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# alto

**110,000 SF Office in East Austin**

924 E. 7th St. | Austin, TX 78702

**Make.  
Believe.**



[altoaustin.com](http://altoaustin.com)





## Make. Believe.

- At the corner of East Seventh and San Marcos Streets, commanding the highest point in East Austin
- Sustainably designed, transit-oriented, eminently visible, and loaded with amenities and activations
- Integrated into the creative communities and surrounded by inspiration

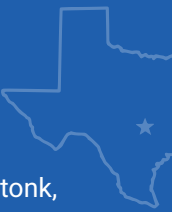


## East Austin's design-forward HQ



## In the heart of East Austin.

- Bars and restaurants, yoga and honky tonk, barbecue and tattoos, Target and Whole Foods: daily conveniences and some of the city's coolest spots in just a few blocks.



**77,345 SF**  
of Class A office  
space available

**2**  
Spec  
suites

**6,646 SF**  
corner restaurant  
space available

## Flex your imagination with thoughtful design features.

- A corner patio serving your new favorite neighborhood restaurant
- Private tenant balcony on the fifth floor with sweeping downtown views
- Beautiful city views into Downtown and East Austin
- Stunning design with a stimulating palette and natural materials
- Sustainably designed in line with AEGB standards and targeting a LEED Silver designation upon delivery

