

300

WEST SIXTH



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300 West Sixth is a 23-story Class A office property with panoramic city views and efficient 30,000 SF floor plates. Dynamic and modern, 300 West Sixth offers tenants optimal workspaces and an unparalleled location. Right in the heart of downtown Austin, the building is moments away from two vibrant entertainment districts and within walking distance to the best amenities the city has to offer.



THE FACTS

Height
23 Stories

Floor Sizes
29,600 SF

Terraces
23rd/22nd Floors

Building Area
454,225 SF

Parking
2.7/1,000 Parking Ratio

Floor to Floor
13' 9"



SECURITY & DESIGNATIONS

Security

On-Site Security Guards
Speed Gate Access Controls

Walk Score

98% Walkers Paradise
94% Bikers Paradise

Sustainability

LEED Gold Designation

Wired Score

Platinum Designation



LOBBY & TENANT LOUNGE

300 West 6th Street's lobby is welcoming and modern with elevated finishes and warm tones. The building's lounge and conference center provide inspiring and comfortable alternative work or meeting spaces on site as well as great places for meeting and entertaining.



Building Conference Room



Tenant Lounge

A MODERN WORKSPACE



FITNESS CLUB

Boasting a 4,500 SF Fitness Center and Locker Rooms, 300 West 6th also provides personal work out rooms, towel service and so much more.



BIKE STORAGE

Interior secure bike storage facility connected to the building locker rooms make 300 West 6th Street a bike commuter's dream.



EXPLORE DOWNTOWN



Credit: Road Food



Credit: With Shayda



CENTRALLY LOCATED

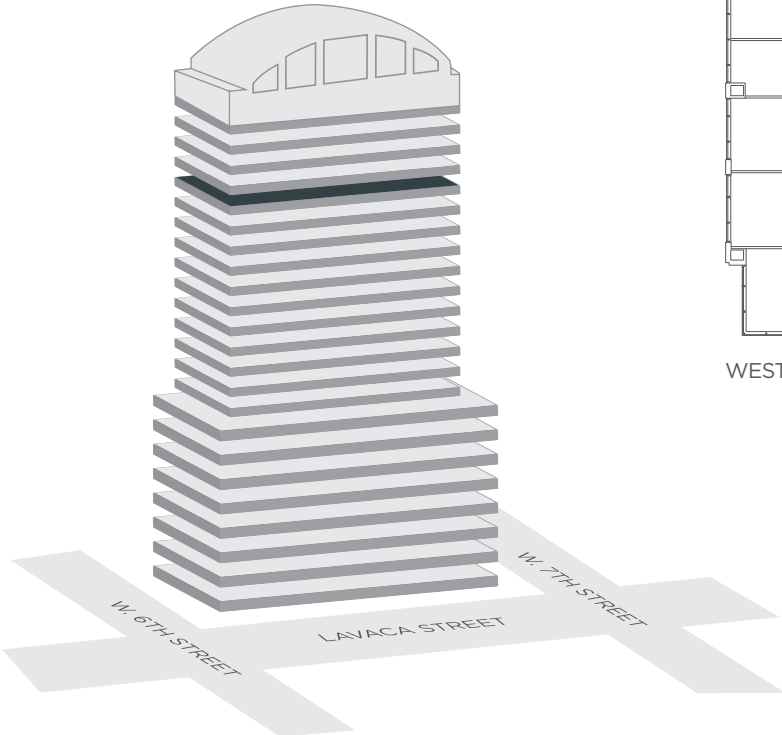
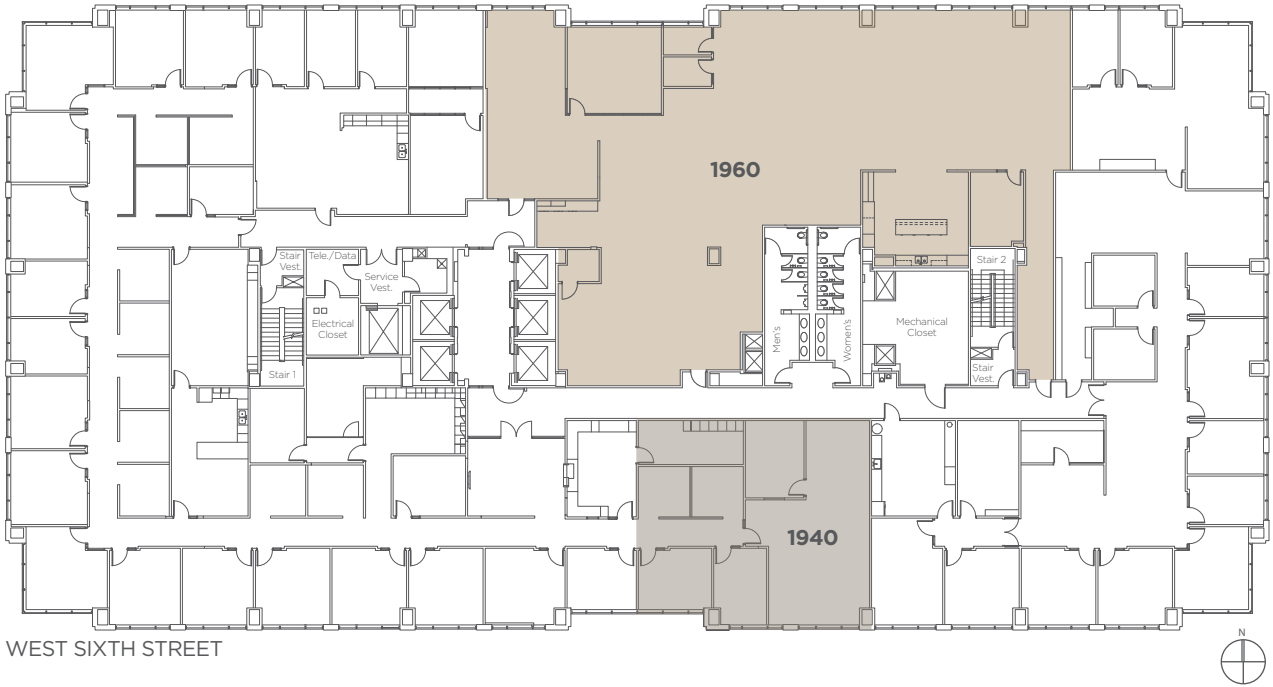


