



## RiverSouth: A workspace with a new perspective.

At 401 South 1st Street, overlooking park shores and the hill country, RiverSouth bridges the capital city's Downtown and South Congress districts. From ground-level dining and retail, to 37,000 square foot floors, enjoy the ease of commute and access to all that Austin has to offer.

Whether hitting the trails on Lady Bird Lake or hitting the mat at the on-site fitness studio, taking a meeting at a SoCo coffee shop or taking your laptop to the terrace green space, strolling to a local music spot or taking the elevator to the 15th-floor Sky Lounge, it's a work concept that's heating up, right here in the center of it all.





# MORE FEATURES

## On-site amenities, in a location that's spot-on.

RiverSouth was made for movement, with the amenities to prove it. Bike valet and storage, underground parking and area walkability don't just make for easy commuting, they integrate day and night, on-site and off, work hours and after-hours.

Large floorplates with wrap-around panoramic views are designed to put you in the flow, while the building's lower-level restaurants and shopping, multiple outdoor terraces and site location within one of Austin's emerging hot spots make RiverSouth not just a work space, but a destination.



### NEW CONSTRUCTION

15 Stories / 350,611 sq.ft



### 360 VIEWS

Windows on all sides and an epic private rooftop



### GREEN ROOF

The 7th floor green roof will reduce urban heat, absorb stormwater, and provide biodiversity



### SKY LOUNGE

Enjoy the exclusive full-service bar on the 15th floor with limitless views



### MORE AMENITIES

Underground parking, bike valet and storage, spa-inspired locker rooms and showers



### FULL BUILDING IDENTITY

Building signage opportunity for qualifying tenants, visible to Downtown and traffic on First St., Riverside Dr., and Barton Springs Rd.



### Location

401 South 1st Street  
Austin, Texas 78704



### Delivery

Early 2021



### Certification

Seeking LEED Gold certification

3-Star Austin Energy Green  
building program.

### Building Size

**350,611** sq.ft

15 Stories above / 5 Stories below grade

### Floor Sizes

**17,277** sq.ft

Total Retail

**37,000** sq.ft

Typical Office



### Electrical Capacity

Office tenant electrical load capacity  
is 6 watts per sq.ft

### Parking

**2.5** per thousand



### HVAC

Tenant Cooling  
Load capacity – 3.85 w / sq.ft

Floor live load capacity  
Office floors – 50 per sq.ft  
Ground floors – 100 per sq.ft  
Garage floors – 40 per sq.ft

### Cooling Source

Oversize-capacity cooling towers  
(3 for 900 tons)

Local floor-by-floor air handling units

### Amenities

15th floor sky lounge  
7th floor amenity deck  
Spa-inspired locker rooms and showers  
Fitness studio  
Bike valet and storage  
Security and card key access  
24 / 7 attended security desk  
Card access control system  
Closed circuit security monitoring  
Floor-to-ceiling vision glass  
Panoramic lake, city and  
hill country views

### Elevators

One Core  
(6) 3,500 lb passenger elevators  
servicing office floors with destination  
dispatch system  
(1) 4,000 lb service elevator serving  
all office levels  
(3) 3,500 lb garage elevators dedicated  
to all parking levels

### Ceiling Height

Ground floor retail: 18'  
Office floors 7–14: 14'–6"  
Office floor 15: 15'

### Column Spacing

45 ft x 30 ft typical bay



### Green Building Measures

AEGBP  
Seeking 3-Star Rating  
Seeking LEED Gold certification  
Treating 100% of stormwater onsite  
through rain-gardens and green roofs  
HVAC Condensate recapture and  
storage for all onsite irrigation  
Building piped for Austin purple-pipe  
graywater system

**14** Capital Metro  
routes

Electrical vehicle charging stations  
Electric scooter and electric bike  
hub onsite  
Sustainably sourced materials  
High performance glass



### Well Building Measures

Daylight harvesting  
Advanced lighting controls  
Enhanced outside views  
Integrated bike lanes  
Bike valet and storage  
B-Cycle hub onsite  
Rooftop park and amenities  
Superior indoor air quality  
Outdoor pollution control  
Showers and fitness studio  
for tenants





7th Floor Outdoor Amenity Deck







# MORE ENTERTAINMENT HAPPENS HERE

Where eclectic  
meets world-class.

A city that moves to its own beat, Austin is a world-class hub for business, music, film, art and outdoor living. Where offbeat meets cosmopolitan, on the edge of tech and tacos, from boots to bats and back again, Austin has a vibe all its own.

At the heart of it all is an emerging district that borders the lake and park, bridging downtown business and nightlife with the unique character of SoCo's funky shops, food trucks, bars and restaurants in a merging of the vintage with the visionary.







● **ENTERTAINMENT**

1. ACL Live at the Moody Theater
2. Alamo Drafthouse
3. Austin Convention Center
4. Barton Springs Pool
5. Butler Park Pitch and Putt
6. Long Center
7. Palmer Events Center
8. Peter Pan Mini Golf
9. Violet Crown Cinema
10. Zach Theatre

◆ **RESTAURANT & RETAIL**

1. ATX Cocina
2. Aussie's Volleybar & Grill
3. Botticellis
4. Bouldin Creek Cafe
5. ByGeorge
6. Criquet Shirts
7. El Alma
8. Elizabeth Street Café
9. Flower Child
10. Güero's Taco Bar
11. Home Slice Pizza
12. Juice Land
13. La Condesa
14. Lambert's BBQ
15. Odd Duck
16. Perla's
17. Soho House
18. Sunroom
19. Sway
20. True Food Kitchen
21. Uchi
22. YETI Flagship
23. Zax Restaurant & Bar

◆ **RESIDENTIAL**

1. AMLI Downtown
2. AMLI on 2nd
3. Ashton
4. Austonian
5. The Catherine
6. Cityview at Soco
7. Cole
8. Crescent Apartments
9. Gibson Flats
10. Lamar Union
11. Northshore
12. Post South Lamar
13. Zilker on the Park

