



RETAIL  
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
- 



**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

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.

# 16,585<sub>RSF</sub>

TOTAL RETAIL SPACE AT THE REPUBLIC

# 4,814<sub>RSF</sub>

NORTHWEST RETAIL SPACE AVAILABLE

# 10,575<sub>RSF</sub>

TOTAL RETAIL SPACE ALREADY LEASED

# 581<sub>RSF</sub>

SOUTH A RETAIL SPACE AVAILABLE

# 6,010<sub>RSF</sub>

TOTAL RETAIL SPACE AVAILABLE

# 615<sub>RSF</sub>

SOUTH B RETAIL SPACE AVAILABLE



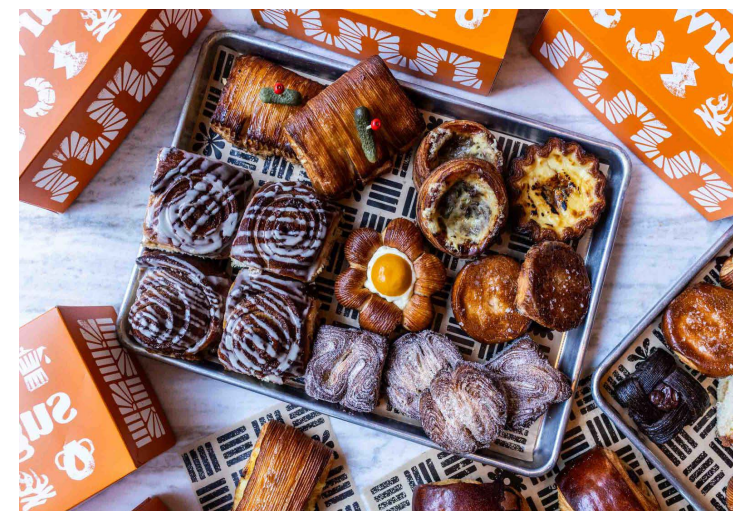
THE ★ REPUBLIC

# DINE THE REPUBLIC WAY

## 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.

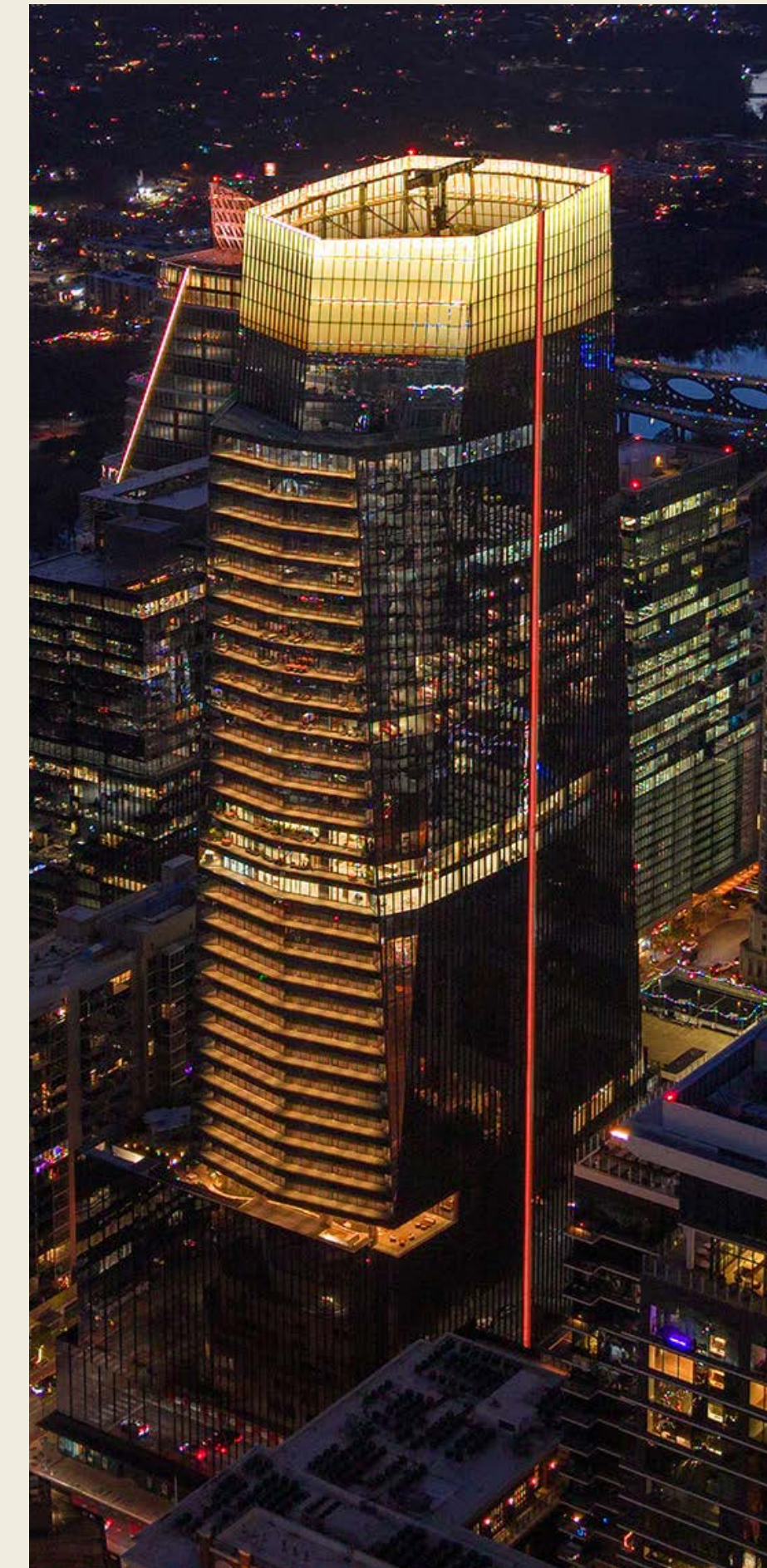
Founded by Mario Guddemi and Salvatore Aurora, Scopa reflects their Italian heritage and the old-school flavors of the New York boroughs they once called home. Their commitment to timeless dishes and genuine hospitality creates a restaurant that feels both familiar and elevated – a place meant to bring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



