



WORK.
THE
AUSTIN
WAY.

THE ★ REPUBLIC

OVERVIEW

In 1839, Austin's first city lots were sold under the historic oaks of Republic Square Park.

Today, The Republic brings a redefined office environment to the place of Austin's founding. A modern hub for top talent that reflects our city's authentic spirit and dynamic lifestyle through progressive design, state-of-the-art offices and amenities, and unmatched hospitality.





WELCOME.

A city at the center of culture and innovation

AUSTIN.



LOCATION

Silicon Hills: A hub for technology and talent

25.6%



of Austin’s population
between 22-34

15%

of Austin’s workforce
works downtown

27%

of downtown residents’
household income is
\$200,000+

19%

workforce population
growth from 2013-2018

103%

downtown population
growth from 2010-2019

TOP 3 ★★★

“Best Places to Live in
the US” every year
since 2017

TOP 5 ★★★★★

Markets for tech job growth
in the US and Canada
from 2018-2019

178 🏢

Tech companies located
downtown





DIRECT ACCESS

MetroBus, MetroRapid, and future Project Connect Gold, Orange, Blue, and Purple lines

4 MIN WALKING

Lady Bird Lake / Colorado River

1 MIN BIKING

Ann and Roy Butler Hike-and-Bike Trail

4 MIN DRIVING

1-35

6 MIN DRIVING

MoPac Expressway



The Driskill

Retail



Bars & Restaurants



Hotel



Grocery & Pharmacy



Fitness

Gold's Gym

SoulCycle

CVS

Comedor

Lonesome Dove Austin

Truluck

Hotel Zaza

Red Ash

Royal Blue Grocery

Starbucks



RIDE

Jo's Coffee

III Forks

ANN & ROY BUTLER TRAIL



AUSTIN CITY HALL

GUADALUPE ST

Lamberts

La Condesa

Orange Theory Fitness

North Italia

Torchys Tacos

ATX Cocina

NUECES ST

W Austin

AUSTIN PUBLIC LIBRARY

WEST AVE

SEAHOLM DISTRICT

True Food Kitchen

Trader Joe's

Life Time Athletic

Whole Foods HQ

Rei

Taquero Mucho

Starbar

Green Light Social

Buford's

Mellow Johnny's



Royal Blue Grocery

Polvo's

Hestia

Fixe Southern House

Little Woodrows

The Rustic Tap

TenTen

Wu Chow



Lavaca Street Bar

W 6TH ST

W 5TH ST

W 4TH ST

W 3RD ST

W 2ND ST

BRAZOS ST

SAN JACINTO BLVD

2ND STREET DISTRICT

CONGRESS AVE



BUILT FOR TODAY. AND TOMORROW.



Health, sophistication, and
hospitality are at our core

BUILDING DETAILS

TOTAL OFFICE SPACE

816,560_{RSF}

TYPICAL FLOOR PLATE

27,500_{RSF} ~ 750_{RSF}

PRIVATE TERRACE ON
EVERY OFFICE FLOOR

HIGH RISE

| | |
|----|-----------------------|
| 48 | 20,937 _{RSF} |
| 47 | 25,356 _{RSF} |
| 46 | 25,238 _{RSF} |
| 45 | 25,564 _{RSF} |
| 44 | 25,876 _{RSF} |
| 43 | 26,185 _{RSF} |
| 42 | 26,489 _{RSF} |
| 41 | 26,790 _{RSF} |
| 40 | 27,087 _{RSF} |
| 39 | 27,328 _{RSF} |
| 38 | 27,618 _{RSF} |
| 37 | 27,466 _{RSF} |
| 36 | 26,565 _{RSF} |
| 35 | 27,541 _{RSF} |
| 34 | 27,723 _{RSF} |

