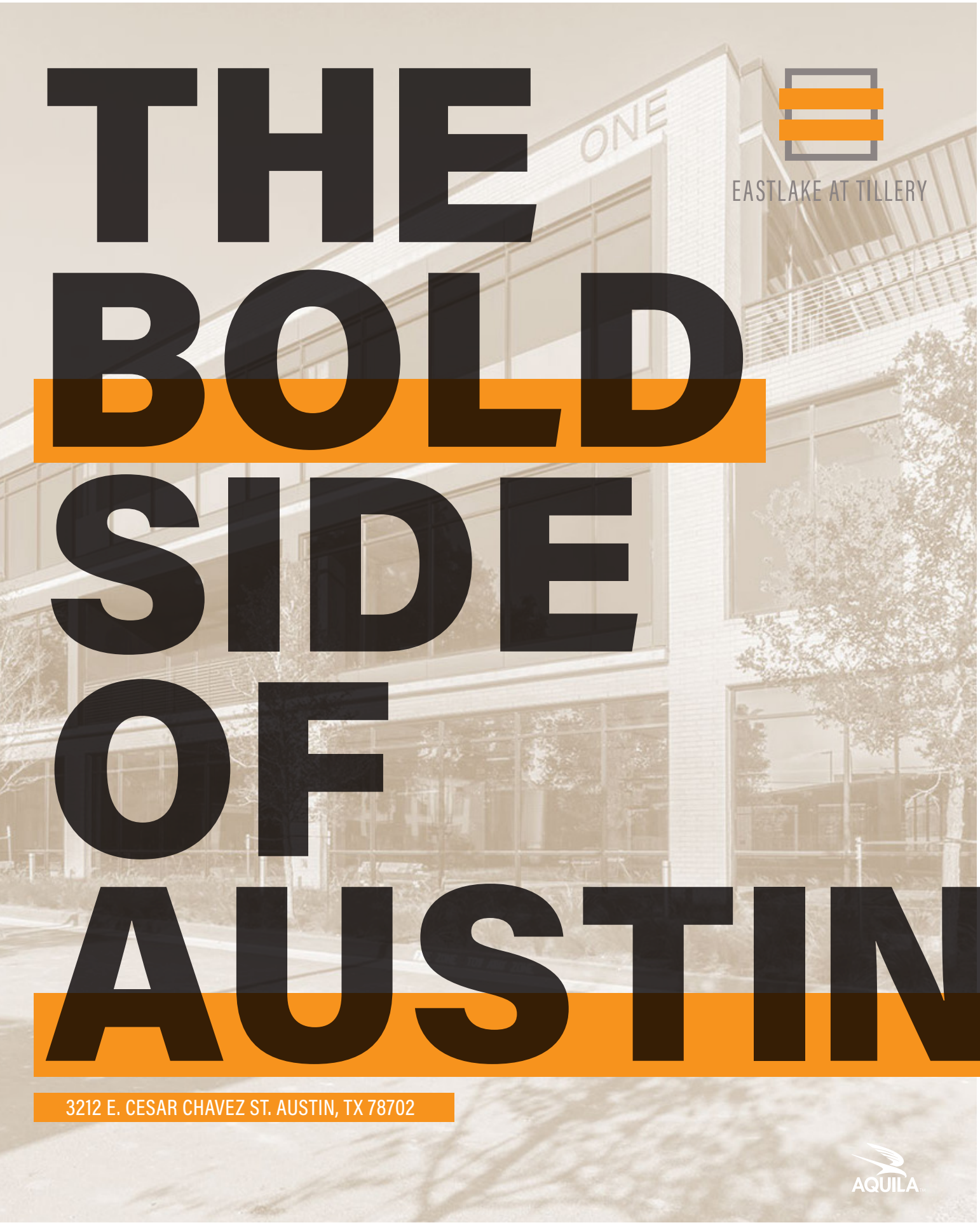

THE BOLD SIDE OF AUSTIN

EASTLAKE AT TILLERY

3212 E. CESAR CHAVEZ ST. AUSTIN, TX 78702

AQUILA

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TABLE OF CONTENTS

Authentically Austin	01
The Eastside	07
Building Breakdown	09
Location	13
Floor Plans	15
Neighborhood	17
Contact	19

AUTHENTICALLY AUSTIN

EASTLAKE AT TILLERY

Many companies begin their search for space in Central Austin with high hopes. But, as soon as they think they've found that just-right, Goldilocks location, they find it's more than they could afford. Or, that there's not enough contiguous space for growth. Or that—***"Darn it!"***—someone's just beat them to it and that space they'd already started planning and designing in their heads is gone. ***IT SHOULDN'T BE THAT WAY.*** But too often, it is.

