

MAKE MORE
HAPPEN

RiverSouth: A workspace with a new perspective.

At 401 South 1st Street, overlooking park shores and the hill country, RiverSouth bridges the capital city's Downtown and South Congress districts. From ground-level dining and retail, to 37,000 square foot floors, enjoy the ease of commute and access to all that Austin has to offer.

Whether hitting the trails on Lady Bird Lake or hitting the mat at the on-site fitness studio, taking a meeting at a SoCo coffee shop or taking your laptop to the terrace green space, strolling to a local music spot or taking the elevator to the 15th-floor Sky Lounge, it's a work concept that's heating up, right here in the center of it all.



MORE FEATURES

On-site amenities, in a location that's spot-on.

RiverSouth was made for movement, with the amenities to prove it. Bike valet and storage, underground parking and area walkability don't just make for easy commuting, they integrate day and night, on-site and off, work hours and after-hours.

Large floorplates with wrap-around panoramic views are designed to put you in the flow, while the building's lower-level restaurants and shopping, multiple outdoor terraces and site location within one of Austin's emerging hot spots make RiverSouth not just a work space, but a destination.



NEW CONSTRUCTION

15 Stories



360 VIEWS

Windows on all sides and an epic private rooftop



GREEN ROOF

The 7th floor green roof will reduce urban heat, absorb stormwater, and provide biodiversity



SKY LOUNGE

Enjoy the exclusive full-service bar on the 15th floor with limitless views



MORE AMENITIES

Underground parking, bike valet and storage, spa-inspired locker rooms and showers



FULL BUILDING IDENTITY

Building signage opportunity for qualifying tenants, visible to Downtown and traffic on First St., Riverside Dr., and Barton Springs Rd.



Location

401 South 1st Street
Austin, Texas 78704



Delivered
2022



Certification

LEED Gold certified
3-Star Austin Energy Green building program
Smart Score Platinum
Wired Score Platinum

Building Size

372,000 sq.ft

15 Stories above / 5 Stories below grade

Floor Sizes

13,082 sq.ft

Total Retail

38,000 sq.ft

Typical Office



Electrical Capacity

Office tenant electrical load capacity is 6 watts per sq.ft

Parking

2.5 per thousand



HVAC

Tenant Cooling
Load capacity – 3.85 w / sq.ft
Floor live load capacity
Office floors – 50 per sq.ft
Ground floors – 100 per sq.ft
Garage floors – 40 per sq.ft

Cooling Source

Oversize-capacity cooling towers (3 for 900 tons)
Local floor-by-floor air handling units

Amenities

15th floor sky lounge
7th floor amenity deck
Spa-inspired locker rooms and showers
Fitness studio
Bike valet and storage
Security and card key access
24 / 7 attended security desk
Card access control system
Closed circuit security monitoring
Floor-to-ceiling vision glass
Panoramic lake, city and hill country views

Elevators

One Core
(6) 3,500 lb passenger elevators servicing office floors with destination dispatch system
(1) 4,000 lb service elevator serving all office levels
(3) 3,500 lb garage elevators dedicated to all parking levels

Ceiling Height

Ground floor retail: 18'
Office floors 7–14: 14'–6"
Office floor 15: 15'

Column Spacing

45 ft x 30 ft typical bay



Green Building Measures

AEGBP
3-Star Rating
LEED Gold certification
Treating 100% of stormwater onsite through rain-gardens and green roofs
HVAC Condensate recapture and storage for all onsite irrigation
Building piped for Austin purple-pipe graywater system

14 Capital Metro routes

Electrical vehicle charging stations
Electric scooter and electric bike hub onsite
Sustainably sourced materials
High performance glass



Well Building Measures

Daylight harvesting
Advanced lighting controls
Enhanced outside views
Integrated bike lanes
Bike valet and storage
B-Cycle hub onsite
Rooftop park and amenities
Superior indoor air quality
Outdoor pollution control
Showers and fitness studio for tenants



Take a meeting in the Sky Lounge, enjoying a coffee or cocktail overlooking Austin's iconic skyline.



The 15th floor Sky Lounge offers limitless, unobstructed views of Downtown Austin and the Hill Country.



