

# NORTHSHORE

Class A Office Space Available



## AUSTIN'S NEW PREMIER URBAN OFFICE DESTINATION

FOR MORE INFORMATION PLEASE CONTACT

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# CBRE

CBRE | 100 Congress Ave. | Suite 500  
Austin, TX 78701 | [www.cbre.com/austin](http://www.cbre.com/austin)



# NORTHSHORE



Premier office space, floors 2-4, fronting 2nd Street





» Project will include **436** high-end multi-family units, **30,000 SF** of retail and approximately **22,326 SF** of office in a **38-story** mixed-use building

- » Approximately 22,326 square feet of prime downtown Austin creative office space.
- » Fronting both Cesar Chavez overlooking Lady Bird Lake in the heart of the 2nd Street retail district
- » 2.5/1,000 parking ratio - direct parking access
- » Unique opportunity in the exciting new GreenWater Development (Multi-Family, Office Tower, Boutique Hotel)

*Delivery estimated in Fall 2015.*





# » FOOTPRINT

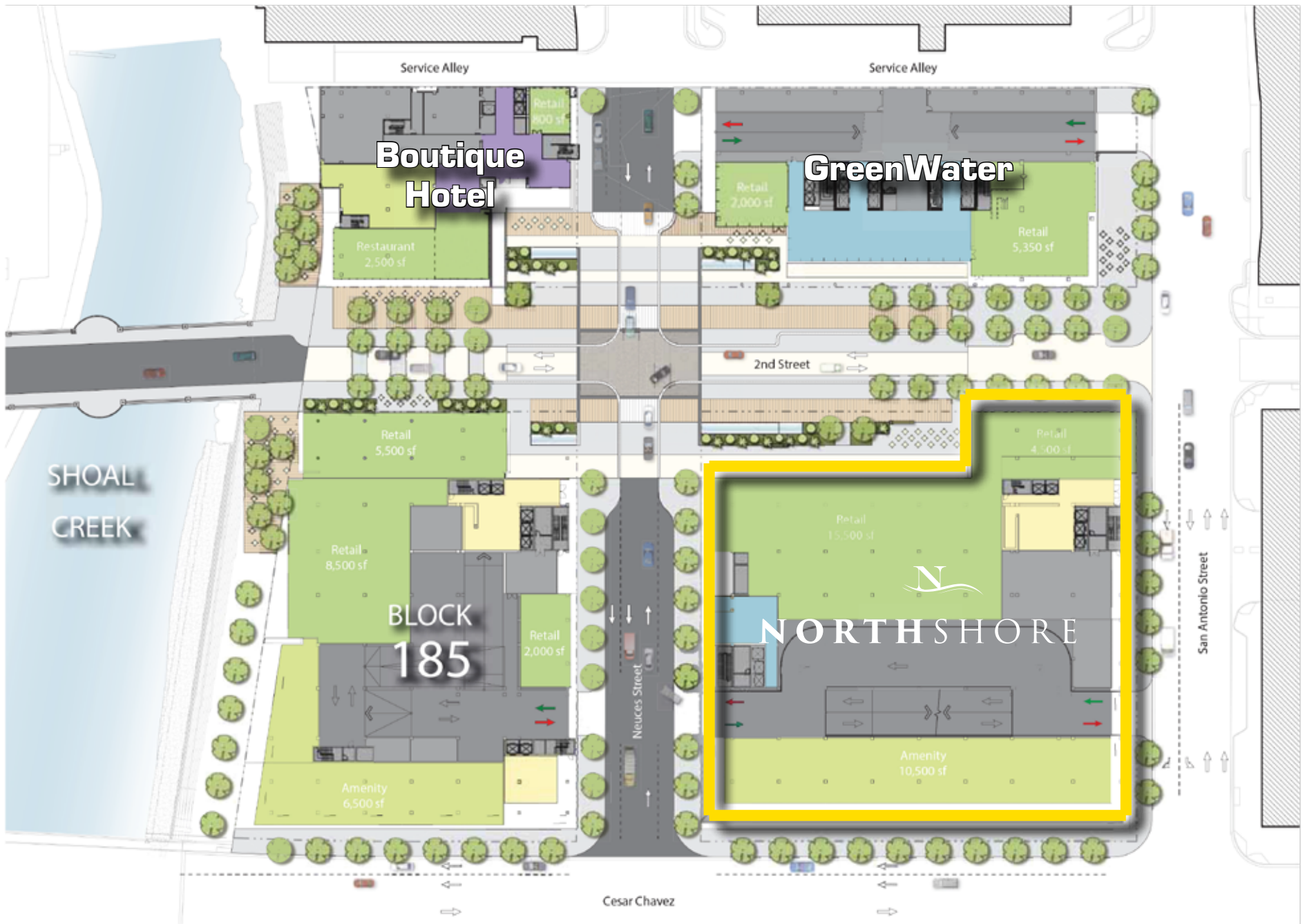



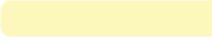




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All sidewalk areas will be improved with great streets throughout, including hardscape and enhanced landscaping

# » OVERALL SITE PLAN



- |   |                      |   |                     |   |                          |
|---|----------------------|---|---------------------|---|--------------------------|
|  | OFFICE LOBBY         |  | RESIDENTIAL LOBBIES |  | POTENTIAL RETAIL/AMENITY |
|  | BOUTIQUE HOTEL LOBBY |  | RETAIL              |  | PARKING                  |

