

AHEAD
OF THE
CURVE

1400 EAST



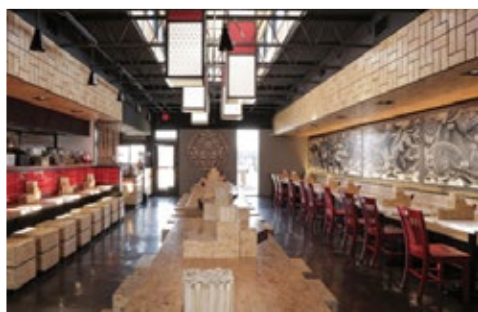
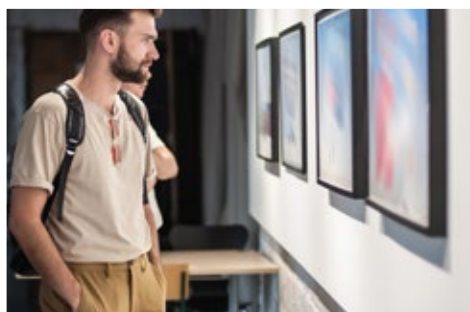
4TH STREET CURVE APPEAL

1400 East is curvilinear, sustainable, and connected to the environment giving us a glimpse into the future of work.



1400 EAST





1490 EAST



WALK THIS WAY

Austin's most walkable neighborhood has a near-perfect walk score and more than 50 restaurants within a 10-minute stroll.



1400
EAST



THROW SOME SHADE

Sip a coffee or margarita on Austin's prime patio under 1400 East's towering pecan tree.



1400
EAST



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EAST



MAKE A CONNECTION

Riding from lunch to work to wine is a breeze via the Lance Armstrong Bikeway and the 4th Street paseo.





CONCEPTUAL GROUND FLOOR PLAN

ing Bikeway



reet

*Site plan subject to change

1400 EAST



HOTEL-STYLE HOSPITALITY

1400 East will offer white-glove hospitality, with a front desk dedicated to providing unparalleled service and attention to detail.



1400
EAST



GET IN
ON THE GROUND FLOOR

The ground floor office space will provide businesses a corporate storefront from the adjacent bikeway creating valuable visibility and a unique branding opportunity.



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EAST



WORK IN
THE VIEW

Set up shop in one of the thoughtfully designed office spaces with covered patios on every floor and be surrounded by the scenery.



1400
EAST



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ENVIRONMENTAL SOCIAL GOVERNANCE



