

Class A Office

300
WEST
SIXTH

Downtown Austin





300 West Sixth is a 23-story Class A office property with panoramic city views and efficient 30,000 SF floor plates.

Dynamic and modern, 300 West Sixth offers tenants optimal workspaces and an unparalleled location. Right in the heart of downtown Austin, the building is moments away from two vibrant entertainment districts and within walking distance to the best amenities the city has to offer.

300 West Sixth



A Welcoming First Impression. A Lasting Advantage.

300 West 6th Street's welcomes employees and guests with a modern, thoughtfully designed lobby featuring elevated finishes and warm tones.

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Tenant Lounge

Elevated Spaces for Work, Meetings, and Moments Between.

300 West 6th Street's lounge and conference center offer inspiring, comfortable spaces ideal for meetings, collaboration, or entertaining clients.



Conference Room



Wellness That Works

Boasting a 4,500 SF Fitness Center and Locker Rooms, 300 West 6th also provides personal work out rooms, towel service and so much more.



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A Bike Commuter's Dream

Interior secure bike storage facility connected to the building locker rooms make 300 West 6th Street a bike commuter's dream.

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Walk to Everything

300 West 6th Street is a 6-minute walk to

3,600+

Residences

13+

Coffee Shops

15+

Happy Hour Spots

3,400+

Hotel Rooms

75+

Places to Eat



Minimize Your Commute, Maximize Your Life

With 3 direct paths to Mopac and IH 35 that are under 8 minutes, the walkable amenities don't add to your daily commute.



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Building Details

Height

23 Stories

Building Size

469,538 SF

Standard Floor Size

±31,000 SF

Parking Ratio

2.7 Permits Per 1000 RSF

Terraces

23rd/22nd Floors

Floor to Floor

13' 9"

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Security

On-Site Security Guards
Speed Gate Access Controls

Sustainability

LEED Gold Designation

Walk Score

98% Walkers Paradise
94% Bikers Paradise

Wired Score

Platinum Designation



Floor 9

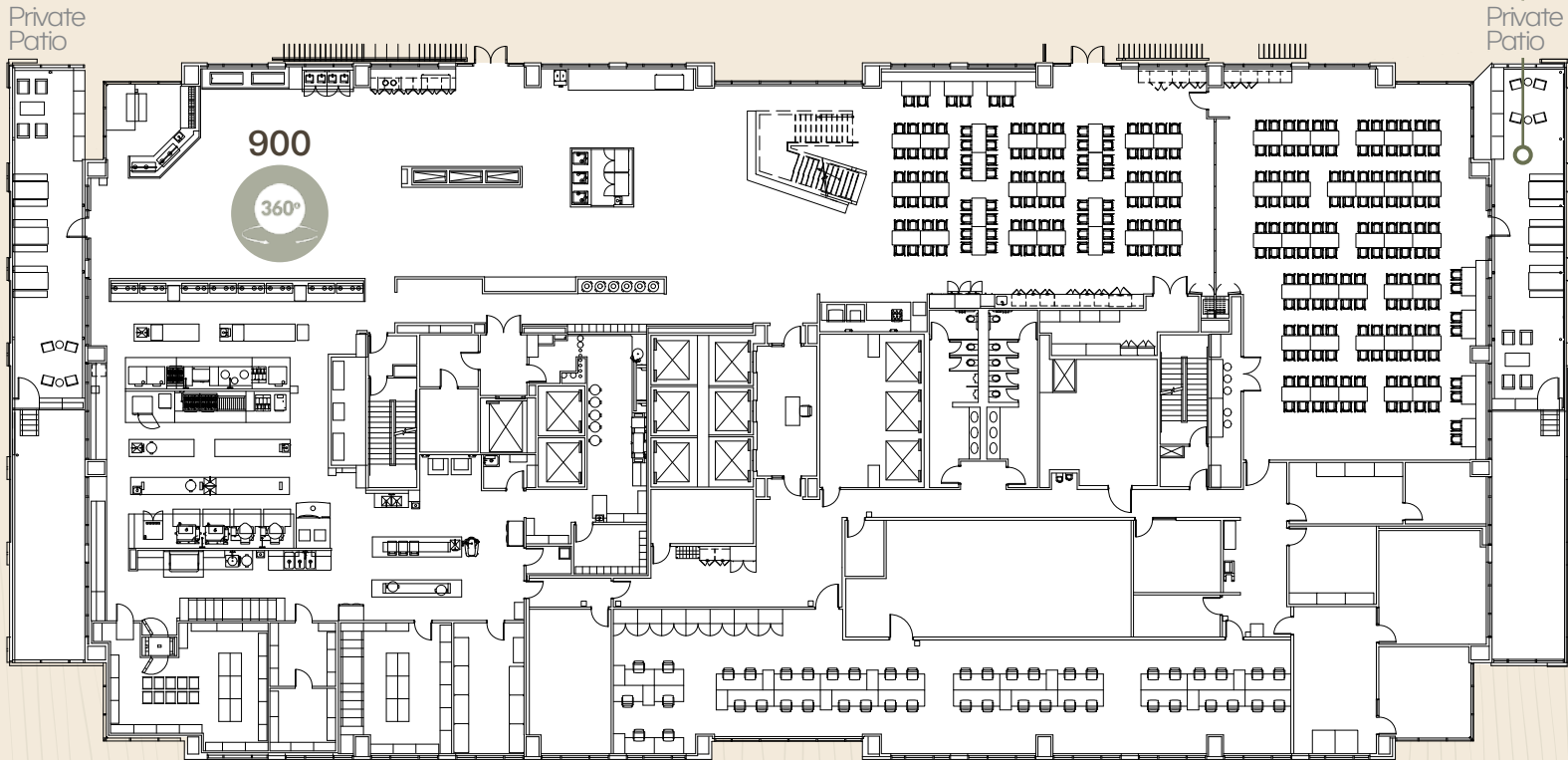
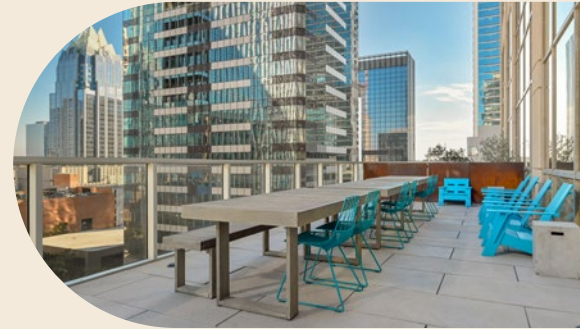
Availability

