



BOULDIN CREEK

2043 S LAMAR BLVD
AUSTIN, TX 78704





>> INTRODUCTION

WORK'S NATURAL HABITAT

Give your growing company what it needs. Bouldin Creek moves the professional experience beyond its own glass walls. The 167,130 sq. ft. of class-A office space is state of the art, its two acres of activated green space will give tenants room to wander and ideas the setting to percolate. Located in the heart of South Austin, eclectic shops and world-class restaurants are easily walkable, with an added bonus of a restaurant and cafe on-site. It's an environment orchestrated to thrive in—where will your company grow next?

LOCATION/ACCESS - 2043 S LAMAR BLVD, 78704

HIGHLY DESIREABLE RESIDENTIAL
AREA WITH SOME OF AUSTIN'S
BEST NEIGHBORHOODS
(SINGLE & MULTI-FAMILY)

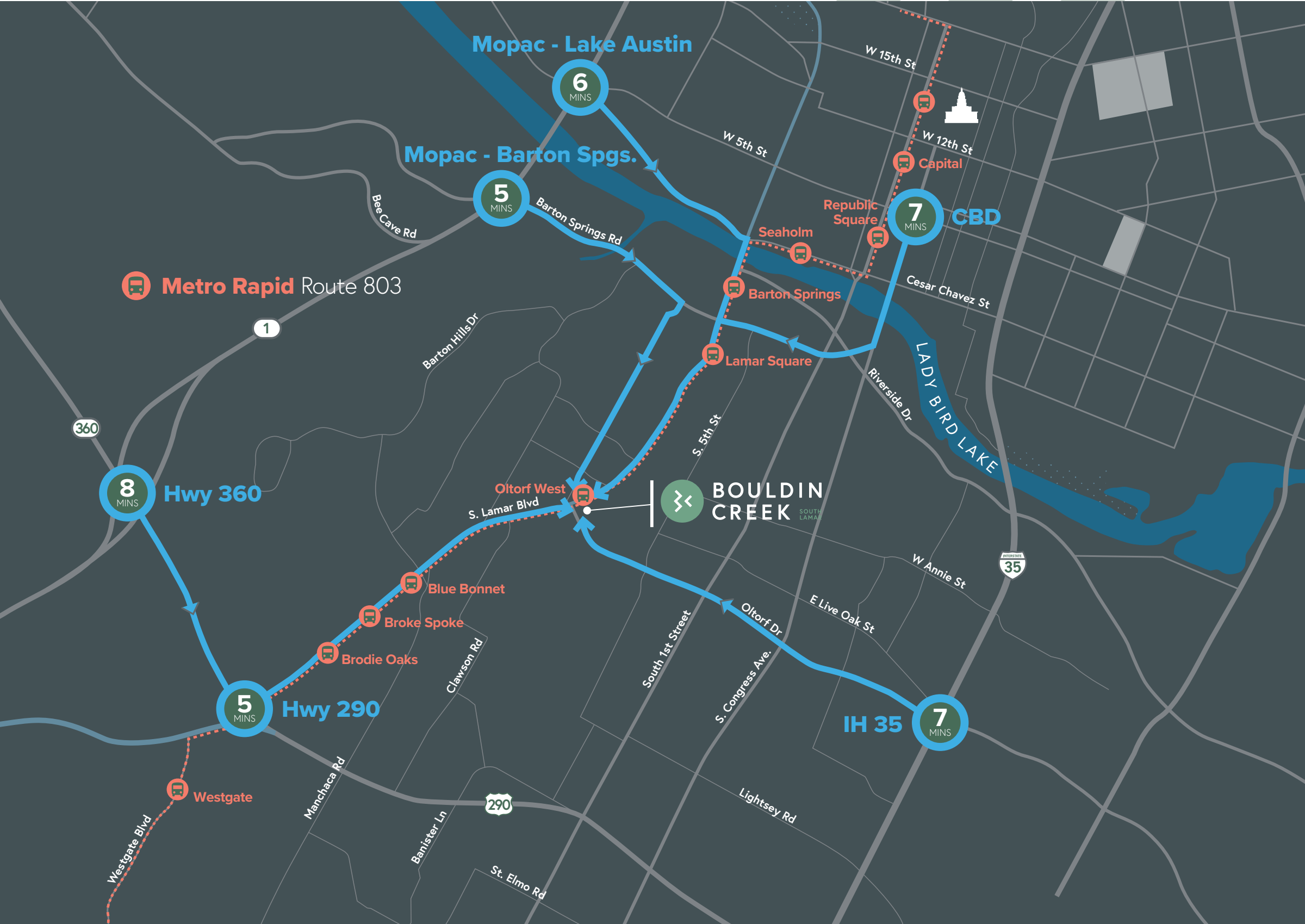
PEDESTRIAN FRIENDLY

AUSTIN'S MOST POPULAR
ATTRACTIONS IN THE VICINITY:

