WORK. THE AUSTIN WAY.
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. THIS IS AUSTIN.

A city at the center of culture and innovation.
Silicon Hills: A hub for technology and talent

25.6% of Austin’s workforce works downtown

15% of downtown residents’ household income is $200,000+

27% workforce population growth from 2013-2018

19% 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

103%

27% of downtown residents’ household income is $200,000+

19% workforce population growth from 2013-2018

103% downtown population growth from 2010-2019
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

Bars & Restaurants
Fitness
Hotel
Retail
Grocery & Pharmacy

5-MINUTE WALK
W 5TH ST
CONGRESS AVE
N LAMAR BLVD
W CESAR CHAVEZ ST
W 7TH ST
W 8TH ST

SAND BEACH PARK
COLORADO RIVER

Ann & Roy Butler Bike and Hike Trail
Health, sophistication, and hospitality are at our core.
TOTAL OFFICE SPACE

800,987 RSF

TYPICAL FLOOR PLATE

27,500 RSF

PRIVATE TERRACE ON EVERY OFFICE FLOOR

~750 RSF

BUILDING DETAILS
PENTHOUSE OFFICE
double-height opportunity
A Dynamic Entry Experience

Ground Floor

Office Lobby
5,632 SF

Retail
19,423 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**: 5,042 SF
- **Conference/Lounge/Dining**: 14,990 SF
- **Exterior Terrace**: 25,500 SF

![Floor Plan]
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

**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 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