



SAN JACINTO  
CENTER



# San Jacinto Center

98 San Jacinto Boulevard Austin, TX 78701

21 Stories of Class A Office







[www.sanjacintocenteratx.com](http://www.sanjacintocenteratx.com)





# 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**





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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.







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FOUR SEASONS  
HOTEL  
AUSTIN



# A Strategic Partnership with the Four Seasons Austin

| Located Next Door

Workday Convenience Meets Resort Level Experience

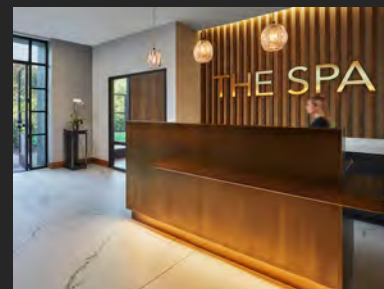


## Hidden Flask Speakeasy

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

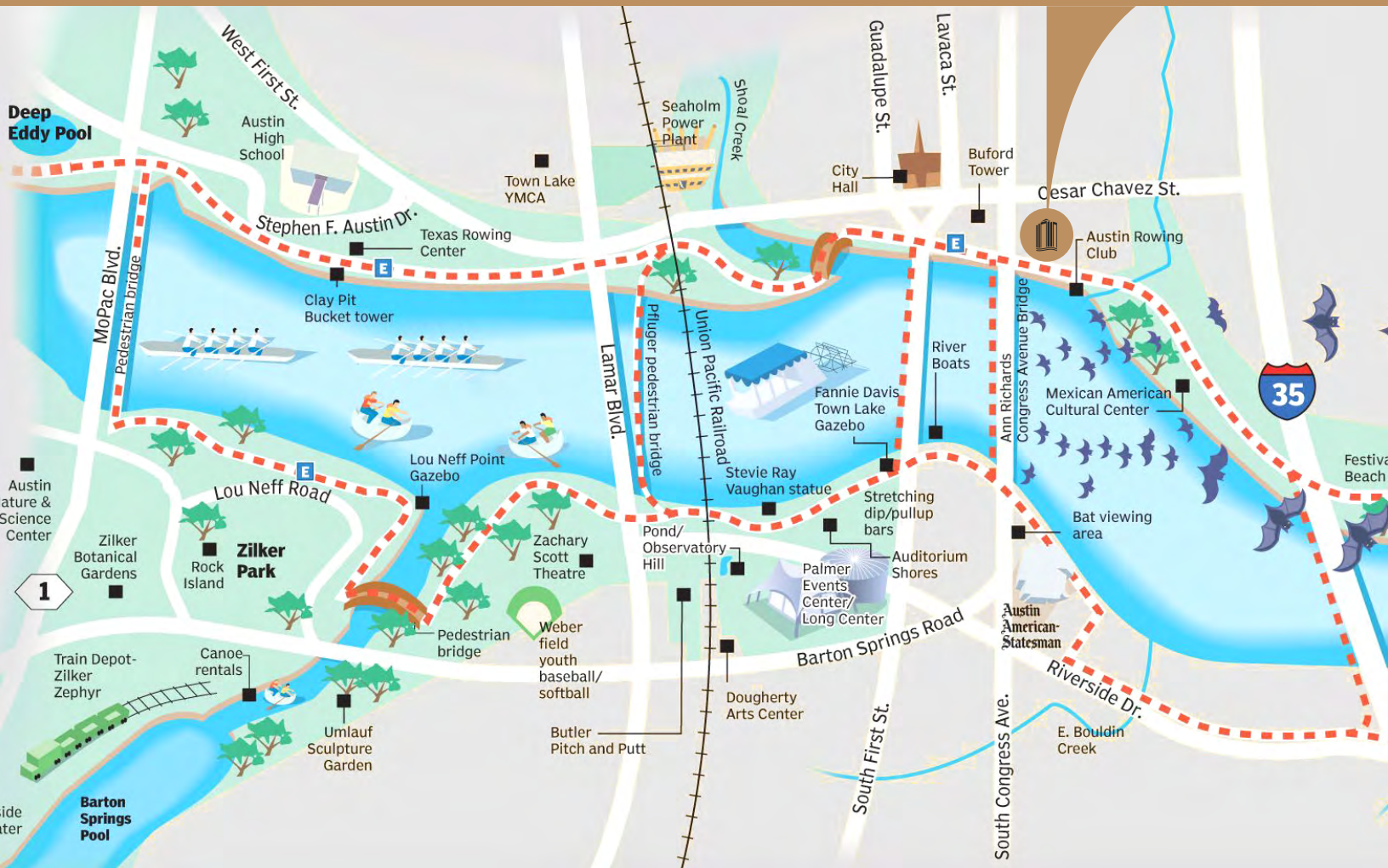
The summer is made for locals with Austin inspired offerings all season. Drum to the beat of the city with evening live music and tastings in Live Oak. Get a taste of Texas during table side experiences and farm-fresh dinner series at Ciclo.



