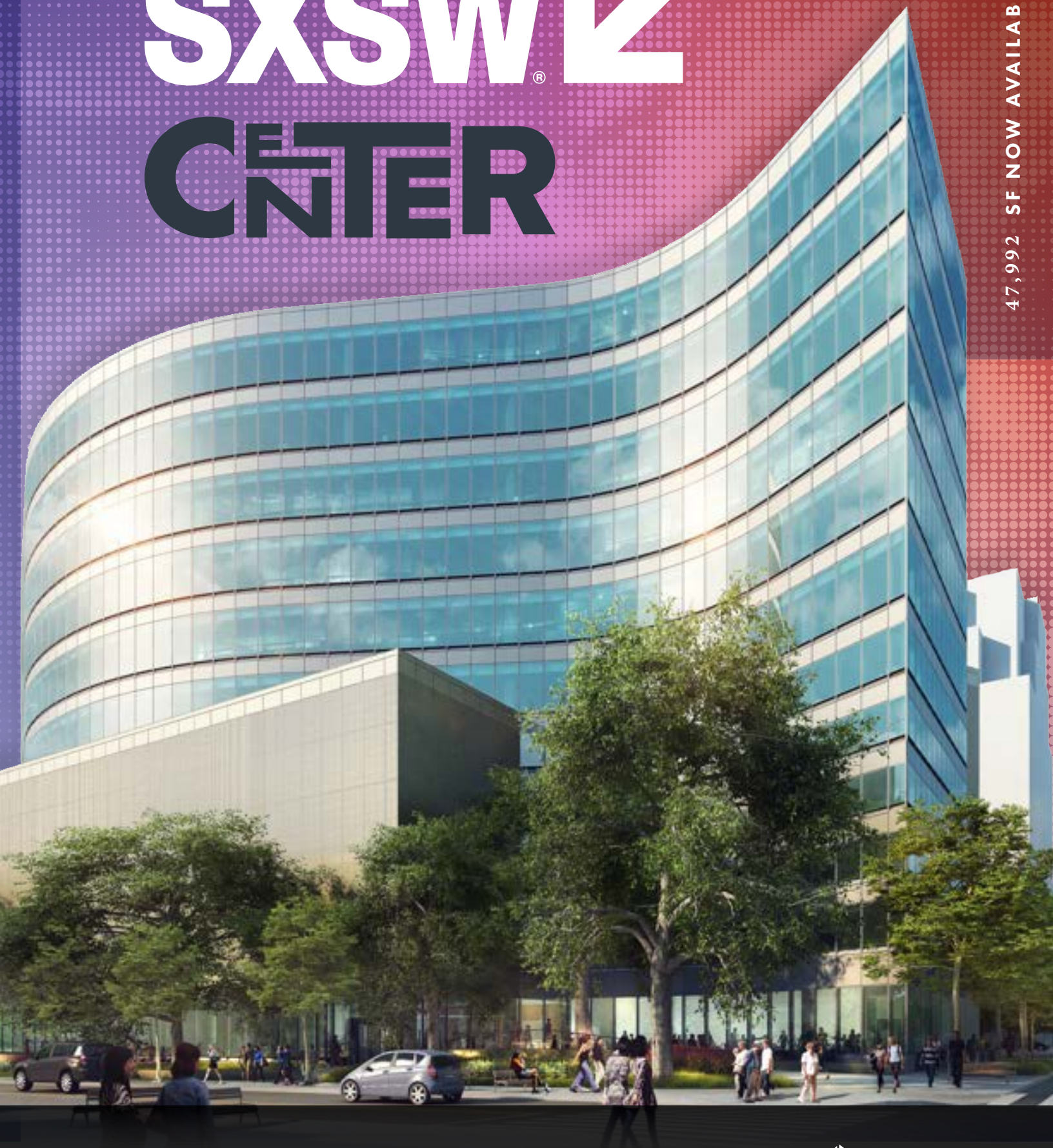


SXSW[®] CENTER

47,992 SF NOW AVAILABLE



1400 LAVACA ST, AUSTIN, TX 78701

 CUSHMAN &
WAKEFIELD

ICONIC AUSTIN LANDMARK

Renowned for its striking wave façade, SXSW Center stands as an iconic landmark in NW Downtown Austin. This 13-story tower not only captivates tenants with its unique design but also offers 145,000 SF of premier class A office space with expansive S-shaped floor plates boasting column-free spans of over 60 feet – a feature unparalleled in the Austin market.