● **ENTERTAINMENT**

1. ACL Live at the Moody Theater
2. Alamo Drafthouse
3. Austin Convention Center
4. Barton Springs Pool
5. Butler Park Pitch and Putt
6. Long Center
7. Palmer Events Center
8. Peter Pan Mini Golf
9. Violet Crown Cinema
10. Zach Theatre

◆ **RESTAURANT & RETAIL**

1. ATX Cocina
2. Aussie's Volleybar & Grill
3. Botticellis
4. Bouldin Creek Cafe
5. ByGeorge
6. Criquet Shirts
7. El Alma
8. Elizabeth Street Café
9. Flower Child
10. Güero's Taco Bar
11. Home Slice Pizza
12. Juice Land
13. La Condesa
14. Lambert's BBQ
15. Odd Duck
16. Perla's
17. Soho House
18. Sunroom
19. Sway
20. True Food Kitchen
21. Uchi
22. YETI Flagship
23. Zax Restaurant & Bar

◆ **RESIDENTIAL**

1. AMLI Downtown
2. AMLI on 2nd
3. Ashton
4. Austonian
5. The Catherine
6. Cityview at Soco
7. Cole
8. Crescent Apartments
9. Gibson Flats
10. Lamar Union
11. Northshore
12. Post South Lamar
13. Zilker on the Park

● **HOTELS**

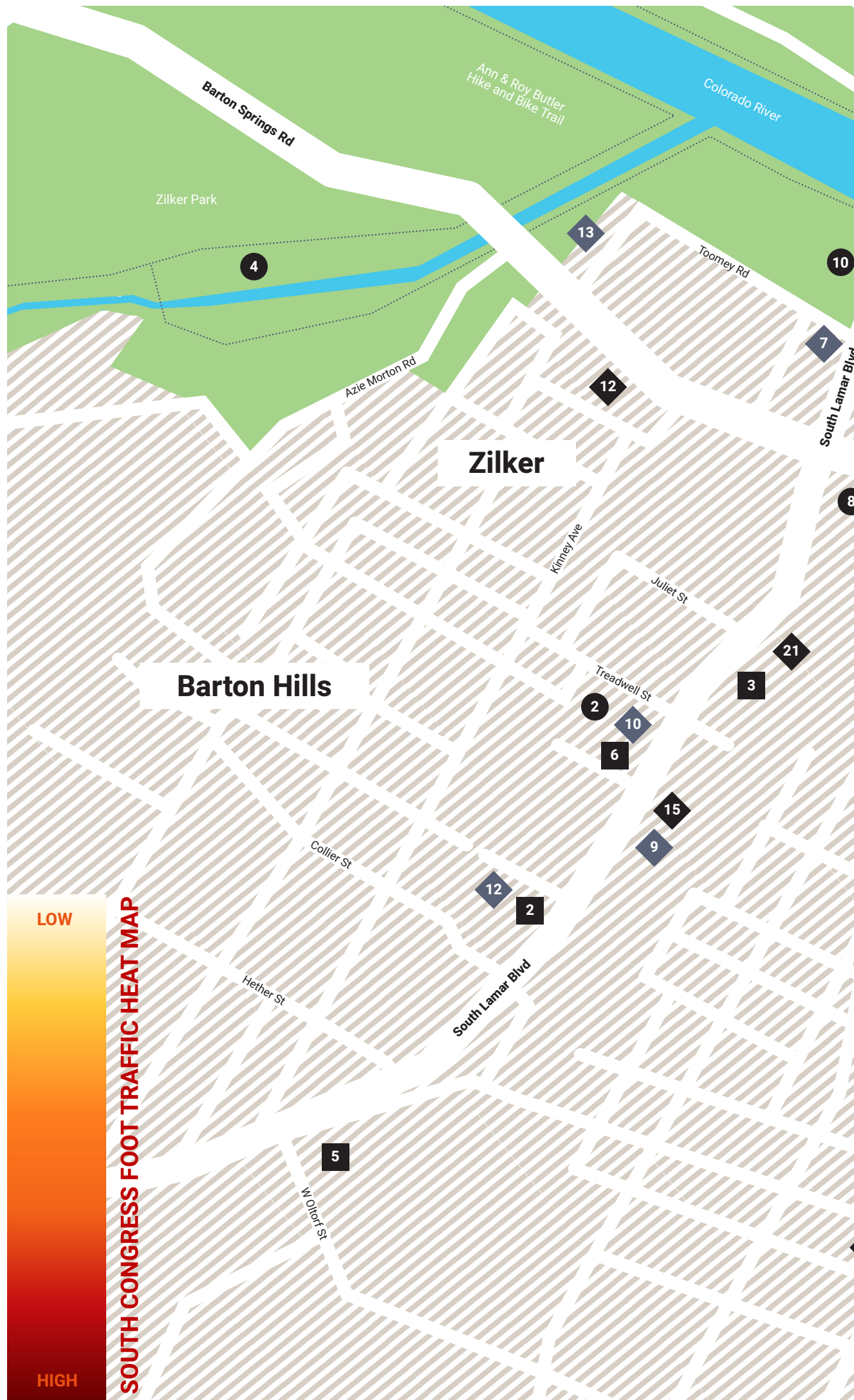
1. Austin Motel
2. Embassy Suites
3. Four Seasons
4. Hotel Magdalena
5. Hotel Saint Cecilia
6. Hotel San Jose
7. Hotel Zaza
8. Hyatt Regency
9. JW Marriott
10. The Line
11. The Proper
12. South Congress Hotel
13. W Hotel