- ZILKER PARK
- TOWN LAKE HIKE AND BIKE TRAIL
- AUDITORIUM SHORES
- BARTON CREEK

THE BEST OF AUSTIN IS ALSO A
SHORT DRIVE:

- AUSTIN BERGSTROM INTERNATIONAL AIRPORT: 15 MINUTES
- SOUTH CONGRESS: 5 MINUTES
- DOWNTOWN: 5 MINUTES (1.2 MILES)
- EAST AUSTIN: 10 MINUTES
- THE DOMAIN: 20 MINUTES
- ZILKER PARK: 4 MINUTES
- LADY BIRD LAKE: 4 MINUTES



EXPERIENCE SOUTH LAMAR

DOWNTOWN AND
CREEK VIEWS





HIT THE GROUND RUNNING

2+ ACRES
OF PROGRAMMED GREEN
SPACE OVERLOOKING
BOULDIN CREEK

MATURE TREES
AND TRAIL SYSTEM

OUTDOOR WORKSPACE
WIFI ENABLED





>> AMENITIES

WORK LIVES HERE

At Bouldin Creek, tenants thrive in an expanded work experience. On-site retail, over two acres of greenspace and outdoor workspaces offer diverse work environments. An onsite fitness center replete with lockers, showers, and ample bike storage support active workers. Everyday, tenants will engage their work lives holistically in an environment designed to encourage creativity and quell daily stress.

MAIN OUTDOOR LOBBY



MAIN INDOOR LOBBY





5 STORIES

167,13 RSF

Designed by Michael Hsu Office
of Architecture, Bouldin Creek's
design embodies the South Lamar
neighborhood overlooking downtown.

50,000 SF AVERAGE FLOOR PLATES PROVIDING FOR
MAXIMUM FLEXIBILITY, NATURAL LIGHT.
DOWNTOWN VIEWS FROM 4TH & 5TH FLOORS WITH
CREEK AND CITY VIEWS THROUGHOUT.

