

801

BARTON
SPRINGS

THE SOUTH SHORE'S JEWEL BOX

Brought to you by SomeraRoad & Brick Row

BUILT FOR THE FUTURE OF WORKPLACE

- **Seamlessly programmed for co-working, flex and long term HQ space needs of today's evolving tenant.**
- Features and Amenities
 - 90,000 SF across four floors
 - 3 per 1,000 parking ratio in secured parking garage
 - On-Site Concierge and Security Team
 - The Bouldin Creek Library. 801's tenant centric coffeehouse and club offering café and afterhours F&B specials.
 - Efficient floor plates with 14' ceiling heights and airy views of Downtown, Bouldin Creek and the Hill Country.

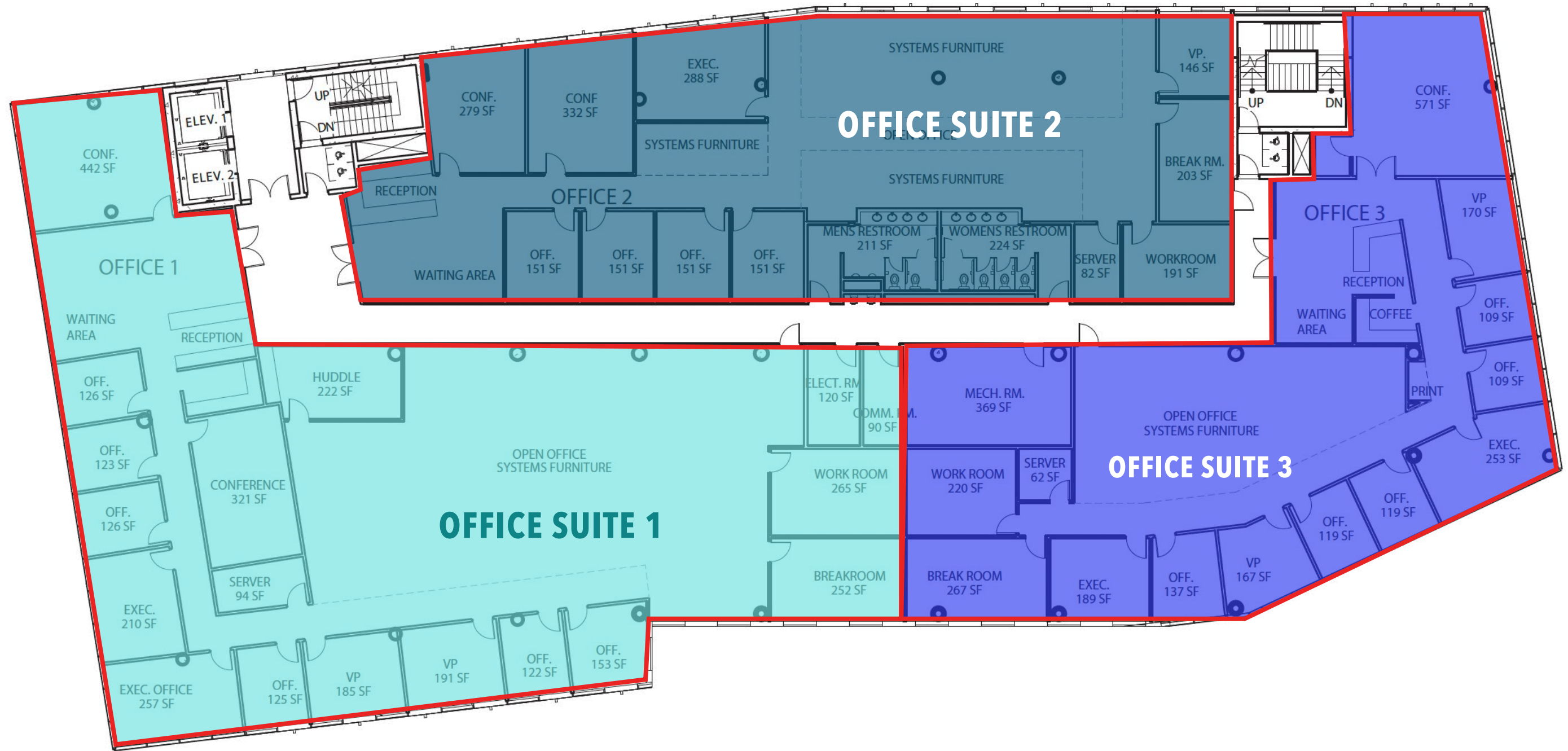


FLOORS 6-8

22,490 RSF | SINGLE TENANT

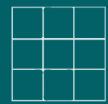


MULTI-TENANT CONCEPTUAL PLAN



MAKE YOUR MARK IN A NEIGHBORHOOD CHANGING THE WAY AUSTIN LIVE, WORKS AND PLAYS

HOSPITALITY



SOHO HOUSE

EQUINOX



HOTEL SAN JOSÉ

SOUTH CONGRESS HOTEL



LIFE TIME

RETAIL

YETI

WARBY PARKER



lululemon



EVERLANE

MOSCOT

BILLY REID



Madewell

TECOVAS

PORCELANOSA

allbirds

LE LABO
GRASSE - NEW YORK

DINING



Ni.Co.
calle & restaurant

aba.

