



AVAILABLE FOR LEASE

1300
guadalupe

AUSTIN, TX 78701





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ADDRESS 1300 Guadalupe Street
Austin, TX 78701

SUBMARKET Central Business District

TOTAL SF 46,525 SF

PARKING 6 Reserved Spaces Per Suite

FLOORS 4

AVAILABILITY Suite 100 8,966 SF
Suite 200 - 9,356 SF
Suite 300 12,032 SF
Suite 400 4,949 SF
Suite P-100 7,912 SF

YEAR BUILT Complete interior & exterior
renovation in 2008

AMENITIES 100% move-in ready creative office

Newly renovated rooftop terrace
overlooking downtown and the
Texas State Capitol

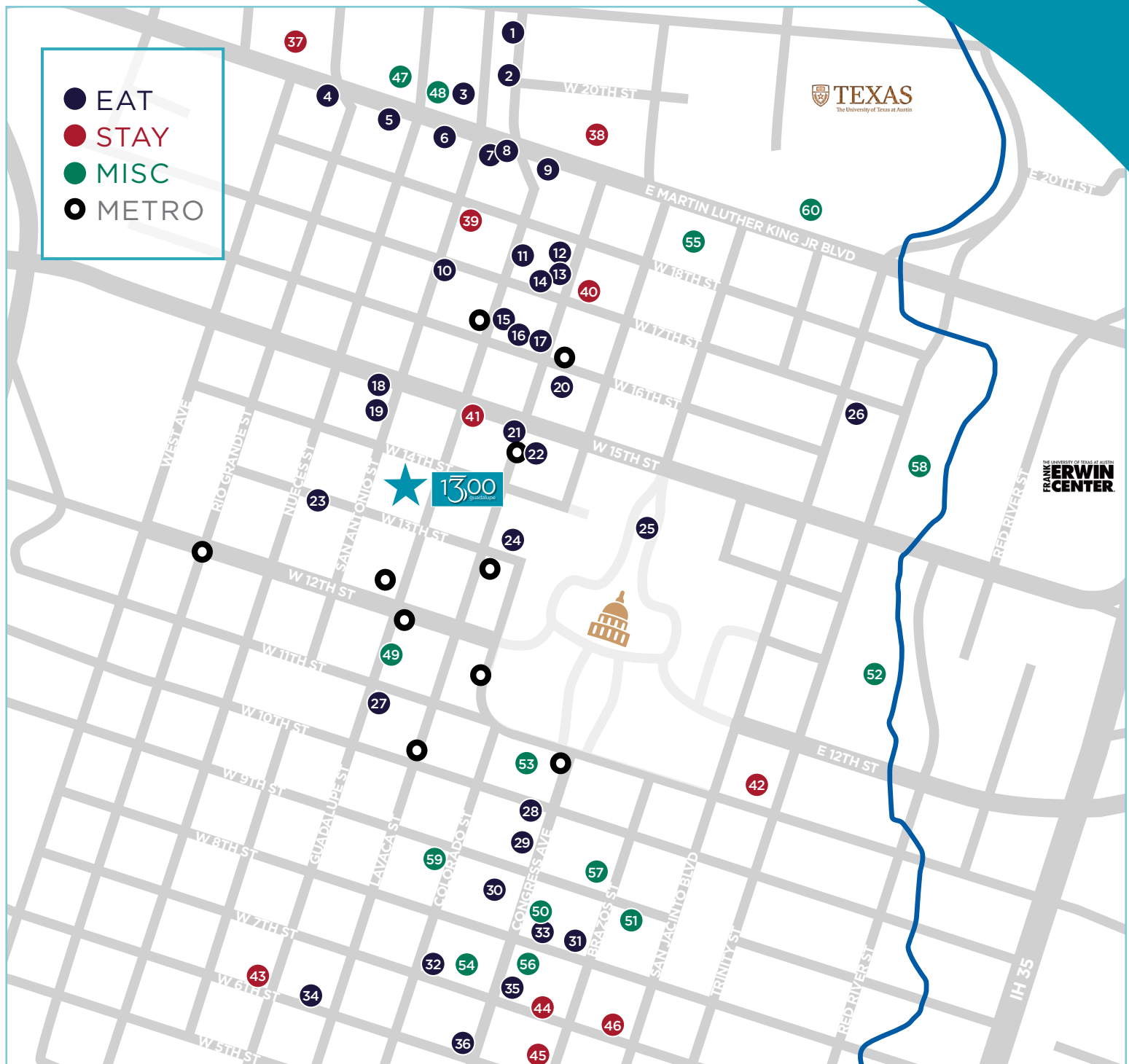
Desirable location two blocks from
the Texas State Capitol