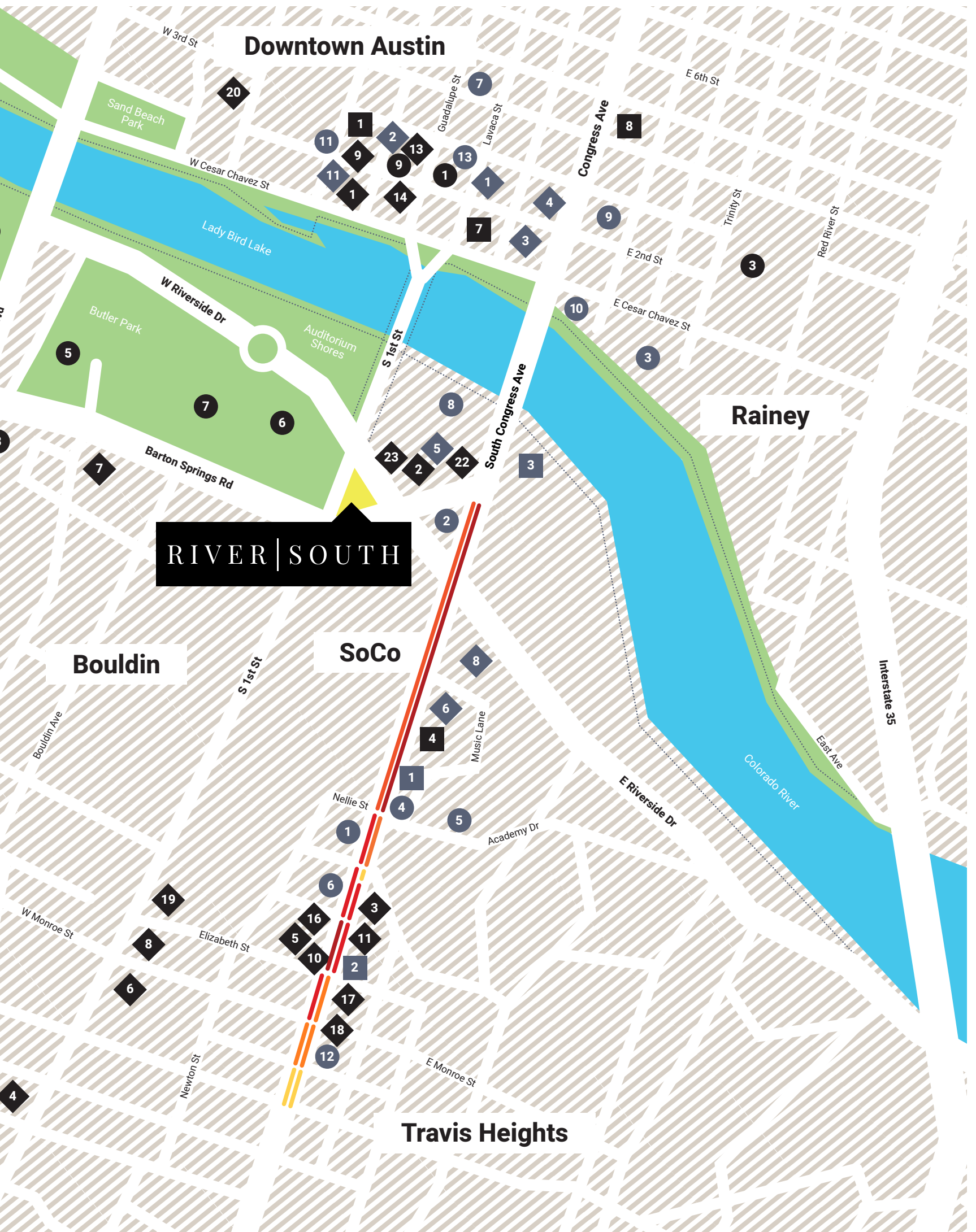
■ **PLANNED / UNDER DEVELOPMENT**

1. Music Lane
2. Saint Vincent Tract
3. Statesman Waterfront Mixed-Use Project

■ **FITNESS**

1. Ballet Austin
2. City Surf Fitness
3. DEFINE Body & Mind
4. Equinox
5. Mod Fitness
6. Orange Theory
7. RIDE Indoor Cycling
8. SoulCycle DATX





