

1201
T3

Hines

Jones Lang LaSalle Brokerage, Inc. 



ROOFTOP PATIO

T3 EASTSIDE is conveniently located at 1200 East 4th Street, a dynamic and highly walkable 24/7 dine-shop-live-work neighborhood community. All the arts and cultural destinations of Downtown Austin are just a short skip away.

HEAVY TIMBER

BUILDING MATERIAL

93,000 RSF

BUILDING SIZE

2.50/1,000 SF

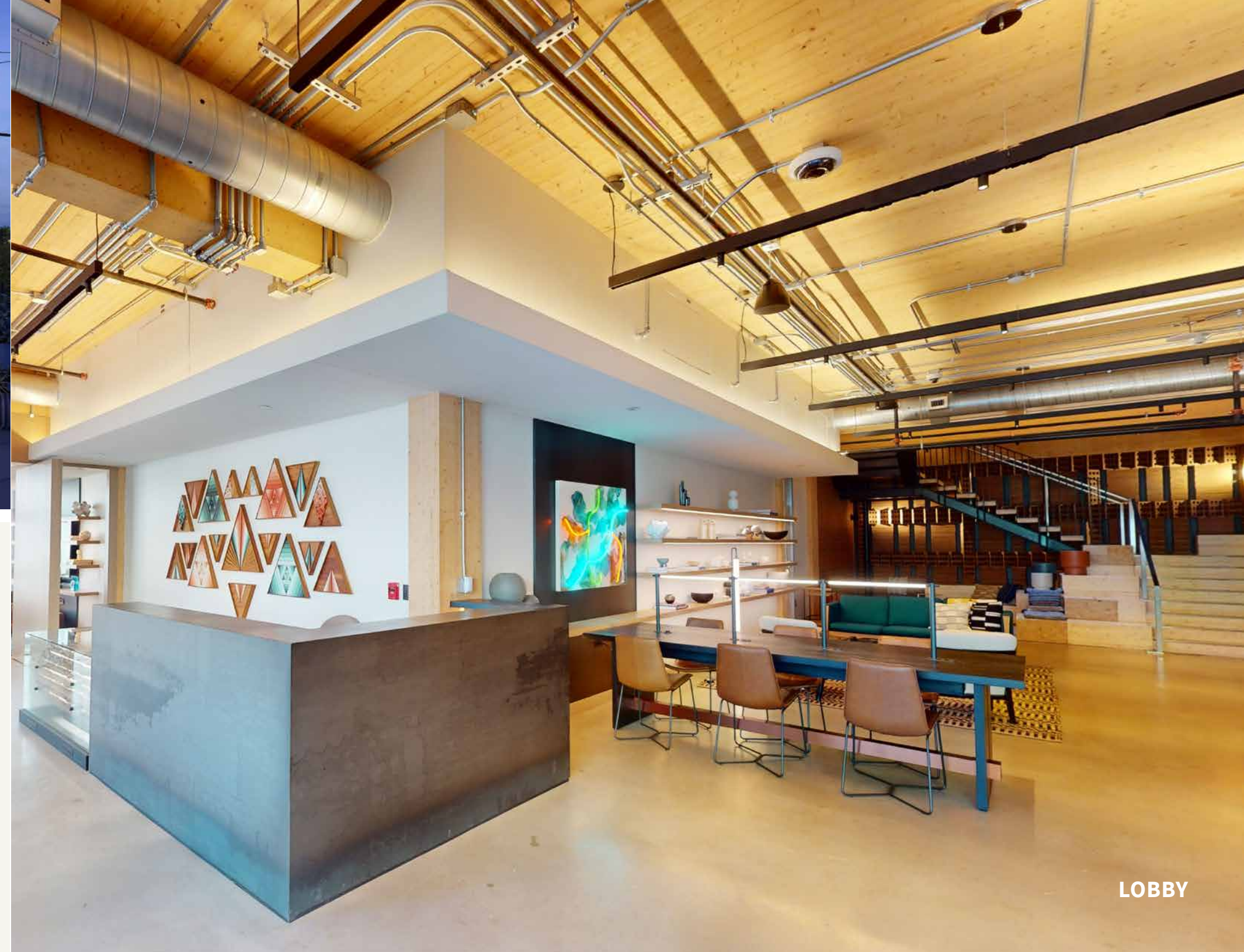
STRUCTURED
BELOW-GRADE PARKING

A

CLASS

EAST

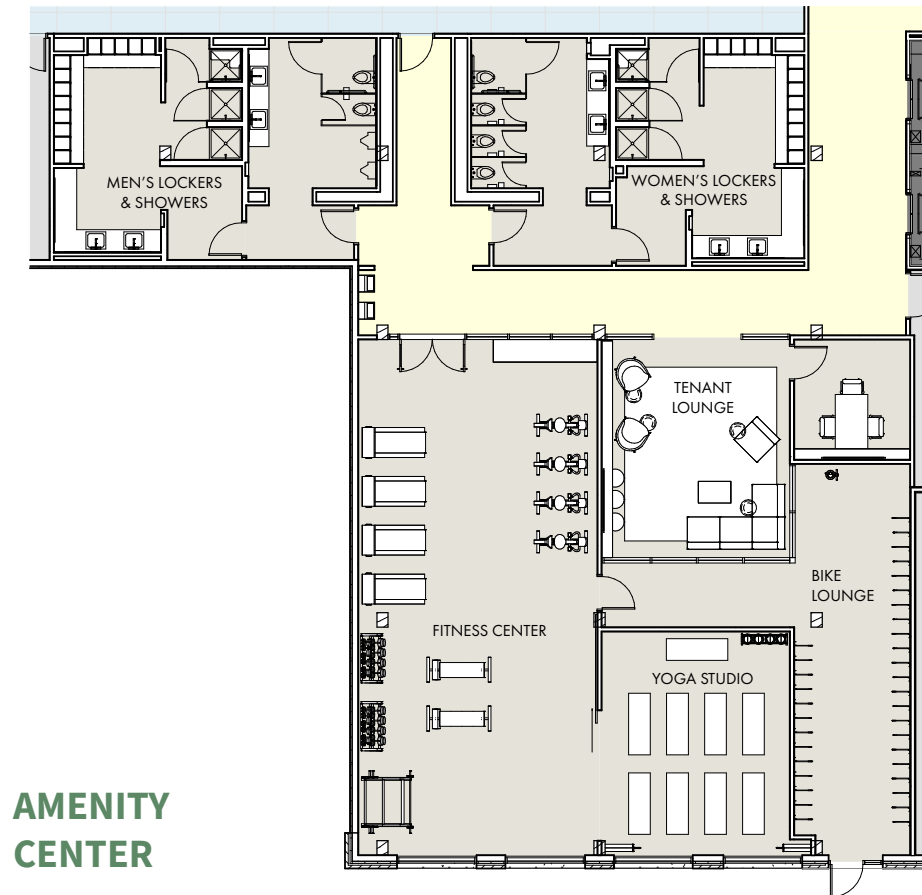
