



SAN JACINTO
CENTER



San Jacinto Center

98 San Jacinto Boulevard Austin, TX 78701

21 Stories of Class A Office





Setting the Scene for Success

San Jacinto Center is an unparalleled workplace in the heart of Austin with boundless views of the lake and city. The Class-A office tower sits on the coveted corner of Cesar Chavez and Brazos, adjacent to Lady Bird Lake and the Four Seasons, and boasts 399,000 square feet of meticulously crafted office space designed to inspire productivity and elevate the work experience. With its distinctive limestone facade, the iconic 21-story building commands attention, defining the city's skyline.

Every detail has been thoughtfully considered, from the breathtaking panoramic views to the first-rate amenities. Experience a warm welcome upon entering the newly renovated modern lobby, where hospitality meets contemporary design. Take advantage of the well-appointed fitness center with spa-like locker rooms for your convenience or convene in the spacious conference room that offers the perfect setting for meetings of up to 20 people.



WATCH THE VIDEO





SAN JACINTO
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Boundless Views, Countless **Amenities**

San Jacinto Center has everything to make life easier for tenants, and is directly located on the Lady Bird Hike & Bike Trail. Here, you can enjoy a free visitor parking lot and handle your banking needs, all within the same convenient location. Fat Rabbit Social House serves fresh scratch-made fare in a light, airy space so you can sit for a bit, take your lunch to the office or take a break with a picnic by the lake.

Tour the Conference Rooms



Fat Rabbit

Lady Bird

In-house



bit Social House

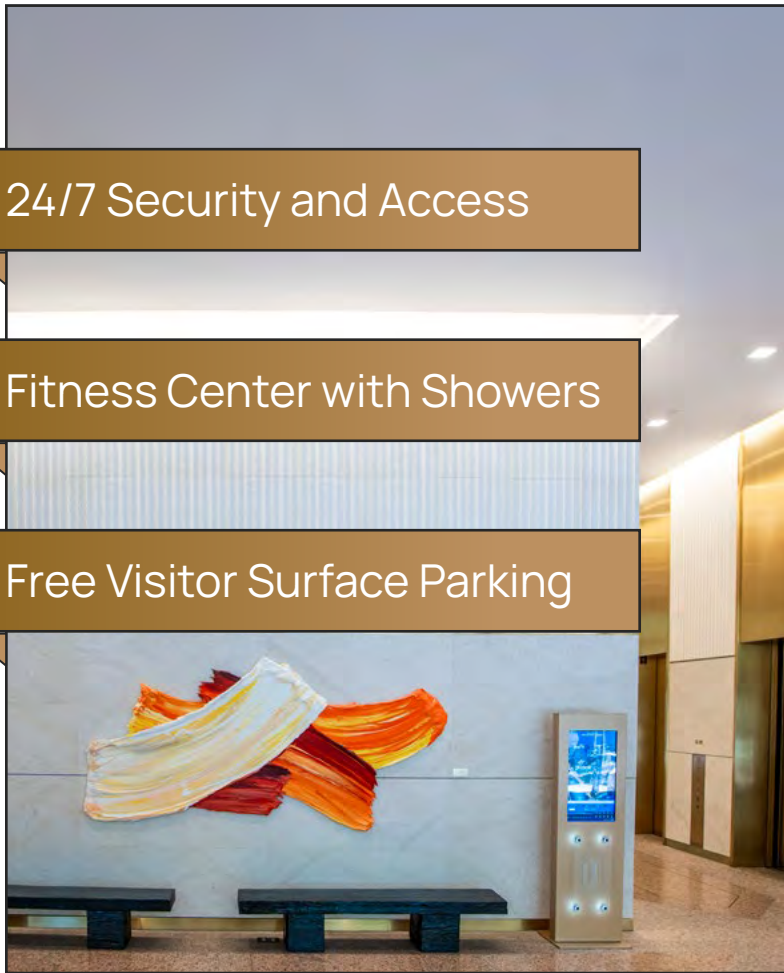
d Hike & Bike Trail

e FedEx drop

24/7 Security and Access

Fitness Center with Showers

Free Visitor Surface Parking



Contact Leasing

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Work In Your Workout

San Jacinto Center's full-service fitness center is unlike any work/gym experience in the area. The clean, modern fitness studio featuring exposed ceilings and large windows lets you to go from work to work out with a personal trainer in a premium setting. There is a yoga studio on site and access to the surrounding trail for a morning walk or afternoon run. Freshen up for happy hour in the spa-like locker room luxuriously equipped with day lockers, showers, and towel services.





24-hour security

Variety of cardiovascular
equipment

Outdoor deck
with seating areas

High-end equipment
including free weights

Full amenity locker rooms
with showers



Fat Rabbit
SOCIAL HOUSE





Onsite Cafè

Fat Rabbit Social House

Coffee, Breakfast and Lunch ready to enjoy right downstairs...

Fat Rabbit Social House fits into your workday, hybrid schedule, or client meet up.