MID RISE

| | |
|----|-----------------------|
| 33 | 28,087 _{RSF} |
| 32 | 28,354 _{RSF} |
| 31 | 28,618 _{RSF} |
| 30 | 28,878 _{RSF} |
| 29 | 29,135 _{RSF} |
| 28 | 29,388 _{RSF} |
| 27 | 29,637 _{RSF} |
| 26 | 29,887 _{RSF} |
| 25 | 30,124 _{RSF} |
| 24 | 30,362 _{RSF} |
| 23 | 30,597 _{RSF} |
| 22 | 30,827 _{RSF} |
| 21 | 31,065 _{RSF} |
| 20 | 31,292 _{RSF} |
| 19 | 6,546 _{RSF} |



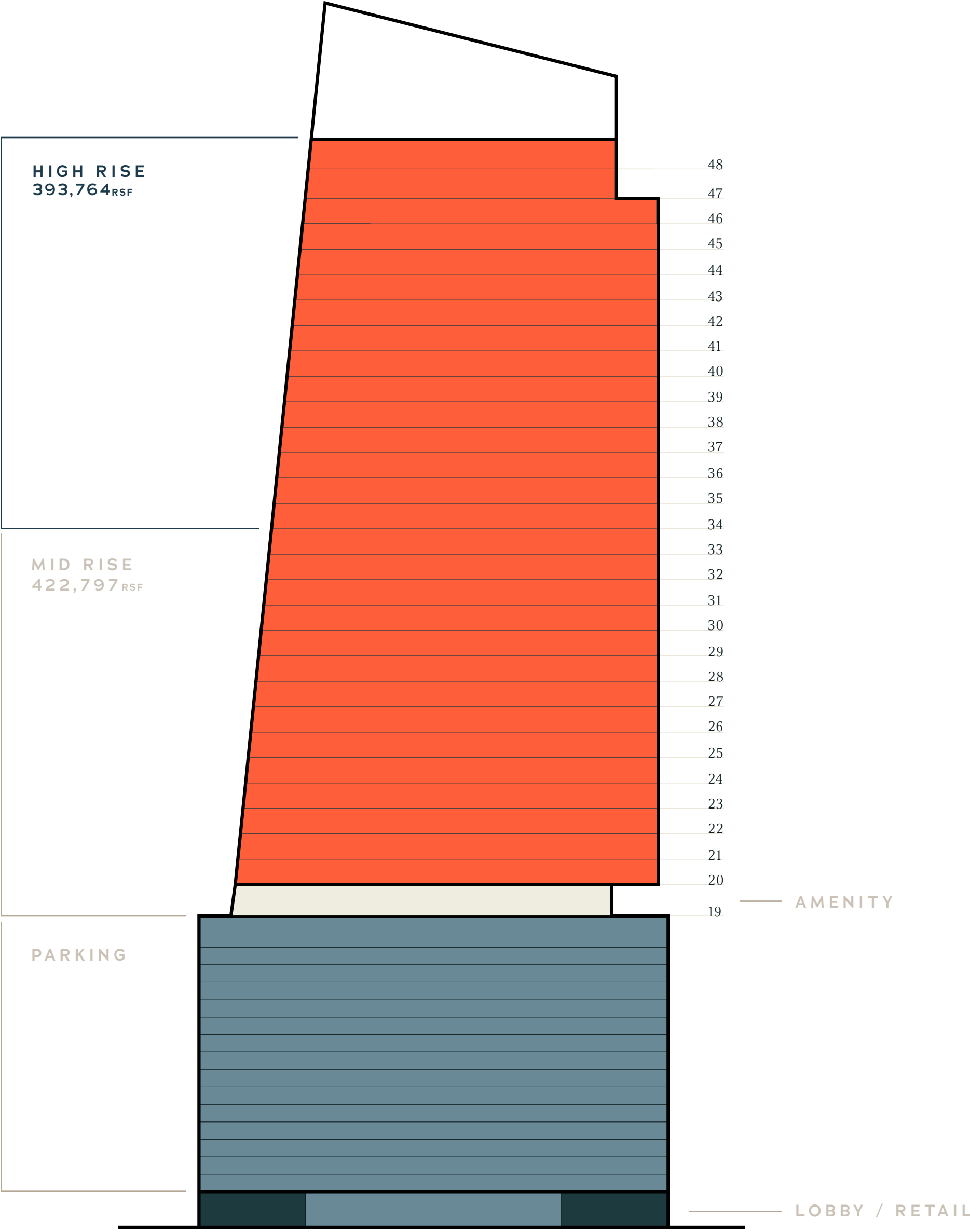
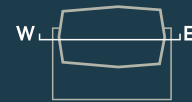
Office