● **HOTELS**

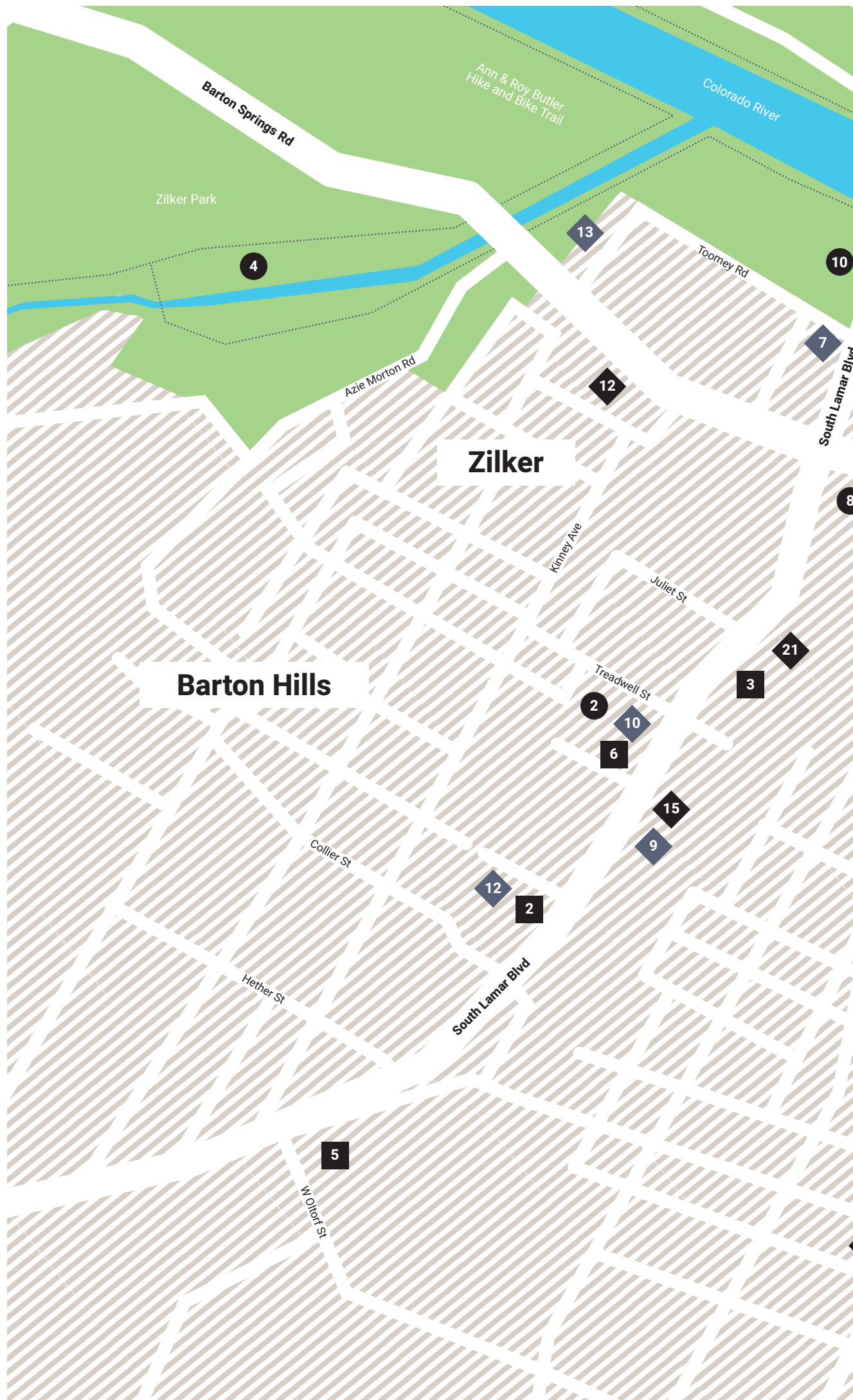
1. Austin Motel
2. Embassy Suites
3. Four Seasons
4. Hotel Magdalena
5. Hotel Saint Cecilia
6. Hotel San Jose
7. Hotel Zaza
8. Hyatt Regency
9. JW Marriott
10. The Line
11. The Proper
12. South Congress Hotel
13. W Hotel

■ **PLANNED / UNDER DEVELOPMENT**

1. Music Lane
2. Saint Vincent Tract
3. Statesman Waterfront Mixed-Use Project

■ **FITNESS**

1. Ballet Austin
2. City Surf Fitness
3. DEFINE Body & Mind
4. Equinox
5. Mod Fitness
6. Orange Theory
7. RIDE Indoor Cycling
8. SoulCycle DATX