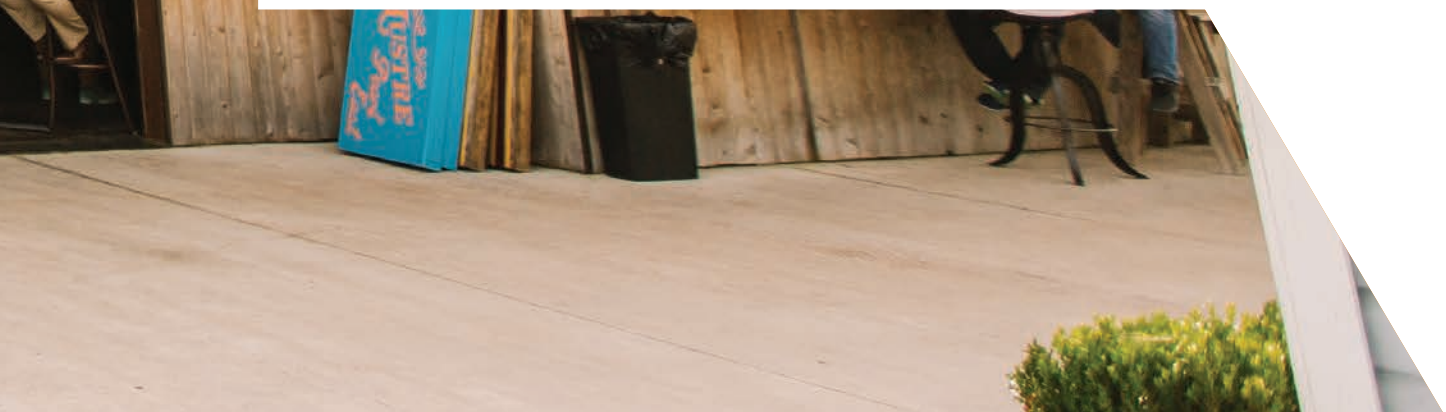
EAST
ATX

SO, WE TURNED OUR ATTENTION TO THE EAST SIDE.

Addressed for success on Austin's bold side, Eastlake at Tillery offers a unique pairing of cachet and value. Participating in that same Central Business District (CBD) exercise-in-futility, inspired us to create an alternative—Class A office space for firms like yours and ours. It's a property where you can make your mark with office space that reflects your growing success, while positioning you to ***attract just the kind of demanding talent you seek.*** Located at the northeast corner of E. Cesar Chavez and Tillery—ELT checks all the right boxes.

THERE'S ELECTRICITY IN THE AIR HERE. THE EAST SIDE HUMS WITH HUMAN INTERACTION AND ITS COFFEE SHOPS, BARS AND RESTAURANTS CRACKLE WITH IDEAS, COLLABORATION AND CAMARADERIE.

The east side fits the personality and lifestyle of the dynamic people you're seeking to attract and retain.



THE EAST SIDE

Authentic Austin culture and community greet you at every corner you turn. Local favorites like Jacoby's, Grizzelda's, Picnik and more line East Cesar Chavez. Refurbished and repurposed structures are brimming with vibrant activity and fresh ideas. ***This is the smart, energetic alternative*** to the densely populated and dearly expensive Central Business District.

With Eastlake at Tillery, you won't have to trade connectivity for community. It's just minutes from downtown and Austin-Bergstrom International Airport. Plus, it's close to the North Pleasant Valley Bridge connecting people to multifamily housing and more along Riverside Drive. ***Eastlake at Tillery offers every amenity you'd expect from a prime, Class A office location without sacrificing any of what makes Austin, Austin.***

MERCANTILE
JACOBY'S

TWO

TWO

Welcome Home

PICNIK
AL FOOD + GOOD VIBES

EASTLAKE AT TILLERY IS A BRAND NEW, CLASS A OFFICE CAMPUS THAT FEELS LIKE IT'S BEEN AIR-DROPPED INTO AUSTIN'S HIP, EDGY LOWER EAST SIDE.