### Building.

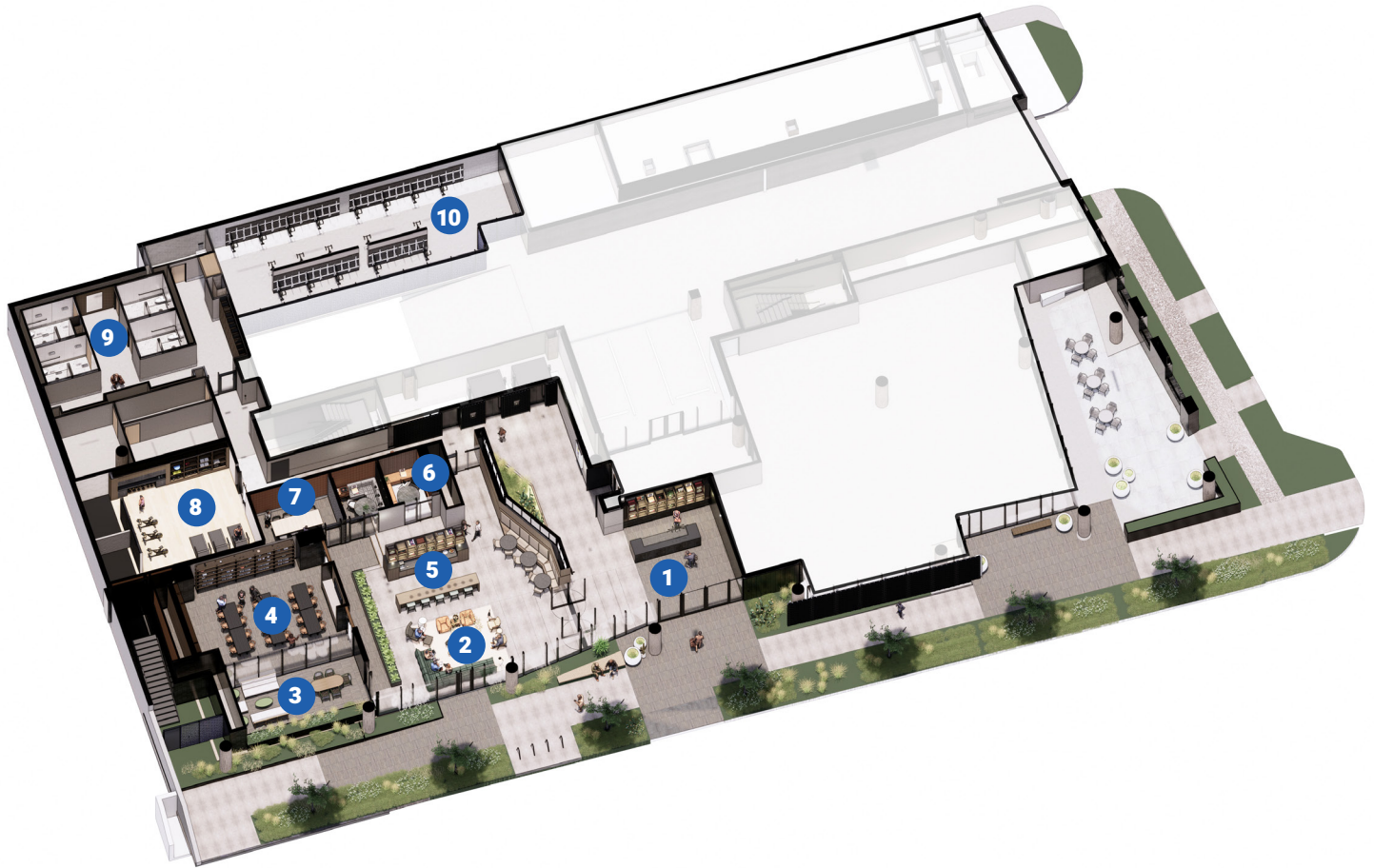


### Neighborhood.





# First Floor Amenity Plan



## 1 RECEPTION

Large reception and security desk

## 2 LOUNGE

Hospitality-style lounge with flexible connectivity

## 3 OUTDOOR WORK

Connected outdoor room to soak in the fresh air

## 4 WORKSHOP

Artisan studio/training room for large groups

## 5 CAFE | BAR

Flexible cafe and bar for tenant use or large events

## 6 LISTENING ROOM

Mindfulness room curated for relaxation

## 7 ZOOM STUDIO

Crafted room for a virtual experience

## 8 FITNESS STUDIO

Cardio strength training zone

## 9 LOCKER ROOMS

Spa-style men's and women's individual lockers

## 10 BIKE LOCKERS

Secure bike storage

Scan or Click to View Immersive Experience





 **MORNING**

- 1 Revival Coffee
- 2 Practice Yoga Austin
- 3 Snooze, an a.m. eatery
- 4 Brunch Bird
- 5 Cisco's Austin

 **NOON**

- 6 French Legation State Historic Site
- 7 Gabrielas Downtown
- 8 Hopdoddy Burger Bar
- 9 Ramen Tatsuya
- 10 Easy Tiger
- 11 Sixth and Waller

 **EVENING**

- 12 The White Horse
- 13 Blurred Vines
- 14 Wright Bros Brew and Brew
- 15 Shangri La
- 16 Violet Crown Social Club
- 17 Wanderlust Wine Co
- 18 Ah Sing Den
- 19 Licha's
- 20 Il Bruto
- 21 LoLo
- 22 Buenos Aires
- 23 The Lucky Duck
- 24 Fukumoto
- 25 Native Bar
- 26 Revelry Kitchen + Bar