### Downtown Austin

### Rainey

### SoCo

### Bouldin

### Travis Heights

RIVER | SOUTH

20

1

11

9

13

11

1

14

1

13

7

3

4

8

9

10

3

3

5

7

6

8

23

2

5

22

3

2

8

6

4

1

4

5

1

6

19

8

6

5

16

3

11

10

2

17

18

12

E Monroe St

Newton St

W Monroe St

Elizabeth St

Nellie St

Academy Dr

Music Lane

S 1st St

South Congress Ave

Barton Springs Rd

W Riverside Dr

Lady Bird Lake

W Cesar Chavez St

W 3rd St

Guadalupe St

Lavaca St

Congress Ave

E 6th St

E 2nd St

E Cesar Chavez St

Trinity St

Red River St

Interstate 35

East Ave

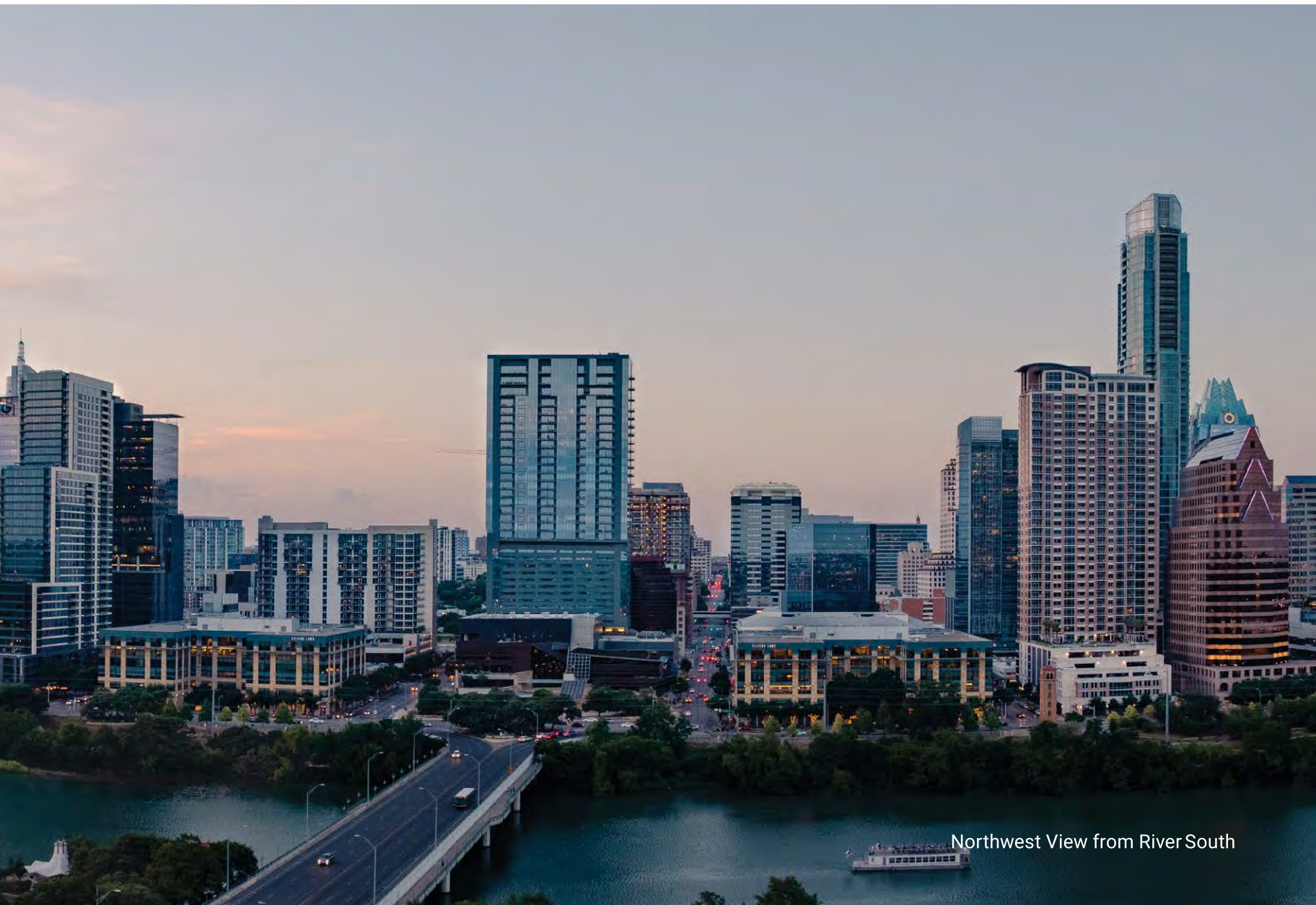
E Riverside Dr

Colorado River

# RIVER | SOUTH







Northwest View from River South





# 96

## Bike Score

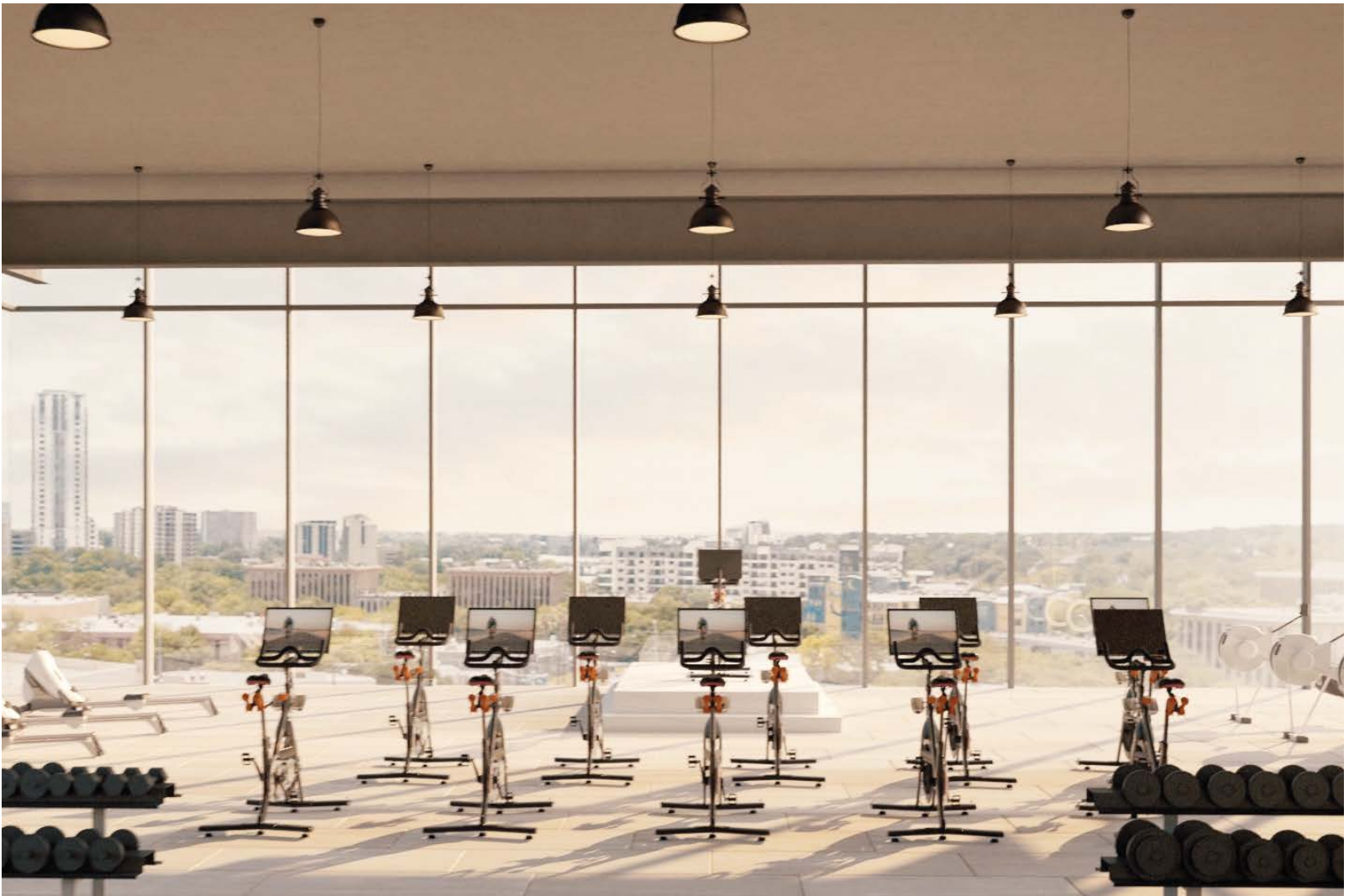
A Bike Score of 96 is considered a biker's paradise. Daily errands can be accomplished on a bike.

