



**BOULDIN  
CREEK**





>> INTRODUCTION

## WORK'S NATURAL HABITAT

Give your growing company what it needs. Bouldin Creek moves the professional experience beyond its own glass walls. The 165,000 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. It's an environment orchestrated to thrive in—where will your company grow next?



# LOCATION/ACCESS

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

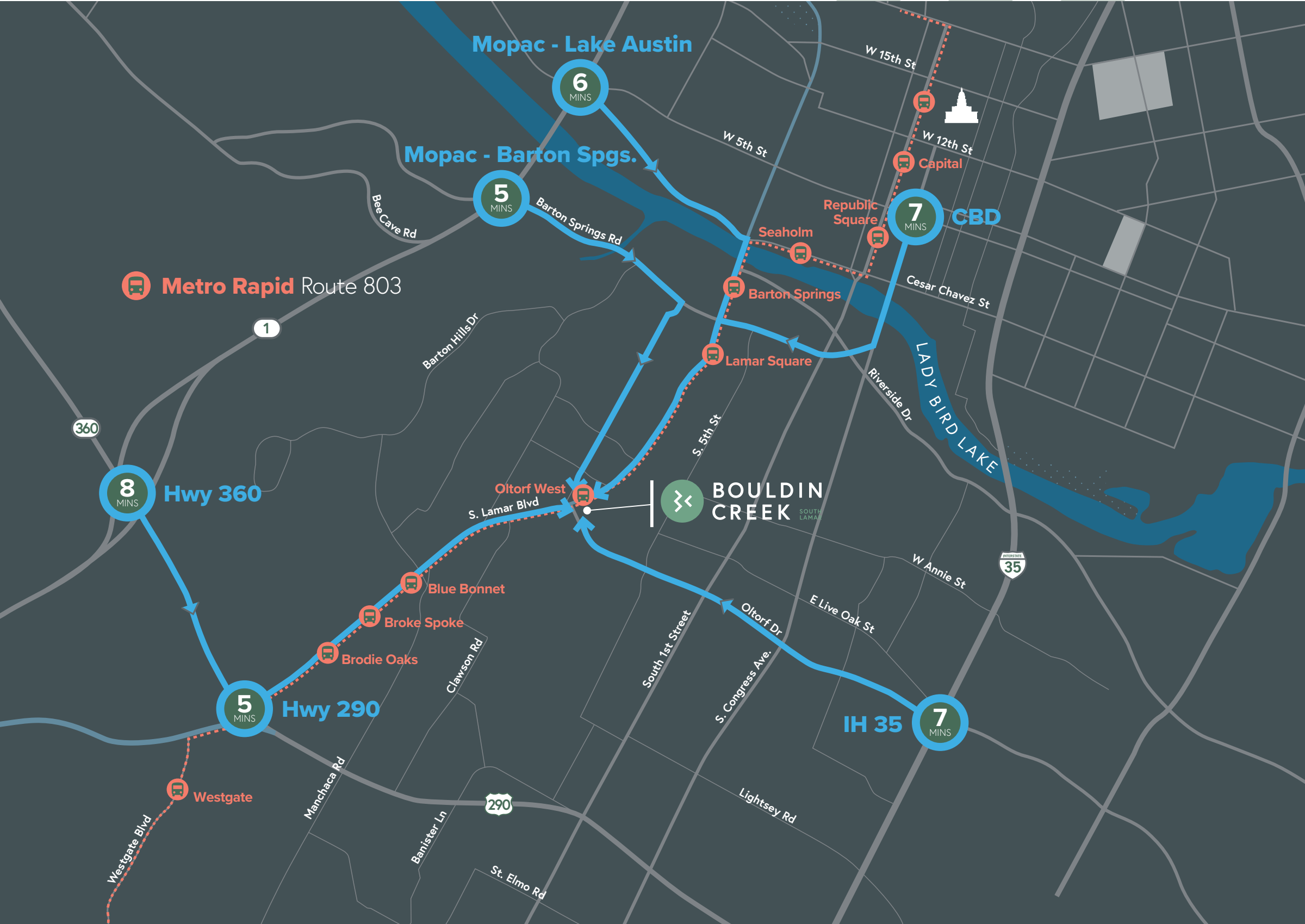
PEDESTRIAN FRIENDLY

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







**165,000 SF**  
OFFICE DEVELOPMENT

**2 ACRES**  
GREEN SPACE

**8,000 SF**  
RETAIL/CREATIVE OFFICE

**5,000 SF**  
OUTDOOR WORKSPACE





# 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





Q3 2020 DELIVERY

5 STORIES

165,000 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 FLOOR 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 CENTER ON SITE

