



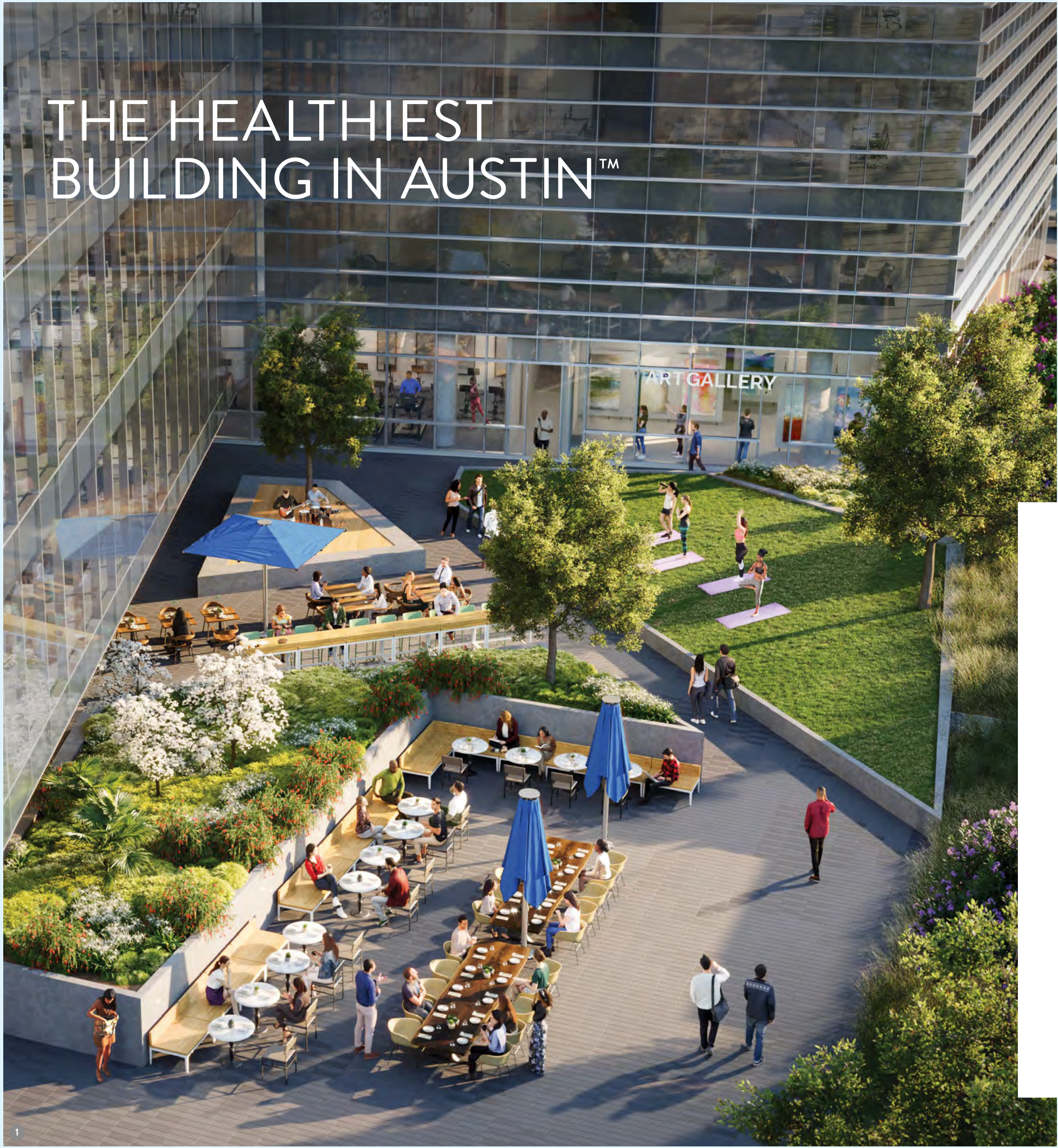
ZILKER POINT

# LIFE. STYLE. WELL LIVED.

218 SOUTH LAMAR  
AUSTIN, TX 78704







# THE HEALTHIEST BUILDING IN AUSTIN™



IT'S ALL ABOUT  
WELL-BEING.  
PEACE OF MIND.  
PRODUCTIVITY.  
+ WORK/LIFE BALANCE.

**Zilker Point was designed from the ground up to be the healthiest building in Austin.**

For those who come to the office each morning and return safely to their families and friends at the end of the day, Zilker Point is a brilliantly designed work environment crafted—inside and out—with their welfare in mind.

*Photos: 1. A view of Zilker Point outdoor dining and activities, 2. Jen Pinkston walking in CBD South, 3. Jules Acree doing yoga on the hike-and-bike trail.*



# WELCOME TO CBD SOUTH

When you consider pouring more of your talent into Austin's crowded CBD, it's not just the press of humanity that gives you pause. You question whether the demanding professionals you're trying to attract will tolerate half an hour just to get out of the garage.

You could choose to site miles away, but then you'd lose that CBD cachet—a problem for which we offer a genius solution: **Zilker Point, our Class A flagship right across Lady Bird Lake from downtown.** It's got proximity to everything the CBD has to offer, without the congestion. And some of **the best protected views of the city skyline and the hill country anyone could ask for.**







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Photos: 5. A view of Downtown Austin from south of Lady Bird Lake, 6. Lady Bird Lake  
7. Austin Eastciders-Barton Springs, 8. Jules Acree at Merit Coffee Co., 9. Jen Pinkston at Austin Eastciders-Barton Springs.

