

BLOCK

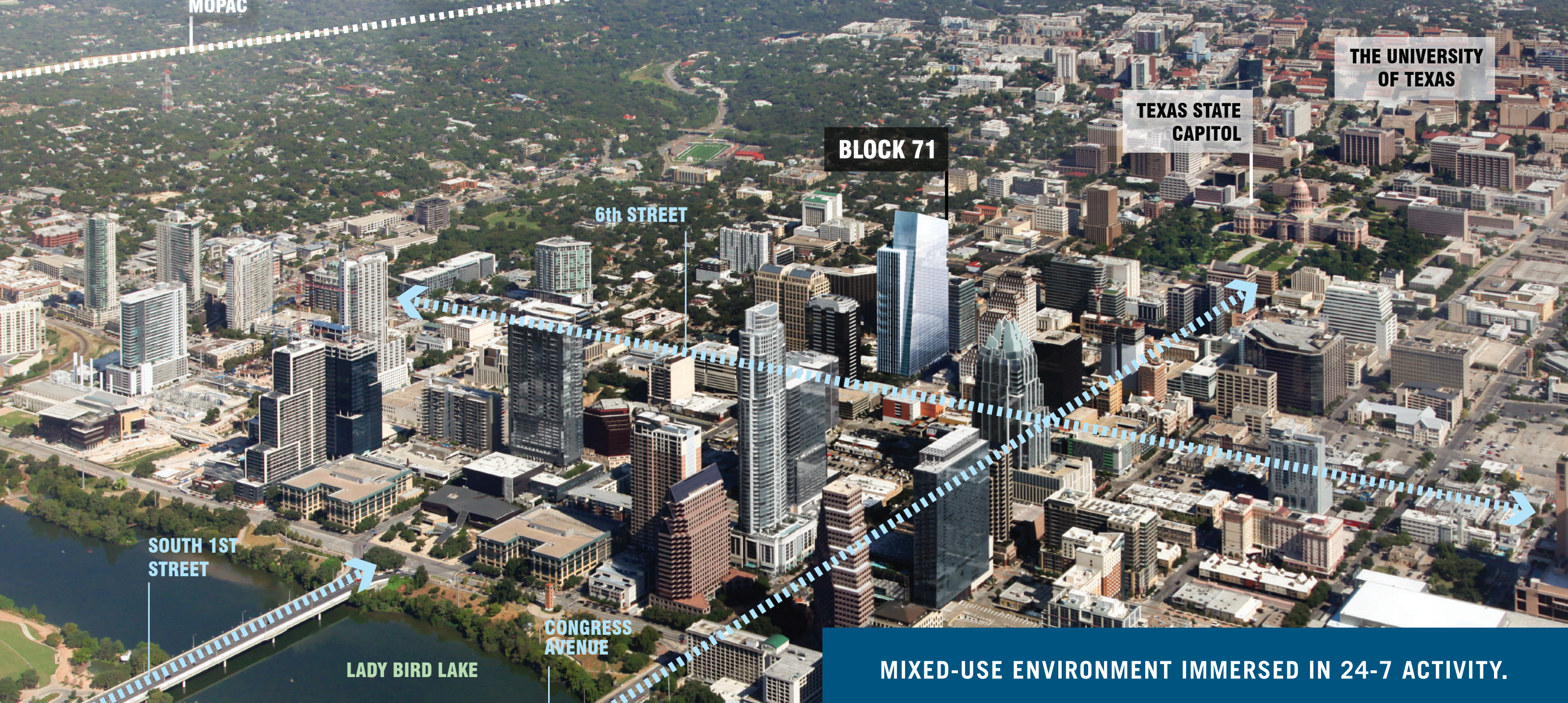
71

200 WEST 6TH  
AUSTIN, TX



Trammell Crow Company

Principal



# THRIVE

AMID A VIBRANT & DYNAMIC COMMUNITY

Located in the heart of downtown Austin along 6th Street, one block WEST of Congress Avenue.

MIXED-USE ENVIRONMENT IMMERSSED IN 24-7 ACTIVITY.



