

SHOAL CREEK WALK



OFFICE SPACE FOR LEASE

PREMIER OFFICE DESTINATION IN AUSTIN, TX

835 W. 6TH ST. AUSTIN, TX 78703

Exclusively leased by SCHLOSSER DEVELOPMENT - SDC Leasing & Management

SCHLOSSER
DEVELOPMENT



NORTH EAST FACADE





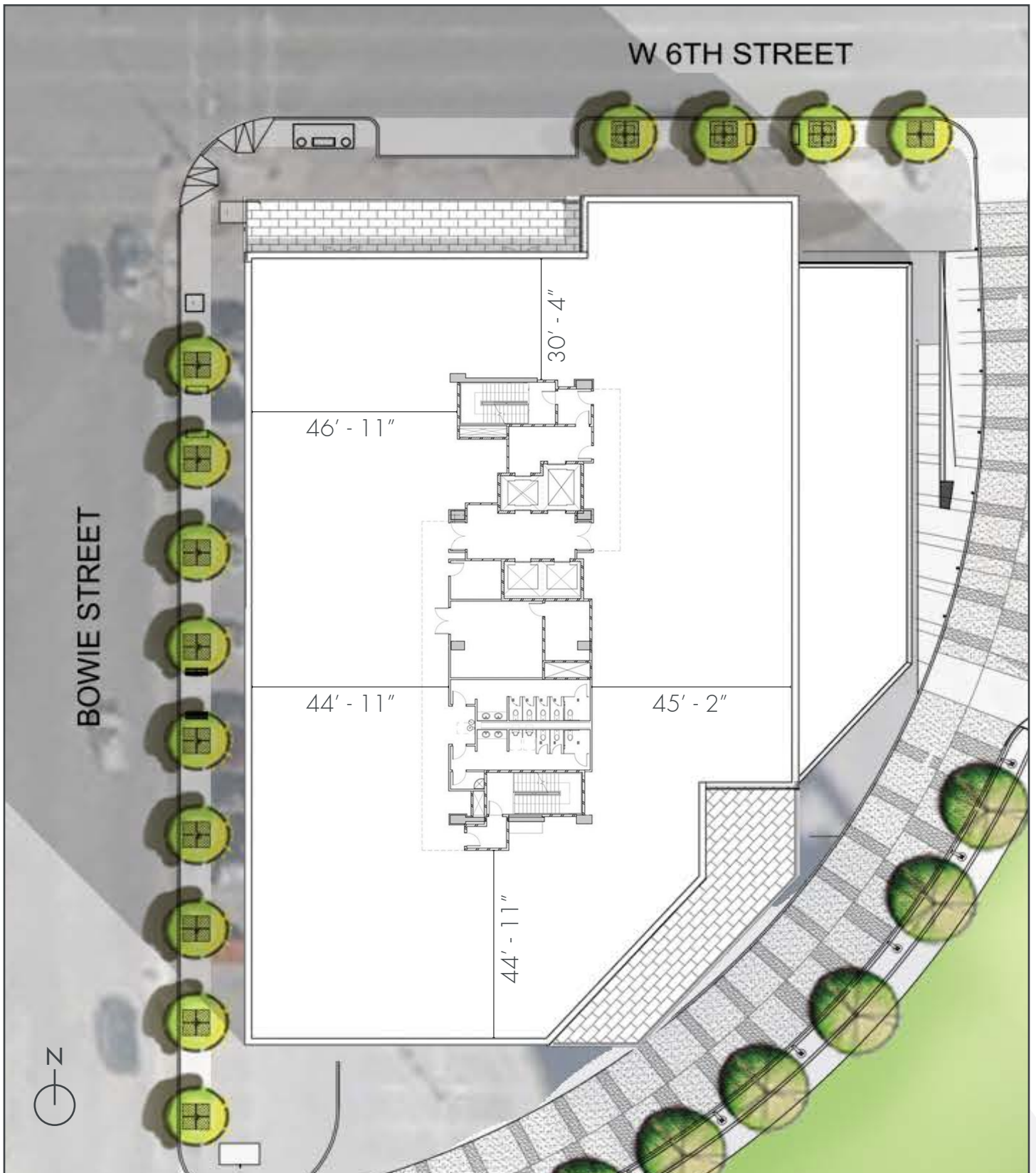
NORTH WEST FACADE





