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**110,000 SF Office in East Austin**

**924 E. 7th St. | Austin, TX 78702**

**Make.  
Believe.**



**Coming in 2024.**

**AQUILA™**



## Make. Believe.

- At the corner of East Seventh and San Marcos Streets, commanding the highest point in East Austin
- Sustainably designed, transit-oriented, eminently visible, and loaded with amenities and activations
- Integrated into the creative communities and surrounded by inspiration

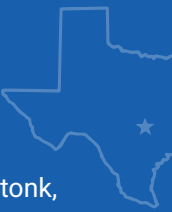


## East Austin's design-forward HQ



## In the heart of East Austin.

- Bars and restaurants, yoga and honky tonk, barbecue and tattoos, Target and Whole Foods: daily conveniences and some of the city's coolest spots in just a few blocks.



**110,000 SF**  
Class A creative office space

**5**  
Highly customizable floors

**2023**  
TI ready

## Flex your imagination with thoughtful design features.

- A corner patio serving your new favorite neighborhood restaurant
- Two private balconies, on the second and fifth floors
- Beautiful city views into Downtown and East Austin
- Stunning design with a stimulating palette and natural materials
- Sustainably designed in line with AEGB standards and targeting a LEED Silver designation upon delivery
- Local artist-in-residence program with on-site studio and event space

### Building.



### Neighborhood.





 **MORNING**

- 1 Revival Coffee
- 2 Practice Yoga Austin
- 3 Snooze, an a.m. eatery
- 4 Brunch Bird
- 5 Cisco's Austin

 **NOON**

- 6 French Legation State Historic Site
- 7 Gabrielas Downtown
- 8 Hopdoddy Burger Bar
- 9 Ramen Tatsu-Ya
- 10 Easy Tiger
- 11 Sixth and Waller

 **EVENING**

- 12 The White Horse
- 13 Blurred Vines
- 14 Wright Bros Brew and Brew
- 15 Shangri La
- 16 Violet Crown Social Club
- 17 Wanderlust Wine Co
- 18 Ah Sing Den
- 19 Licha's
- 20 Il Bruto
- 21 LoLo
- 22 Buenos Aires
- 23 The Lucky Duck
- 24 Fukumoto
- 25 Native Bar
- 26 Revelry Kitchen + Bar

 **GET AROUND**

- 27 Plaza Saltillo Station
- 28 Bus stop - 7th/Waller
- 29 Waller Creek Greenbelt Trail