# 81

## Walk Score

A Walk Score of 81 means amenities are just steps away. Everyday tasks do not require a car.



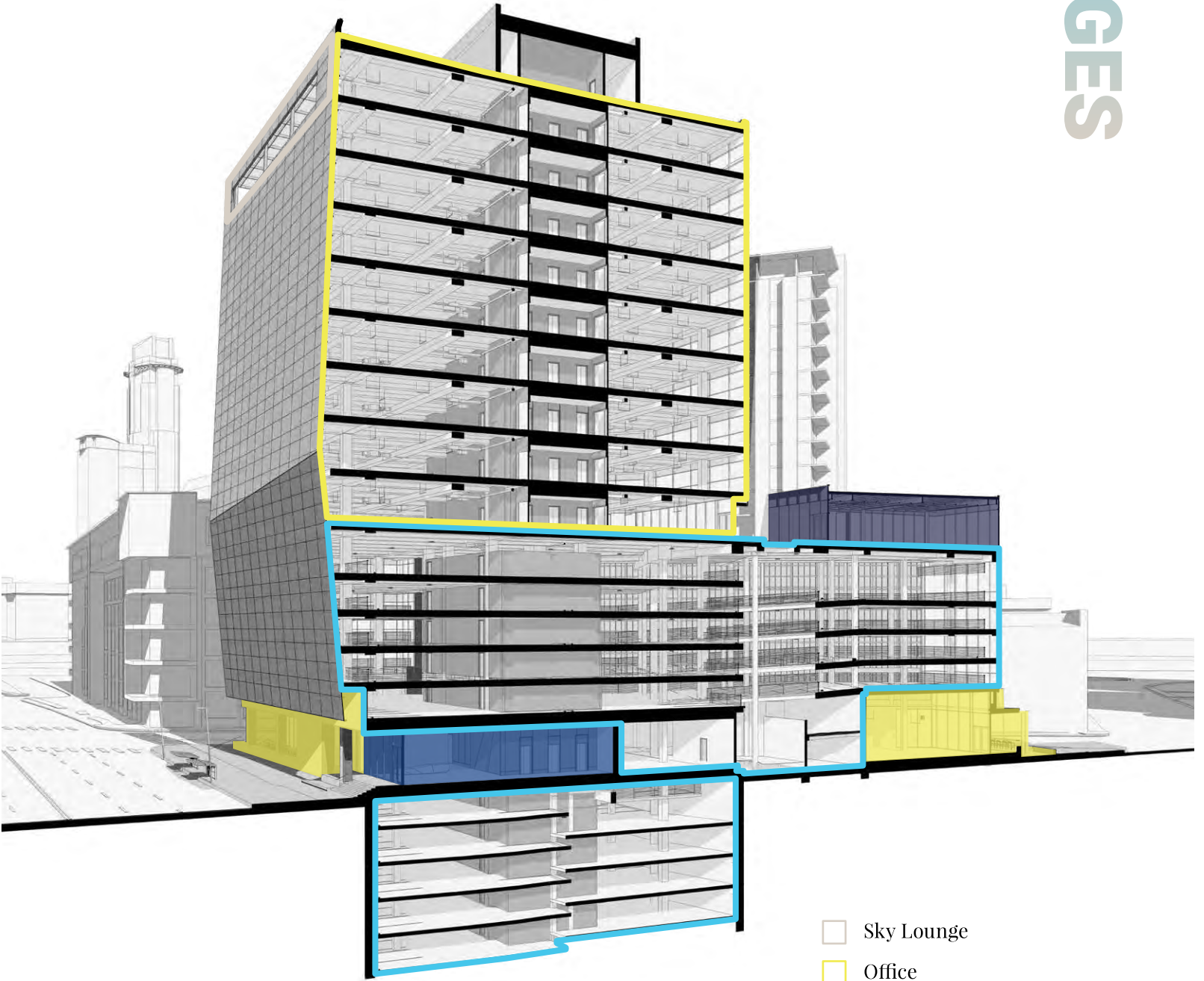


Fitness Studio with East Facing Views and Spa-Inspired Locker Rooms and Showers



7th Floor Outdoor Amenity Deck

# MORE ADVANTAGES



- Sky Lounge
- Office
- Parking / Bike Storage
- Fitness Studio / Locker Rooms
- Restaurant / Retail
- Lobby





