



# MAKE YOUR MARK

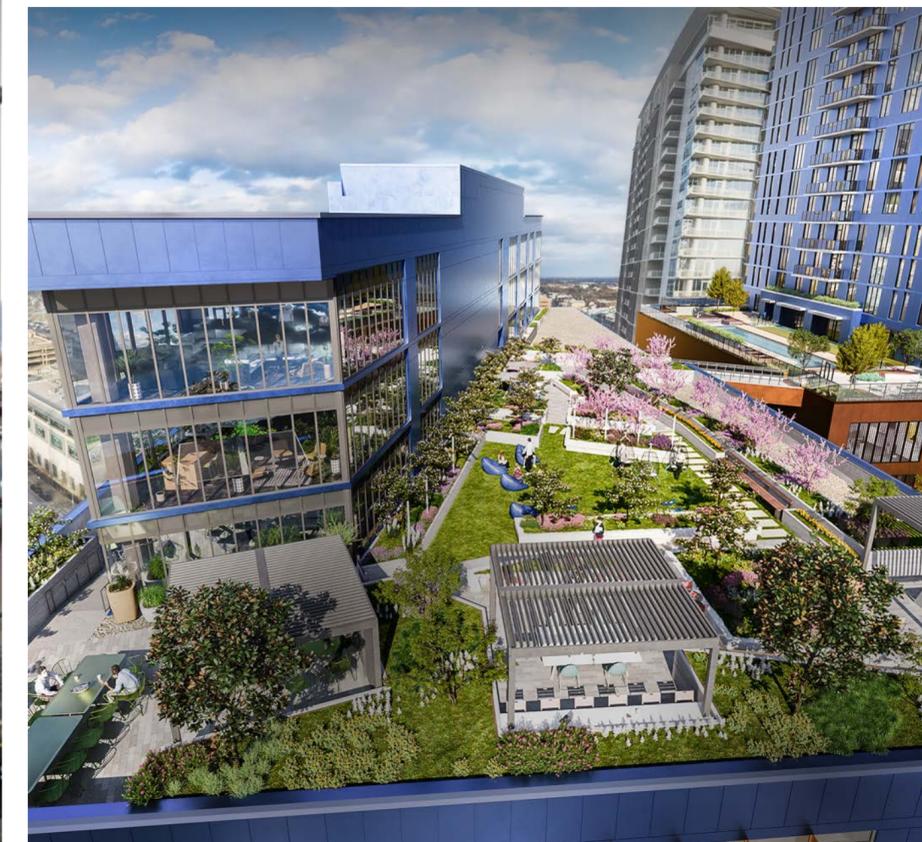
1121 AT SYMPHONY SQUARE

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# A NEW ERA IN WORKSPACE AMENITIES

1121 at Symphony Square represents a dynamic opportunity to thrive in the heart of Austin's Vibrant Innovation District. Surrounded by the city's most unique destinations, Austin's newest luxury office building offers a true Class-A experience that combines location with a host of top-notch amenities.

- Jo's Coffee on the 1st floor
- Two-story luxurious athletic center and yoga room
- Ground floor retail
- Lounge and juice bar
- Skybridge to the waller
- Wifi enabled lush outdoor terraces and lobby full service bike facility
- Downright Austin Hotel opening in June with plethora of amenities
- Custom artwork created by Austin local artist on the property



