



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.





★
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



Retail



Bars & Restaurants



Hotel



Grocery & Pharmacy



Fitness





BUILT FOR TODAY. AND TOMORROW.



Health, sophistication, and
hospitality are at our core

BUILDING DETAILS

TOTAL OFFICE SPACE

800,987_{RSF}

TYPICAL FLOOR PLATE

27,500_{RSF}

PRIVATE TERRACE ON
EVERY OFFICE FLOOR

~750_{RSF}

HIGH RISE

48	20,242 _{RSF}
47	20,827 _{RSF}
46	24,207 _{RSF}
45	24,501 _{RSF}
44	24,791 _{RSF}
43	25,078 _{RSF}
42	25,361 _{RSF}
41	25,582 _{RSF}
40	25,859 _{RSF}
39	26,133 _{RSF}
38	25,985 _{RSF}
37	26,680 _{RSF}
36	25,330 _{RSF}
35	27,154 _{RSF}
34	26,835 _{RSF}

MID RISE

33	27,088 _{RSF}
32	27,337 _{RSF}
31	27,583 _{RSF}
30	27,825 _{RSF}
29	28,065 _{RSF}
28	28,300 _{RSF}
27	28,532 _{RSF}
26	28,761 _{RSF}
25	28,986 _{RSF}
24	29,208 _{RSF}
23	29,428 _{RSF}
22	29,648 _{RSF}
21	29,867 _{RSF}
20	29,606 _{RSF}
19	26,188 _{SF}