SAN JACINTO
CENTER



FOUR SEASONS
HOTEL
AUSTIN

A Strategic Partnership with the Four Seasons Austin

| Located Next Door

Workday Convenience Meets Resort Level Experience

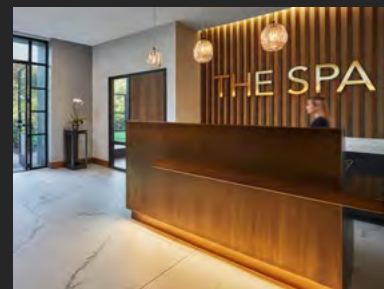


Hidden Flask Speakeasy

Knock twice for an evening of sophistication where every moment is steeped in intrigue. Get a peek inside Austin's favorite specialty suite, which has been transformed into an exclusive summer pop-up Thursdays - Saturdays.

Local Spa Special

Escape to relaxation with a signature facial or massage at the hotel's lakeside retreat complete with steam rooms and relaxation lounge. Texas residents will receive a complimentary enhancement on any 50-minute treatment thru August 2025.



Holiday Parties

With 15+ unique spaces ranging from outdoor lakeside lawns to intimate specialty suite speakeasy's, Four Seasons is the ideal location for your event or holiday party. The in-house culinary experts ensure a delicious and seamless experience.

Texclusive Summer

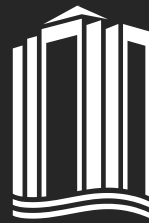
The summer is made for locals with Austin inspired offerings all season. Drum to the beat of the city with evening live music and tastings in Live Oak. Get a taste of Texas during table side experiences and farm-fresh dinner series at Ciclo.



Plug in at the office. Unplug on Lady Bird Lake

Direct Access to Lady Bird Lake Hike & Bike Trail





SAN JACINTO CENTER

San Jacinto Center places you steps from Austin's most iconic outdoor amenity — the Lady Bird Lake Trail. With direct access just outside the building, tenants can transition seamlessly from desk to trail, whether it's a morning run, a midday walk, or a sunset bike ride along the water. Spanning miles of scenic waterfront paths, skyline views, and green space, the trail connects to downtown, South Congress, East Austin, and beyond. Here, wellness isn't an afterthought — it's built into your daily routine, offering an unmatched balance of productivity and outdoor lifestyle in the heart of Austin, Texas.



Arrive with Ease. Depart Without Delay.

Enjoy the prestige of a downtown address without the hassle. Located along Cesar Chavez with immediate access to major thoroughfares, San Jacinto Center provides smooth ingress and egress for commuters and clients alike. On-site garage access, visitor surface parking, and proximity to Austin's primary highways ensure your workday starts and ends effortlessly.