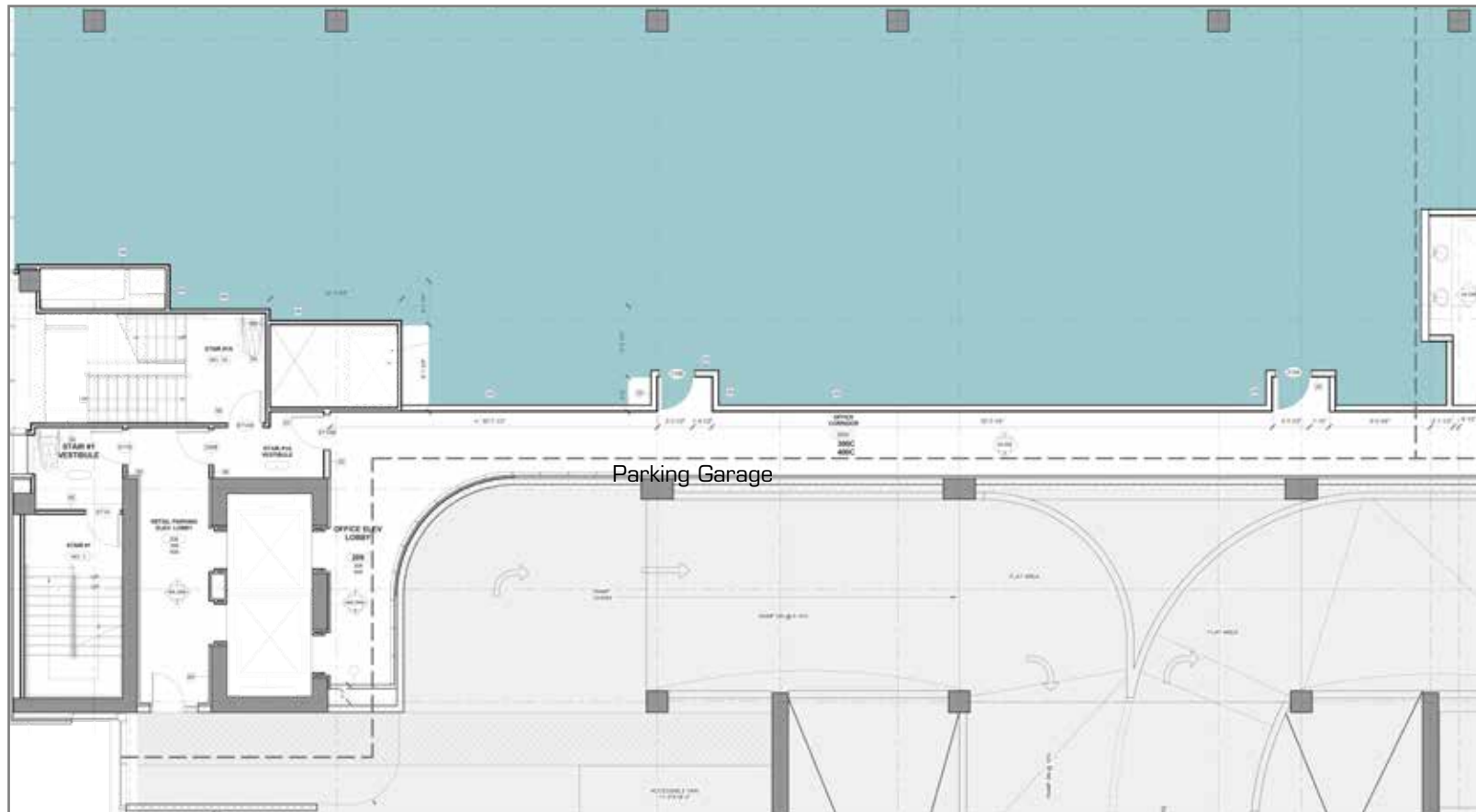


# » TYPICAL OFFICE SPACE FLOOR PLAN

Floors 2 - 4

Approx. 7,442 SF per floor