Within a 10-20 minute walk—or 3-7 minute drive—are most of what makes Downtown Austin the center of the city's business universe.

The area is rich with amenities for active living with restaurants, hotels, entertainment and cultural venues, and the hike-and-bike trails—all within easy reach.

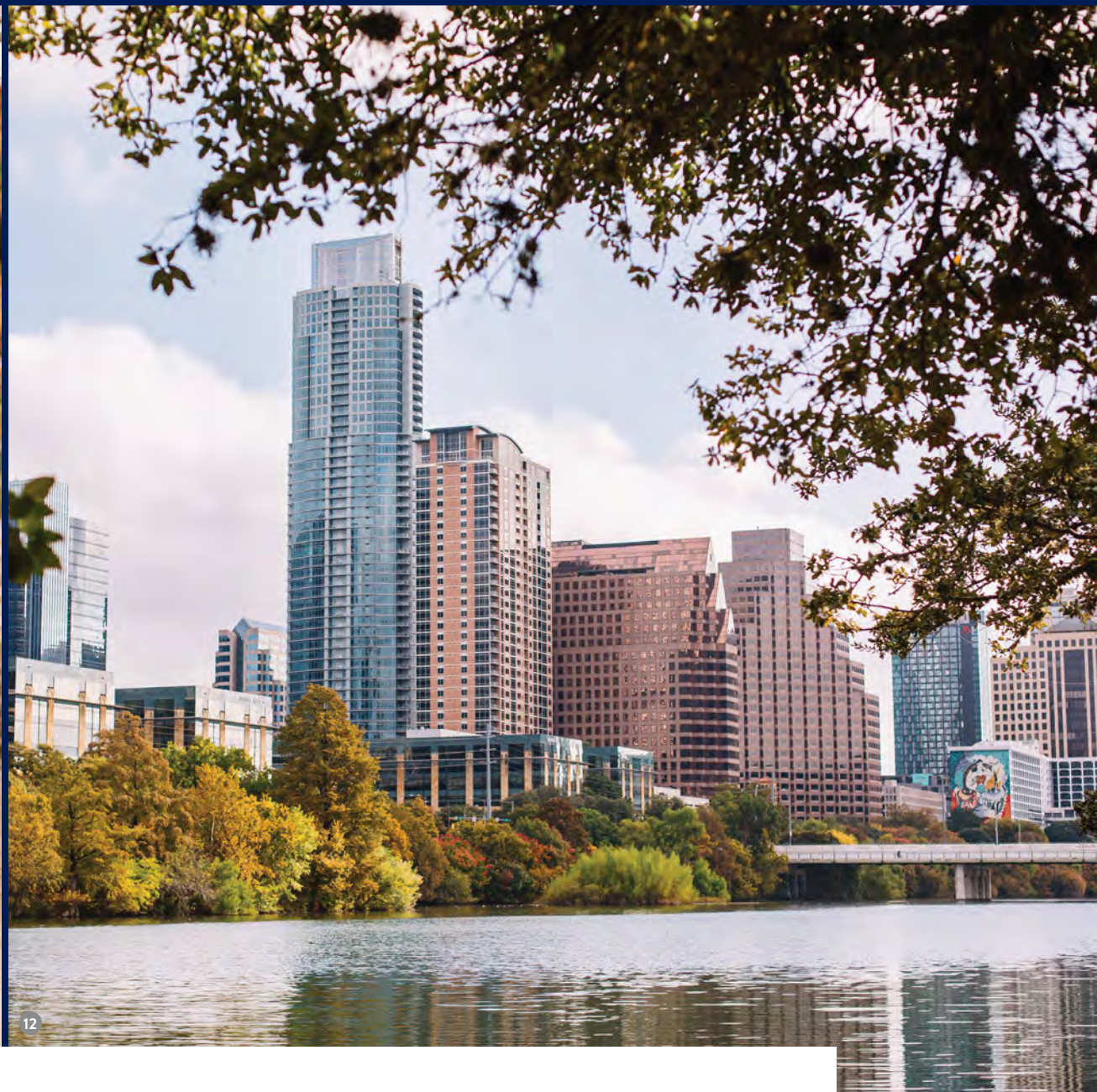


An aerial photograph of the Zilker Point rooftop deck at dusk. The deck is a large, modern space with glass railings, featuring lounge furniture, trees, and a blue umbrella. People are seen relaxing on the deck. In the background, the Austin skyline is visible, including the tall, tiered Zilker Tower. The city is illuminated by the warm glow of the setting sun, and the greenery of Zilker Park is visible in the foreground.

# ARGUABLY THE BEST VIEWS IN AUSTIN

Zilker Point features an expansive **hospitality-style rooftop deck**—with breathtaking views of the downtown Austin skyline, iconic Austin hill country, and crowd-drawing events at Zilker Park such as the renowned ACL Music Festival, *Blues on the Green*, and *Trail of Lights*.