7 Mins



Mopac Exy

1 Min

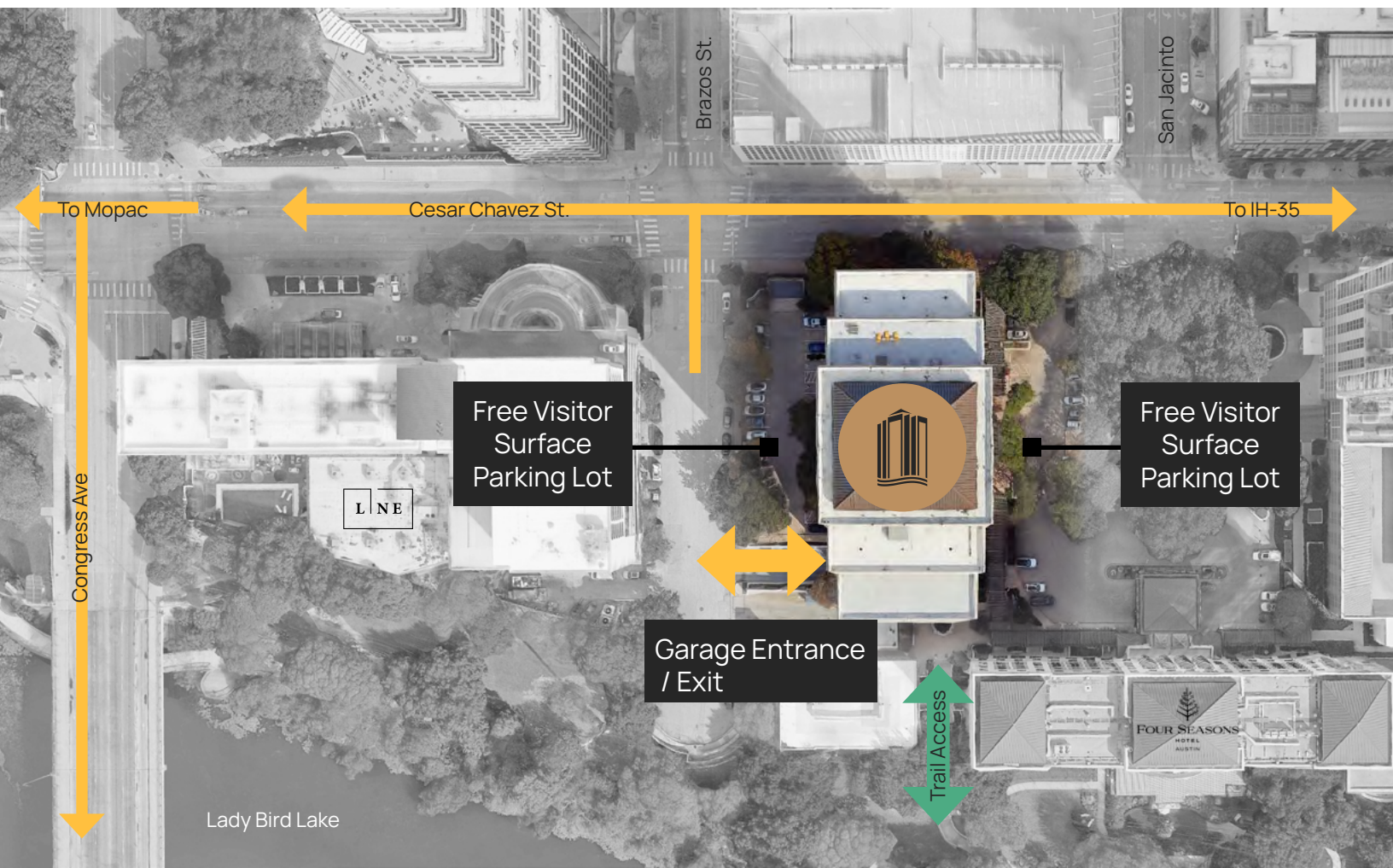


Congress Ave

5 Mins



IH-35



EV Charging Stations



Enjoy the benefits of eco-friendly amenities and join a community committed to green innovation. Elevate your office experience with our state-of-the-art EV charging solutions—making your daily routine smoother and greener.

Free Surface Parking Lot



Make visits a breeze with our free surface parking at the office building. Conveniently located and spacious, our parking ensures that visitors can easily find a spot and quickly access your office. Enhance the visitor experience with hassle-free parking just steps from the entrance.

Surrounded by Amenities

In Austin's Most Vibrant Districts

DINING

Aba
Bacalar
Bennu Coffee
Bob's Steak & Chop House
Bouldin Creek Cafe
Caroline's
Cava
Chipotle
Comedor
Elizabeth Street Cafe
Emmer & Rye
Eureka
Freebirds World Burrito
Fresa's
Guero's Taco Bar
Group Therapy
Home Slice Pizza

Italic
Iron Cactus
Jo's Coffee
Lonesome Dove
Lucky Lab Coffee Co.
Parkside
Pêche
Perla's
Perry's Steakhouse
Polvo's
P.Terry's
Quattro Gatti
Ripple & Roots
Roaring Fork
Salvation Pizza Kitchen
Swedish Hill
Taco Joint

Thistle
The Capital Grille
Thundercloud Subs
Tomalo Grill
Torchy's Tacos
Velvet Taco

SEE & DO

Alamo Drafthouse
Austin Public Library
Esther's Follies
Palmer Events Center
Paramount Theatre
Soulcycle Spin
The Contemporary Austin
The Long Center

SHOP

CVS Pharmacy
Francesca's
Jos. A. Bank
Patagonia
Urban Outfitters

STAY

Aloft Hotel
Cambria Hotel
Courtyard Marriott
Hotel Zaza
Nativo
Omni Hotel
The Driskill
The Proper
The Westin

WALKABLE

DINING

Ilii Forks
Anthem
Amaya
ATX Cocina
Bungalow
Bangers Sausage House
BarChi Sushi
Cedar Door
Champion's
Comedor
Cooper's Bbq
Corner Bar
Eddie V's
Geraldines
Gus's Fried Chicken
Houndstooth Coffee
Jo's Coffee

Juiceland
La Condesa
Lamberts
Local Foods
Modern Market
Moonshine Grill
North Italia
Ra Sushi Bar
Red Ash
Starbucks
Swift Attic
Taco Shack
Taverna
The Guest House
The Well
Torchy's Tacos
Truluck's

SEE & DO

ACL Live Moody Theater
Electric Shuffle
Lady Bird Lake
Ride Indoor Cycling
Violet Crown Cinema

