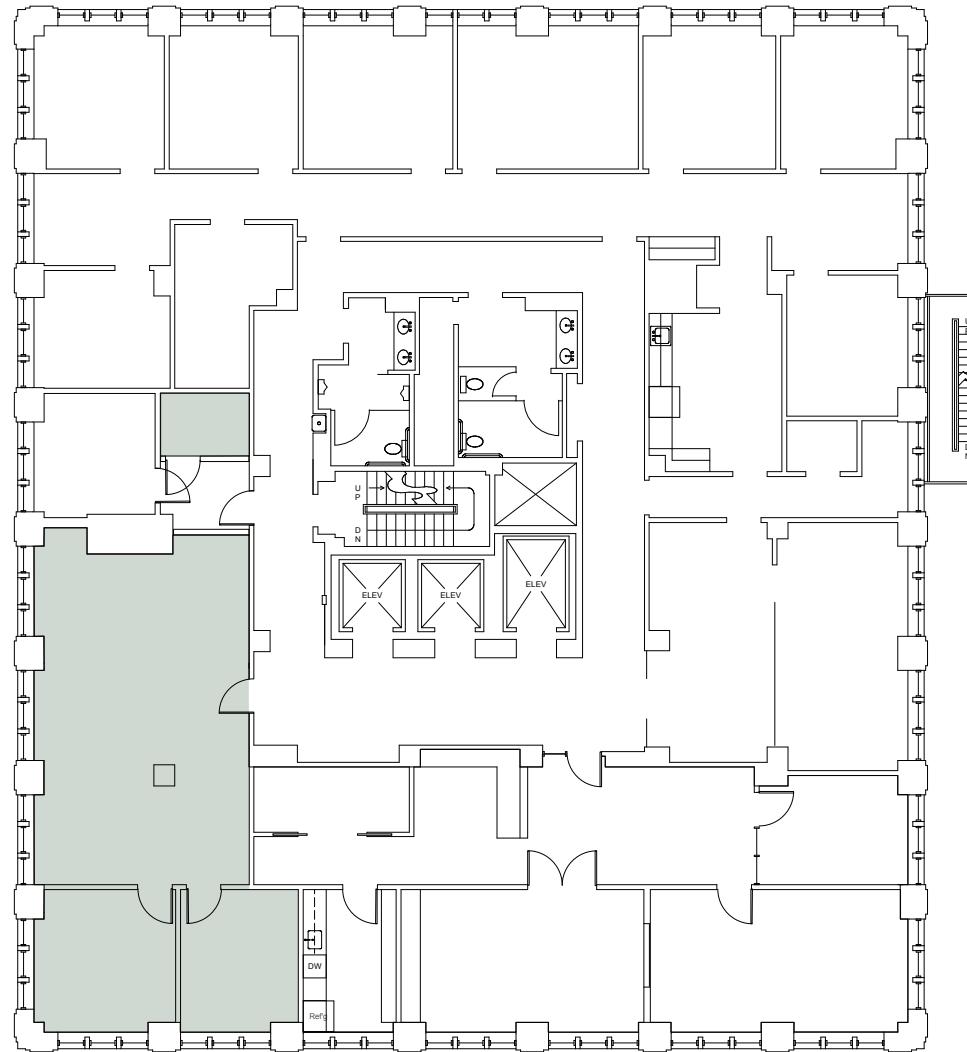
7

COLORADO STREET

**SUITE 710**

1,386 RSF

FURNISHED SPACE AVAILABLE



7TH STREET



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FOR MORE INFORMATION Jason Steinberg SIOR  
512.505.0004 // jsteinberg@ecrtx.com

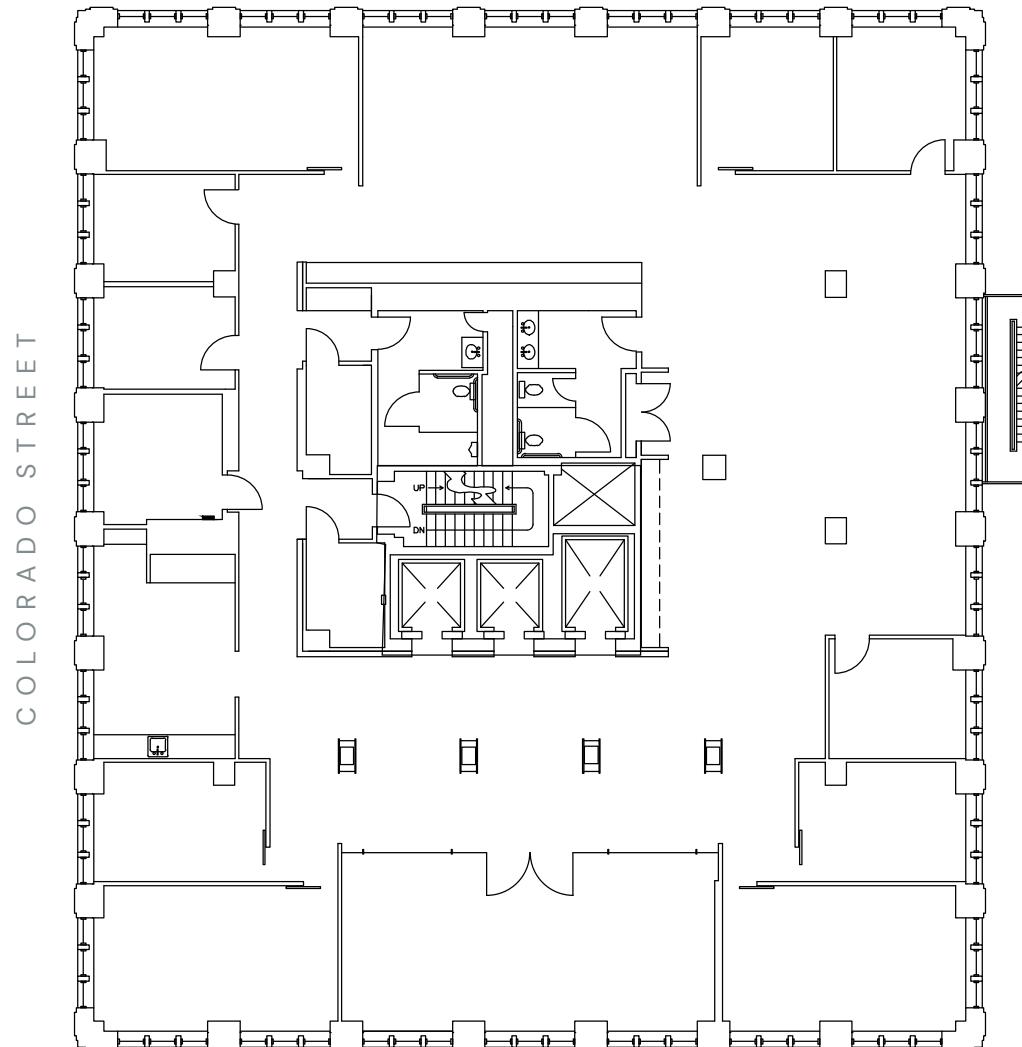
Patrick Ley SIOR, CCIM  
512.505.0002 // pley@ecrtx.com

ECR



NORWOOD  
TOWER

FLOOR NINE  
9



FULL FLOOR SPACE

SUITE 900  
7,424 RSF



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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

ECR



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## 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