Located just south of the The University
of Texas at Austin campus

Excellent access off of 15th Street
and Enfield Road

5 minutes from Mopac and I-35

LOCATION + AMENITIES



- | | | | | | |
|-------------------|-------------------------------|-------------------------------|------------------------------------|--|--|
| 1. Look Noodles | 11. Dive Bar & Lounge | 21. 15th Street Cafe | 31. Il Forte | 41. Double Tree Suites | 51. The UPS Store |
| 2. Coco's Cafe | 12. Lavaca Teppan | 22. Texas Chili Parlor | 32. Perry's Steakhouse & Grill | 42. La Quinta Inn | 52. Waterloo Neighborhood Park |
| 3. McDonald's | 13. El Mercado | 23. Subway | 33. Chipotle | 43. Extended Stay America | 53. Governor's Mansion |
| 4. Jimmy John's | 14. Arturo's Underground Cafe | 24. The Cloak Room | 34. Gloria's Latin Cuisine | 44. Intercontinental Stephen F. Austin | 54. The Contemporary Austin - Jones Center |
| 5. P-Terry's | 15. The Clay Pit | 25. Capitol Grill | 35. Roaring Fork | 45. The Driskill | 55. Bullock Texas State History Museum |
| 6. Chick-fil-A | 16. Thundercloud Subs | 26. Scholz Garden | 36. Starbucks | 46. Omni Austin | 56. Paramount Theater |
| 7. Raising Cane's | 17. Sushi Junai | 27. Cafe at Ned Granger Bldg. | 37. Hotel Ella | 47. City of Austin Fire Station | 57. Austin Club |
| 8. Papa John's | 18. Starbucks | 28. Quiznos | 38. AT&T Hotel & Conference Center | 48. The UPS Store | 58. Dell Medical School |
| 9. Pizza Hut | 19. Tuxedo | 29. Quattro Gatti Ristorante | 39. (Future) Chameleon Group Hotel | 49. The UPS Store | 59. Enterprise Rent-A-Car |
| 10. Olamaie | 20. KT's Snack Bar | 30. Jimmy John's | 40. Hampton Inn & Suites | 50. US Post Office | 60. Blanton Museum of Art |

AVAILABILITY

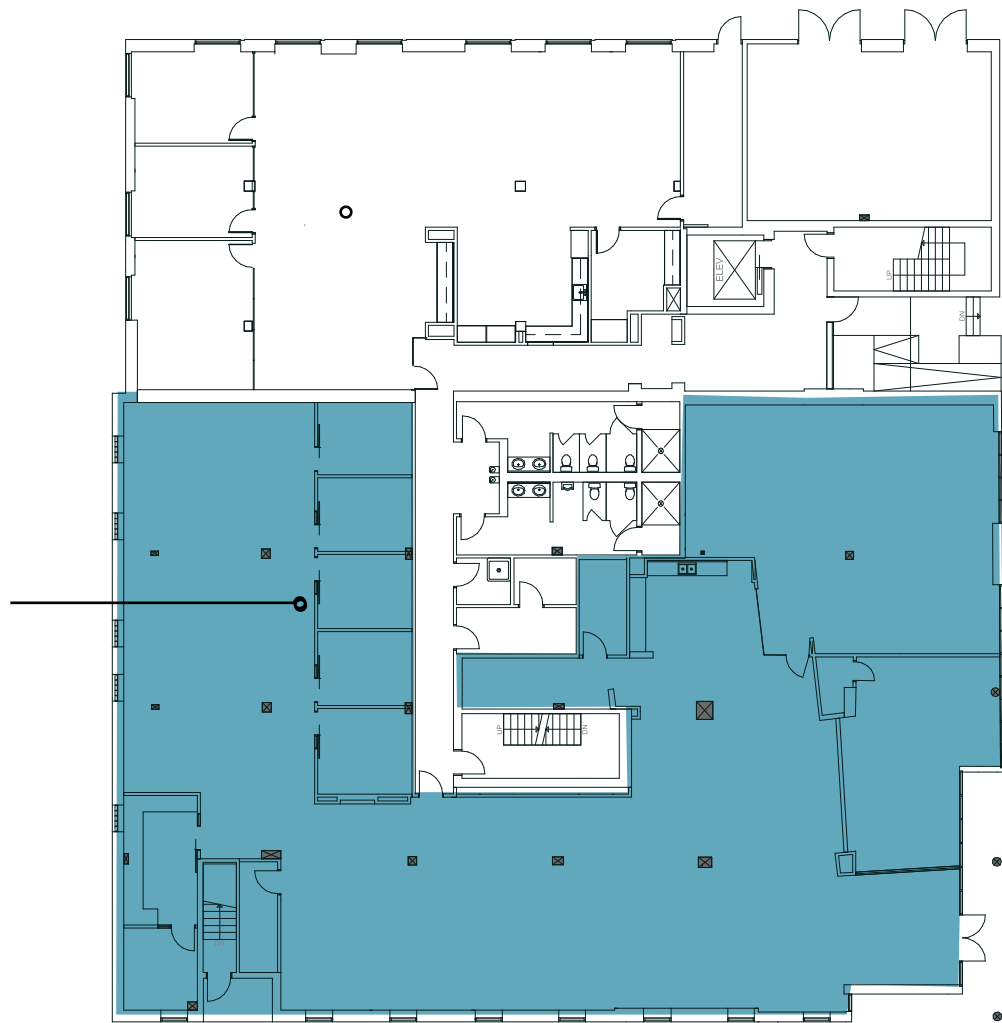
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First Floor