SUITE RSF DATE
900 32,142 RSF* Immediately

[View Virtual Tour](#)

**Contiguous to 187,906 RSF*

300
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WEST SIXTH STREET



Floor 10

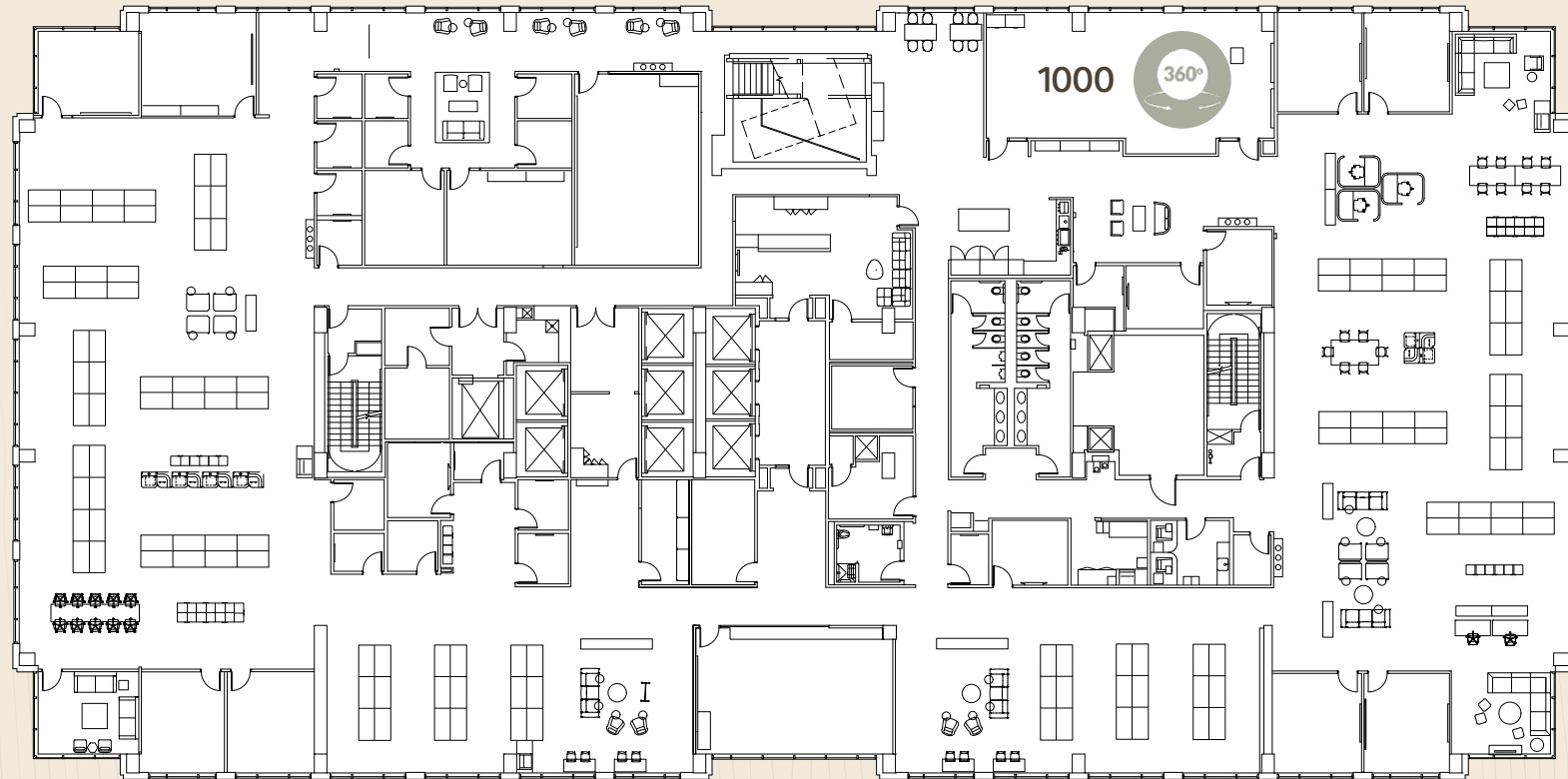
Availability

300
WEST
SIXTH