More than just an architectural masterpiece, the SXSW Center boasts a vibrant lobby space featuring open wood lattice ceilings, comfortable seating, and a coffee bar tailored to stimulate conversation and networking among tenants, while the stunning rooftop deck offers panoramic views of downtown, providing the perfect backdrop for special events and team meetings.

AVAILABILITY

FLOOR 8

21,391 SF

FLOOR 9

Spec Suite 5,250 SF

4 months from lease execution

FLOOR 12

21,351 RSF

SET THE STAGE FOR ENHANCED

COLLABORATION



Inspired by the vibrant and innovative spirit of Austin, and driven by a strong commitment to sustainability, SXSW Center represents the evolution of modern office requirements, featuring both enterprise and smaller-tenant spec suite spaces, fitting the needs for any tenant.

Featuring over 5,000 SF of lush rain gardens, a dynamic lobby entrance adorned with large heritage oak trees, alongside a multitude of indoor and outdoor meeting areas, SXSW Center provides the ideal setting to spark creativity and enhance collaboration.

PROPERTY HIGHLIGHTS

- Expansive S-shaped floor plates with generous, column-free 60' spans
- 2,000 SF rooftop deck with rain garden and panoramic views of downtown and Texas State Capitol
- Coffee bar with spacious seating
- Activated lobby space with a diverse tenant mix
- 300-space structured parking garage
- Electric vehicle (EV) charging stations
- Seamless building system design allows for loft-style open planning and collaborate layouts or the ability to build dense, hard-wall offices
- Secured access on each floor
- Fully equipped gym with showers/lockers
- Secured bike storage with direct street level access



DOWNTOWN RHYTHM IN UPTOWN

Just minutes from the Austin CBD, SXSW Center embodies the vibrancy of downtown within a convenient Uptown location. Positioned minutes from I-35, SXSW Center ensures a hassle-free commute, while providing walking access to an array of nearby dining, retail and entertainment amenities.

10 MINUTE WALK RADIUS

RESTAURANTS

1. Goodall's
2. Kesos Tacos
3. Acre 41
4. Pho Taison
5. Camino Alamo BBQ
6. Gong Cha
7. Burrito Factory
8. Moontower Cafe
9. The Carillon
10. Gabriel's Cafe
11. Jimmy John's
12. P Terry's Burger Stand
13. Chick-Fil-A
14. Raising Cane's
15. The Star Cafe
16. Olamaie
17. Veracruz Mexican
18. Arturo's Underground
19. Clay Pit
20. Sushi Junai
21. Scholz Garten
22. Starbucks Coffee
23. i Fratelli Pizza
24. 15th Street Cafe
25. Idlewild Coffee
26. The Tavern
27. Texas Chili Parlor
28. ALC Steaks
29. Sweetwaters Coffee
30. Phoebe's Downtown
31. Capitol Cafe
32. Tastea Deli
33. Quattro Gatti
34. Chipotle
35. Perry's Steakhouse



ENTERTAINMENT

1. Blanton Museum of Art
2. University of TX Stadium
3. Bullock History Museum
4. Scottish Rite Theatre
5. Dive Bar Austin
6. Saengerunde Bowling
7. The Cloak Room
8. Moody Amphitheater
9. Waterloo Park
10. Saturn
11. Higher Ground

HOTELS

1. Hotel Ella
2. The Otis
3. AT&T Hotel
4. Hampton Inn
5. Hilton Garden Inn
6. DoubleTree by Hilton
7. Adina Lodge
8. Club Wyndham
9. Hyatt Centric

FITNESS

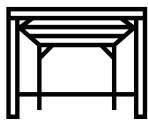
1. Austin Recreation Center
2. UT Recreation Center



VIEWS THAT HIT THE HIGH NOTE

Providing unobstructed views of the downtown Austin skyline, the versatile rooftop deck provides and a serene oasis and offers one of the city's most elevated business amenities, setting the stage for lively office gatherings and memorable networking events.