SITE PLAN

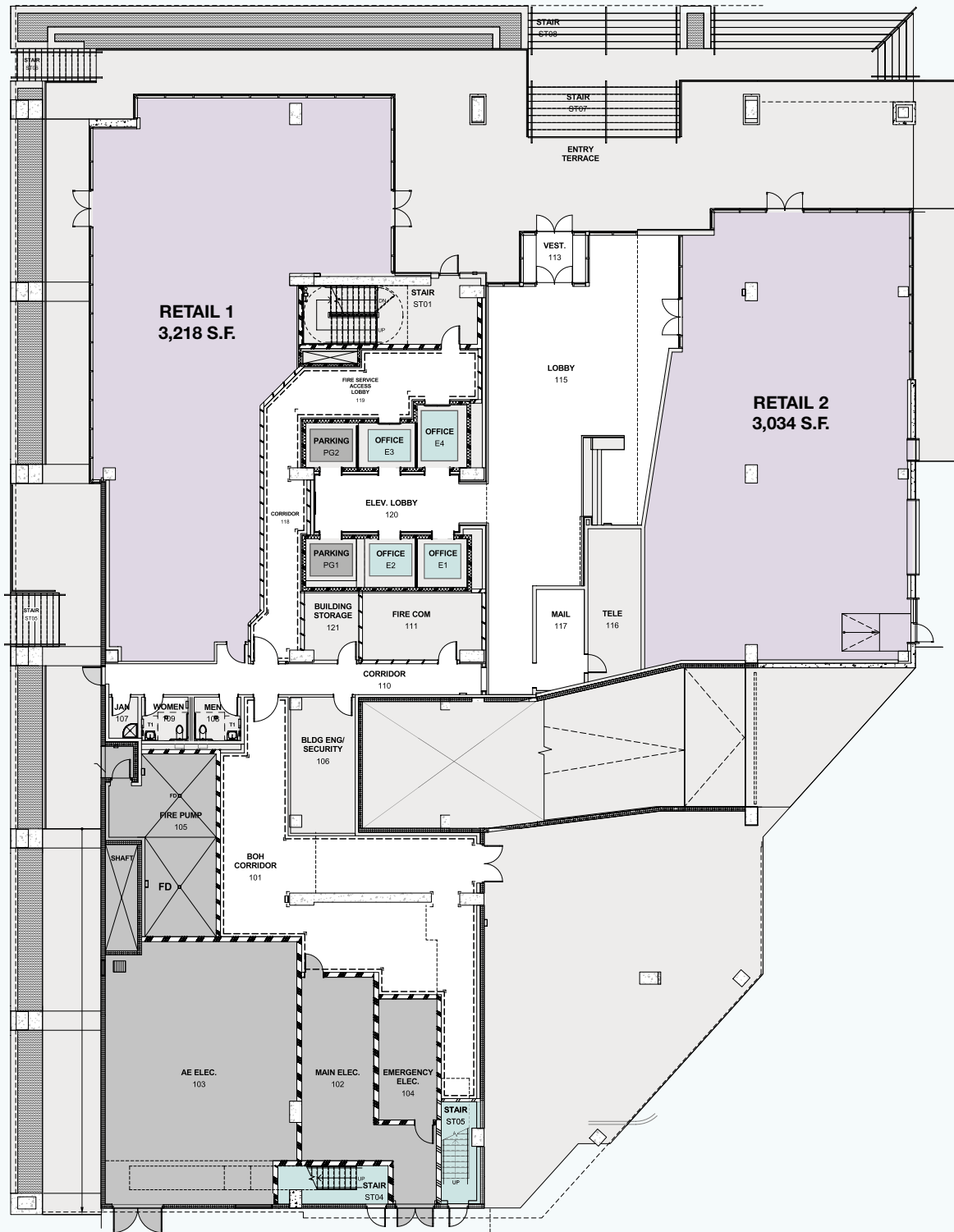




TYPICAL TENANT FLOOR PLATE

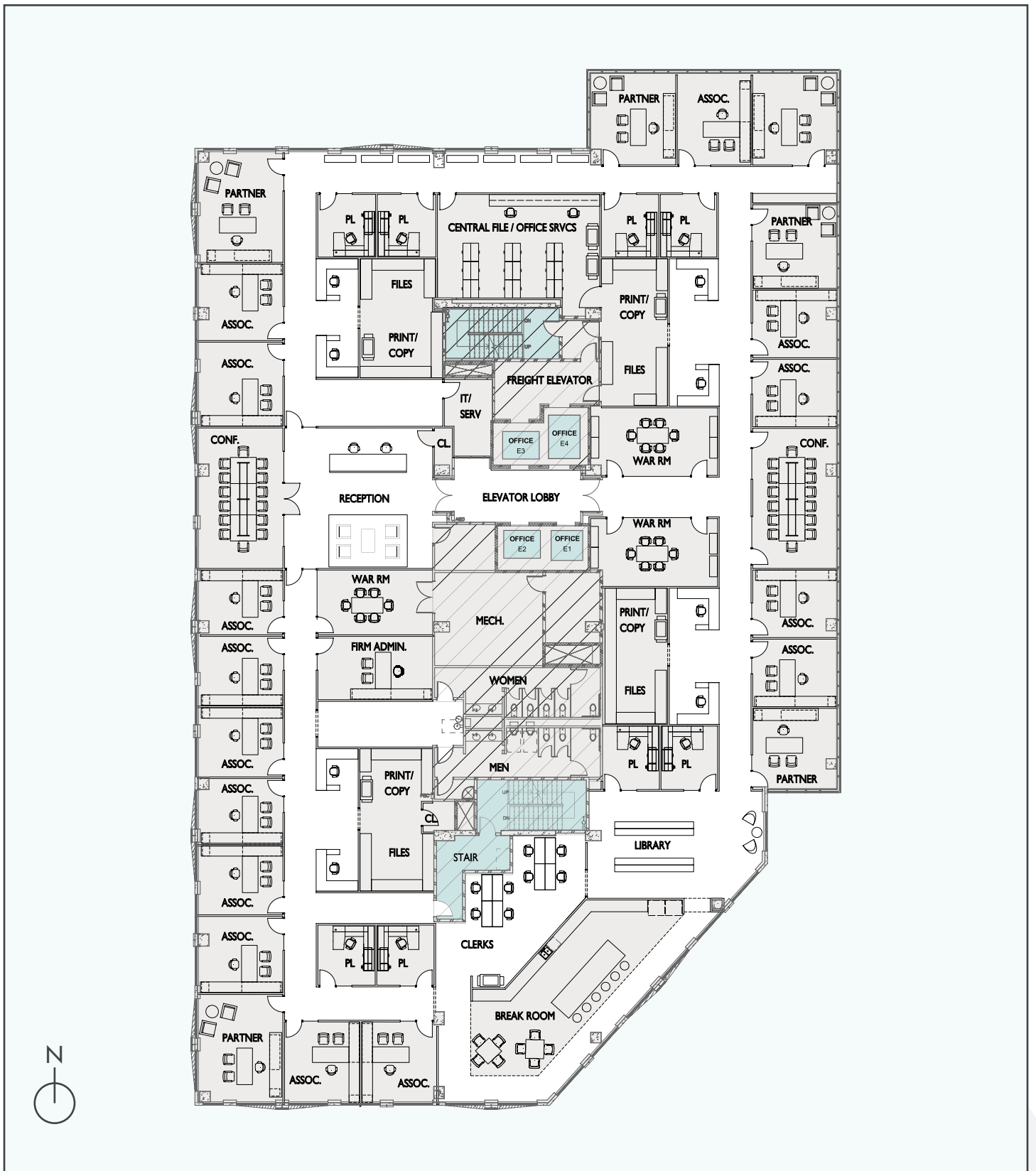
21,218 Rentable Square Feet





