

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



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



Delivered
2022



Certification

LEED Gold certified
3-Star Austin Energy Green building program
Smart Score Platinum
Wired Score Platinum

Building Size

372,000 sq.ft

15 Stories above / 5 Stories below grade

Floor Sizes

13,082 sq.ft

Total Retail

38,000 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
3-Star Rating
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