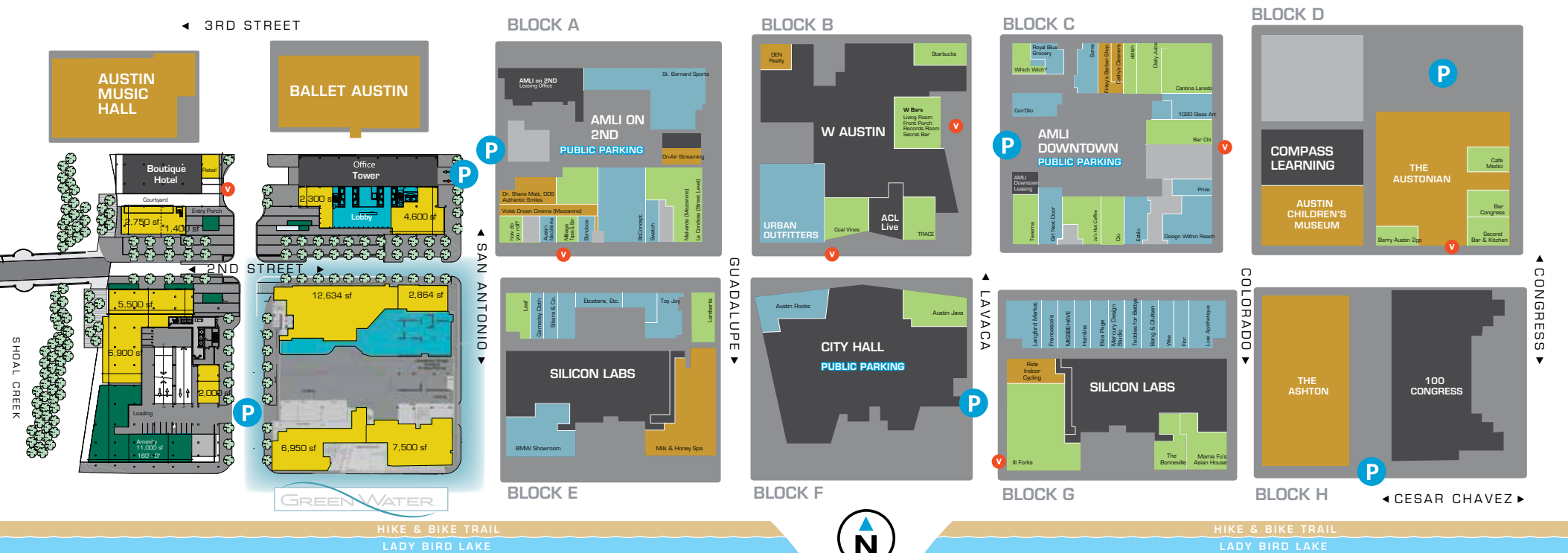
West 2nd Street



# » 2ND STREET RETAIL DISTRICT

## MAP KEY