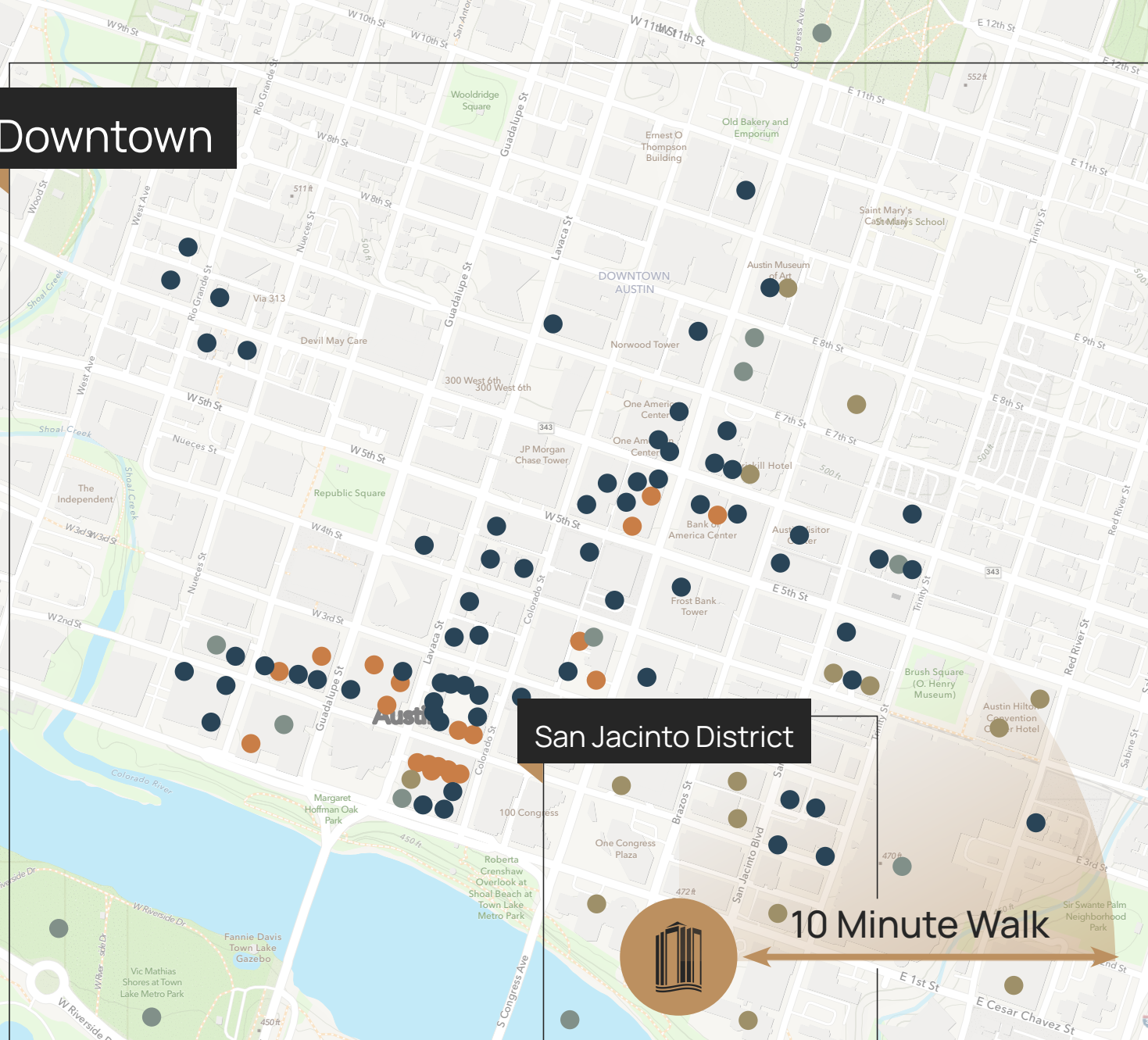
SHOP

Austin Rocks
Bonobos
Luxe Apothetique
Milk + Honey Spa
Royal Blue Grocery
Toy Joy
W Austin Away Spa
Waterline Retail
Wild About Music

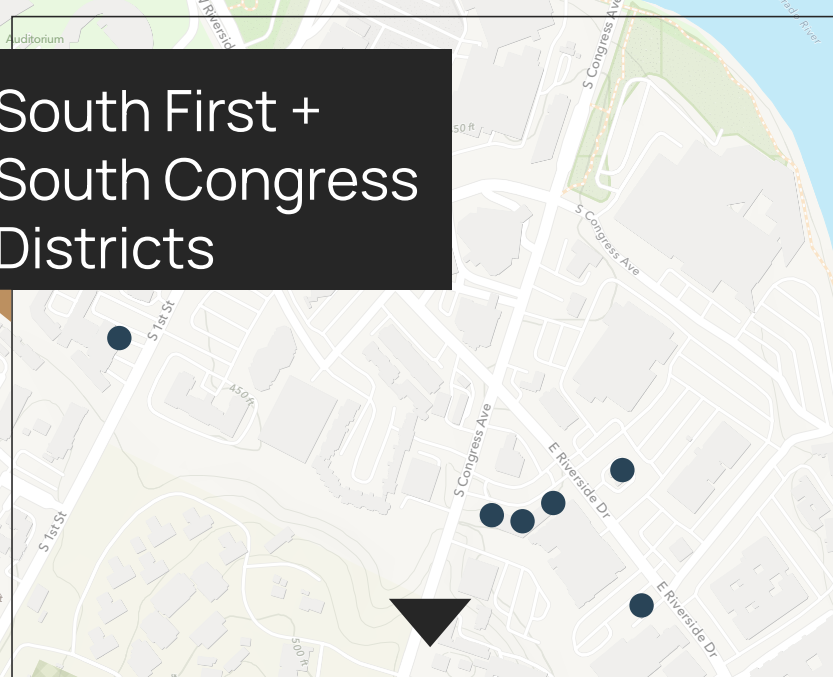
STAY

Austin Marriott
Fairfield
Four Seasons
Hampton Inn
Hotel Van Zandt
Hyatt Place
JW Marriott
Residence Inn
The Fairmont
The Line Hotel
The W Austin
Waterline Hotel