60+

LIVE ENTERTAINMENT VENUES



8,000

HOTEL ROOMS



7,000

RESIDENCES



175+

RETAIL STORES



# NEARBY AMENITIES

A TRUE LIVE,  
WORK, PLAY CBD

- » 6th Street's nightlife and dining destinations
- » 2nd Street District's premier shopping, dining and entertainment venues
- » Greenwater's +/- 1.75 million square feet of mixed-use development
- » Seaholm District's mixed-use development
- » Austin Public Library
- » Ann and Roy Butler Hike-and-Bike Trail
- » Lady Bird Lake
- » Zilker Park

# A ONE-OF-A-KIND SITE

**669,130 RSF**  
OFFICE

**33,000 SF**  
FOOD HALL & MARKET

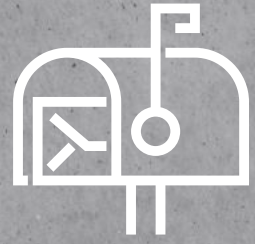
**10,000 SF**  
RETAIL/DINING

**17,000 SF**  
URBAN PLAZA



# DRAWING FROM THE PAST

Reimagining Claudia Taylor Johnson Hall (CTJ)—A Historic U.S. Post Office—Now the Cornerstone of the Block 71 Development.



SERVED AS AUSTIN'S  
CENTRAL, LANDMARK  
POST OFFICE FOR  
40+ YEARS



NOW TRANSFORMING INTO A FOOD HALL AND MARKET AT THE SOUTHWEST CORNER OF BLOCK 71

# GATHER · REPLENISH · REJUVENATE





# REFRESH · CONNECT

## PRIVATE URBAN PLAZA

- » Located between Block 71's new office tower and the historic CTJ
- » 17,000 SF of private common area in the heart of downtown; ideal for community engagement, a lunchtime reprieve or corporate event
- » Three distinct seating areas including a water wall and café table seating
- » Highly activated plaza with future restaurant to the north and CTJ to the south
- » Green infrastructure in place, including rainwater collection
- » Manicured grounds shaded by a majestic heritage Red Oak tree create the perfect park-like setting





**36**  
STORIES

**669,130**  
RENTABLE SQUARE FEET  
(33,000 RSF  
Average Floorplate)

**DELIVERY Q2 2021**

## PRECISION IN DESIGN

- » Contemporary and expansive lobby fronting 6th Street
- » 10 Building terraces on multiple floors
- » Floor-to-ceiling exterior vision glass with views of Lady Bird Lake, The Capitol, Austin City Skyline and the Hill Country
- » 10' finished ceilings typical with 14' slab-to-slab heights
- » Modern, sophisticated and flexible Conference and Fitness Center
- » 2.0/1,000 parking ratio
- » 45 electric car charging stations
- » Card key secured bicycle area with modern locker system