# THE ★ REPUBLIC

## BUILDING

### GROUND FLOOR & ACCESS TO REPUBLIC SQUARE PARK



# THE ★ REPUBLIC

EXTERIOR

GROUND FLOOR &  
ACCESS TO REPUBLIC SQUARE PARK




# A DYNAMIC ENTRY EXPERIENCE

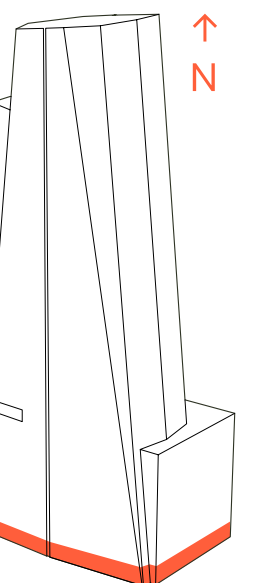
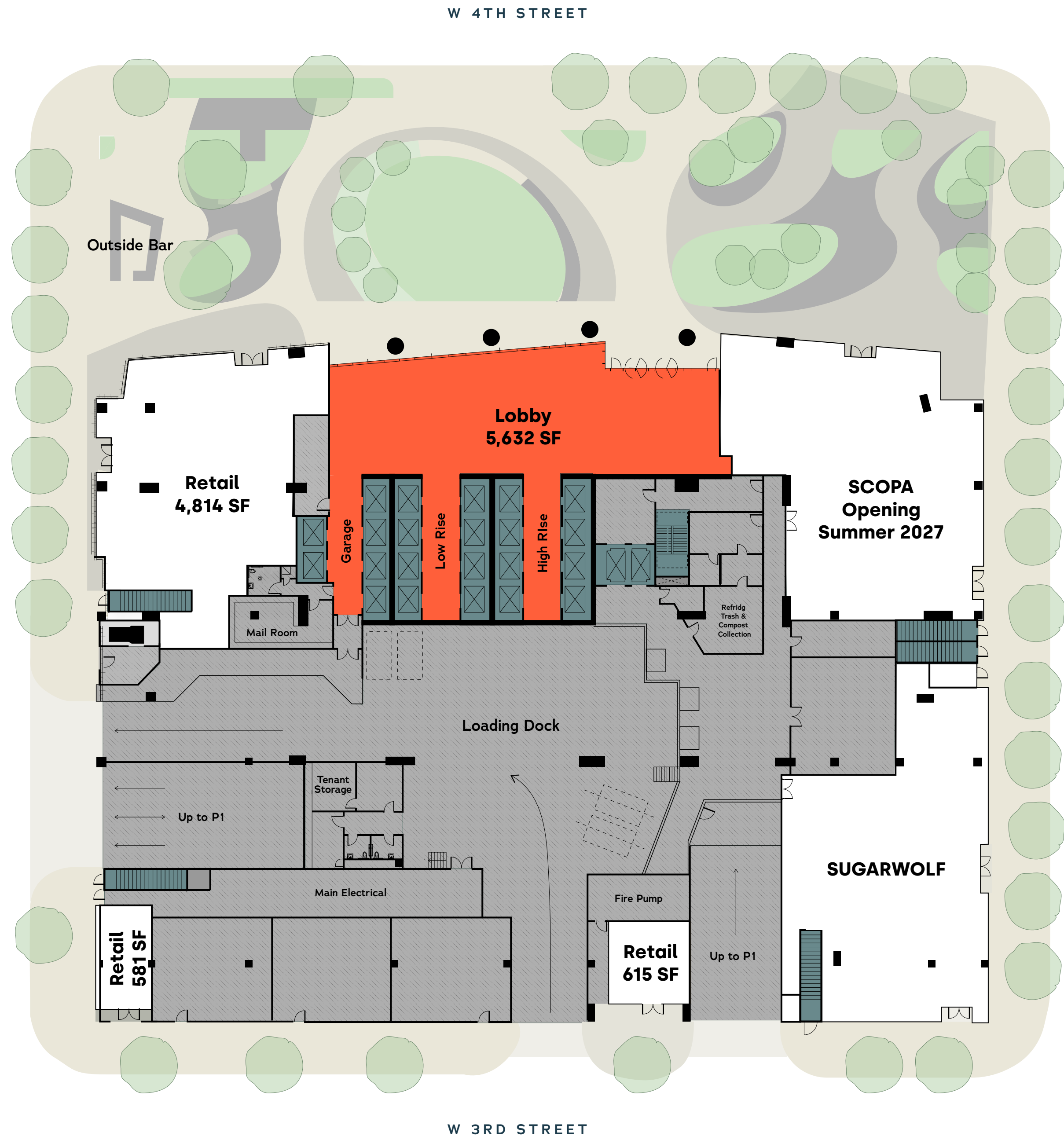
Ground Floor

