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With Eastlake at Tillery, Cypress Real Estate Advisors (CREA) Sets out to Establish Clean Standard

AUSTIN, TEXAS – AQUILA Commercial, on behalf of its client Cypress Real Estate Advisors (“CREA”), today announced a comprehensive set of base building initiatives and change orders intended to promote the healthiest possible work environment at CREA’s under-construction office project, Eastlake at Tillery.

In light of the COVID-19 pandemic, a number of these initiatives are intended to help protect tenants from the spread of disease by crafting frictionless building interactions. Through CREA’s analysis of the building, the project has come to reflect a cohesive set of best practices the development team refers to as the “Clean Standard”.

Benefits – and associated features – include the following:

- **Touchless Access:** Integrated touchless access will allow occupants to enjoy a touchless passage through the building with app-based software. This will minimize contact with surfaces like elevator buttons and door pulls. Activated and improved stairwells will provide a welcome alternative to elevators. This initiative includes:
 - Sliding entry doors
 - App-driven, touchless integration throughout
 - Activated stairwells eliminate a reliance on elevators for vertical transportation
- **Upgraded Indoor Air Quality:** State-of-the-art filtration systems will keep air fresh and clean and occupants sharp and healthy. Specifically, this includes:
 - MERV-14 rated air-filtration systems
 - Capacity to segregate air by floor for full-floor tenants
- **Anxiety-free meetings:** A variety of outdoor collaborative spaces will allow tenants to safely and comfortably collaborate in the open air. From private patios to communal courtyards, over 6,000 square feet of open areas will allow groups to gather comfortably to connect and share ideas.



- **Touchless Restrooms:** Touchless bathroom features will include foot lever entry/exit mechanisms and touchless towel dispensers, sinks and toilets.
- **Socially-Distanced Space Planning:** While tenants will be responsible for determining their own workplace layouts and distancing plans, architects have prepared space plans revealing four feasible layouts that would maintain a six-foot distance between employee workstations. (Available via Dropbox link below)
- **Antimicrobial Materials:** Antimicrobial materials to be used in restrooms and other applicable common areas, to help prevent the spread of germs via touch.
- **Public Space Optimization:** Public spaces will be optimized to keep tenants informed and healthy. This will include:
 - Digital monitors in the lobby and fitness area will display building facts, performance stats, sustainability program compliance and other tenant-related notices
 - All water fountains will have touchless bottle fillers

“We believe these upgrades to our building will provide extremely relevant solutions to today’s challenges and contribute to a healthier experience for our tenants,” says CREA Principal, Victor Young.

“Prior to the pandemic, we were witnessing more and more tenants explore Class “A”, mid-rise options, particularly as an alternative to Austin’s CBD. The current climate – bringing with it an indefinite hesitancy to depend on high-rise elevators as the primary means of vertical transportation and a greater need to secure on-site parking – has elevated the relevance and resiliency of buildings like Eastlake at Tillery,” adds Ben Tolson of AQUILA Commercial, leasing broker for the project.

Eastlake at Tillery is a 172,000-sf, two-building office development located at 3212 East Cesar Chavez Street. The project broke ground in November 2019 and will be ready for tenant improvements in December 2020.

CREA is developing the project, and AQUILA Commercial is handling the leasing and management. Harvey Cleary is the general contractor, and Epic Project Management is the project manager. Delineate Studio designed the building, and Blacksmith Collaborative is the landscape architect.

For more information about the building, visit eastlakeattillery.com/. Renderings, building details and socially distanced test fits are available here: <https://www.dropbox.com/sh/rhd6t13ao69qyux/AABH2juGJX59JtdNoOChKN-fa?dl=0>

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About Cypress Real Estate Advisors



Since 1995, Cypress Real Estate Advisors (CREA) has built a solid track record of success with investors, residents, tenants and employees. From its Austin headquarters, CREA'S principals have invested capital in excess of \$2.5 billion in 17 major U.S. markets across all major real estate asset types. For more information, visit: www.cypress-advisors.com.

About AQUILA Commercial

Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 9 million square feet of office, industrial and retail properties and has over 550 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.

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