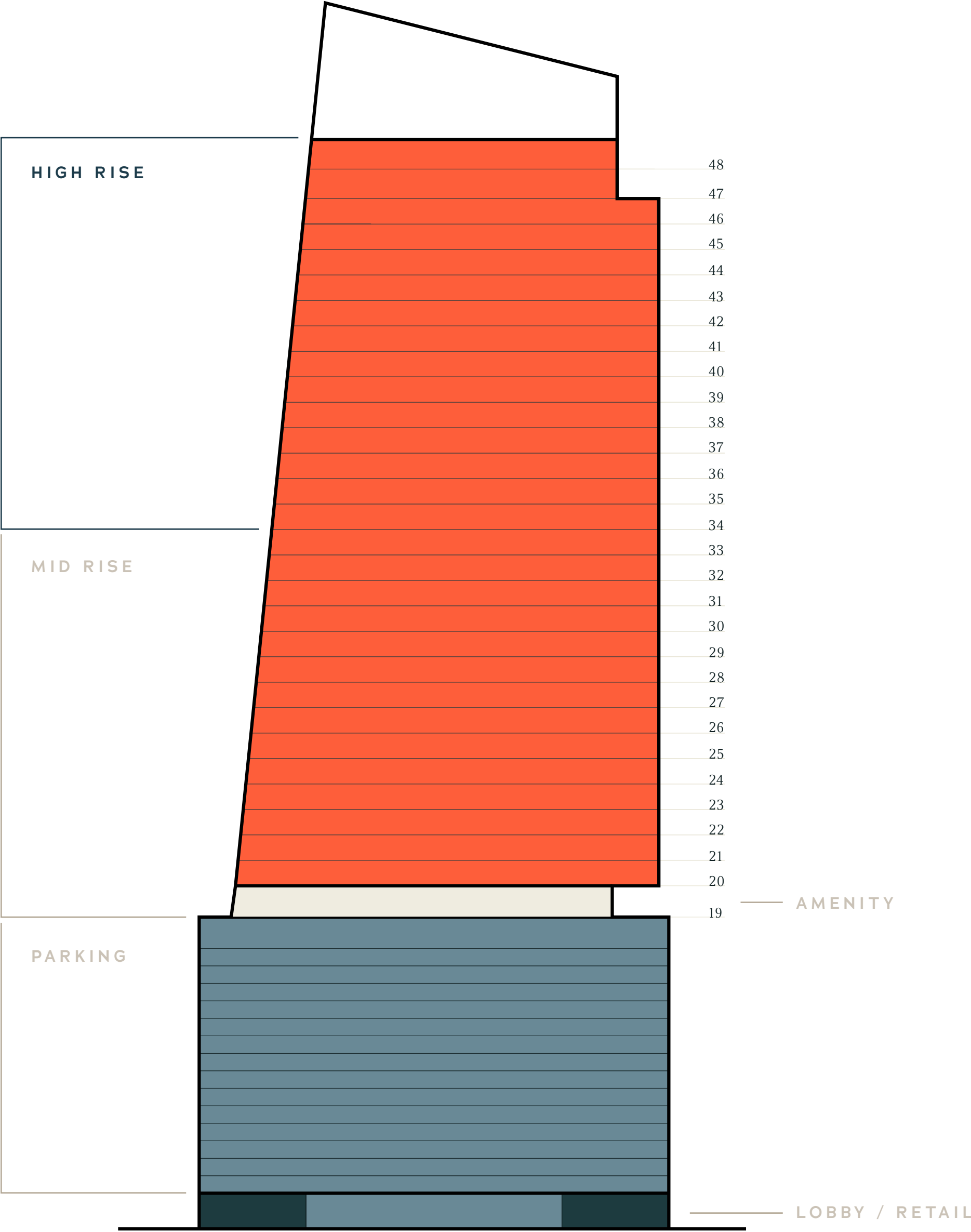
Office



Amenity



Parking






PENTHOUSE OFFICE
double-height opportunity

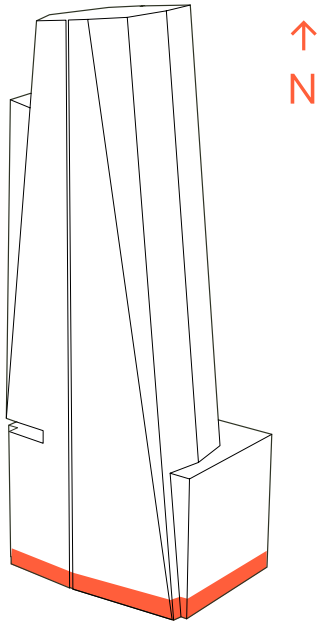
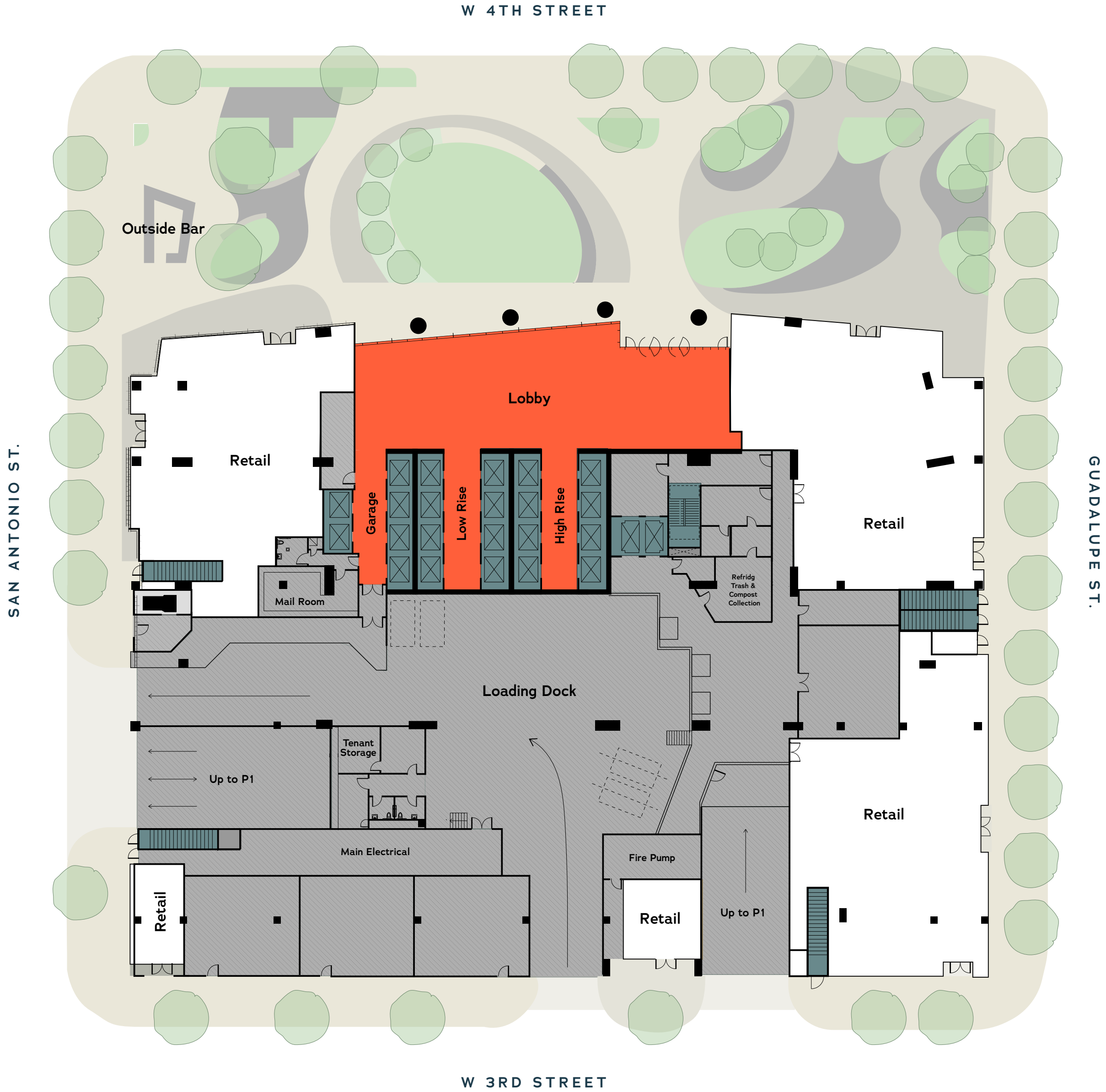
A DYNAMIC ENTRY EXPERIENCE