RIVER | SOUTH





Take it all in. Bringing together ease of commute, access to the unique sights and sounds of the city, with unmatched on-site amenities, it's all within reach. Make your move.

Make more happen at RiverSouth.







96

Bike Score

A Bike Score of 96 is considered a biker's paradise. Daily errands can be accomplished on a bike.

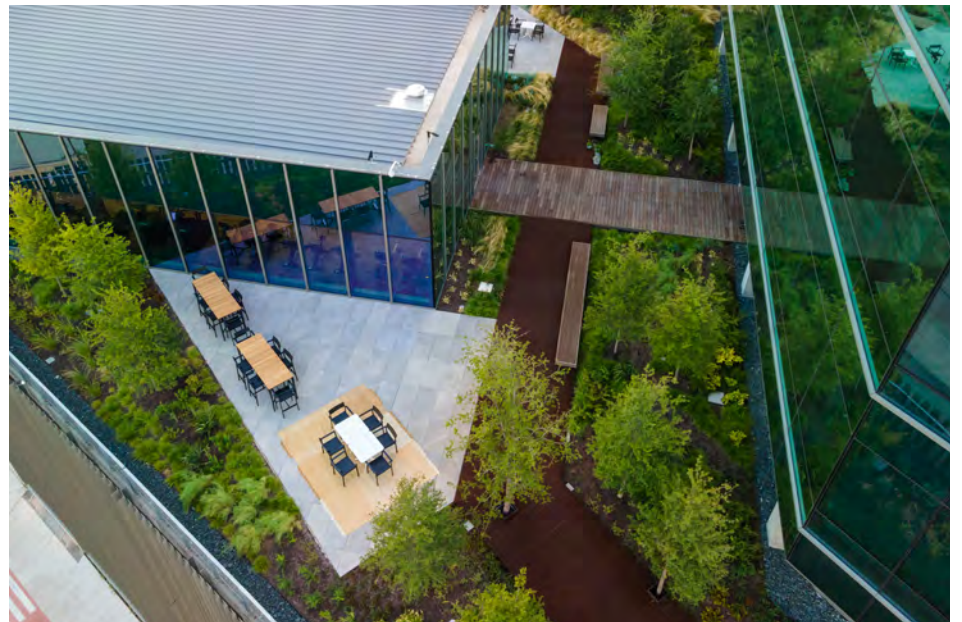
81

Walk Score

A Walk Score of 81 means amenities are just steps away. Everyday tasks do not require a car.

