

CBRE



1836

SAN JACINTO

225,000 SQFT
CLASS A OFFICE
IN AUSTIN'S CBD

1836 SAN JACINTO BLVD
AUSTIN, TX 78701



AUSTIN'S CBD

CAPITOL

TRAVIS COUNTY COURTHOUSE

ERWIN EVENTS CENTER

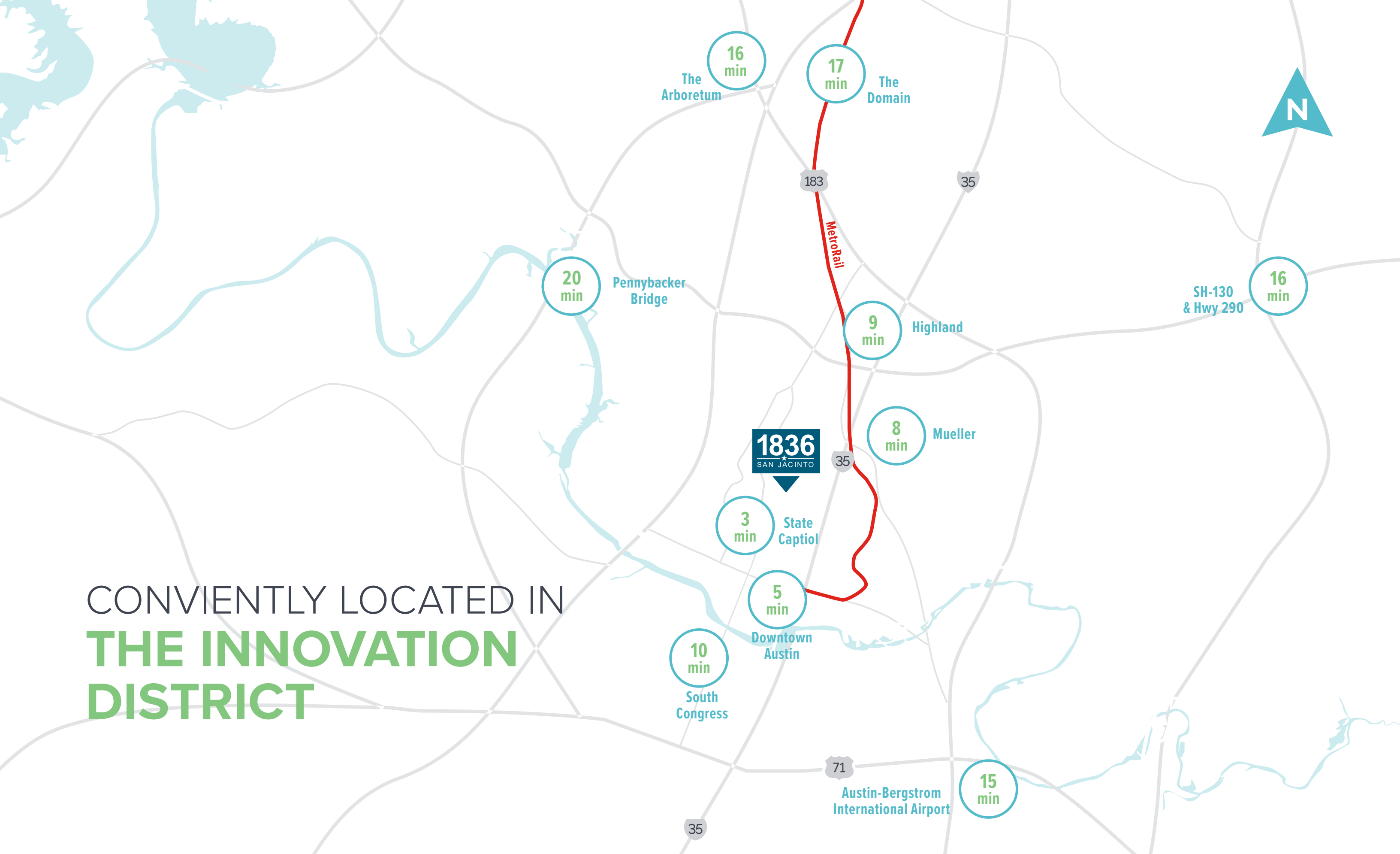
1836
SAN JACINTO

TEXAS CAPITOL MALL

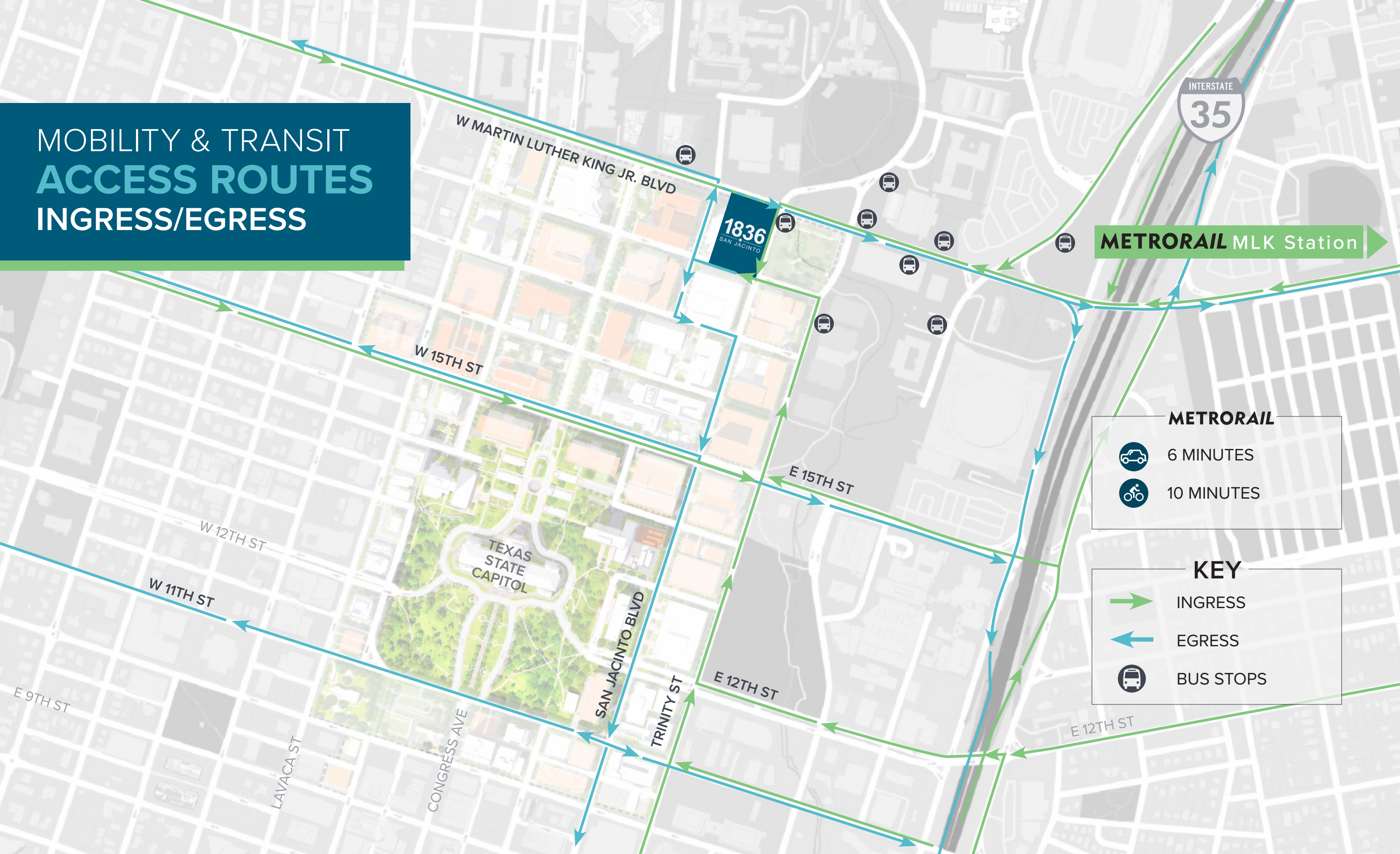
UNIVERSITY OF TEXAS

MOODY CENTER

CONVIENTLY LOCATED IN
**THE INNOVATION
DISTRICT**



MOBILITY & TRANSIT ACCESS ROUTES INGRESS/EGRESS



STATE-OF-THE-ART 206,555 RSF CLASS A OFFICE

OFFSET CORE DESIGN

Large, Open Floorplates
Efficient Office Programming

BUILDING AMENITIES

9th Level Conference Center & Terrace
Showers Available on Level 1 & 5-9
Secure Bike Storage
Balconies on Every Floor
On-Site Security