 **GET AROUND**

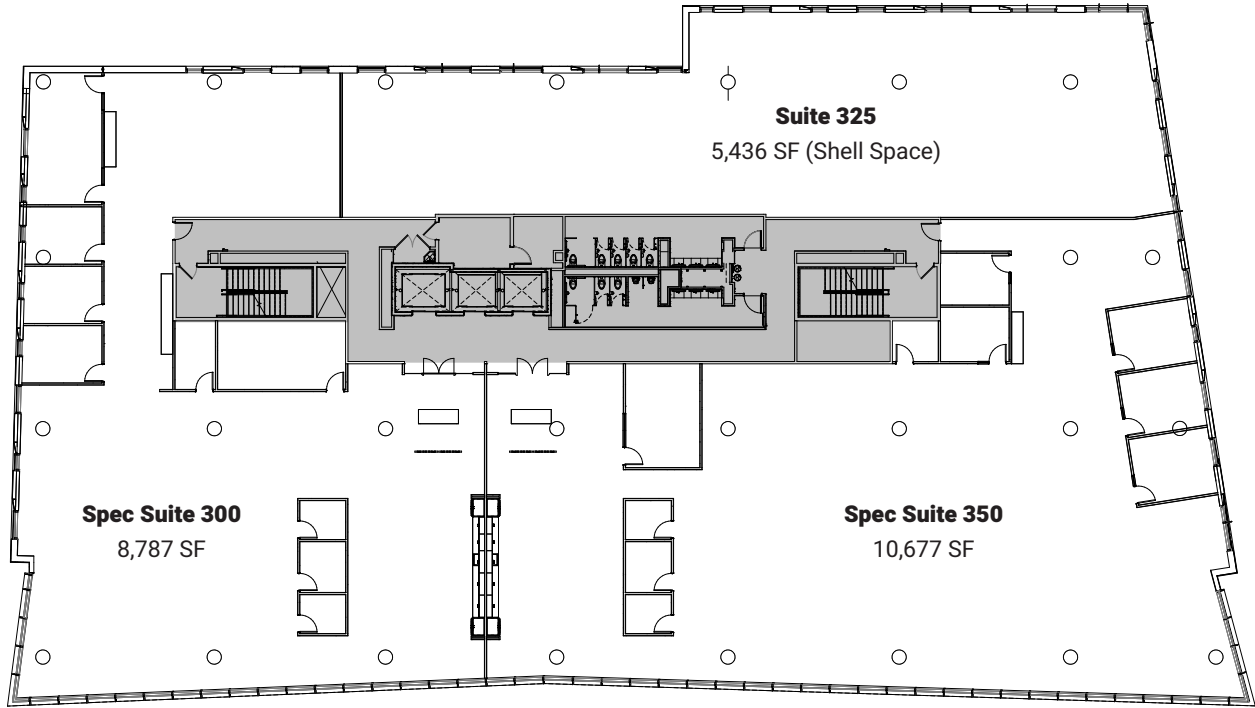
- 27 Plaza Saltillo Station
- 28 Bus stop - 7th/Waller
- 29 Waller Creek Greenbelt Trail