sweetgreen

Perla's
Seafood & Oyster Bar



TWO HANDS

SHAKE SHACK

Merit

POSTINO

ROYAL BLUE
GROCERY

CORPORATE NEIGHBORS



RSM

BAKER BOTTS

BREVAN HOWARD



JOHN DEERE

AlertMedia

armanino



Gensler

TEL
TOKYO ELECTRON

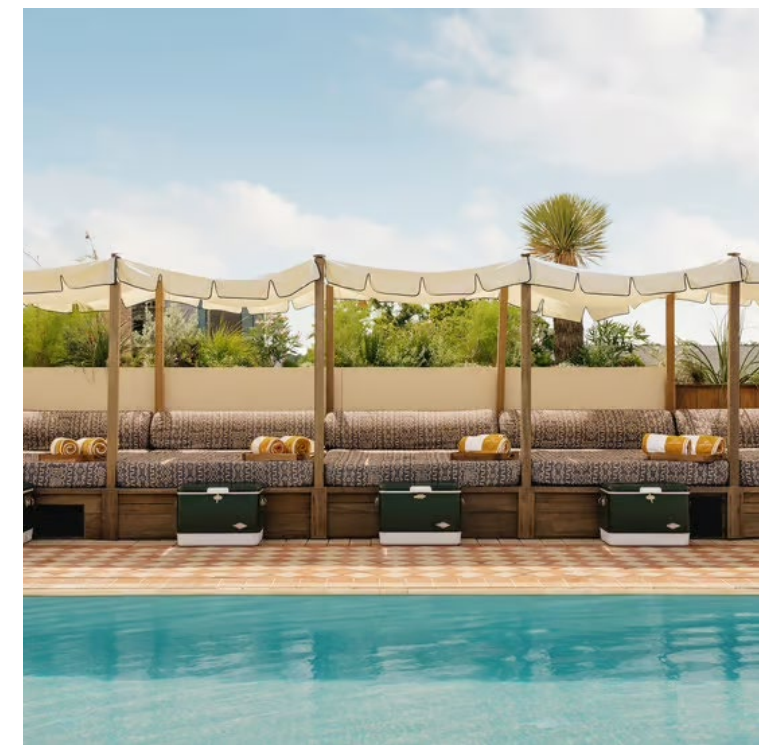


KROLL

McKinsey & Company