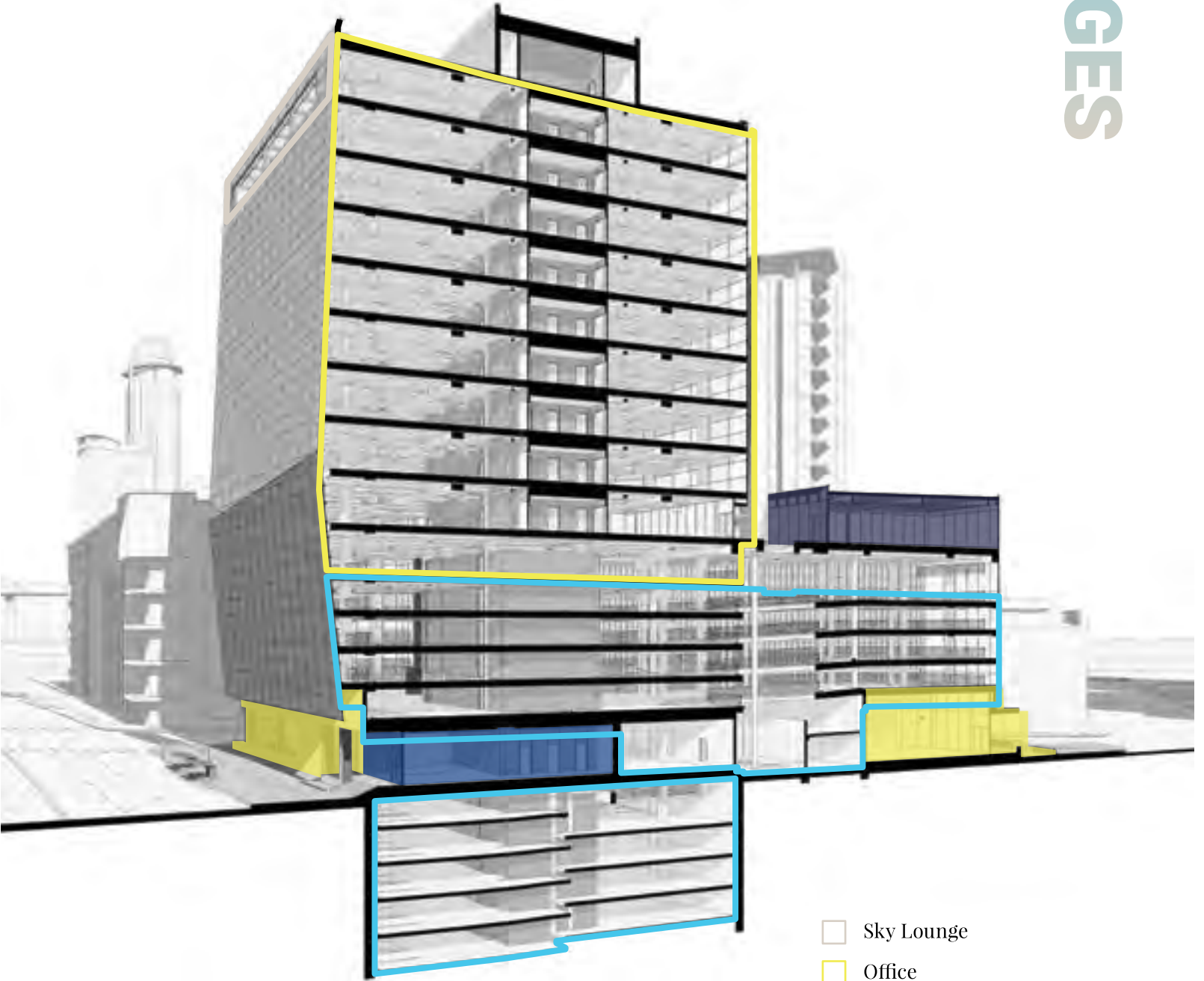


Fitness Studio with East Facing Views and Spa-Inspired Locker Rooms and Showers



7th Floor Outdoor Amenity Deck

MORE ADVANTAGES



- Sky Lounge
- Office
- Parking / Bike Storage
- Fitness Studio / Locker Rooms
- Restaurant / Retail
- Lobby



MORE FLOOR SPACE

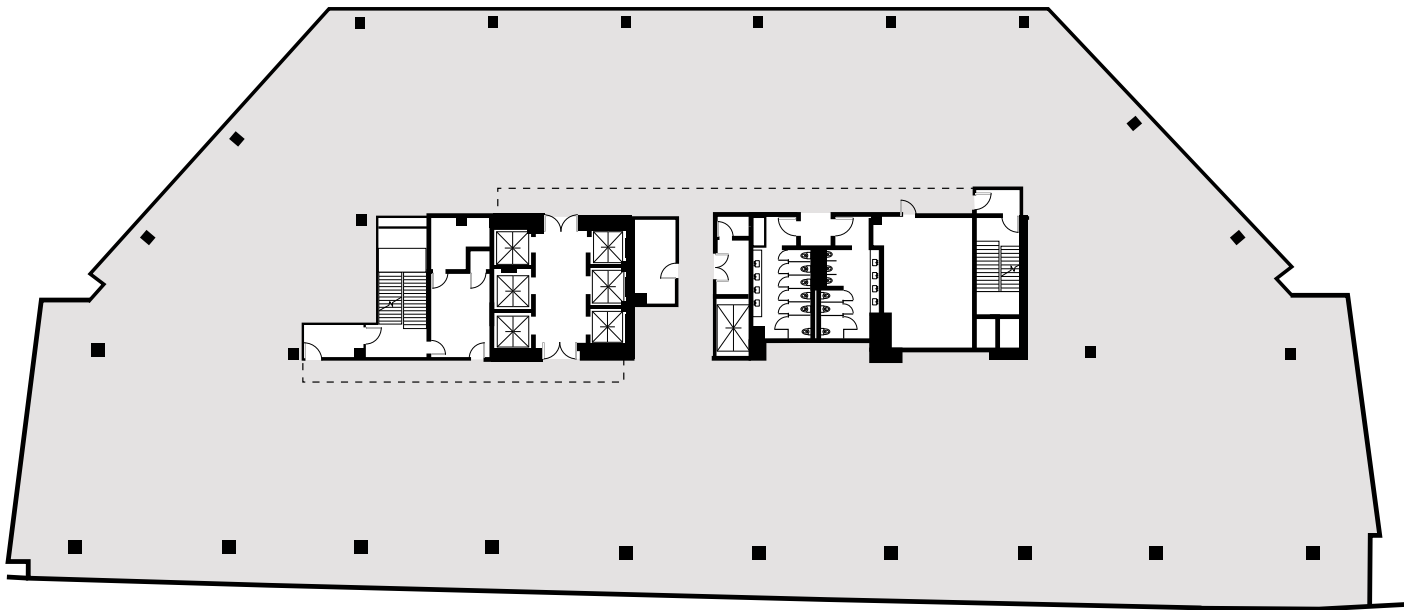
[CLICK TO VIEW AVAILABILITIES](#)