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## EXPLORE 1121

OUTDOOR TERRACE

SKYBRIDGE TO THE WALLER

LAP POOL

OFFICE FLOORS

L1 LAB SPACE

ATHLETIC CENTER AND YOGA ROOM

LOBBY

JO'S COFFEE

GROUND FLOOR RETAIL

HISTORIC SYMPHONY SQUARE

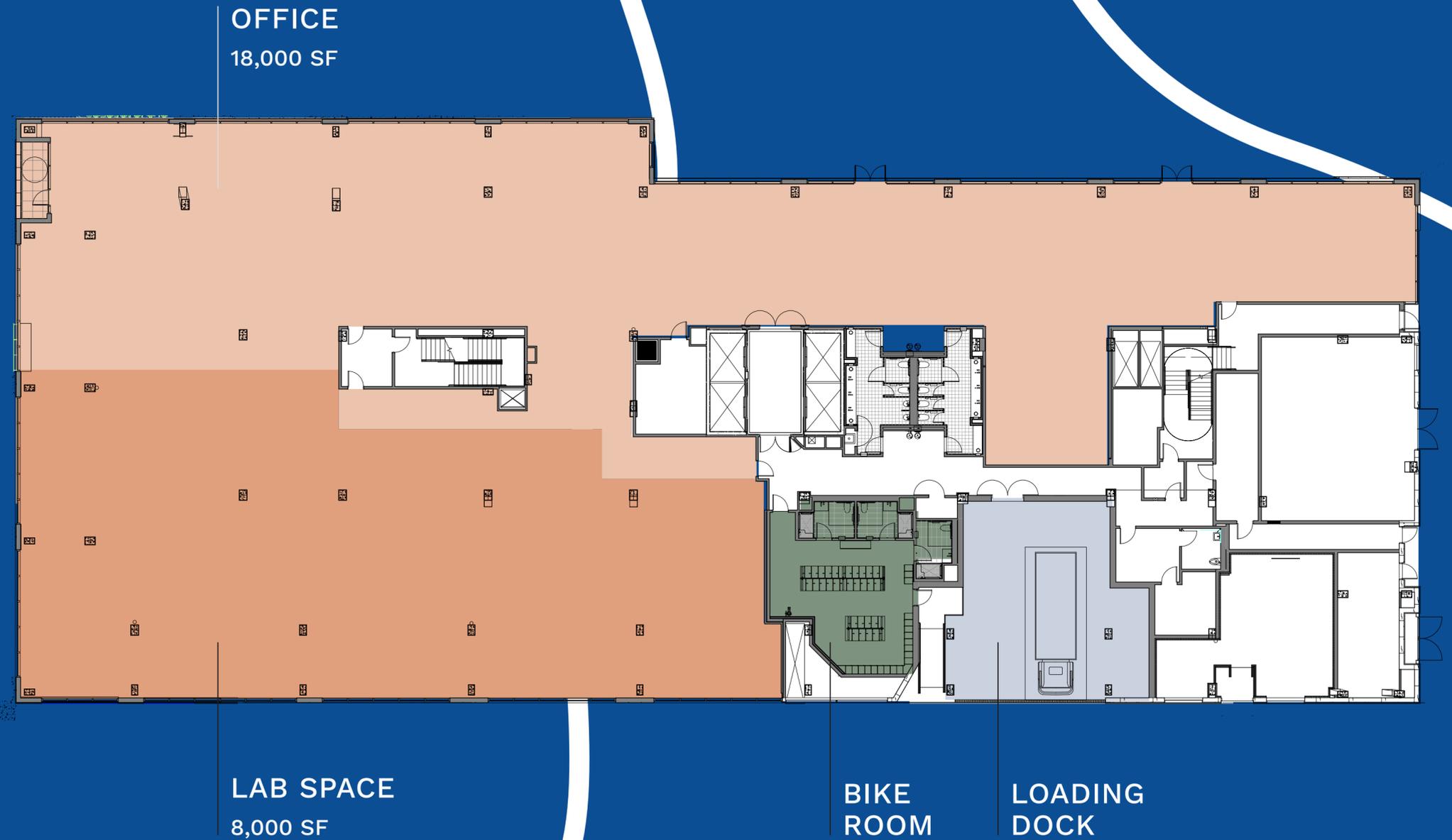
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## LAB + OFFICE SPACE PLAN

# UNCOVER YOUR NEXT LAB SPACE

### 1ST FLOOR LAB SPACE HIGHLIGHTS:

- 26,000 RSF Floor Plate
- Increased ceiling height and column spacing
- Potential dedicated entrance on Sabine St.
- Direct loading dock access
- Extra power and dedicated HVAC pathway
- 5 minutes from Dell Medical School
- 2 minutes from MD Anderson and Frank Erwin Center



