
RETAIL
THE
AUSTIN
WAY.
THE ★ REPUBLIC



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

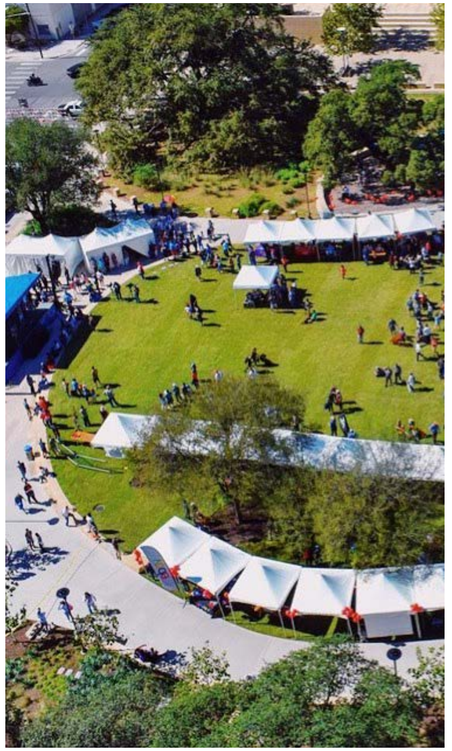
1 MIN BIKING
ANN AND ROY BUTLER HIKE & BIKE TRAIL

96 BIKE SCORE
BIKER'S PARADISE

4 MIN DRIVING
1-35











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 RSF

TOTAL RETAIL SPACE AT THE REPUBLIC

4,814 RSF

NORTHWEST RETAIL SPACE AVAILABLE

10,575 RSF

TOTAL RETAIL SPACE ALREADY LEASED

581 RSF

SOUTH A RETAIL SPACE AVAILABLE

6,010 RSF

TOTAL RETAIL SPACE AVAILABLE

615 RSF

SOUTH B RETAIL SPACE AVAILABLE






N
REI
Book People
Whole Foods HQ
Life Time Athletic
Taquero Mucho
Green Light Social
Buford's
Ranch 616
Starbar
Trader Joe's
True Food Kitchen
SEAHOLM DISTRICT
The Rustic Tap
CIVIC DISTRICT
Little Woodrows
Devil May Care
Fixe Southern House
Mellow Johnny's
Royal Blue Grocery
TenTen
Wu Chow
WEST AVE
AUSTIN PUBLIC LIBRARY
Polvo's
Hestia
W 6TH ST
Roosevelt Room
Manny's Powder Room
Hotel Zaza
Lonesome Dove Austin
NUECES ST
Torchys Tacos
North Italia
W 5TH ST
ATX Cocina
Orange Theory
Lavaca Street Bar
Peche
The Driskill
SAN ANTONIO ST
The Well
Comedor
Lamberts
La Condesa
Starbucks
Trulucks
W CESAR CHAVEZ ST
Bob's Steakhouse
CVS
5-MINUTE WALK
GUADALUPE ST
W Austin
ACL LIVE
Royal Blue Grocery
SoulCycle
AUSTIN CITY HALL
Jo's Coffee
Red Ash
Gold's Gym
LAVACA ST
RIDE
Taverna
Bill's Oyster
Elephant Room
III Forks
Bar Chi
W 4TH ST
Taco Deli
COLORADO ST
2ND STREET DISTRICT
Cooper's BBQ
W 3RD ST
ANN & ROY BUTLER TRAIL
JW Marriot
W 2ND ST
CONGRESS AVE
Fareground
BRAZOS ST
SAN JACINTO BLVD
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
4 MIN DRIVING
1-35
1 MIN BIKING
Ann and Roy Butler Hike-and-Bike Trail
6 MIN DRIVING
MoPac Expressway

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.