SUITE	RSF	DATE
1000	31,139 RSF*	Immediately

[View Virtual Tour](#)

**Contiguous to 187,906 RSF*



WEST SIXTH STREET



Floor 11

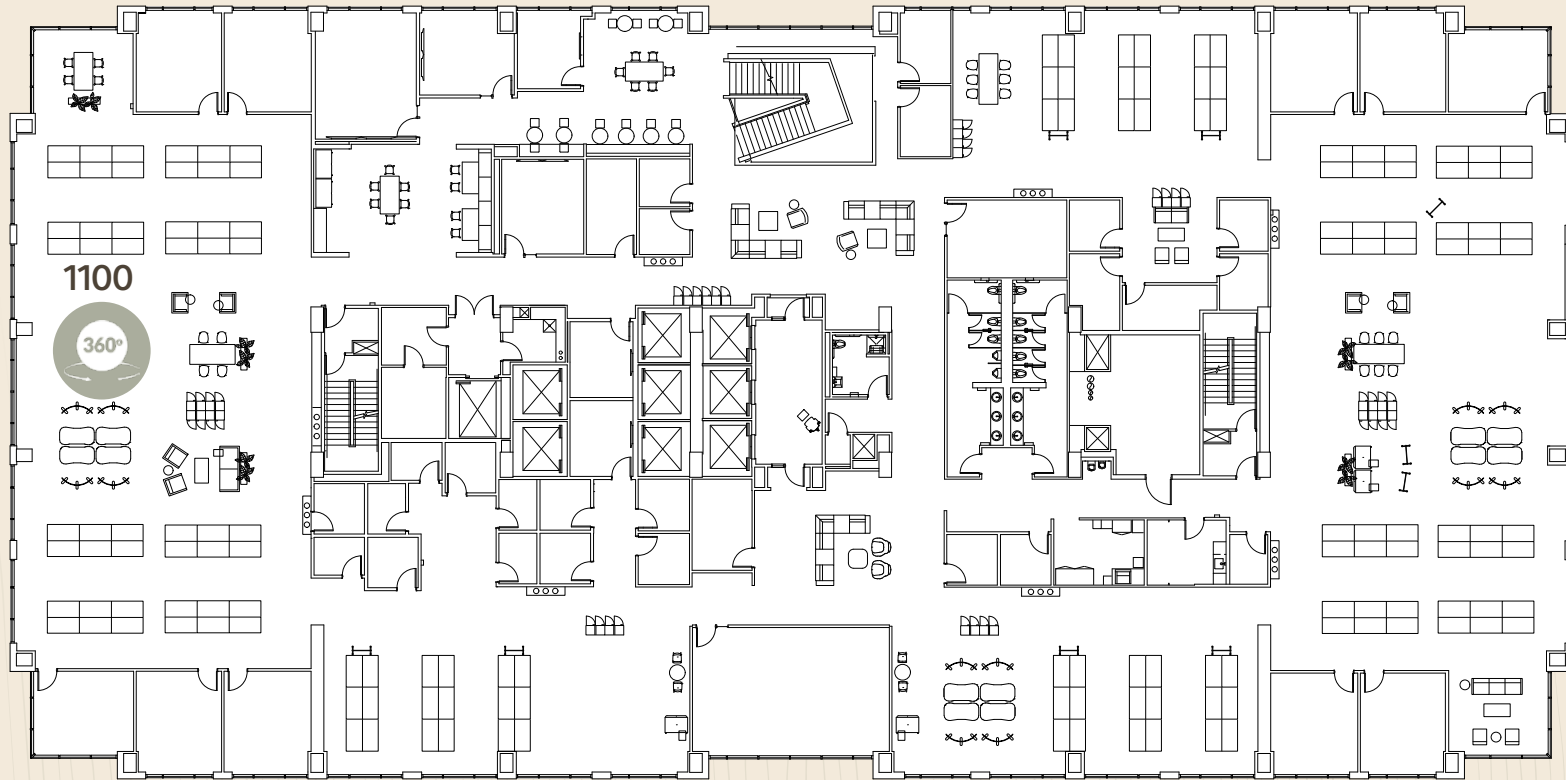
Availability

300
WEST
SIXTH

SUITE	RSF	DATE
1100	31,139 RSF*	Immediately

[View Virtual Tour](#)