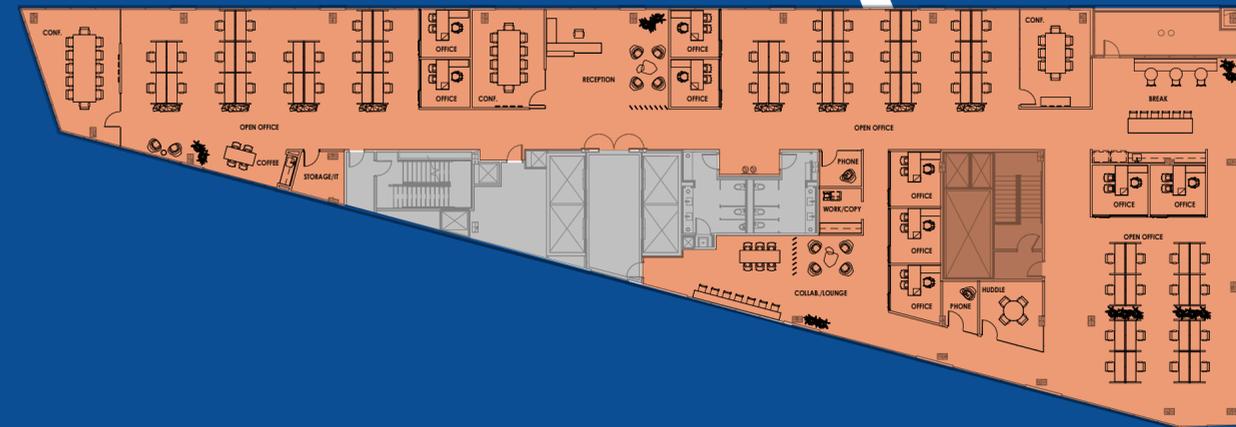


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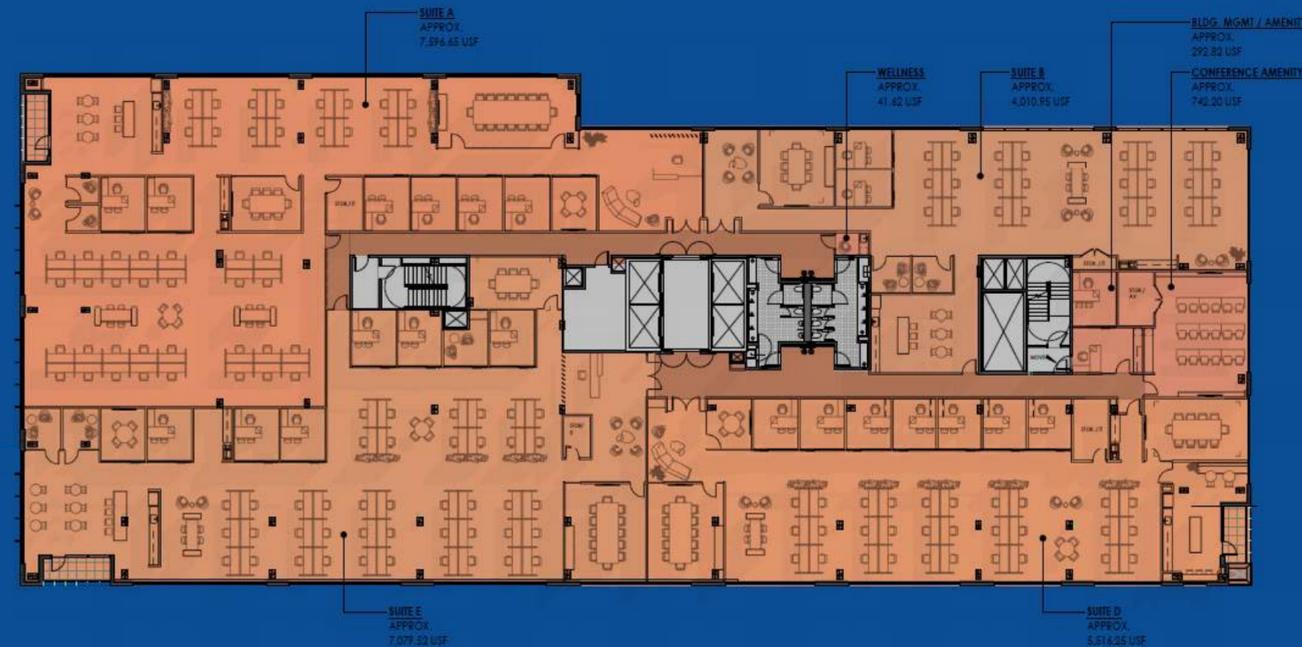
# FLEX YOUR WORKSPACE

