



FOR MEDIA INFORMATION:

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FOR IMMEDIATE RELEASE

Office Building Breaks Ground at 801 Barton Springs

AUSTIN, Texas, July 21, 2016 – Today a ceremonial groundbreaking was held for 801 Barton Springs, a new Class A office building in Austin, Texas. The developers, investors, construction, design and leasing teams gathered to celebrate the kickoff of the construction. Afterwards, Austin's top commercial real estate brokers gathered at The Long Center for a celebratory luncheon.

"After months of design and planning, I am pleased to announce that we have officially broken ground on this project," says Joe Llamas, principal of Generational Commercial Properties, the project's developer. "This Class A building captures the best of Austin. Its forward-thinking architecture, breathtaking views, unprecedented parking ratio, innovative technology package, and location in the cultural heart of Austin make 801 Barton Springs uniquely Austin," adds Llamas.

The 34,000 square foot site located at 801 Barton Springs Road will feature a 90,500 square foot building. 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. There will also be a 1,800 square foot restaurant space available on the ground floor. The building has been designed to meet LEED standards and, when complete, hopes to achieve silver status.

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.

"The groundbreaking at 801 Barton Springs marks an exciting new chapter for South Austin and this stretch of Barton Springs. This office building meets the strong demand for creative office space located on the periphery of downtown Austin that we have seen from tenants," says Bart Matheney, Principal with AQUILA Commercial. "The tremendous interest in this product and the positive momentum we have observed lately drove our decision to begin construction on this project."

The office development is a partnership between Austin-based Generational Commercial Properties and Houston-based HTZ Investments. Austin-based architecture firm Runa Workshop designed the building. Harvey Cleary will serve as the general contractor. AQUILA Commercial will lease the office space and Viceroy Realty Advisors will lease the retail space.

801 Barton Springs is estimated to deliver in the second half of 2017. 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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