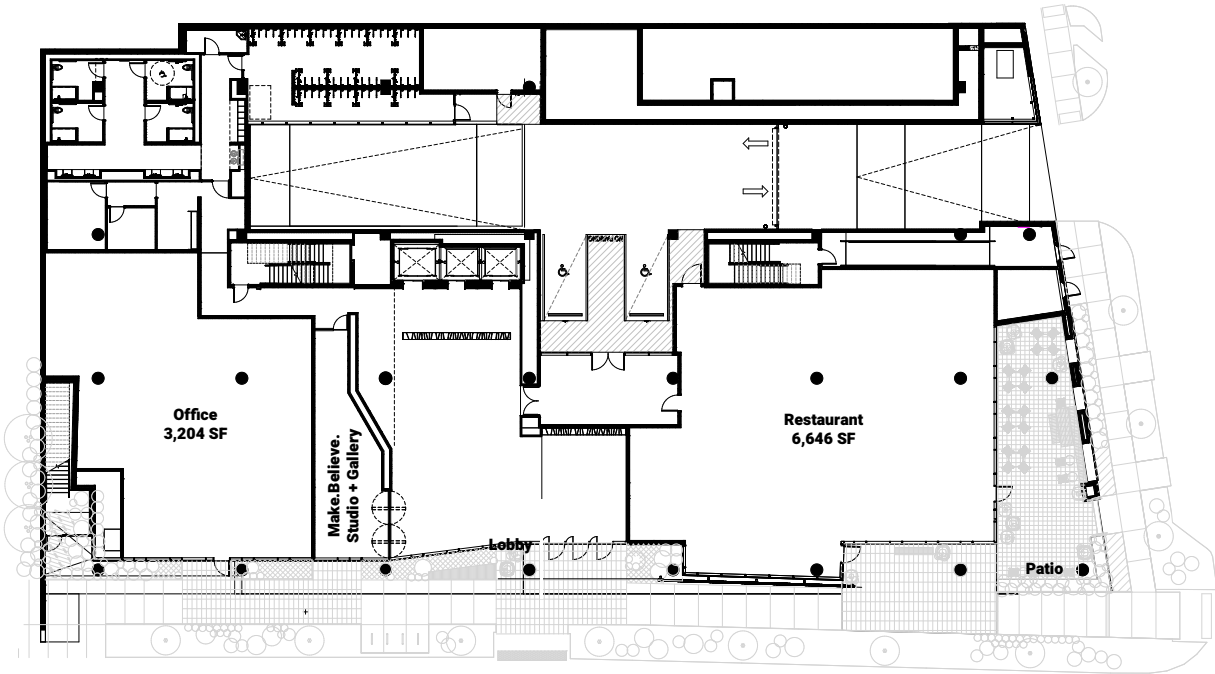
 **ANYTIME**

- 30 Whole Foods
- 31 Target

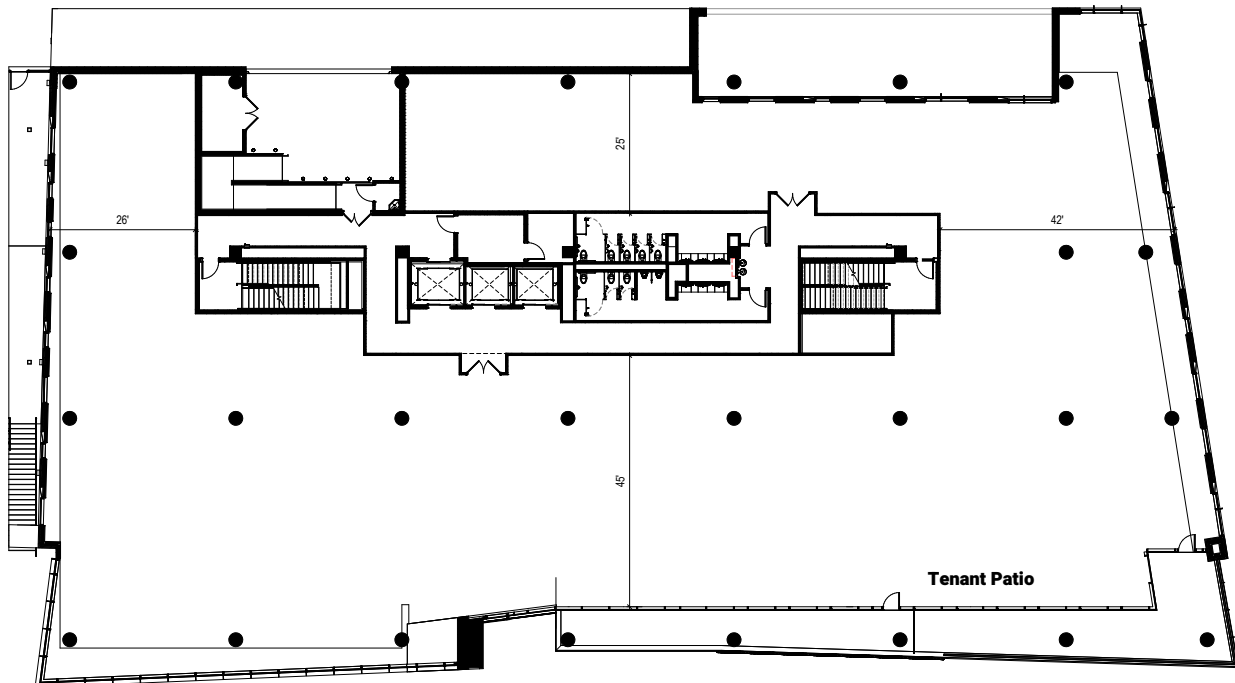


# Floorplans.

Level 1 Office & Retail - 9,850 SF