# THE WELL-LIFESTYLE ADVANTAGE IN CBD SOUTH

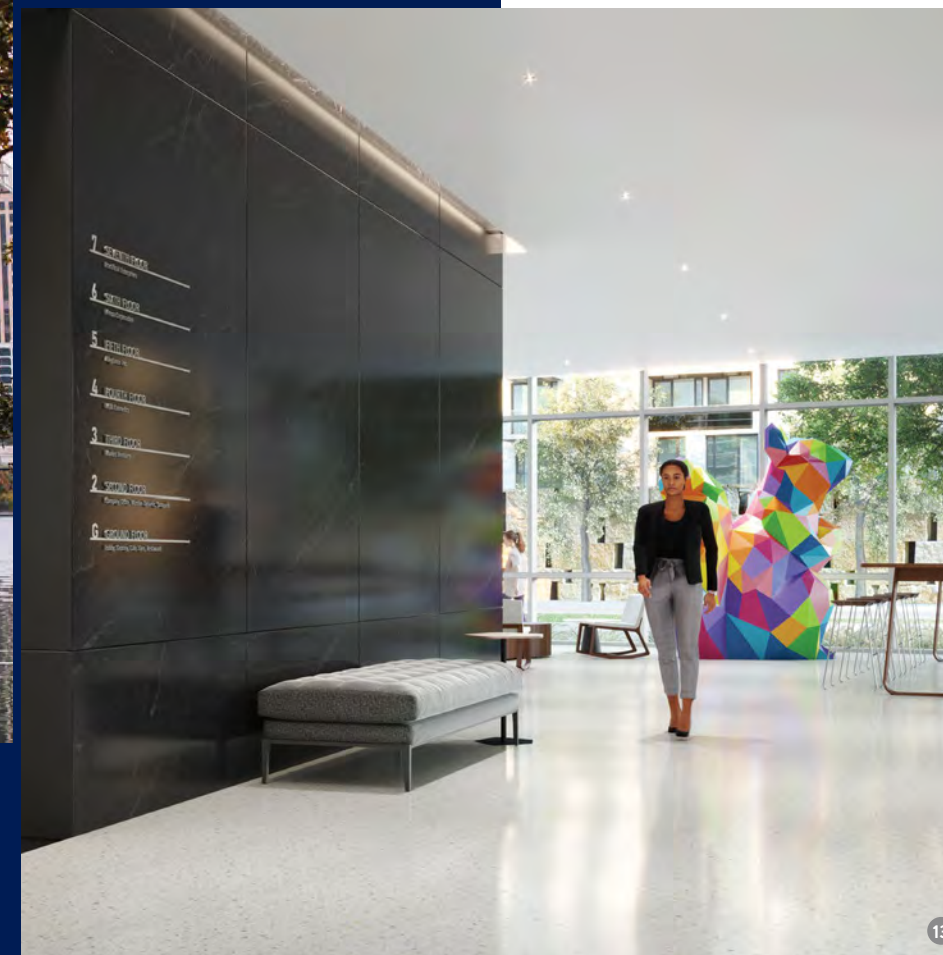
Zilker Point is pursuing WELL Building certification—evaluated by the same group that administers LEED certification. **The WELL Building Standard** approves buildings based on criteria that impact the health of their occupants. The standard—grounded in a body of medical research—**considers the connection between the buildings where people often spend up to 90% of their time and their wellness.**

**The WELL Building Standard criteria measured are:**

AIR • WATER  
LIGHT • FITNESS  
COMFORT • MIND  
NOURISHMENT

Photos: 11. Jules Acree running on the hike-and-bike trail, 12. A view of Downtown Austin from the hike-and-bike trail, 13. Zilker Point lobby, 14. Jules Acree at Whole Foods Market.

**Zilker Point was designed**, literally, from the ground up **to meet the WELL Building Standard**—a standard that certifies buildings that meet enhanced employee health and productivity criteria. In addition, **the property offers direct access to** broad, adjacent **green spaces and hike-and-bike trails** including the Barton Springs Road Bike Trail, Barton Creek Greenbelt Trail, and West Bouldin Creek Preserve Trail.





# THE BUILDING'S WELL-LIFESTYLE EXCELLENCE BEGINS WITH

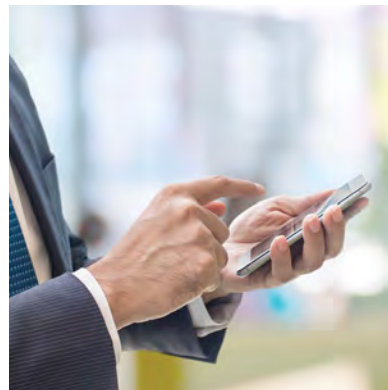
Open floor plans feature expansive window walls that flood each workspace with natural light. An advanced, hybrid HVAC system continually refreshes the building's environment with clean, temperate air.

And, the property's rooftop deck, fitness center, bike storage, courtyard seating, lobby-level dining options, retail shops, and art gallery make for a holistic well-lifestyle experience for all who work here.



## MORE AIR. CLEAN AIR.

Zilker Point's clean-air system purifies fresh outside air through hospital-grade MERV-14 filters and UV light scrubbers killing 99% of airborne pathogens—exchanging 15% more volume than today's stringent standards require.



## TOUCHLESS TECH

Reducing touches reduces the spread of germs. Zilker Point provides a touchless experience from parking areas to office.