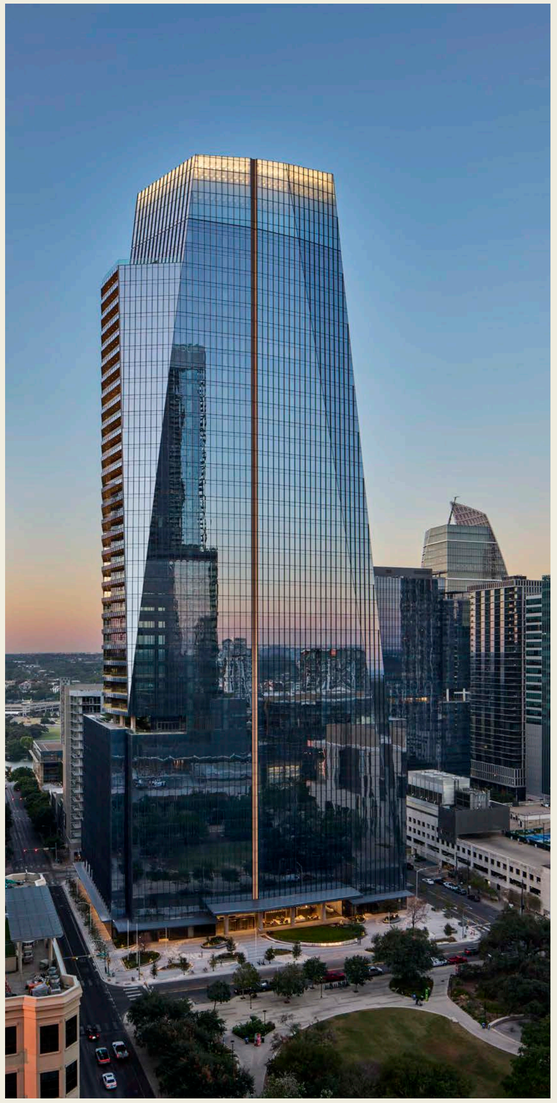






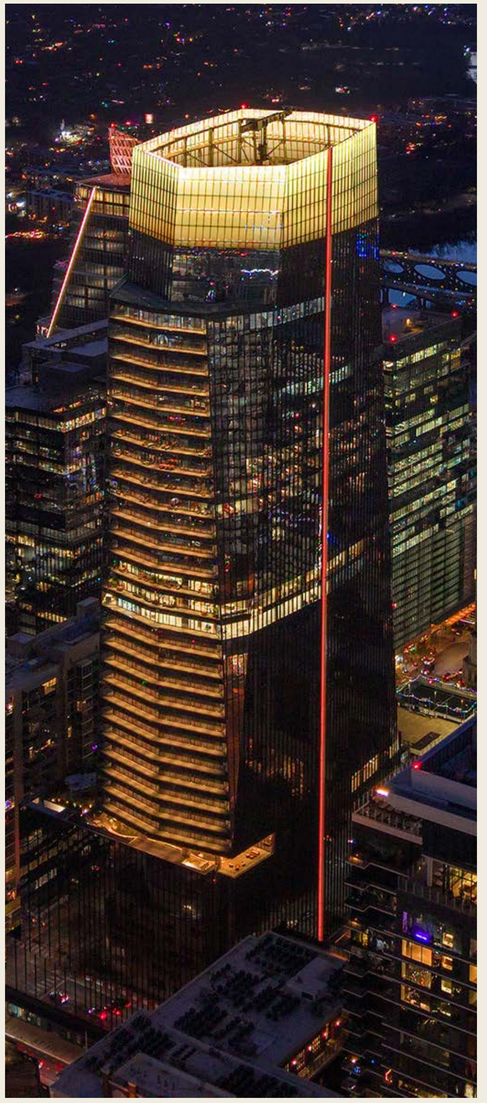
BUILDING

GROUND FLOOR &
ACCESS TO REPUBLIC SQUARE PARK





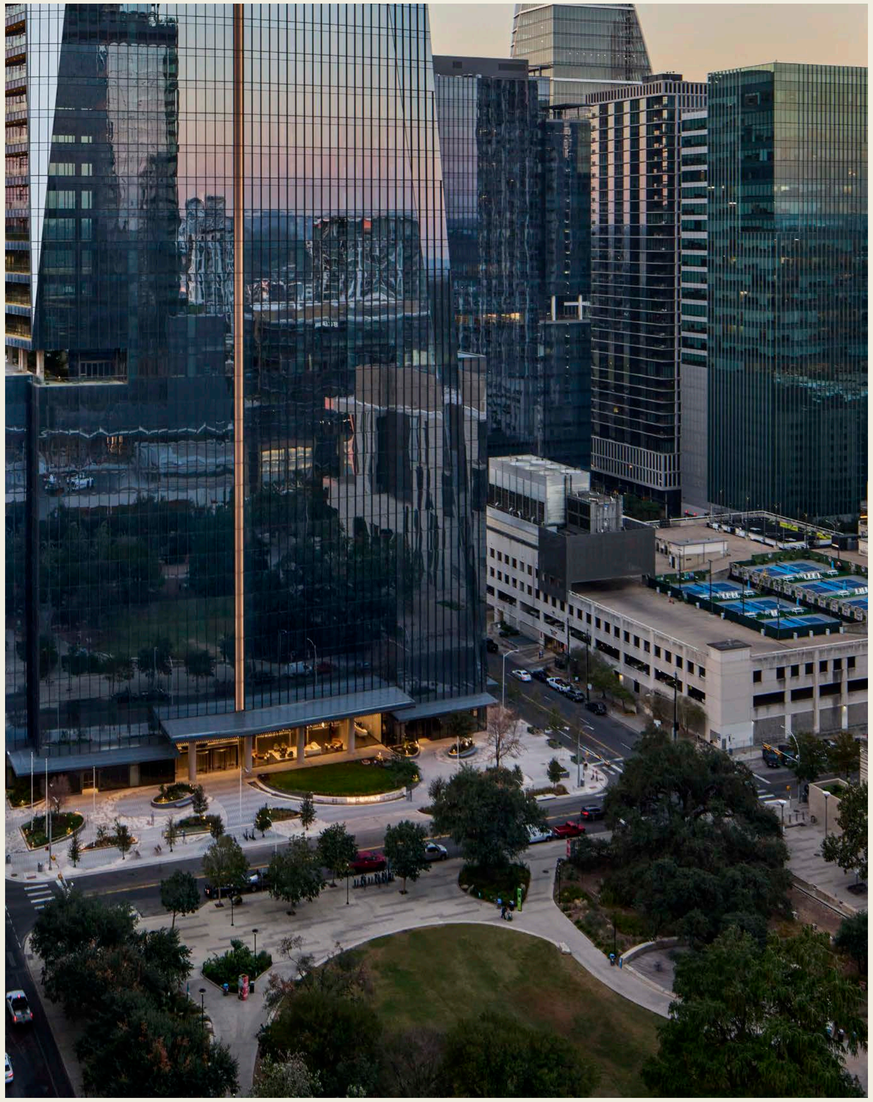


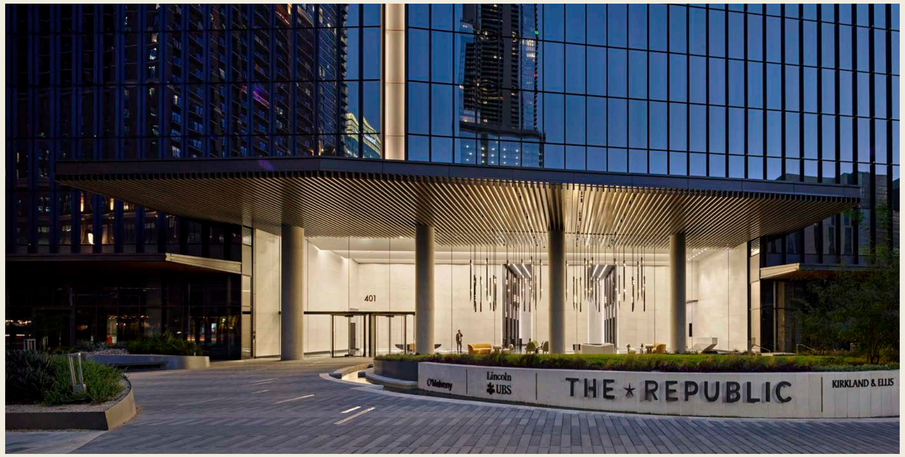




BUILDING

GROUND FLOOR & ACCESS TO REPUBLIC SQUARE PARK









THE ★ REPUBLIC

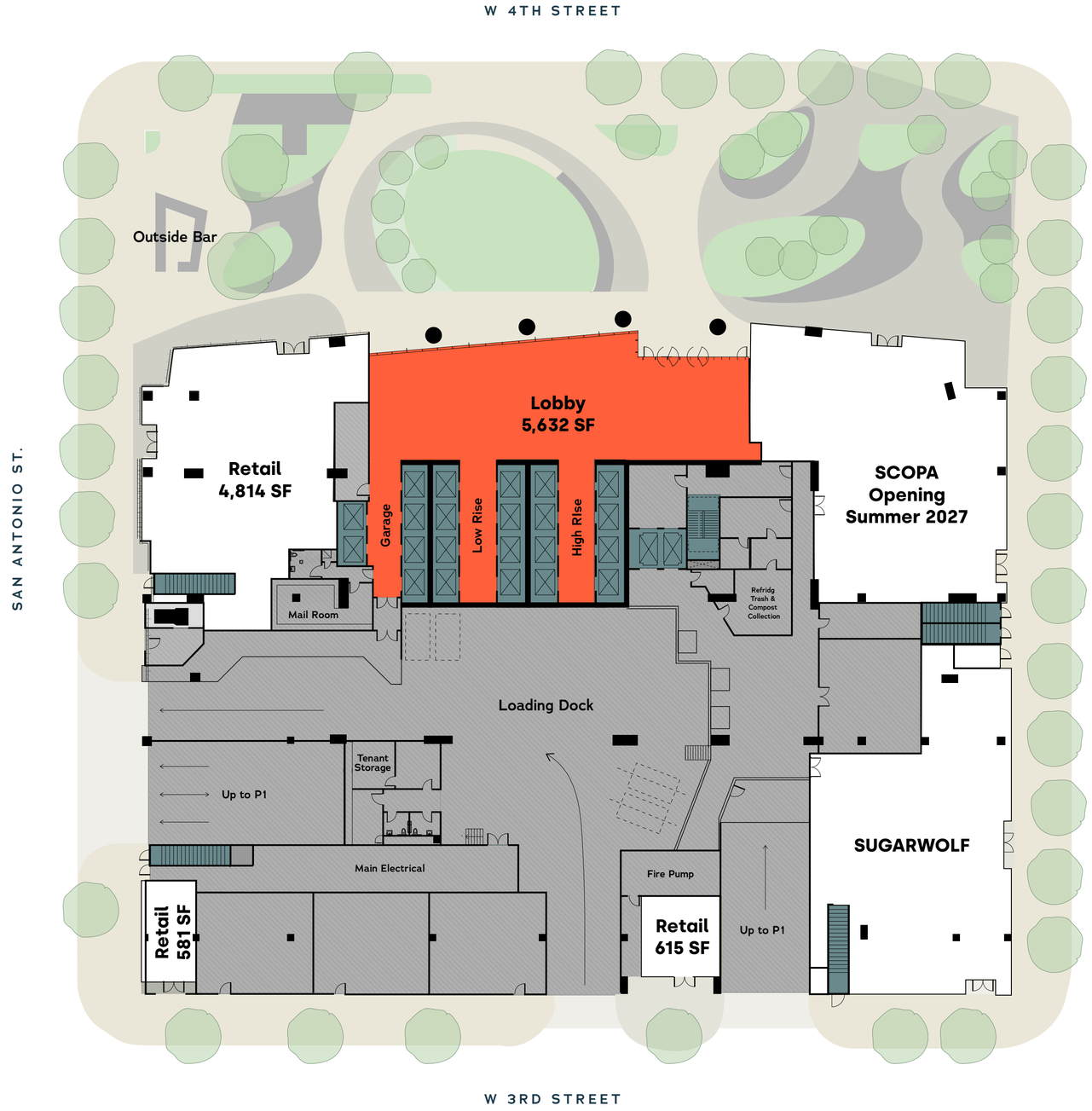
