



*The* **TEXAS BANKERS ASSOCIATION** *Building*

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**LEASING Q1 2023** 203 W 10<sup>TH</sup> ST AUSTIN, TX



Announcing the stately new 9-story Texas Bankers Association Building, to be located just steps from the Capitol, Governor's Mansion, and State & County offices. Estimated Occupancy Date—Q1 2023.

# FEATURES



*Exceptional design.  
Extraordinary views.*

## **9TH FLOOR CONFERENCE CENTER**

High end finish outs, adaptable furniture and advanced audio-visual equipment to make every size meeting a success.

## **ROOFTOP TERRACE WITH STUNNING VIEWS**

Enjoy unobstructed capitol, hill country, and downtown views on the 9th floor rooftop terrace.

# FEATURES



## *What A Capitol Idea.*

### **WALKING DISTANCE TO CAPITOL & STATE OFFICES**

Get to your meeting in minutes  
without parking or traffic concerns.

### **EASY ACCESS TO CBD, UT CAMPUS, MOPAC & I-35**

Close to downtown, county courthouse,  
state agencies and the University of Texas.

### **CLOSE TO RESTAURANTS IN THE AREA**

Walk to a number of restaurants  
offering a variety of cuisines.

# LOCATION MAP

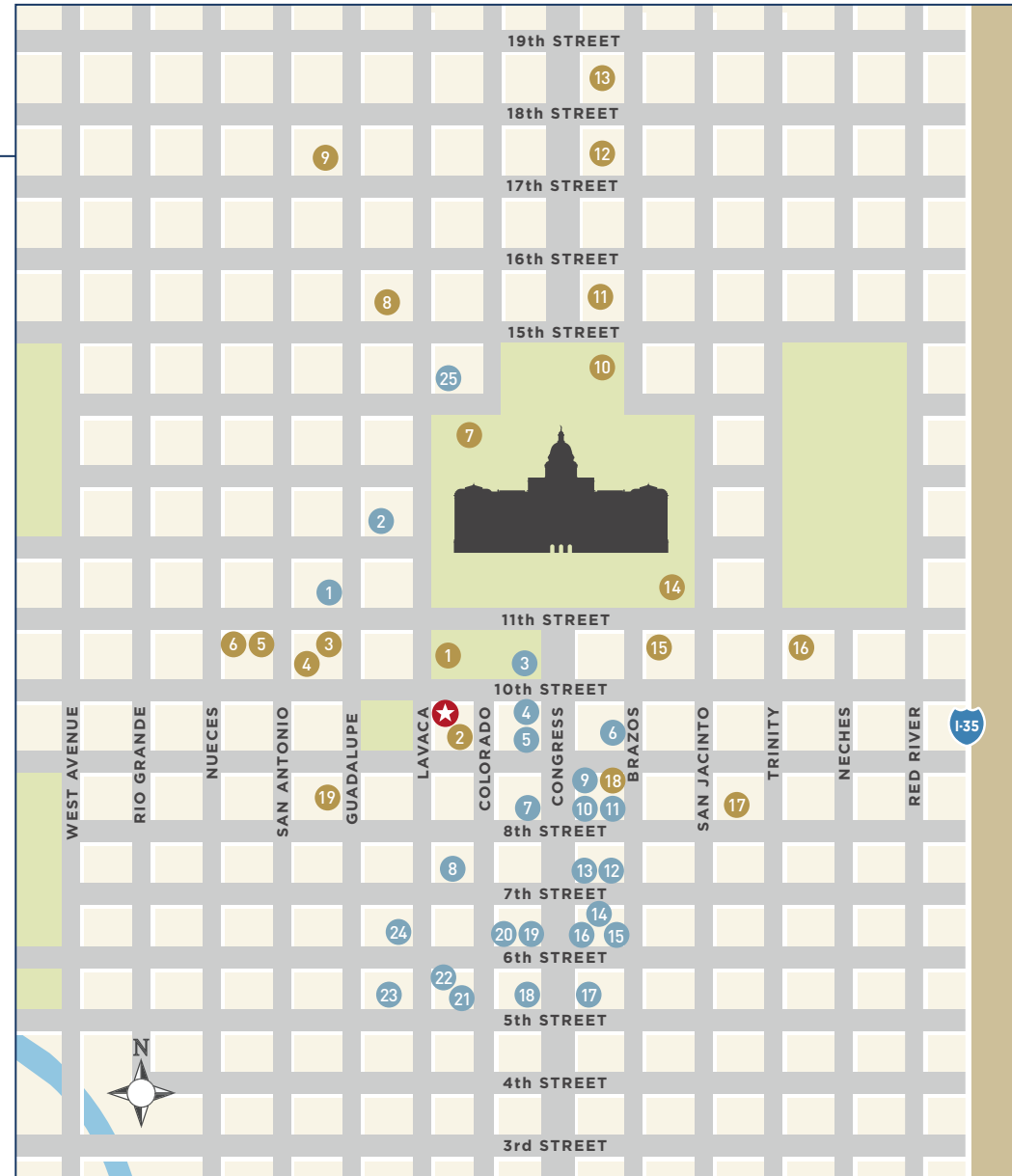
## Explore the area.

