

# OFFICES AT THE W

212 Lavaca | Austin, TX 78701



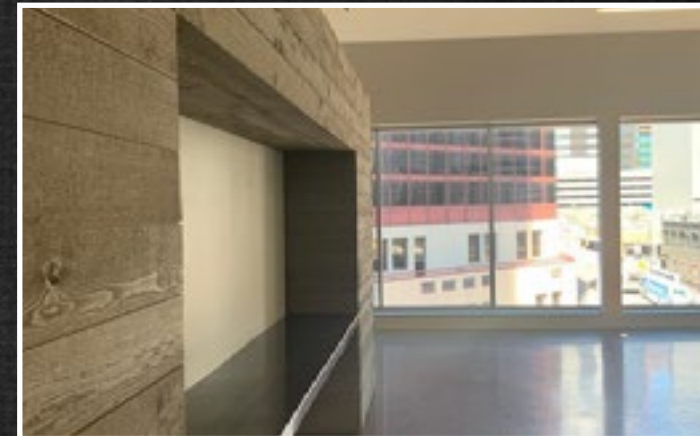
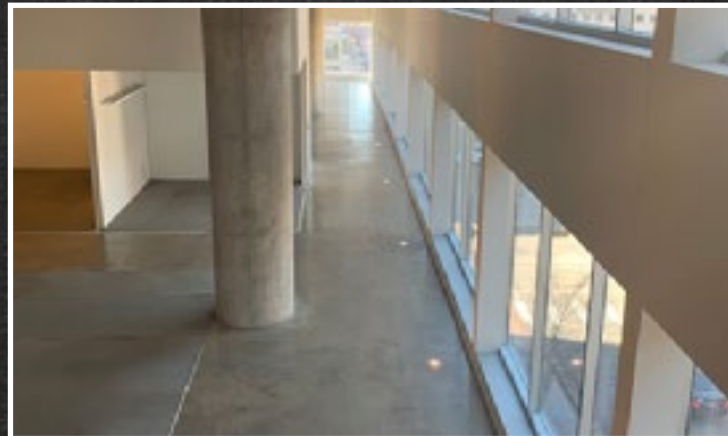
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## PROPERTY HIGHLIGHTS

### 14,667 SF CLASS A OFFICE FOR LEASE

- » Two contiguous spaces totaling 23,660 SF (14,667 SF Available)
- » Located in the heart of 2nd Street Retail District in the iconic Block 21 Mixed-Use asset
- » Excellent walkable access to restaurants, shops, and hotels
- » Unique loft-like office space features floor-to ceiling windows with stunning panoramic views of downtown Austin
- » Flexible open layout with mezzanine level
- » Separate office entrance



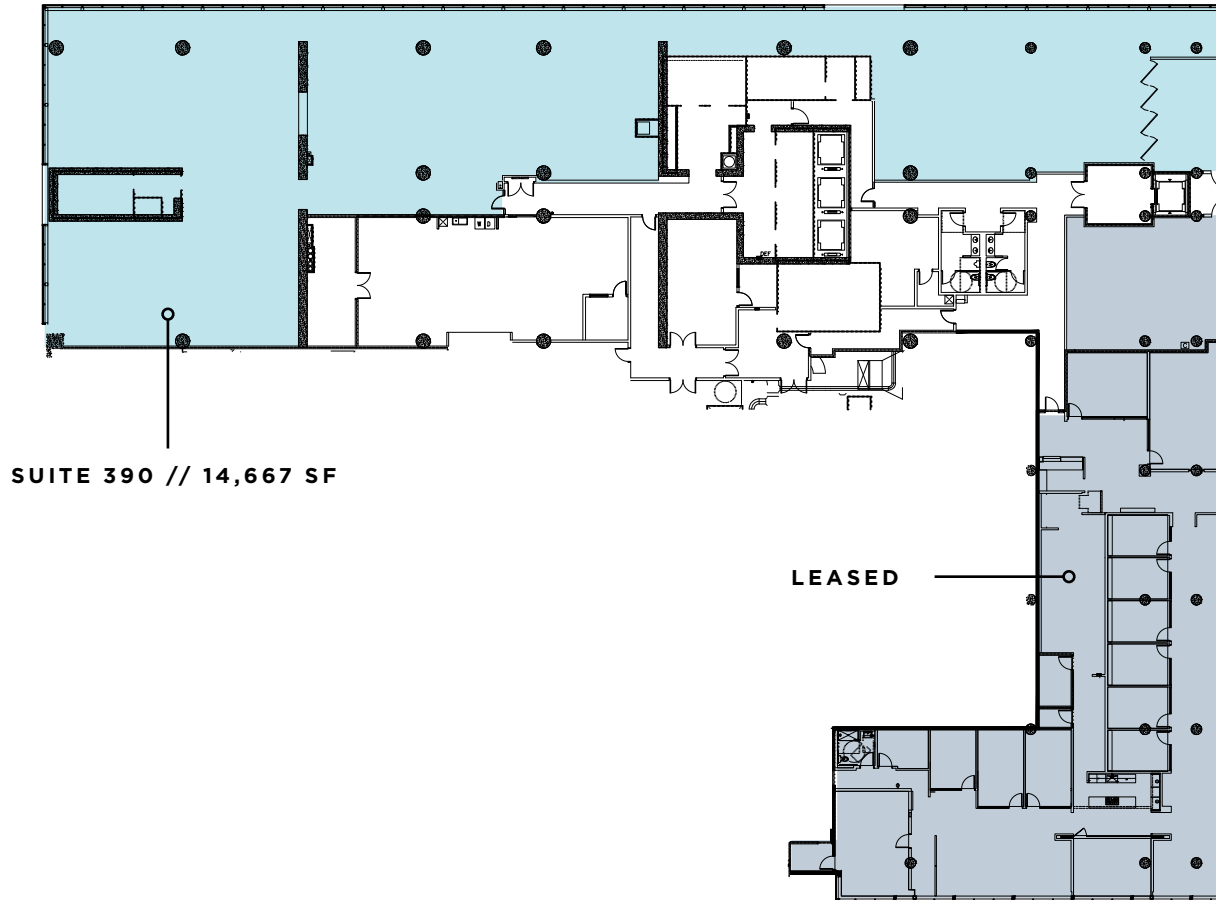
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# FLOOR PLAN