A DYNAMIC ENTRY EXPERIENCE

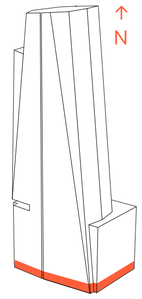
Ground Floor

Office Lobby
5,632 SF

Retail
16,585 SF

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

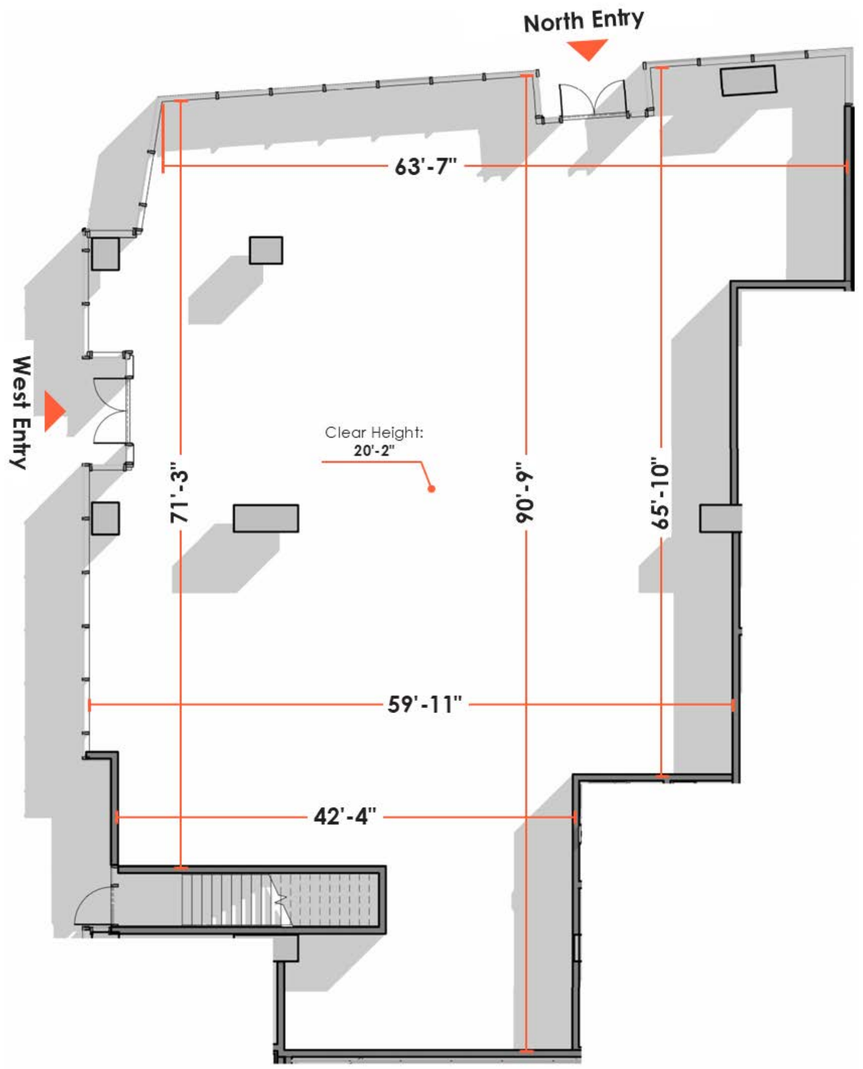




THE ★ REPUBLIC

NORTH WEST RETAIL SPACE

Available Retail Area
4,814 SF





THE ✦ REPUBLIC

NORTH WEST RETAIL SPACE