AMENITIES INSIDE AND OUT

SOUTH AUSTIN: Austin's Premiere Food and Nightlife Destination

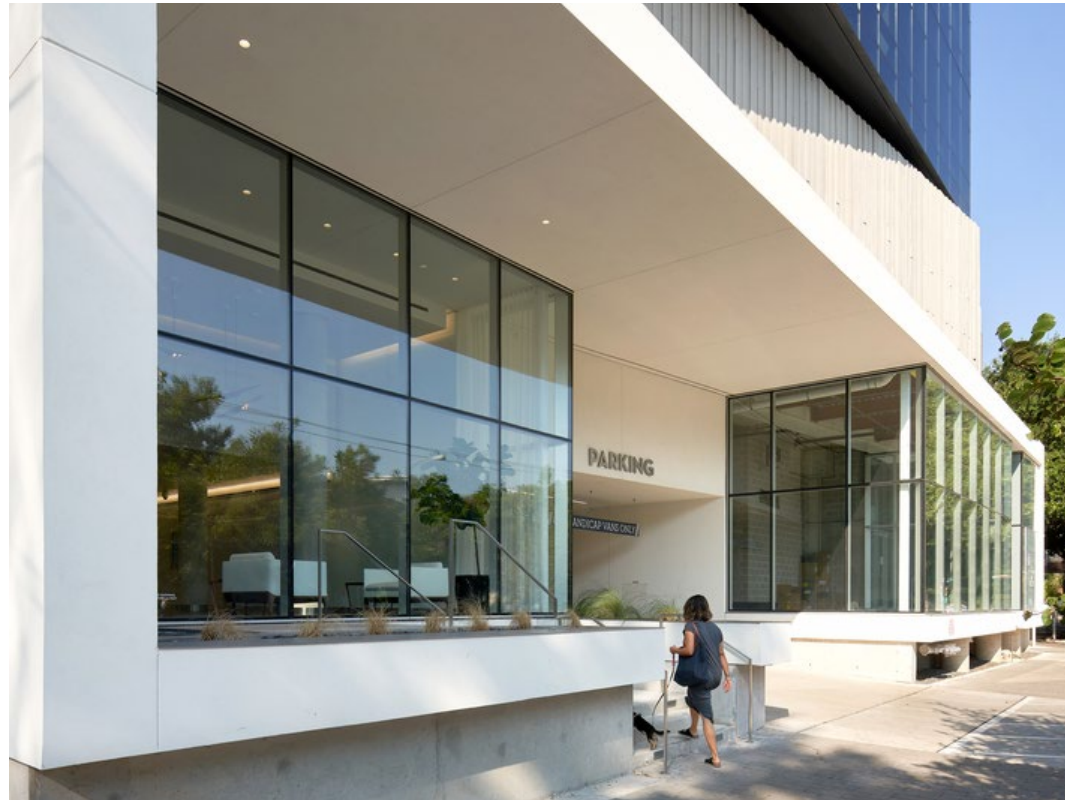


AMENITIES INSIDE AND OUT

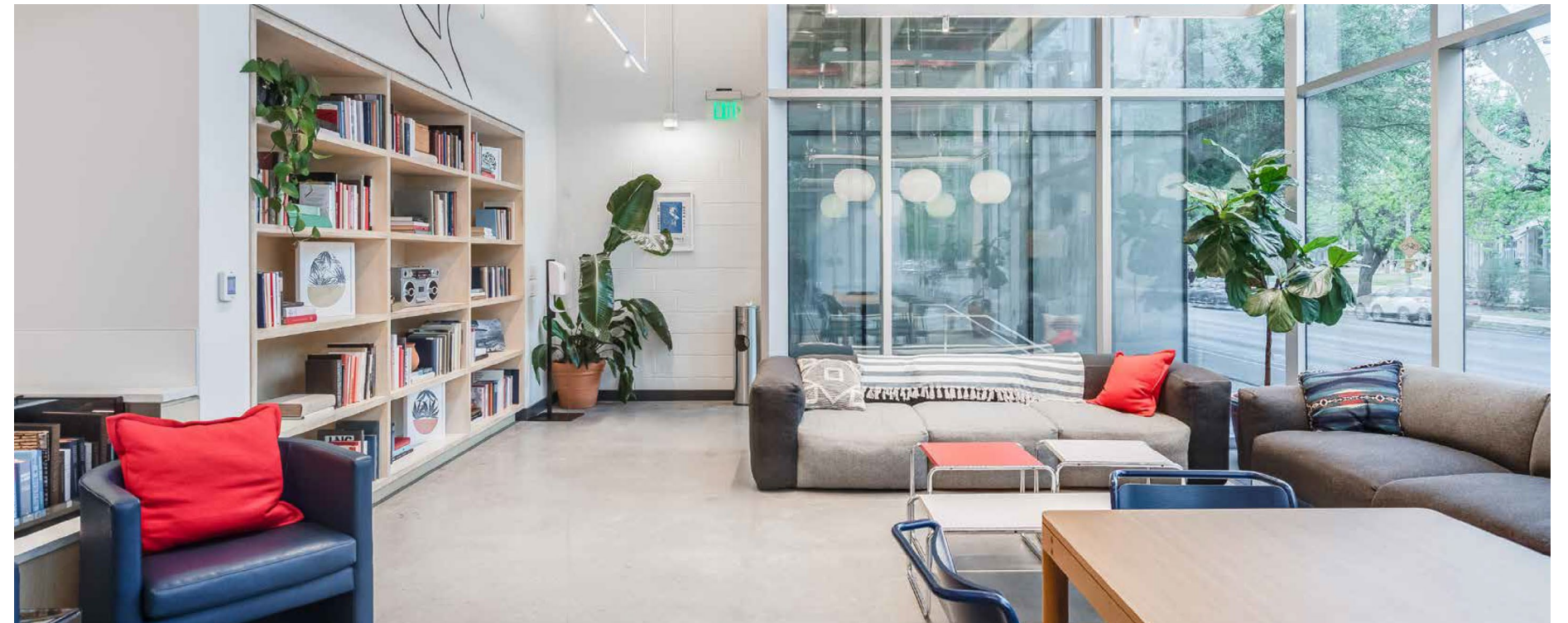
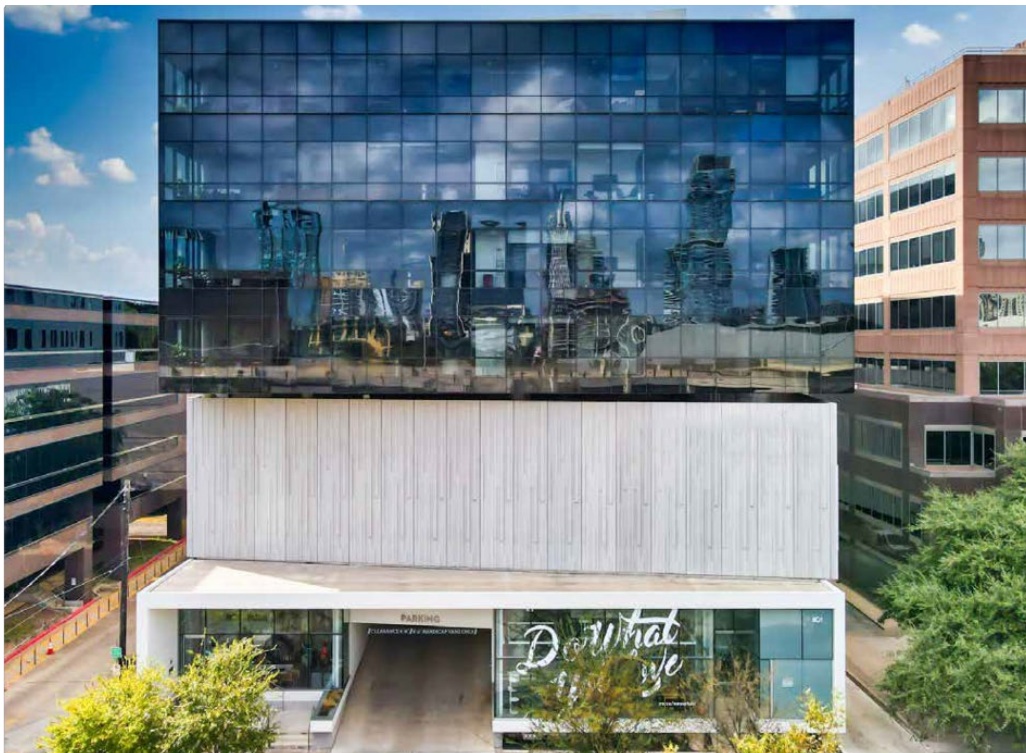
AUSTIN'S LIFEBLOOD: The Trail, The Springs and Auditorium Shores