Suite 100 - 8,966 SF



SUITE 100

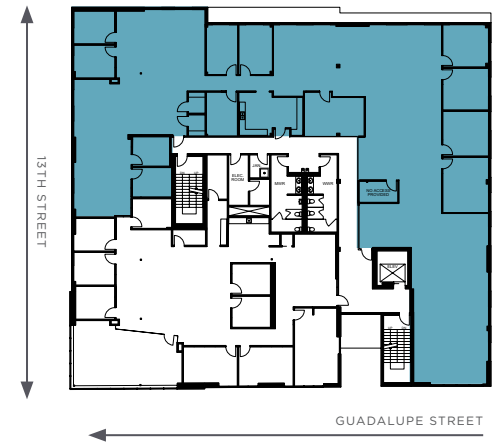


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2nd Floor

Suite 200 - 9,356 SF



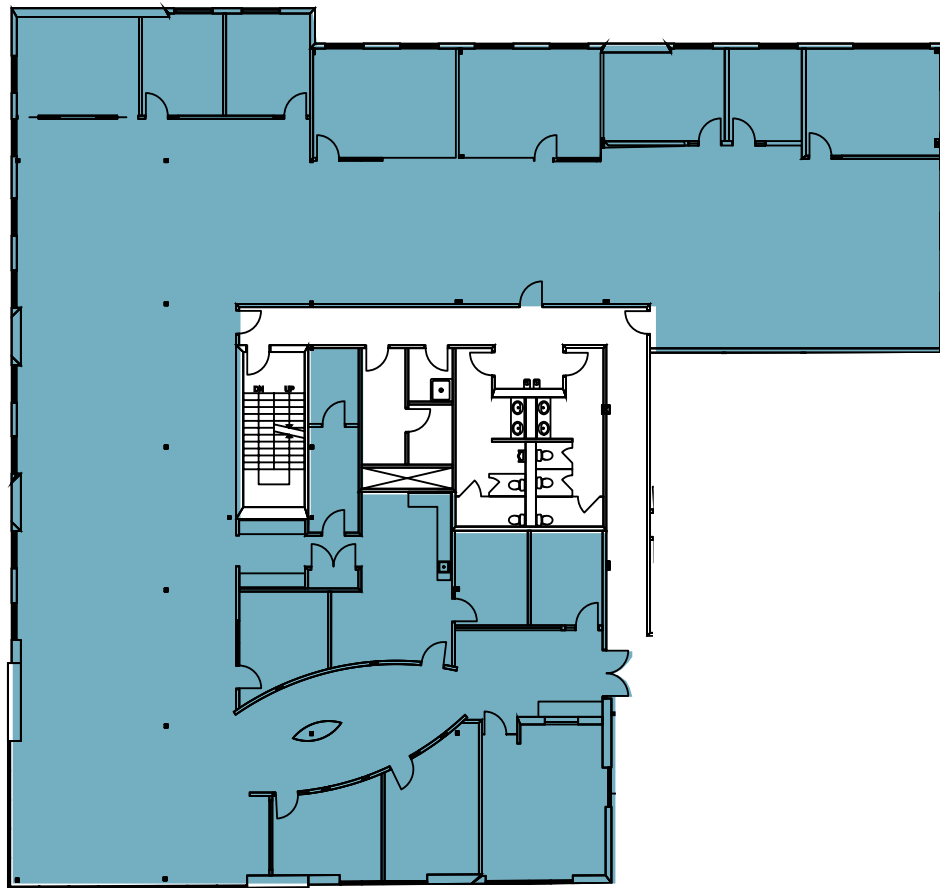
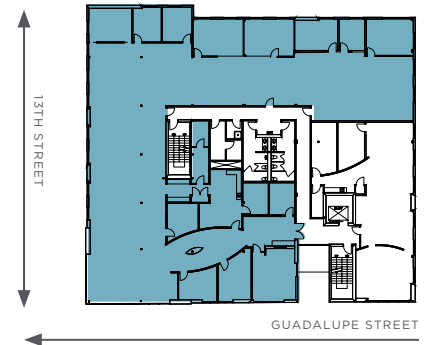
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Third Floor