Available Retail Area
4,814 SF

North Elevation



West Elevation



THE ★ REPUBLIC

NORTH WEST PLAZA VIEW



NORTH WEST PLAZA VIEW



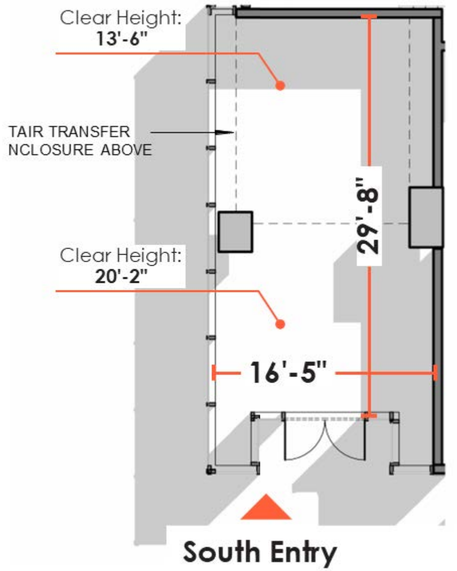
THE ✶ REPUBLIC

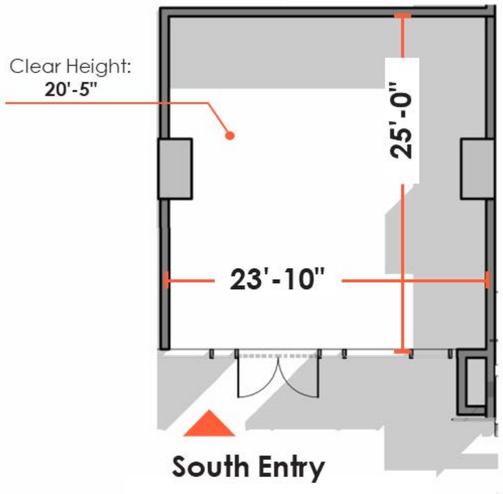
SOUTH RETAIL SPACES A & B

Available Retail Area A
581 SF

Available Retail Area B
615 SF







Parking Plans

PARKING RATIO

