



AUSTIN CENTRE

CLASS A LUXURY



OFFICE + HOTEL

701 BRAZOS STREET | DOWNTOWN AUSTIN

 TRANSWESTERN

PROFESSIONALLY OWNED BY SIDRA AUSTIN, LLC

Your  
next  
chapter  
starts  
here



THE LUXURIOUS OFFICE EXPERIENCE

## Your Future is at Austin Centre

Welcome to Austin Centre—an iconic Class A office tower in the heart of downtown Austin. Home to luxury offices and the Omni Hotel, the two are connected by a striking glass atrium lobby.

Fresh off a \$27 million renovation, the building now features a vibrant new restaurant, posh coffee bar, loaded fitness center, and high-end hotel amenities designed to power today's most dynamic businesses.

[VIEW AVAILABILITIES](#)



# Modern Workspaces Designed for Today's Teams

## MOVE-IN READY SPEC SUITES

Ranging from 1,981 to 5,410 SF, these thoughtfully designed spec suites provide flexible layouts to accommodate your business needs. Each suite showcases modern finishes, abundant natural light, and a design built for today's workplace. Tenants also enjoy access to a shared amenity lounge with additional conference rooms.



Built-In Kitchens



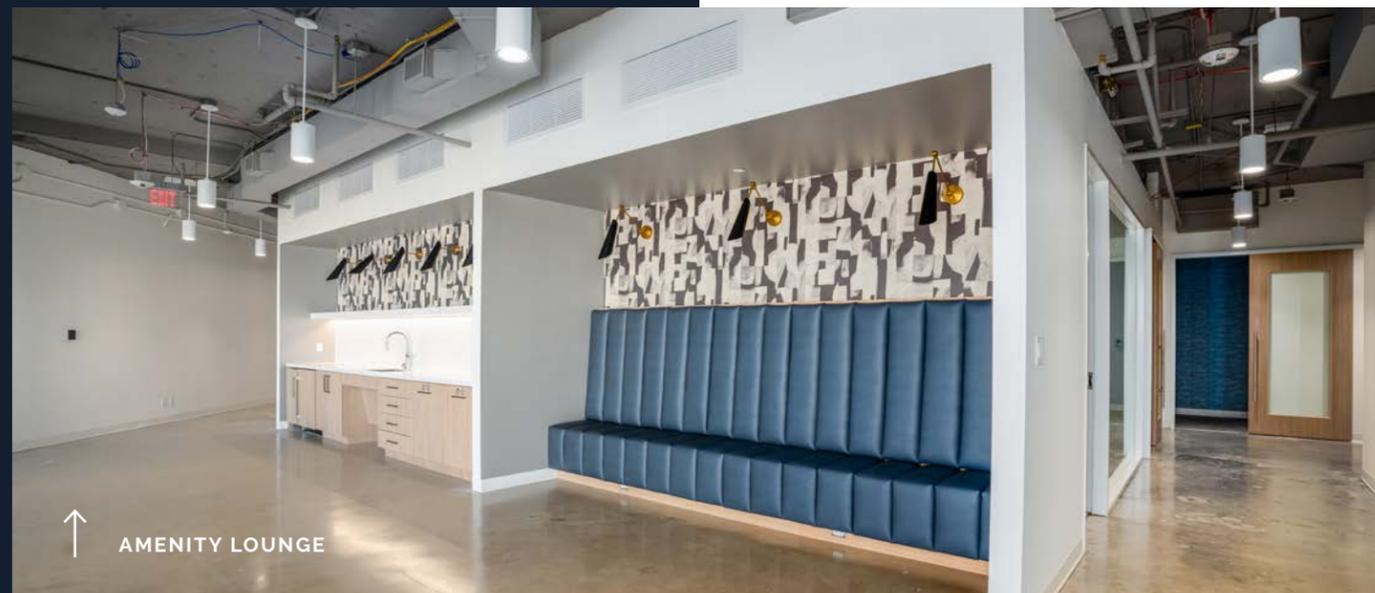
Private Offices



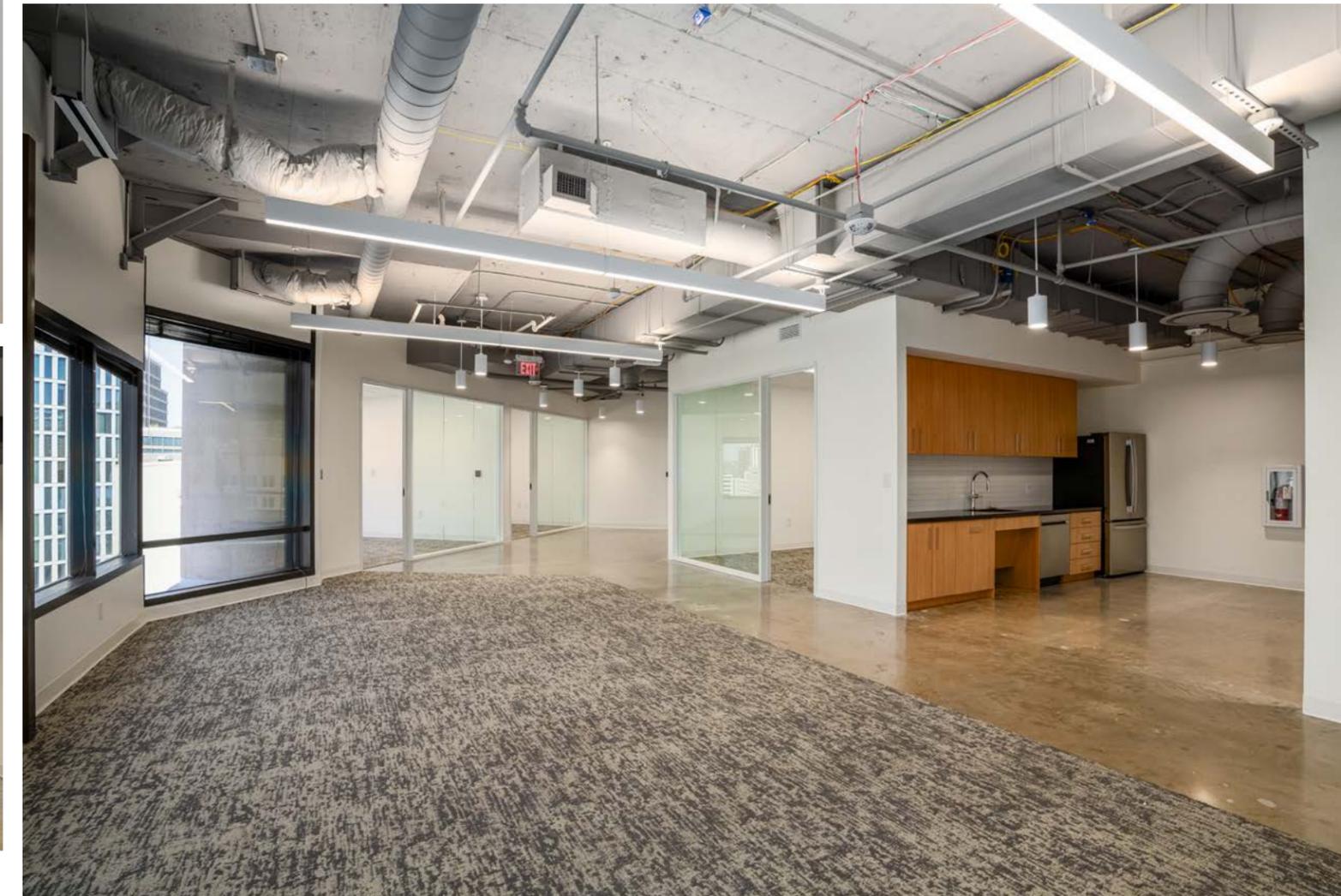
Amenity Lounge with Conference Rooms



↑ CONFERENCE ROOMS

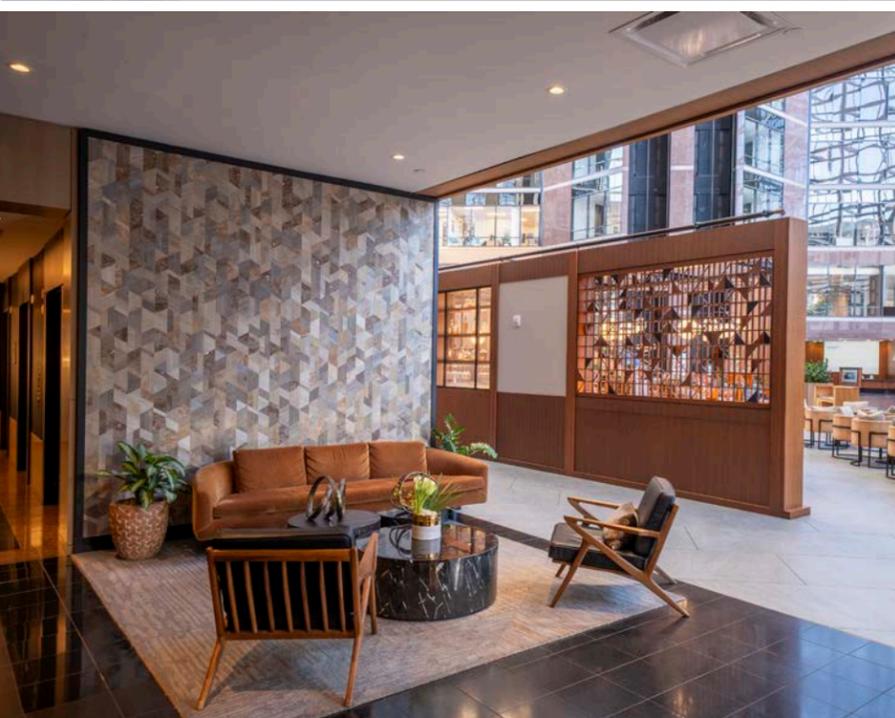


↑ AMENITY LOUNGE





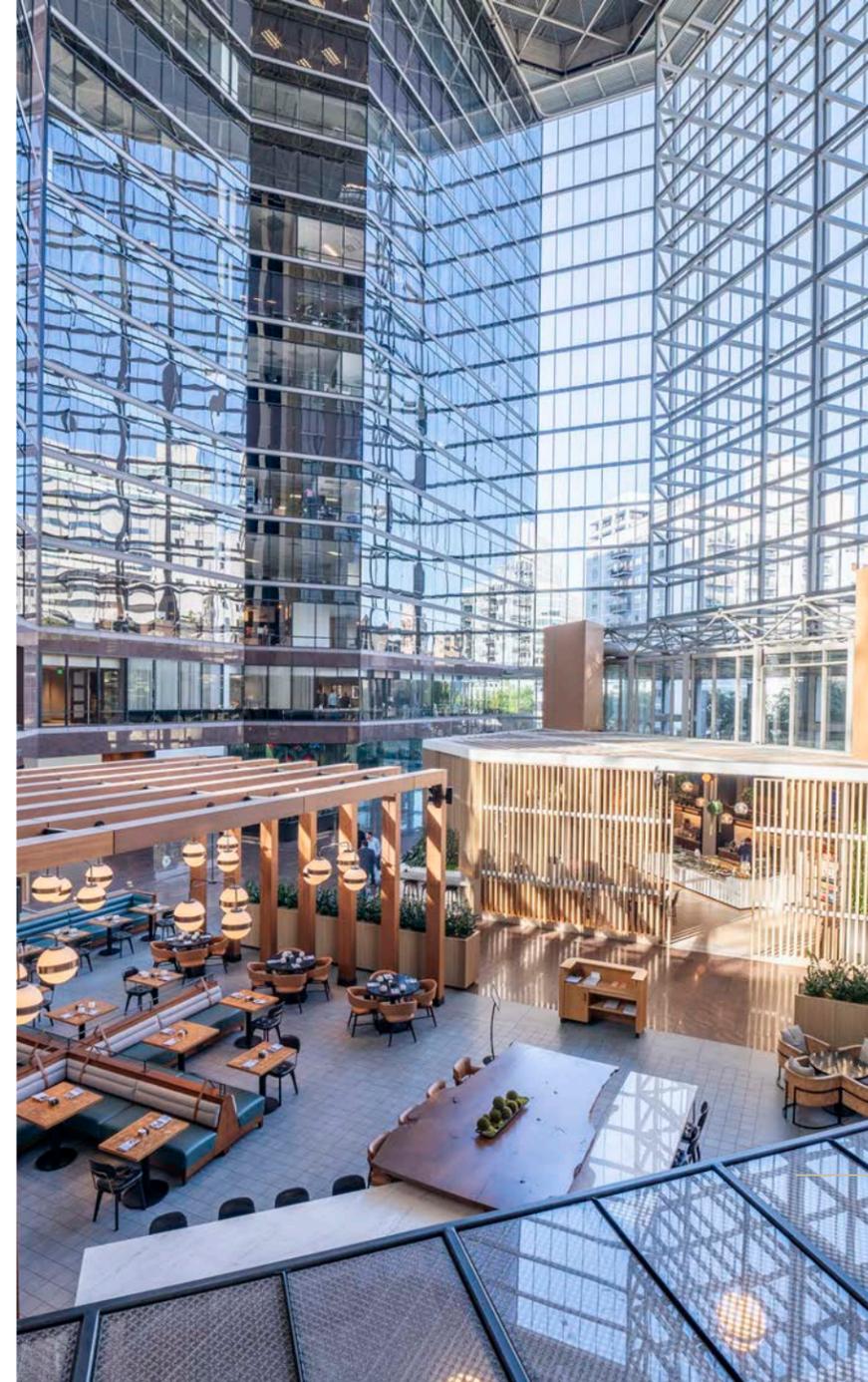
PRESIDENT'S HOUSE COFFEE



## The Office that Comes with a *Concierge*

Tenants have direct access to the Omni Hotel amenities, curated conference centers, restaurants and an on-site pool—plus