



WORK.
THE
AUSTIN
WAY.

THE ★ REPUBLIC

THE ★ REPUBLIC

PARTNERS

DEVELOPMENT/LEASING/MANAGEMENT

Lincoln

DEVELOPMENT PARTNER

PHOENIX
PROPERTY CO

EQUITY PARTNER

 **DIVCOWEST**®

INTERIOR DESIGNER

Michael Hsu
Office Of Architecture

DESIGN ARCHITECT

 **DUDA | PAINE**
ARCHITECTS

ARCHITECT OF RECORD

HKS

LANDSCAPE ARCHITECT


TBG



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

Today, The Republic brings modern office space to downtown Austin at the very place where it all began. This high-rise hub reflects our city's authentic spirit and dynamic lifestyle, attracting top talent through progressive design, smart office technology, best-in-class amenities, and unmatched hospitality.

Austin. A Center of Activity.

The Republic is the only commercial office space in Austin with direct access to Republic Square Park. Enjoy Saturday morning farmers' markets, local bites (Rosen's Bagels full-service café), family and pet-friendly events, fitness classes, and more steps from your office building.

4 MIN WALKING

LADY BIRD LAKE/
COLORADO RIVER

99 WALK SCORE

PEDESTRIAN FRIENDLY

6 MIN DRIVING

MOPAC EXPRESSWAY

1 MIN BIKING

ANN AND ROY BUTLER
HIKE & BIKE TRAIL

96 BIKE SCORE







BIKER'S PARADISE

4 MIN DRIVING

1-35





-  Retail
-  Bars & Restaurants
-  Hotel
-  Grocery & Pharmacy
-  Fitness
-  METRO



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 ★ REPUBLIC

Every space features wide floors for flexible layouts and advanced building systems to support an evolving office landscape – all with breathtaking views of downtown. Whether you're looking to lease mid-rise office space or a luxury high-rise location, you'll quickly discover why The Republic is the best place to work in downtown Austin.

816,560_{RSF}

TOTAL OFFICE SPACE

~27,500_{RSF}

TYPICAL FLOOR PLATE

20,000_{RSF}

PLAZA AND OUTDOOR BAR WITH DIRECT ACCESS TO REPUBLIC SQUARE PARK

~750_{RSF}

PRIVATE TERRACES TO SUPPORT AN INDOOR/OUTDOOR OFFICE ENVIRONMENT

16,585_{RSF}

GROUND FLOOR RETAIL SPACE WITH TWO RESTAURANTS AND MORE AVAILABILITY

50,000⁺_{RSF}

OF AMENITIES INCLUDING CONFERENCING, BAR & LOUNGE, FITNESS CENTER AND OUTDOOR AMENITY LEVEL TERRACE

2.4 / 1,000_{RSF}

PARKING RATIO

120

EV CHARGING PLUGS

348

BIKE STORAGE LOCKERS



THE ★ REPUBLIC

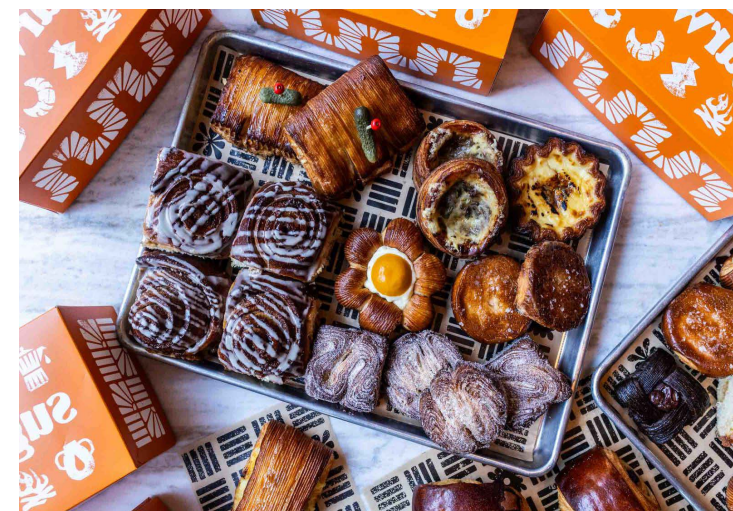
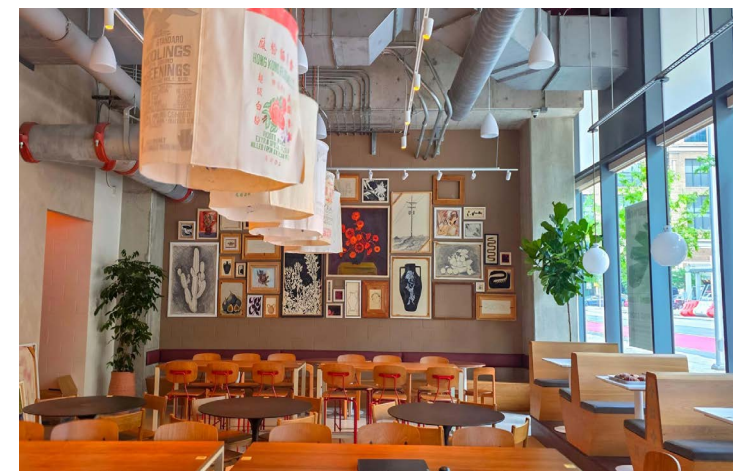
DINE THE REPUBLIC WAY