2.4 / 1,000RSF

EV CHARGING PLUGS

120

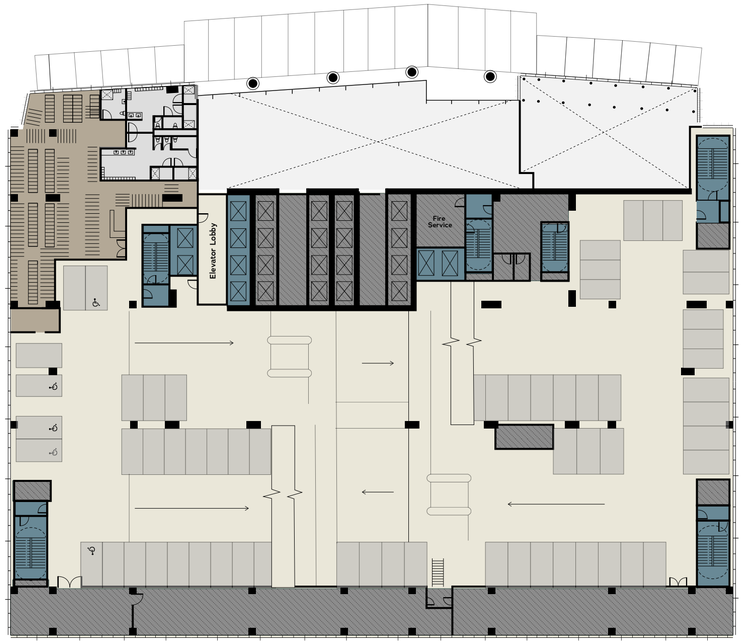
LEVEL 3 PARKING

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	TOTAL PARKING	71 SPACES

TYPICAL PARKING

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

W 4TH STREET

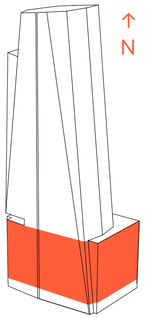


LEVEL 3



TYPICAL PARKING

W 3RD STREET