**Contiguous to 187,906 RSF*



WEST SIXTH STREET



Floor 12

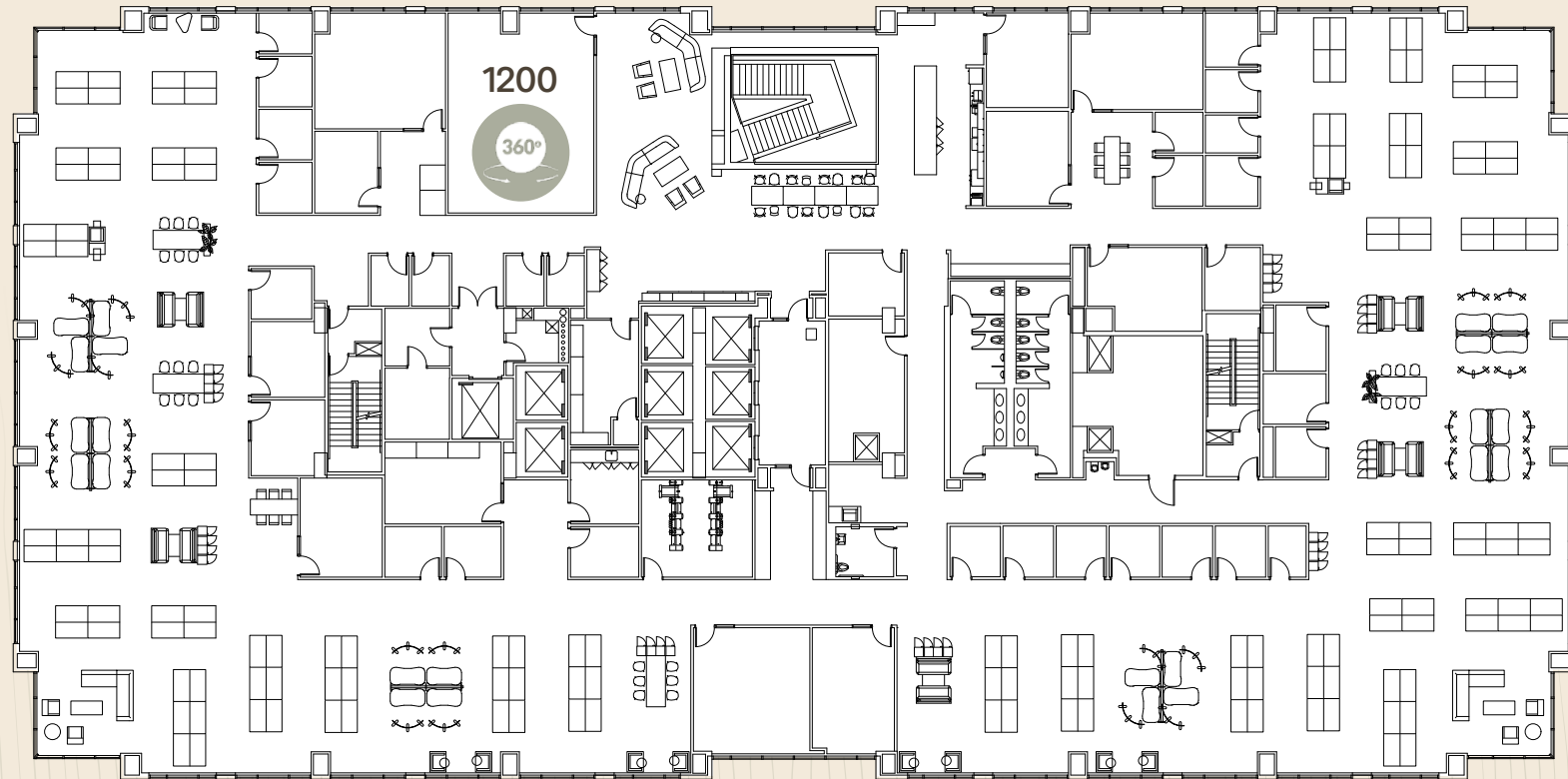
Availability

300
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SUITE	RSF	DATE
1200	31,108 RSF*	Immediately

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**Contiguous to 187,906 RSF*