The Republic features some of the most coveted retail space available in Austin, anchored by two premier dining concepts—SugarWolf Bakery & Coffee and Scopa Italian Roots. Grab a latte or specialty sandwich on your way to your desk, or celebrate your latest win over cocktails, steak, and house-made pasta. With more retail to come, this 4th street destination combines private office with curated convenience.

sugarwolf BAKERY & COFFEE

SugarWolf is a new American-European bakery and café offering a Euro-inspired experience built around scratch-made pastries, hearty sandwiches with in-house roasted meats, and handcrafted coffee – all served in a spacious 4,500-square-foot café featuring an open kitchen.

Created by renowned restaurateurs Larry Foles and Guy Villavaso – the team behind Red Ash Italia, ATX Cocina, Bulevar, J. Carver's, and Restaurant François – SugarWolf brings their signature attention to detail to a more relaxed setting, offering an elevated yet accessible bakery-café experience focused on quality and craft.



SCOPA ITALIAN ROOTS

Scopa Italian Roots is a neighborhood Italian restaurant shaped by Chef Antonia Lofaso's deep lineage, New York training, and years in elite kitchens. Her disciplined Italian-American cooking highlights fresh daily pasta, precise execution, and simplicity done exceptionally well – supported by a focused cocktail program and a best-in-class wine list.

Founded by Mario Guddemi and Salvatore Aurora, Scopa reflects their Italian heritage and the old-school flavors of the New York boroughs they once called home. Their commitment to timeless dishes and genuine hospitality creates a restaurant that feels both familiar and elevated – a place meant to bring people together.



