

S O U T H
1301
L A M A R



A BOLD NEW OFFICE
PROJECT IN THE HEART
OF SOUTH LAMAR.



SOUTH
1301
LAMAR



With two premier restaurants, a Life Time on-site and building amenities such as a pickleball court, downtown views and outdoor space on every floor, 1301 South Lamar is a place where *your employees will want to come to work.*

1301 South Lamar

Building Specifications

BUILDING SIZE	133,867 rentable square feet of office space
BUILDING HEIGHT	4 stories total plus 2 levels of underground parking
PARKING	Garage parking on levels P1-2 Up to 5.0/1,000 parking ratio Direct elevator access from parking garage to tenant floors
OUTDOOR SPACES	Private patios on every floor (over 4,000 SF of patios) Pickleball court on site Large outdoor dog park
AREA AMENITIES	Two on-site restaurants: Paperboy and Postino Life Time Athletic on site Walkable to coffee shops, nightlife and 25+ restaurants
SUSTAINABILITY	Designed for and targeting LEED® Silver VIEW® Smart Glass on all exterior windows
OTHER	On-site secure bike storage Smart building with touchless elevators and door locks via phones and cards State of the art HVAC with UV light air purifiers Downtown views Walkable to 25+ restaurants



A Healthy Building

Pickleball Court | Outdoor Dog Park | Life Time Athletic
Close to Hike & Bike Trail | UV Light Air Purifiers | Touchless Elevators



Other fitness concepts in walking distance include:



Life Time South Lamar

Interior Renderings

Watch the Video 



A Smart Building: VIEW[®] Window System

No blinds. No shade. No heat.



Abundant views. All day comfort.

View Smart Windows tint automatically in response to outdoor conditions reducing heat and glare while keeping you connected to the outside world.



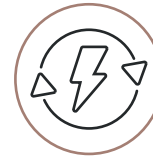
Your view. At your fingertips.

You can also tint on demand from a mobile device. Create schedules, choose zones, and manage entire buildings with our easy-to-use mobile app.



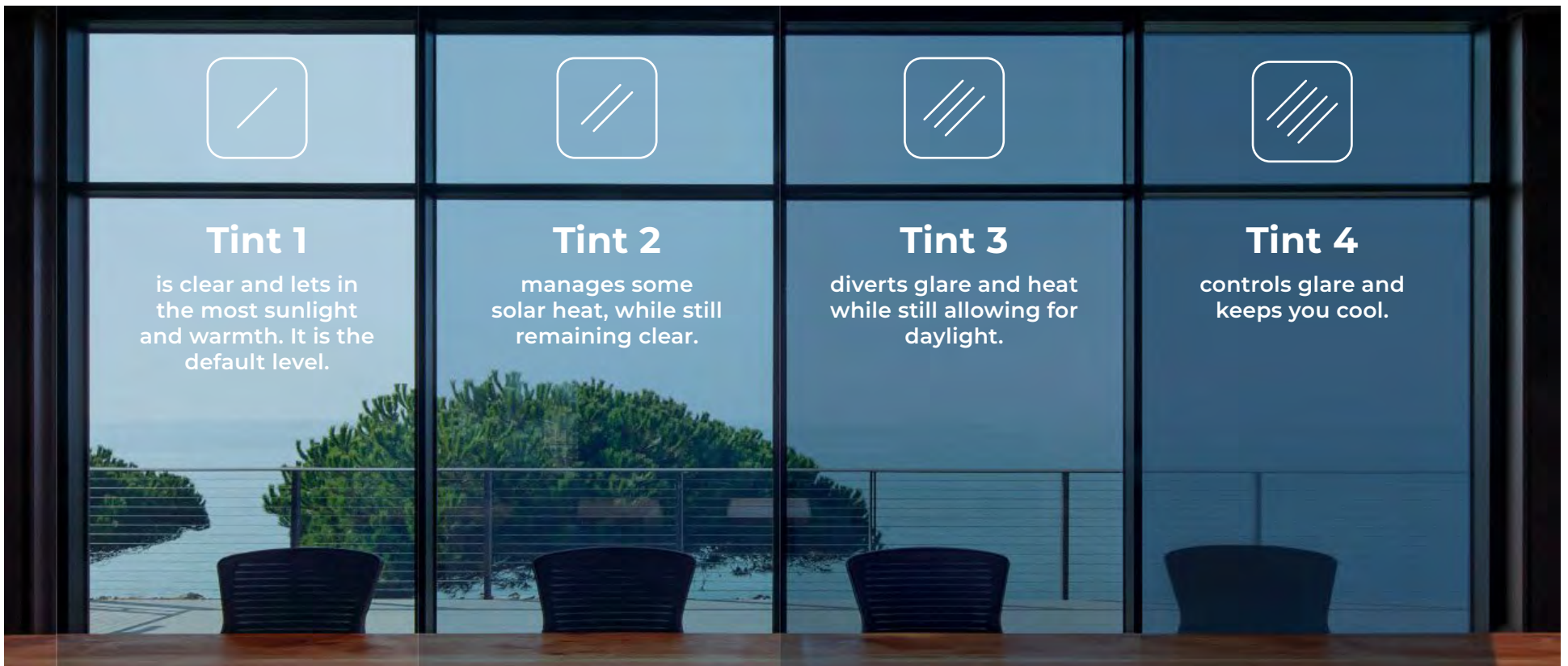
The world's most intelligent windows.