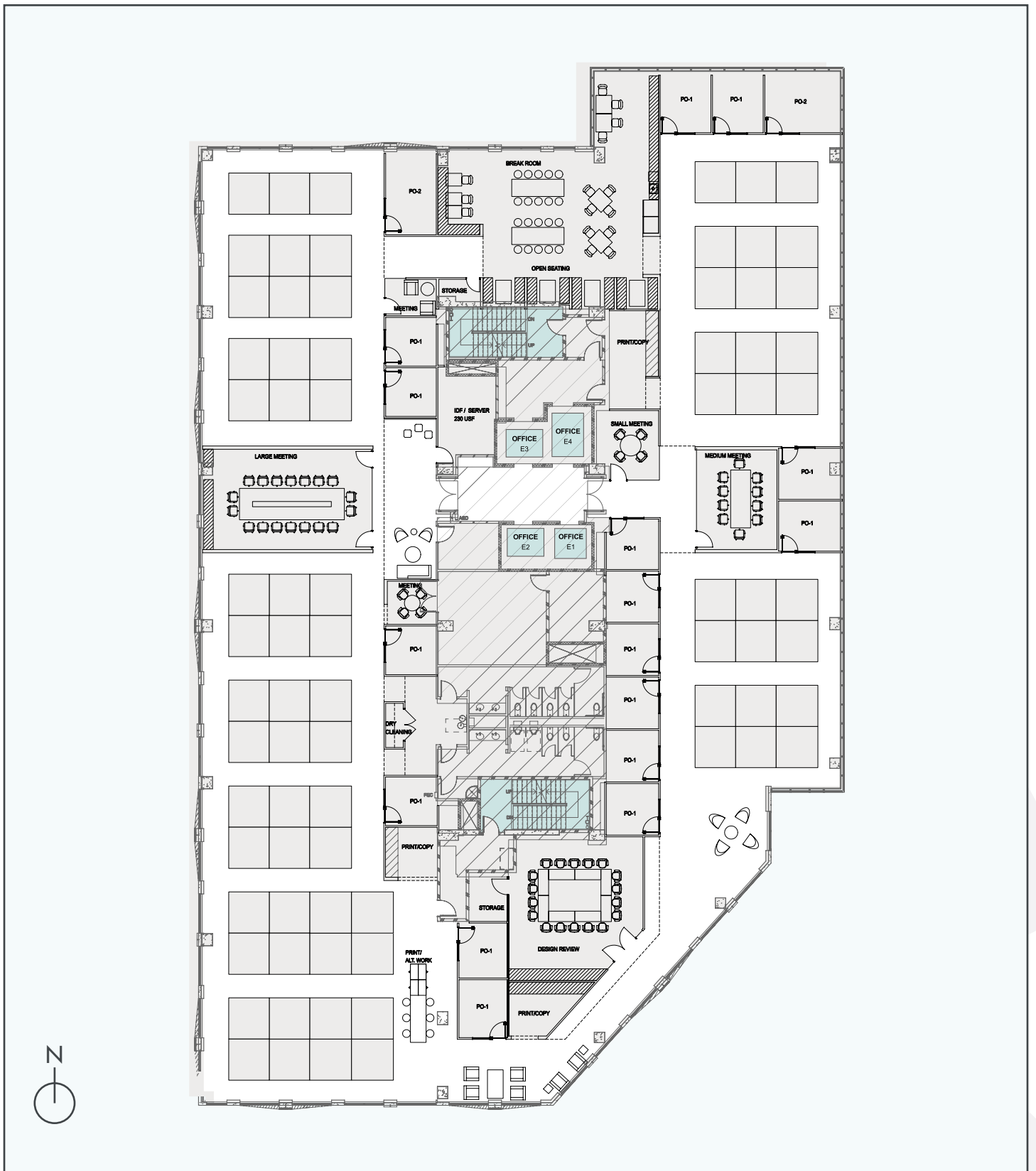
LOBBY FLOOR PLAN





CONVENTIONAL WALLED LAYOUT

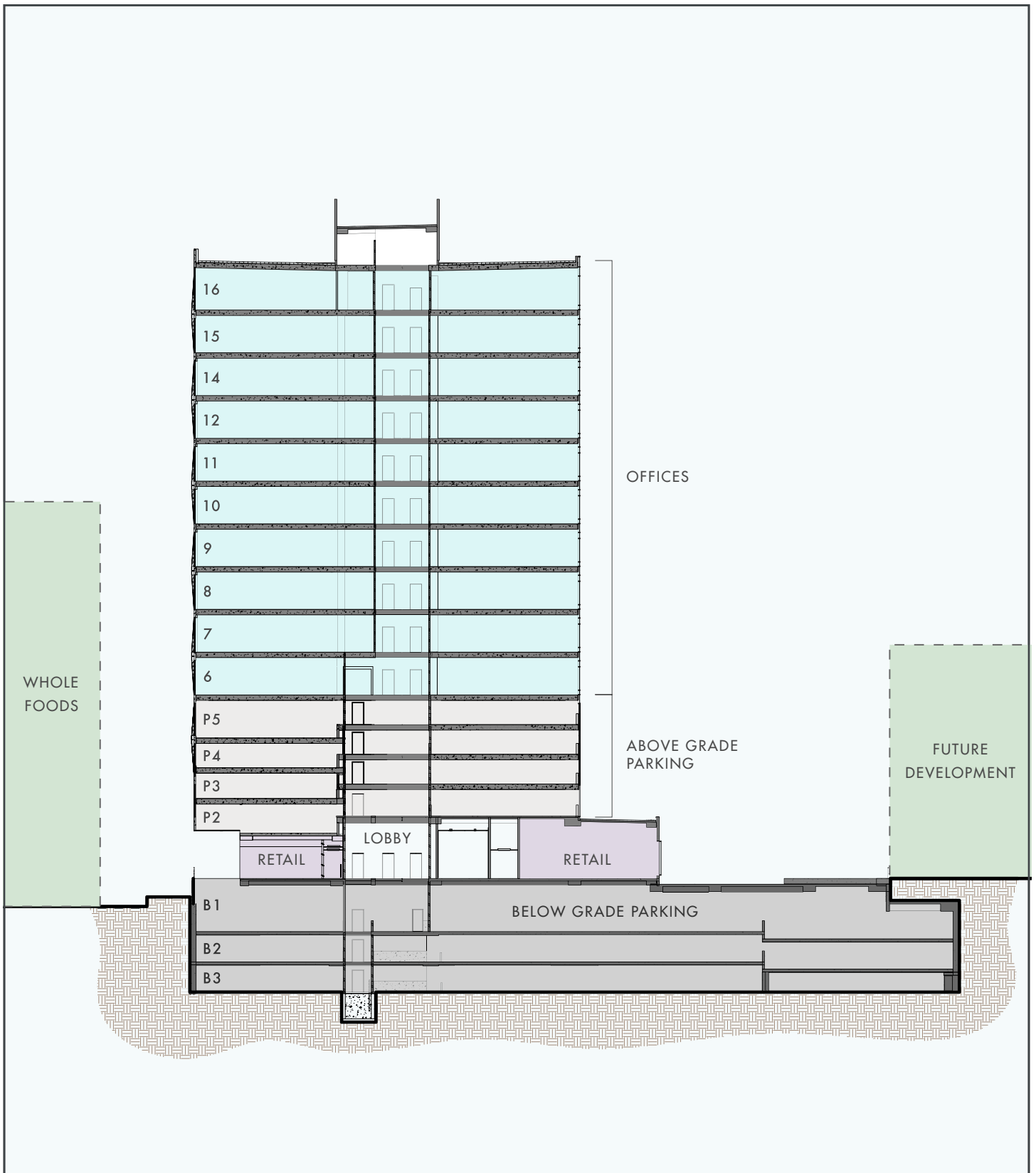




COLLABORATIVE/HIGH DENSITY LAYOUT







BUILDING SECTION





MARKET DISTRICT AMENITIES

PUBLIC TRANSPORTATION

Capital Metro bus lines service immediately adjacent to site.

