

# 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 River South 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



### FULL BUILDING IDENTITY

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



### 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



### 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