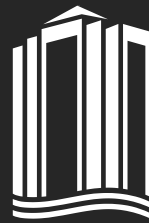


# Plug in at the office. Unplug on Lady Bird Lake

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

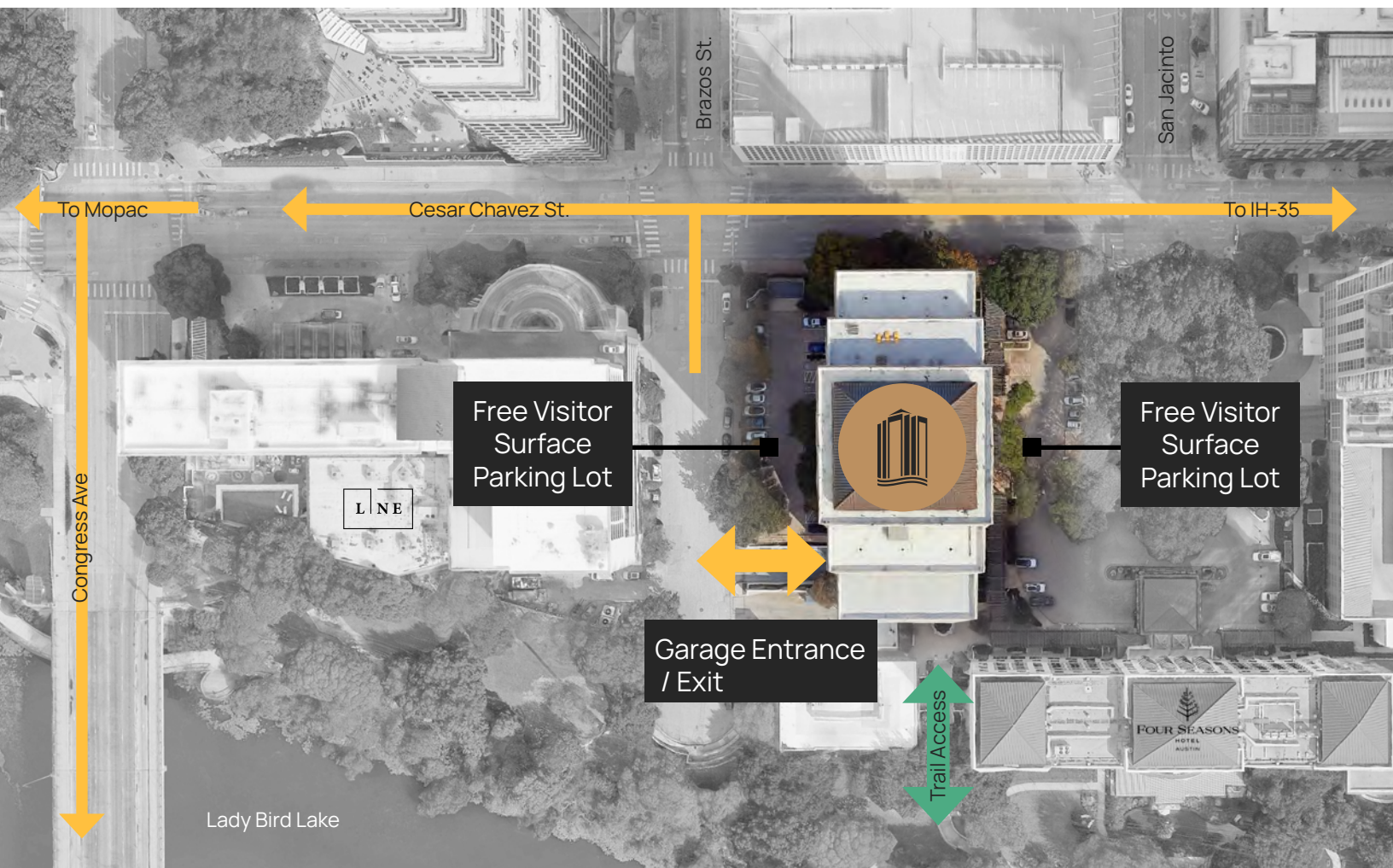


**Congress Ave**

**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



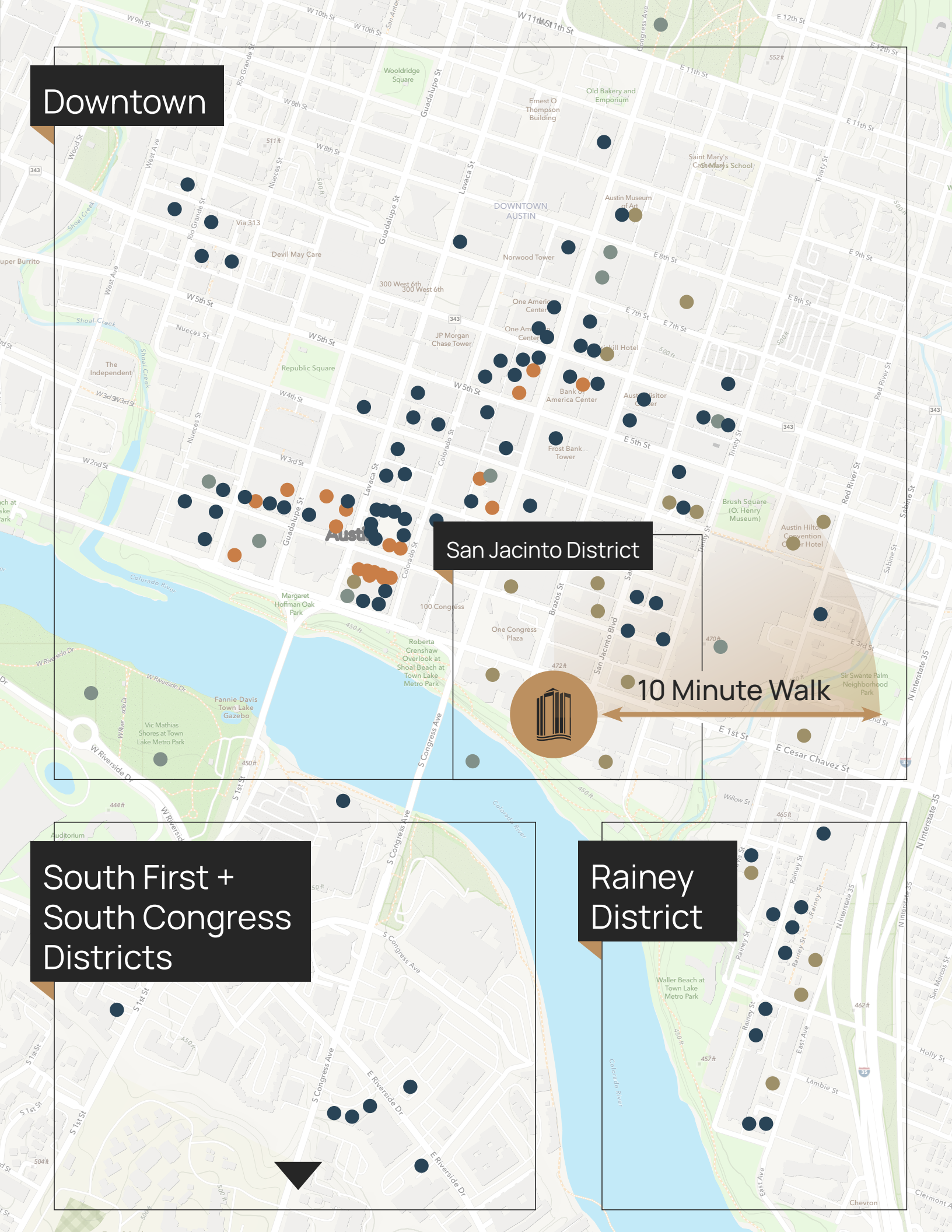
# Downtown

## San Jacinto District

10 Minute Walk

## 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

DYINK

Ellie's

Four Brothers  
THURSDAY DINNER

GOLDEN  
BOY