INDOOR/OUTDOOR LOBBY DOUBLING AS OPEN AIR
WORKSPACE

13.5' CEILING HEIGHT
BUILDING TERRACES THROUGHOUT INCLUDING LARGE
5TH FLOOR TERRACE

2+ ACRES OF PROGRAMMED GREEN SPACE WITH OVER 400'
OF PRIVATE FRONTAGE ON BOULDIN CREEK

FITNESS AND CONFERENCE CENTERS ON SITE WITH
LOCKERS AND SHOWERS

3.9/1,000 PARKING RATIO

4TH ELEVATOR ADDED FOR HIGH DENSITY

5,000 SF WIFI ENABLED OUTDOOR DECK WITH DIRECT
ACCESS TO BOULDIN ACRES

BIKE STORAGE AND CAR CHARGING STATIONS

MULTIPLE WALKABLE AMENITIES INCLUDING BOULDIN
ACRES, LORO, PATIKA, BLACK SHEEP LODGE, AUSTIN
BEER GARDEN

TRAILS/PARKS IN VICINITY



167,130 SF
OFFICE DEVELOPMENT

2 ACRES
GREEN SPACE

8,000 SF
RETAIL/CREATIVE OFFICE

5,000 SF
OUTDOOR WORKSPACE

CONFERENCE CENTER



FITNESS CENTER



3RD FLOOR

43 937 RSE

AVAILABLE
SUITE 300
30,646 RSF

FITNESS

CONFERENCE



OUTDOOR
ELEVATOR LOBBY

TERRACE

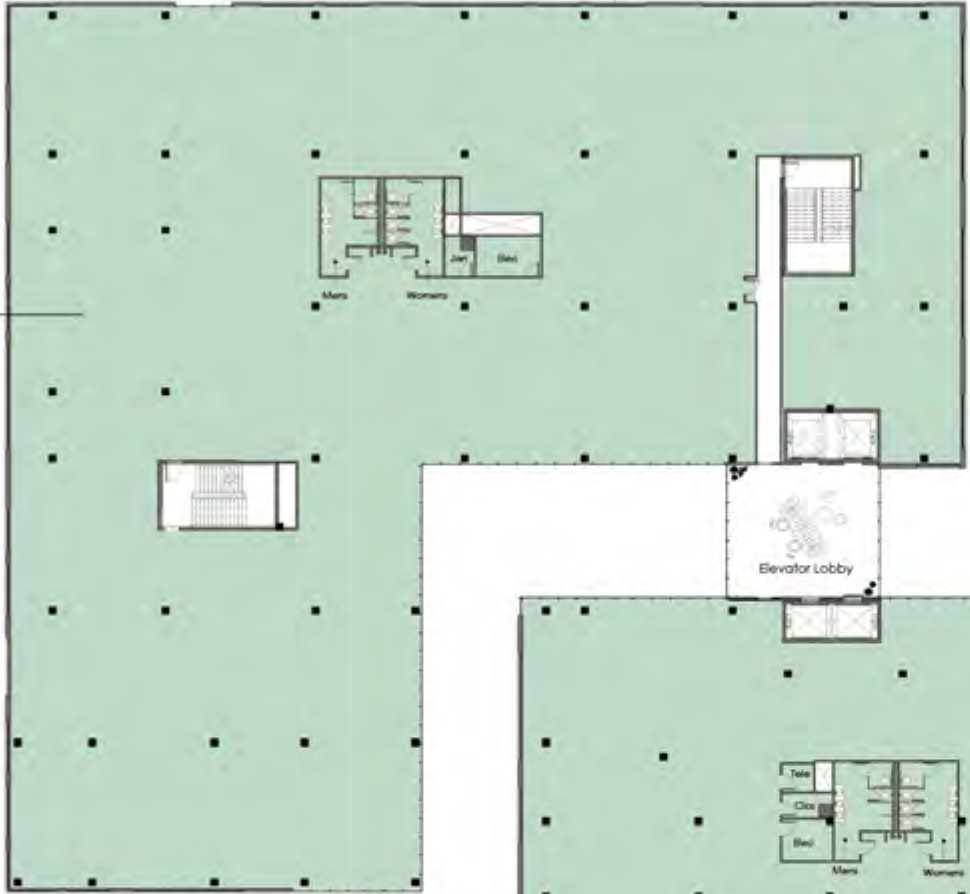
AVAILABLE
SUITE 350
13,291 RSF

MULTI-TENANT

4TH FLOOR

60,211 RSF

AVAILABLE
SUITE 400
30,590 RSF



AVAILABLE
SUITE 450
29,621 RSF

TERRACE



AVAILABLE
SUITE 550
23,281 RSF

TERRACE

TERRACE

5TH FLOOR

52,717 RSF

TERRACE

AVAILABLE
SUITE 500
29,436 RSF



5TH FLOOR TERRACE



AVAILABLE
SUITE 500
52,717 RSF



5TH FLOOR

52,717 RSF

20

CONFERENCE/
HUDDLE ROOMS

1