food delivery straight to your suite, secure bike storage, EV charging, and walkable dining, shopping, and entertainment.

TAKE A LOOK INSIDE



327,619 RSF

SIXTEEN STORIES

24,000 SF

TYPICAL FLOORPLATE

3:1000

PARKING RATIO

6 Elevators

UTILIZING DESTINATION DISPATCH

24/7

FITNESS CENTER

24 Hour

ONSITE SECURITY

A Completely Unique Office Experience  
in Vibrant Downtown Austin.

DOWNTOWN LOCATION

Austin Centre is in  
the Center of it all



AUSTIN CENTRE



SOUTH CONGRESS AVE

FROM WORKOUT TO WORKDAY TO WIND DOWN

# Austin Centre *makes* the everyday effortless

*From gym sessions to coffee stops, lunch meetings to poolside moments, and cocktails to close it out—every part of your day lives here.*



7:00AM

MORNING WORKOUT  
IN THE FITNESS CENTER  
COMPLETE WITH  
SHOWERS & LOCKERS.



8:30AM

COFFEE BREAK AT  
PRESIDENT'S HOUSE,  
LOCATED RIGHT IN  
THE LOBBY.



11AM

LEAD A TEAM  
MEETING IN THE  
AMENITY CENTER'S  
CONFERRING ROOM.



12:30PM

WALK DOWN THE  
STREET TO YOUR  
FAVORITE DOWNTOWN  
LUNCH SPOT.



5:00PM

WRAP UP THE DAY AT  
ROOFTOP HAPPY HOUR OR  
TAKE A DIP IN THE POOL  
WITH SKYLINE VIEWS.



7:00PM

GRAB DINNER AT  
CAPITAL A IN THE  
LOBBY BEFORE A  
SHOW OR NIGHT OUT.

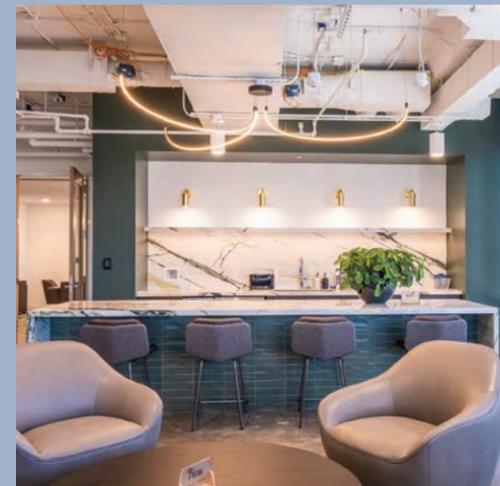
TENANT LOUNGE

Austin Centre has everything you need from 9-5 & 5-9

The High-End Tenant Lounge, situated on the 15th floor, is filled with abundant natural light, cozy corners, and high-end meeting spaces built for both collaboration and relaxation—where productivity and comfort meet seamlessly.