Typical Office Floorplate

37,000 sq.ft typical floorplate size allowing increased flexibility for high-density users.

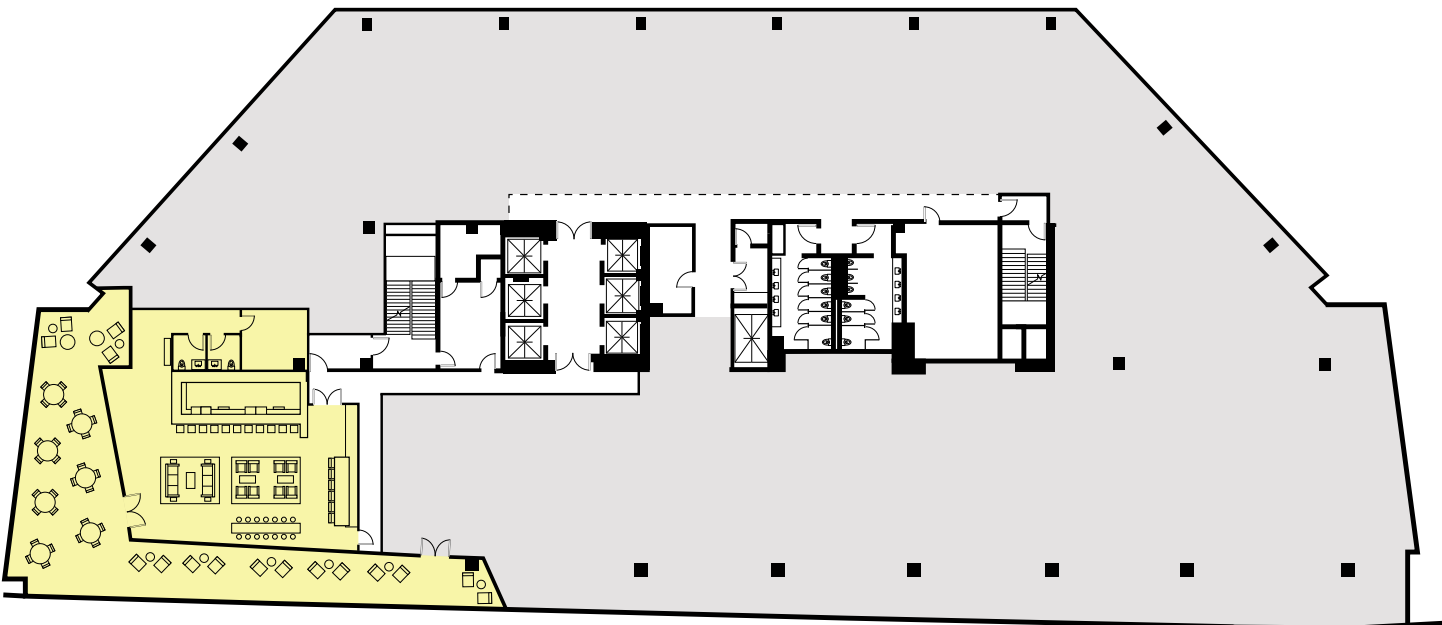
Ceiling Height

Ground floor retail: 18'
Office floors 7-14: 14' 6"
Office floor 15: 15'



Office Floors 8-14

37,000 sq.ft



Sky Lounge Floor 15

31,000 sq.ft



OPTION 1

Spec Suites

7th FL, Option 1 - 2,549 SF
7th FL, Option 2 - 2,937 SF

Each spec suite features luxury finishes, open office, new breakroom, LED lighting and spacious private office space.