THE ★ REPUBLIC

EXTERIOR

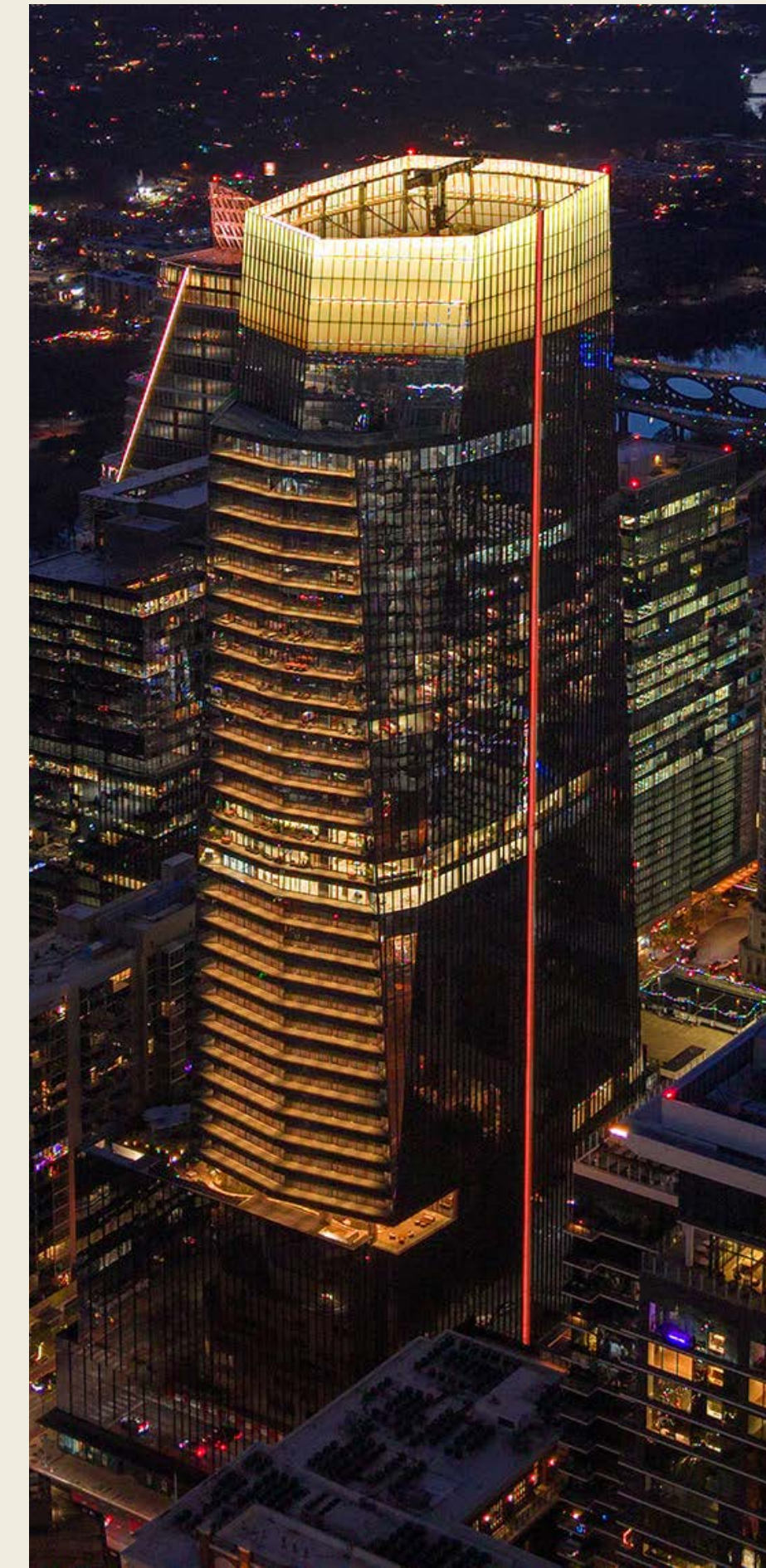
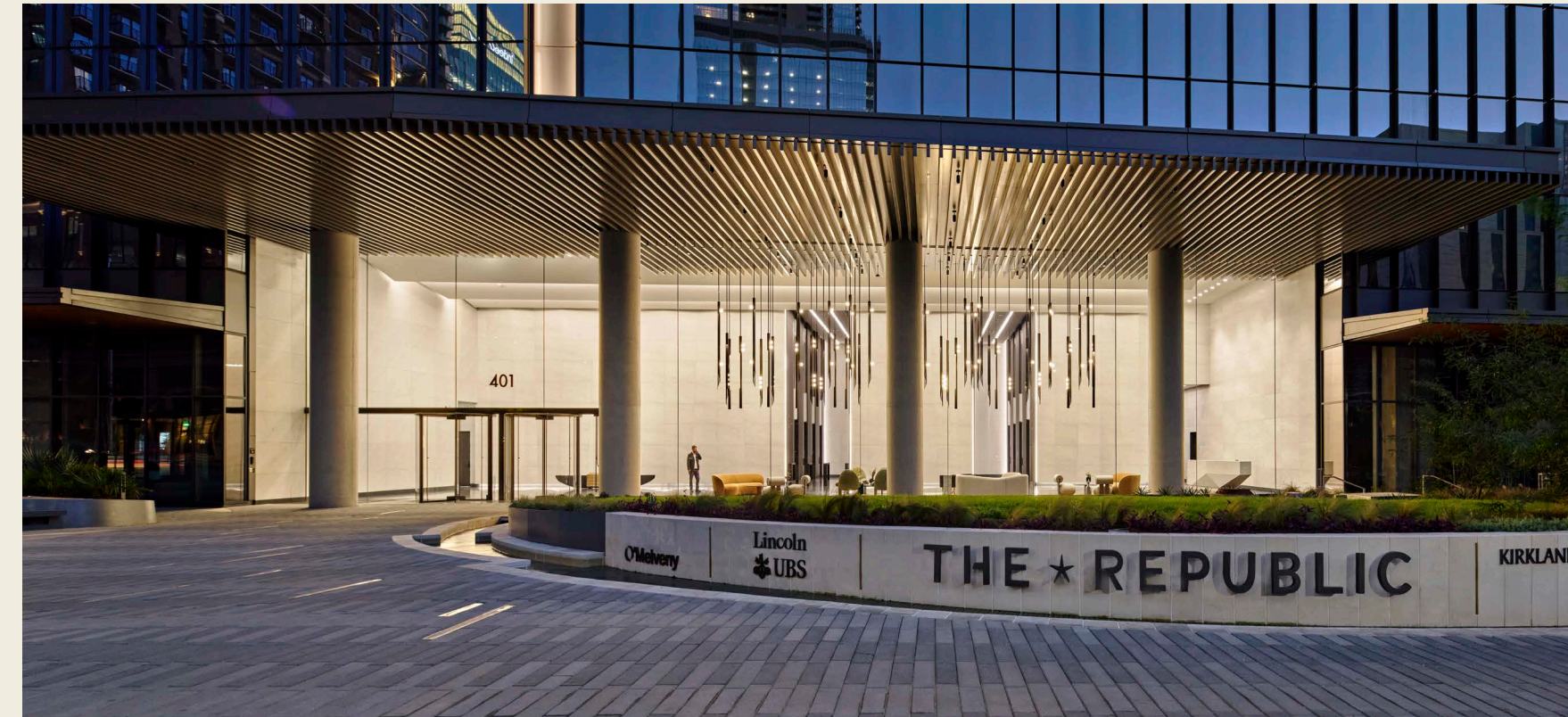
AMENITY LEVEL