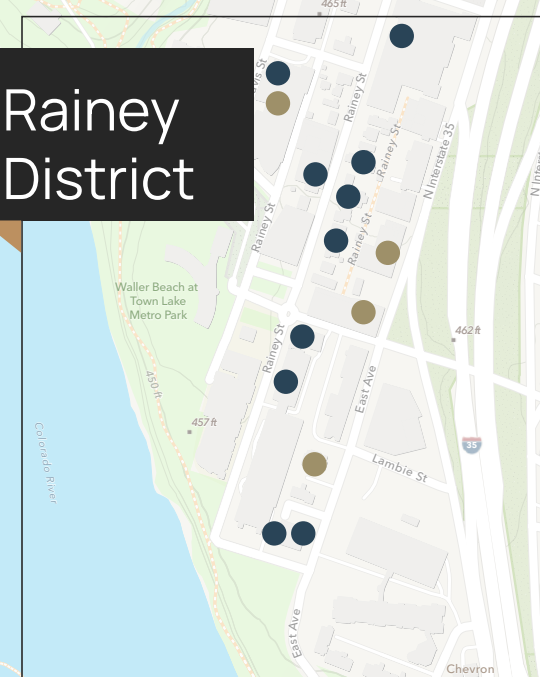
Downtown



South First + South Congress Districts



Rainey District



Ellis / Desnudo



Veracruz



Fareground



P6 at the LINE



Zanzibar



South First District

Just across the lake, South First and South Congress offer a dynamic mix of Austin flavor and creativity. Enjoy iconic destinations like Perla's, Aba, and Home Slice, explore boutique retail including Allen's Boots and outdoor brands like Patagonia, or take in skyline views from Hotel San José and South Congress Hotel. From client dinners to weekend strolls, these districts deliver an authentic Austin experience just minutes from San Jacinto Center.

Swedish Hill Bakery



Elizabeth Street Cafe



San Jacinto District



In the center of Austin's urban core, San Jacinto Center offers walkable access to premier dining, hospitality, and culture. Enjoy Perry's Steakhouse, Eddie V's, and Truluck's, meet clients at the JW Marriott or The Driskill, and catch a show at ACL Live or The Paramount Theatre — all just steps away. It's downtown convenience, energy, and prestige at your doorstep.

Austin
Rôtisserie

CICIO
BOMBA

Desnudo

DRINK

Ellie's

Four Brothers
TENTHMAN BYCORN

GOLDEN
BOY

JABS
ESTABLISHED 2023

SHAWARMA
POINT

EGASO

Perla's



South Congress District

Just across Lady Bird Lake, South Congress captures the spirit of Austin with its iconic blend of music, dining, and boutique retail. Grab oysters at Perla's, catch a show at the legendary Continental Club, browse locally loved shops and national brands, or unwind at Hotel San José and South Congress Hotel. With skyline views, vibrant patios, and an unmistakable energy, South Congress delivers a walkable, culture-rich experience just minutes from San Jacinto Center.

Continental Club



Perla's
Seafood and Oyster Bar

THE
Continental
CLUB

AUSTIN
MOTEL

Güero's

Geraldine's



Emer & Rye



Electric Shuffle

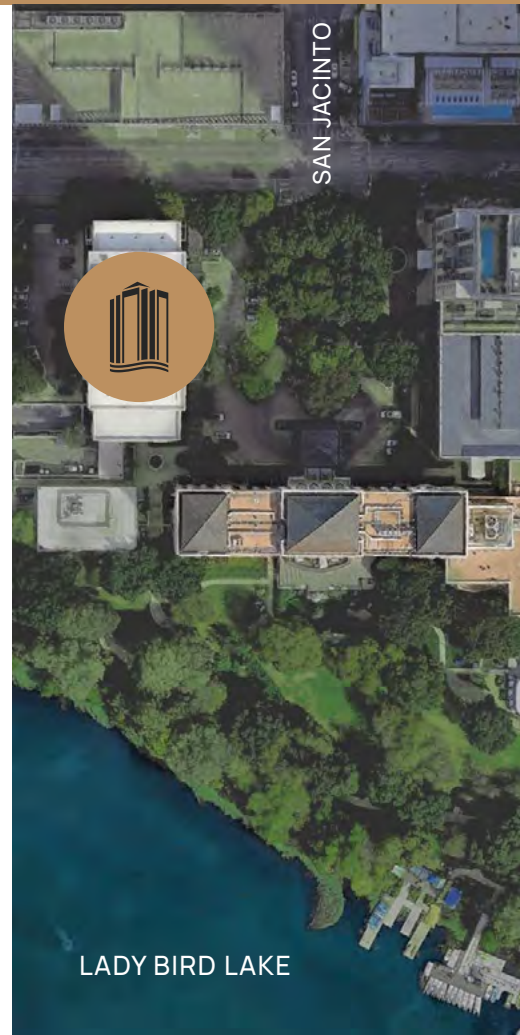


1 Hotel



1 Hotel Development

Rising along Lady Bird Lake, 1 Hotel is attached to the Waterline development; a transformative addition to the downtown skyline. This premier mixed-use development will bring together Class A office, luxury residences, and curated retail and dining — creating a dynamic live-work-play destination just steps from San Jacinto Center. Its presence adds a new layer of energy and vibrancy, enriching the live-work experience surrounding San Jacinto Center.