WEST SIXTH STREET



Floor 13

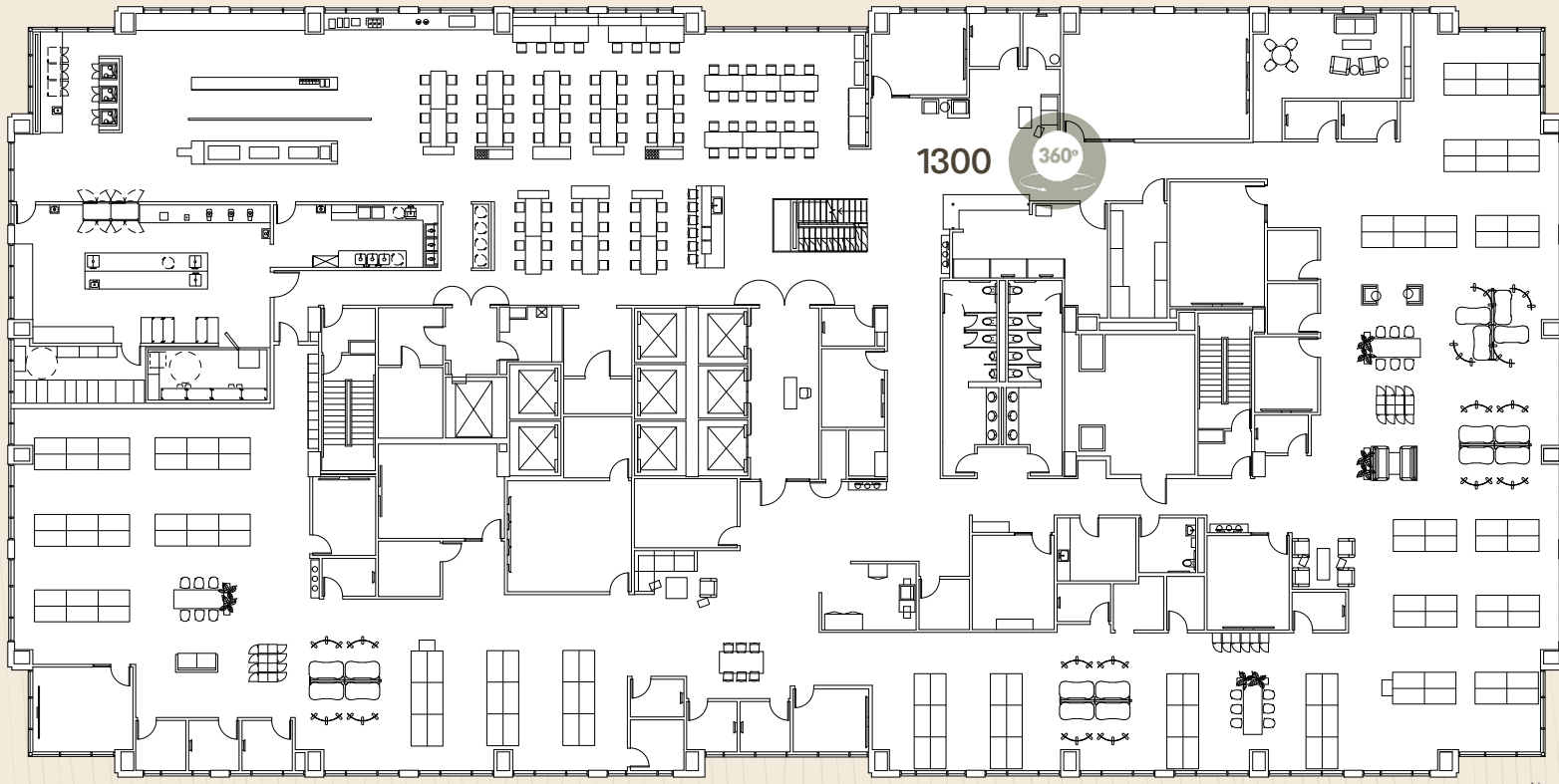
Availability

300
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SUITE	RSF	DATE
1300	31,211 RSF*	Immediately

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**Contiguous to 187,906 RSF*