Suite 300 - 12,032 SF

Prominent building signage available
6 reserved parking spaces
Move-in ready with super creative finishes
Stunning Capitol views
Amazing Rooftop Patio
On-site showers

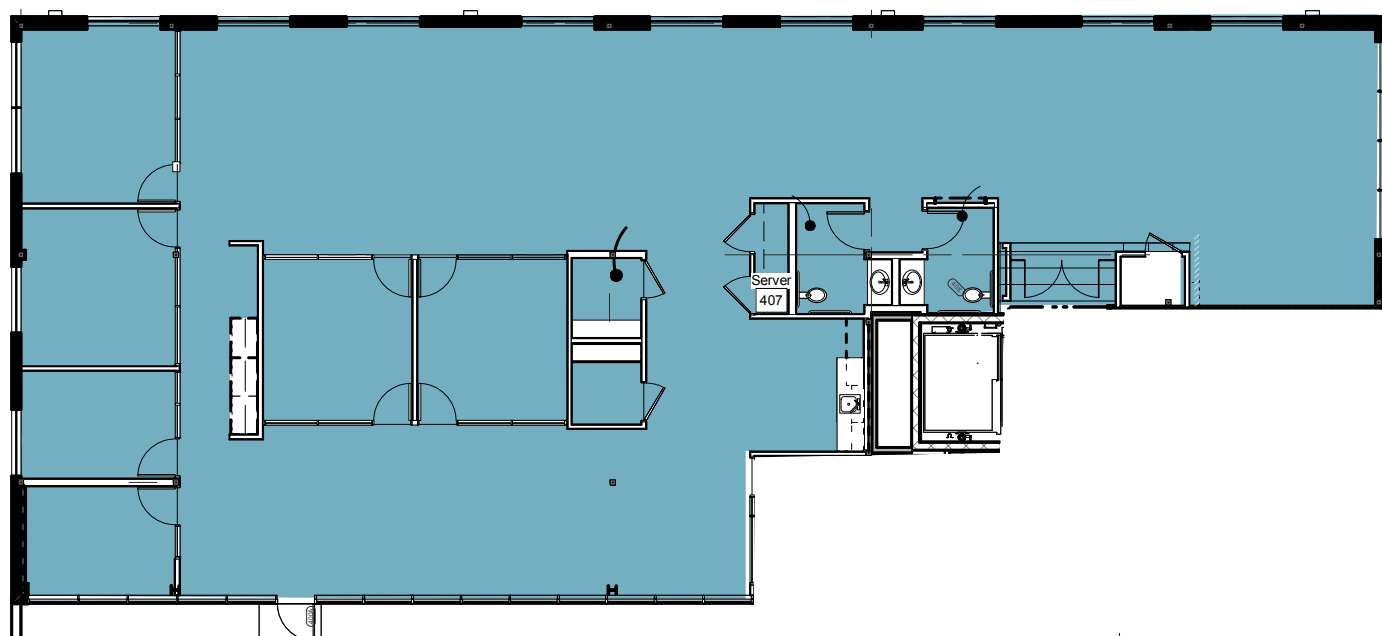
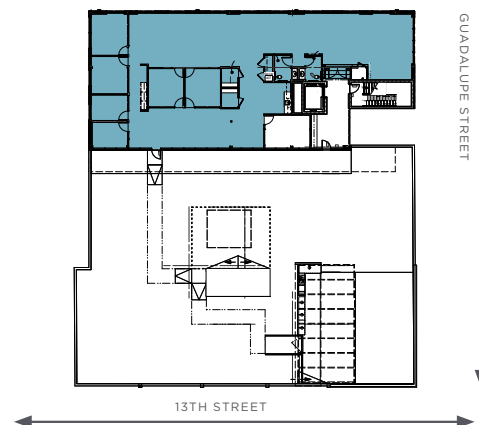