SUBMARKET



LOBBY



STATE OF THE ART FITNESS CENTER







AMENITY
CENTER

AVAILABILITIES

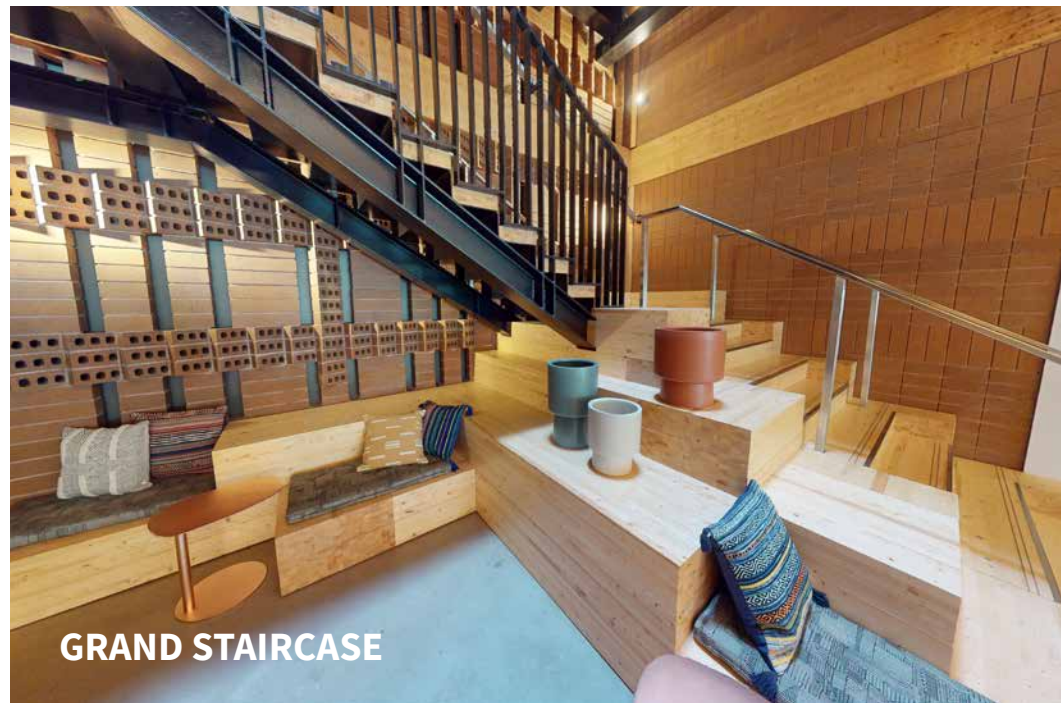
- 1st Floor — 24,200 RSF
- 2nd Floor — 34,400 RSF
- 3rd Floor — 34,400 RSF

AMENITIES

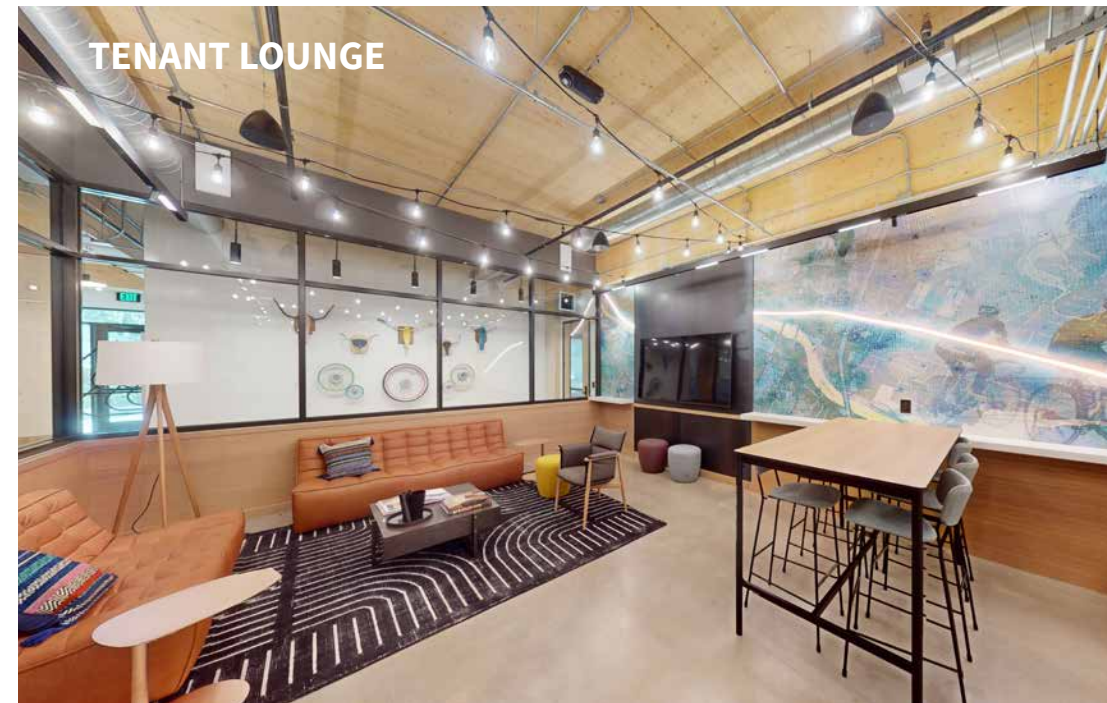
-  Fitness Center
-  Locker-room with showers
-  Yoga Studio
-  Tenant Lounge
-  Secured Bike Storage
-  Private Balconies
-  Rooftop Patio
-  24-7 Security
-  Onsite Corporate Residential Suites
-  Below-grade parking