WEST SIXTH STREET



Floor 14

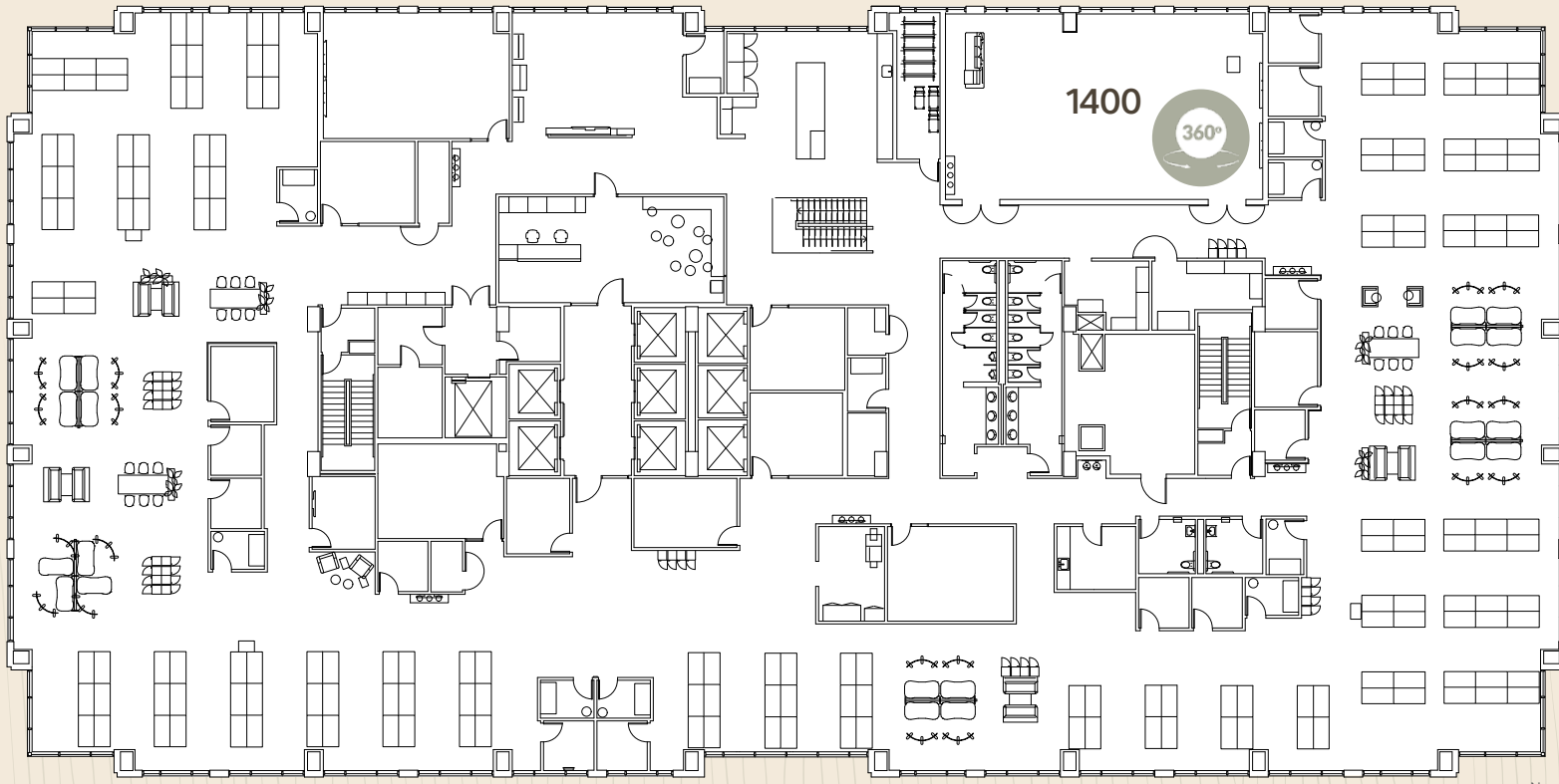
Availability

300
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SUITE	RSF	DATE
1400	31,167 RSF*	Immediately

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**Contiguous to 187,906 RSF*