TERRACE BAR

FITNESS

LOBBY

OUTDOOR SPACE



THE ★ REPUBLIC

EXTERIOR

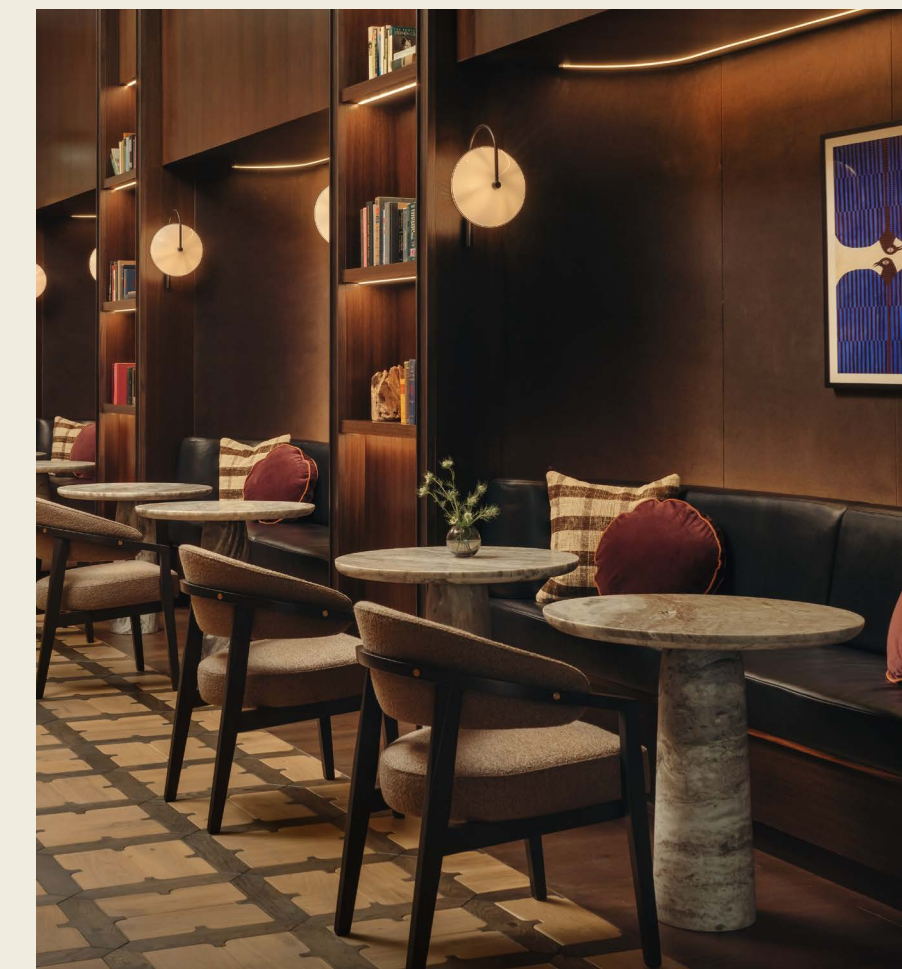
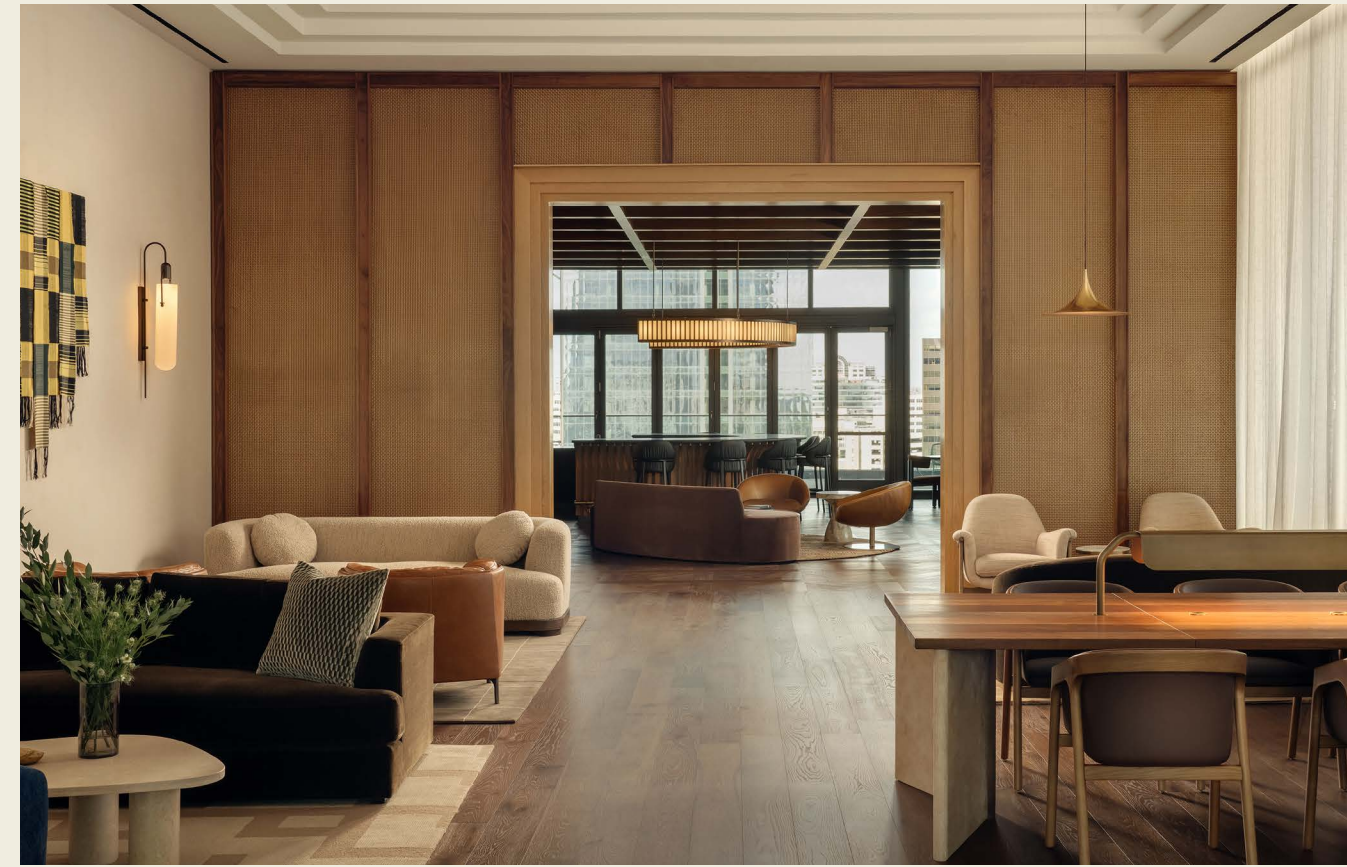