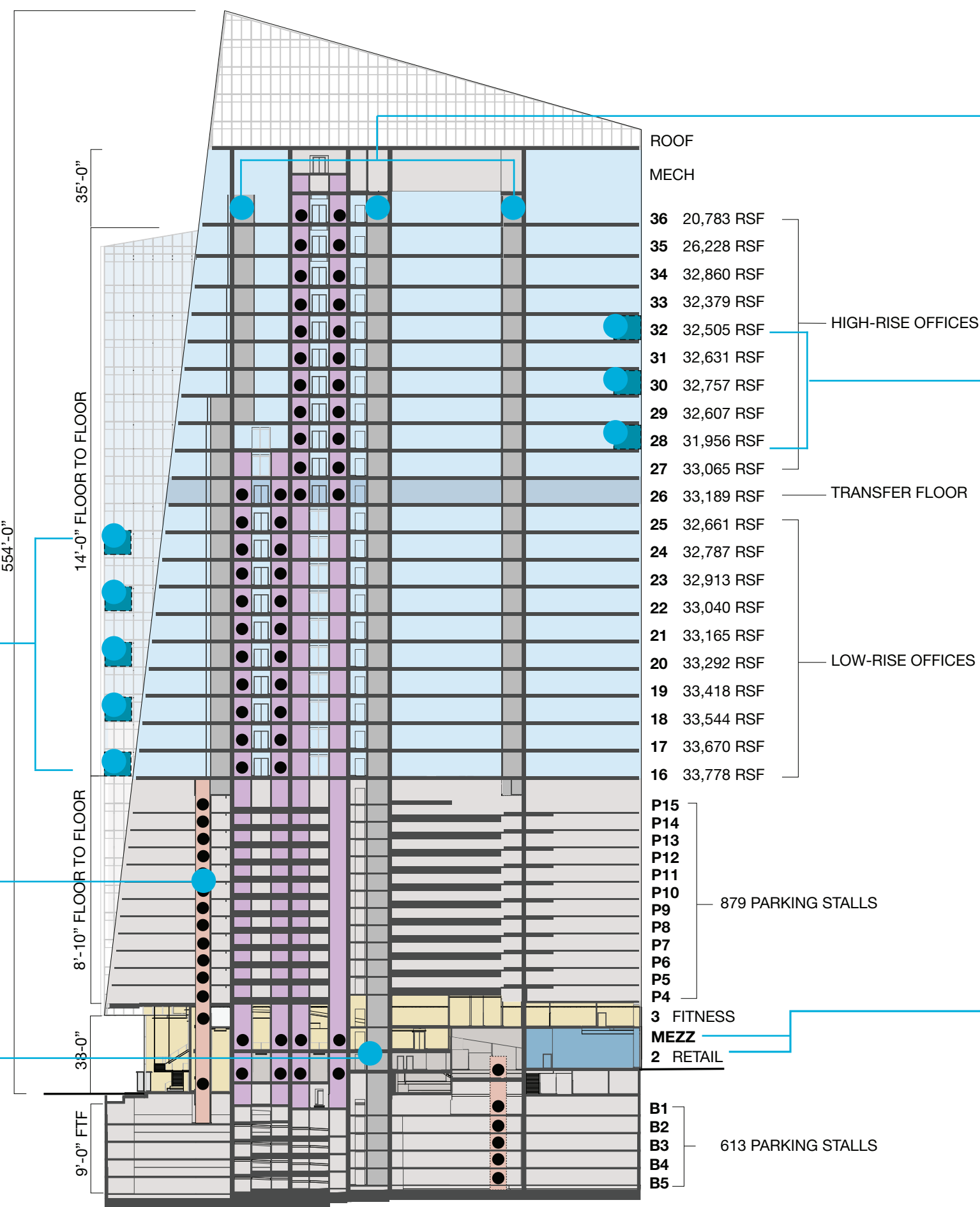
# BUILDING SECTION

- TERRACES
- OFFICE SPACE
- LOBBY/AMENITY
- RETAIL
- OFFICE ELEVATORS
- PARKING SHUTTLES
- SERVICE
- PARKING

LOW-RISE TERRACES ON LEVELS 16, 18, 20, 22, 24

DEDICATED PARKING SHUTTLES

CONTROLLED ELEVATOR DISPATCH SYSTEM



3 BUILDING STAIRWELLS

HIGH-RISE TERRACES ON LEVELS 28, 30 AND 32

MEZZ LEVEL: CONFERENCE/GREAT ROOM  
3RD LEVEL: FITNESS CENTER



# 6TH STREET PROMINENCE

Building frontage on Austin's most prestigious city street

# INTERACT & ELEVATE

A lobby-level social staircase sparks organic interactions while providing an effortless transition from the 6th Street Entrance to the Plaza Level.