SUITE 390 // 14,667 SF

OFFICES  
AT THE  
W



SUITE 390 // 14,667 SF

LEASED

## ON-SITE AMENITIES

OFFICES  
AT THE  
W



ACL LIVE



STARBUCKS



LIVING ROOM BAR



MOODY THEATER



TRACE



TRACE

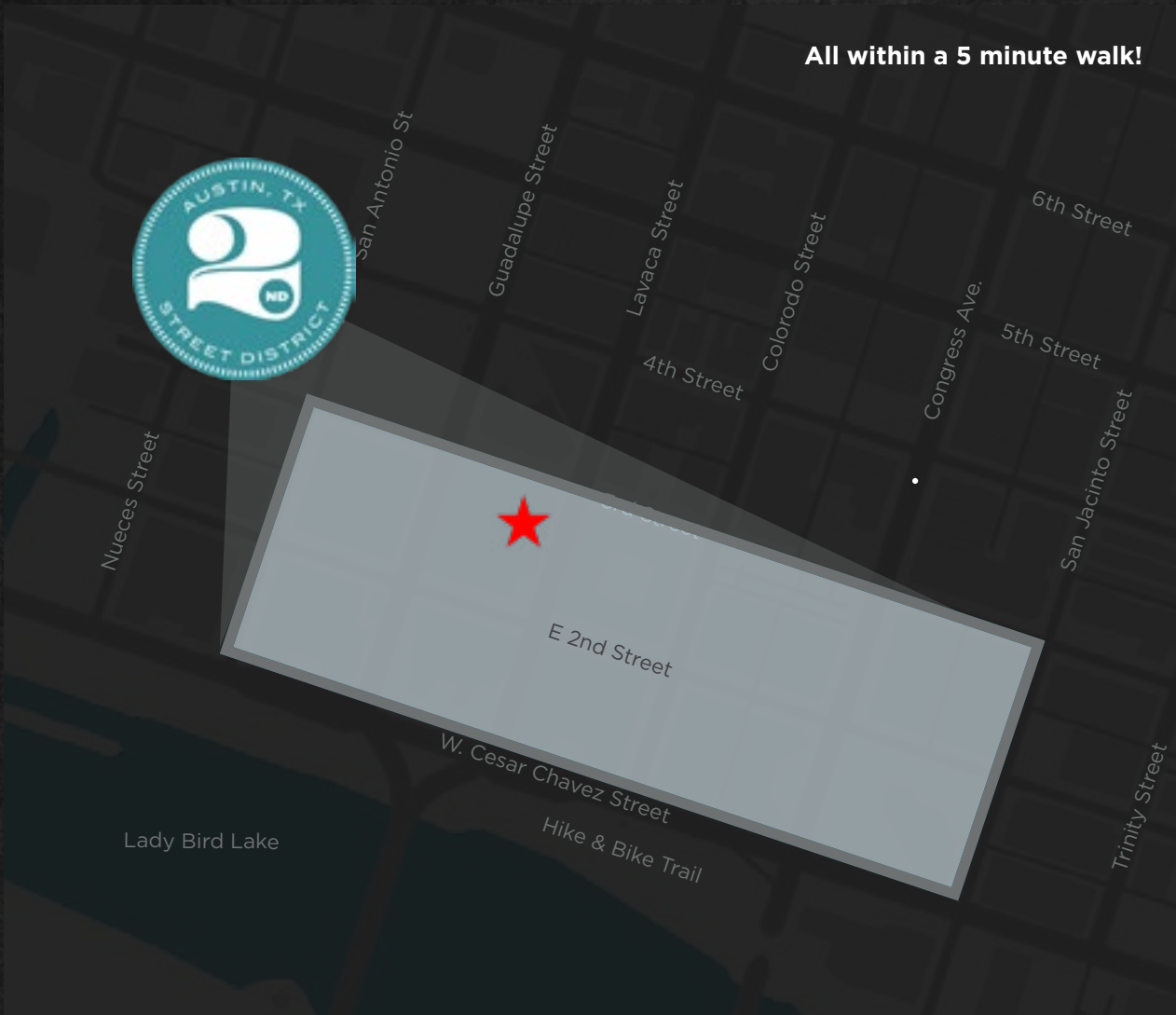


STARBUCKS

# AREA AMENITIES



All within a 5 minute walk!



ENJOY  
DINE  
CAFFEINATE  
SHOP  
STAY



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