Rainey Street District



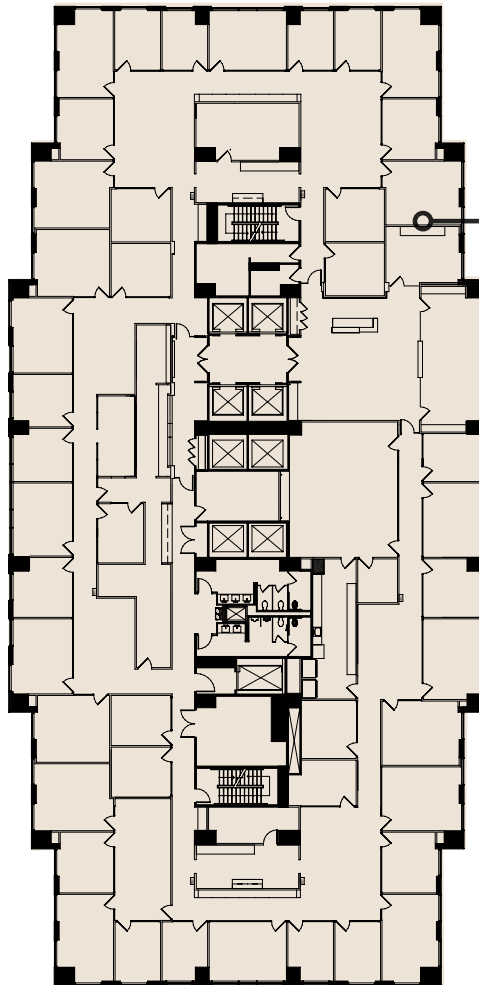
Just a short walk away, the Rainey Street District blends Austin's historic charm with a vibrant nightlife and dining scene. Enjoy craft cocktails at Half Step and Geraldine's, gather at Banger's Sausage House & Beer Garden, or unwind along the lakefront at Hotel Van Zandt and The Fairmont. From casual meetups to elevated evenings, Rainey delivers energy and atmosphere just minutes from the office.



Sixth Floor



98 San Jacinto Boulevard Austin, TX 78701



○ Suite 600

SUITE	SF	AVAILABLE	 VT / IMAGES
Suite 600	20,494 SF	Now	

FOR LEASING INFORMATION, PLEASE CONTACT:

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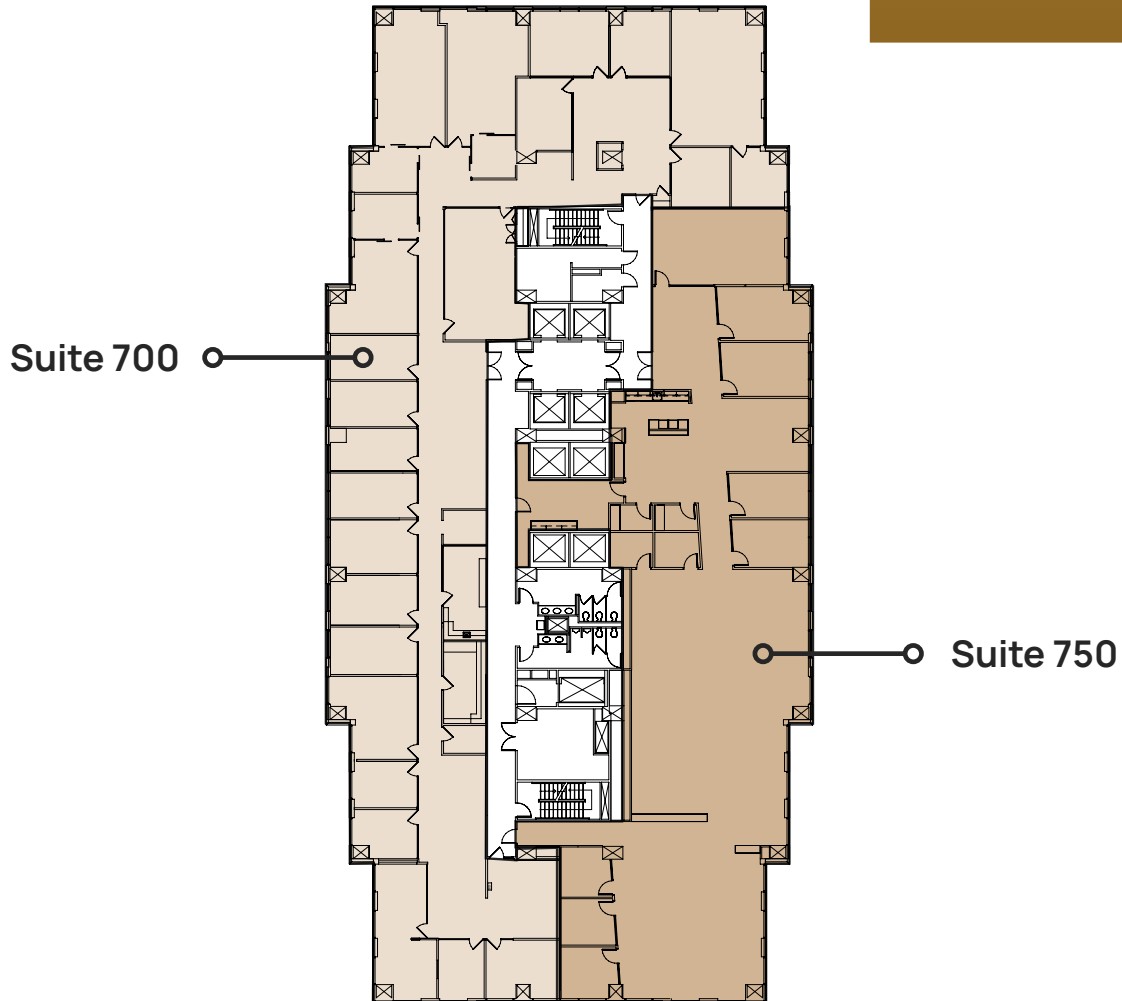
coleman.jackson@streamrealty.com
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Seventh Floor