15th Floor Sky Lounge and Bar



Conceptual Office Space

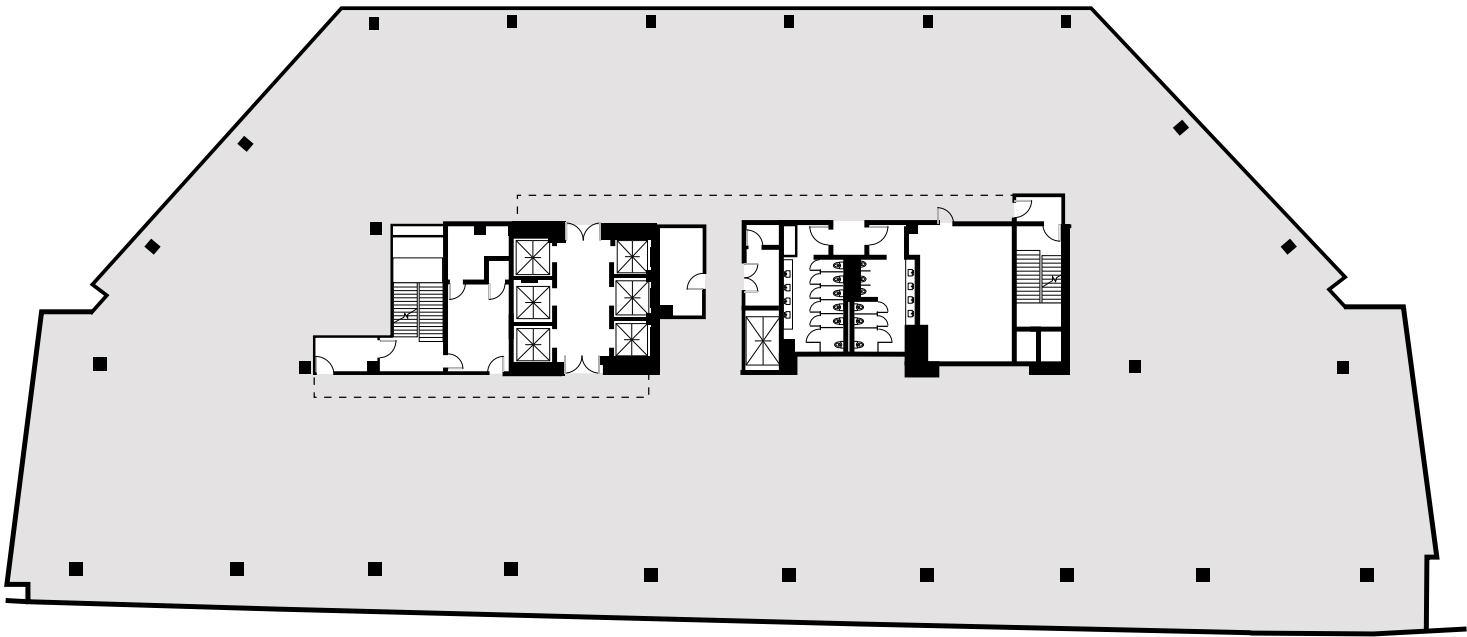
# MORE FLOOR SPACE

## Typical Office Floorplate

37,000 sq.ft typical floorplate size allowing increased flexibility for high-density users.

## Ceiling Height

Ground floor retail: 18'  
Office floors 7-14: 14' 6"  
Office floor 15: 15'