With two handsome brick-and-glass, three-story buildings offering a combined 172,000-square-feet of leasable space, Eastlake at Tillery's trio of structures form an L-shape that opens onto wide-open urban spaces. Accented with native trees and seating areas, you can't miss flamingo-pink Grizzelda's—an Austin original—at your front door.

Our office spaces feature private tenant patios, on-site showers and endless expanses of tinted glass offering views of the surrounding city.

Eastlake at Tillery sets the bar for easy in and out. With the MetroRail and plentiful CapMetro bus stops nearby it's likely that many employees will opt to ditch their cars for skateboards, bikes, or scooters—and a parking ratio of 3.3:1000 per square feet leased ensures your employees will never have to hustle for a parking spot.

Call today to discuss your needs and our offerings while full-building opportunities are still available.

BUILDING BREAKDOWN

- Two, three-story buildings totaling +/- 172,000 square feet
- Structured parking, 3.3:1000
- Full-building opportunities
- Building and monument signage is available
- Private tenant patios, showers and abundant outdoor space

SITE PLAN
BUILDING 2
96,000 SF
PARKING GARAGE
331000
BUILDING 1
76,000 SF
GRIZZELDA'S
TILLERY STREET
2ND STREET
E. CESAR CHAVEZ STRET
EASTLAKE AT TILLERY
CBD
8 MIN
6TH ST
METRORAIL
35
COMAL ST
CHICON ST
CESAR CHAVEZ ST
7TH ST
5TH ST
TILLERY ST
SPRINGDALE RD
AIRPORT BLVD
ELT
PLEASANT VALLEY RD
ORACLE CAMPUS
RIVERSIDE DR
ROY GUERERRO METROPOLITAN PARK
ABIA
7 MIN

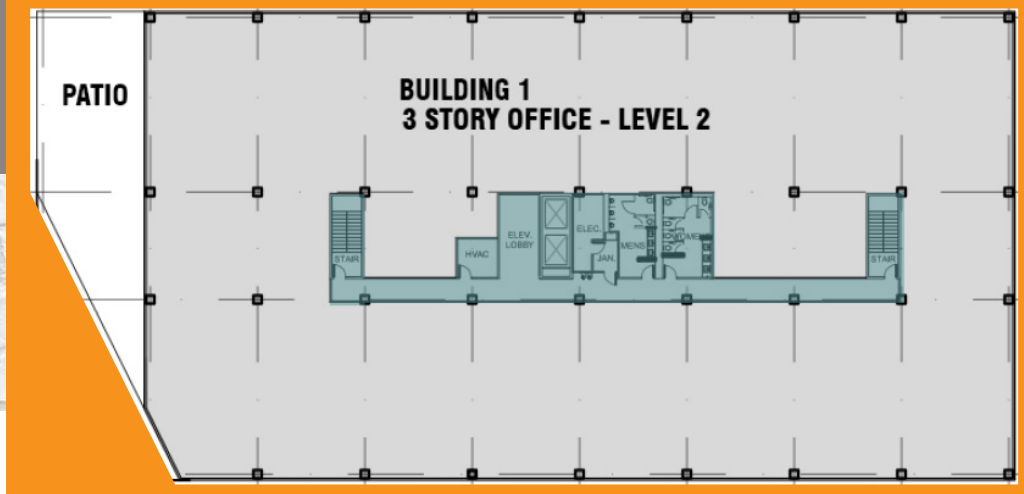
LOCATION

- 7 minutes to Austin-Bergstrom International Airport
- 5 minutes to I-35
- 2 minutes to US-183
- 8 minutes to Austin Convention Center
- 5 minutes to Hike-and-Bike Trail
- 8 minutes to CBD
- 15 minutes to the Domain
- 6 minutes to Riverview apartments, AMLI South Shore, South Shore District, Azul Lakeshore, Lakeshore Pearl Apartments
- 5 minutes to the Oracle campus

