



FOR IMMEDIATE RELEASE

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Eastlake at Tillery Delivers in East Austin

AUSTIN, TEXAS – Eastlake at Tillery, a brand new Class A office opportunity in East Austin has delivered, realizing the vision of a modern campus in a dynamic urban setting.

The 172,000-sf office development is comprised of two, three-story buildings served by an adjacent parking structure. Located at the northeast corner of East Cesar Chavez Street and Tillery Street, the project sits just behind the popular East Austin restaurant Grizzelda's.

The project has delivered in shell condition and is ready for tenant improvements.

“Feedback so far has been really encouraging. We’re seeing that the market really gets our design intent and appreciates the experience programmed across the property,” says Ben Tolson, Managing Principal with AQUILA Commercial.

The office space features abundant natural light from the floor-to-ceiling windows, large floorplates, and offers private tenant patios overlooking downtown from the third floor of each building. Additionally, property amenities include a prep kitchen and flexible gathering spaces, bike storage, a fitness facility with showers, plentiful outdoor spaces, furnished and supplied mother's suite and more.

Eastlake at Tillery is equipped with touchless amenities and state-of-the-art air filtration systems, and the property features LEED's latest Arc Skoru platform for O+M with a focus on tenant health.

The property will also offer tenants access to on-site mother's suites through a partnership with Work & Mother. Work & Mother is a third-party provider of fully equipped lactation facilities. Eastlake at Tillery will be the company's first Austin location.

The site is at the center of the highly desirable East Cesar Chavez district and is surrounded by the likes of Jacoby's, Tillery Kitchen & Bar, Sawyer & Co., Lustre Pearl East, Kerumi Tatsu-Ya, Pitchfork Pretty, and more.



“It’s not hard to see why people love East Austin. It feels like the coolest neighborhood transplanted from a much bigger city. Its combination of depth and approachability is unique,” says Tolson.

The project was developed by CREA. East Austin architecture firm Delineate Studio designed the building, and Blacksmith Collaborative was the landscape architect. Harvey Cleary served as general contractor, and Epic Project Management Group was the project manager. AQUILA Commercial has the leasing assignment for the property.

Photos of the completed project can be found here:

<https://www.dropbox.com/sh/6ksgsrpb1Iny4is/AAAXiNI2-pJ6KBPpLaKNQGc9a?dl=0>

For more information on the project, please visit www.eastlakeattillery.com.

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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 11 million square feet of office, industrial and retail properties and has over 600 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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