AMENITIES INSIDE AND OUT



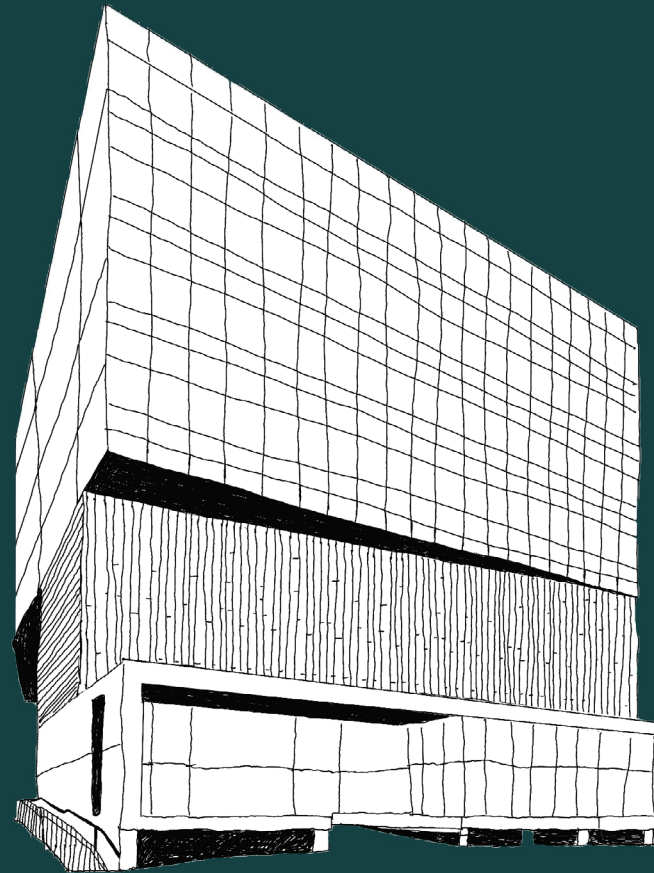
AMENITIES INSIDE AND OUT



IN THE HEART OF AUSTIN'S MOST CHERISHED NEIGHBORHOODS



801 | BARTON SPRINGS



SomeraRoad and Brick Row share the belief that the spaces where we work are foundational to the human experience— here we collaborate, innovate, and achieve together. Their user-driven vision for 801 Barton Springs breathes new life into this jewel box set amongst Austin’s beloved trails, tree-lined neighborhoods and authentic night life.



SomeraRoad