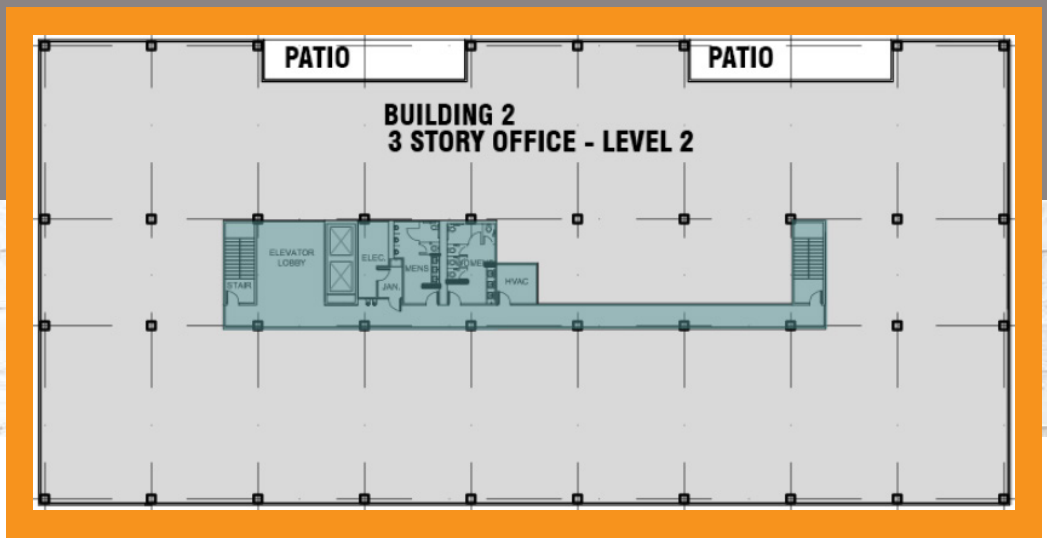
FLOOR PLANS

BUILDING 1

TYPICAL FLOORPLAN
APPROX. 25,333 SF



BUILDING 2
TYPICAL FLOORPLAN
APPROX. 32,000 SF



NEIGHBORHOOD

EAST CESAR CHAVEZ

A BITE TO EAT

Austin Daily Press
BBQ Revolution
Bufalina
Capital City Bakery
Cenote
Counter Culture
Eastside Tavern
Eden East
Flitch Coffee
Grizzelda's
Intero Restaurant
Jacoby's
Juan in a Million
Juiceland
Juniper
Justine's
Kemuri Tatsu-Ya
Kerlin BBQ
Kurry Takos
La Barbecue
Mongers
Pitchfork Pretty
Sawyer & Co.
Scotty's BBQ
Southside Flying Pizza
The Brewer's Table
Tillery Kitchen & Bar
Veracruz All Natural

DRINKS!

Blue Owl Brewing
Craftsman
Drinks Lounge
Hard Luck Lounge
Lustre Pearl
Stay Gold
Weather Up

ENJOY YOUR STAY

Heywood Hotel
Red Bluff Hotel

RIVERSIDE

LIVE

Lenox Boardwalk
Azul Lakeshore
Riverview Apartments
South Shore District
Lakeshore Pearl Apartments
AMLI Southshore

EAST 11TH

A BITE TO EAT

Blue Dahlia
East Side Pies
Franklin Barbecue
Hillside Farmacy
Micklethwait Craft Meats
Old Thousand
Paper Boy
Quickie Pickie
Rosewood

DRINKS!