Amenity



Parking






PENTHOUSE OFFICE
double-height opportunity

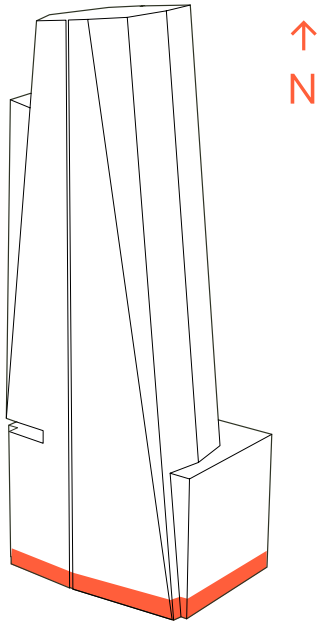
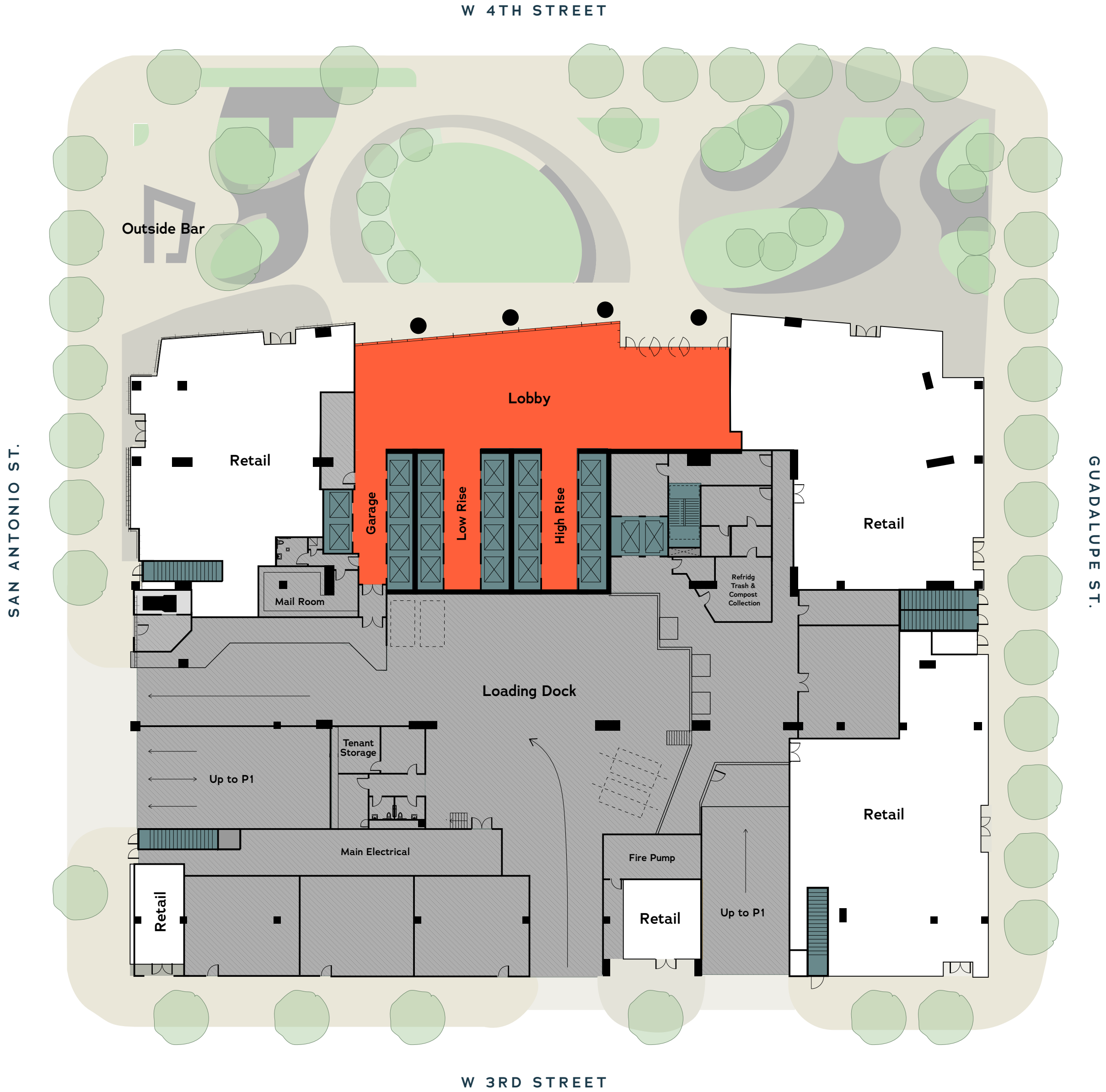
A DYNAMIC ENTRY EXPERIENCE