Austin B-Cycle

EATING AND DRINKING FACILITIES

24 Diner

Amy's Ice Cream

Brew Exchange

Counter Café

Frank & Angie's

Fresa's

Hut's

J Black's

Shoal Creek Saloon

Snap Kitchen

Star Bar

Tiniest Bar in Texas

The Grove

The Ranch

Whole Foods Market

COFFEE SHOPS:

Starbucks

Einstein's Bagels

FINE DINING

Benji's Cantina

Clark's

Wink

Z Tejas

RETAIL SHOPS

Anthropologie

AT&T Store

By George

Compuzone

Free People

Jack Rabbit

Jonathan Adler

Lululemon Athletica

Lush

Office Max

Nadeau

REI

Texas Running Co.

Title Nine

Waterloo Records & Video

West Elm

Whole Earth Provisions

CAR SHARING PROGRAMS

Car2Go

Zip Car

Uber

Lyft

SANDWICH SHOP & DELICATESSEN

Sweetish Hill Bakery

Walton's

Whole Foods Market

OFFICE SUPPLIES

Office Max

MAGAZINES AND NEWSPAPERS:

BookPeople

BUSINESS SERVICES

Burks Reprographics

Fidelity Investments

PERSONAL SERVICES

Escobedo Plastic Surgery

Floss

Mecca Spa

Pure Austin Gym





BUILDING INFORMATION

ADDRESS

835 W. 6th St. Austin, TX 78703

RENTABLE SQUARE FOOTAGES

Total Available: 218,423 SF

Ground Floor: 6,252 SF

Floors 6-16: 21,218 SF per floor

BUILDING RATINGS/CERTIFICATIONS

Austin Energy Green Building 2-Star Rated

EXTERIOR FACADE

Glass Curtainwall facing the CBD & Capitol
/ Precast with Fenestration facing the Hill
Country / Vision Glass is 1" Insulated low-e

HEIGHTS

Floor to Floor: 13'-8"

Ceiling (if installed): 9'-0"

PARKING

3.0 per 1,000 RSF/ 4 Above Grade Tower
Levels with Perforated Metal Screening / 3
Below Grade Levels

DEVELOPER

Shoal Creek Walk, an affiliate of
Schlosser Development- SDC Leasing &
Management

ELEVATORS

Office Tower: Three 3,500 lbs. & one 5,000
lbs. traction elevators

Garage Levels: Two 3,500 lbs. traction
elevators

FINISHES

Main Lobby: Flamed Black Granite
Flooring / Honed White Marble Walls with
White Oak Wood Accent Paneling

Typical Tenant Lobbies: Stained and
Polished Concrete Flooring / White Oak
Accent Paneling

Core Walls: Gypsum Board — paint ready

Tenant Floor: Smooth-Trowelled Concrete

Ceiling: Tenant provided

Window Treatments: Mini-Blinds installed

LIGHTING

Tenant provided

DESIGN ARCHITECT

Nelsen Partners

HVAC

Chilled Water provided from Austin
Energy's District Cooling loop / Medium
Pressure ductwork installed / Fan Powered
Boxes provided on floor at Tenant Expense

FIRE PROTECTION/LIFE SAFETY

Fully Compliant with NFPA-13, IBC-2012
with City of Austin Amendments, and High
Rise Codes

TELECOMMUNICATIONS/DATA

Base Building Technology &
Communications Infrastructure will provide
maximum connectivity & flexibility



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FOR MORE INFORMATION

PLEASE CONTACT:

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