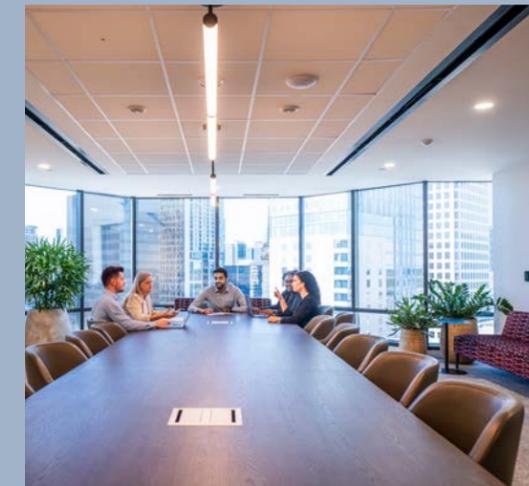


Icons representing: Conferencing Center & Huddle Rooms | Lounge Area with Comfortable Seating | Tenant Kitchen & Breakroom Area



Tenant Breakroom

A stylish spot for tenants to recharge, connect, and unwind designed for informal gatherings, featuring comfortable seating and contemporary decor.



Tenant Conference Room

Sleek, spacious, and fully equipped—ideal for creative gatherings and brainstorm sessions, all with a powered setup and views overlooking downtown Austin.

TENANT AMENITY CENTER KITCHEN

TENANT AMENITY CENTER LOUNGE

TIRED OF DOORDASH FEES & SOGGY FRIES?

## Suite Service Delivers—Literally.

Why brave the elements (or the apps) when lunch can arrive like clockwork? With Suite Service, delectable dishes from the Omni kitchen are delivered directly to your office door—no cold fries, no mystery timing, no tipping prompts. Just polished hospitality, wrapped in linen and right on time.

*Bon appétit, without ever leaving your desk.*



WHERE EVERY DETAIL DELIVERS

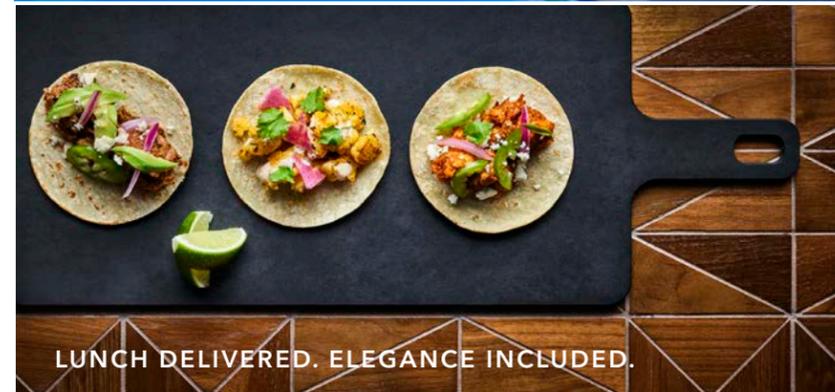
## Perks of a Hotel, Convenience of an Office.



LOBBY-LEVEL LATTES, DOWNSTAIRS DRIP



WHERE BREAKS FEEL LIKE VACATIONS



LUNCH DELIVERED. ELEGANCE INCLUDED.

NO CIRCLING. JUST CURBSIDE CLASS FOR CLIENTS



ONSITE VALET

MEETINGS, WITH HOTEL-LEVEL POLISH



RESERVABLE OMNI CONFERRING ROOMS



AUSTIN CENTRE

ALL

WELLNESS

WORK

PLAY



Rooted in *hospitality*, centered around *you*



Steps from *lunch*, *coffee* and *cocktails*



AUSTIN CENTRE

ALL

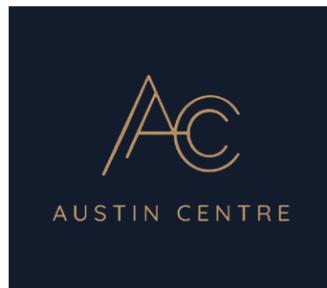
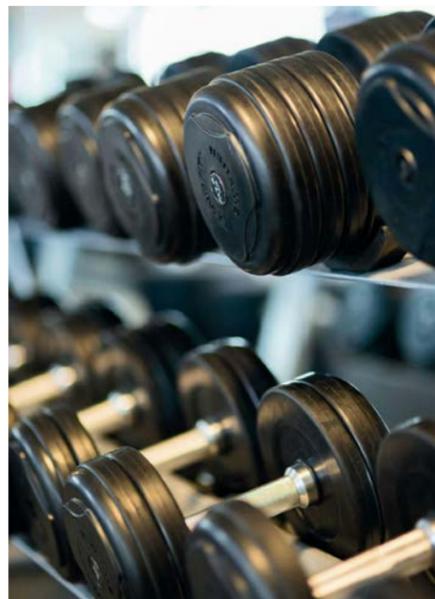
WELLNESS