With 170,000 rentable square feet across 7 stories, 1121 at symphony square is built for growth. Take advantage of move-in ready spec suites and versatile floor plans thoughtfully designed to accommodate your unique business needs all packed into Austin's newest Class-A workplace destination.

## 5TH, 6TH & 7TH FLOOR SPACE PLAN (13,900 RSF)



## 2ND, 3RD & 4TH FLOOR OFFICE SPACE PLAN (32,300 RSF)



# 1121 SYMPHONY SQUARE SITE PLAN

- 1121 PROPERTY
- SHARED AMENITIES WITH THE WALLER
- EXISTING OFF CAMPUS BUILDINGS





**ASPEN HEIGHTS**  
 1215 RED RIVER ST  
 Two 37-story residential towers with 921 units, 28,000-SF retail space with gourmet food hall and indoor live music venue.

**WATERLOO HOTEL**  
 273 GRY, 382-key upscale hotel with multiple culinary venues and bars, and many high-end amenities.

**ALEXANDRIA REIT TRS SITE**  
 1000 RED RIVER ST  
 Major redevelopment of 3.83-acre site by nation's leading Life Science REIT.

**MD ANDERSON AND FRANK ERWIN CENTER**  
 1701 RED RIVER ST  
 Medical School and MD Anderson partnering to take over the Erwin Center site.

**LV COLLECTIVE EXPERIENTIAL LIVING TOWER**  
 12TH AND SABINE  
 Medical School and MD Anderson partnering to take over the Erwin Center site.

**THE WALLER**  
 12TH AND SABINE  
 32-story Class A+ residential tower with 388 units and multiple high-end amenities.

**LOCAL AMENITIES**  
**NEARBY HIGHLIGHTS**

- Texas Capitol
- Waterloo Park
- Waterloo Greenway
- Red River Cultural District
- Moody Amphitheater



## BUILDING SPECS

# DOWN TO THE DETAILS

### BUILDING SIZE

170,000

TOTAL RENTABLE  
SQUARE FEET

### BUILDING HEIGHT

11

STORIES  
4 parking + 7 office

### COLUMNS

30' X 30'

TYPICAL COLUMN  
SPACING

### FLOOR HEIGHTS

11'

CLEAR HEIGHT ON  
ALL FLOORS

4' clearance on Sabine Street level.  
9' finished height

### PARKING

2.5/1,000

TOUCHLESS ACCESS  
PARKING SPACES

260+ spaces across 4 levels.

### PARKING

150+

PARKING STALLS  
IN SHARED  
RESIDENTIAL GARAGE

### LAB SPACE

GROUND FLOOR  
DESIGNED FOR LAB  
SPACE BUILDOUT

### ELEVATORS

4

PASSENGER  
ELEVATORS

### DELIVERED

Q1 2024

LEASING NOW

## CERTIFICATIONS



SEEKING LEED®



AUSTIN ENERGY  
**GREEN  
BUILDING**

GOLD AEGB 2-STAR

FOR MORE INFORMATION, PLEASE CONTACT:

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**GREYSTAR**