## BIOPHILIC DESIGN

The surrounding greenscapes and multiple, lush green outdoor spaces seamlessly blend with the building's biophilic interior design.



## CLEAN AS CAN BE

Our building designers chose easy-to-clean materials that deter viral transmission, plus integrated enhanced cleaning protocols.



## HOLISTIC HEALTH

Experts agree the outdoors are among the healthiest spaces of all—and Zilker Point offers tenants plenty of opportunities to get outside.



# BUILDING BREAKDOWN

- ± 195,000 SF of Class A office
- ± 30,000-SF floor plates
- Generous 3.26:1000 parking ratio in a subterranean garage
- Six levels of office (floors 2 - 7)
- ± 13,590-SF ground-floor retail suited for restaurants, coffee shop, grab-and-go market, etc.
- 1,240-SF fitness center with men's/women's showers and lockers
- 3,600-SF Lakeview Sky Garden overlooking Downtown Austin and the hill country
- 1,500-SF exclusive tenant balcony and 2,485-SF exclusive tenant rooftop garden on level 7 with spectacular skyline views

Photo: 15. Street level rendering of Zilker Point.





## THE ZILKER POINT ETHOS— LIFESTYLE + BENEFITS

- WELL Building Standard Certification (pending)
- Downtown quality—without congestion—in the heart of CBD South
- Ground-floor amenities include restaurants, retail, and an art gallery with exhibitions by local artists
- Courtyard with shaded seating, outdoor bar, and live music stage
- Pedestrian breezeway with access to ZACH Theatre
- Easily accessible via lighted intersection at Toomey Road & South Lamar Boulevard—just 5-minutes from Mopac
- Gateway to 10-mile hike-and-bike trails and Lady Bird Lake
- Located in a culture-and-amenity-rich area of Austin—all walkable
- Bike storage, lockers, and on-site security
- Easy access to West Austin and the surrounding neighborhoods at any time of day

## ARTS-HONORING

**Zilker Point plants its flag firmly on the shore of CBD South as a showcase for the visual arts.**

**In addition to sharing special-event space with the ZACH Theater,** Zilker Point will feature a permanent studio gallery at the heart of ground level. The gallery will continually rotate exhibits, showcasing the works of talented, up-and-coming Austin artists, further affirming our belief that this area is destined to become another important arts destination within Austin.

It's in our DNA—after all, the property is surrounded by some of Austin's most well-known entertainment venues, all a short walk away:

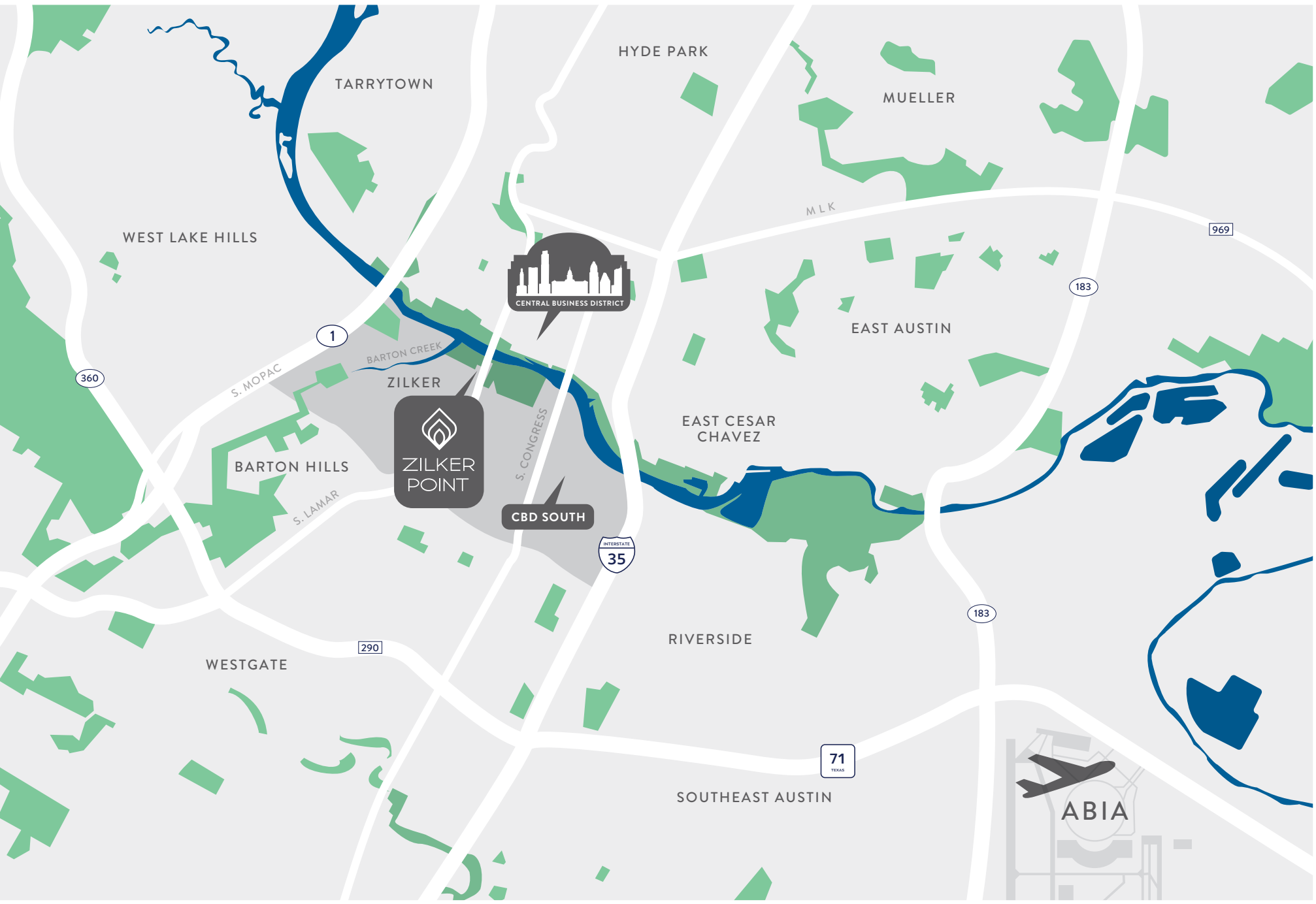
- Zilker Park (site of the famed ACL Music Festival)
- The Kleburg Stage
- The Long Center for the Performing Arts
- Palmer Event Center