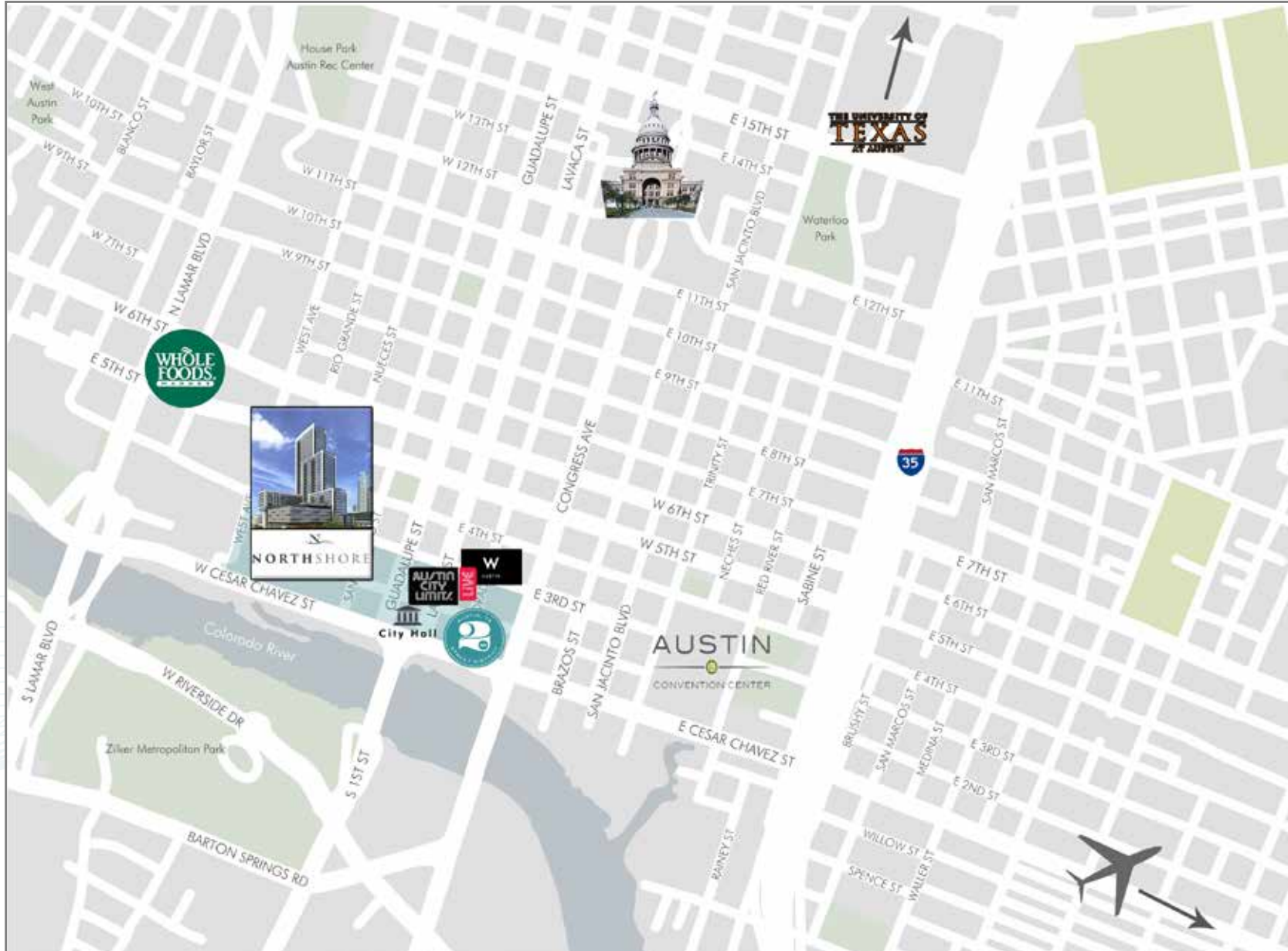
- SHOPPING
- DINING
- AMENITIES
- RETAIL
- POTENTIAL RETAIL
- VALET PARKING
- PUBLIC PARKING