INTEGRATED DESIGN

Begin discussion in early design phase



CERTIFICATION

Build to the highest standards



LOW IMPACT

Design spaces that can operate with minimal environmental impact



MATERIALS SELECTION

Use sustainable and healthy building materials



HEALTHY LIFESTYLES

Advance safety, health & wellness



INNOVATION + INCLUSION

Create a state-of-the-art experience



TRANSIT-ORIENTED DESIGN

Design spaces that encourage biking, walking and public transit



RESILIENCE

Be an anchor for the community during emergency events



DIVERSITY, EQUITY + INCLUSION

Use diverse local partners and promote diversity inclusion (DEI) in the industry



OPERATIONS

Adhere to ESG goals through life of asset

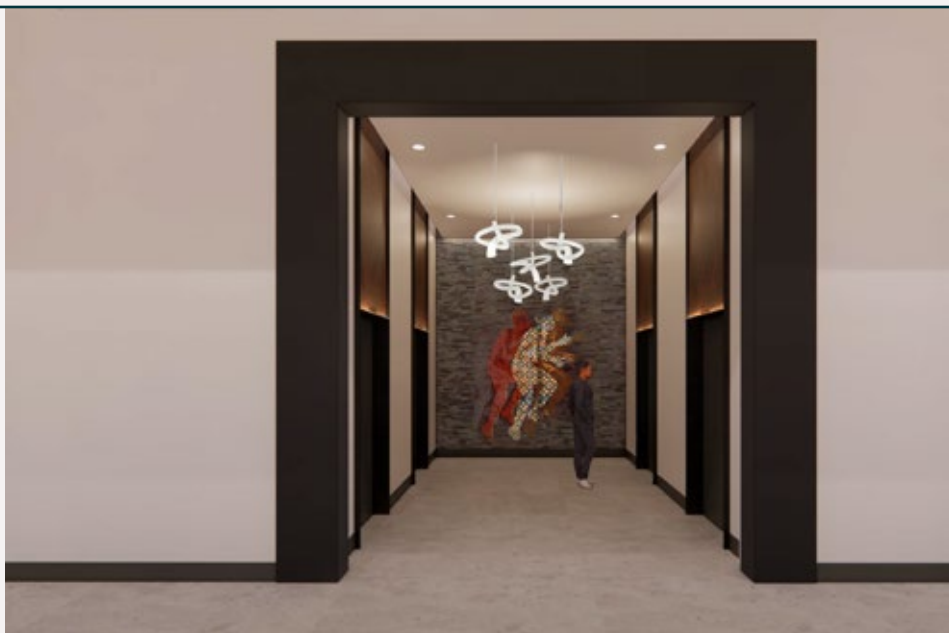
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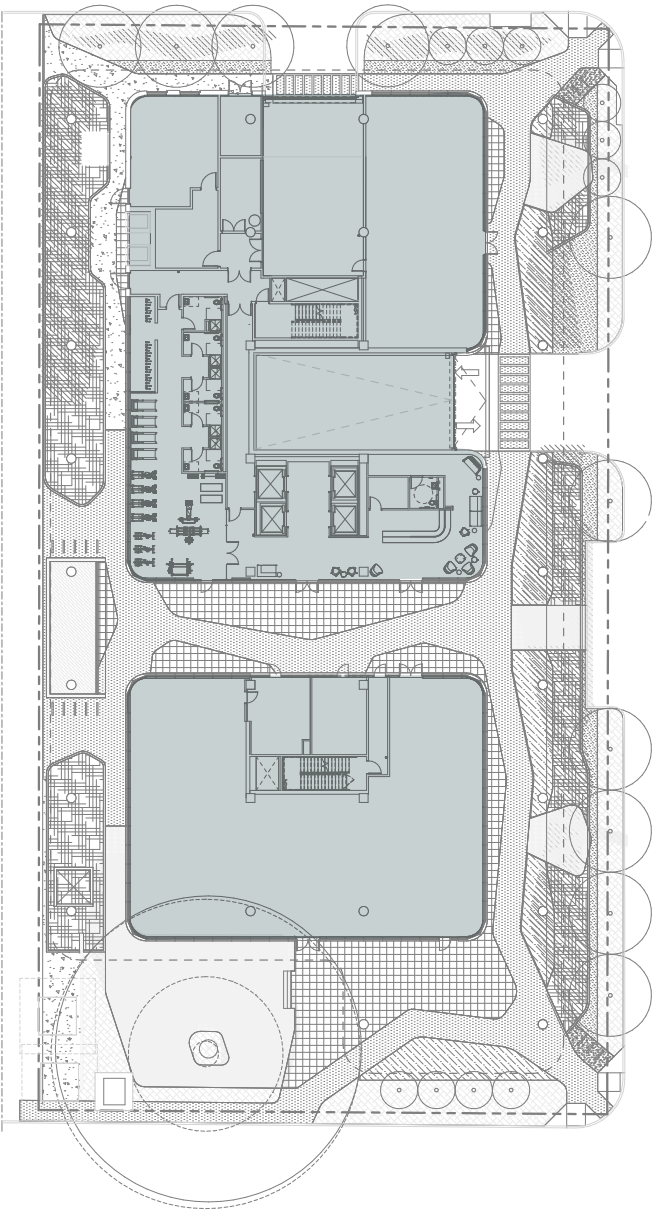
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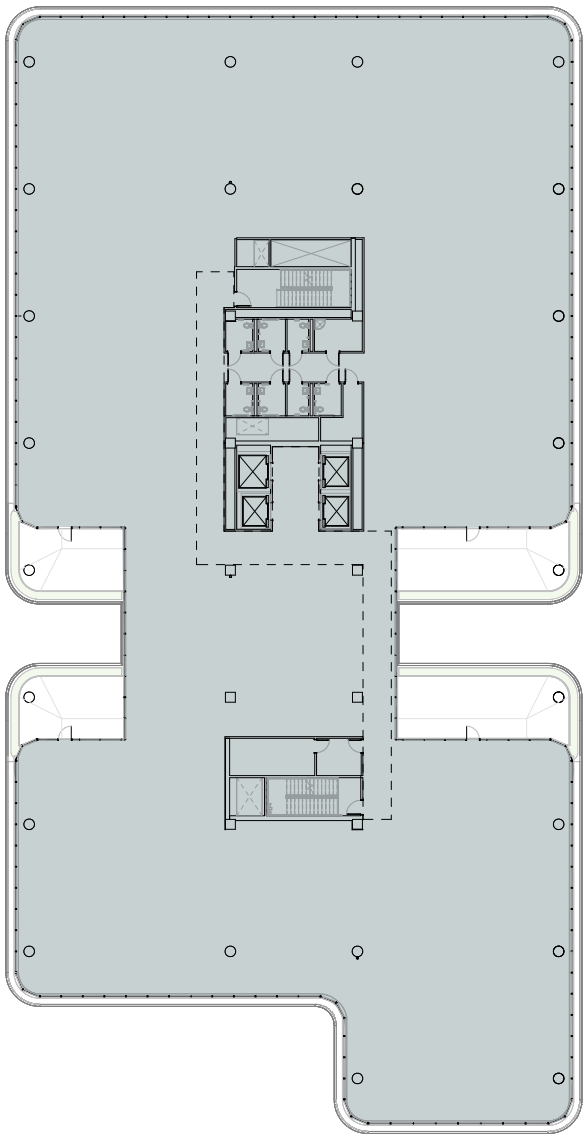