98 San Jacinto Boulevard Austin, TX 78701



SUITE	SF	AVAILABLE	VT / IMAGES
Suite 700	11,671 SF	Now	360°
Suite 750	8,369 SF	7/1/27	COMING SOON
Suite 700 + 750	20,302 SF	7/1/27	COMING SOON

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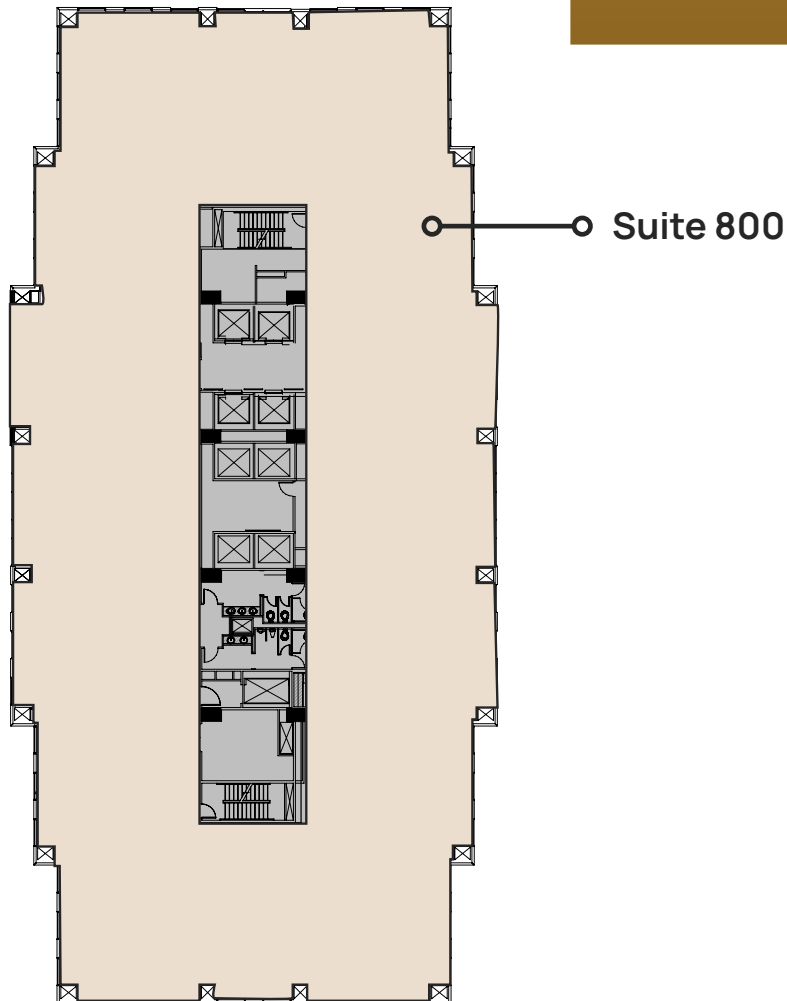
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Eighth Floor