OPTION 2



OPTION 2



OPTION 1

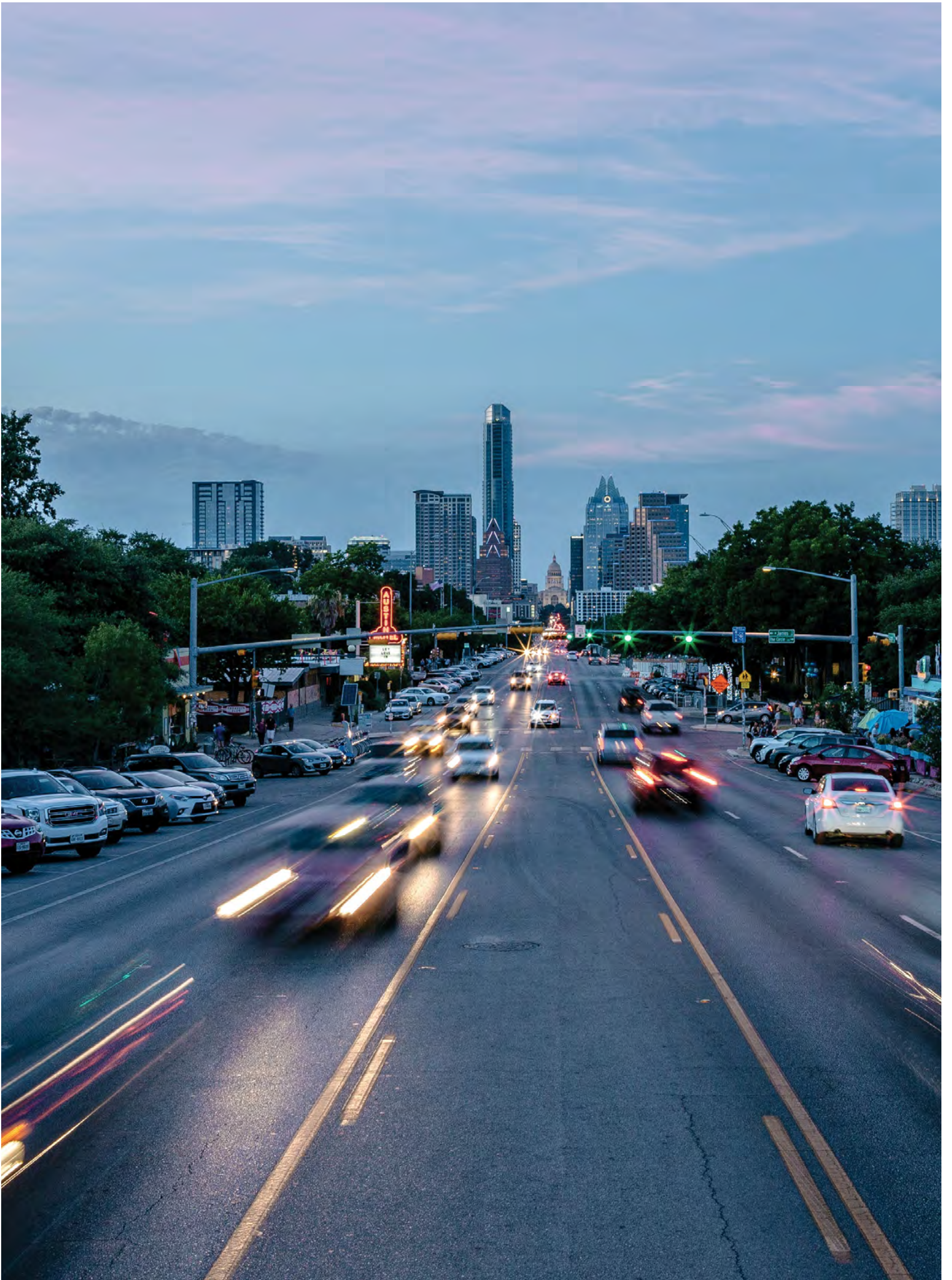
** All images are virtually rendered, not to scale

MORE ENTERTAINMENT HAPPENS HERE

Where eclectic
meets world-class.

A city that moves to its own beat, Austin is a world-class hub for business, music, film, art and outdoor living. Where offbeat meets cosmopolitan, on the edge of tech and tacos, from boots to bats and back again, Austin has a vibe all its own.