View Intelligence anticipates the sun's movement and continuously adjusts tint levels based on glare, heat, and daylight creating environments in which people thrive.



Energy savings. Greener planet.

Reduce air conditioning and lighting costs by up to 20%.



Tint 1

is clear and lets in the most sunlight and warmth. It is the default level.

Tint 2

manages some solar heat, while still remaining clear.

Tint 3

diverts glare and heat while still allowing for daylight.

Tint 4

controls glare and keeps you cool.

Main Entrance
& Courtyard





Downtown Views
from Every Floor



78704

Downtown South Amenities

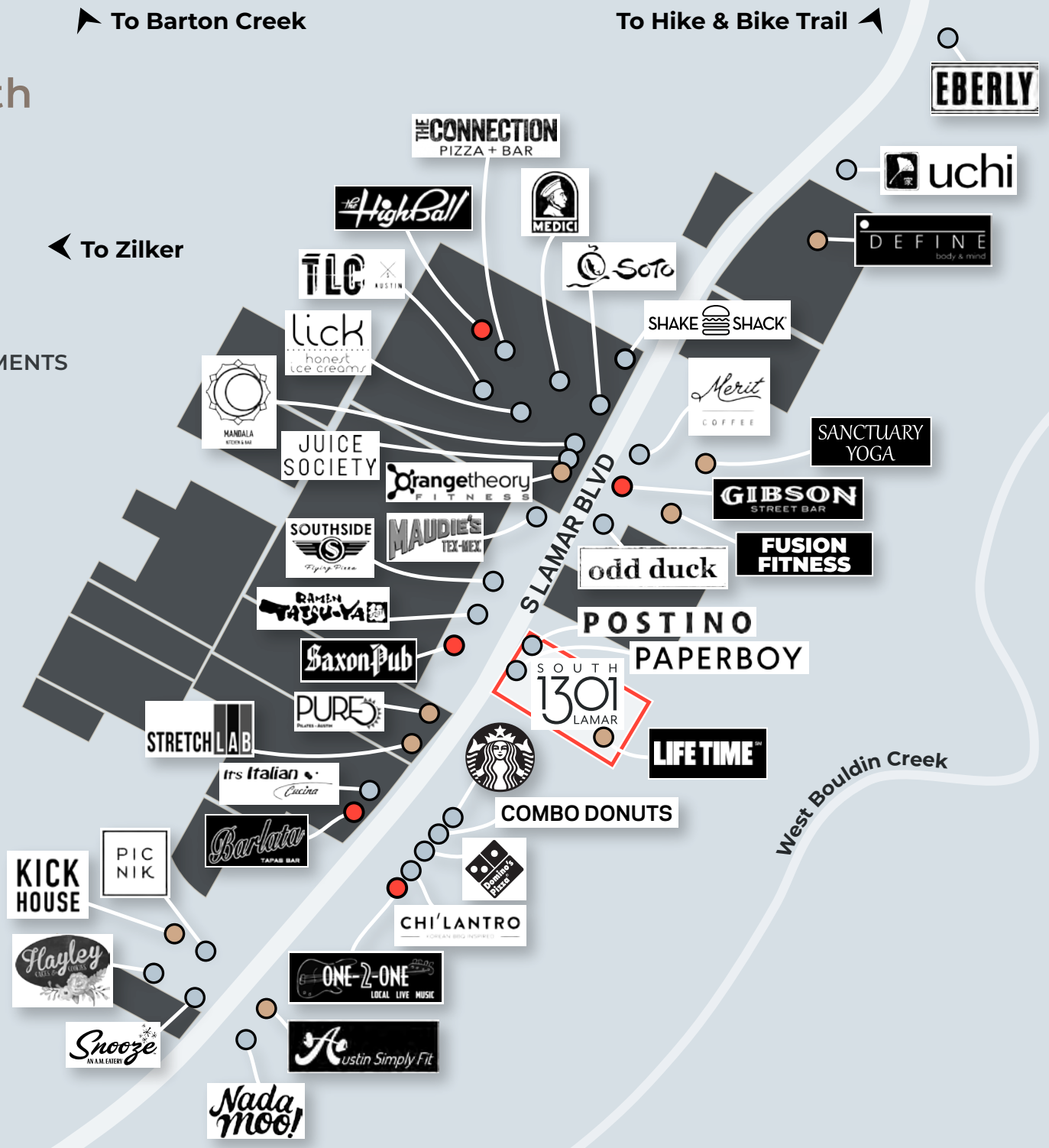
WITHIN 3 BLOCKS

○ 26 RESTAURANTS

● 9 FITNESS LOCATIONS

● 5 BARS/MUSIC VENUES

■ 16 MULTIFAMILY DEVELOPMENTS
1,200 MULTIFAMILY UNITS



▶ To Barton Creek

To Hike & Bike Trail ▶

◀ To Zilker

West Bouldin Creek



The Culinary Mecca of Austin

Surrounded by more fine restaurants than any other office building in Austin.

In addition to two restaurants on site, there are 25+ restaurants and cafes within a 3 block walk of 1301 South Lamar including:



Seafood, sandwiches, a raw bar and Southern comfort with arcade games.



Austin Monthly's #1 Best Restaurant as of December 2021!

A culinary tour-de force from James Beard award finalist chef Bryce Gilmore.



Baristas serving specialty blended coffees.