98 San Jacinto Boulevard Austin, TX 78701



SUITE	SF	AVAILABLE	 VT / IMAGES
Suite 800	20,164 SF	Now	

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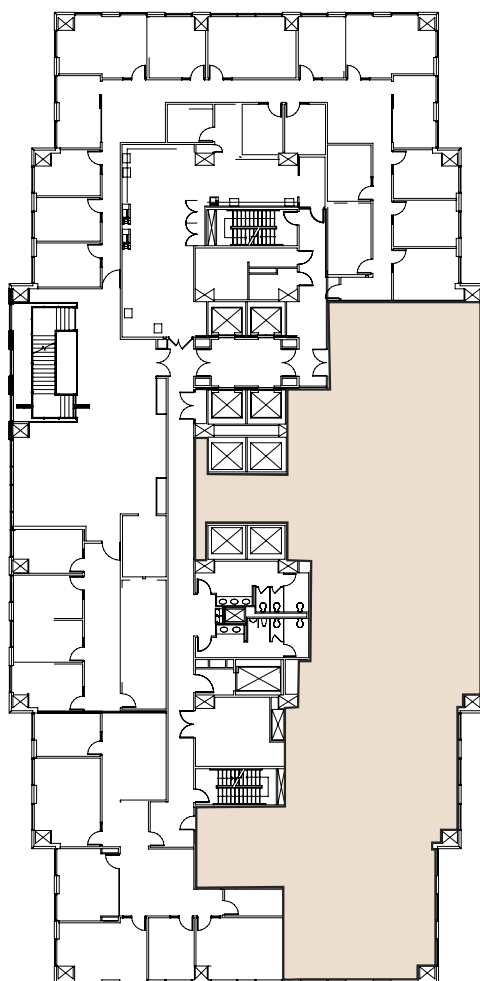
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Ninth Floor

 98 San Jacinto Boulevard Austin, TX 78701



○ Suite 900

SUITE	SF	AVAILABLE	 VT / IMAGES
Suite 900	7,683 SF	Now	

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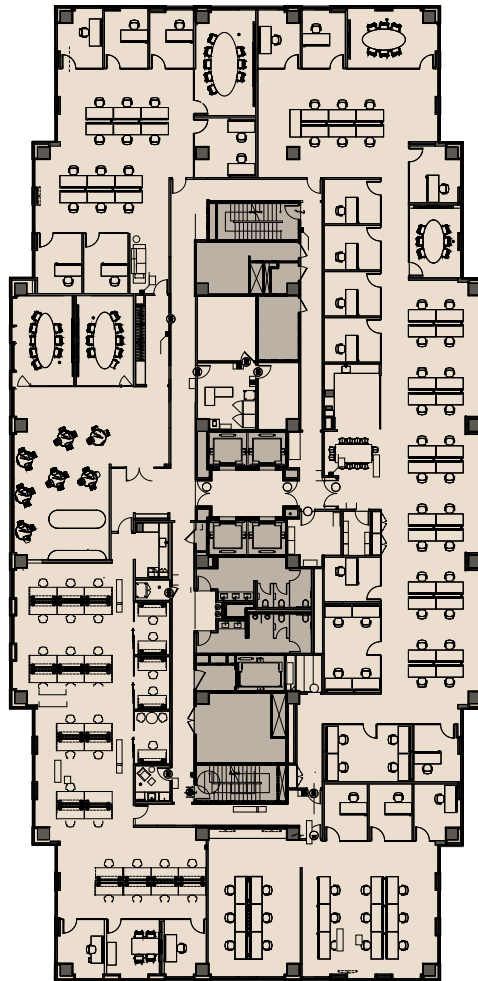
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Fourteenth Floor

98 San Jacinto Boulevard Austin, TX 78701



○ Suite 1400

SUITE	SF	AVAILABLE	 VT / IMAGES
Suite 1400	20,302 SF	11/1/2026	COMING SOON

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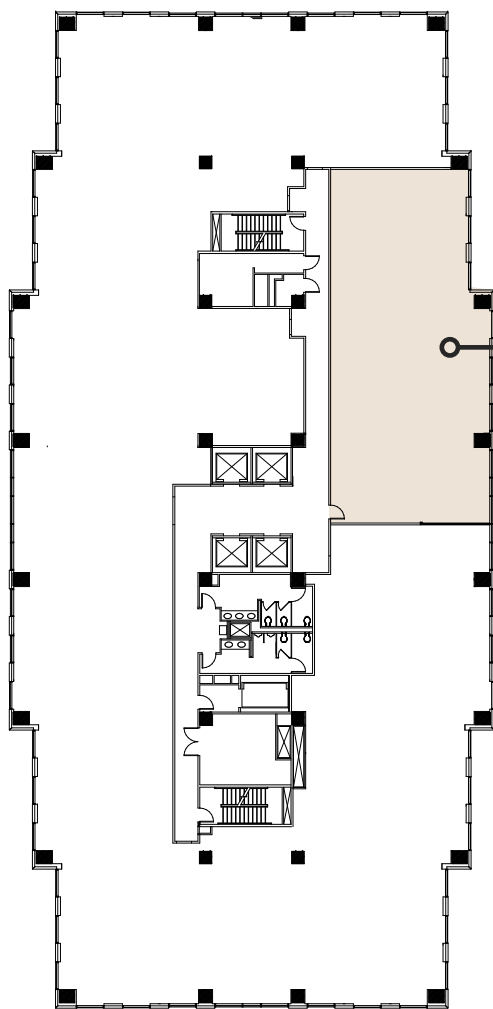
coleman.jackson@streamrealty.com
512.481.3060



Seventeenth Floor



98 San Jacinto Boulevard Austin, TX 78701



○ Suite 1750

SUITE	SF	AVAILABLE	 VT / IMAGES
Suite 1750	3,254 SF	Now	

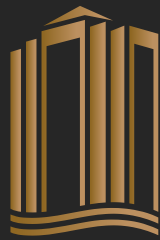
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