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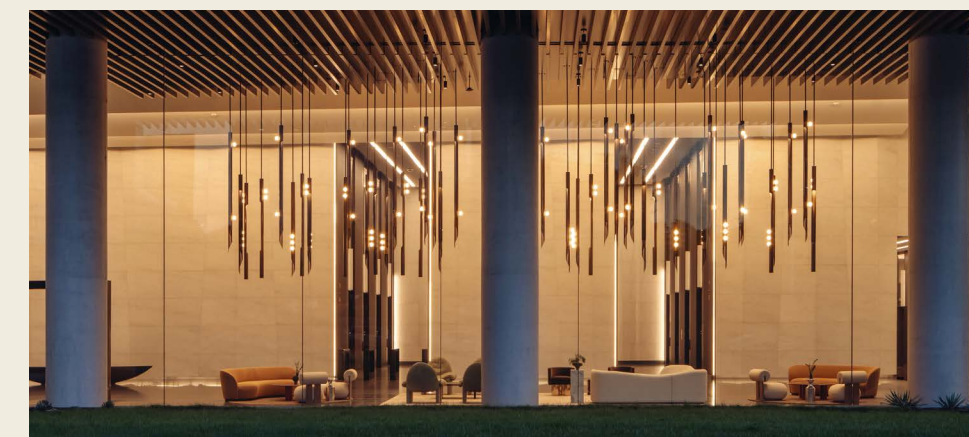
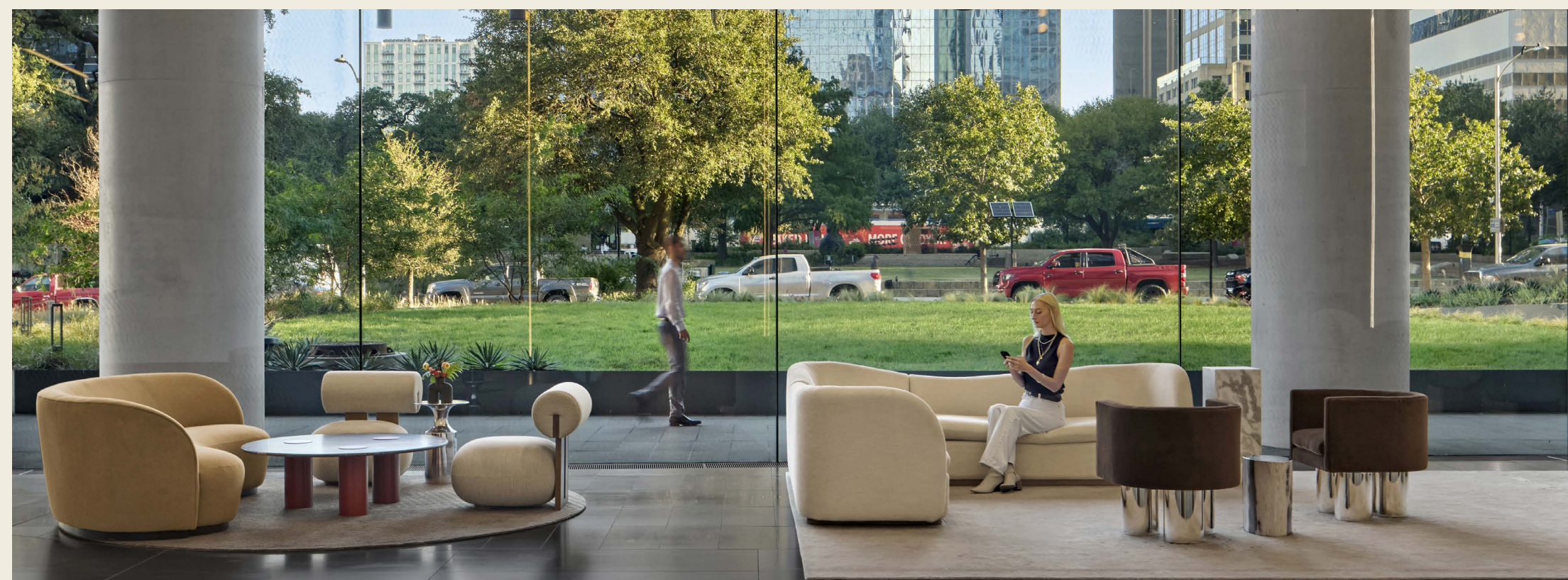
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THE ★ REPUBLIC