OFFICE FLOOR PLATES



FLOOR 2-6 OFFICE OPPORTUNITIES

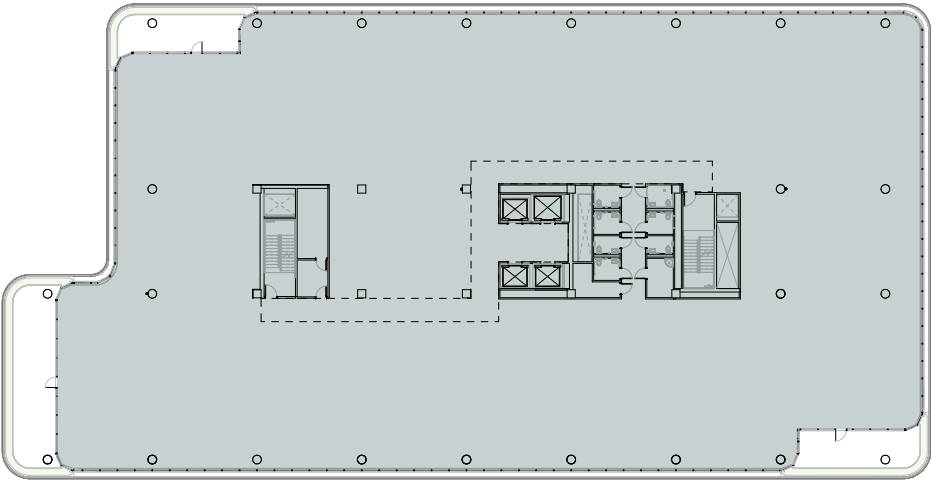
34,000 SF floorplates*



*approximate, subject to change

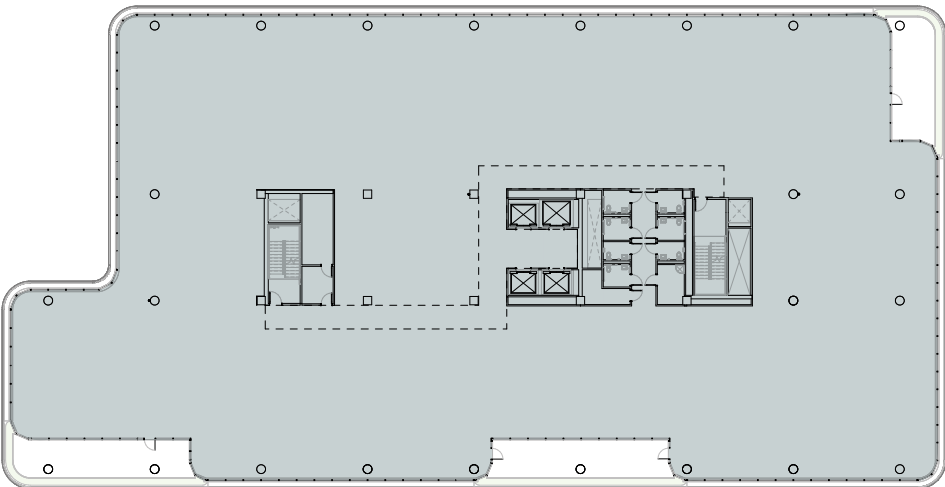
FLOOR 3

34,000 SF floorplates*



FLOOR 4

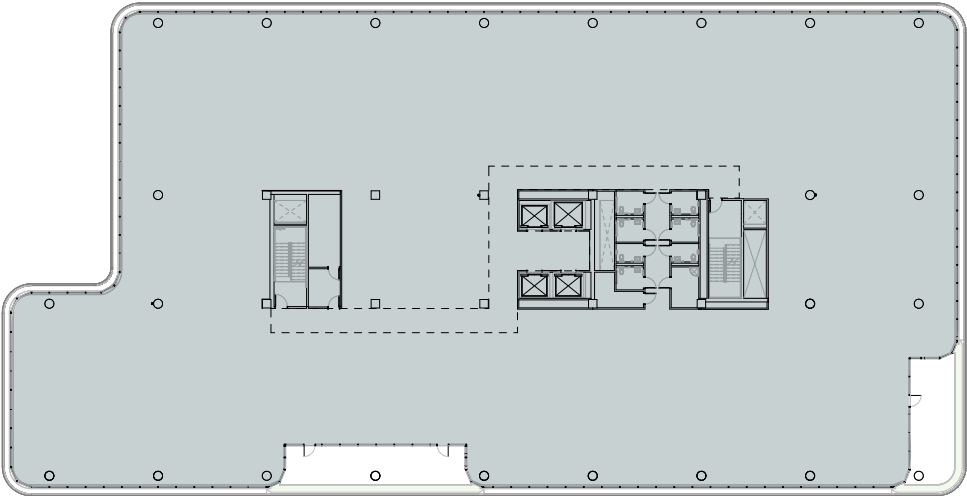
34,000 SF floorplates*



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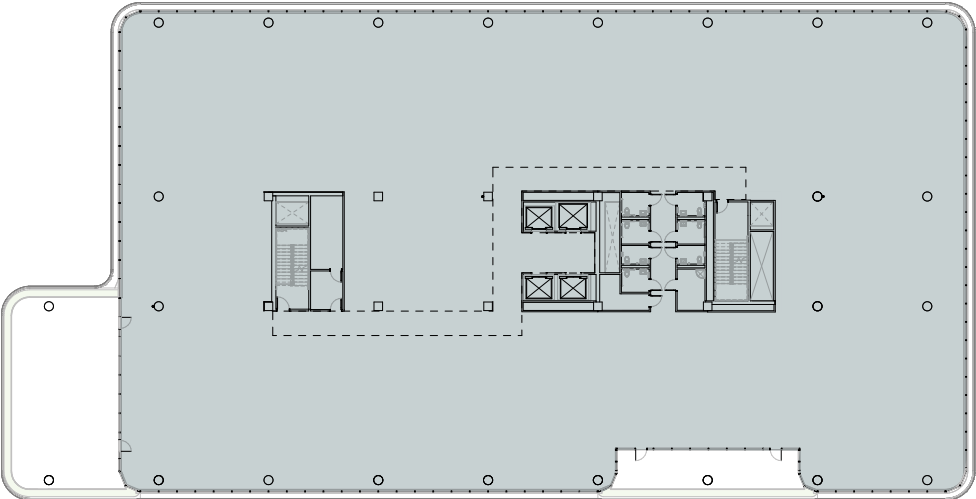
FLOOR 5

34,000 SF floorplates*



FLOOR 6

34,000 SF floorplates*



*approximate, subject to change


STREAM

BARINGS

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