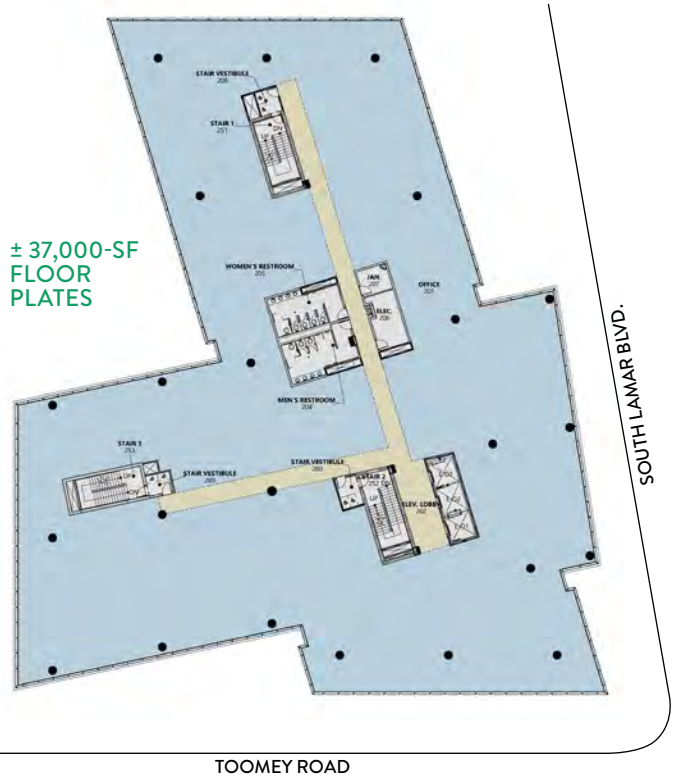
# LOCATION

**Zilker Point sits across the calm waters of Lady Bird Lake in CBD South.**

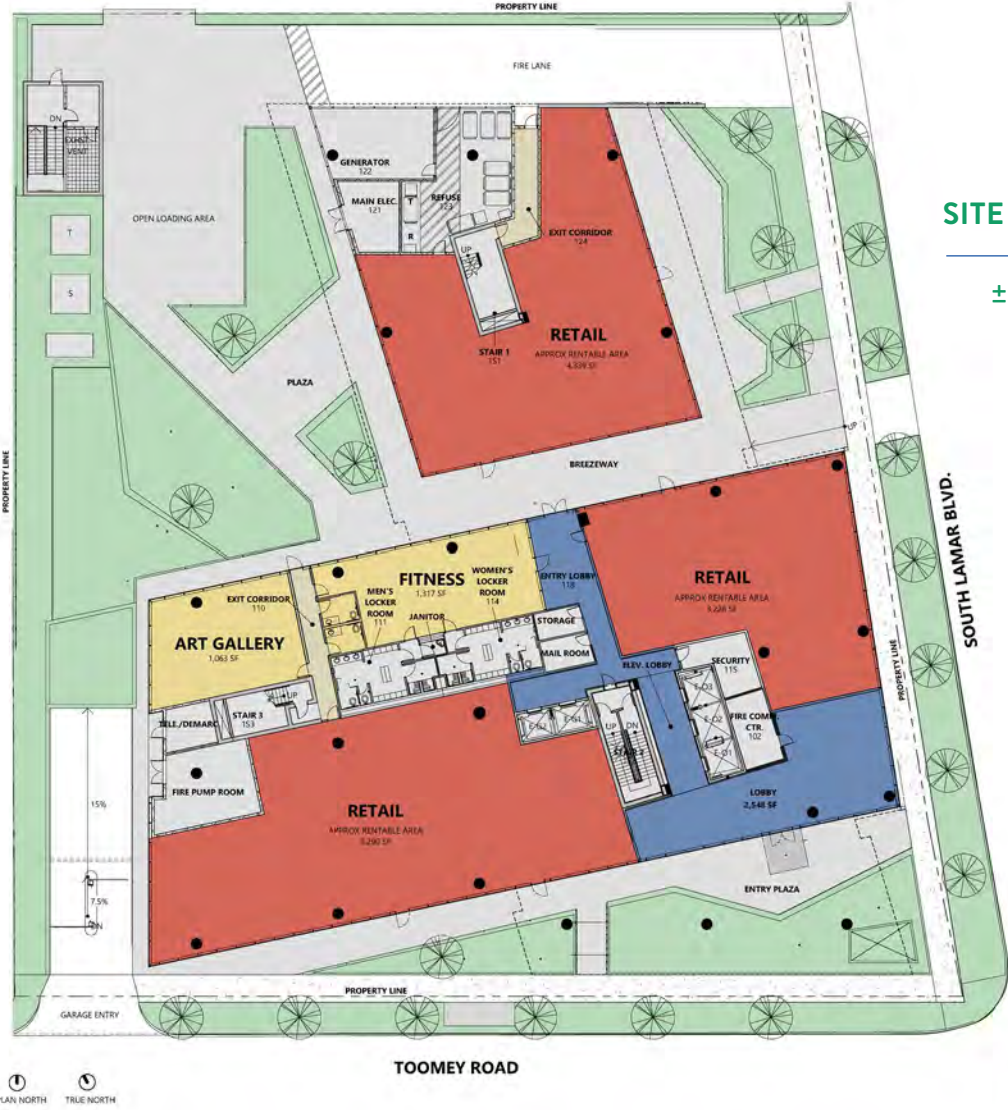
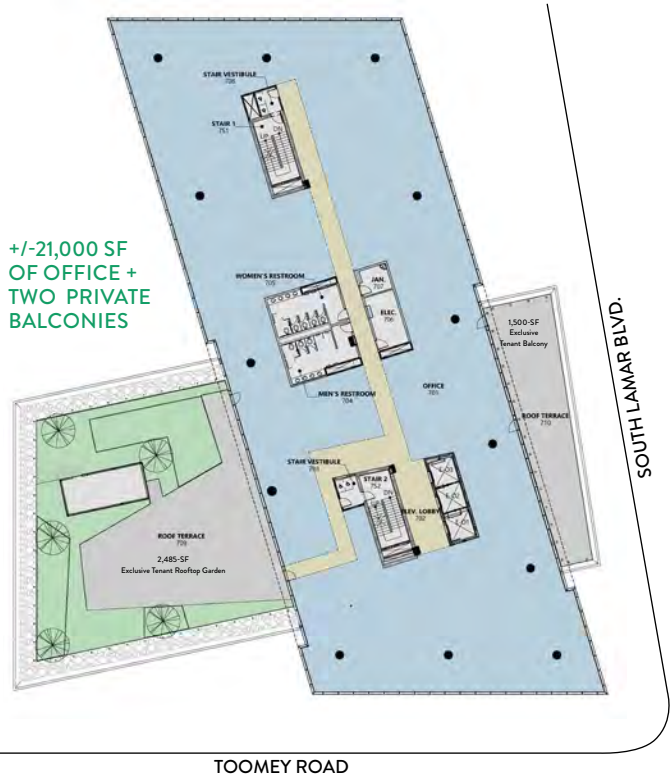
Right outside our door are miles of hike-and-bike trails that wind through the broad greenspaces and parks beside the lake. Not to mention, your commute is quick and hassle-free thanks to easy access to Mopac and West Austin, while the hottest spots in Austin’s CBD are mere minutes away.



FLOORPLANS / LEVELS 2 - 6 OFFICE



FLOORPLANS / LEVEL 7



SITE PLAN

± 195,000-SF OF CLASS-A OFFICE





Photos: 20. Austin Eastciders-Barton Springs, 21. Jules Acree at Merit Coffee Co., 22. Jen Pinkston at Juliet Italian Kitchen, 23. Jen Pinkston at The Long Center for the Performing Arts, 24. Jen Pinkston at Café Medici, 25. Mod Fitness, 26. Jen Pinkston at Austin Eastciders-Barton Springs, 27. Jules Acree at Umlauf Sculpture Garden and Museum.



## THE 78704 NEIGHBORHOOD

**Located in the iconic 78704 neighborhood, Zilker Point is within walking distance of coffee shops, eateries, boutique hotels, and bars.**

The myriad of dining, shopping, and entertainment options are all within a few minutes bike ride or a short drive. It is truly the best of both worlds—business and pleasure—all within easy reach.