GROUND LEVEL RETAIL

1,990-10,997 SF

PARKING RATIO

2.05/1,000

Off-Site Parking Available Nearby

TYPICAL FLOOR

42,000 RSF



9TH LEVEL CONFERENCE CENTER AND TERRACE

BRANDING OPPORTUNITIES

YOUR LOGO HERE

EXCLUSIVE TENANT BALCONIES

DEDICATED 9TH LEVEL BALCONY

4-LEVEL PARKING GARAGE
2.05/1K SF PARKING RATIO

COFFEE SHOP/DELI/RETAIL

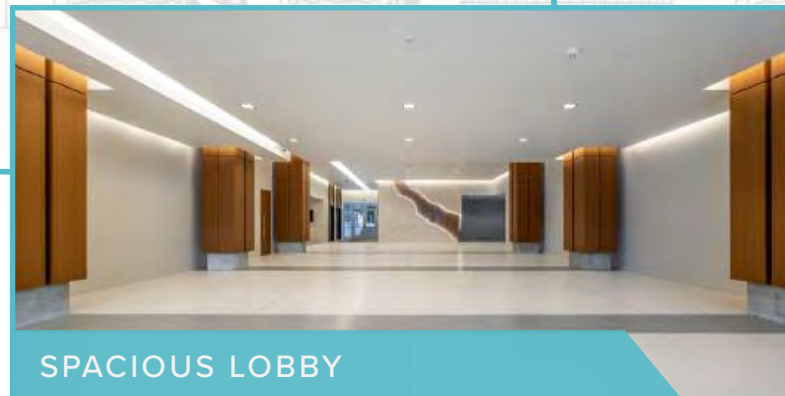
RESTAURANT/SPORTS BAR

GROUND FLOOR 14,943 RSF RETAIL

Existing ERS—Building 200A



MODERN FINISHES



SPACIOUS LOBBY



LOBBY ENTRANCE

TYPICAL FLOOR

42,000 RSF

OFFICE LEVELS 7 AND 8

Existing ERS—Building 200A



18th Street

Martin Luther King Jr. Blvd.

San Jacinto Blvd.

TEST FIT LEGAL/PERIMETER

18th Street

Existing ERS—Building 200A



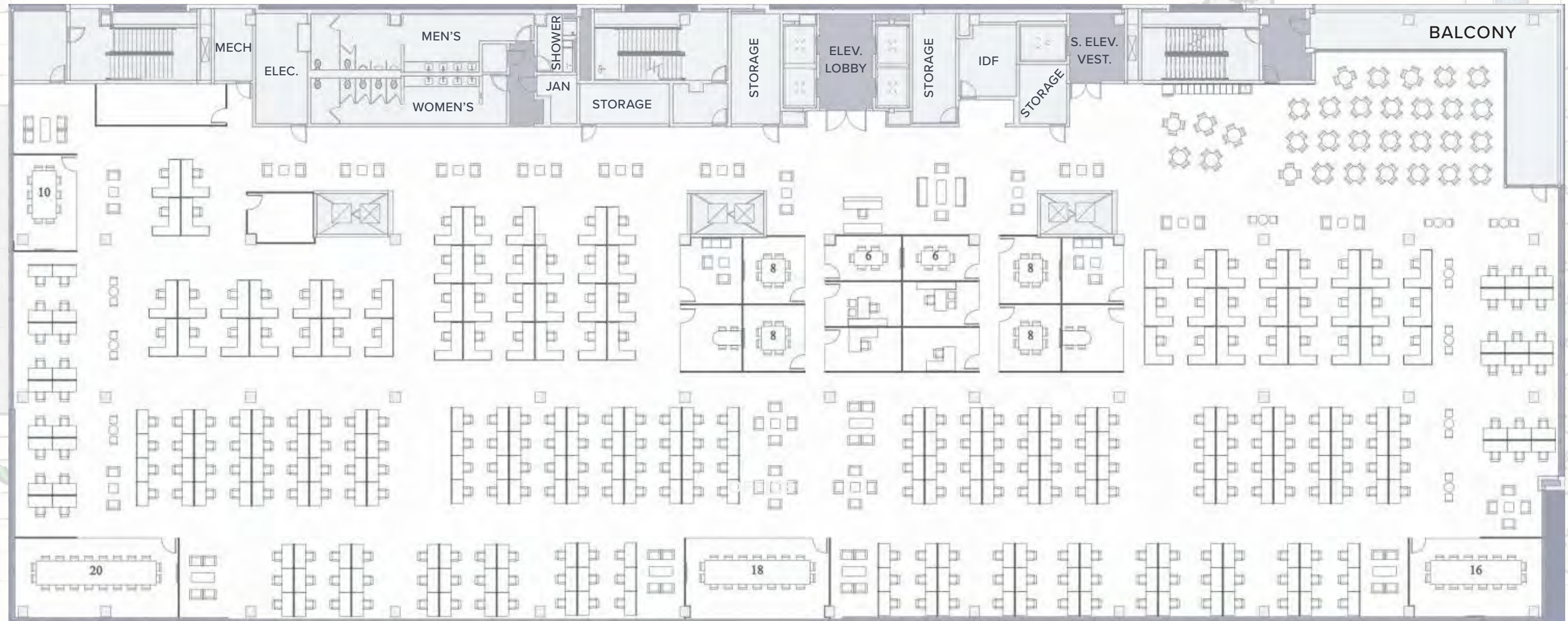
Martin Luther King Jr. Blvd.