YOGA STUDIO



GRAND STAIRCASE

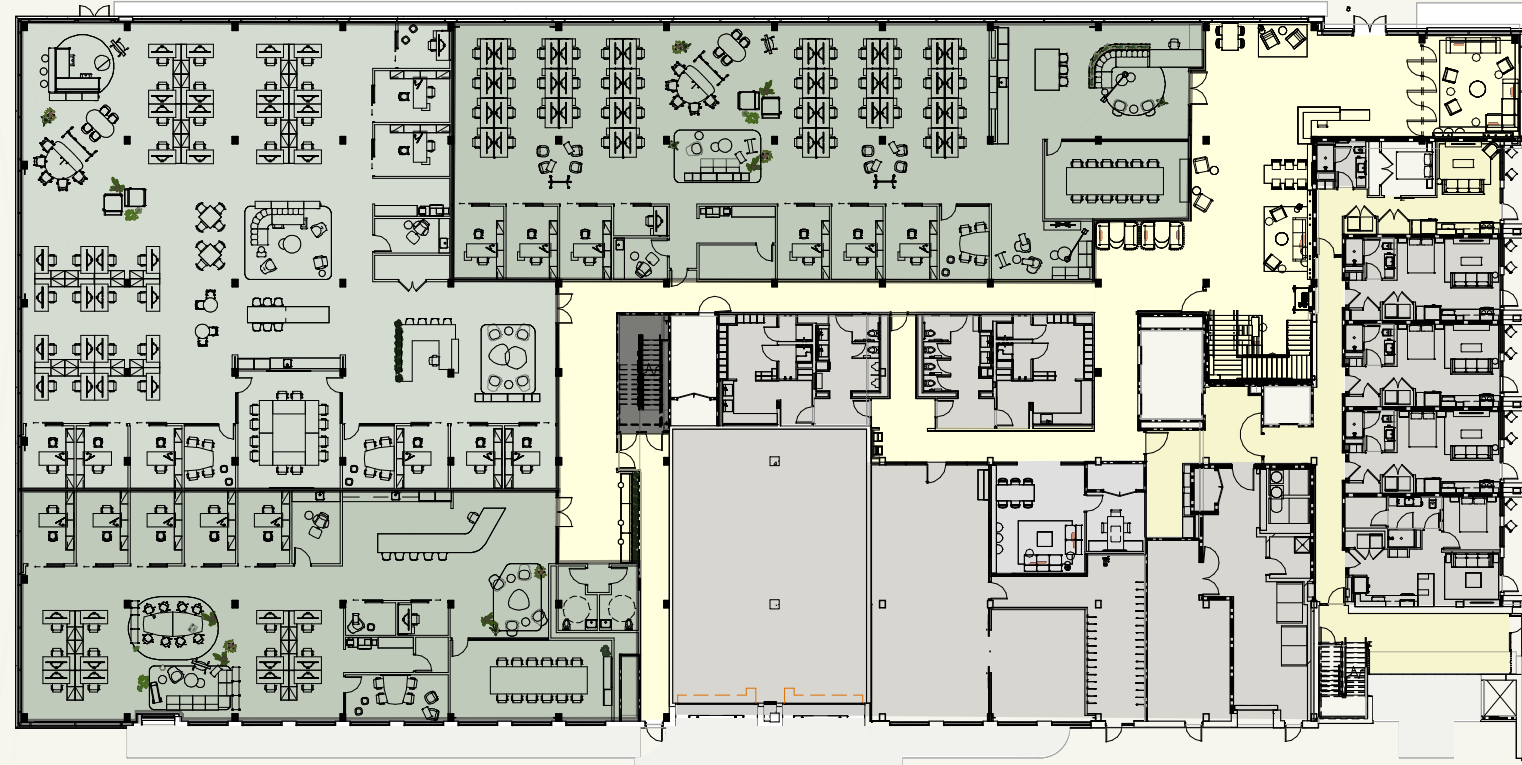


TENANT LOUNGE

LEVEL 1 SPEC SUITES

Suite 2 - 10,005 RSF

Suite 1 - 8,318 RSF

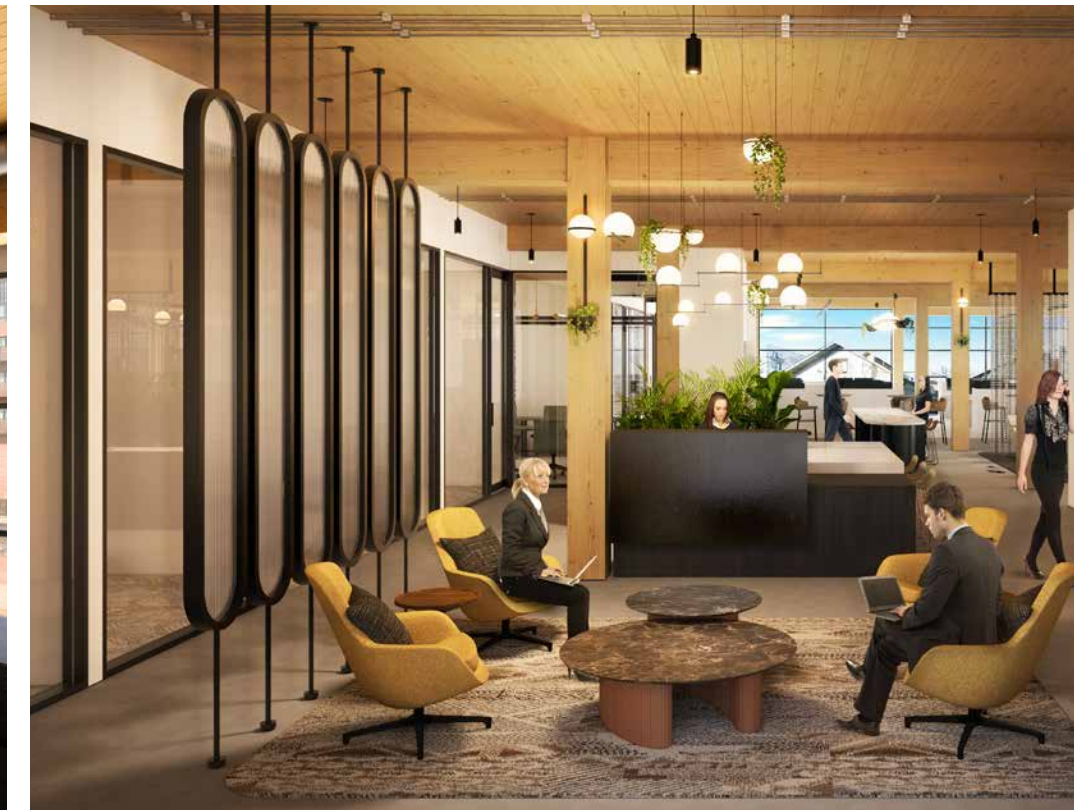
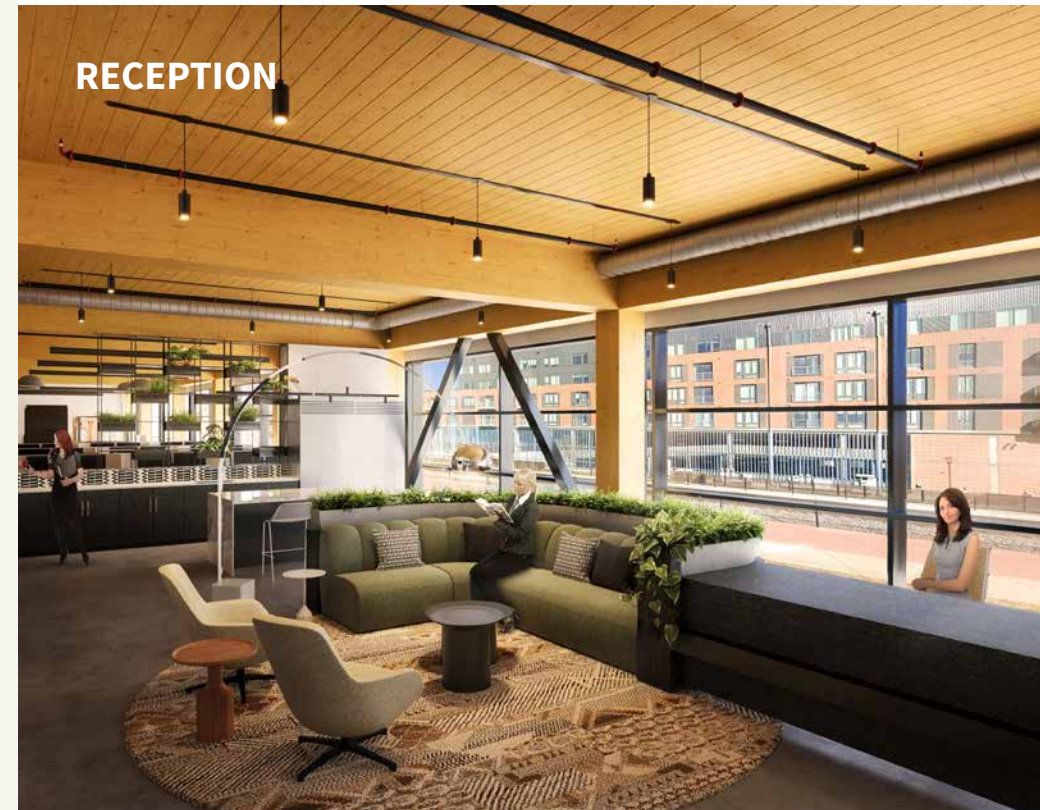