HIGHLIGHTS



2,000 SF patio with lounge seating



Complete with rain gardens & beautiful landscaping



150-person capacity



ADA/ACA accessible



Service window available for use by tenant

AMPLIFY YOUR WORKDAY

Conveniently located minutes away from the heart of Austin and main highways, SXSW Center places tenants at the center of a lively mix of amenities to amplify the workday experience.

7:00 AM

Get the endorphins rushing with a quick morning workout.



8:30 AM

Energize your morning with a freshly brewed coffee and morning snack from the coffee bar.



12:00 PM

Connect with colleagues at The Taven – home to Austin's famous wings and burgers.



3:00 PM

Meet with clients on the rooftop deck boasting panoramic views of the Austin skyline.



5:00 PM

Visit Scholz Beer Garden for happy hour with colleagues.



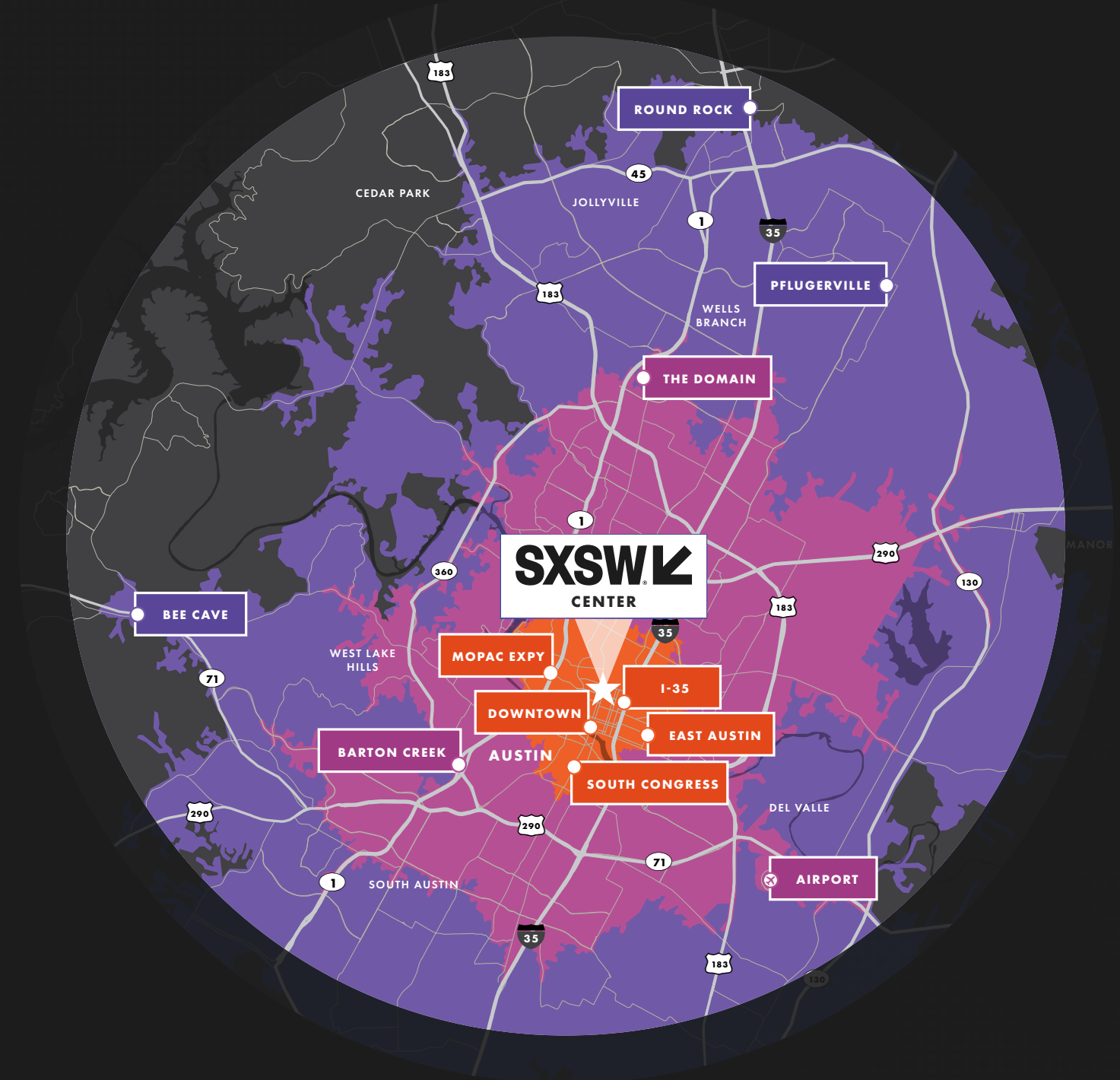
7:00 PM

Close out the night by walking over to Moody Center to see your favorite artist.



COMMUTE IN HARMONY

Set in one of the fastest-growing cities in the nation, Uptown Austin offers unparalleled connectivity and accessibility. Situated less than two blocks from the State Capitol, four blocks from the University of Texas, and a short distance from I-35 and MoPac Expressway, SXSW Center provides easy access from all corners of Austin.