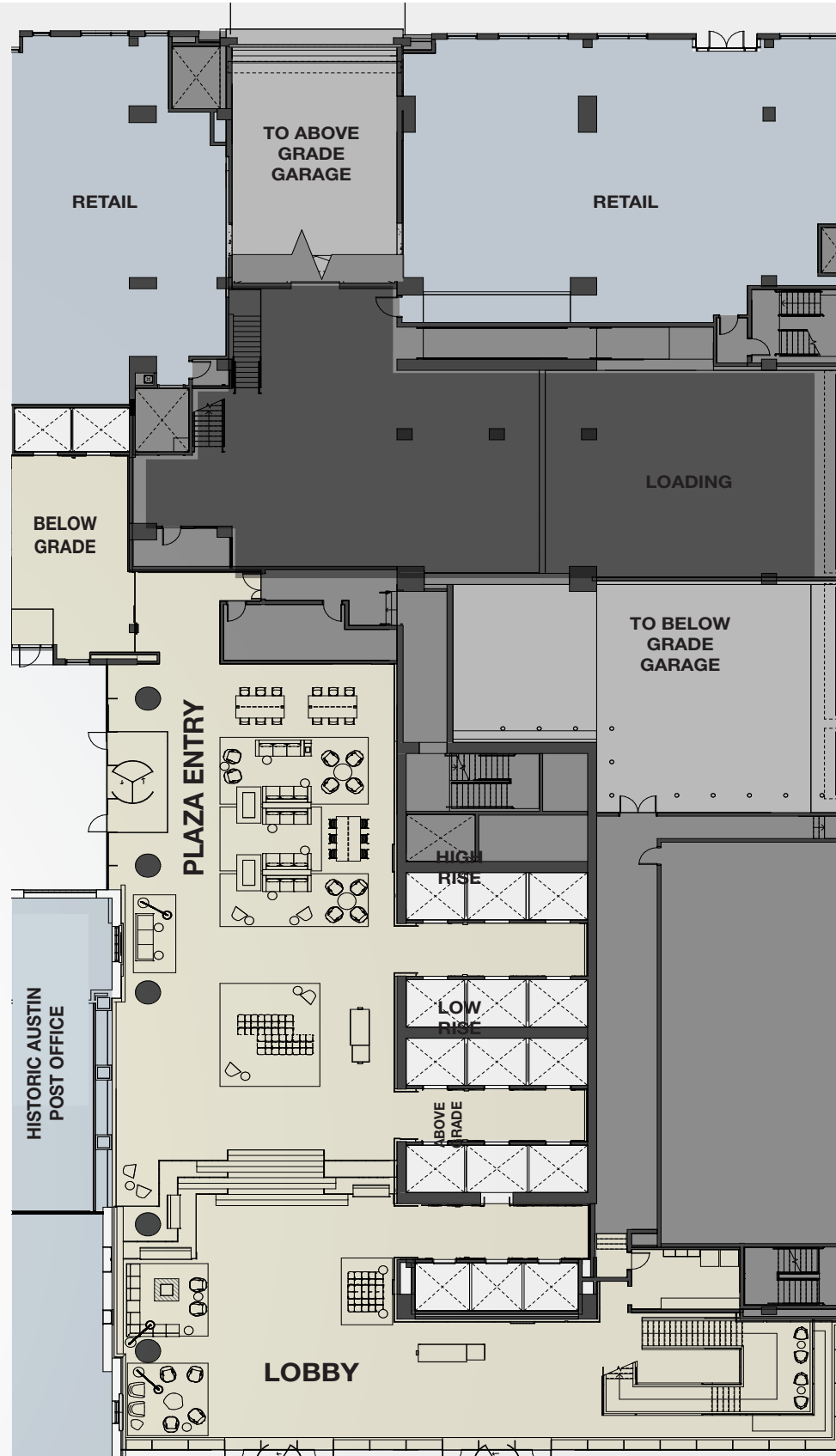


# ARRIVE INSPIRED

Beams of natural light and the historic CTJ perfectly frame the building's sleek, floor-to-ceiling design.



# GROUND FLOOR PLAN



## HEIGHTENED PERSPECTIVES

A feature staircase provides an elevated vantage point to the lobby and the historical CTJ. On the landing, a well-appointed lounge features inspiring treetop views—perfect for impromptu gatherings and easily accessible from the conference center.