### NEARBY STATE & CITY OFFICES/BUILDINGS

1. Texas Governor's Mansion
2. Texas Department of Licensing & Regulation
3. Travis County District Clerk
4. Travis County Civil Courthouse
5. 299th Criminal District Court
6. Travis County Court
7. Supreme Court of Texas
8. Texas Attorney General
9. Travis County Courthouse (opening in 2022)
10. Texas Workforce Commission
11. Texas Legislative Council
12. Texas Education Agency
13. Employee Retirement System
14. State Insurance Building
15. Texas Secretary of State
16. Teachers Retirement System of Texas
17. J.J Pickle Federal Building
18. US Post office
19. Austin History Center/ Austin Public Library

### NEARBY RESTAURANTS, COFFEE & RETAIL

1. Phoebe's Diner
2. Sweetwaters Texas Capitol
3. My Thai Mom
4. Quiznos
5. Quattro Gatti Pizzeria
6. The Austin Club
7. Medici Roasting
8. Perry's Steakhouse
9. 7-Eleven
10. Chipotle Grill
11. Ana's Mart
12. Slake Cafe
13. Roaring Fork
14. Caroline
15. Royal Blue
16. Simi Estiatorio
17. Cava
18. Velvet Taco
19. Starbucks
20. Chick-fil-A
21. Thistle Cafe
22. Headliners Club
23. Aloha Coffee
24. Gloria's Latin Cuisine
25. Texas Chili Parlor



# FEATURES



*Approximately 102,000 SF.  
9-Story Building*

**GROUND FLOOR RESTAURANT  
& RETAIL OPPORTUNITIES**

Large outdoor patio with great visibility for future restaurant or cafe.

**DIRECT, SECURE ACCESS TO  
PARKING & BICYCLE STORAGE**

Direct access from parking level to tenant's floor. Secure bicycle storage inside ground floor.

# PROJECT TEAM



## PROPERTY OWNER

Founded in 1885, the Texas Bankers Association is a member-centric state organization based in Austin whose members represent the voice of the banking industry within the state and national halls of Austin and Washington, D.C.

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## DEVELOPMENT, LEASING & MANAGEMENT

D2000 is a leading real estate firm involved in all facets of commercial real estate across the State of Texas.