TOTAL OFFICE SPACE

816,560RSF

TYPICAL FLOOR PLATE

27,500RSF

PRIVATE TERRACE ON EVERY OFFICE FLOOR

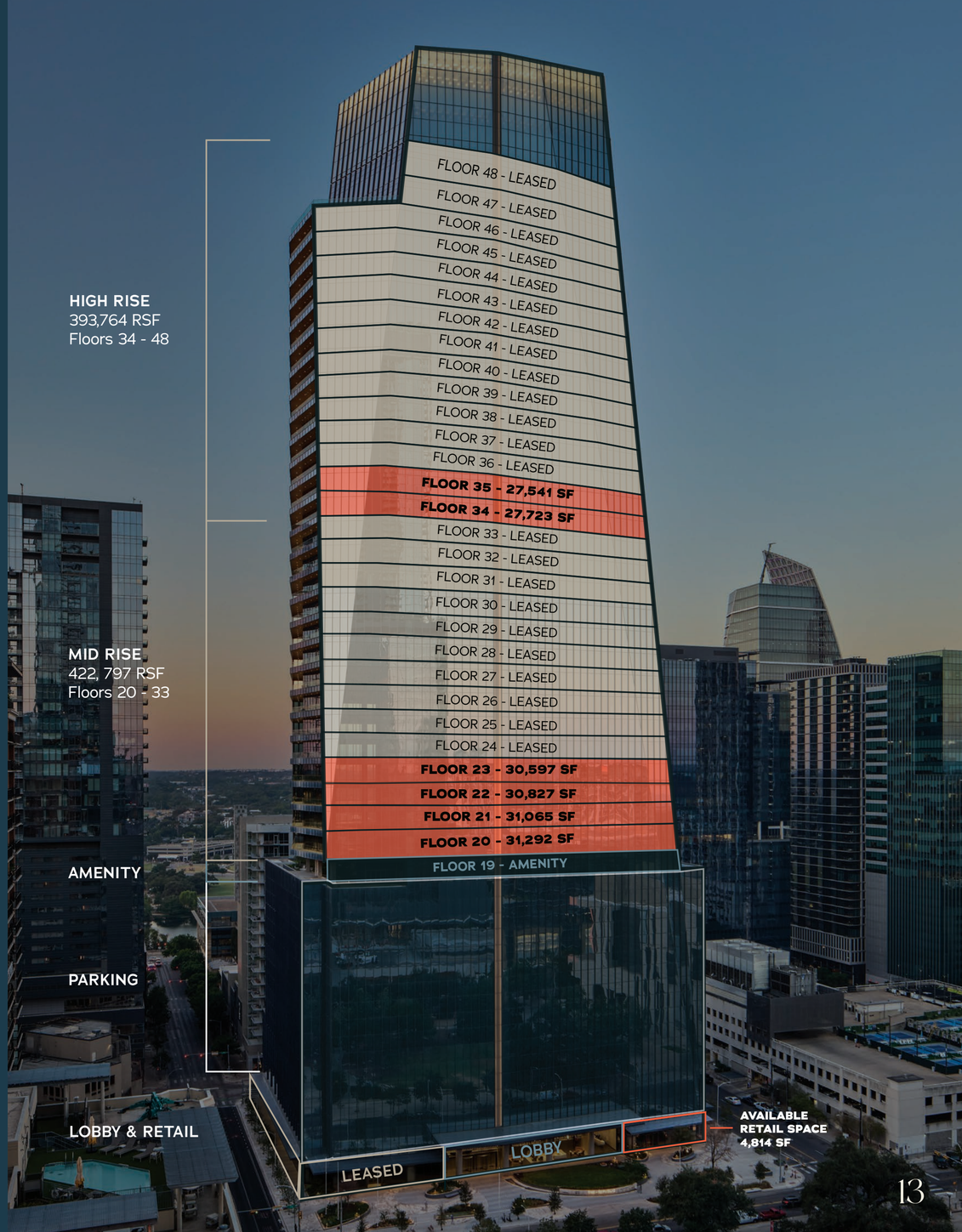
~750RSF

HIGH RISE		MID RISE	
48	20,937RSF	33	28,087RSF
47	25,356RSF	32	28,354RSF
46	25,238RSF	31	28,618RSF
45	25,564RSF	30	28,878RSF
44	25,876RSF	29	29,135RSF
43	26,185RSF	28	29,388RSF
42	26,489RSF	27	29,637RSF
41	26,790RSF	26	29,887RSF
40	27,087RSF	25	30,124RSF
39	27,328RSF	24	30,362RSF
38	27,618RSF	23	30,597RSF
37	27,466RSF	22	30,827RSF
36	26,565RSF	21	31,065RSF
35	27,541RSF	20	31,292RSF
34	27,723RSF	19	6,546RSF

AVAILABLE

LEASED

PARKING



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

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