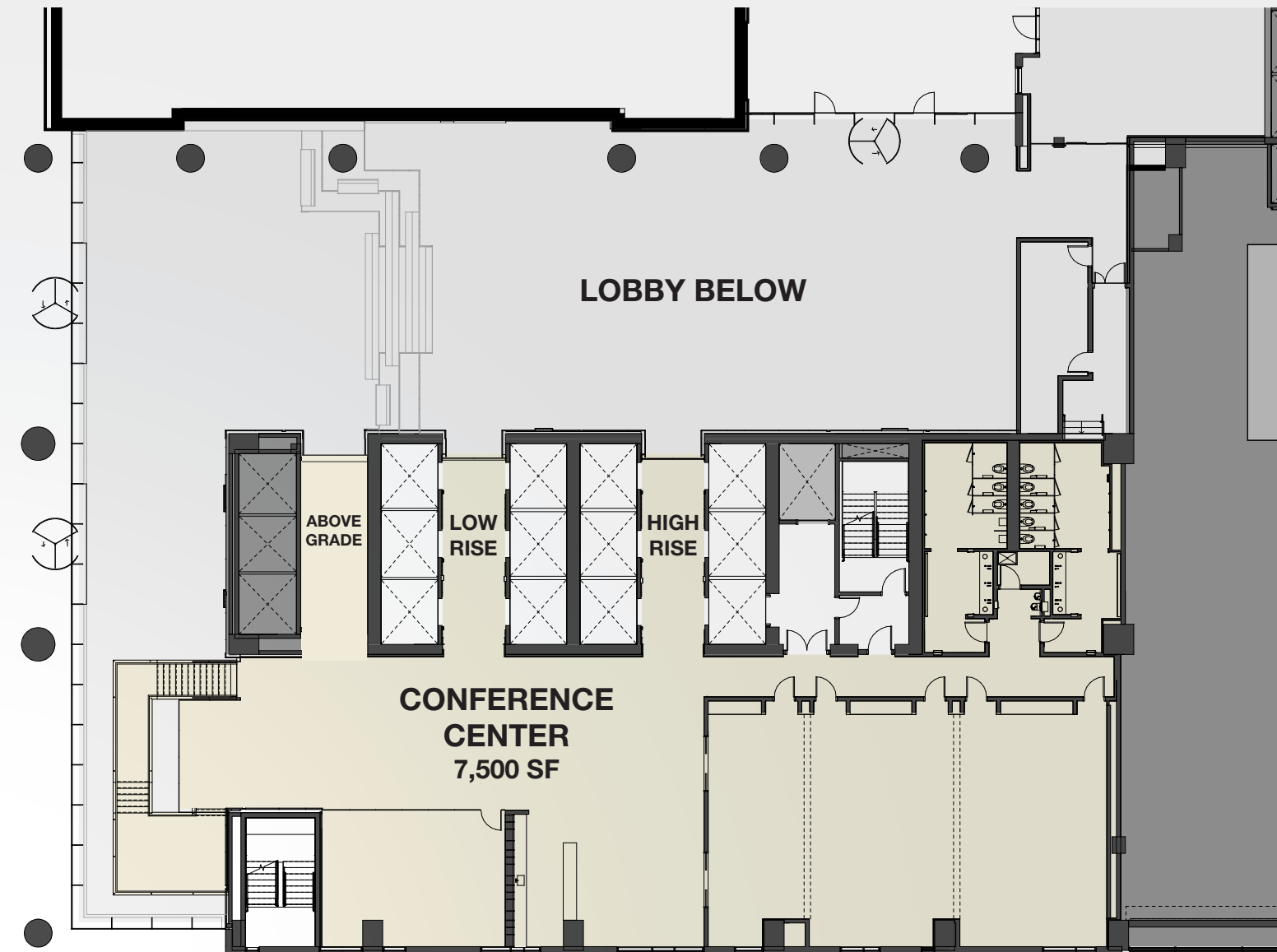


# CONFERENCE CENTER



## COLLABORATE IN STYLE

The Conference/Great Room features 7,500+ sq. ft. of Wi-Fi and tech-enabled media rooms, communal indoor space and relaxing recreational areas. Host an on-site presentation, client meeting or social gathering in an extraordinary facility—without leaving the office. *150 person capacity.*



# FITNESS CENTER - THIRD FLOOR



## RECHARGE & REFOCUS

With top-of-the-line gym equipment, including cardio machines with touch-screen technology, the 8,500-sq.-ft. fitness center features an expansive glass line for refreshing natural light and expansive 7th Street views.