Suite 3 - 5,877 RSF

COLLABORATION



RECEPTION

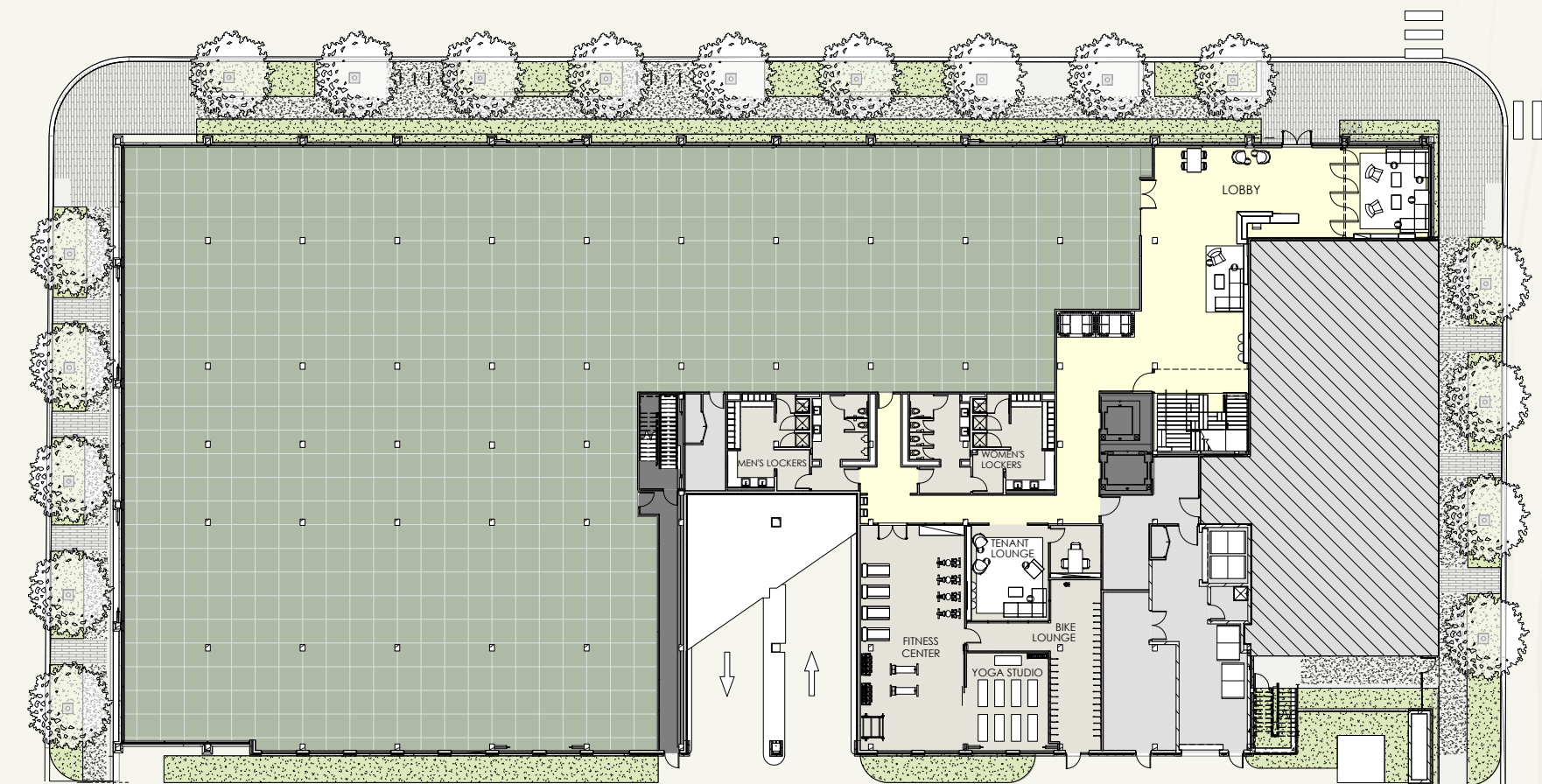




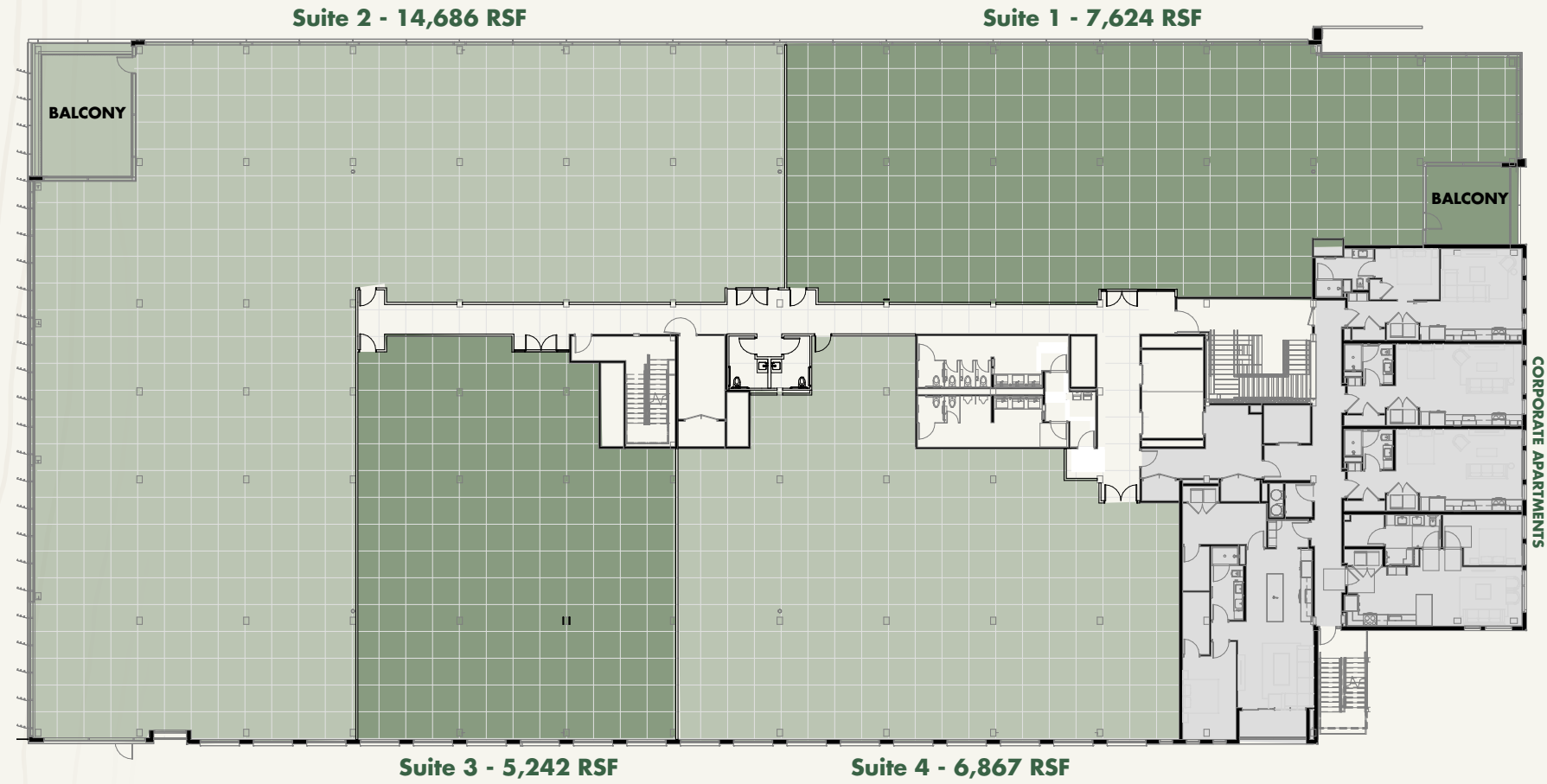
LOBBY RECEPTION



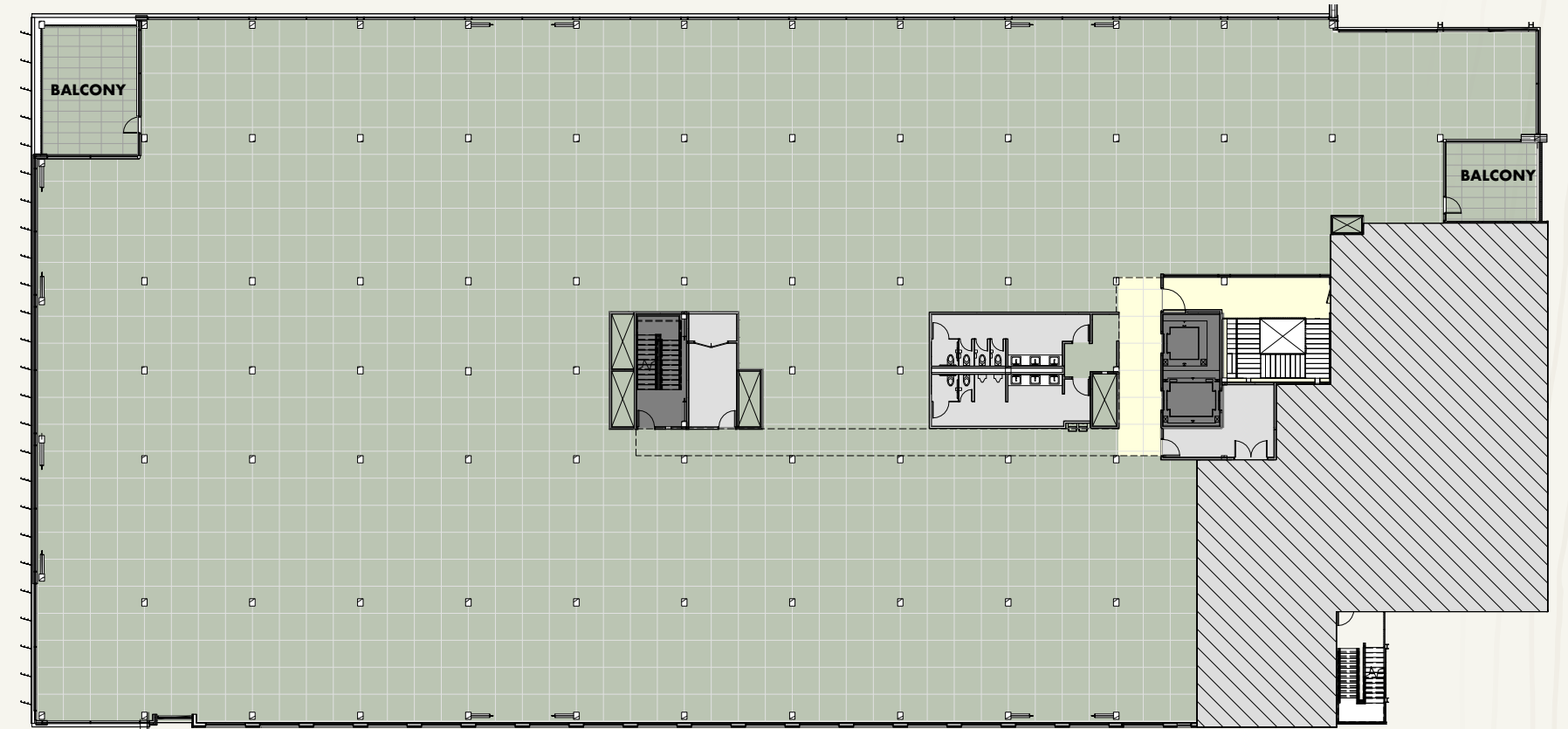
LEVEL 1 24,200 RSF



LEVEL 2 SPEC SUITES



LEVELS 2 & 3 34,400 RSF EACH







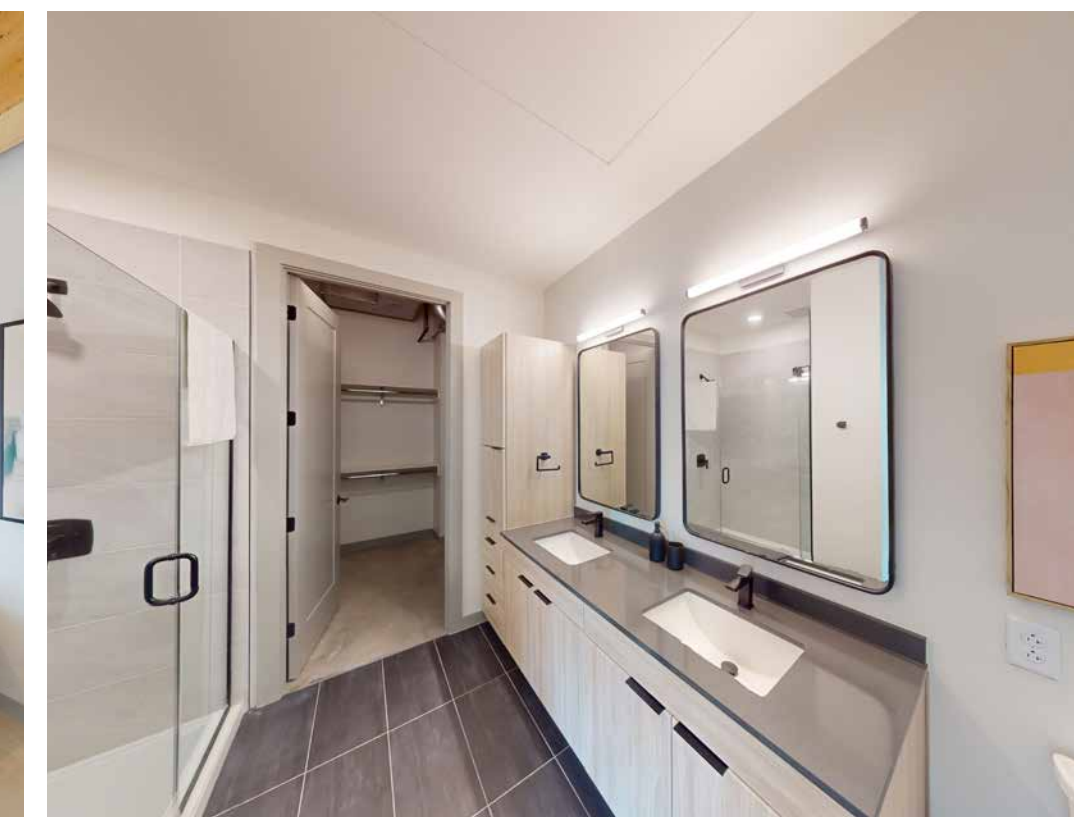
CONFERENCE ROOM

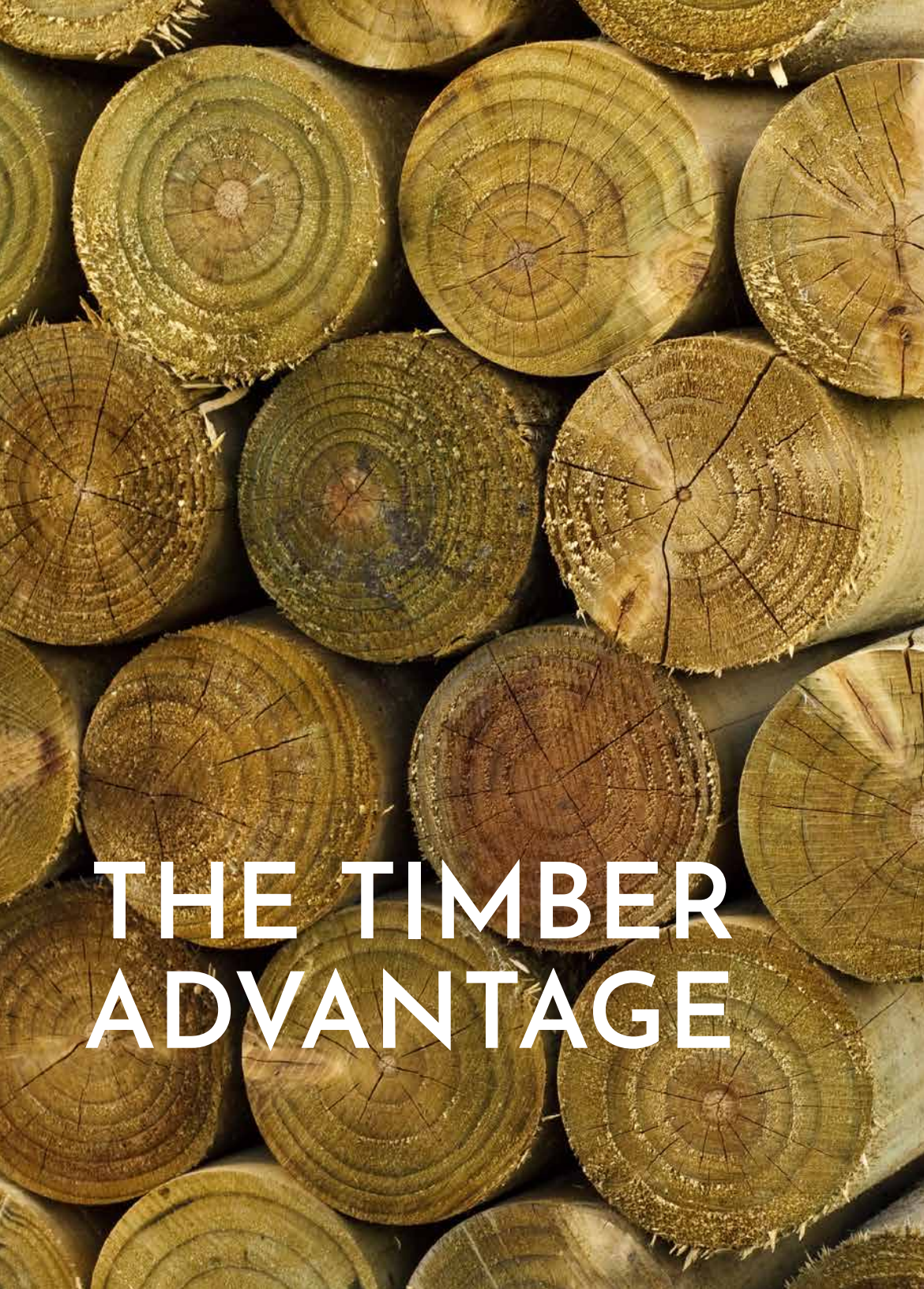


CORPORATE APARTMENT - SINGLE BEDROOM