Chef owned and operated Japanese shop specializing in authentic ramen.

The South Lamar Lifestyle





TEXAS STATE CAPITOL

UT/DELL MEDICAL SCHOOL

DOWNTOWN

EAST AUSTIN

PALMER EVENTS CENTER/AUDITORIUM SHORES



LADYBIRD LAKE

SOUTH 1301 LAMAR

EQUINOX

SOCO DISTRICT

ZILKER PARK



BARTON SPRINGS



ZILKER ELEMENTARY



SOLA DISTRICT

BARTON HILLS



SOUTH LAMAR BLVD

Matt's & RANCHO

Bold Architecture

About the Architects

RIOS was founded in 1985 as a design collective working beyond boundaries to inventively combine disciplines and amplify the impact of design.

RIOS has been recognized for skill and design excellence across the broad spectrum of design disciplines, including as 'Firm of the Year' by the California Council of the American Institute of Architects.

STG Design is a dynamic firm with an integrated approach to architecture, interior design and planning. Founded in 1976, *STG Design* is the result of an evolving and growing company becoming one of the nation's leading firms committed to design in a multitude of disciplines.

In the Architect's Words:

"Our design strategy divides the building into two distinct urban forms: The lower floors react to maintaining and reinventing the streetscape, while the upper two floors take advantage of the east – west views across Lamar and towards downtown.