JABS  
ESTABLISHED 2023

SHAWARMA  
POINT

late PEGASO

Perla's



Continental Club



## 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.

Perla's  
Seafood and Oyster Bar

THE  
Continental  
CLUB

AUSTIN  
MOTEL

Güero's



Geraldine's



Emer & Rye



Electric Shuffle

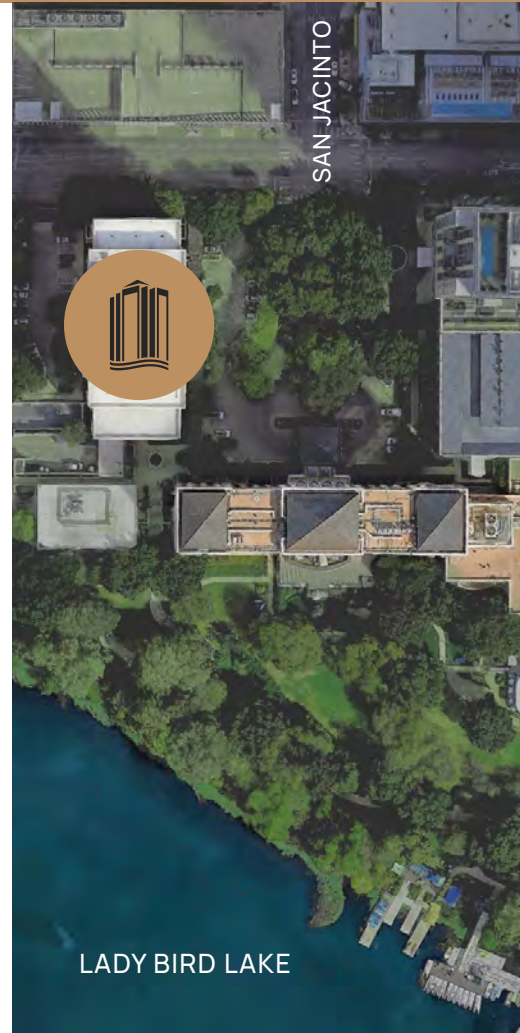


1 Hotel



# 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.

*Banger's*  
SAUSAGE HOUSE & BEER GARDEN  
79.814.815 RAINY STREET - ATX - 512.386.1656



*LUSTRE*  