TEST FIT TECH/OPEN OFFICE

Existing ERS-Building 200A

18th Street

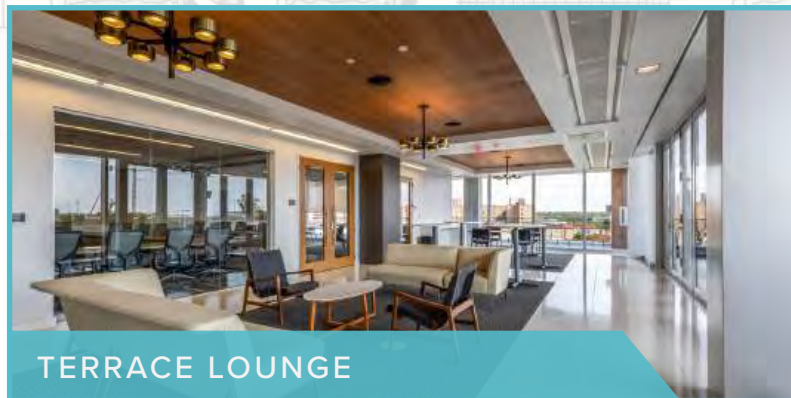
Martin Luther King Jr. Blvd.



San Jacinto Blvd.

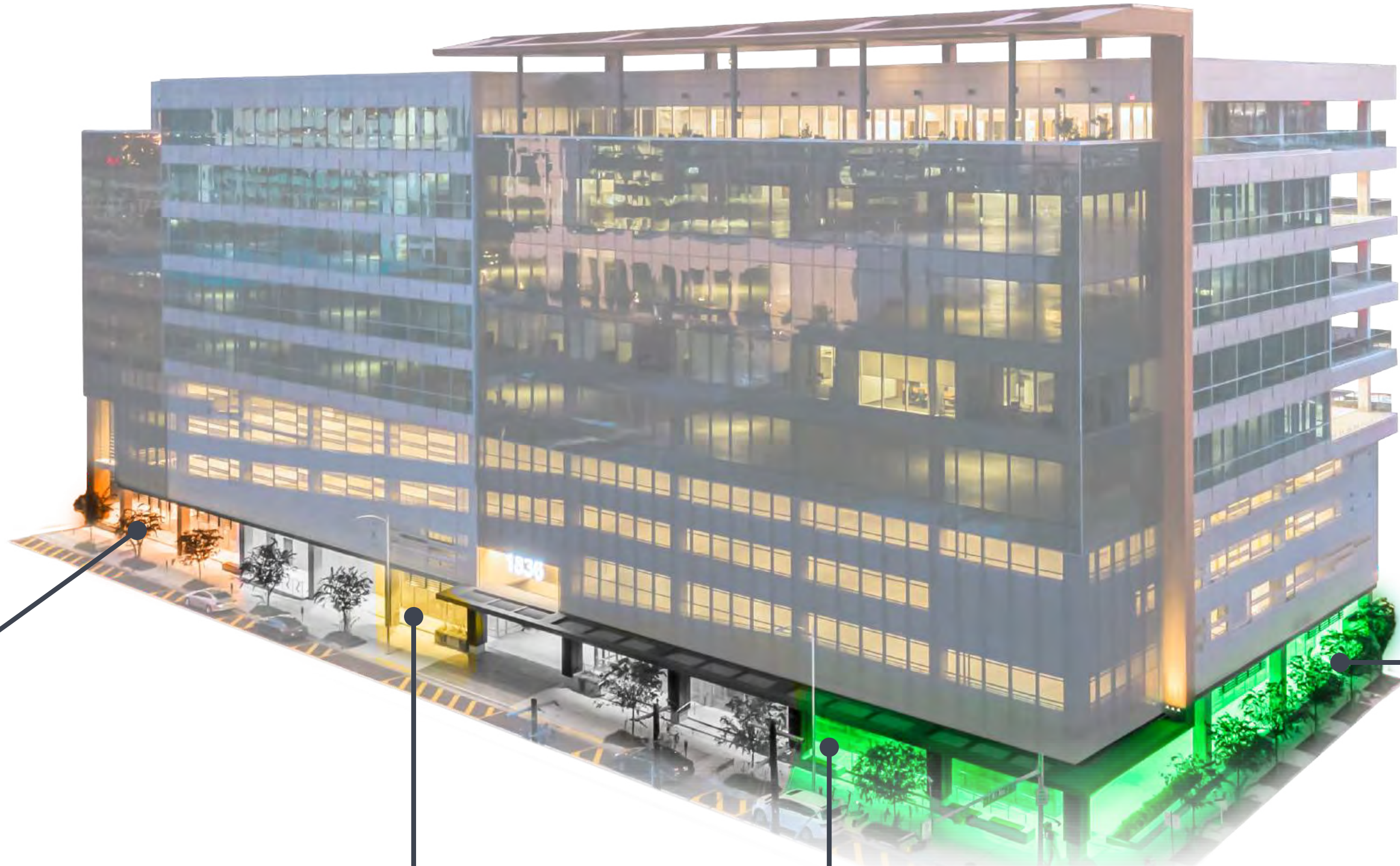
TERRACE LEVEL 21,106 RSF OFFICE LEVEL 9

Existing ERS—Building 200A



IN-BUILDING AMENITIES

IN-BUILDING RETAIL CONCEPT



COFFEE SHOP/DELI



FITNESS



RESTAURANT/SPORTS BAR



NEIGHBORHOOD GROCER

EXPLORE AUSTIN'S WALKABLE DINING

- 1 Goodall's
- 2 Acre 41
- 3 The Carillon
- 4 Blanton Cafe
- 5 The Star Cafe
- 6 Olamaie
- 7 Dive Bar Austin
- 8 Arturo's
- 9 Clay Pit
- 10 Sushi Junai
- 11 Chuckwagon Cafe
- 12 Travis Cafe
- 13 Scholz Garten
- 14 Nourish Cafe
- 15 Cypress Bend Cafe