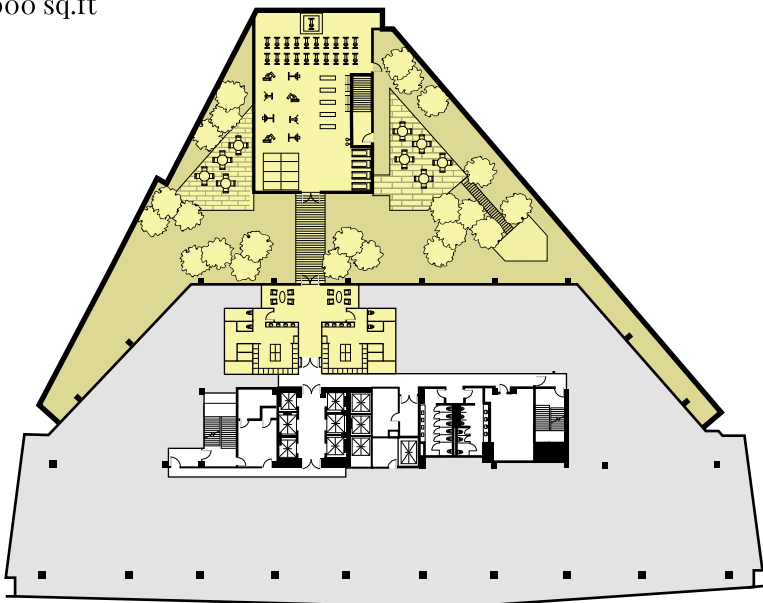


## Office Floors 8-14

37,000 sq.ft

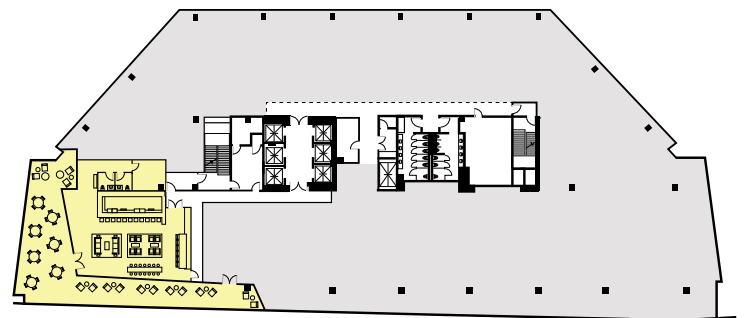
## Amenity Deck Floor 7

34,000 sq.ft

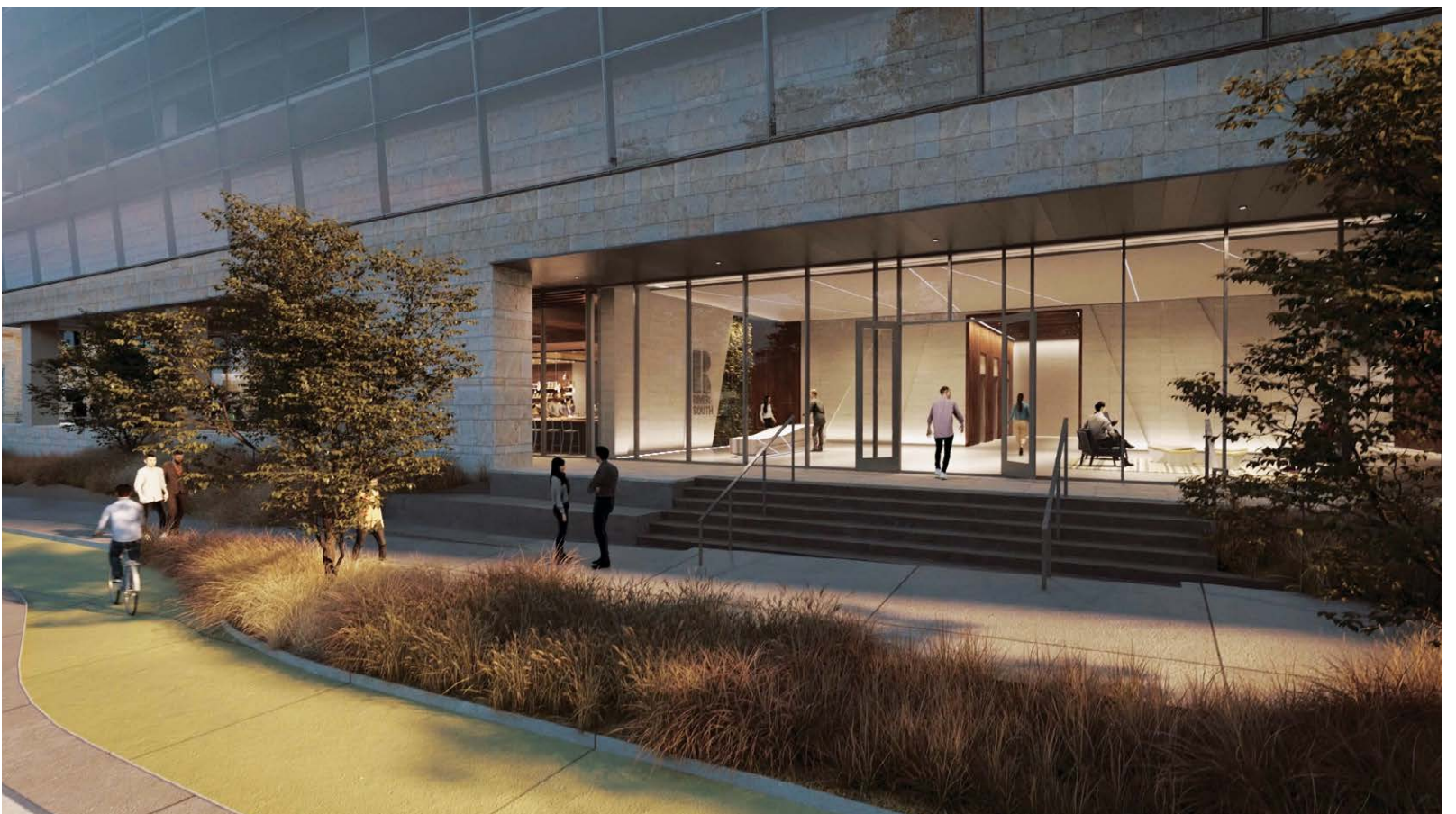


## Sky Lounge Floor 15

31,000 sq.ft









# RIVER | SOUTH



Northwest View from RiverSouth





Take it all in. Bringing together ease of commute, access to the unique sights and sounds of the city, with unmatched on-site amenities, it's all within reach. Make your move.

Make more happen at RiverSouth.

**MORE**  
**EXPERIENCE**



Developer and Owner



Architect and  
General Contractor



Structural Engineer



Civil Design



Landscape Design



MEP Engineer







# RIVER | SOUTH

## SOUTH CONGRESS RETAIL

River South conveniently bridges Downtown and South Austin by bringing together a multitude of curated retail and hotel hot spots. Hop on your scooter or venture by foot to scores of retail and restaurant dives offering local flavors and flair. Keeping Austin Weird was founded on the South Congress principles of supporting local businesses. No where in Austin will you see such an eclectic mix of Austin culture.





DOWNTOWN AUSTIN

ER | SOUTH



LADY BIRD LAKE

S. CONGRESS AVE.

TH ST.

ANNIE ST.

HYATT  
 YETI  
 E  
 EMBASSY SUITES

Austin American-Statesman  
 PLANNED REDEVELOPMENT

SOHO HOUSE  
 MACDALENA  
 EQUINOX  
 hotel SAINT CECILIA

HOTEL

JO'S

HOTEL SAN JOSE

Sewster  
 KENDRA SCOTT

ByGeorge AUSTIN

Perla's

Continental  
 WARBY PARKER

GOODMAN BROS  
 HOLD HATMAKERS

American Apparel

TECOVAS  
 FINE BOOTMAKERS

Madswell

GARRETT LEIGHT  
 CALIFORNIA OPTICAL

Marine Layer

hopdoddy  
 MEXICAN BAR

quero's  
 TACO BAR

HOME SLICE  
 PIZZA

STAG

Allens BOOTS

Vespaio

SOUTH CONGRESS HOTEL

Central Standard  
 SUNROOM

cafe no. 52

June's





PALMER EVENTS CENTER

LONG CENTER

900 BARTON SPRINGS PARKING GARAGE

AUDITORIUM SHORES

S. FIRST ST.

BARTON SPRINGS RD.

RIVERSIDE DR.