Pearl  
Rainey



*Half Step*  $\frac{1}{2}$

ATX  
*Parlor Room*  
craft & soul

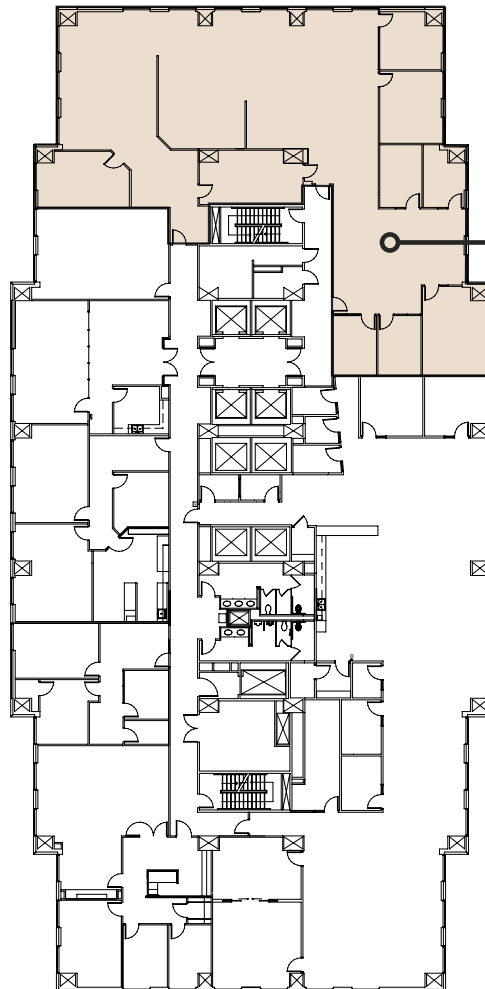




# Fifth Floor



98 San Jacinto Boulevard Austin, TX 78701



Suite 550

| SUITE     | SF       | AVAILABLE |  VT / IMAGES |
|-----------|----------|-----------|---------------------------------------------------------------------------------------------------|
| Suite 550 | 6,023 SF | Now       |              |

FOR LEASING INFORMATION, PLEASE CONTACT:

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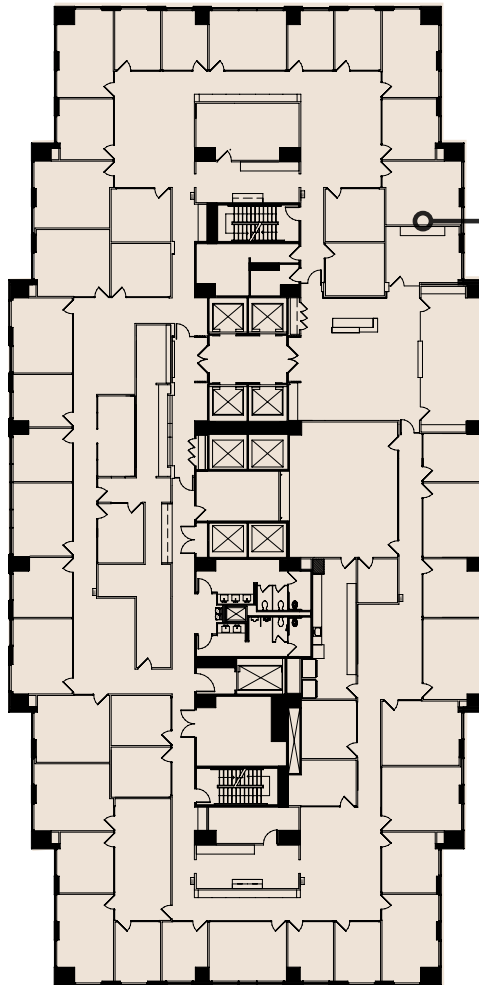




# Sixth Floor



98 San Jacinto Boulevard Austin, TX 78701



○ Suite 600

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

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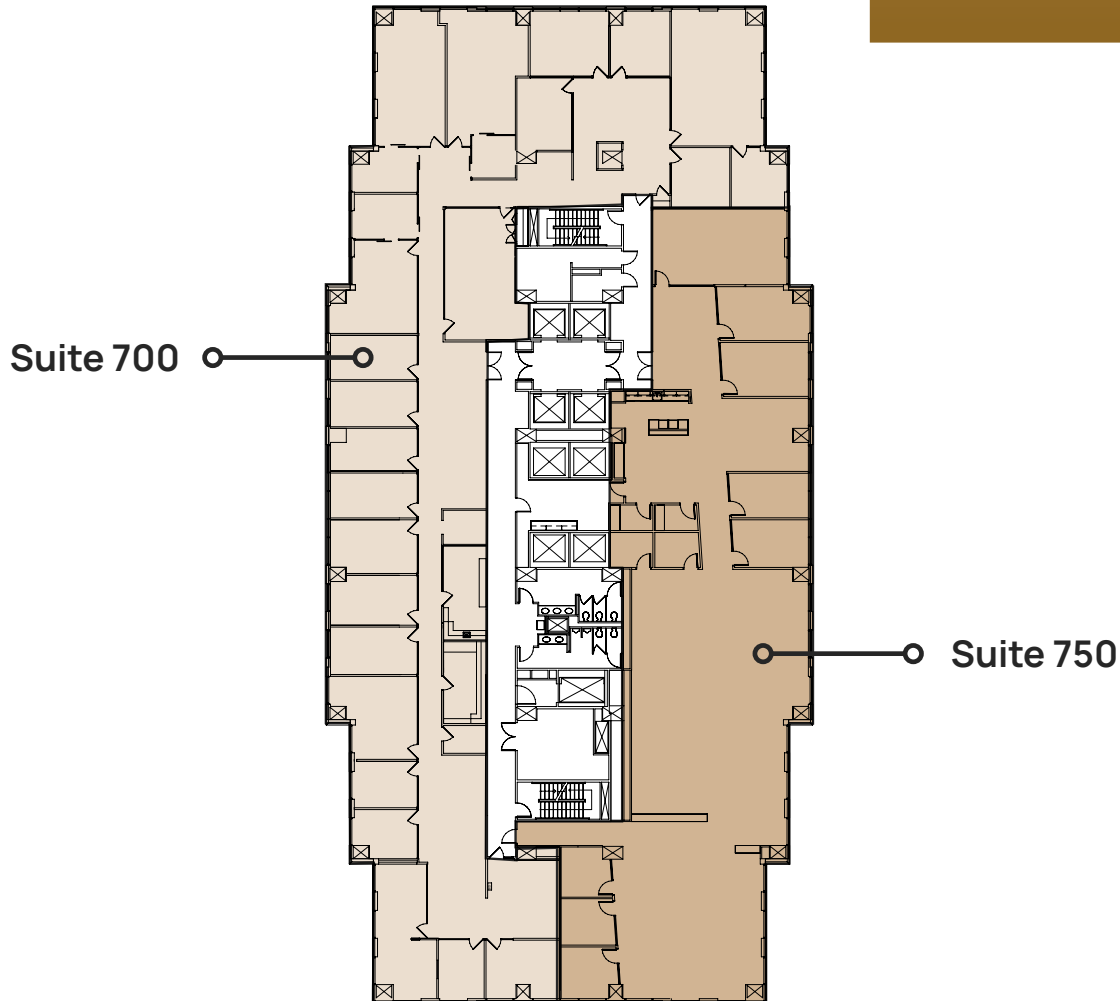