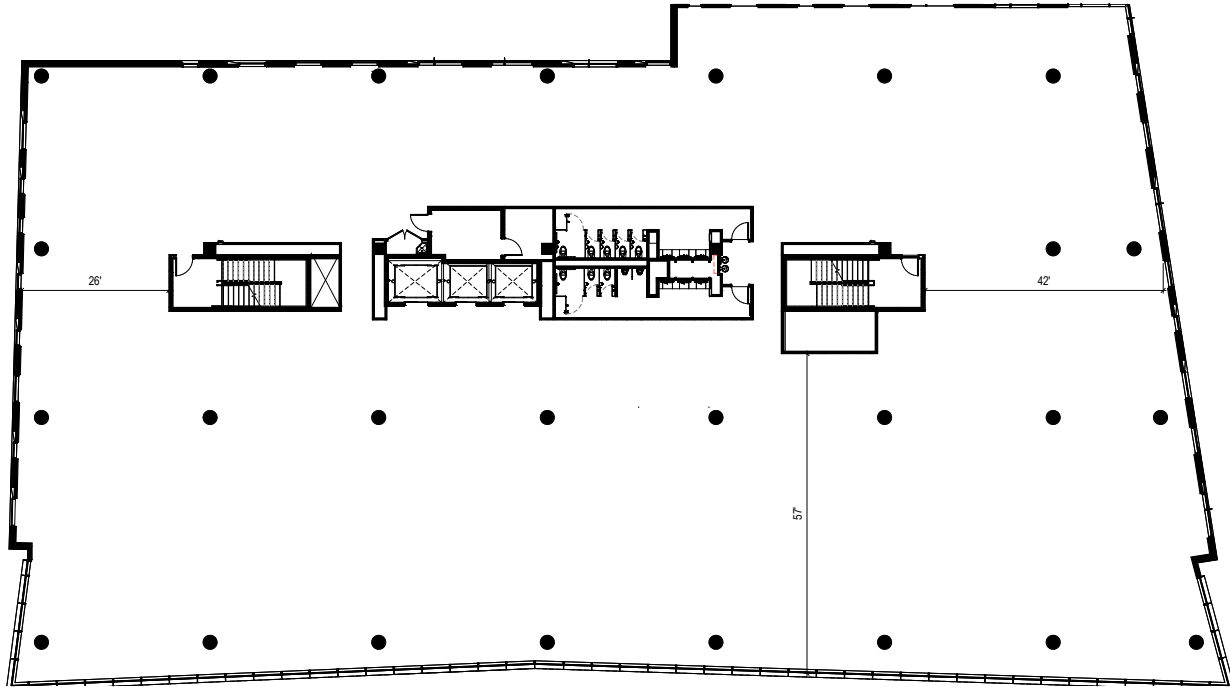


Level 2 Office - 21,660 SF

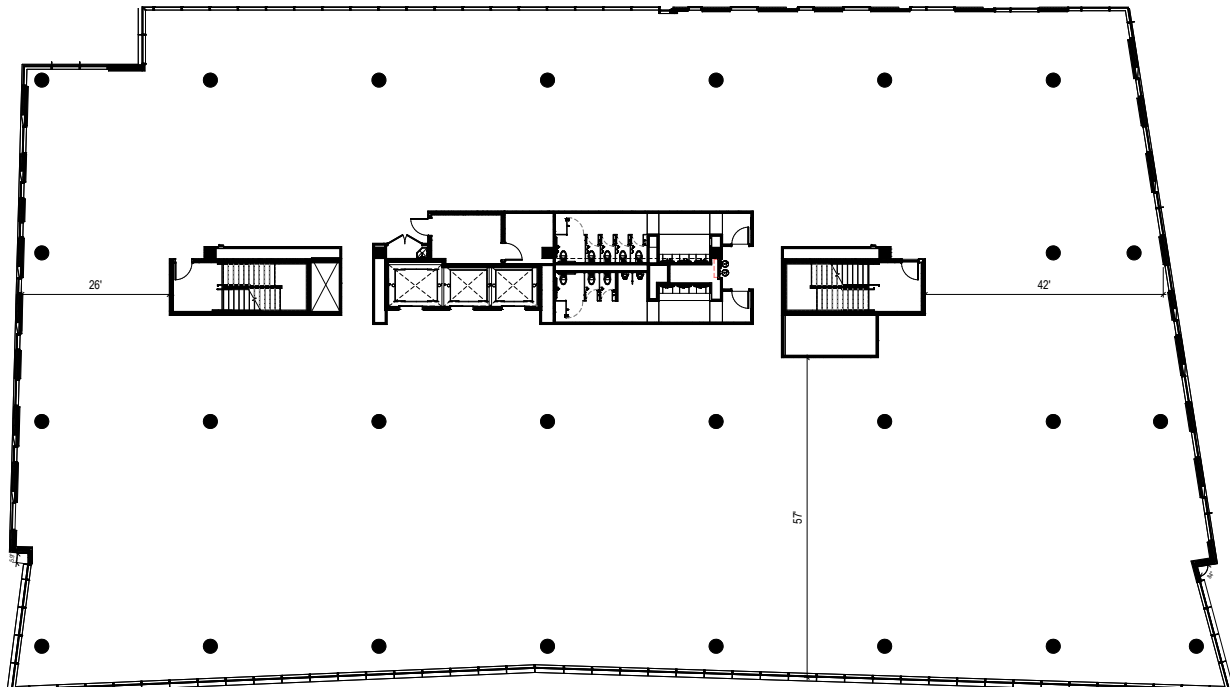


# Floorplans.

Level 3 Office - 24,900 SF