WORK

PLAY



Fuel your focus



Where Austin moves





ALL WELLNESS WORK PLAY

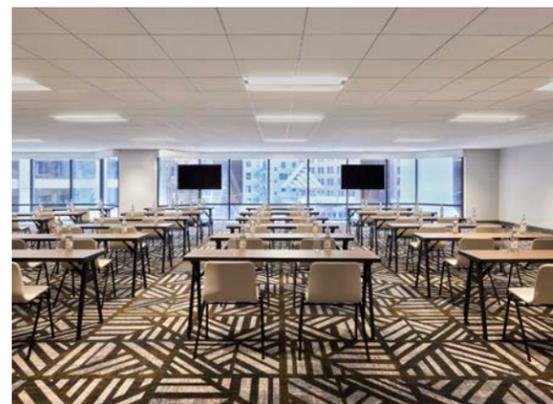
AUSTIN CENTRE



Where Austin works



Designed to give you space to grow



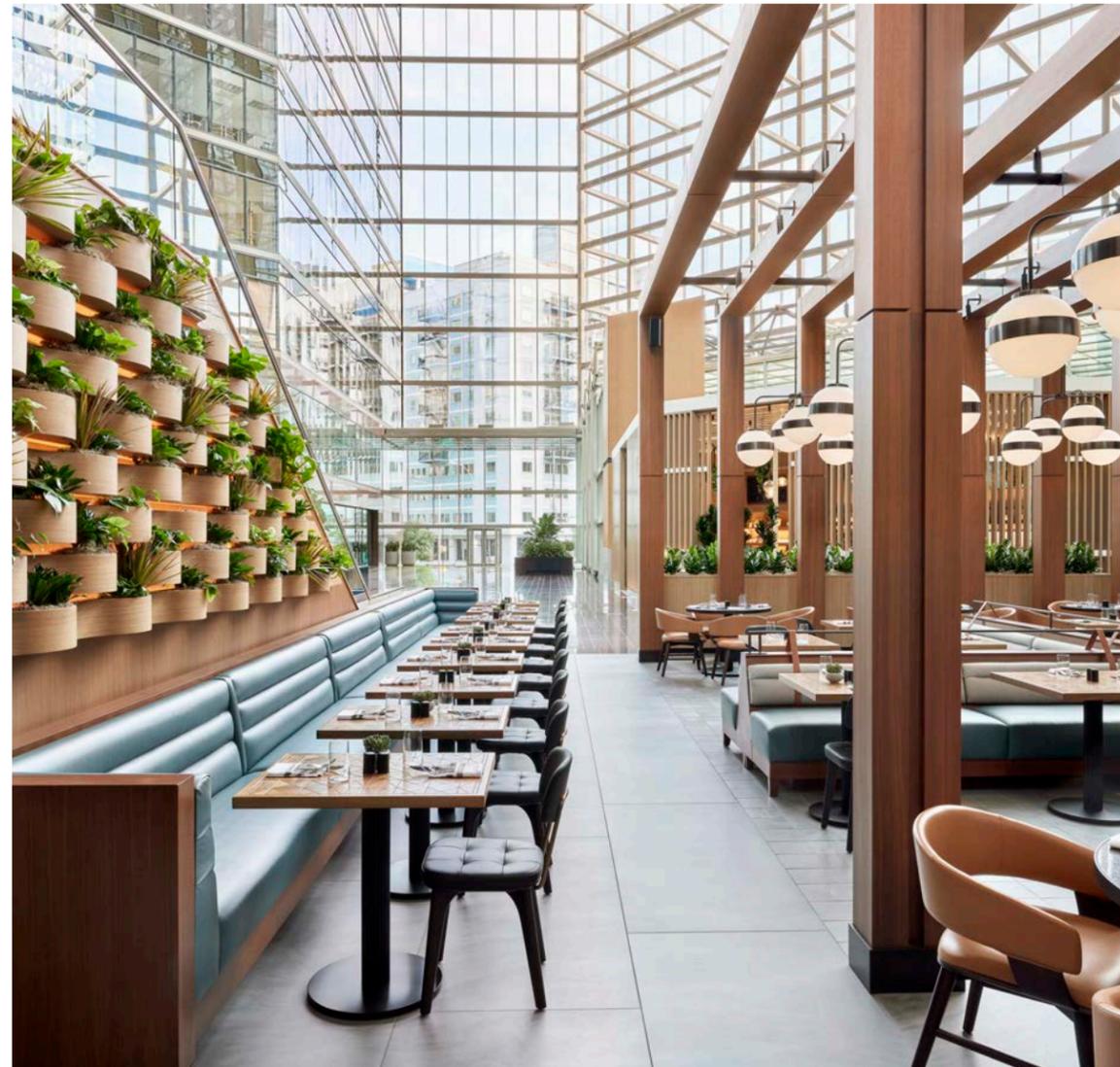