3.9/1,000 PARKING RATIO

4TH ELEVATOR ADDED FOR HIGH DENSITY

5,000 SF 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



3RD FLOOR

43,937 RSF

Available  
Suite 300  
30,646 RSF

CONFERENCE

FITNESS

OUTDOOR  
ELEVATOR LOBBY

TERRACE

Available  
Suite 350  
13,291 RSF

MULTI-TENANT

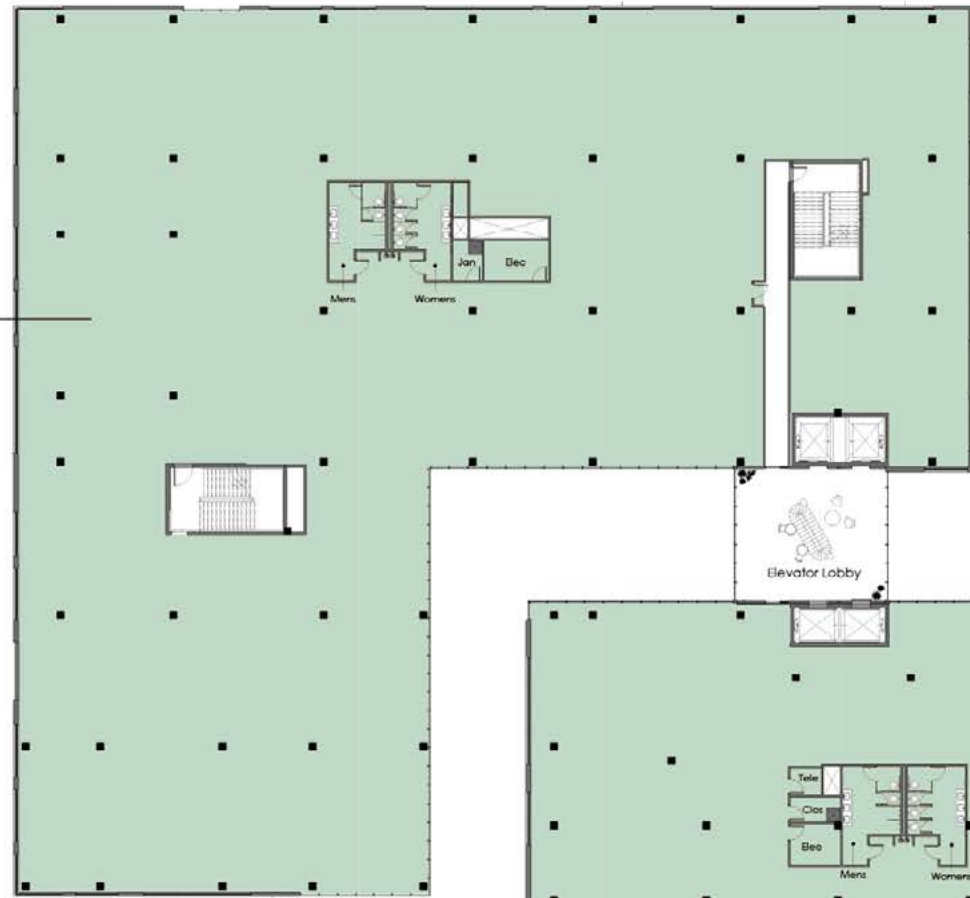