WEST SIXTH STREET

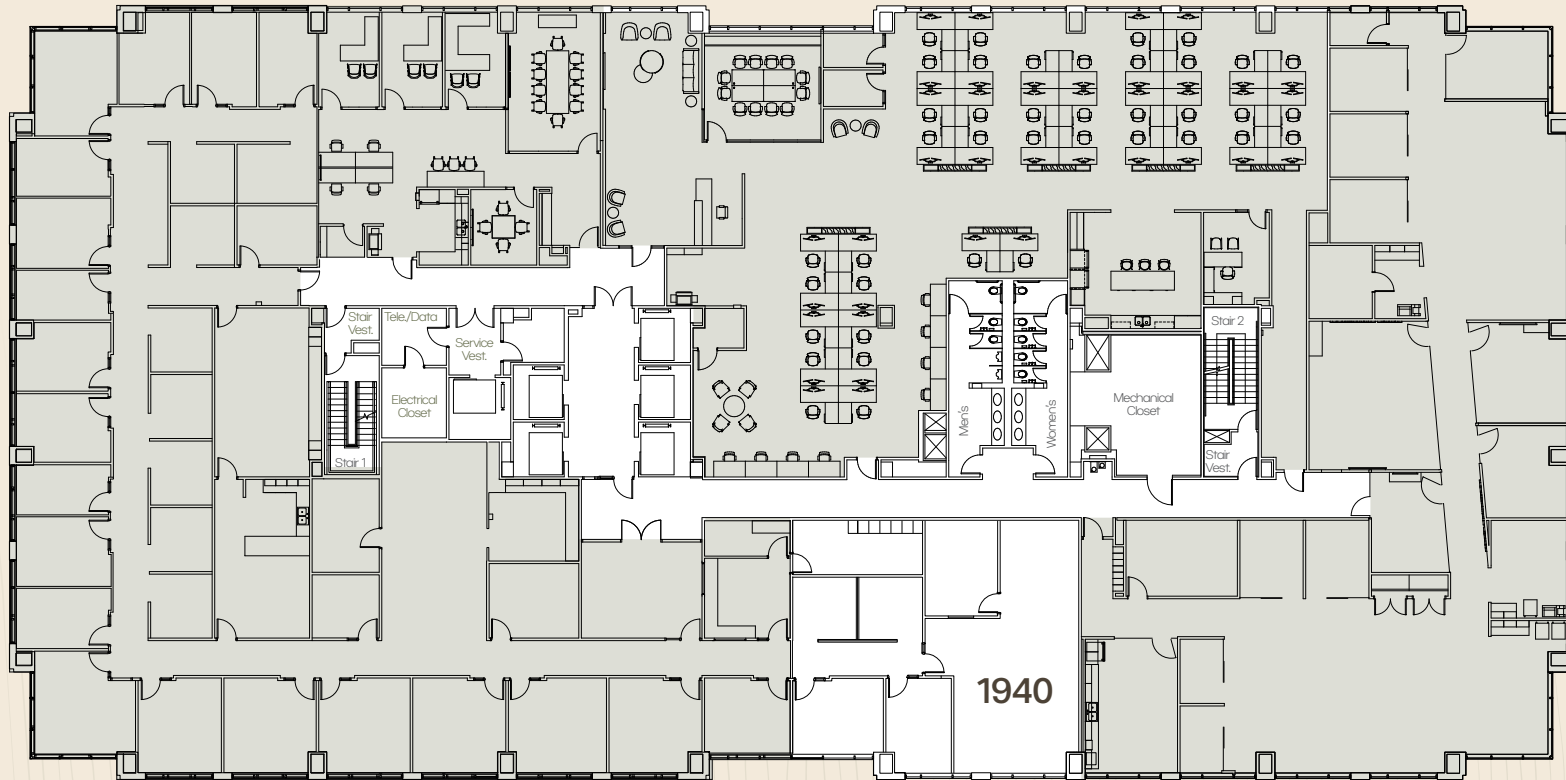


Floor 19

Availability

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SUITE	RSF	DATE
1940	2,203 RSF	Immediately