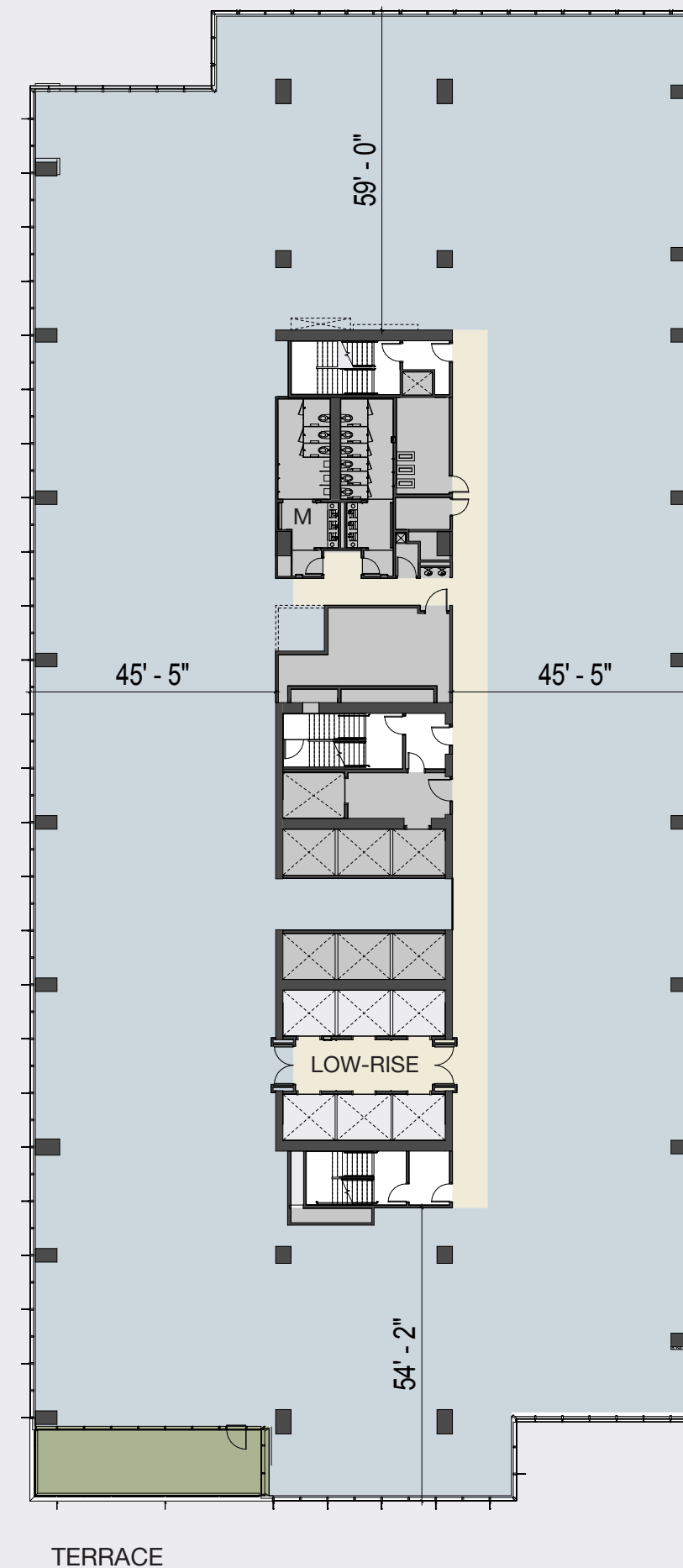


# 33,000 RSF FLOORPLATES

OPEN TO ENDLESS POSSIBILITIES

**With expansive and highly versatile layout options, Block 71 invites you to make this space your own.** Efficient floorplates designed for flexible space planning give you the freedom to grow and customize your space, whether you are looking for a traditional layout or an open-office design.

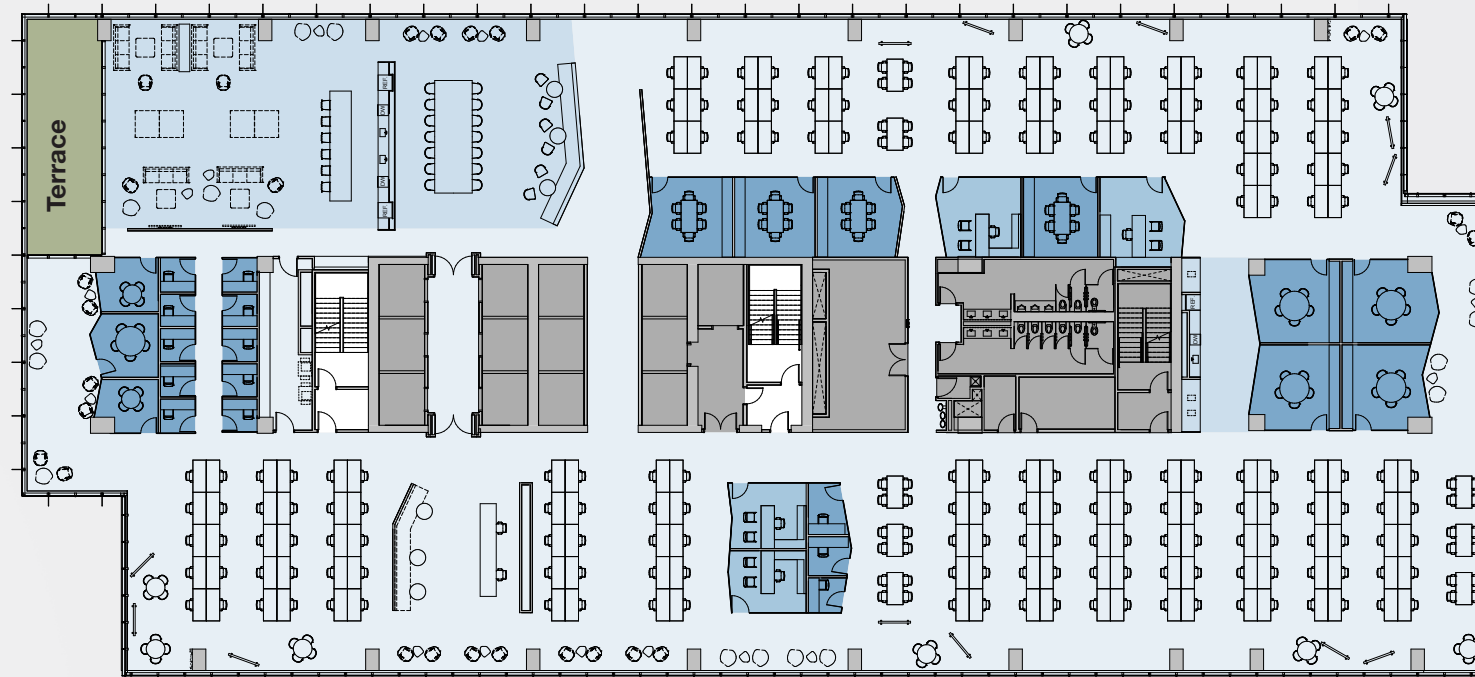
- » 45-49' bay depths
- » Column-free corners
- » Designed for 10' drop ceiling heights/ 13' open ceiling heights
- » Optimized electrical requirements
- » State-of-the-art building security
- » Efficient building core