# 4TH FLOOR

60,211 RSF

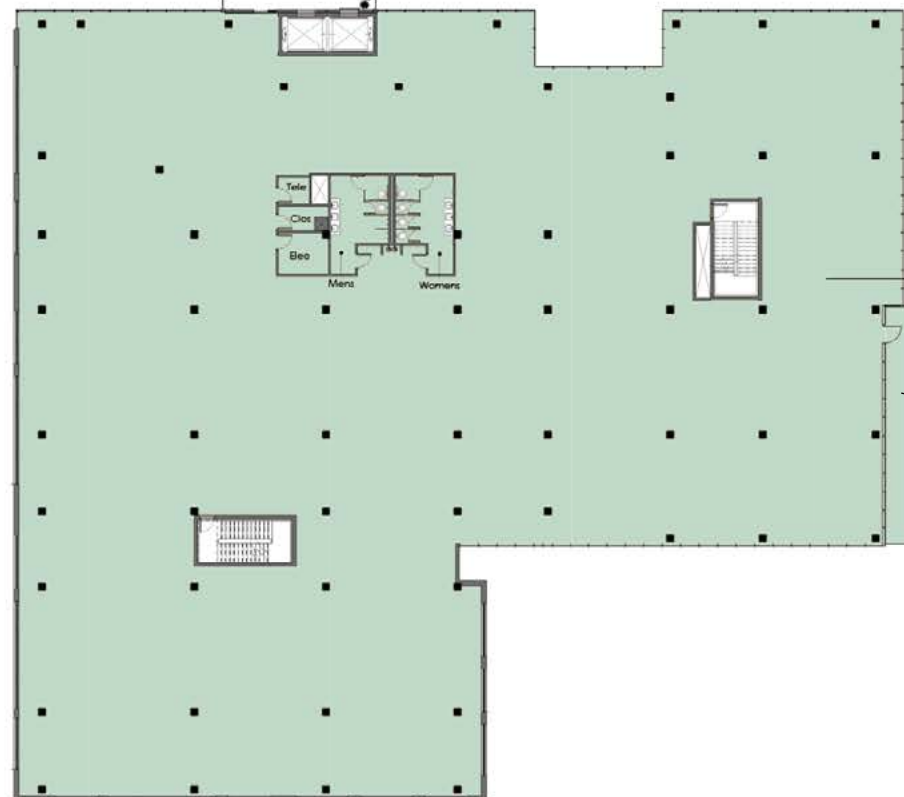
Available  
Suite 400  
30,590 RSF



Elevator Lobby

Available  
Suite 450  
29,621 RSF

TERRACE





# 5<sup>TH</sup> FLOOR

52,717 RSF

Available  
Suite 550  
23,281 RSF

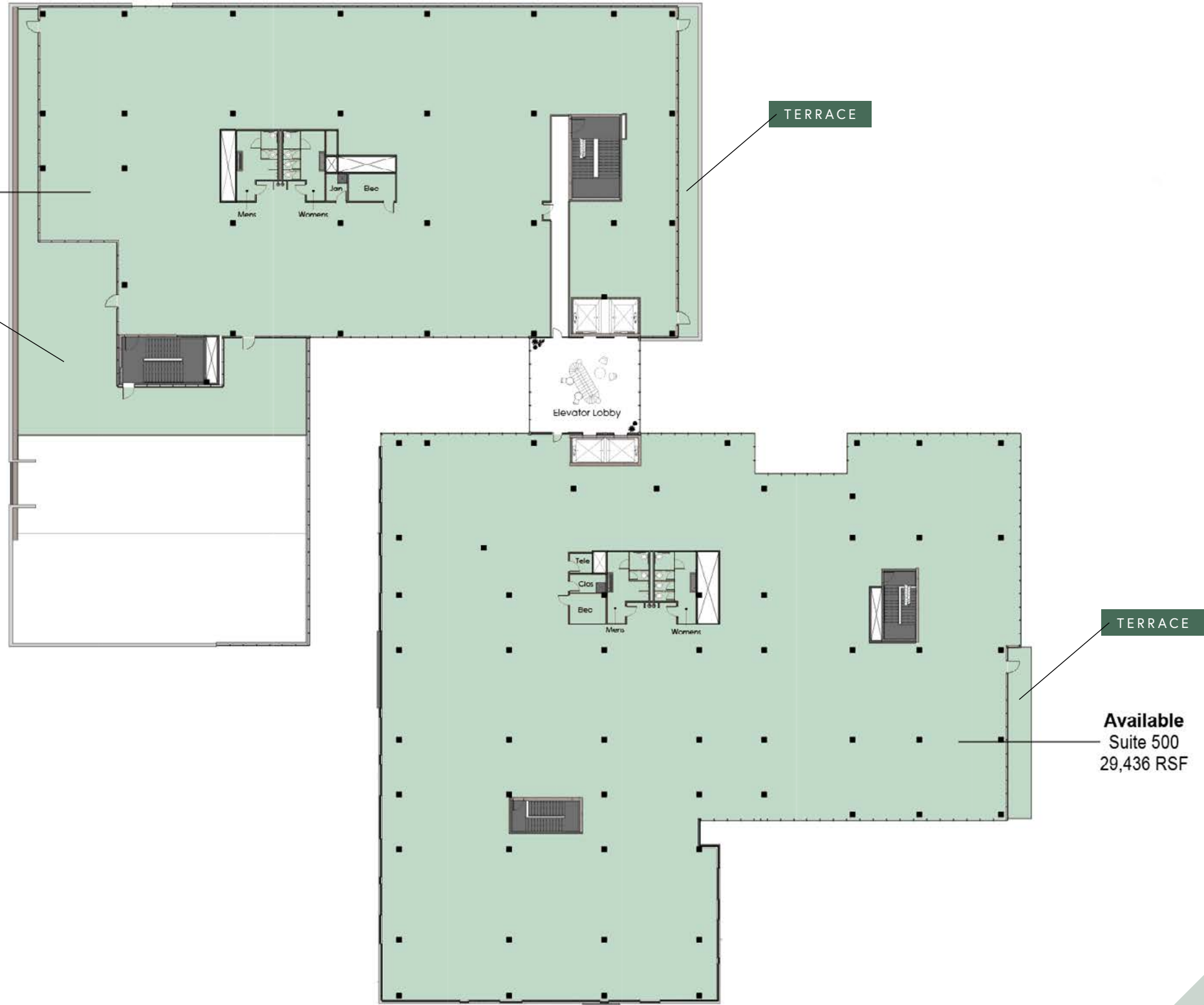
TERRACE

TERRACE

Elevator Lobby

TERRACE

Available  