 **Office Lobby**  
5,632 SF

 **Retail**  
16,585 SF

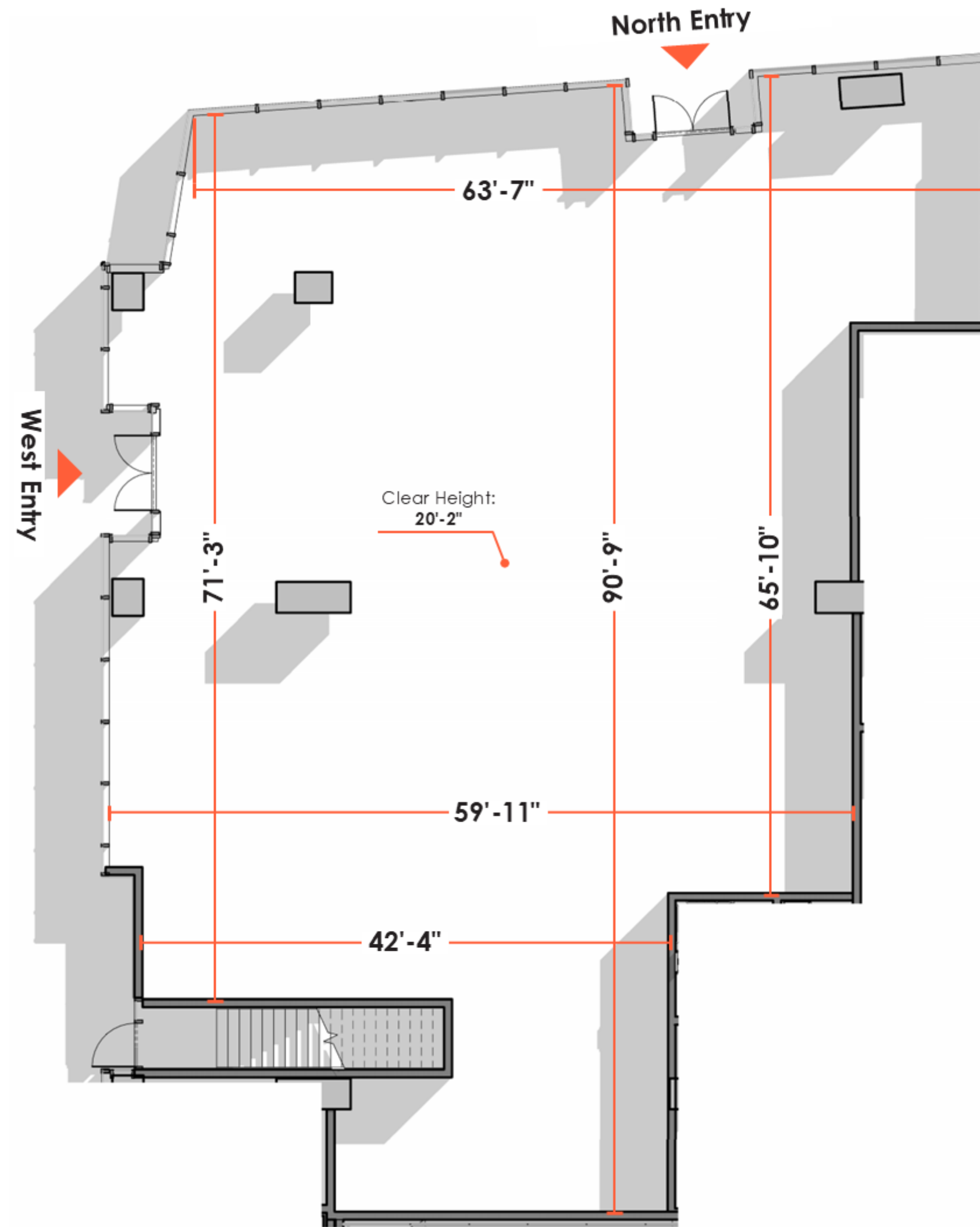
 **Plaza and outdoor bar with direct access to Republic Square Park**  
20,000 SF

SAN ANTONIO ST.



# NORTH WEST RETAIL SPACE

Available Retail Area  
**4,814 SF**



THE ★ REPUBLIC

# NORTH WEST RETAIL SPACE

Available Retail Area  
**4,814 SF**

## North Elevation

P3 Parking  
121'-0"

Clear Height  
Below Canopy  
17'-4 1/2"

Entry Elevation  
98'-9"



North Entry

## West Elevation

P3 Parking  
121'-0"

Clear Height  
Below Canopy  
17'-4 1/2"

Entry Elevation  
98'-9"



