RiverSouth: A workspace with a new perspective.

At 401 South 1st Street, overlooking park shores and the hill country, RiverSouth bridges the capital city’s Downtown and South Congress districts. From ground-level dining and retail to 37,000 square feet floors, enjoy the ease of commute and access to all that Austin has to offer.

Whether hitting the trails on Lady Bird Lake or hitting the mat at the on-site fitness studio, taking a meeting at a SoCo coffee shop or taking your laptop to the terrace green space, strolling to a local music spot or taking the elevator to the 15th-floor Sky Lounge, it’s a work concept that’s heating up, right here in the center of it all.
On-site amenities, in a location that’s spot-on.

RiverSouth was made for movement, with the amenities to prove it. Bike valet and storage, underground parking and area walkability don’t just make for easy commuting, they integrate day and night, on-site and off, work hours and after-hours. Large floorplates with wrap-around panoramic views are designed to put you in the flow, while the building’s lower-level restaurants and shopping, multiple outdoor terraces and site location within one of Austin’s emerging hot spots make RiverSouth not just a work space, but a destination.

NEW CONSTRUCTION
15 Stories / 350,611 sq ft

360 VIEWS
Windows on all sides and an epic private rooftop

GREEN ROOF
The 7th floor green roof will reduce urban heat, absorb stormwater, and provide biodiversity

SKY LOUNGE
Enjoy the exclusive full-service bar on the 15th floor with limitless views

MORE AMENITIES
Underground parking, bike valet and storage, spa-inspired locker rooms and showers

360°

FULL BUILDING IDENTITY
Building signage opportunity for qualifying tenants, visible to Downtown and traffic on First St., Riversides Dr., and Barton Springs Rd.

37,000 sq ft
Typical Office

14 Capital Metro routes

17,277 sq ft
Total Retail

350,611 sq ft
Building Size

15 Stories above / 5 Stories below grade

On-site amenities, in a location that’s spot-on.

Location
401 South 1st Street
Austin, Texas 78704

Delivery
Early 2021

HVAC
Tenant Cooling
Load capacity – 3.85 w/sq ft
Floor live load capacity
Office floors – 50 per sq ft
Ground floors – 100 per sq ft
Garage floors – 40 per sq ft

Green Building Measures
AEGBP
Seeking 3 Star Rating
Seeking LEED Gold certification
Treating 100% of stormwater onsite through re-vegetation and green roofs
HVAC Condenser recuperation and storage for all onsite irrigation
Building piped for Austin purple pipe graywater system

Electrical vehicle charging stations
Electric scooter and electric bike hub onsite
Sustainably sourced materials
High performance glass

Well Building Measures
Daylight harvesting
Advanced lighting controls
Enhanced outdoor views
Integrated bike lanes
Bike valet and storage
B Cycle hub onsite
Rooftop park and amenities
Superior indoor air quality
Outdoor pollution control
Showers and fitness studio for tenants

Cooling Source
Oversize capacity cooling towers
(3 for 900 tons)
Local floor-by-floor air handling units

Amenities
15th floor sky lounge
7th floor amenity deck
Spa-inspired locker rooms and showers
Fitness studio
Bike valet and storage
Security and card key access
24/7 attended security desk
Card access control system
Closed circuit security monitoring
Floor-to-ceiling vision glass
Panoramic lake, city and hill country views

Elevators
One Core
(6) 3,500 lb passenger elevators servicing office floors with destination dispatch system
(1) 4,000 lb service elevator serving all office levels
(3) 3,500 lb paragon elevators dedicated to all parking levels

Electrical Capacity
Office tenant electrical load capacity is 6 watts per sq ft

Parking
2.5 per thousand

Capital Metro
Routes

Ceiling Height
Ground floor retail: ‘18”
Office floors 7-1: ‘14-‘6”
Office Floor 15: ‘15”

Column Spacing
45 ft x 30 ft typical bay
Where eclectic meets world-class.

A city that moves to its own beat, Austin is a world-class hub for business, music, film, art and outdoor living. Where offbeat meets cosmopolitan, on the edge of tech and tacos, from boots to bots and back again, Austin has a vibe all its own.

At the heart of it all is an emerging district that borders the lake and park, bridging downtown business and nightlife with the unique character of South Austin's funky shops, food trucks, bars and restaurants in a merging of the vintage with the visionary.
Bike Score
A Bike Score of 96 is considered a biker’s paradise. Daily errands can be accomplished on a bike.

Walk Score
A Walk Score of 81 means amenities are just steps away. Everyday tasks do not require a car.
Typical Office Floorplate
37,000 sq. ft. typical floorplate size allowing increased flexibility for high-density users.

Ceiling Height
- Ground floor retail: 18'
- Office floors 2-14: 14' 6"
- Office floor 15: 13'

Office Floors 8–14
37,000 sq. ft.

Amenity Deck Floor 7
34,000 sq. ft.

Sky Lounge Floor 15
30,000 sq. ft.
Take it all in. Bringing together ease of commute, access to the unique sights and sounds of the city, with unmatched on-site amenities, it’s all within reach. Make your move.

Make more happen at RiverSouth.