Suite 500  
29,436 RSF





# 5TH FLOOR TERRACE





Available  
Suite 500  
52,717 RSF



# 5<sup>TH</sup> FLOOR

52,717 RSF

20

CONFERENCE/  
HUDDLE ROOMS

1

LARGE  
TRAINING  
ROOMS

168

SF/PERSON

263

WORKSTATIONS

SINGLE TENANT  
CREATIVE





Available  
Suite 300  
30,646 RSF

3RD FLOOR NORTH POD HYPOTHETICAL

11	1
CONFERENCE/ HUDDLE ROOMS	OUTDOOR ELEVATOR LOBBY
175	154
SF/PERSON	WORKSTATIONS

# 3RD FLOOR

43,937 RSF

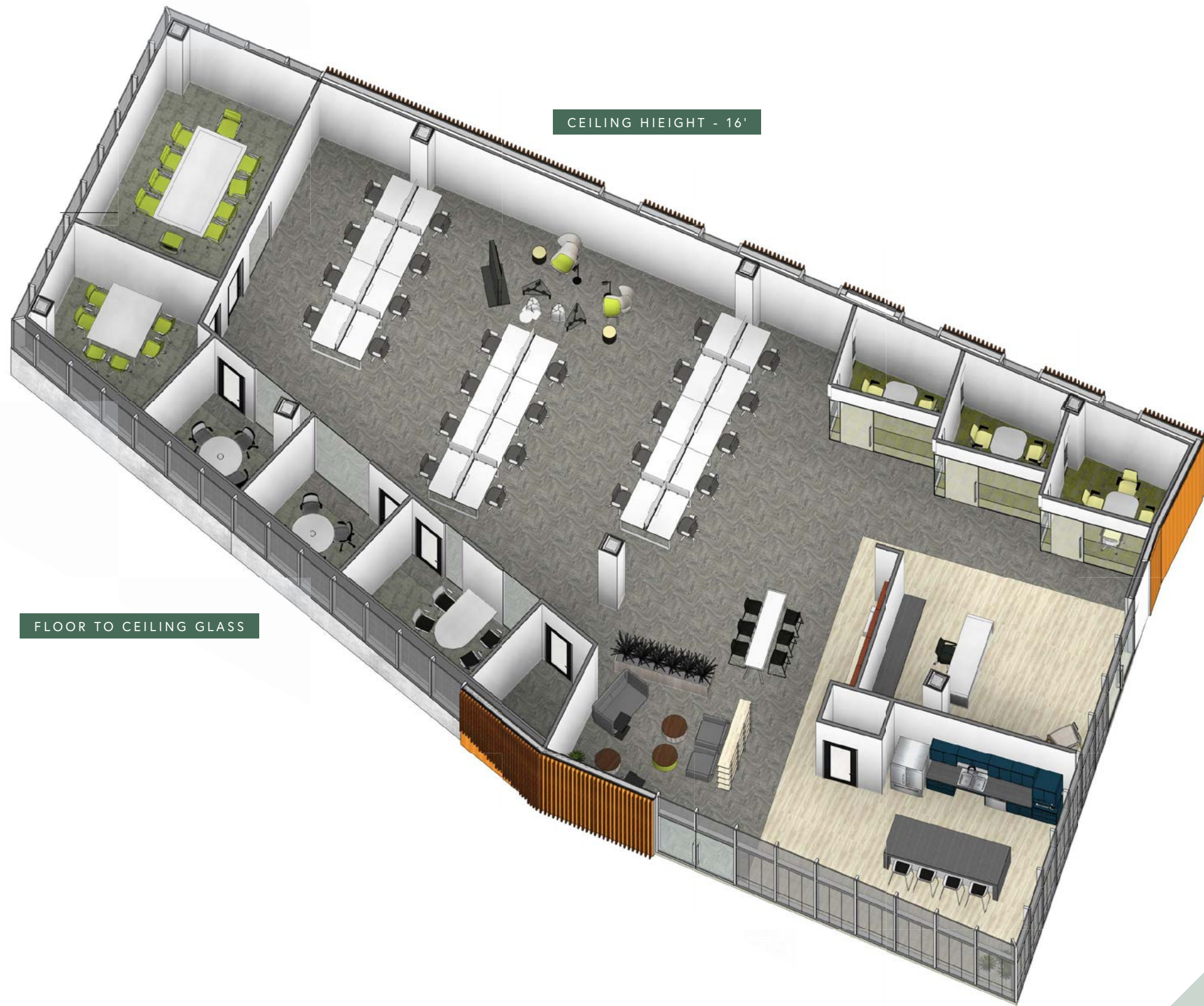


Available  
Suite 350  
13,291 RSF

3RD FLOOR SOUTH POD HYPOTHETICAL

5	1
CONFERENCE/ HUDDLE ROOMS	TERRACE/OUTDOOR ELEVATOR LOBBY
142	78
SF/PERSON	WORKSTATIONS





CEILING HIEIGHT - 16'