FLOOR 19

AVAILABILITY

Suite	SF	Availability
1940	2,203	6/1/2024
1960*	7,707	Immediately

*Spec suite under construction, estimated completion 6/30/2024

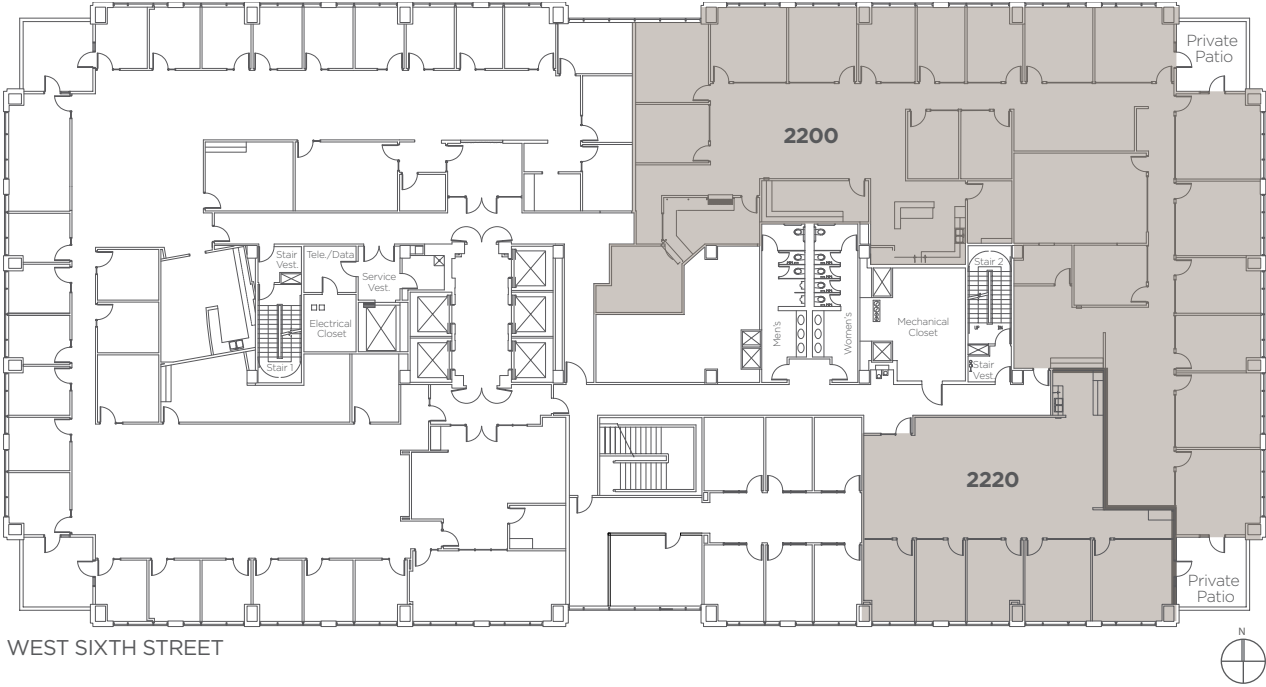
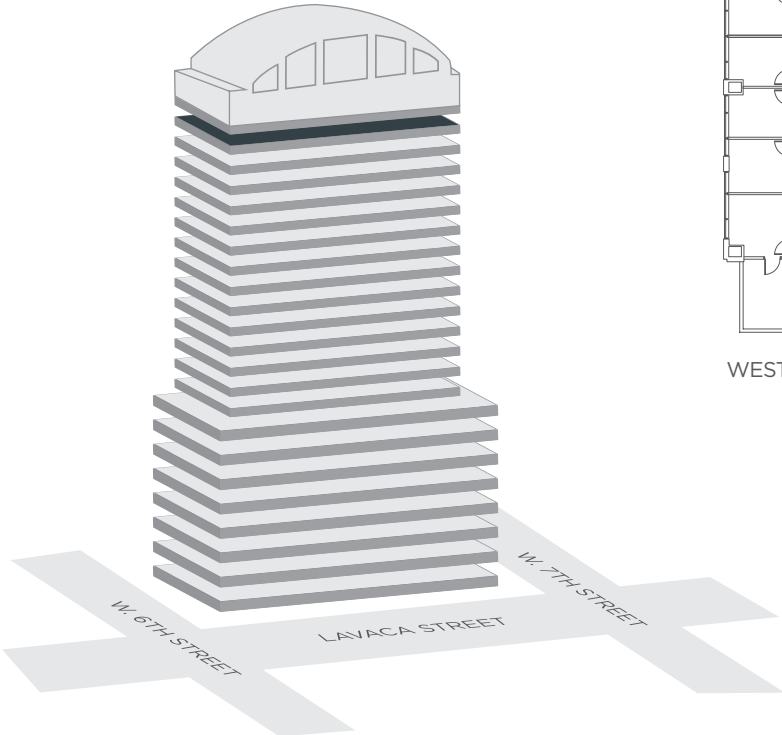