The lower two floors of the building were transformed to be an active space along the street front with accessible exterior spaces that face the activity on South Lamar. The ground floor features a remarkable double height articulation for the lobby entry. This strategy reinforces a connection along Lamar and brings the identity and energy of the project front and center.

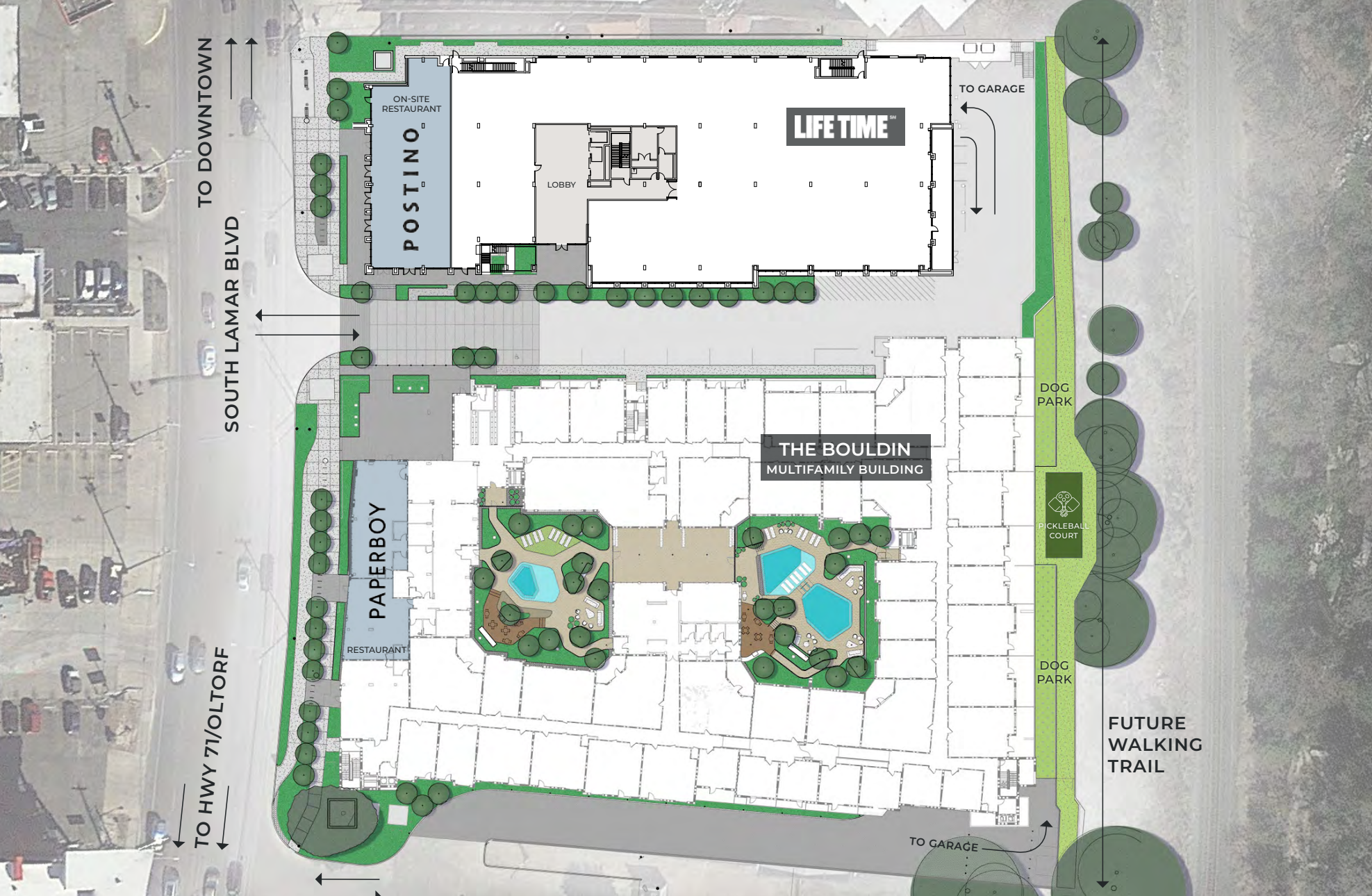


The lower level wraps along Lamar and ends at the lobby entry, providing a hospitality focus for tenant guests. The combination of limestone and concrete provides familiar geological finishes that help tie the form to the ground and give flight to the upper volume.