FLOOR TO CEILING GLASS

# 1<sup>ST</sup> FLOOR

5,912 RSF

2

CONFERENCE

6

OFFICE/HUDDLE

190

SF/PERSON

26

WORKSTATIONS

GROUND FLOOR  
CREATIVE OFFICE



# AMENITIES

 Restaurants

 Greenspace

----- Walkability





EAT, DRINK  
**BOULDIN ACRES**  
& PLAY



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

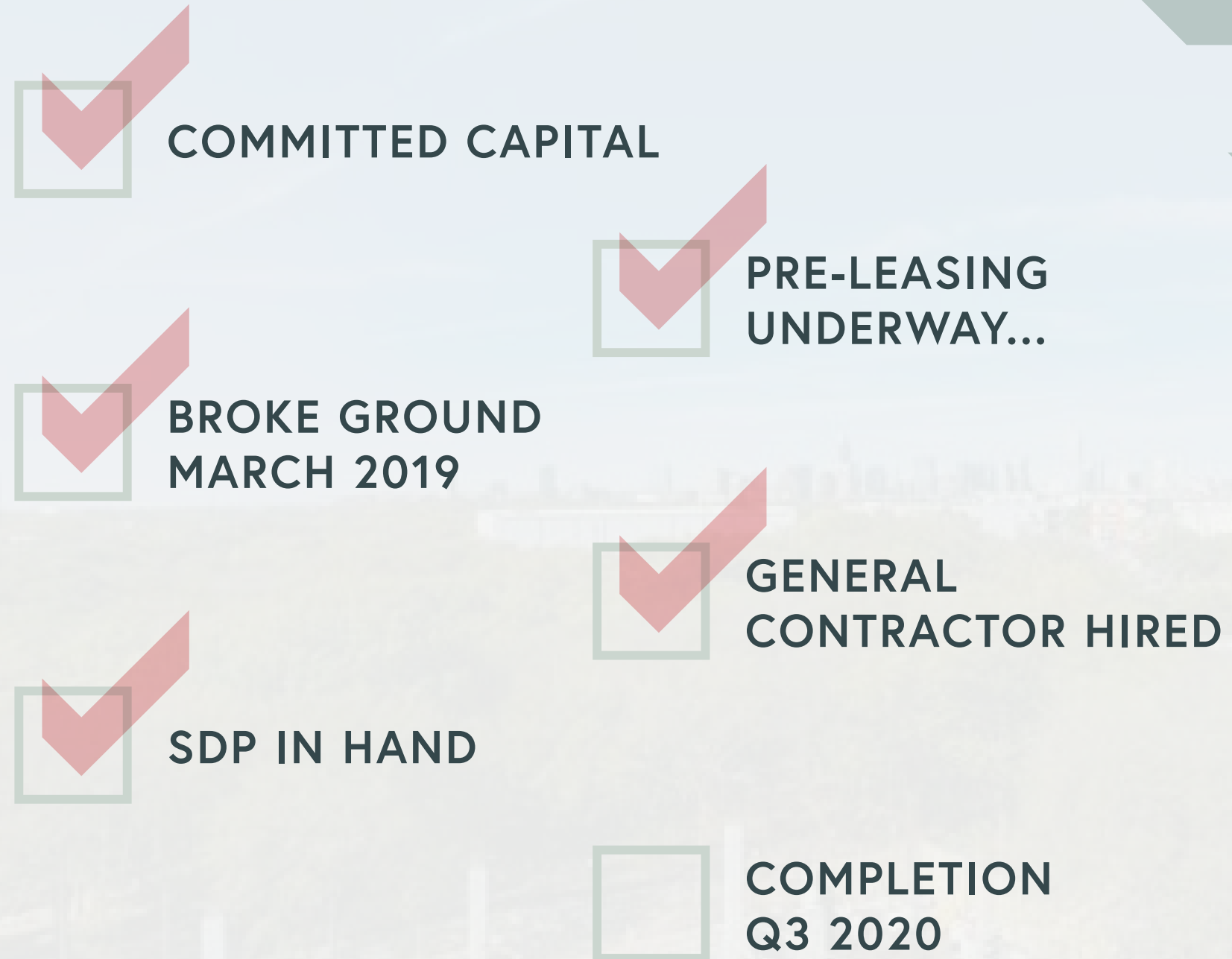
Features include:

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

OPEN NOW!



# TIMELINE







# BOULDIN CREEK

## READY WHEN YOU ARE



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