West Entry

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# NORTH WEST PLAZA VIEW



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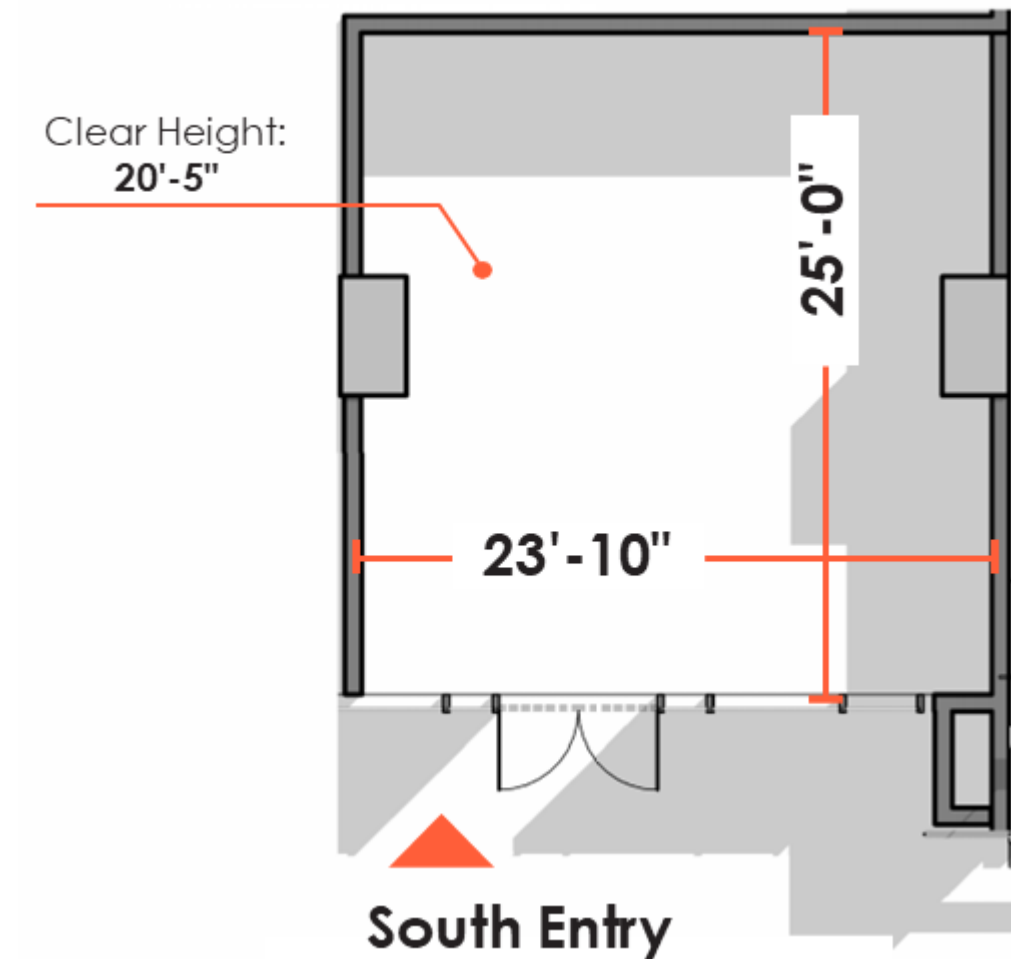
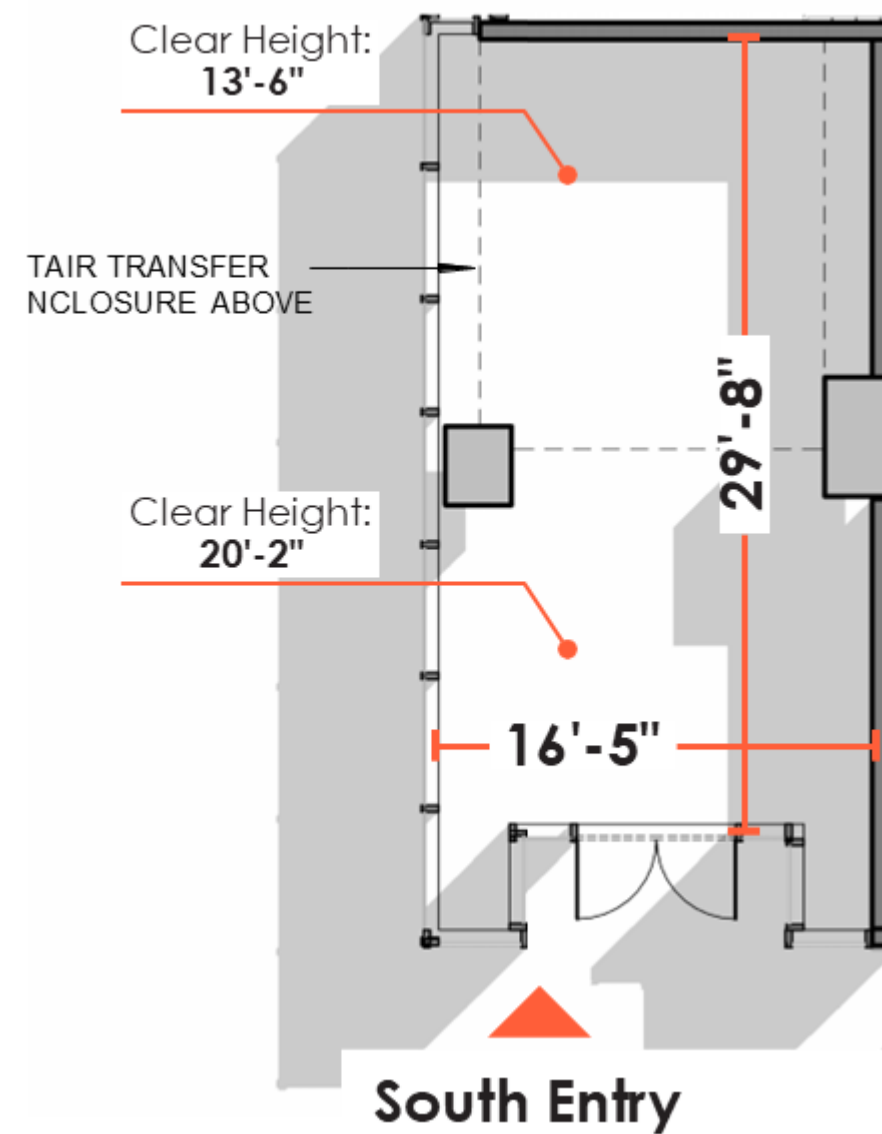
# NORTH WEST PLAZA VIEW