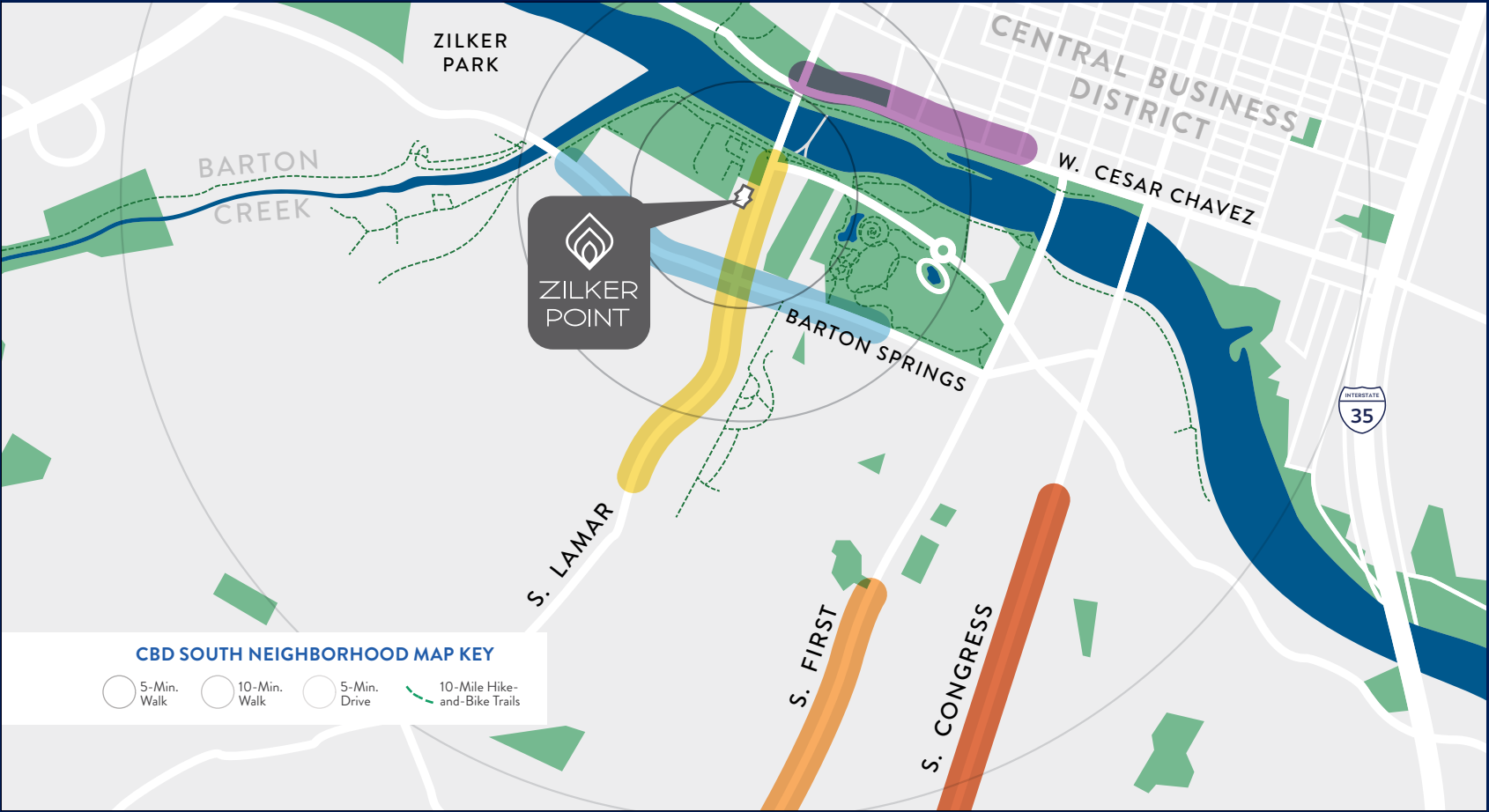
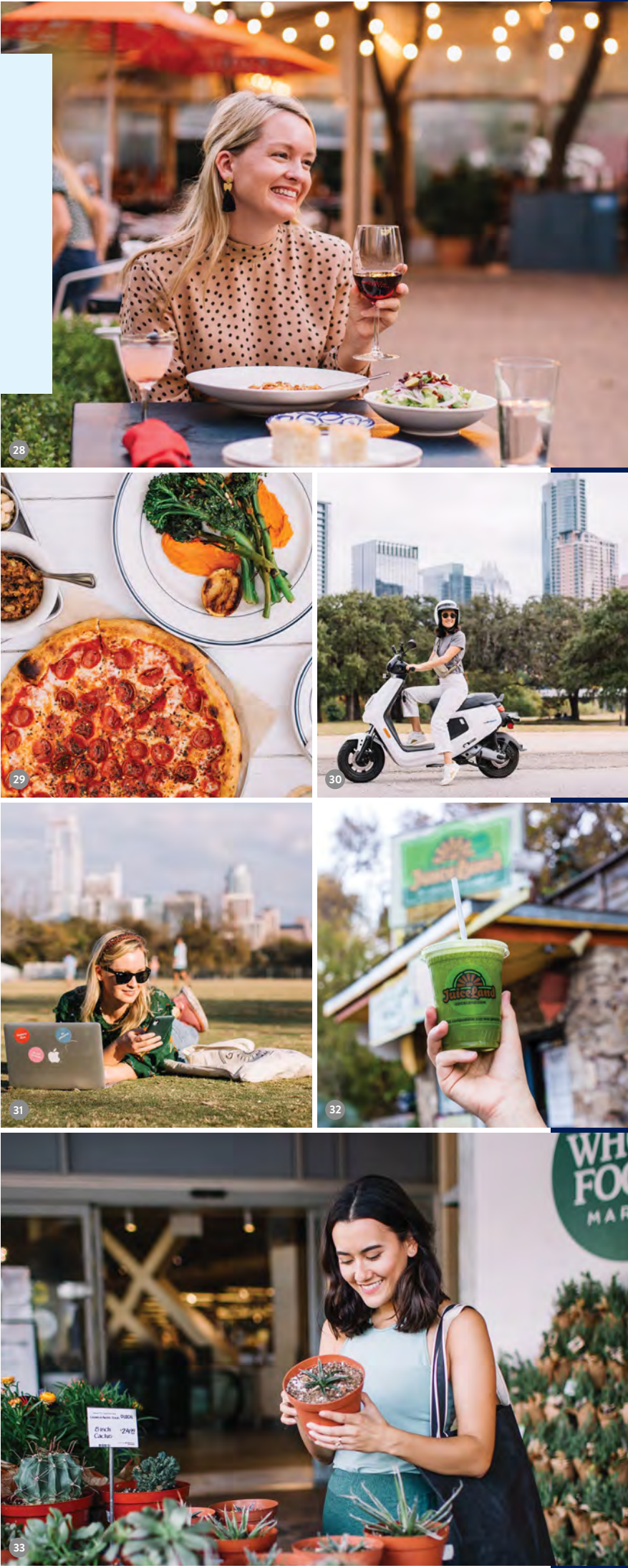
# EXPERIENCE CBD SOUTH