# Seventh Floor



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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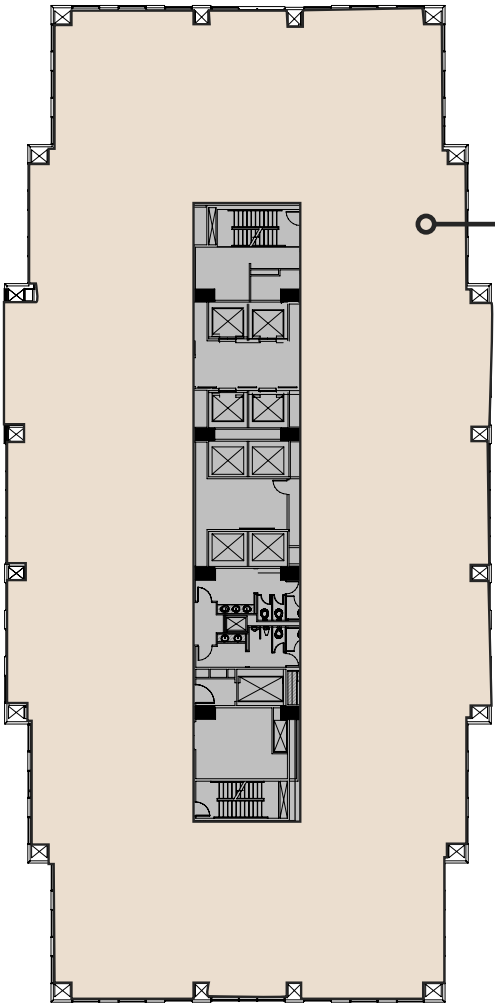




# Eighth Floor



98 San Jacinto Boulevard Austin, TX 78701



○ Suite 800

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

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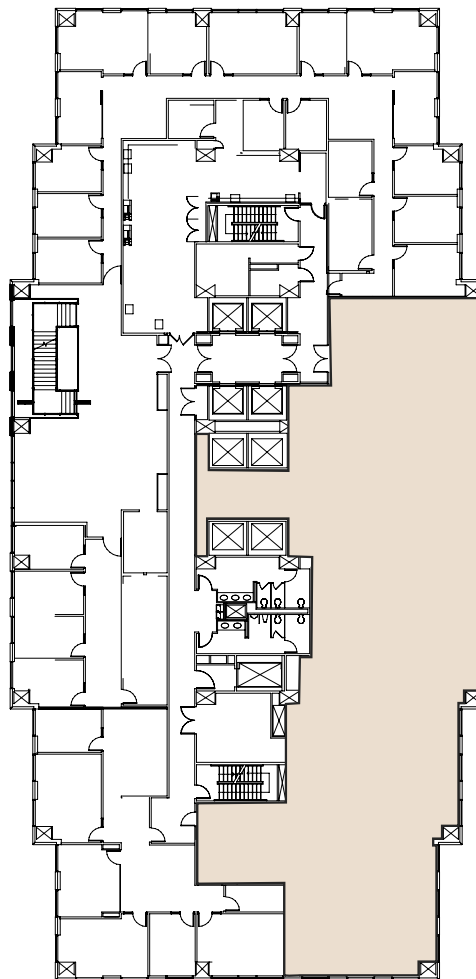
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 512.481.3060