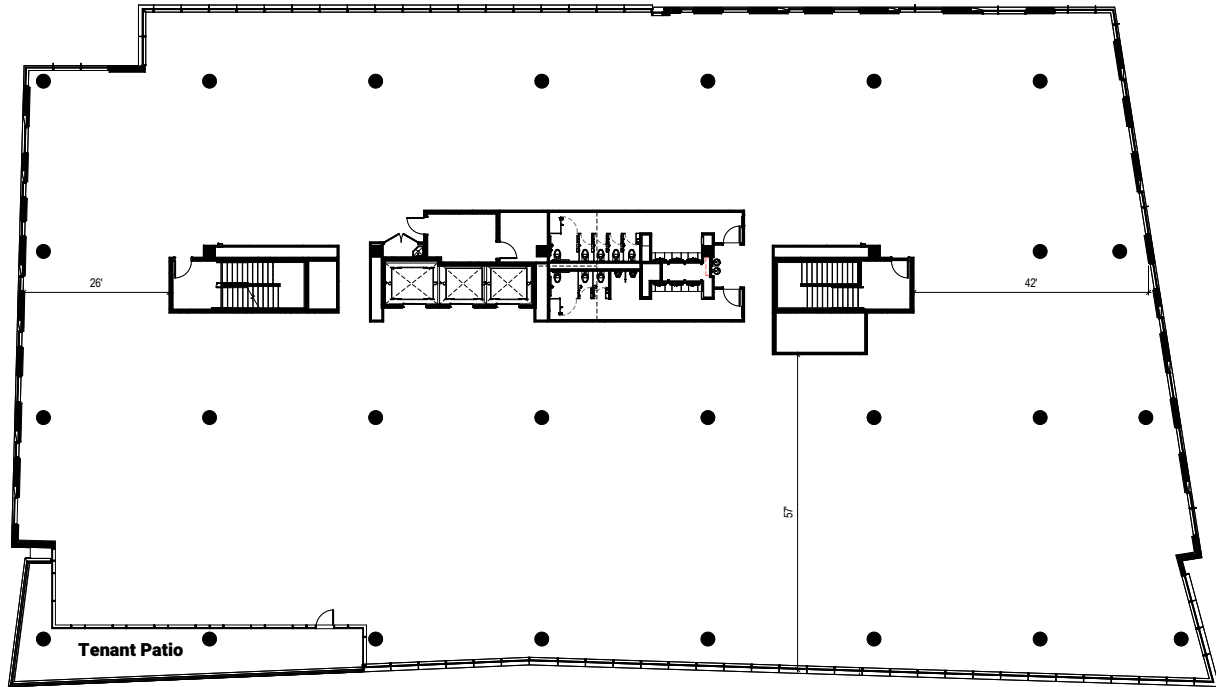


Level 4 Office - 26,222 SF



# Floorplans.

Level 5 Office - 26,223 SF



Representative Parking Plan (4 Levels)

