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

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

**360 VIEWS**

**GREEN ROOF**

**SKY LOUNGE**

**MORE AMENITIES**

**FULL BUILDING IDENTITY**

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**Location**
401 South 1st Street
Austin, Texas 78704

**Delivery**
Early 2021

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**Certification**
Seeking LEED Gold certification
3-Star Austin Energy Green building program.

**Building Size**
350,611 sq.ft
15 Stories above / 5 Stories below grade

**Floor Sizes**
17,277 sq.ft
Total Retail
37,000 sq.ft
Typical Office

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

**Parking**
2.5 per thousand

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**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

**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 garage elevators dedicated to all parking levels

**Ceiling Height**
Ground floor retail: 18’
Office floors 7-14: 14’ – 6”
Office floor 15: 15’

**Green Building Measures**
AEGBP
Seeking 3-Star Rating
Seeking LEED Gold certification
Treating 100% of stormwater onsite through rain—gardens and green roofs
HVAC Condensate recapture and storage for all onsite irrigation
Building piped for Austin purple—pipe graywater system

**Capital Metro**
14 Capital Metro routes

**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 outside 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

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