Ground Floor

 **Office Lobby**
5,632 SF

 **Retail**
16,585 SF

 **Plaza and outdoor bar with
direct access to Republic
Square Park**
20,000 SF



FOR THE WAY YOU WORK & LIVE

Amenity Center - 19th Floor



Fitness
6,156 SF



Office
6,546 RSF

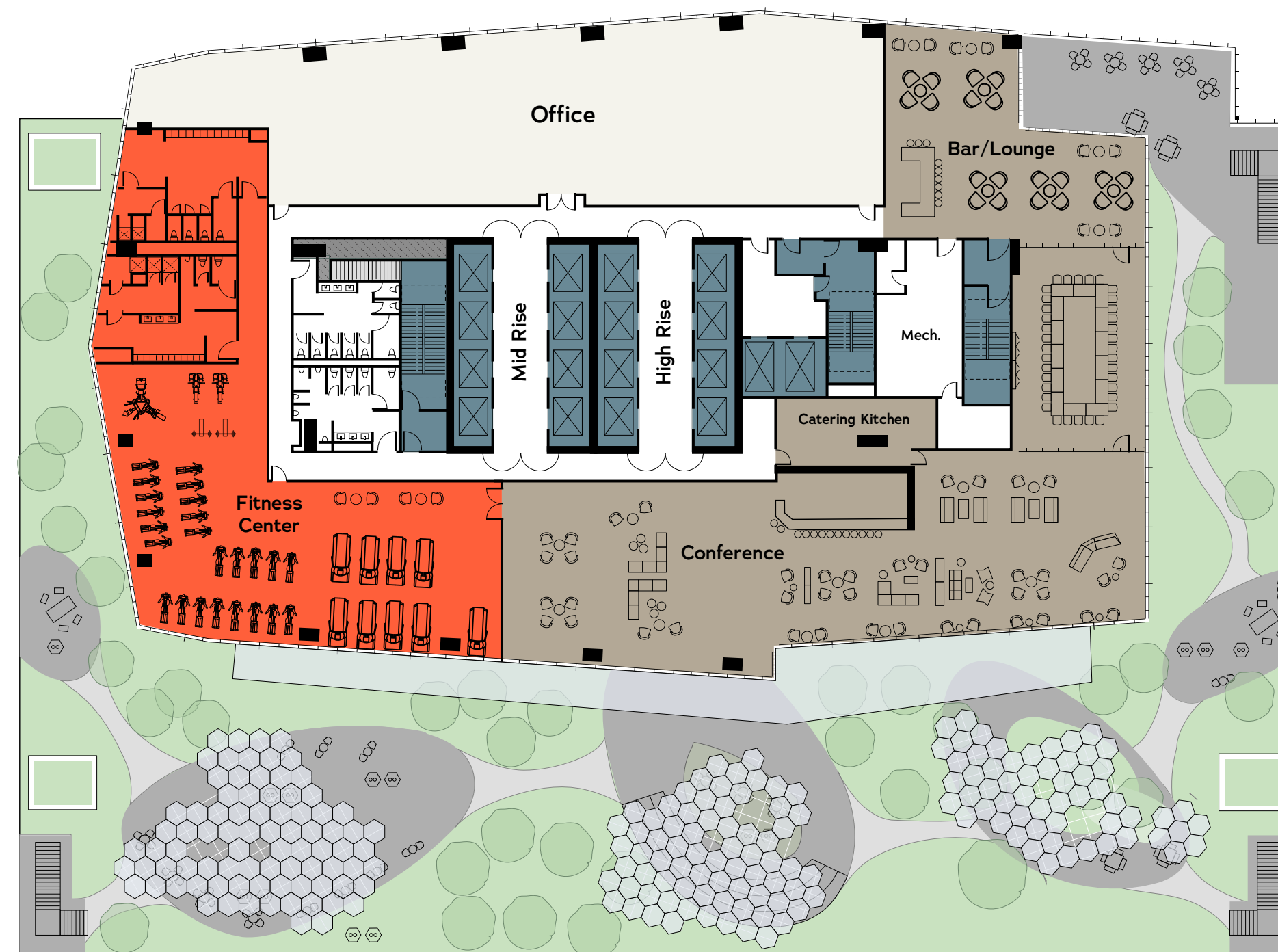


Conference/Lounge/Dining
14,990 SF



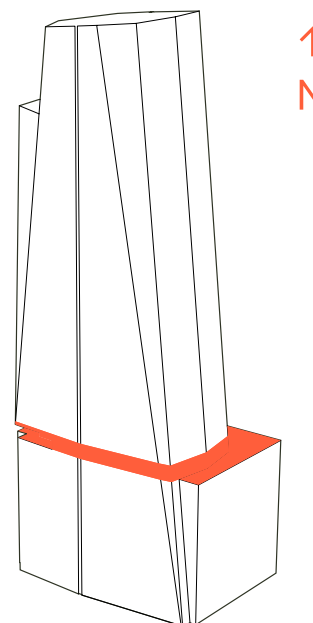
Exterior Terrace
25,500 SF

SAN ANTONIO ST.



W 3RD STREET

GUADALUPE ST.





Protocols to Protect Your Health & Safety

HEALTH & SAFETY RATINGS

- Pursuing WELL v2 Core & Shell Rating
- Pursuing WELL Health-Safety Rating
- Pursuing LEED Gold Rating

OUTDOOR SPACE

- Private terrace on each office floor
- 25,500 SF sky terrace on amenity floor 19
- Parks, lakes, and trails within a 5-min walk
- 20,000 SF outdoor plaza with water feature

EXPANSIVE
penthouse terrace

TOUCHLESS TECHNOLOGY

- Remote access control system for touchless entry and exit
- Automatic restroom faucets, soap, towel dispensers, and flush valves
- Touchless parking garage experience
- Destination dispatch elevators operated with touchless technology
- Automated ground floor lobby exterior doors
- Automatic water bottle fillers
- Motion-activated light switches
- Pedestal hand sanitizer stations in stairs, elevator lobbies, and all other common areas

AIR FILTRATION

- Fresh air dampers installed on each office floor for fresh air flush
- High performance MERV 17 air filtration

TRANSPORTATION OPTIONS

- 348 bicycle storage lockers and dedicated bike elevator access
- 15 levels of covered parking
- 120 EV charging plugs

TERRACE VIEW
overlooking Republic Square Park



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