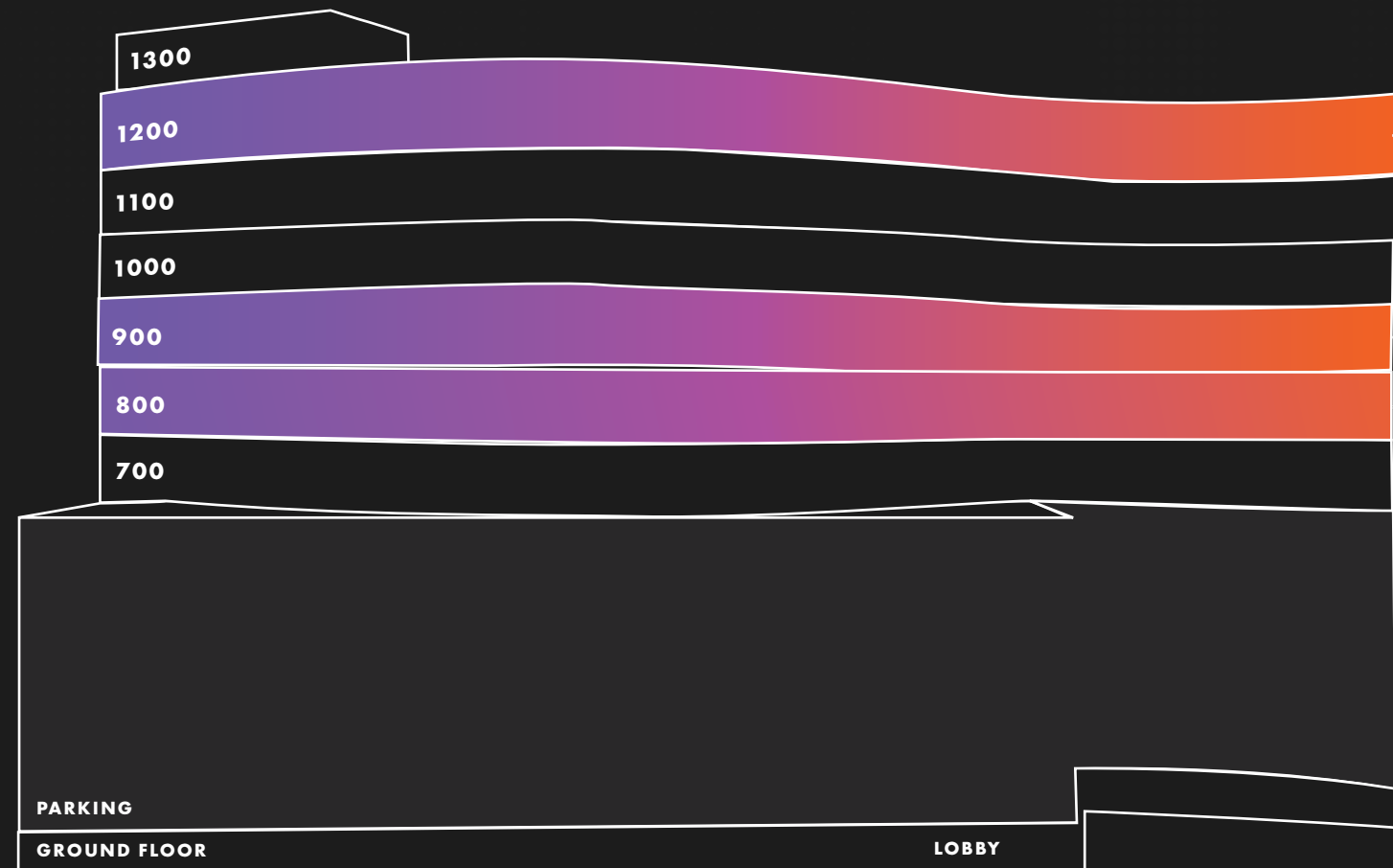
10 MINUTES

20 MINUTES

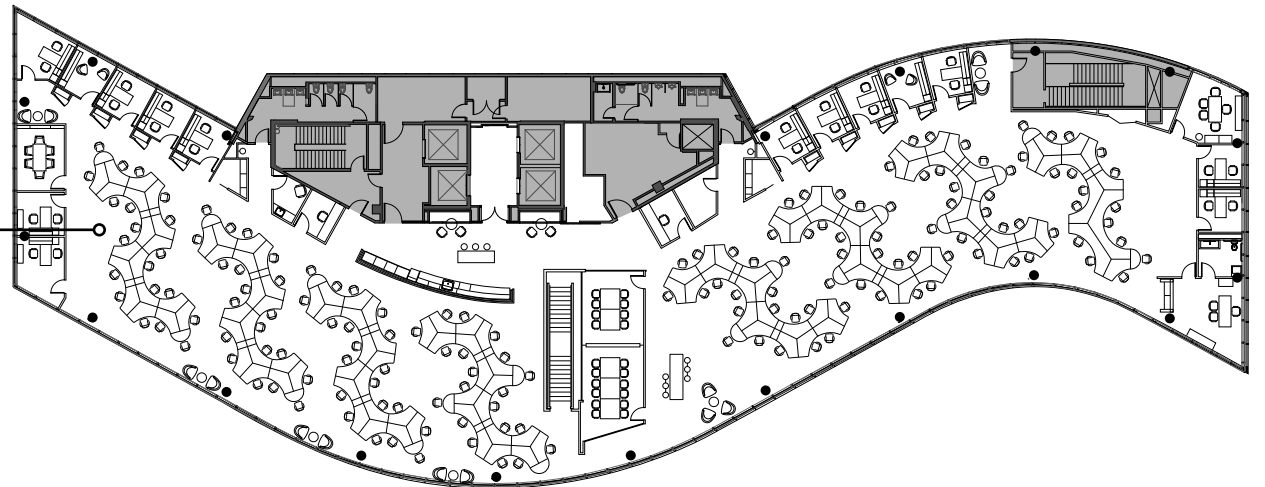
30 MINUTES

COMPOSE THE IDEAL WORKSPACE

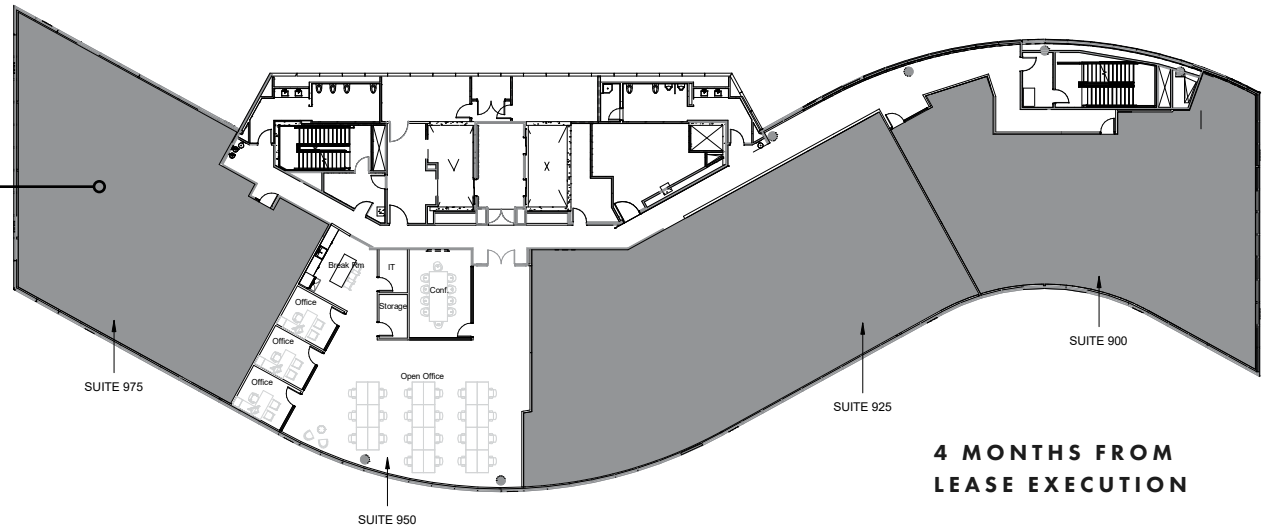