EXTERIOR

AMENITY LEVEL

TERRACE BAR

FITNESS

LOBBY

OUTDOOR SPACE



★ Health,
sophistication,
and hospitality
are at our core

MODERN



OFFICE
SPACE.



REDEFINED.

THE ★ REPUBLIC

TOTAL OFFICE SPACE

816,560_{RSF}

TYPICAL FLOOR PLATE

27,500_{RSF}

PRIVATE TERRACE ON EVERY OFFICE FLOOR

~750_{RSF}

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

HIGH RISE
393,764 RSF
Floors 34 - 48

MID RISE
422, 797 RSF
Floors 20 - 33

AMENITY

PARKING

LOBBY & RETAIL

- FLOOR 48 - LEASED
- FLOOR 47 - LEASED
- FLOOR 46 - LEASED
- FLOOR 45 - LEASED
- FLOOR 44 - LEASED
- FLOOR 43 - LEASED
- FLOOR 42 - LEASED
- FLOOR 41 - LEASED
- FLOOR 40 - LEASED
- FLOOR 39 - LEASED
- FLOOR 38 - LEASED
- FLOOR 37 - LEASED
- FLOOR 36 - LEASED
- FLOOR 35**
- FLOOR 34**
- FLOOR 33 - LEASED
- FLOOR 32 - LEASED
- FLOOR 31 - LEASED
- FLOOR 30**
- FLOOR 29**
- FLOOR 28**
- FLOOR 27**
- FLOOR 26**
- FLOOR 25**
- FLOOR 24**
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- FLOOR 22**
- FLOOR 21**
- FLOOR 20**
- FLOOR 19

AVAILABLE
RETAIL SPACE
4,814 SF




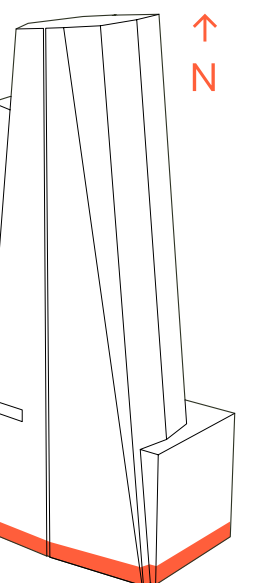
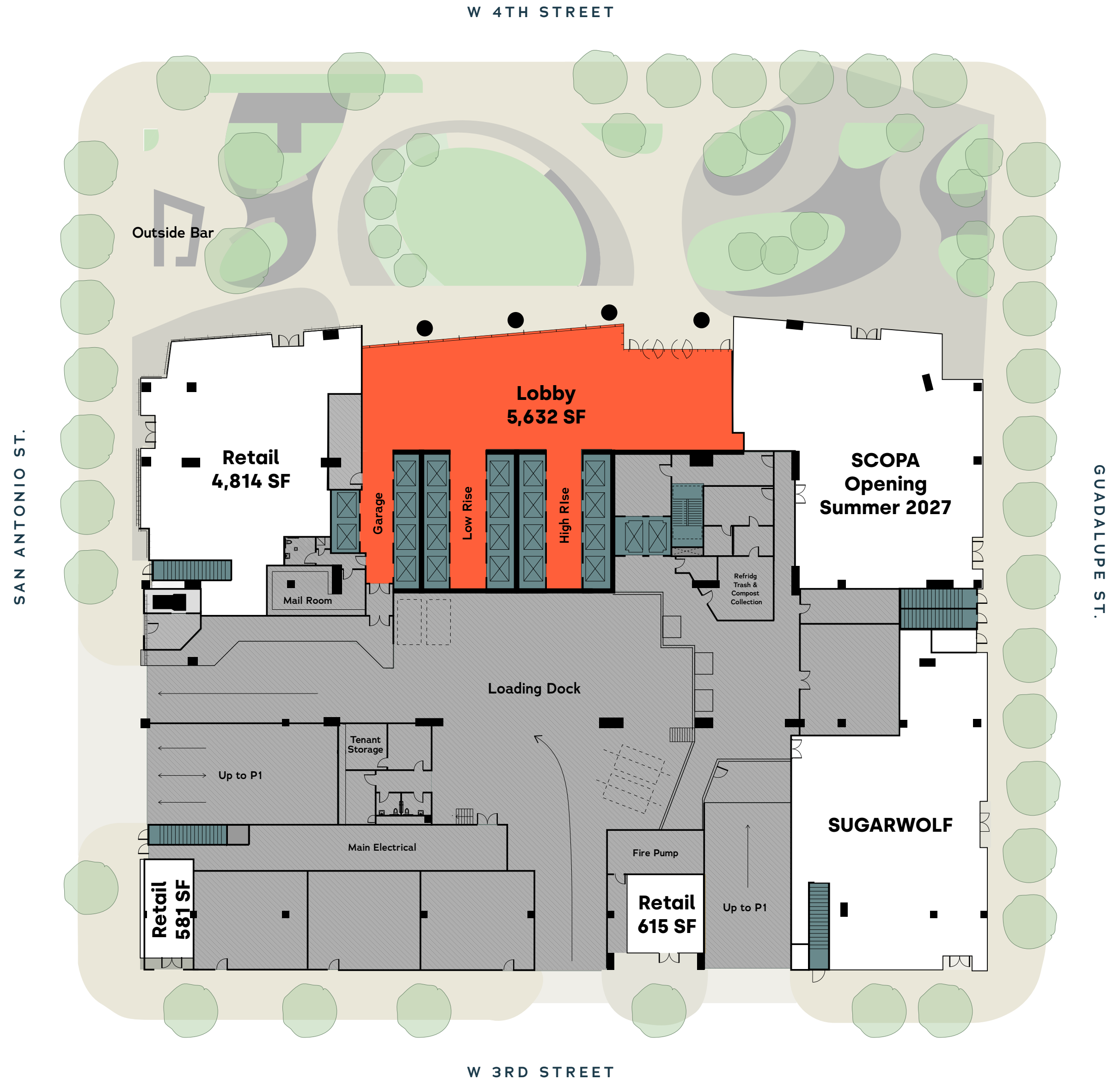
A DYNAMIC ENTRY EXPERIENCE