Contrary to the lower two levels, the upper two floors provide a unique industrial expression. Large windows accentuate views facing east towards downtown and provide an abundance of natural light throughout."

Easy Access + Ample Parking

1301 South Lamar will share a large and easy-to-navigate two level garage with its sister multifamily building, The Bouldin. Up to 5/1000 parking patio + more available.



The Bouldin

Luxury Residential Lodging

1301 South Lamar shares **309** residential units in “The Bouldin” – a Class A multifamily project located directly adjacent to the building.



Spec Suites - Under Construction

3,500-12,371 RSF - Delivering June 2026

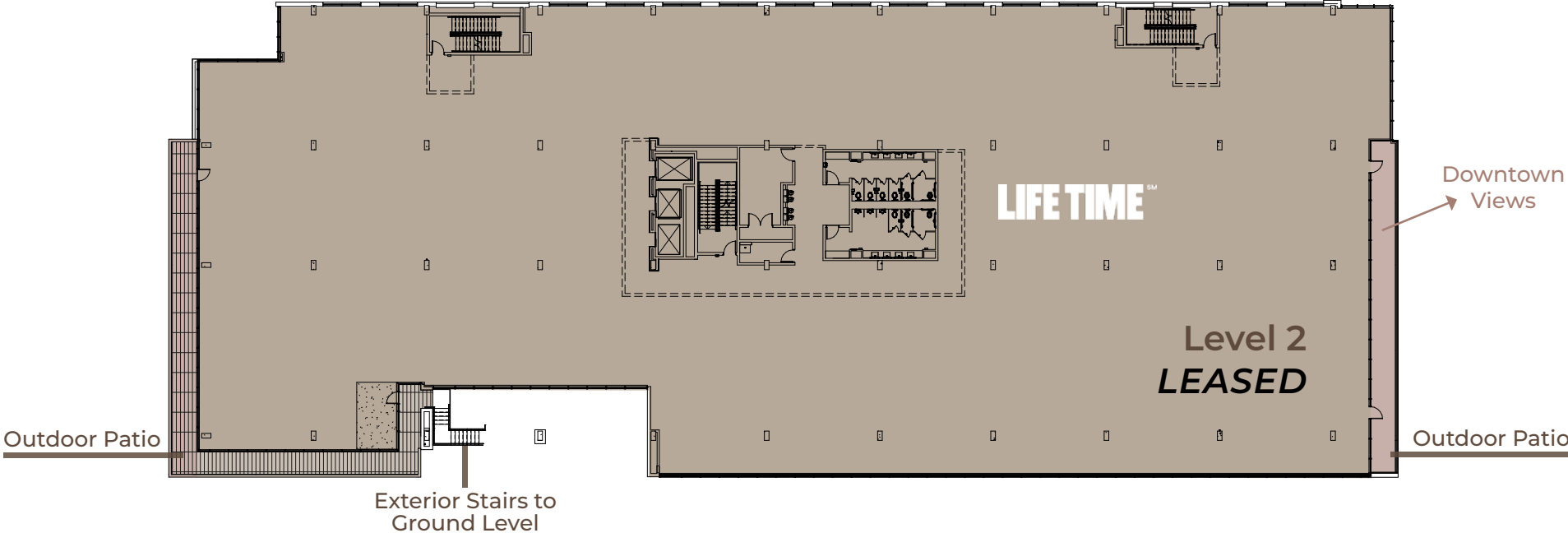
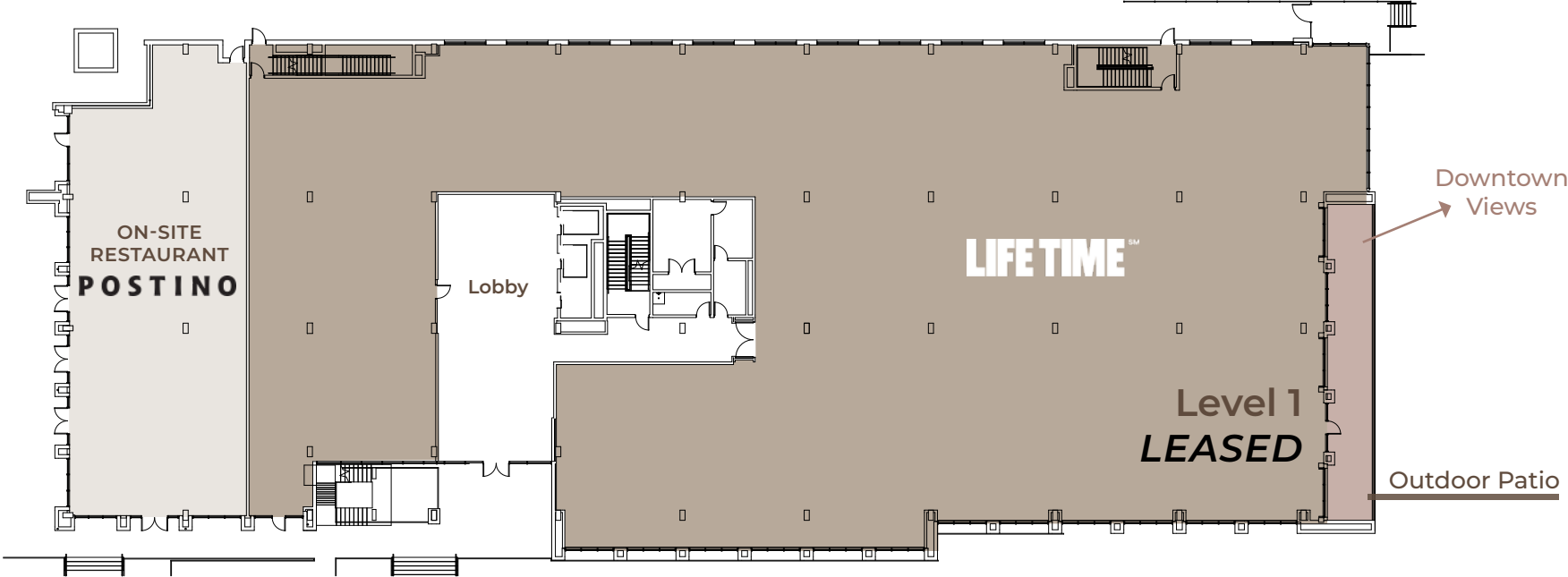