FLOOR 22

AVAILABILITY

Suite	SF	Availability
2200	10,183*	7/1/2024
2220	2,957*	7/1/2024

*Contiguous to 13,140 SF

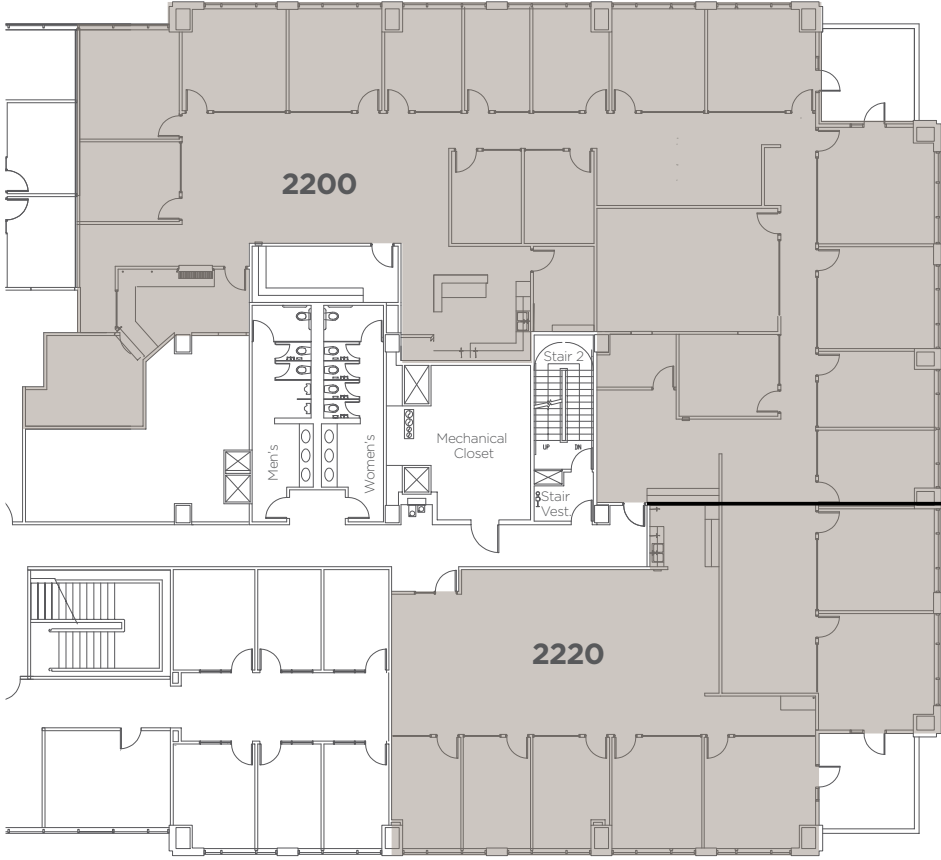
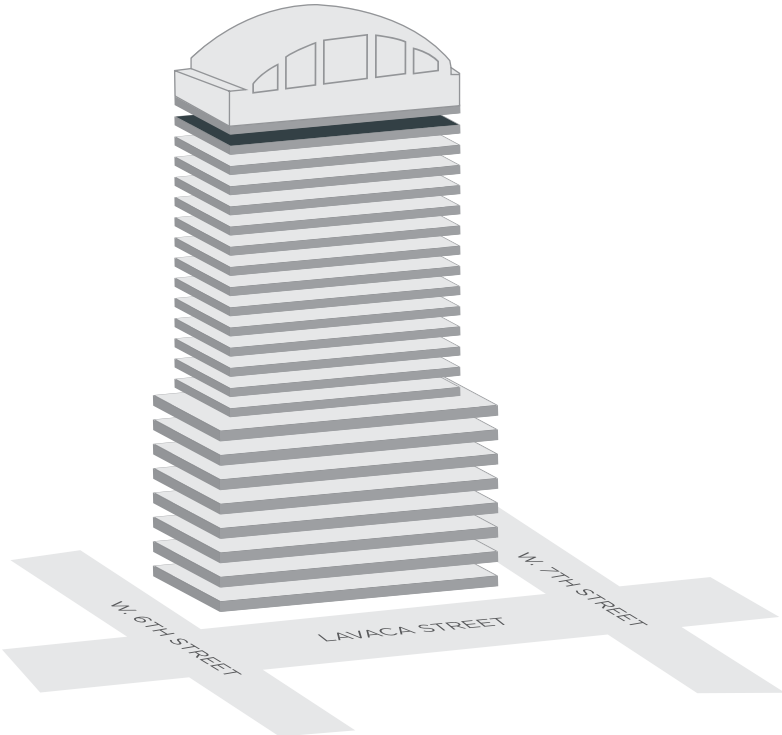


FLOOR 22

ALTERNATIVE DEMISING PLAN

Suite	SF	Availability
2200	8,913*	7/1/2024
2220	4,213*	7/1/2024

*Contiguous to 13,126 SF



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WWW.300WEST6THSTREET.COM

FOR LEASING INFORMATION CONTACT:

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LIONSTONE INVESTMENTS



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.

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:

- Must treat all parties to the transaction impartially and fairly;
- 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.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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____ Buyer/Tenant/Seller/Landlord Initials _____ Date