LARGE
TRAINING
ROOMS

168

SF/PERSON

263

WORKSTATIONS

SINGLE TENANT
CREATIVE



3RD FLOOR NORTH POD HYPOTHETICAL

11

CONFERENCE/
HUDDLE ROOMS

1

OUTDOOR
ELEVATOR
LOBBY

175

SF/PERSON

154

WORKSTATIONS

AVAILABLE
SUITE 300
30,646 RSF

3RD FLOOR

43,937 RSF



3RD FLOOR SOUTH POD HYPOTHETICAL

5

CONFERENCE/
HUDDLE ROOMS

1

TERRACE/OUTDOOR
ELEVATOR LOBBY

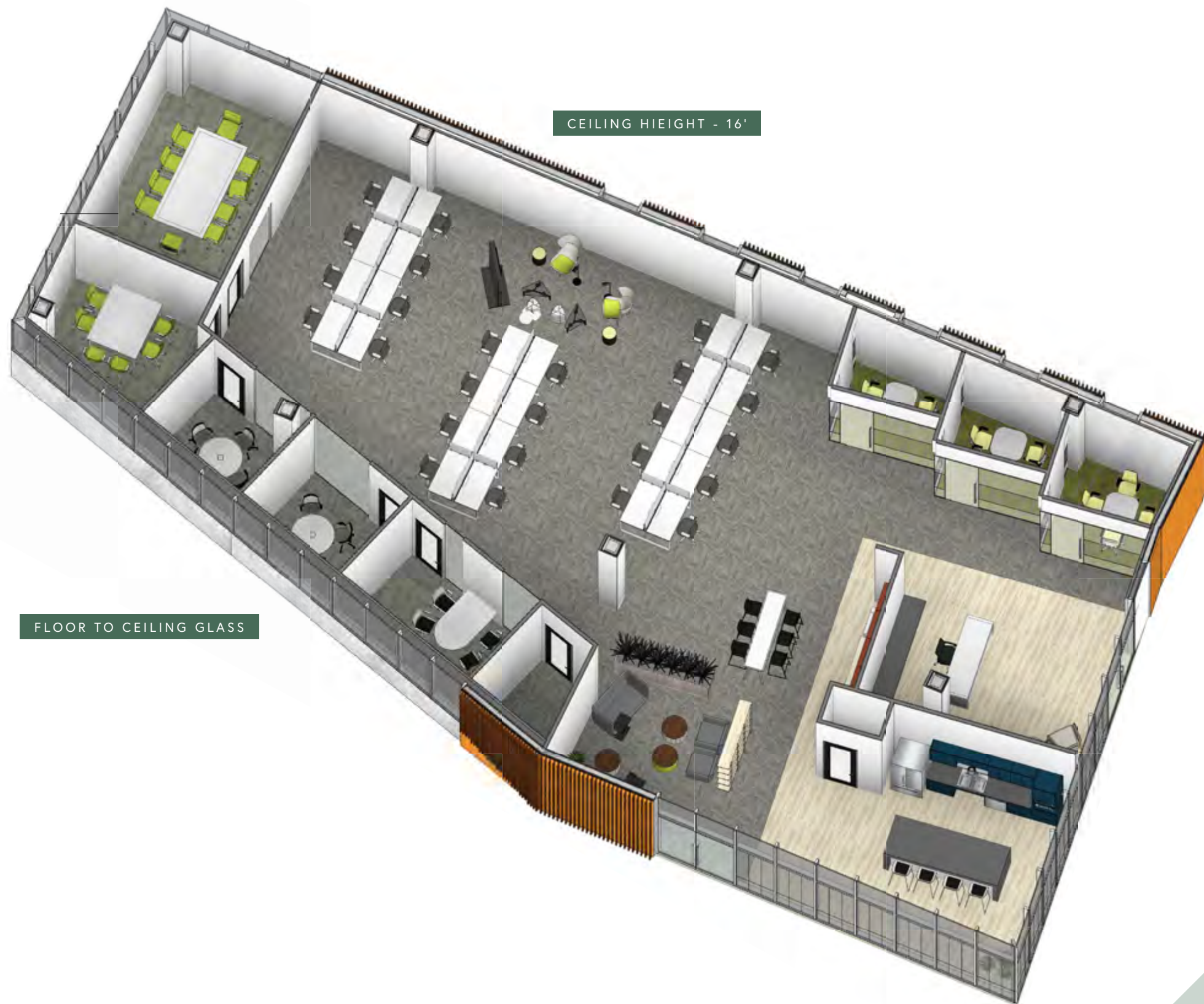
142

SF/PERSON

78

WORKSTATIONS

AVAILABLE
SUITE 350
13,291 RSF



1ST FLOOR

5,912 RSF

2

CONFERENCE

6

OFFICE/HUDDLE

190

SF/PERSON

26

WORKSTATIONS

GROUND FLOOR
CREATIVE OFFICE

PRIVATE
DECK FOR
FUTURE
TENANT



AMENITIES

 Restaurants

 Greenspace

 Walkability



EAT, DRINK
BOULDIN ACRES
& PLAY



NEW RESTAURANT AND BAR NOW OPEN NEXT
DOOR TO BOULDIN CREEK.

Features include:

- Direct access from Bouldin Creek outdoor deck
- Casual, approachable food
- Lawn Games & Pickball Courts
- Cocktails and large craft beer selection

OPEN NOW!



BOULDIN CREEK



READY WHEN YOU ARE

- | | | | |
|---|--------------------------|---|------------------------|
|  | TROY HOLME |  | KATIE EKSTROM |
|  | EXECUTIVE VICE PRESIDENT |  | SENIOR VICE PRESIDENT |
|  | 512 482 5509 |  | 512 499 4901 |
|  | TROY.HOLME@CBRE.COM |  | KATIE.EKSTROM@CBRE.COM |



MANIFOLD



CBRE