CORPORATE APARTMENT - STUDIO








THE TIMBER ADVANTAGE

Mass Timber Building



What makes it different from a normal building?

Timber offers a lower carbon footprint, and embodied carbon advantage to traditional concrete or steel construction. The sequestered carbon captured in the sustainably farmed wood used for construction is stored for the life-cycle of the building.

The environmental impacts are abundant

-  T3 Eastside will store 2,327 metric tons of carbon dioxide
-  T3 Eastside avoids 900 metric tons of carbon dioxide
-  T3 Eastside total potential carbon benefit is 3,227 metric tons of carbon dioxide.

This is equivalent to

-  682 cars off the road for a year
-  Energy to operate 341 homes for a year

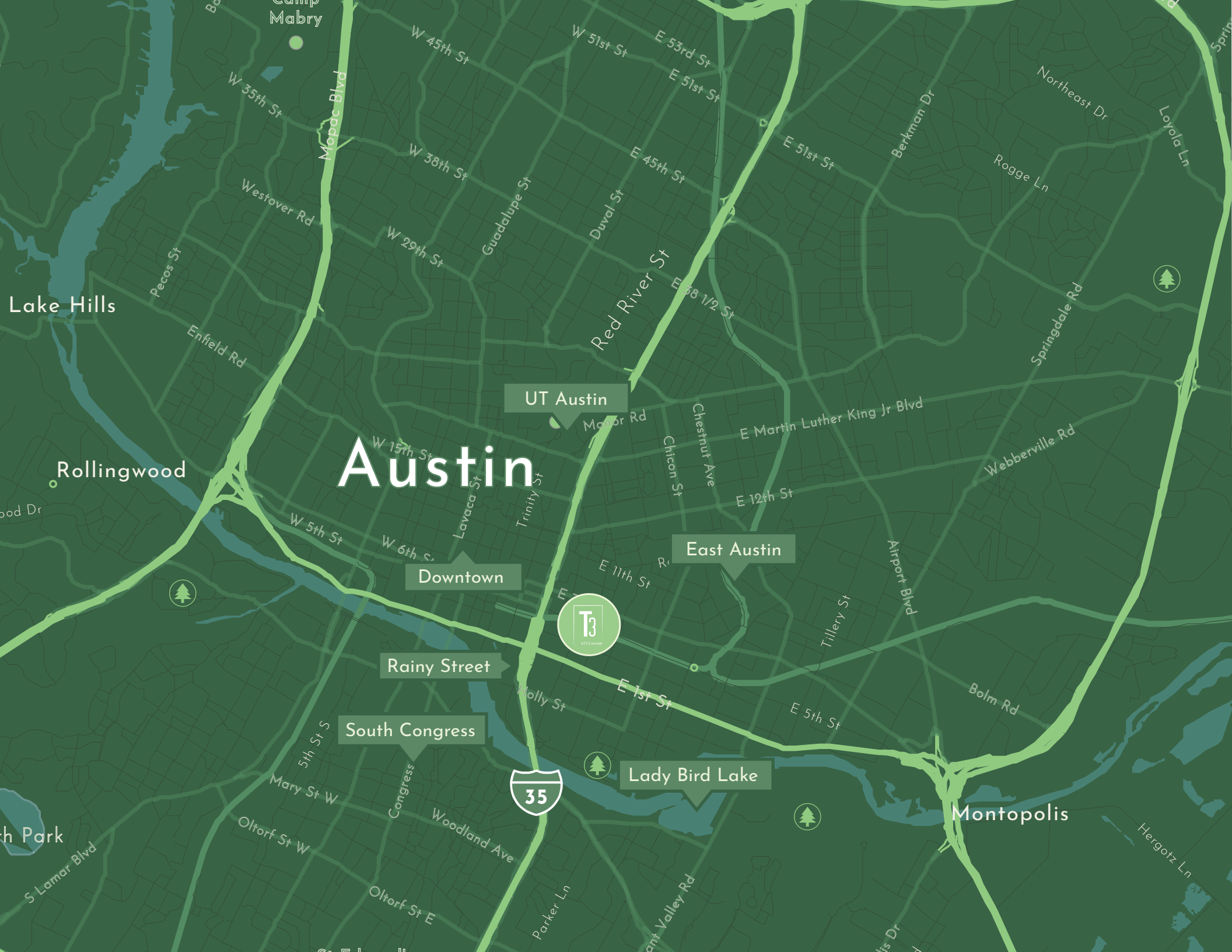
TIMBER. RAW CHARACTER.