# RIVER | SOUTH



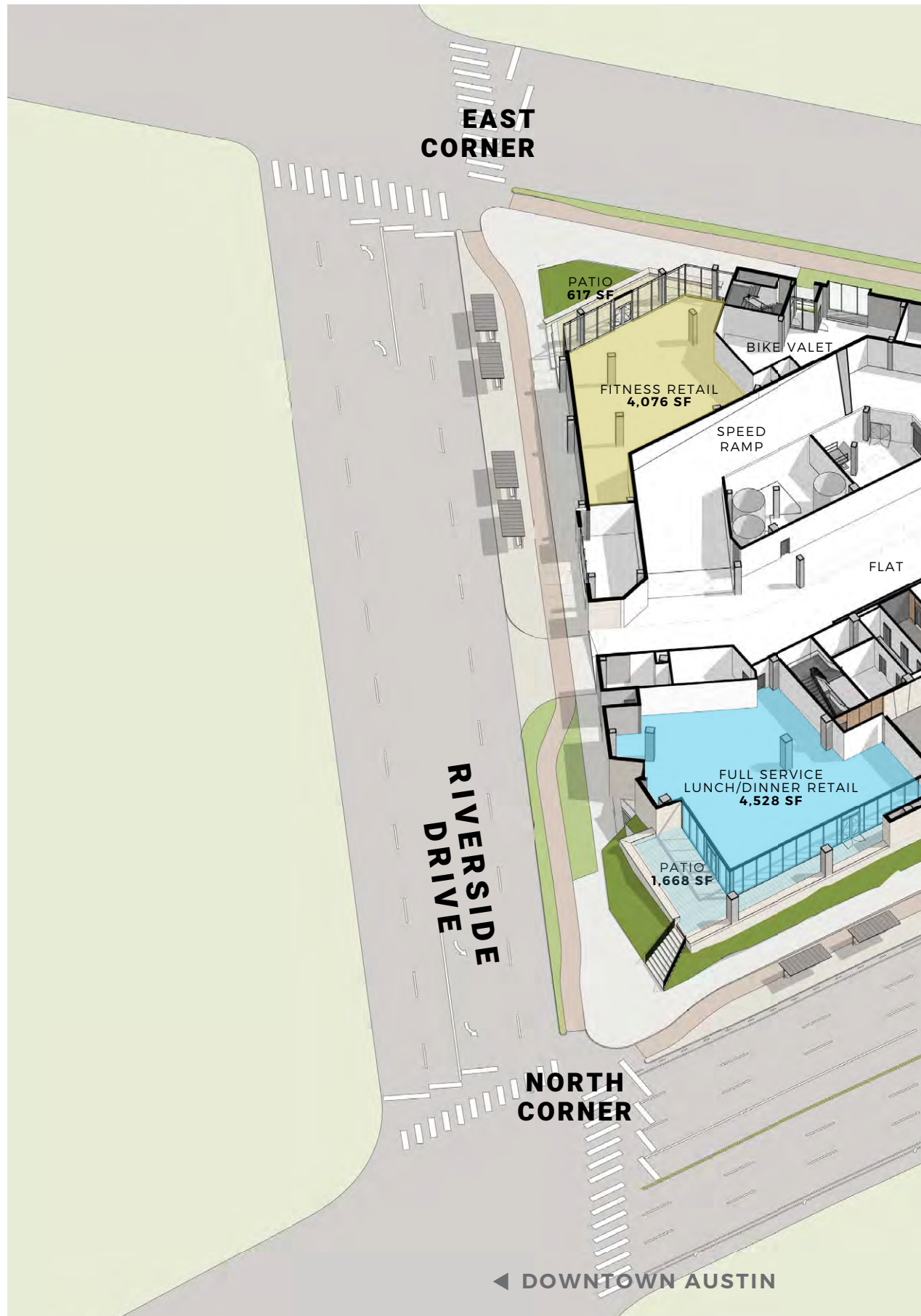
DOWNTOWN AUSTIN

LADY BIRD LAKE

CATHERINE HENRIETTE  
RESIDENTIAL CENTER  
1510  
512-442-4442

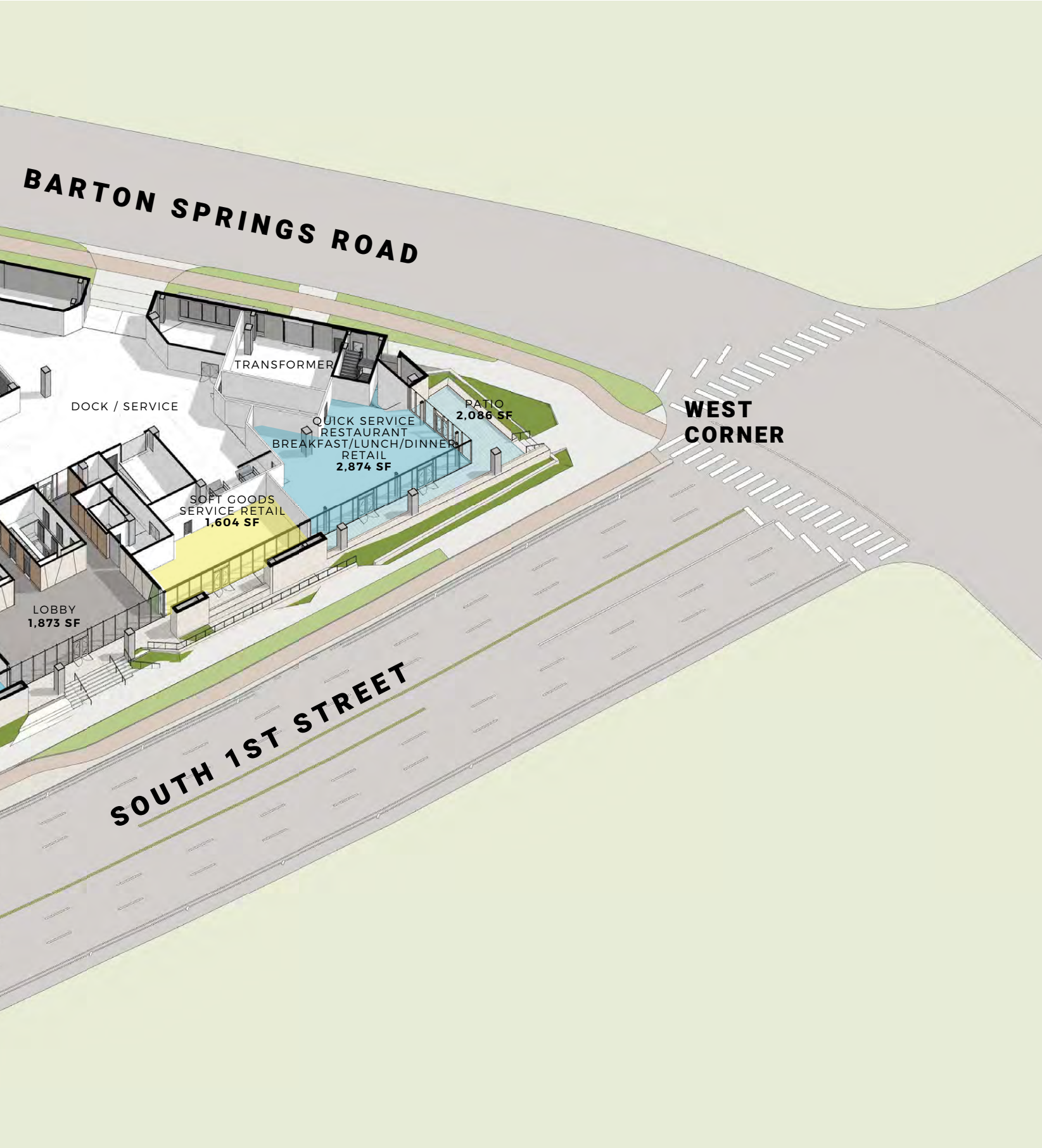


# RIVER | SOUTH





# MERCHANDISING PLAN





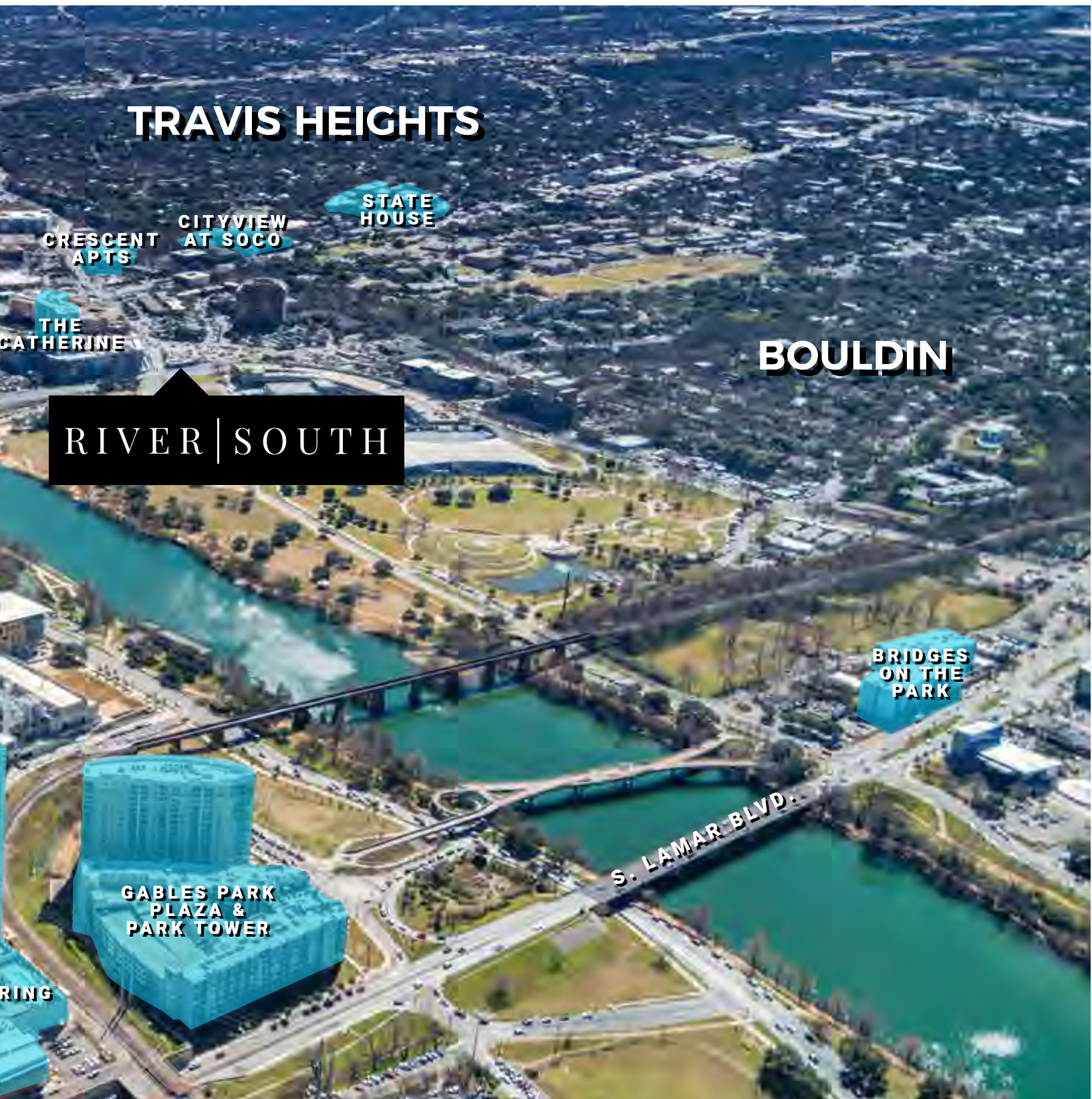
## PEOPLE. PEOPLE. PEOPLE.

The River South location offers direct access to some of Austin's most prominent and prestigious residential communities, including the incorporated villages of Travis Heights, Bouldin, Tarrytown, Rollingwood and Barton Hills. There are several luxury multi-family projects within walking distance to River South. The average sale price for single-family homes in these neighborhoods proximate to River South is approximately \$800,000 with many homes exceeding one million dollars. As the area surrounding River South continues to grow and attract new residents, the next five years should see an increase of 8% to the current population of 365,000 people within a 5-mile radius.





# RIVER | SOUTH



**TRAVIS HEIGHTS**

**CRESCENT APTS**

**CITYVIEW AT SOCO**

**STATE HOUSE**

**THE CATHERINE**

**BOULDIN**

**RIVER | SOUTH**

**BRIDGES ON THE PARK**

**GABLES PARK PLAZA & PARK TOWER**

**S. LAMAR BLVD.**

**RING**



# RIVER | SOUTH

## **SOUTH CENTRAL WATERFRONT**

Change is rapidly underway for The South Central Waterfront (SCW). The South Central Waterfront Vision Framework Plan is a roadmap for how the coming change can be guided to create the best possible outcome for all Austinites. The SCW strives to be a model for how a district-wide green infrastructure system paired with quality urban design and an interconnected network of public spaces, streets, lakeside trails and parks can provide a framework for redevelopment. A district approach can also coordinate public and private investments to leverage maximum impact and provide for district-wide value capture to fund affordable housing and other community benefits.

A transformed South Central Waterfront District can not only become a great new neighborhood in the central city and a destination in itself, but will serve as an iconic gateway from South Austin into Downtown and the Texas Capitol, and an inspiration for the region.

The South Central Waterfront Initiative builds upon more than three decades of waterfront planning begun by the Town Lake Corridor Study. Since the Initiative was officially launched by City Council in 2013, the effort has engaged hundreds of Austinites and has combined community aspirations with the effort of numerous city departments, stakeholders and citizens.





# RIVER | SOUTH



This “what if” illustration imagines how the South Central Waterfront might appear twenty years from now. The rendering begins with a framework of a quality public realm and pedestrian-scaled blocks on the ground, and adds new development with enough density to provide the incentives for developers to help pay for the public realm and hundreds of units of affordable housing.





# RIVER | SOUTH











[www.riversouthaustin.com](http://www.riversouthaustin.com)  
[rridgeway@streamrealty.com](mailto:rridgeway@streamrealty.com)