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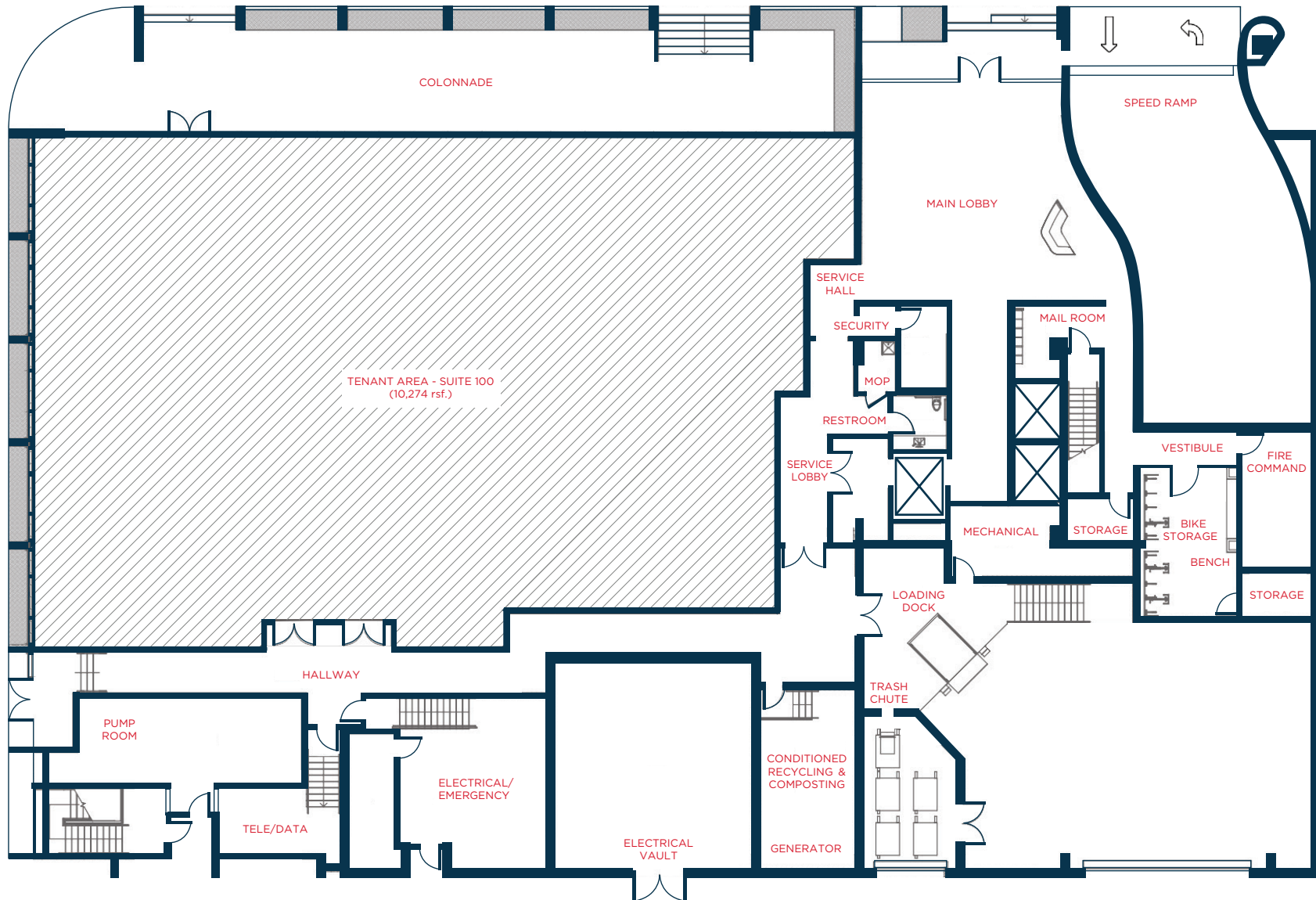


## ARCHITECT & CONSTRUCTION MANAGER

The Beck Group is a collaborative team of designers and builders, offering planning, architecture, interior design, construction and sustainability consulting services.