With the flexibility of column-free layouts and adaptable spaces, tenants can design an office environment perfectly suited to their distinct requirements.



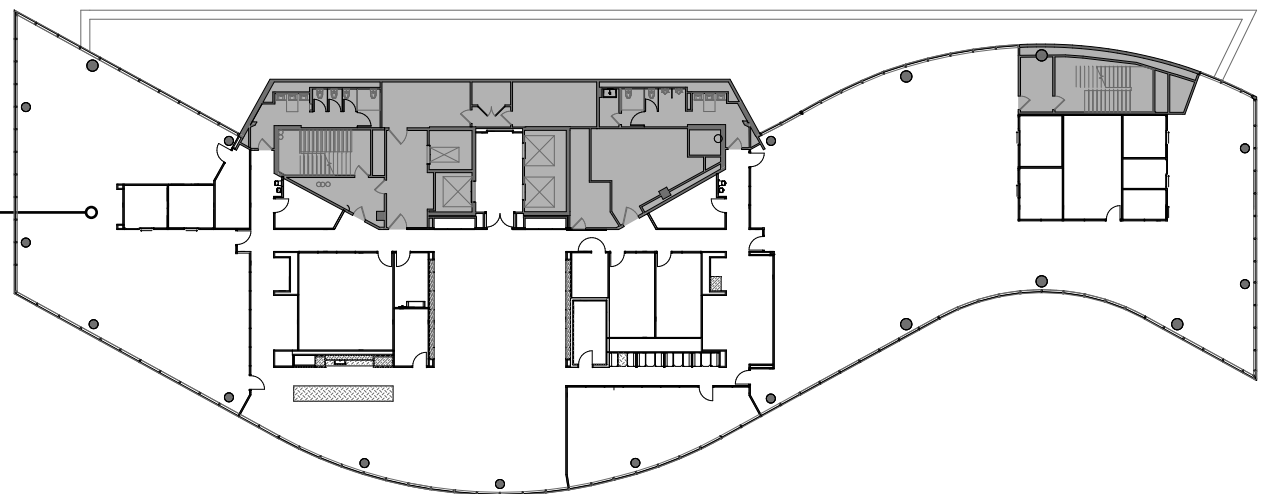
12TH FLOOR | 21,351 RSF



SUITE 950 | 5,250 SF



SUITE 800 | 21,391 SF



SXSW[®] CENTER

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SXSW Center is professionally managed and leased by Cushman & Wakefield.

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