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

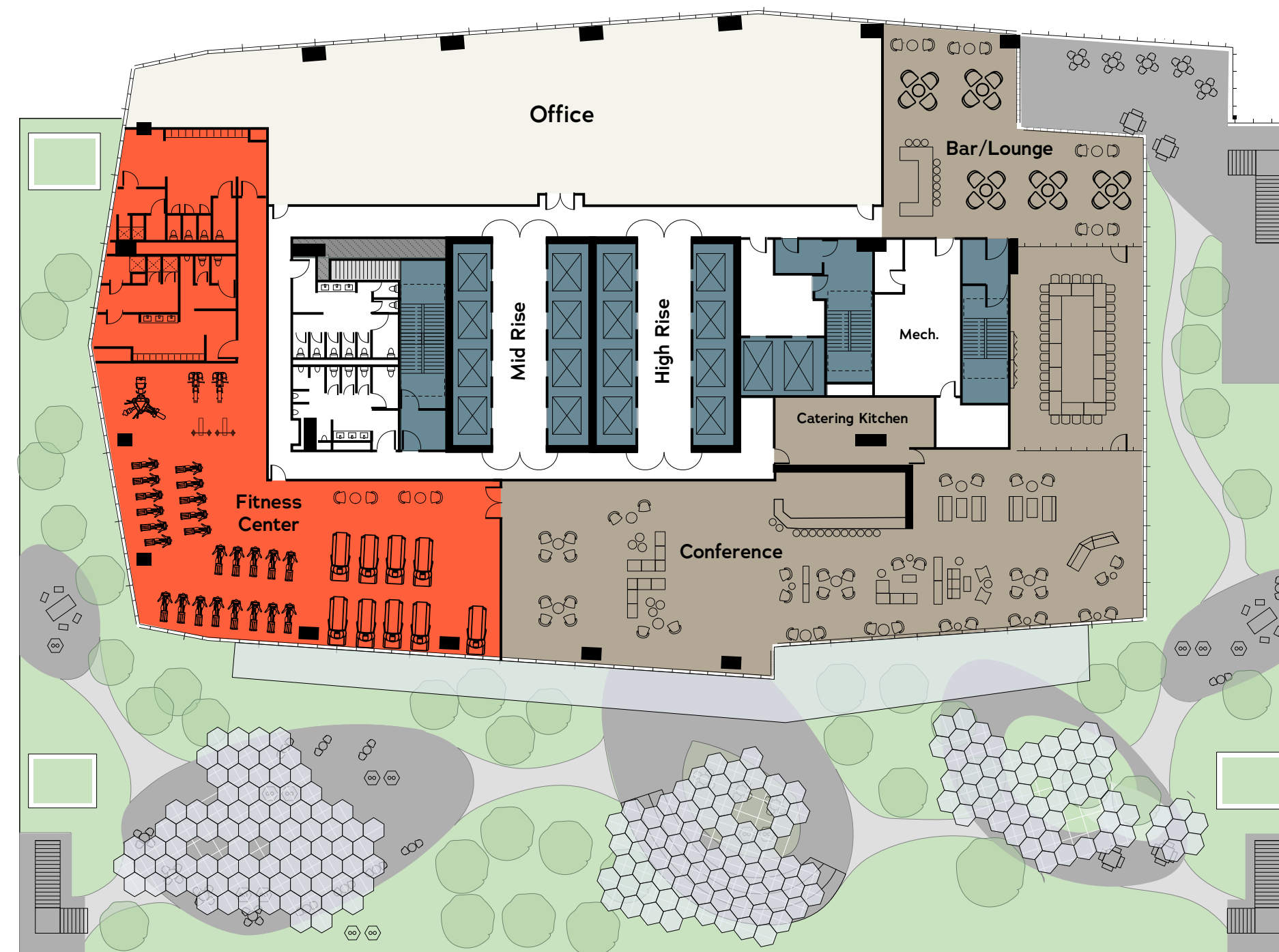


Conference/Lounge/Dining
14,990 SF



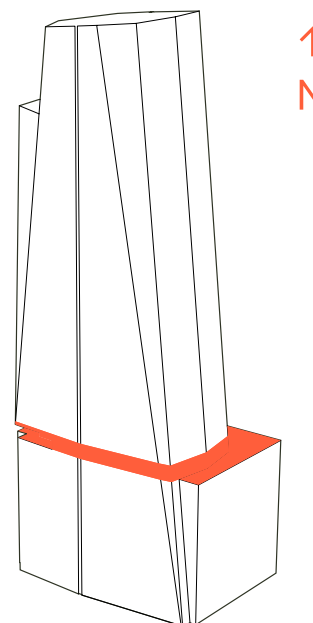
Exterior Terrace
25,500 SF

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 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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