



FOR IMMEDIATE RELEASE

May 4, 2022

AQUILA Commercial and J.P. Morgan Developing Alto, Class A Office in East Austin

AUSTIN, TEXAS – AQUILA Commercial and institutional investors advised by J.P. Morgan Asset Management are developing [Alto](#), a 110,000-sf, Class A office project in the popular East Austin office submarket at 924 E. 7th St. in Austin, Texas.

The project, formerly referenced as 7th and San Marcos, will be a state-of-the-art, five story office building above four-stories of underground parking. Unique amenities will include a patio restaurant, multiple balconies with sweeping views across the city, and *Make.Believe*, an on-site studio and gallery which will showcase local Austin artists and provide building occupants with a creative, collaborative work area.

Alto strives to be future-facing. Sustainably designed to achieve a LEED Silver designation and a stone's throw from light rail, Alto affords a responsible footprint that excites, engages, and inspires. Other design features include full-height glass across the most desirable view elevations, extruded slabs, high ceilings, and tenant-specific balconies allowing indoor-outdoor workspaces.

Just east of I-35, at the convergence of Downtown and East Austin, Alto is surrounded by restaurants, shops, residential options and City landmarks like the neighboring French Legation. Sitting atop the highest point in the commercial district of East Austin, Alto will be one of the most visible office projects in Austin and offer 360° views of Downtown, East Austin, the State Capitol and neighboring green space at the Legation.

“We believe Alto provides the perfect template for an employer to drive internal and external identity. Its presence and visibility coupled with the proven recruiting power of one of our City’s favorite neighborhoods should present our market with a really, really compelling opportunity,” said Ben Tolson, Managing Principal at AQUILA Commercial.

Alto broke ground in 1Q 2022 and the base building is scheduled to deliver in 4Q 2023. The building is being constructed by The Beck Group, who is also the building architect. Ben Tolson and Cody McCrary with AQUILA Commercial handle leasing for the project.



For more information on the project, please visit altoaustin.com. A full press kit can be found at <https://aquilacommercial.canto.com/g/Alto/>. To schedule interviews with stakeholders, contact Ashley Jones at 512.684.3833.

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About AQUILA Commercial

Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 19 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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J.P. Morgan Asset Management – Real Estate Americas is the U.S. real estate investment platform of J.P. Morgan Global Alternatives. With nearly US\$69 billion (Gross Asset Value as of December 31, 2021) in assets under management and more than 170 professionals, the platform offers real estate strategies that span from core to opportunistic and across debt and equity. J.P. Morgan Global Alternatives is the alternative investment arm of J.P. Morgan Asset Management. With more than 50 years as an alternatives investment manager, US\$215 billion in assets under management and more than 700 professionals (as of December 31, 2021), J.P. Morgan offers strategies across the alternative investment spectrum including real estate, private equity, private credit, hedge funds, infrastructure, transportation, timber and liquid alternatives. Operating from offices throughout the Americas, Europe and Asia Pacific, our independent alternative investment engines combine specialist knowledge and singular focus with the global reach, vast resources and powerful infrastructure of J.P. Morgan to help meet each client's specific objectives. For more information, visit jpmorgan.com/am.

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Our award-winning approach to architecture and construction provides clients with swift and efficient project delivery. At every stage, our multi-disciplinary teams bring a range of expertise and creative thinking to meet clients' needs and deliver singular results.



The projects we design and build are groundbreaking and trendsetting, and we have earned a reputation for progressive evolution, innovation and expansion. Learn more about us, our work, and our offices in Atlanta, Austin, Charlotte, Dallas, Denver, Fort Worth, Mexico City, Monterrey, and Tampa.

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