Meet **T3 EASTSIDE**. A new generation of heavy timber building—anchored by sustainably sourced wood—that redefines the standard for the modern, creative office. A place that will inspire creativity, attract talent, promote productivity, and honor the unique spirit of Austin’s Eastside neighborhood.

TIMBER STRENGTH. TRUE SUSTAINABILITY.

Look around at the natural wood, glass and light that envelop T3 and it’s impossible not to feel more connected – with your surroundings, your colleagues and your work. Built from heavy timber, **T3 EASTSIDE** is one of the most environmentally friendly and sustainable building types you’ll find in a modern workplace. It’s all sourced from managed forests that utilize certified sustainable forestry practices, which helps make LEED® certification a given. It’s all about providing architectural surroundings that elevate your people and products. Creating the very best possible platform to build your brand upon.





LOCATION

1200 E. 4th Street
Austin, TX 78702

1. Poke Austin

2. Gyu-Kaku Japenses BBQ

3. Cosmic Coffee

4. Dolce Neve Gelato

5. Historic Scoot-Inn 6. Texas Coffee Traders

7. Snooze Eatery

8. JuiceLand

9. Hopdoddy Burger Bar

10. Wright Bros. Brew & Brew

11. Target

12. Native Hostel and Bar & Cafe

13. Whole Foods

14. Shangri-La

15. East Austin Hotel

16. Buenos Aires Café

17. Inn Cahoots

18. Licha's Cantina

19. Cenote

20. Las Trancas Taco Stand

21. EastSide Tavern

22. Revival Coffee

23. Revelry Kitchen + Bar

24. HOTEL VEGAS

25. Easy Tiger

26. LoLo

27. Cisco's Restaurant

28. The White Horse

29. The Guild East Side

30. Il Brutto

31. Raman Tatsu-Ya
32. Oseyo

33. Heywood Hotel

34. la Barbecue

35. Flat Track Coffee

36. Reunion 19

37. Royal Blue Grocery

38. Blenders and Bowls

39. Yellow Jacket Social Club

40. Tamale House East

41. The Liberty

42. Zilker Brewing Co.

43. Grackle

44. Suerte

45. Whisler's

46. Lefty's Brick Bar

47. ARRIVE Austin

48. Cartel Coffee Lab

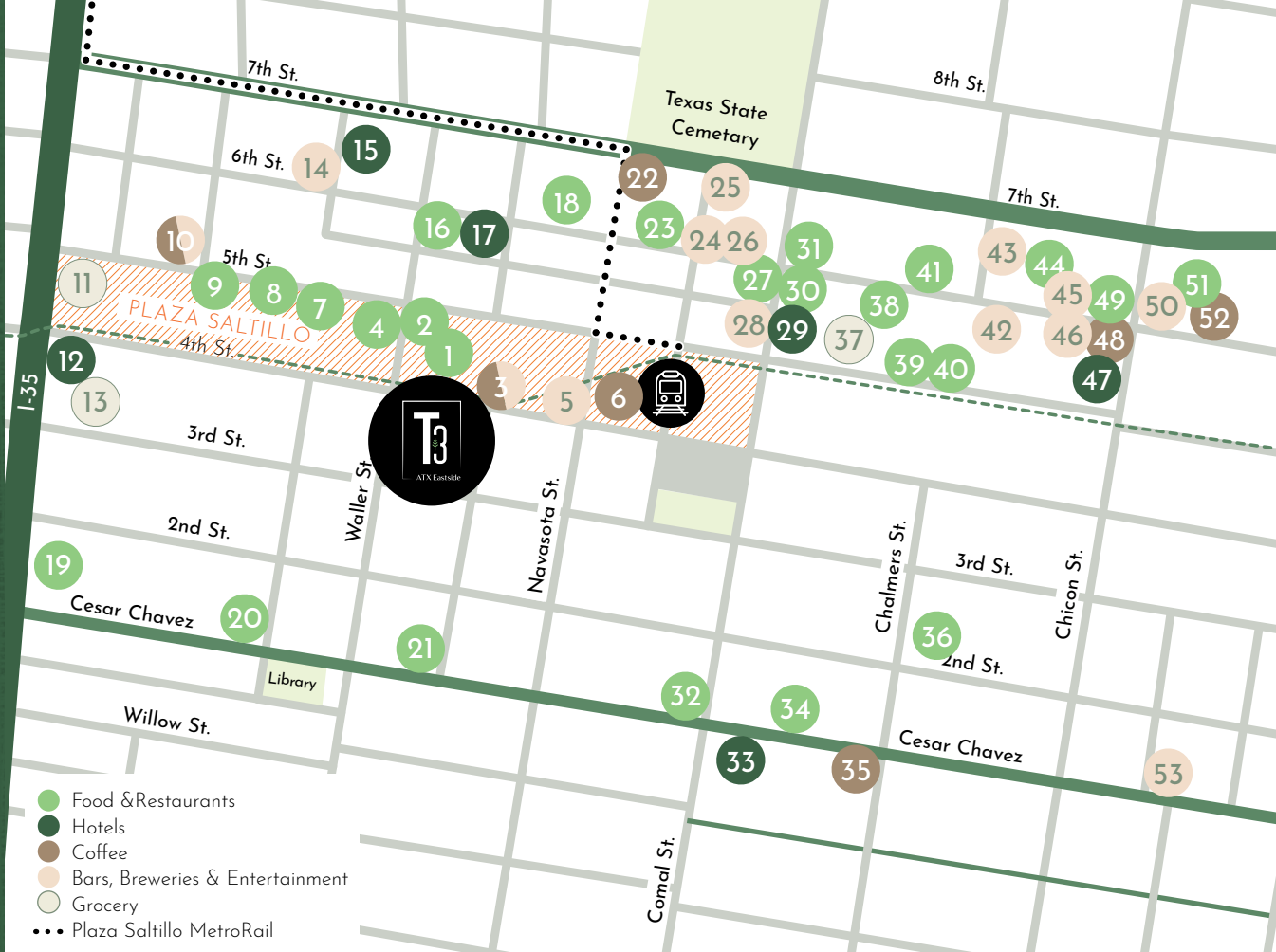
49. Via 313 Pizza

50. Lazarus Brewing Co.

51. La Michoacana Meat Market

52. Cuvee Coffee Bar

53. High Noon



TRANSIT & LIVING

MetroRail

● Red Line Stop — Red Line

Rail Expansion

- Stops
- Green Line
- Blue Line
- ... Potential Future Extension
- Orange Line
- Gold Line
- Enhanced MetroRapid Route
- ... Potential Future Extension