ALL WELLNESS WORK PLAY

AUSTIN CENTRE



Take advantage  
*after hours*



Where Austin  
*unwinds*



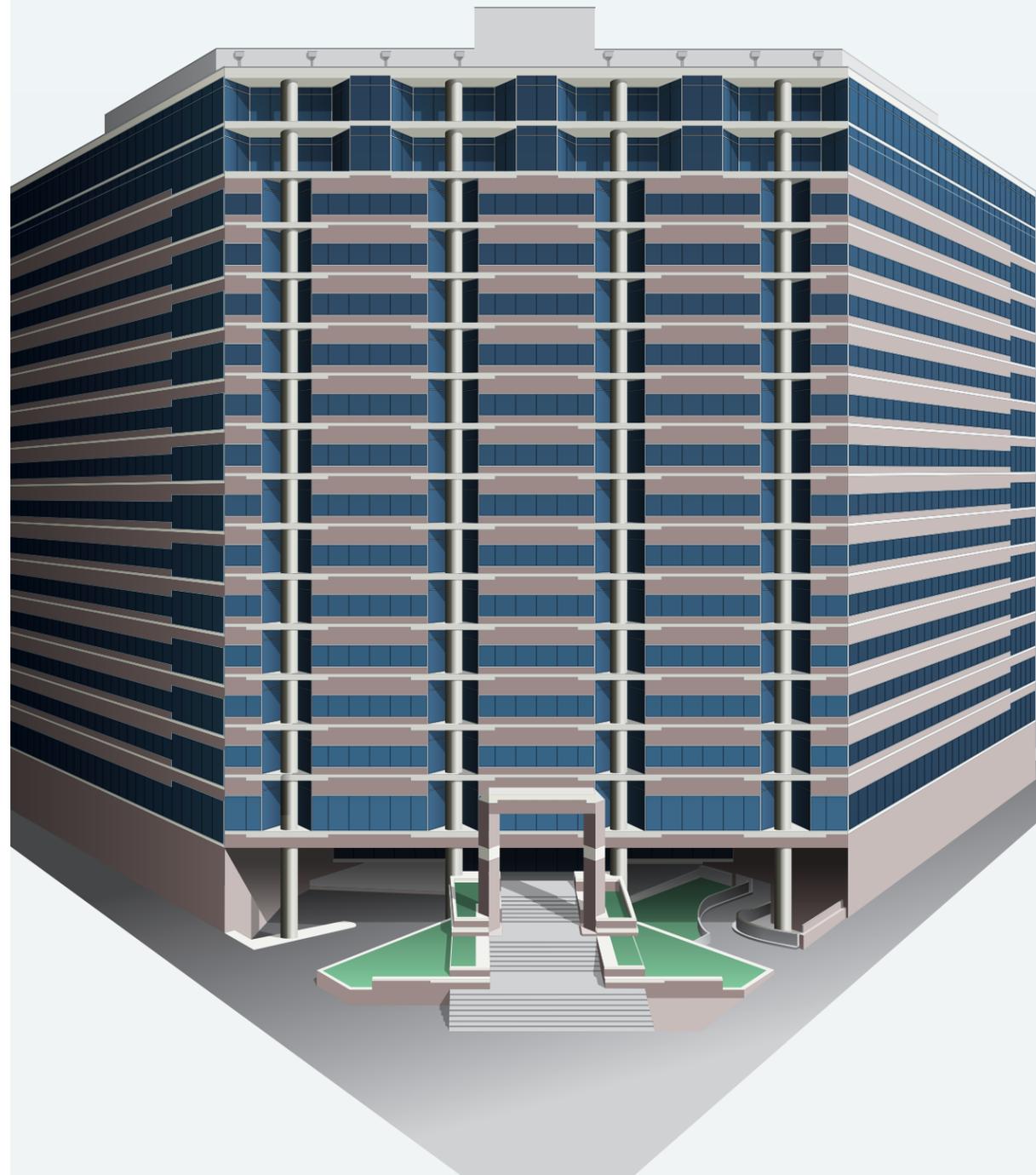
TOTAL OFFICE SPACE

327,619 RSF

TYPICAL FLOOR PLATE

24,000 RSF

16-STORY OFFICE TOWER