The hottest restaurants in Austin are just minutes away: Carpenters Hall, Uchi, Odd Duck, Whole Foods, ATX Cocina, and Lamberts.

Zilker Point also gives quick access to the Capitol, Convention Center, City Hall, Moody Theater, and hotels such as the iconic Hotel San José.

- Direct access to the 10-mile hike-and bike-trails and Lady Bird Lake via the Pfluger Pedestrian Bridge
- Across from The Loren at Lady Bird Lake—elegant modern living for residences and exceptional curated amenities and experience for hotel guests
- Adjacent to the ZACH Theatre
- 5-minutes from Barton Springs Pool and Zilker Park, home to ACL Music Festival, Blues on the Green, and much more
- Within walking distance to event facilities like the Palmer Events Center, The Long Center for the Performing Arts, and Auditorium Shores

Photos: 28. Jen Pinkstonat Juliet Italian Kitchen, 29. Austin Eastciders- Barton Springs, 30. Jules Acree in CBD South, 31. Jen Pinkston at Zilker Park, 32. JuiceLand-Barton Springs, 33. Jules Acree at Whole Foods Market.



## SOUTH LAMAR

### EATS & DRINKS

- HOT L Coffee
- Carpenters Hall
- P. Terry's Burger Stand
- Uchi\*
- High Note Kitchen
- Lick Honest Ice Creams
- Odd Duck\*
- Ramen Tatsui-Ya
- Chi'Lantro
- Barlata Tapas Bar
- Shakeshack\*

### SHOPPING & ENTERTAINMENT

- The ZACH Theatre
- Alamo Draft House
- Palmer Events Center

### HEALTH & FITNESS

- Ann & Roy Butler Hike-and-Bike Trail
- Mod Fitness

### WHERE TO STAY

- The Loren Hotel
- The Carpenter Hotel

### LIVING

- The Loren Residences
- Cole
- Lamar Union Apartments
- Gibson Flats
- Windsor South Lamar

## SEAHOLM DISTRICT

### EATS & DRINKS

- True Food Kitchen
- Merit Coffee
- Epoch Coffee
- The Baked Bear
- Polvo's
- Malibu Poke
- Hestia
- North Italia
- Le Politique
- ATX Cocina

### SHOPPING & ENTERTAINMENT

- Trader Joe's
- Austin Central Library

### HEALTH & FITNESS

- Barre3
- Lance Armstrong Bikeway
- Pfluger Pedestrian Bridge

### WHERE TO STAY

- Austin Proper

### LIVING

- Gables Park Plaza & Tower
- NorthShore
- AMLI 300
- The Bowie
- Spring Condominium
- The Monarch
- The Independent

\*Voted as a defining restaurant in Austin, 2019 & 2020 by Eater.com

## BARTON SPRINGS

### EATS & DRINKS

- Chuy's
- JuiceLand
- Juliet Italian Kitchen\*
- El Alma\*
- The Picnic
- Baby Acapulco
- Biscuits + Groovy
- Terry Black's Barbecue

### HEALTH & FITNESS

- Zilker Park
- Barton Springs Pool

### LIVING

- Zilker on the Park
- Coldwater Luxury Apartments
- Barton Place Condos

## SOUTH 1ST ST.

### EATS & DRINKS

- El Mercado
- Elizabeth Street Cafe
- Bombay Dhala\*
- JuiceLand
- Once Over Coffee Bar
- Sugar Mama's Bakeshop
- Gourdough's Big. Fat. Donuts

### LIVING

- Oak Knoll Condos
- Timbercreek Apartments
- Lucero Apartment Homes

## SOUTH CONGRESS

### EATS & DRINKS

- Ego's
- Bennu Coffee
- Jo's Coffee
- Amy's IceCreams
- Hopdoddy Burger Bar
- Guero's Taco Bar
- Home Slice Pizza
- Central Standard
- Torch's Tacos

### SHOPPING & ENTERTAINMENT

- Allen's
- Tecova's
- Kendra Scott
- Howler Bros.
- Continental Club
- C-Boy's

### WHERE TO STAY

- Hotel San Jose
- South Congress Hotel
- Hotel Saint Cecilia
- Kimber Modern Boutique Hotel

### LIVING

- The Lola
- The Muse at SoCo
- Crescent Apartments
- SoCo on the Lake



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This expansive private patio in the sky feels more like an extension of the surrounding parks (elevated to roof level) than a typical lounging area—with fantastic views of Austin's downtown skyline.



**ZILKERPOINT.COM**

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ZILKER POINT

