



FOR MEDIA INFORMATION:

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FOR IMMEDIATE RELEASE

**Partnership Acquires 801 Barton Springs,
Plans 90,500 SF Office Building**

AUSTIN, Texas, October 12, 2015 – AQUILA Commercial today announced that a partnership between Austin-based Generational Commercial Properties and Houston-based HTZ Investments has purchased the 34,000 square foot site located at 801 Barton Springs in Austin, Texas. The site, located between Bouldin Avenue and S. First Street on Barton Spring Road, is currently a parking lot occupied by food trucks.

The new owners will construct a new office building featuring 90,500 SF office and 1,800 SF of retail. Four stories of office will sit atop four and a half levels of parking and feature stunning views of the downtown Austin skyline and greenbelt.

“801 Barton Springs will be a Class A office project in the cultural heart of Austin. With its forward architecture, true live/work amenity package, building technology, abundant transportation and parking options, environmental stewardship and excellent accessibility, it’s a project that’s uniquely Austin,” says Joe Llamas, principal of Generational Commercial Properties, the project’s developer.

When complete, the building is set to be the most technologically advanced building in Austin. The design incorporates central core network technology which allows tenants to control lights, temperatures, security and other building features from a computer or at home. This increased functionality aims to reduce operating costs and provide increased flexibility to tenants.

Austin architecture firm Runa Workshop has been hired to design the building, which features a modern, forward-thinking design, and has been carefully crafted to meet the needs of a modern office user. The building has been designed to meet LEED standards and, when complete, hopes to achieve silver status.

A site development permit from the City of Austin has been secured and construction is slated to commence in the first half of 2016. AQUILA Commercial will lease the building.

“801 Barton Springs is the natural choice for today’s tenant. Walk out the front door of the building and you stumble upon all that makes Austin unique. The hike and bike Trail and Auditorium Shores are just across the street. You are only minutes from the cities best and most iconic music venues and the trendiest restaurant corridors. The soul of Austin surrounds the project in the 78704 neighborhood, from the funky SoCo district to the iconic Barton Springs Road. 801 Barton Springs provides the modern office user with a place to thrive, not only in the office, but in the heart of all that is Austin,” says Bart Matheney, Principal with AQUILA Commercial.

Rob Wendt with Centric Commercial represented the seller and Reagan Smith with SRI Commercial represented the buyer in the transaction."

This is the partnership's first investment in Austin. For more information on the project, please visit www.801BartonSprings.com. To schedule interviews with stakeholders, contact Kendall Guinn at 512.684.3816.

About AQUILA Commercial

Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 5.5 million square feet of office, industrial and retail properties and has over 100 corporate tenant representation clients. AQUILA offers clients full-service real estate solutions, providing tenant representation, project leasing and asset, property and project management services for office, industrial and retail properties. For more information, visit: www.aquilacommercial.com.

About Generational Commercial Properties

Generational Commercial Properties is an Austin based real estate firm focusing on functional, institutional quality, infill real estate. Projects are designed with consideration to the community culture and include innovative architecture, cutting edge technology and sustainable design.

About HTZ Investments

HTZ Investments is a privately held investment and development firm focused on value-add and opportunistic projects. HTZ has an integrated investment approach enabling it to strategically serve as a private equity capital partner and operating partner. HTZ and its principals have experience successfully investing and developing through multiple cycles. The management team has a track record of success delivering superior risk-adjusted returns to its high net worth and institutional investors.

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