Goodall's



Acre 41



The Carillon



Clay Pit



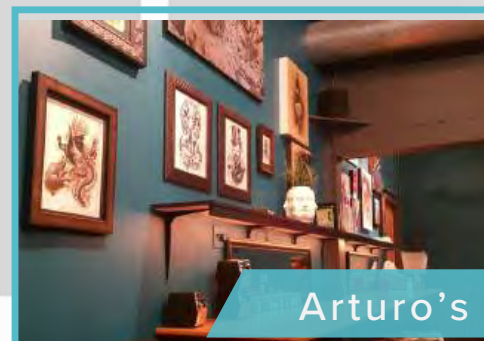
Blanton Cafe



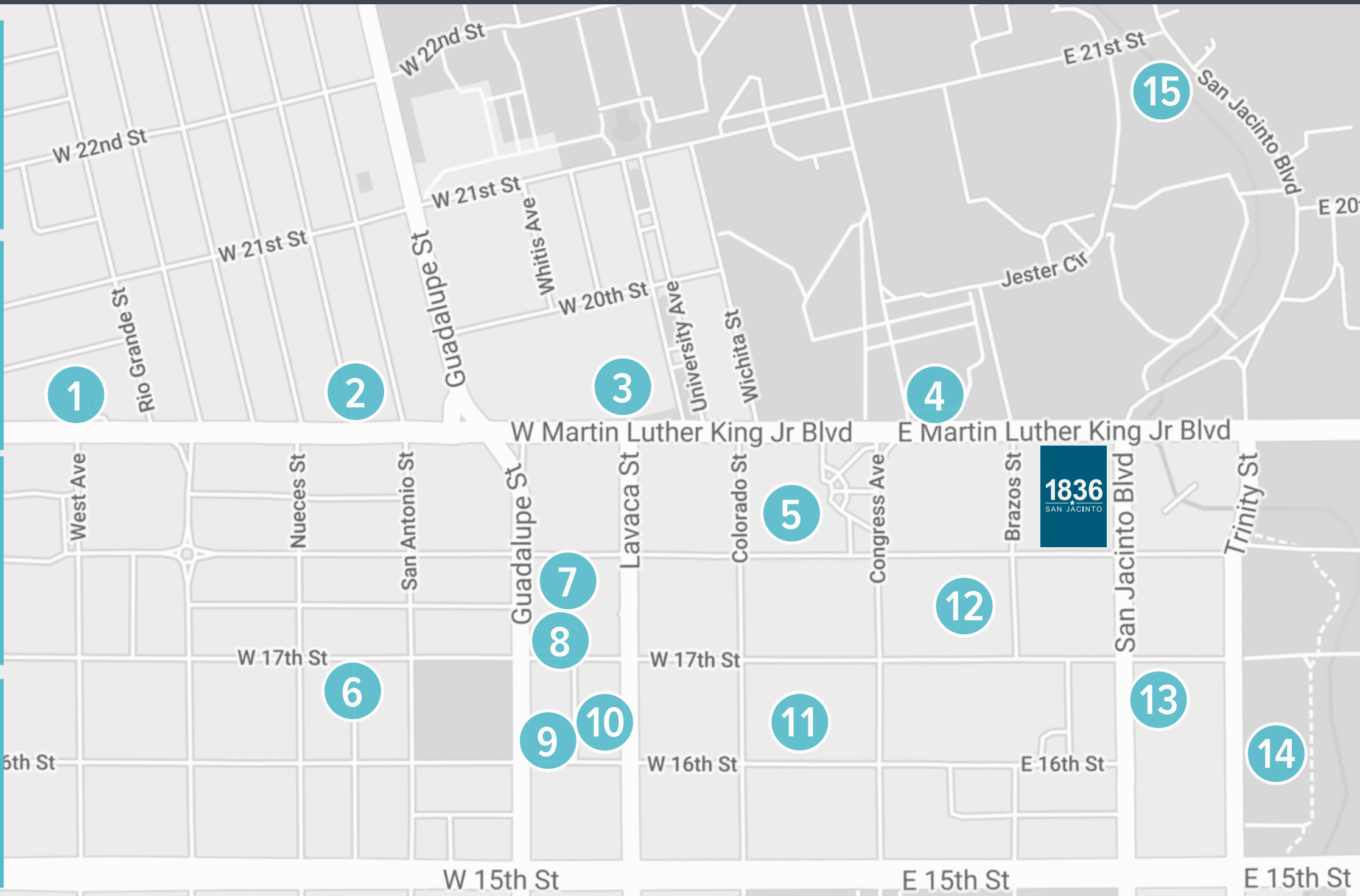
Olamaie



Scholz Garten



Arturo's





RECREATIONAL SPORTS CENTER

4 MINUTE WALK

State of the Art Fitness Center. Includes facilities for Badminton, Basketball, Racquetball, Volleyball, Handball, Squash, Table Tennis, and Martial Arts.

\$41/month for community members.

CAVEN LACROSSE & SPORTS CENTER

AT CLARK FIELD

4 MINUTE WALK

Outdoor Basketball and Pickleball courts with 10 outdoor exercise stations along a jogging track. Turf field for playing Soccer, Ultimate Frisbee, & Lacrosse.

Free to the public.



THE CAPITOL OF CULTURE

18
HOTELS

- Hilton Garden Inn
- Hampton Inn & Suites by HILTON
- HOTEL Ella
- AT&T HOTEL AND CONFERENCE CENTER
- THE OTIS AUSTIN, TX

3,341
HOTEL ROOMS

21
RESTAURANTS



TEXAS CHILI PARLOR

MOODY CENTER
AT THE UNIVERSITY OF TEXAS

17
ART & CULTURE CENTERS

BULLOCK MUSEUM



MOODY AMPHITHEATRE

DARRELL K ROYAL STADIUM

ADJACENT TO
GREENSPACE

37 ACRES
CONNECTED GREENSPACE

3+ MILES
HIKE & BIKE TRAILS

11 ACRE PARK
WITH MOODY AMPHITHEATER



5. ADJACENT POCKET PARK



1. WALLER DELTA & PONTOON BRIDGE



2. PALM PARK



3. THE REFUGE



4. WATERLOO PARK



6. TEXAS CAPITOL MALL



WALLER CREEK PROJECT



1836

SAN JACINTO

BO BEACHAM
Senior Vice President
1 512 499 4978
bo.beacham@cbre.com

JOHN BARKSDALE
Senior Vice President
1 512 499 4976
john.barksdale@cbre.com

KYLE LEWIS
Associate
1 817 233 7121
kyle.lewis@cbre.com