# TYPICAL MID-RISE FLOOR PLAN



## SINGLE TENANT CREATIVE OFFICE



**70**  
CONFERENCE

**4**  
PRIVATE OFFICES

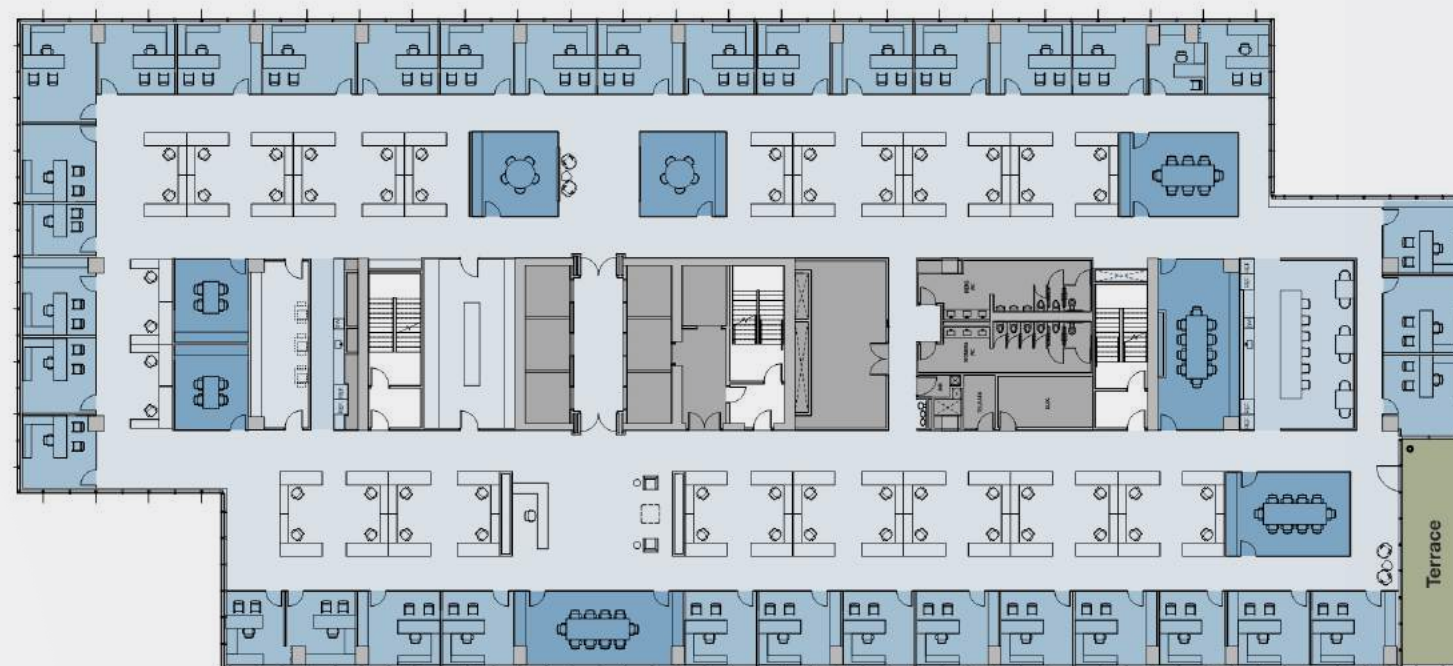
**180**  
SF/PERSON

**182**  
WORKSTATIONS

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**33,544**  
RENTABLE SF

## SINGLE TENANT INTENSIVE OFFICE



**56**  
CONFERENCE

**37**  
PRIVATE OFFICES

**345**  
SF/PERSON

**58**  
WORKSTATIONS

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**32,757**  
RENTABLE SF







# CURRENT PROJECT SCHEDULE

	2017												2018												2019												2020												2021											
ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>GROUND LEASE MILESTONE DATES</b>																																																												
GROUND LEASE EXECUTED	■ JAN 2017																																																											
SITE TURNOVER													■ NOV 2017																																															
GROUND LEASE COMMENCEMENT													■ JAN 2018																																															
<b>DESIGN</b>																																																												
SCHEMATIC DESIGN	■ FEB - JUN 2017																																																											
DESIGN DEVELOPMENT													■ JUN - OCT 2017																																															
CONSTRUCTION DOCUMENTS																									■ OCT 2017 - APR 2018																																			
<b>PERMITTING</b>																																																												
DEMOLITION PERMITTING													■ DEC 2017																																															
SITE DEVELOPMENT PERMIT													■ AUG 2017 - MAY 2018																																															
BUILDING PERMIT																									■ FEB - SEP 2018																																			
<b>CORE/SHELL CONSTRUCTION</b>																																																												
UT VACATES SITE													■ NOV 2018																																															