# 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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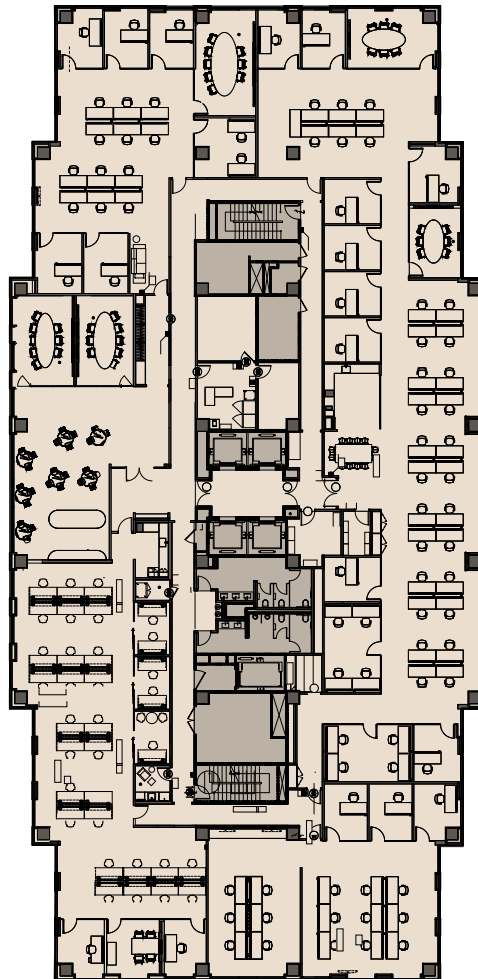
**COLEMAN JACKSON**  
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 512.481.3060





# 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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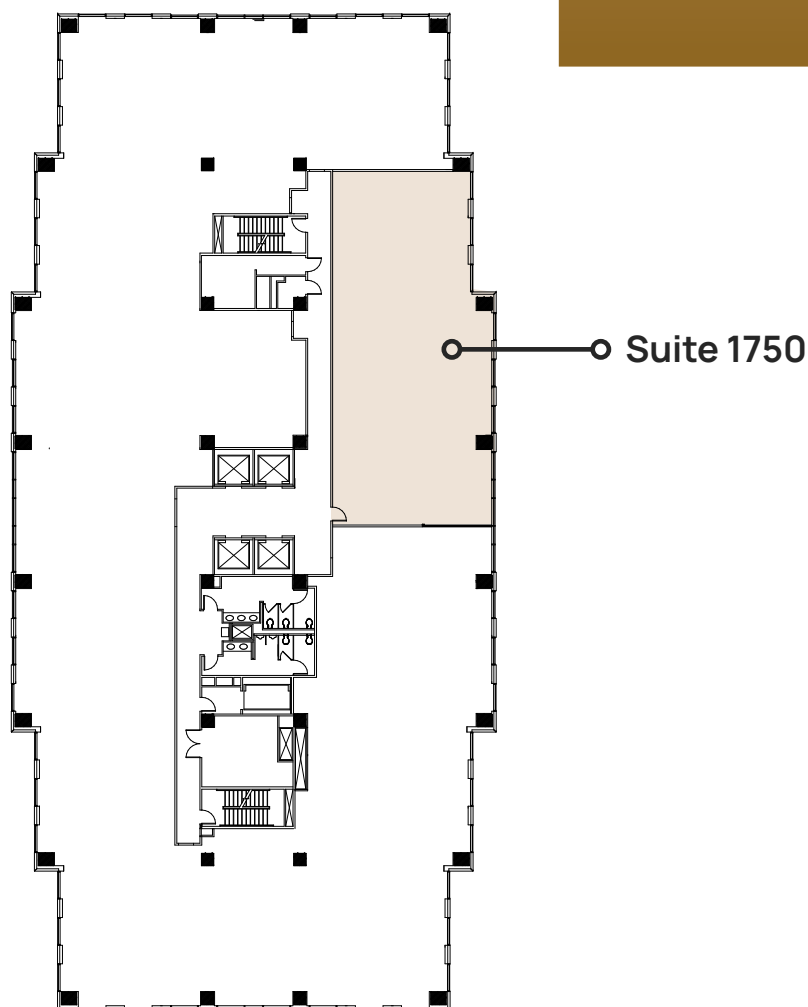
coleman.jackson@streamrealty.com  
512.481.3060



# Seventeenth Floor



98 San Jacinto Boulevard Austin, TX 78701



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

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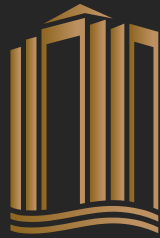
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