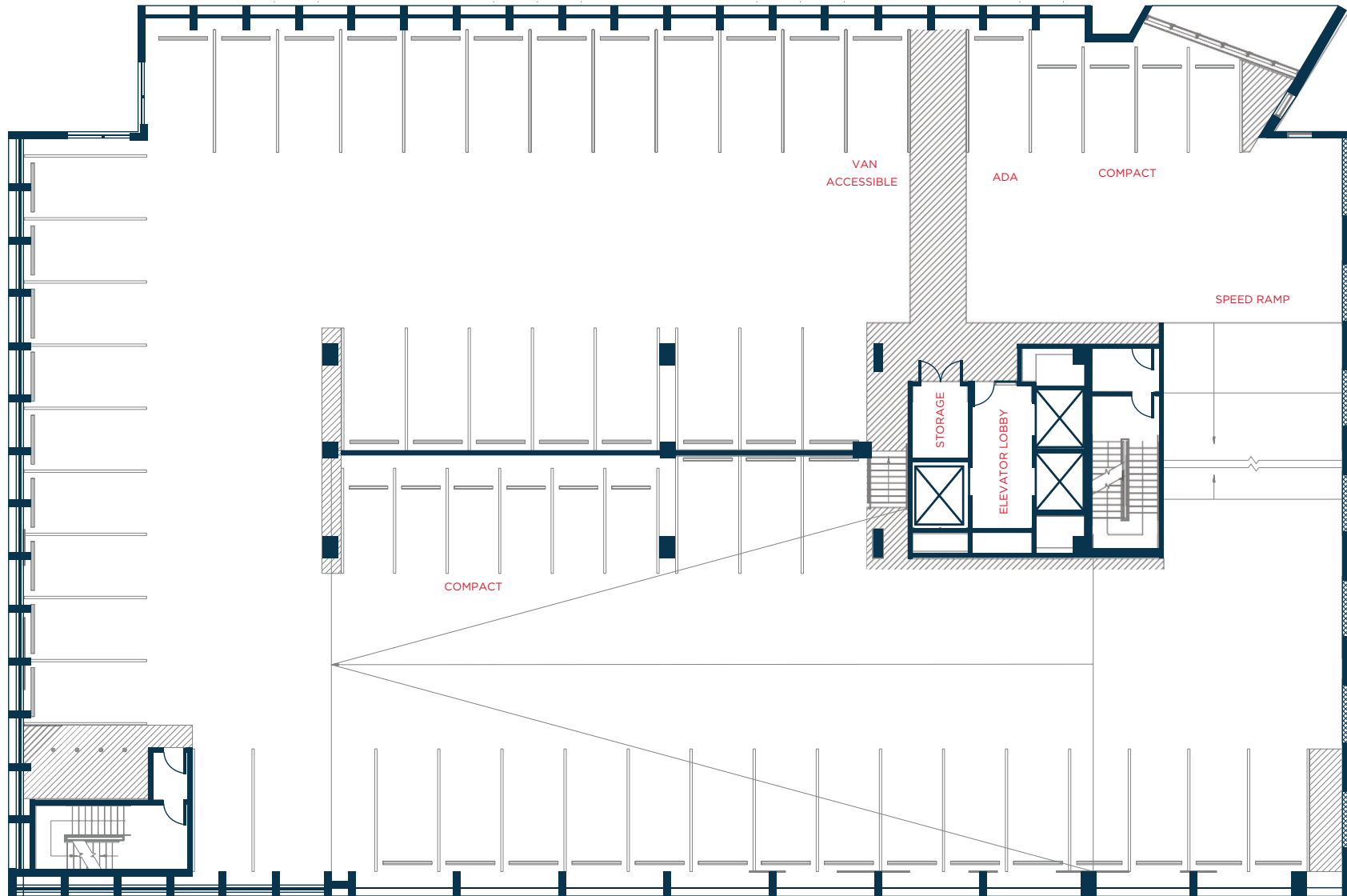
# FLOOR PLANS

## LEVEL 1: TENANT AREA RETAIL & MAIN LOBBY



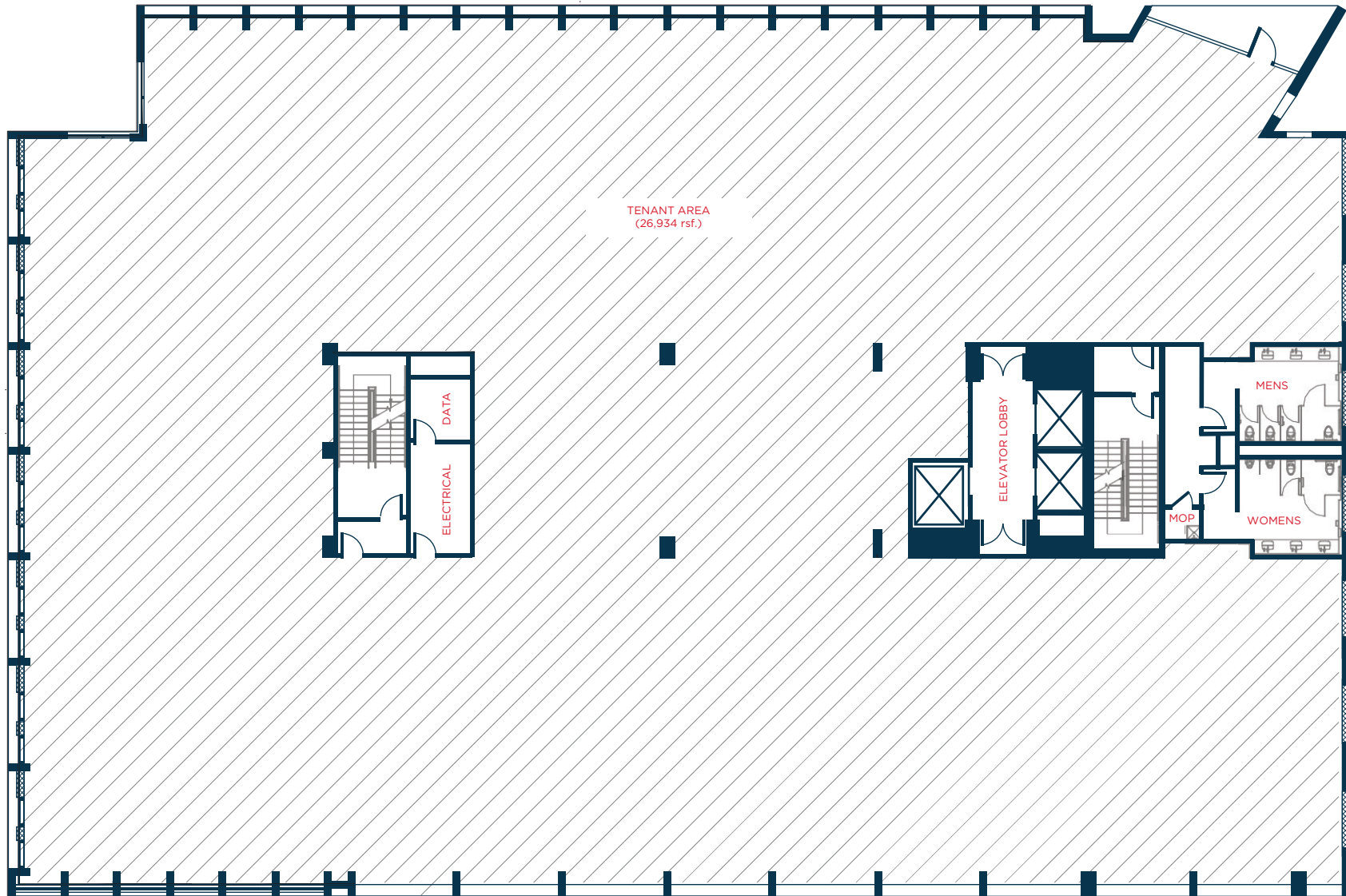