WEST SIXTH STREET



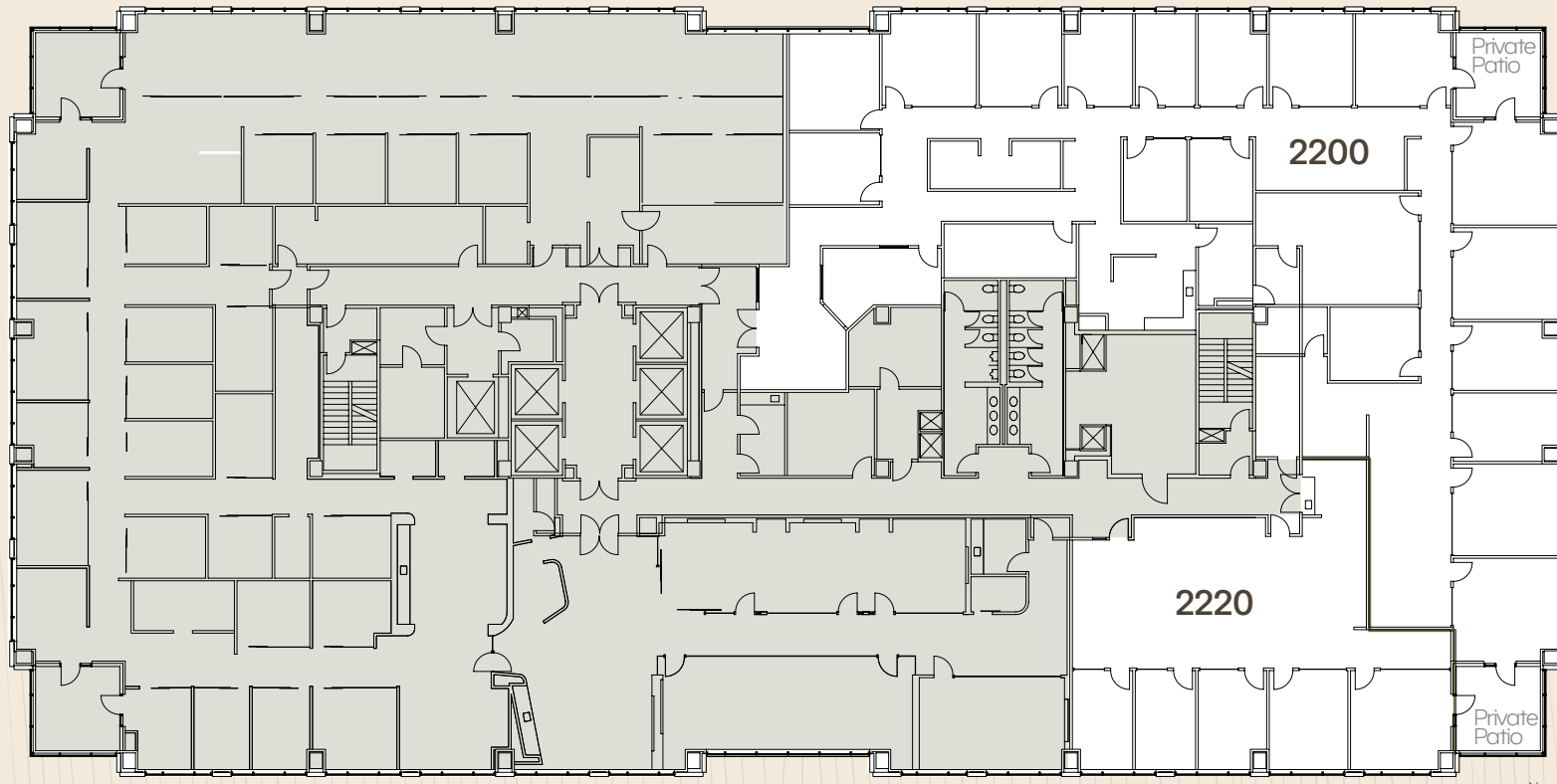
Floor 22

300
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Availability

SUITE	SF	DATE
2200	10,154*	Immediately
2220	2,928*	Immediately

**Contiguous to 13,082 RSF*



WEST SIXTH STREET



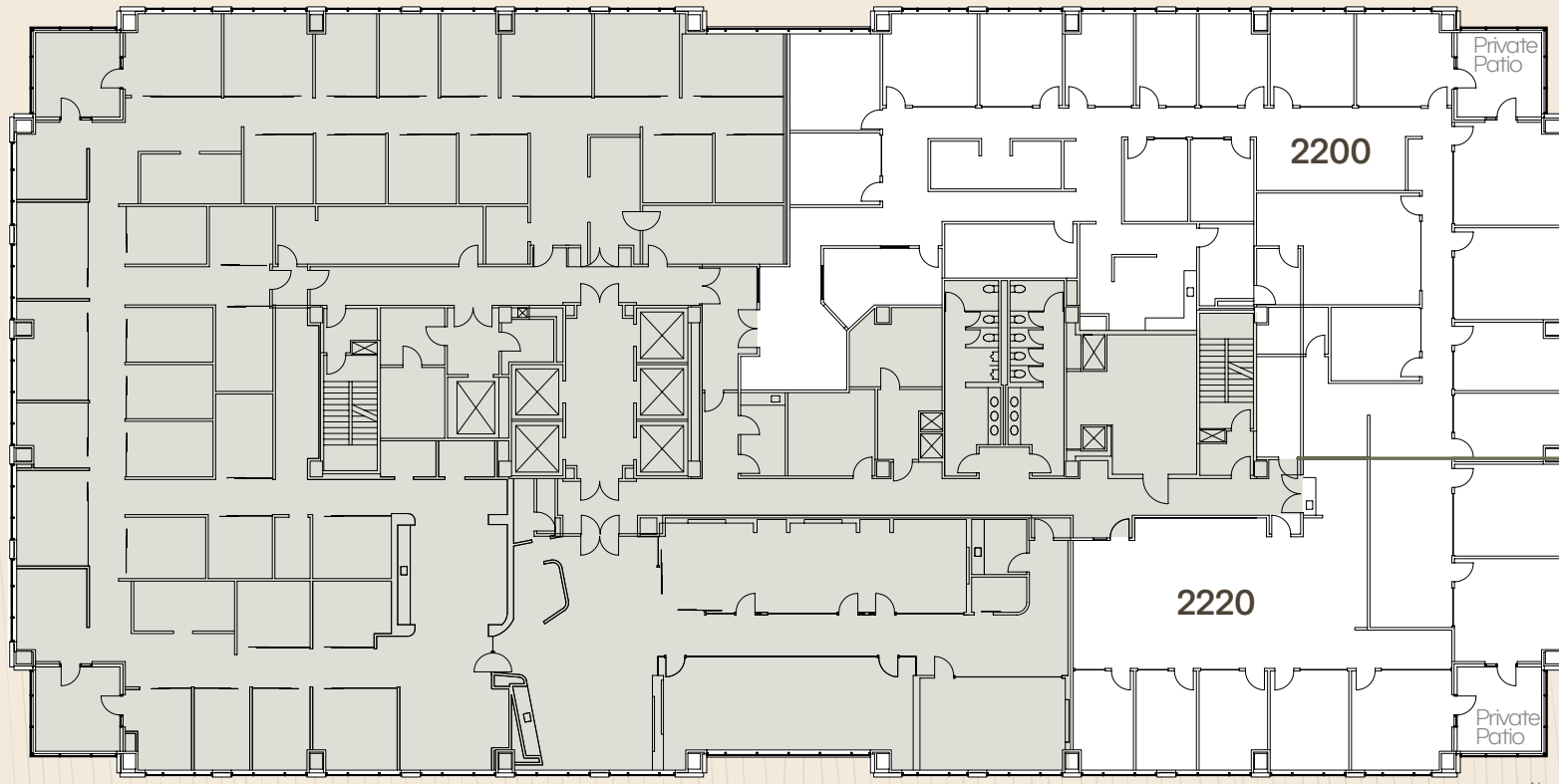
Floor 22

Alternative Demising Plan

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SUITE	SF	DATE
2200	8,913*	Immediately
2220	4,213*	Immediately

**Contiguous to 13,126 RSF*



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For leasing information, contact:

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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.

11-2-2015



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 interests 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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

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Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date