TENANT	TYPE	TENANT	TYPE	TENANT	TYPE	TENANT	TYPE	TENANT	TYPE
<b>BLOCK A</b>		Urban Outfitters	SHOPPING	Estilo	SHOPPING	Sikara & Co.	SHOPPING	Bang & Olufsen	SHOPPING
St. Bernard Sports	SHOPPING	Coal Vines	DINING	Crú	DINING	Etcetera, Etc.	SHOPPING	Wee	SHOPPING
On-Air Streaming	AMENITY	Trace	DINING	Jo's Hot Coffee	DINING	Lambert's	DINING	Flor	SHOPPING
Authentic Smiles	AMENITY	<b>BLOCK C</b>		Girl Next Door	SHOPPING	Milk & Honey Spa	AMENITY	Luxe Apothetique	SHOPPING
Violet Crowne Cinema	AMENITY	Con Olio		Taverna	DINING	BMW Showroom	SHOPPING	Mama Fu's Asian House	DINING
How Do You Roll?	DINING	Which Wich?	DINING	<b>BLOCK D</b>		<b>BLOCK F</b>		The Bonneville	DINING
Austin MacWorks	SHOPPING	Royal Blue Grocery	SHOPPING	Austin Children's Museum	AMENITY	Austin Rocks	SHOPPING	Ill Forks	DINING
Malaga Tapas & Bar	DINING	Serve	SHOPPING	Museum	AMENITY	Austin Java	DINING	Ride Indoor Cycling	AMENITY
Bonobos	SHOPPING	Finley's Barber Shop	AMENITY	The Austonian	AMENITY	<b>BLOCK G</b>		<b>BLOCK H</b>	
BoConcept	SHOPPING	Cathy's Cleaners	AMENITY	Cafe Medici	DINING	Langford Market	SHOPPING	The Ashton	AMENITY
Swatch	SHOPPING	delish	DINING	Bar Congress	DINING	Francesca's	SHOPPING		
Malverde	DINING	Daily Juice	DINING	Second Bar & Kitchen	DINING	Missbehave	SHOPPING		
La Condesa	DINING	Cantina Laredo	DINING	Berry Austin 2go	DINING	Hemline	SHOPPING		
<b>BLOCK B</b>		1020 Glass Art	SHOPPING	<b>BLOCK E</b>		Eliza Page	SHOPPING		
DEN Realty	AMENITY	Bar Chi	DINING	Leaf	DINING	Mercury Design Studio	SHOPPING		
Starbucks	DINING	Prize	SHOPPING	Gameday Cloth	SHOPPING	Teddies for Bettys	SHOPPING		
W Bars	DINING	Design Within Reach	SHOPPING						



# » NORTHSHORE LOCATION



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# » AUSTIN'S RANKINGS

## #1

City to Live in for  
the Next 10 Years

*Kiplinger's Personal Finance*

## #1

Best Labor Market  
for Young Adults

*Portfolio.com*

## #1

Best Place to Launch  
a Small Business

*CNNMoney.com*

Top U.S.  
Creative Center

## Ranked #7

on list of America's  
Top Tech Centers

## #1

Best Big Cities  
for Job Growth

*Forbes*

▶ One of the 10 "Greenest" cities in the country



## OTHER RECENT "BESTS" FOR AUSTIN:

Jobs, Retirement, Golfing, Telecommuters,  
Innovation, Tech Jobs, Music, Bicycling, Social Networking,  
and 'Outdoorsy Things.'

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