ABATEMENT & DEMOLITION OF EXISTING IMPROVEMENTS													■ NOV 2017 - MAY 2018																																															
COMMENCE CONSTRUCTION													■ MAY 2018																																															
SHELL CONSTRUCTION																																					■ MAY 2018 - APR 2021																							
TURNOVER SHELL SPACE TO TENANT																																																	■ MAR 2021											
SUBSTANTIAL COMPLETION																																																	■ APR 2021											
TENANT FINISH-OUT																																																	■ MAR - JULY 2021											
TENANT OCCUPANCY																																																	■ JULY 2021											

# HISTORY OF PERFORMANCE

Trammell Crow Company

**17 OFFICE PROJECTS**  
**TOTALING OVER 14M SF**  
**VALUED AT ALMOST \$3B**  
**IN THE LAST 10 YEARS**



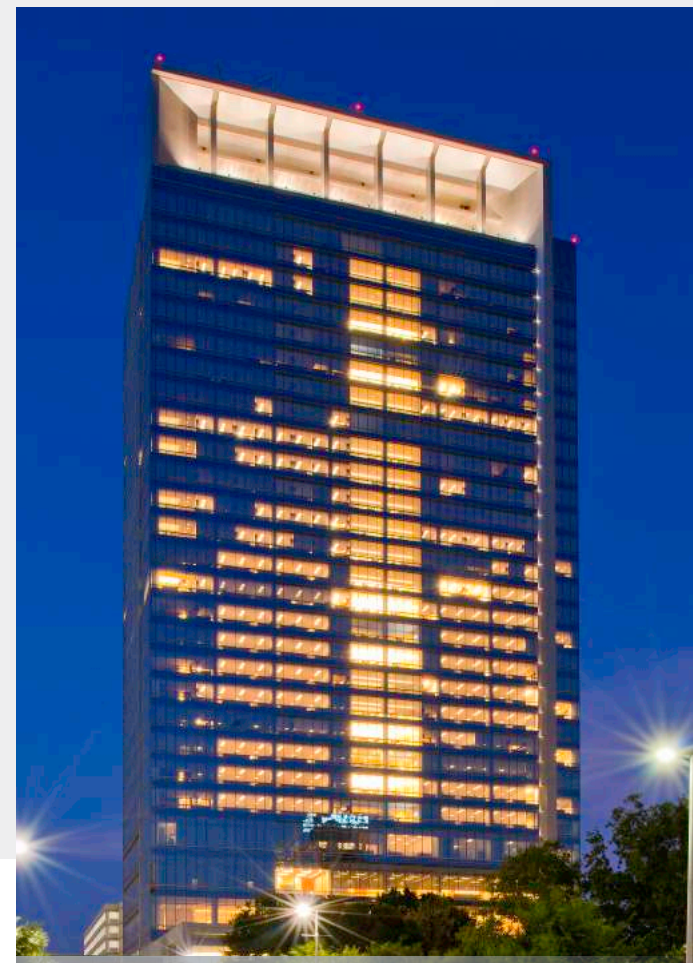
500 West 2nd



Energy Center Three, Four & Five - Houston, TX



Noble Energy Center One & Two



Hess Tower

# A CLEAR PATH FORWARD



## ACHIEVING EXTRAORDINARY OUTCOMES AT BLOCK 71

» **PROVIDING CERTAINTY OF EXECUTION** through a proven development team with committed capital partners

» **HELPING ATTRACT & RETAIN TALENT** through its location, built-in amenities, and world class building design

» **OFFERING A TRULY UNIQUE OFFICE EXPERIENCE** through the integration of a programmed urban plaza and the restoration of the Claudia Taylor Johnson Hall

**BLOCK** | **71**





# BLOCK 71

FOR MORE INFORMATION, CONTACT:

**TROY HOLME**  
Executive Vice President  
troy.holme@cbre.com  
+1 512 482 5509

**CASEY FORD**  
Senior Vice President  
casey.ford@cbre.com  
+1 512 499 4960

**KATIE EKSTROM**  
Senior Vice President  
katie.ekstrom@cbre.com  
+1 512 499 4901

**CELESTE FOWDEN**  
Senior Vice President  
celeste.fowden@cbre.com  
+1 512 482 5521

A DEVELOPMENT OF:



Trammell Crow Company