- Bike Share Stations
- Walking/Biking Trails

Walkable Housing

- 1

Residences at Salttillo
1211 E 5th St, Austin, TX 78702
- 2

Corazon Apartments
1000 E 5th St, Austin, TX 78702
- 3

The Seville on 4th Street
1401 E 4th St, Austin, TX 78702
- 4

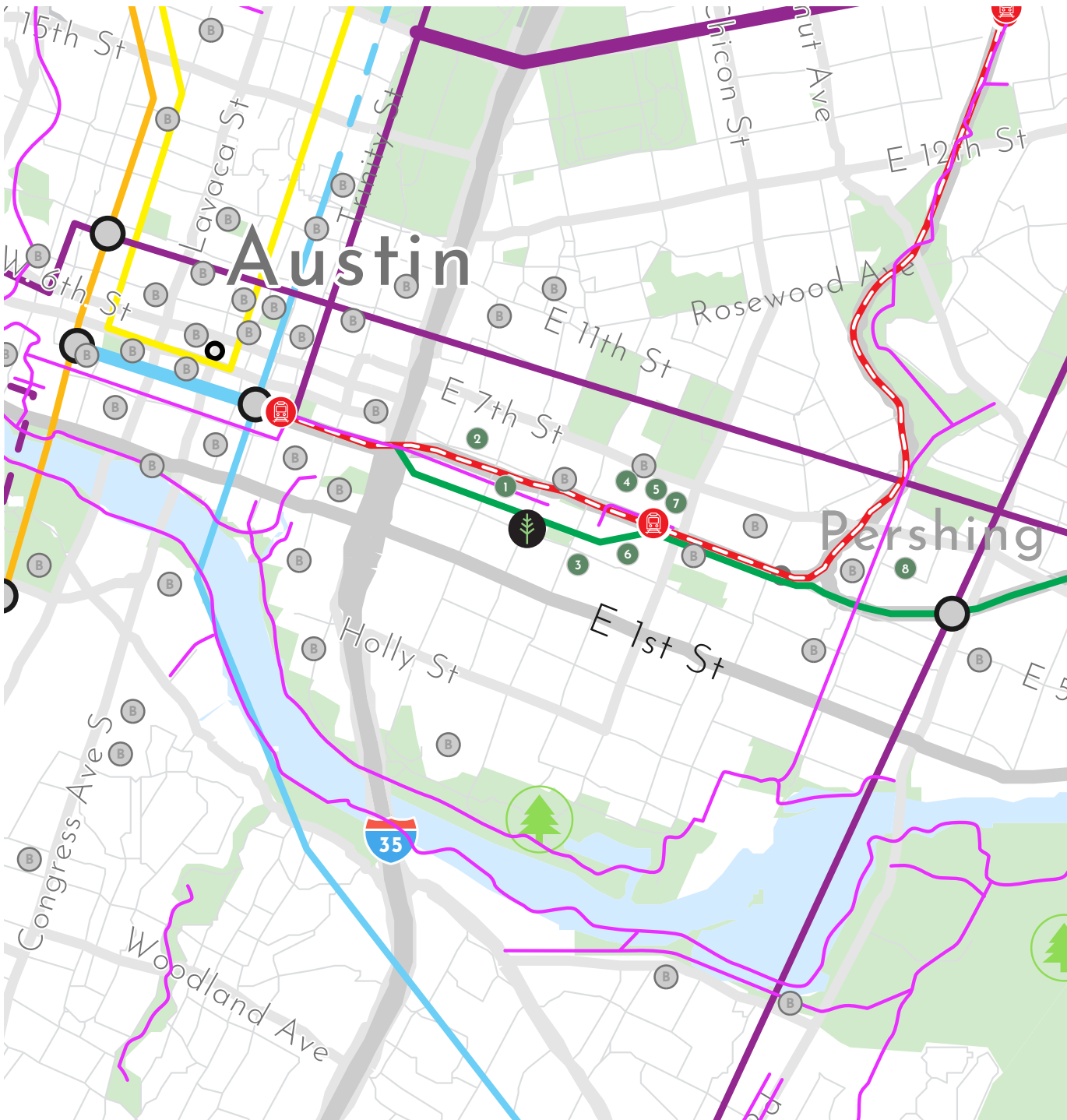
Candela
1614 E 6th St, Austin, TX 78702
- 5

The Arnold
1621 E 6th St, Austin, TX 78702
- 6

Eastside Station
1700 E 4th St Suite #1239, Austin, TX 78702
- 7

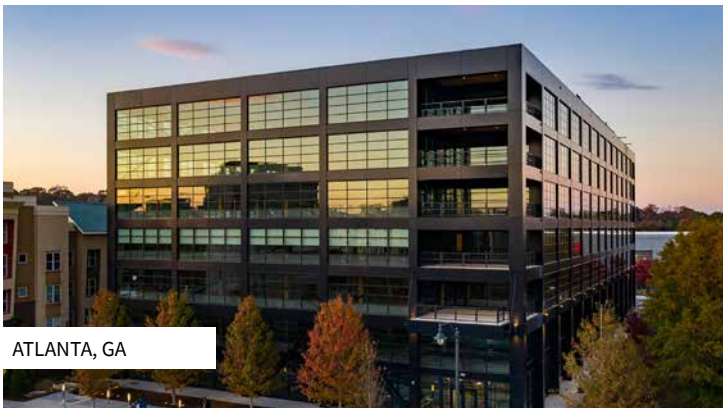
Indie Apartments
1630 E 6th St, Austin, TX 78702
- 8

E6 Apartments
2400 E 6th St, Austin, TX 78702



Hines

is a privately owned global real estate investment firm founded in 1957 with a presence in 225 cities in 25 countries. Hines has approximately \$144.1 billion of assets under management, including \$66.5 billion for which Hines provides fiduciary investment management services, and \$54.1 billion for which Hines provides third-party property-level services. The firm has 165 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,426 properties, totaling over 463 million square feet. The firm's current property and asset management portfolio includes 576 properties, representing over 246 million square feet. We are thrilled to bring this exciting project to Austin, setting a new standard in creative office excellence.





ATX Eastside

1200 E. 4th Street
Austin, TX 78702

FOR MORE INFORMATION:

KEVIN KIMBROUGH
+1 512 225 1736
kevin.kimbrough@jll.com

BRENT POWDRILL
+1 512 225 1737
brent.powdrill@jll.com

MADELINE SIMONS
+1 512 225 1727
madeline.simons@jll.com

Hines 

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

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- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
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 - that the owner will accept a price less than the written asking price;
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 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Kimbrough	483093	kevin.kimbrough@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
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Madeline Simons	679281	madeline.simons@jll.com	+1 512 225 2700
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