# FLOOR PLANS

## LEVELS 2-4: PARKING



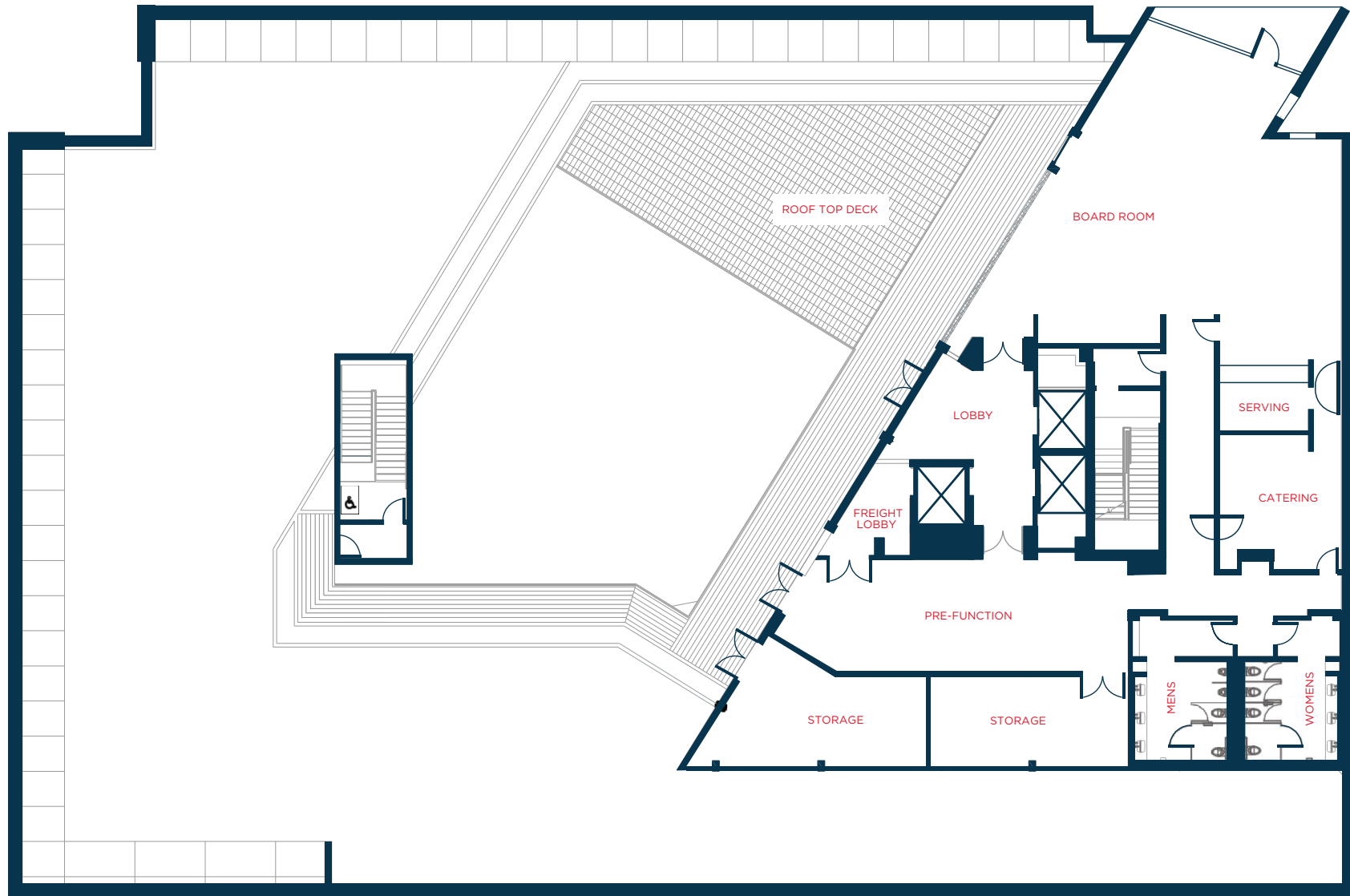
# FLOOR PLANS

## SINGLE-OFFICE LEVELS



# FLOOR PLANS

## LEVEL 9: BOARD ROOM & ROOFTOP DECK



# LEASING NOW



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