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

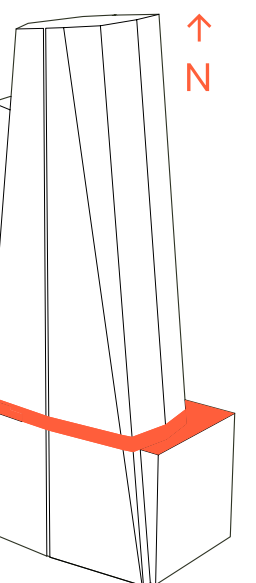
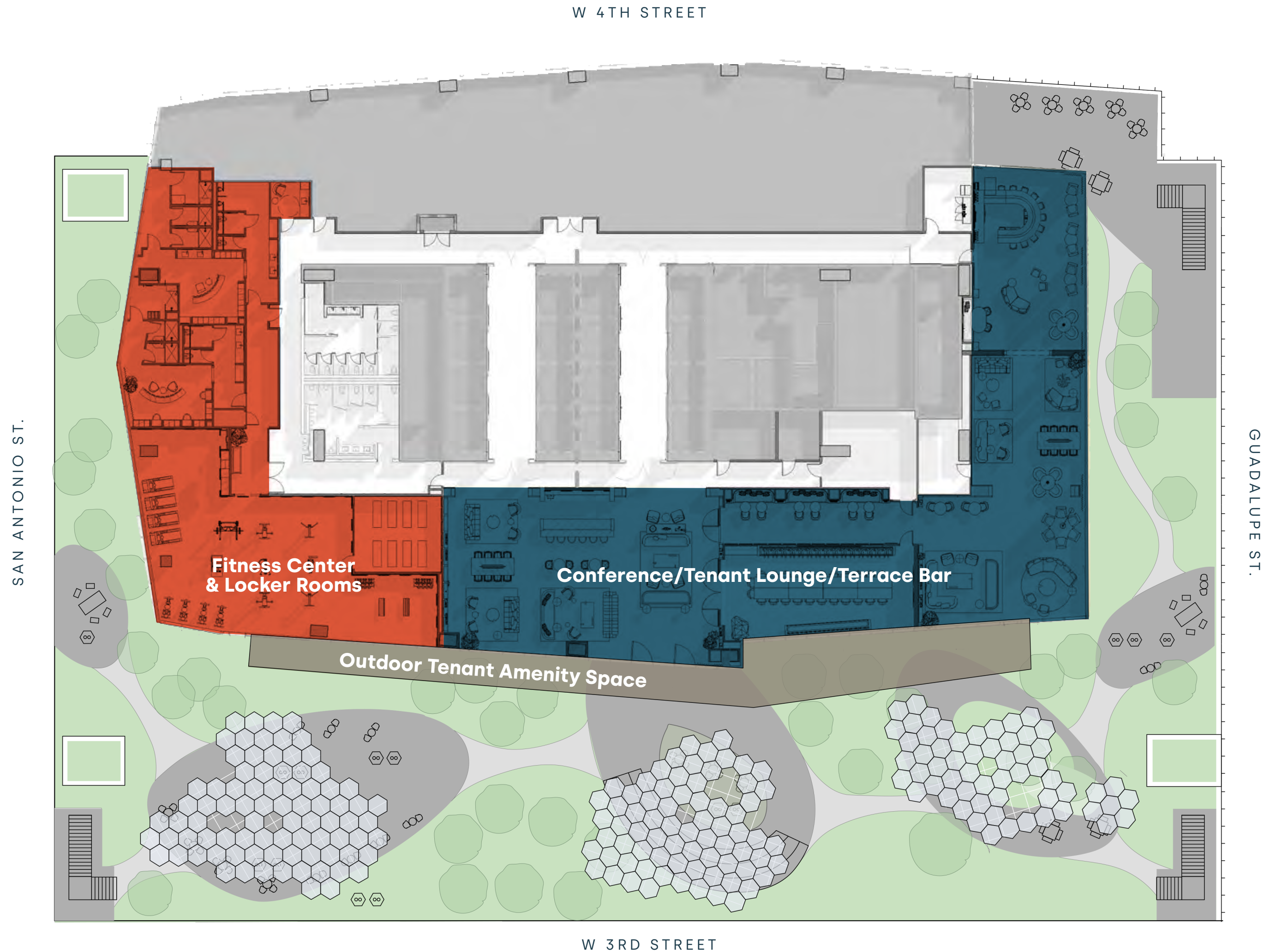
Amenity Center - 19th Floor