 **ANYTIME**

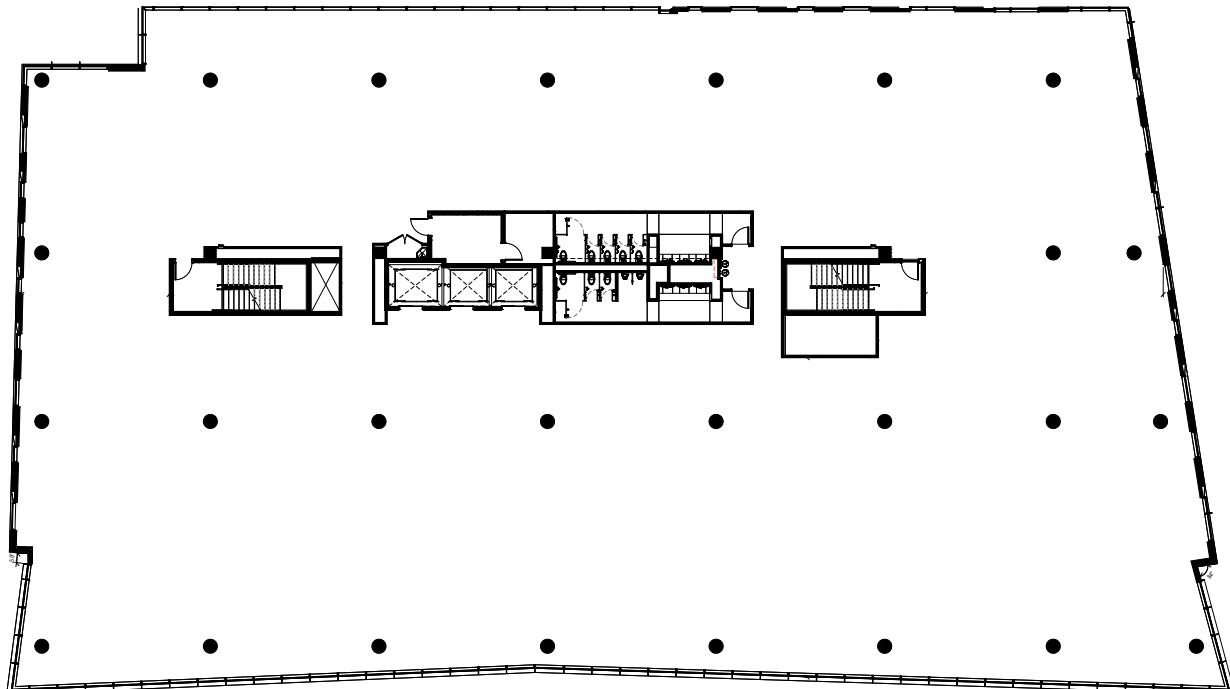
- 30 Whole Foods
- 31 Target

# Floorplans

## Level 3 Office - 24,900 SF

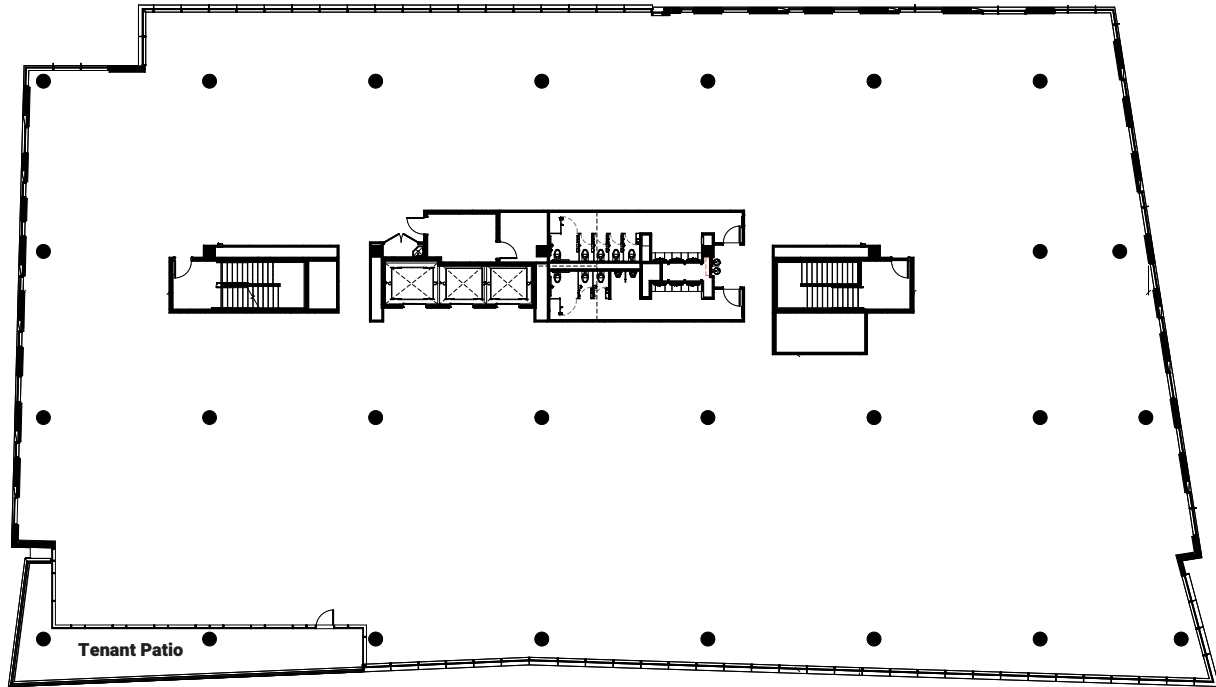


## Level 4 Office - 26,222 SF



# Floorplans

Level 5 Office - 26,223 SF



Downtown View From 5th Floor Tenant Patio