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Fourth Floor

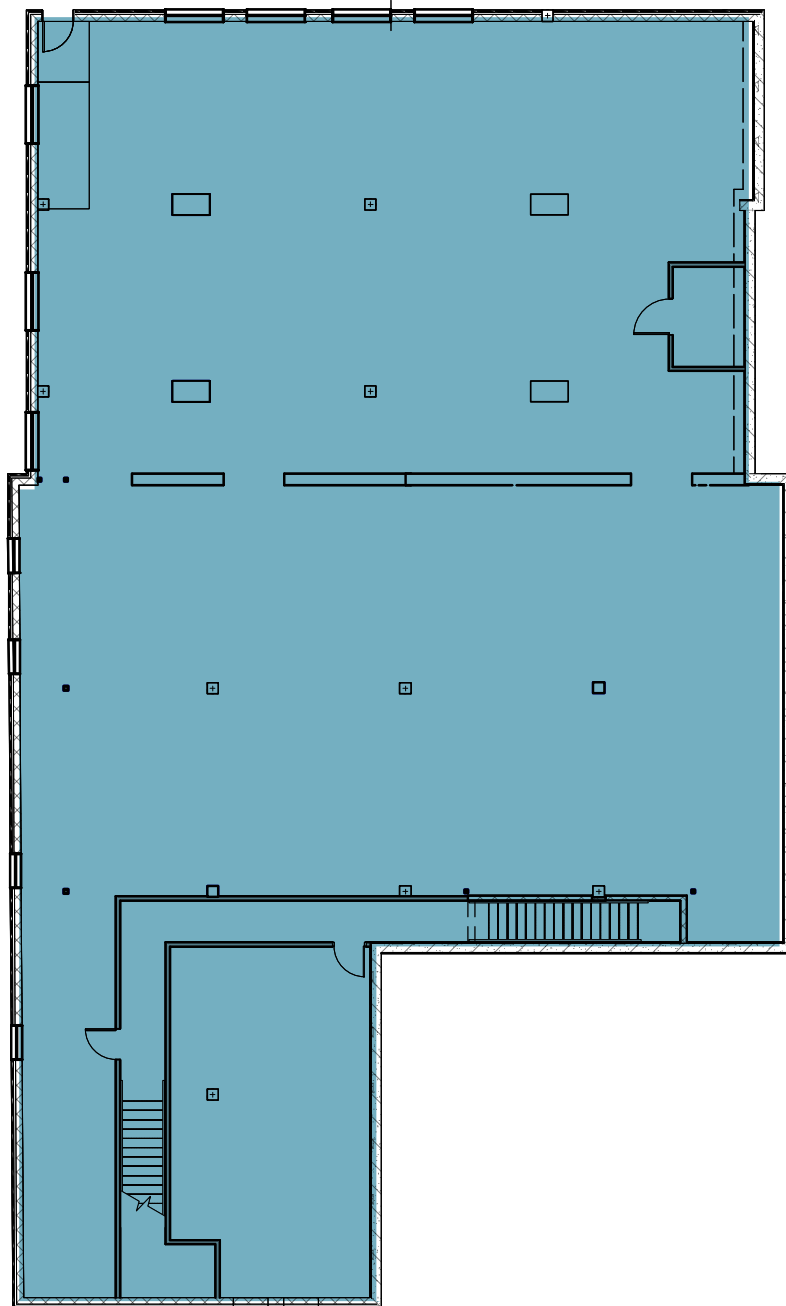
Suite 400- 4,949 SF



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Suite P-100- 7,912 SF





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ROOFTOP

Features

- » Access available for all building tenants
- » Outdoor seating conducive for entertaining
- » Views overlooking Downtown Austin and the State Capitol
- » Outdoor kitchen and entertainment systems



Suite 100





Suite 300





Suite 400







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