Adaptable  
Spaces for  
Evolving  
Teams





**BRANDON LESTER**

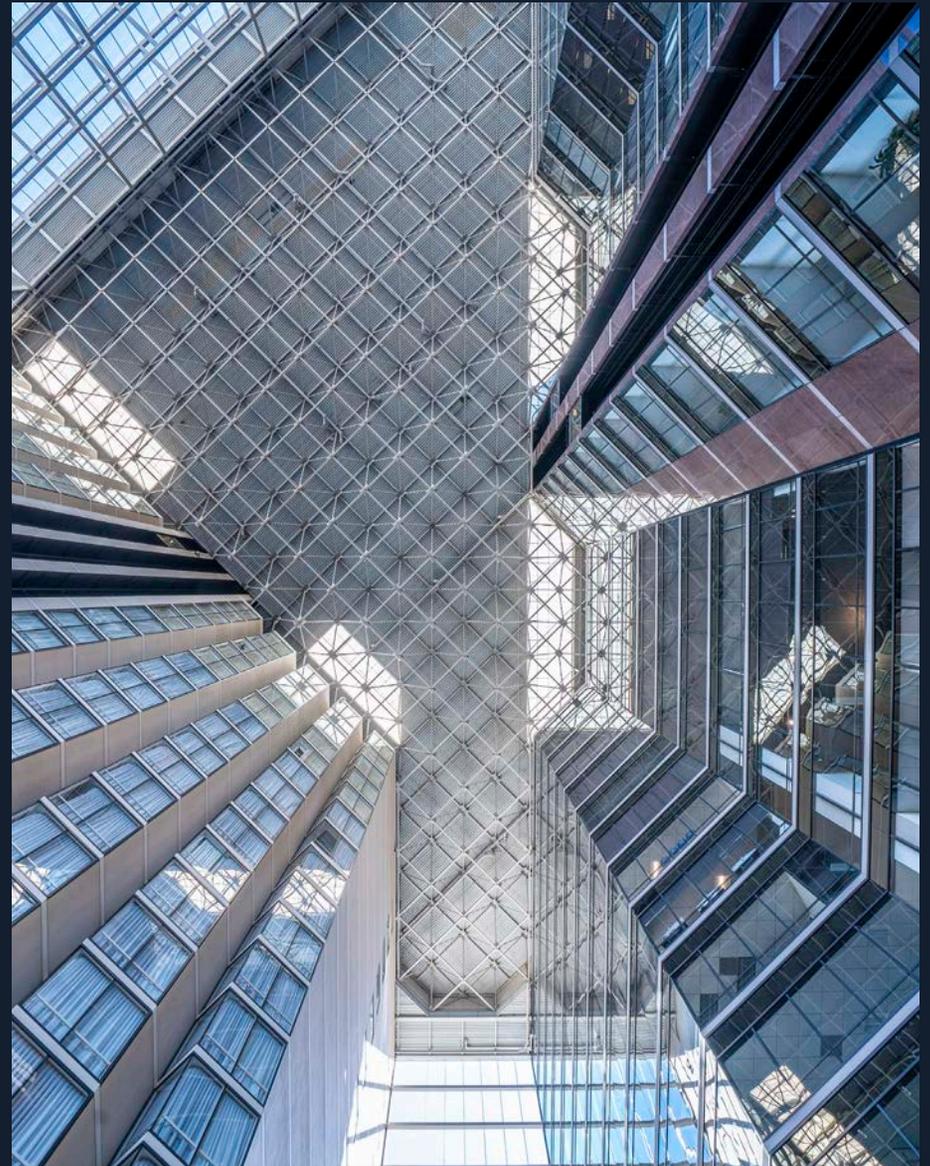
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 **TRANSWESTERN**

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