At the heart of it all is an emerging district that borders the lake and park, bridging downtown business and nightlife with the unique character of SoCo's funky shops, food trucks, bars and restaurants in a merging of the vintage with the visionary.





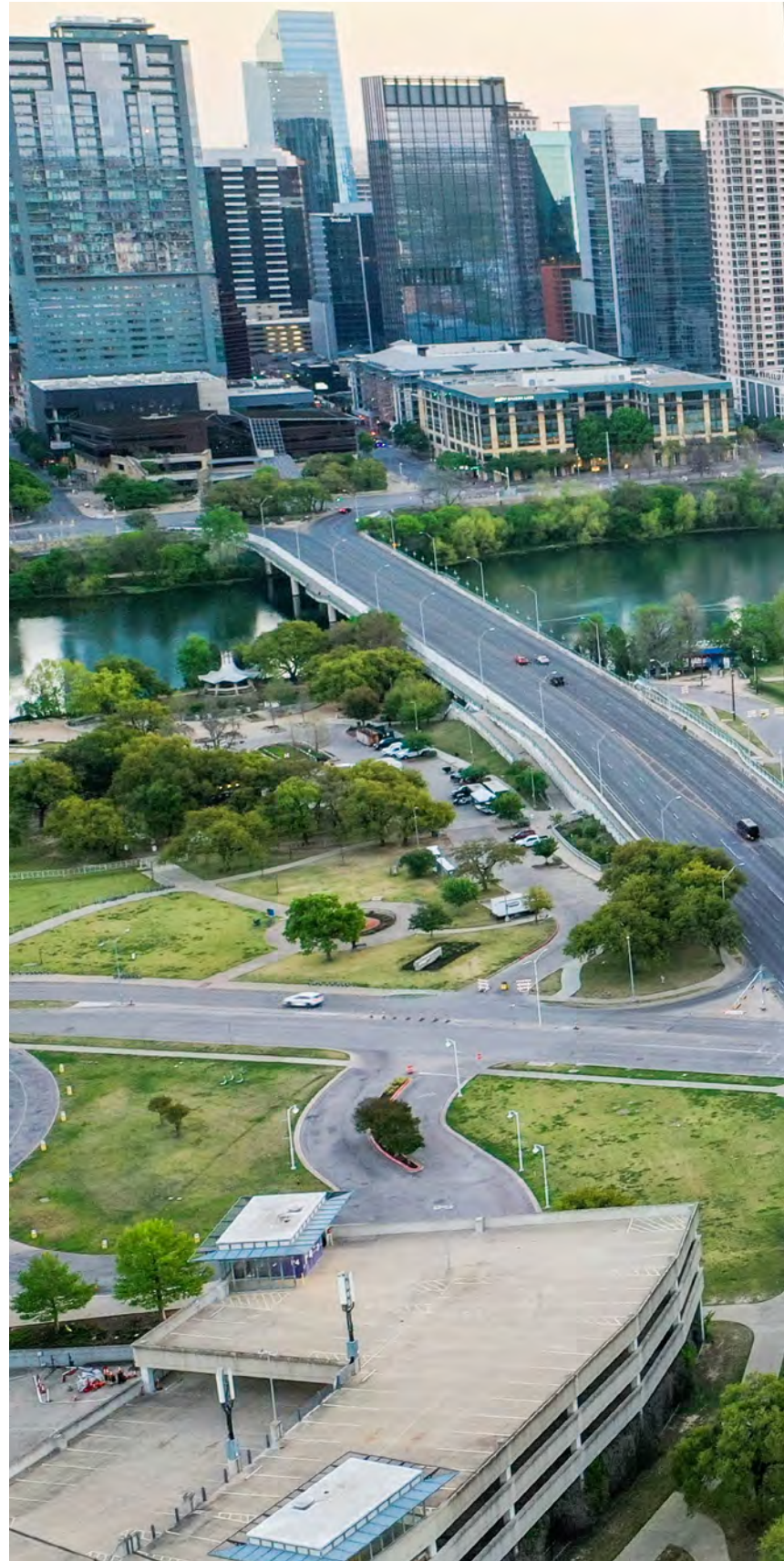
Northwest View from River South



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Make more happen at RiverSouth.

RIVER | SOUTH







MORE EXPERIENCE



Developer and Owner



Architect and
General Contractor



Structural Engineer



Civil Design



Landscape Design



MEP Engineer



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