Health, Sophistication, and hospitality are at the core of your experience. Enjoy more than 50,000+SF of high-end indoor/outdoor office amenities designed to enhance the way you work and live.

 **Fitness Center & Locker Rooms**
6,156 SF

 **Conference/Tenant Lounge/Terrace Bar**
20,032 SF

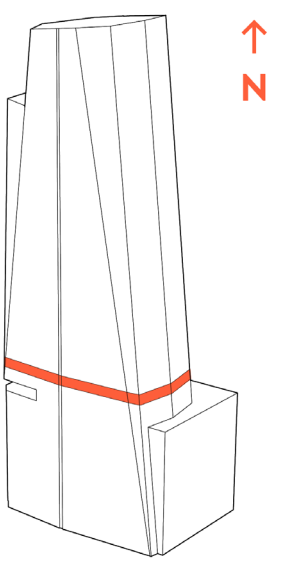
 **Outdoor Tenant Amenity Space**
25,500 SF



Level 20
Mid Rise Office

31,292_{RSF}

-  Office
-  Tenant Terrace
-  Restroom
-  Storage/Misc.
-  Elevator/Stairs





Advanced building systems
to support an evolving
office landscape

BUILT FOR AND TOMORROW.

YOUR WELLNESS. OUR COMMITMENT.

SMART OFFICE DESIGN

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

HEALTH & SAFETY RATINGS

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

TRANSPORTATION OPTIONS

- 348 bike storage lockers and dedicated bike elevator access
- 15 levels of safe covered parking
- 120 spots for EV charging in the office garage

OUTDOOR SPACE

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

Building Systems & Specifications

— ACCESSIBILITY

The entire building has been designed for accessibility based on ADA requirements, the current Austin Building Codes and Amendments.

— CONNECTIVITY

A distributed antenna system is included throughout the building for cellular communications. WIFI is available within the amenity spaces throughout the building for internet access.

— CONSTRUCTION TYPE

The building is Type 1A, cast in place concrete construction.

— COOLING

The building utilizes the Austin Energy District Cooling System providing chilled water throughout the building. Typically office floors are provided with Variable Air Volume (VAV) Air Handling unit supplying VAV boxes on the floor for heating and cooling needs.

— ELECTRICAL

Average floor has 15W/SF of usable square feet on connected load basis, inclusive of base building HVAC systems. There is 1W/SF allowed for lighting, 5W/SF allowed for receptacles, 1W/SF of miscellaneous with the balance being allotted to HVAC.

— ELEVATOR

All passenger elevators equipped with destination dispatch. There are 22 passenger elevators with six 3,500 lb. capacity serving the garage and two groups of eight 4,000 lb. capacity serving the low rise and the high rise. Mid-rise elevator speed: 1,000 ft per minute. High-rise elevator speed: 1,200 ft per minute. There are also two 5,000 lb. capacity service elevators serving all floors and a 4,500 lb. capacity elevator serving ground to the bike parking area.

— EMERGENCY GENERATOR

Emergency power to the building is supplied via a 1500KW diesel generator. The generator serves all life safety loads, legally required loads, and fire pumps. Tenants are allowed to use up to 0.25W/SF for emergency egress and exit lighting within their space.

— FLOOR-TO-FLOOR SLAB-TO-SLAB CEILING HEIGHTS

The typical office levels are 14'-6" floor to floor with 21" deep structure, which results in 12'-9" clear at office floors. The upper two office floors are 18'-0" floor to floor with 21" deep structure and the bottom of the slab 16'-3" clear.

— FLOOR SIZES

The building consists of 29 office floors which taper inward as the building gets higher. The largest floor at the bottom is approximately 32,269 GSF and the top floor is approximately 22,216 GSF.

— FLOOR LOADS

The design live load is 100 psf for typical office floors which exceeds code minimum and allows for assembly zones as required.

— GLAZING

The tower glazing is insulated and consists of both vision and spandrel glass and the parking levels are clad with insulated spandrel glass. The glazing is captured with an aluminum framing system.

— LIFE SAFETY

The building meets all the current Austin Building Codes and Amendments for high-rise construction including a Fire Command Center on the Ground Floor and the building is fully sprinklered. The Building is equipped with a digital, addressable fire alarm system with voice evacuation and smoke control.

— SUPPLEMENT COOLING

Supplemental cooling is available from the building chilled water loop served from the district cooling system 24/7.

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