# SOUTH RETAIL SPACES A & B

Available Retail Area A  
**581 SF**

Available Retail Area B  
**615 SF**



Parking Plans

PARKING RATIO

2.4 / 1,000 RSF

EV CHARGING PLUGS

120

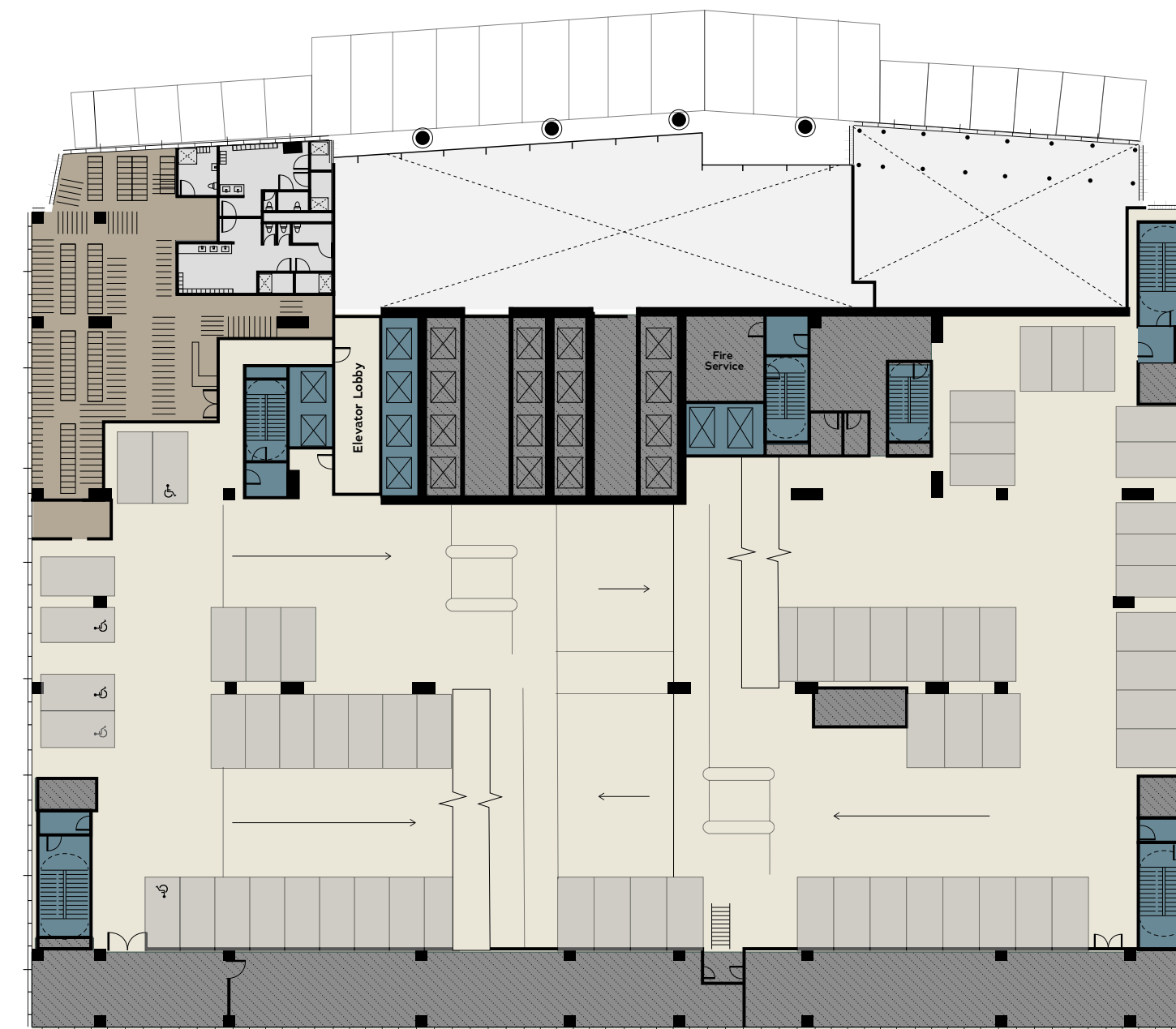
LEVEL 3 PARKING

Van/ADA	5 SPACES	Parallel	2 SPACES
Full Size (9'-0")	8 SPACES	Bike Storage	348 LOCKERS
Full Size (8'-6")	46 SPACES		
Compact	10 SPACES	<b>TOTAL PARKING</b>	<b>71 SPACES</b>

TYPICAL PARKING

Van/ADA	2 SPACES	Compact	10 Spaces
Full Size (9'-0")	18 SPACES	Parallel	2 SPACES
Full Size (8'-6")	99 Spaces	<b>TOTAL PARKING</b>	<b>132 SPACES</b>

W 4TH STREET

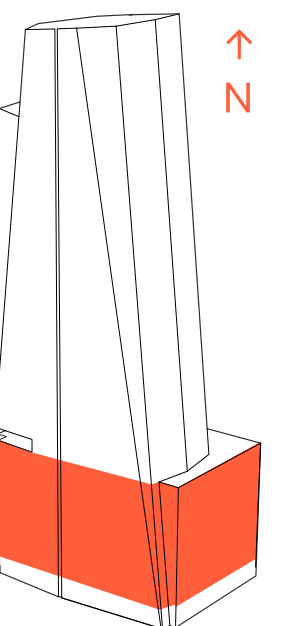


LEVEL 3



TYPICAL PARKING

W 3RD STREET



THE ★ REPUBLIC

TOTAL OFFICE SPACE

816,560<sub>RSF</sub>

TYPICAL FLOOR PLATE

27,500<sub>RSF</sub>

PRIVATE TERRACE ON EVERY OFFICE FLOOR

~750<sub>RSF</sub>

HIGH RISE

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

MID RISE

33	28,087 <sub>RSF</sub>
32	28,354 <sub>RSF</sub>
31	28,618 <sub>RSF</sub>
30	28,878 <sub>RSF</sub>
29	29,135 <sub>RSF</sub>
28	29,388 <sub>RSF</sub>
27	29,637 <sub>RSF</sub>
26	29,887 <sub>RSF</sub>
25	30,124 <sub>RSF</sub>
24	30,362 <sub>RSF</sub>
23	30,597 <sub>RSF</sub>
22	30,827 <sub>RSF</sub>
21	31,065 <sub>RSF</sub>
20	31,292 <sub>RSF</sub>
19	6,546 <sub>RSF</sub>



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**
- FLOOR 23**
- FLOOR 22**
- FLOOR 21**
- FLOOR 20**
- FLOOR 19

AVAILABLE  
RETAIL SPACE  
4,814 SF



# THE REPUBLIC

REPUBLICAUSTIN.COM

Lincoln

 DIVCOWEST<sup>®</sup>

PHOENIX  
PROPERTY CO

 DUDA | PAINE  
ARCHITECTS