Nickel City
King Bee Lounge
Rio Rita
Full Circle Bar
Dozen Street

ENJOY YOUR STAY

Hotel Eleven

EAST 6TH

A BITE TO EAT

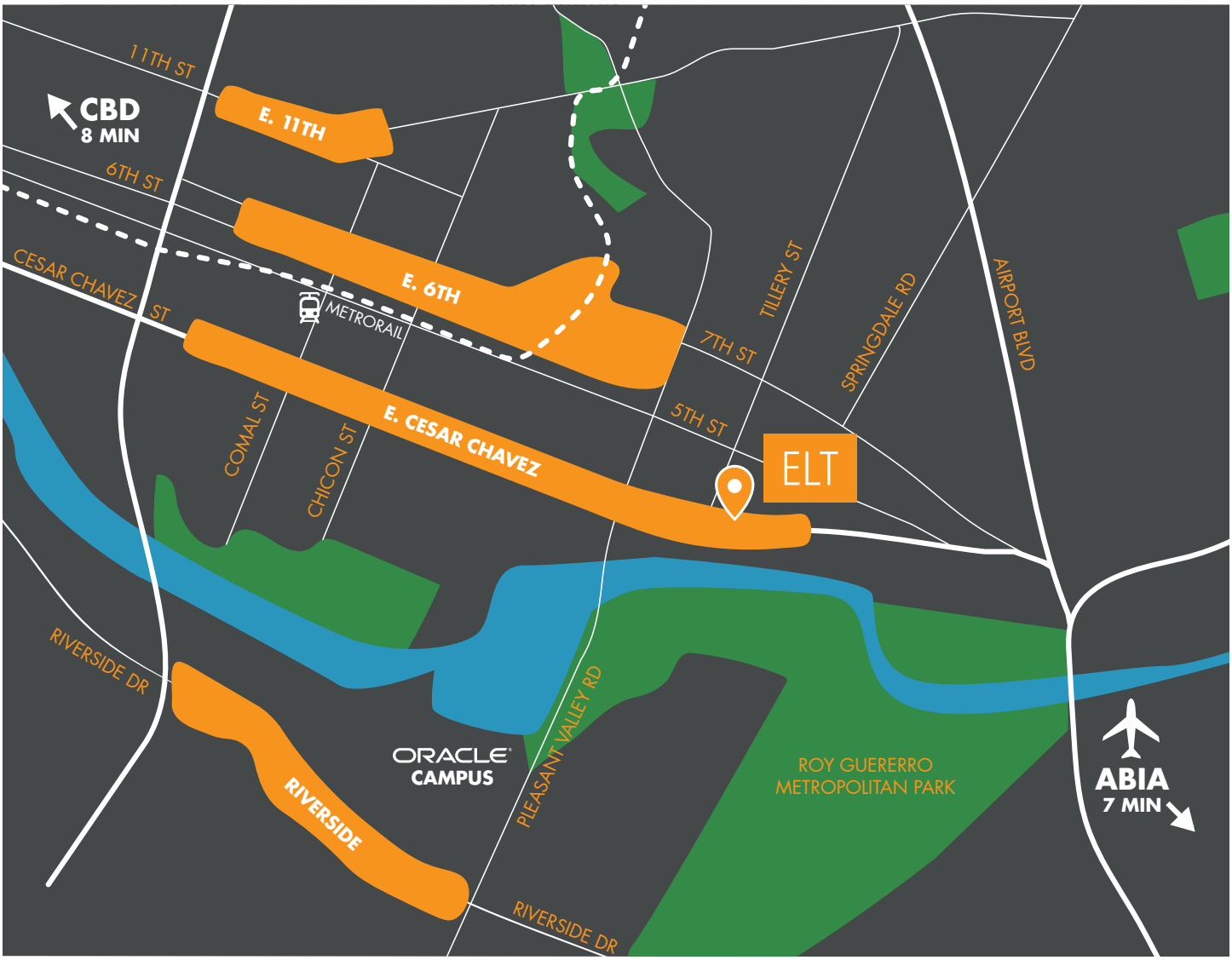
Buenos Aires Cafe
Casa Columbia
Cisco's
Counter Cafe
Cuvee Coffee
Domo Alley-Gato
East Side King
El Chilito
Flyrite
Fukumoto Sushi
Gabriela's Downtown
HEB
Hi Hat Public House
Il Brutto
Joe's Bakery
John Mueller Meat
Kebabalicious
La Matta
Licha's Cantina
Nasha
Ramen Tatsu-Ya
Revival Coffee
Salt & Time
Short Stop
Spartan Pizza
Subway
Suerte
Takoba
Tamale House East
Thai Kun
The Hightower
Via 313
Wendy's
Wilder Wood
Wright Bros. Brew and Brew

DRINKS!

Ah Sing Den
Gourmands
Grackle
Hotel Vegas
Hops and Grain
Last Straw
Lazarus Brewing Co
Kitty Cohen's
Liberty
Milonga Room
Revelry
Shangri La
The Brixton
The Eastern
The White Horse
Violet Crown
Whisler's
Volstead Lounge
Yellow Jacket Social
Zilker Brewing

ENJOY YOUR STAY

ARRIVE Hotel
East Austin Hotel



FOR MORE INFO CONTACT:

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withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Last updated 5/2019.

EASTLAKE AT TILLERY

NEW DEVELOPMENT
Brand new office campus with large floor plates

BIG BLOCK OPPORTUNITY
172,000 SF total

GREAT LOCATION
Located in East Austin within walking distance of dining, retail and entertainment amenities

BUILDING FEATURES
Private tenant patios, showers and abundant outdoor space, café space, bike rental and storage, 3.3:1000 parking

SIGNAGE OPPORTUNITIES
Building and monument signage is available