*Furniture plan is conceptual

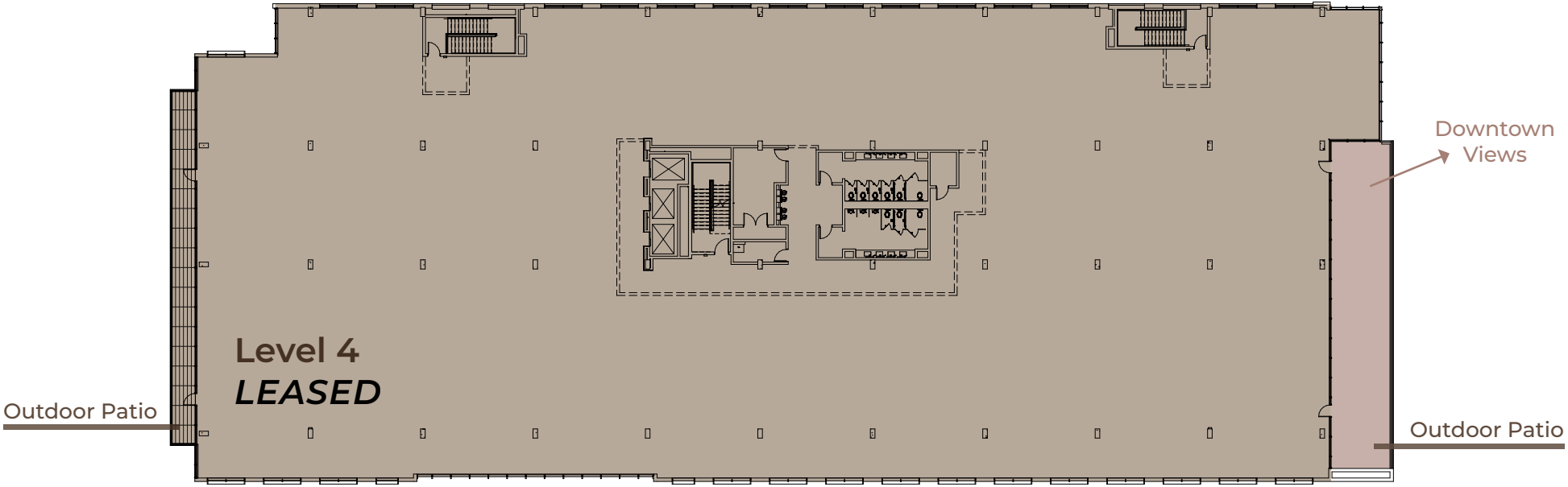
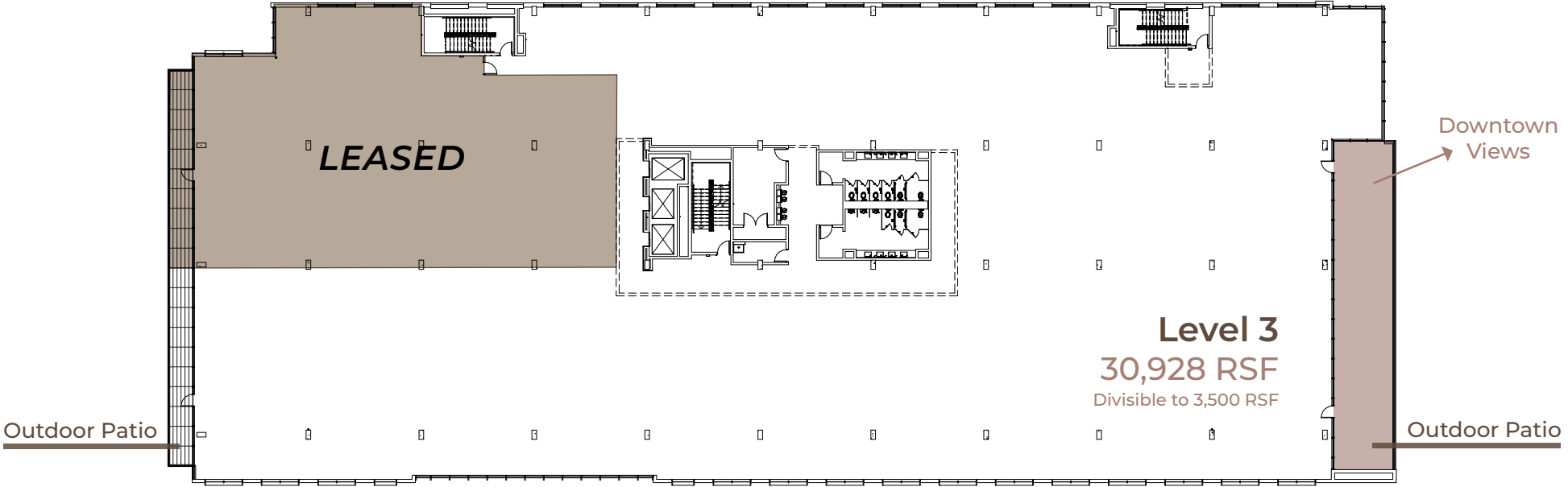
Design Vision



Floorplans + Availabilities



Floorplans + Availabilities



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 **SEAMLESS**
CAPITAL



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____