

CLARKSVILLE

FIFTH & WALSH

AUSTIN, TX

FIFTH & WALSH

5&W



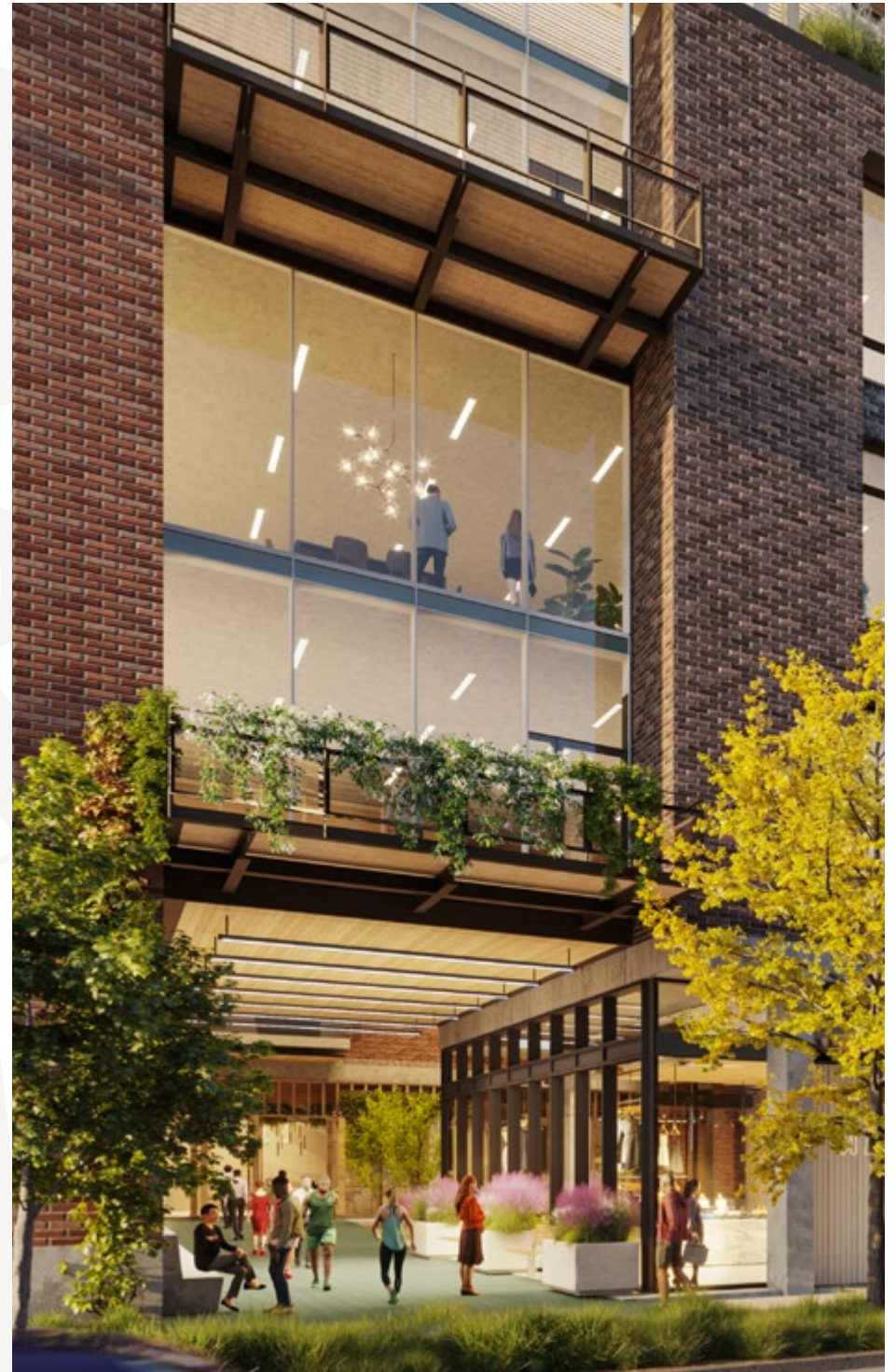
BOLDLY AUSTIN

Fifth & Walsh's upscale, yet welcoming, atmosphere perfectly reflects Austin's energetic lifestyle, while capturing Clarksville's unique local character.

195,707 RSF
Total building size

174,449 RSF
Office space

21,258 SF
Retail space





FIFTH & WALSH
1200 West 5th Street, Austin TX 78703



GROUND LEVEL LOBBY AND RETAIL
connect to the suburban urban streetscape and feature vibrant textures and finishes.



LIVELY COMMON AREAS

include two intimate, green-filled courtyards, ideal for connecting, collaborating, or simply relaxing.



PRIVATE OUTDOOR DECKS

provide a personal oasis for your employees to enjoy a moment of respite.



FLEXIBLE OUTDOOR SPACES

Numerous exterior patios, architectural catwalks, and artistic paseos blend the outdoors and indoors, creating the perfect spots for working sessions or casual meetups.



SHADED COMMUNITY TERRACE

provides a place for meetings and corporate events and a landing spot to work and reenergize, all overlooking the dramatic Downtown skyline.



REFINED OFFICE LOBBY

perfectly sets the tone from the moment you enter with a warm and sophisticated atmosphere, simplified access, onsite security, and concierge services.



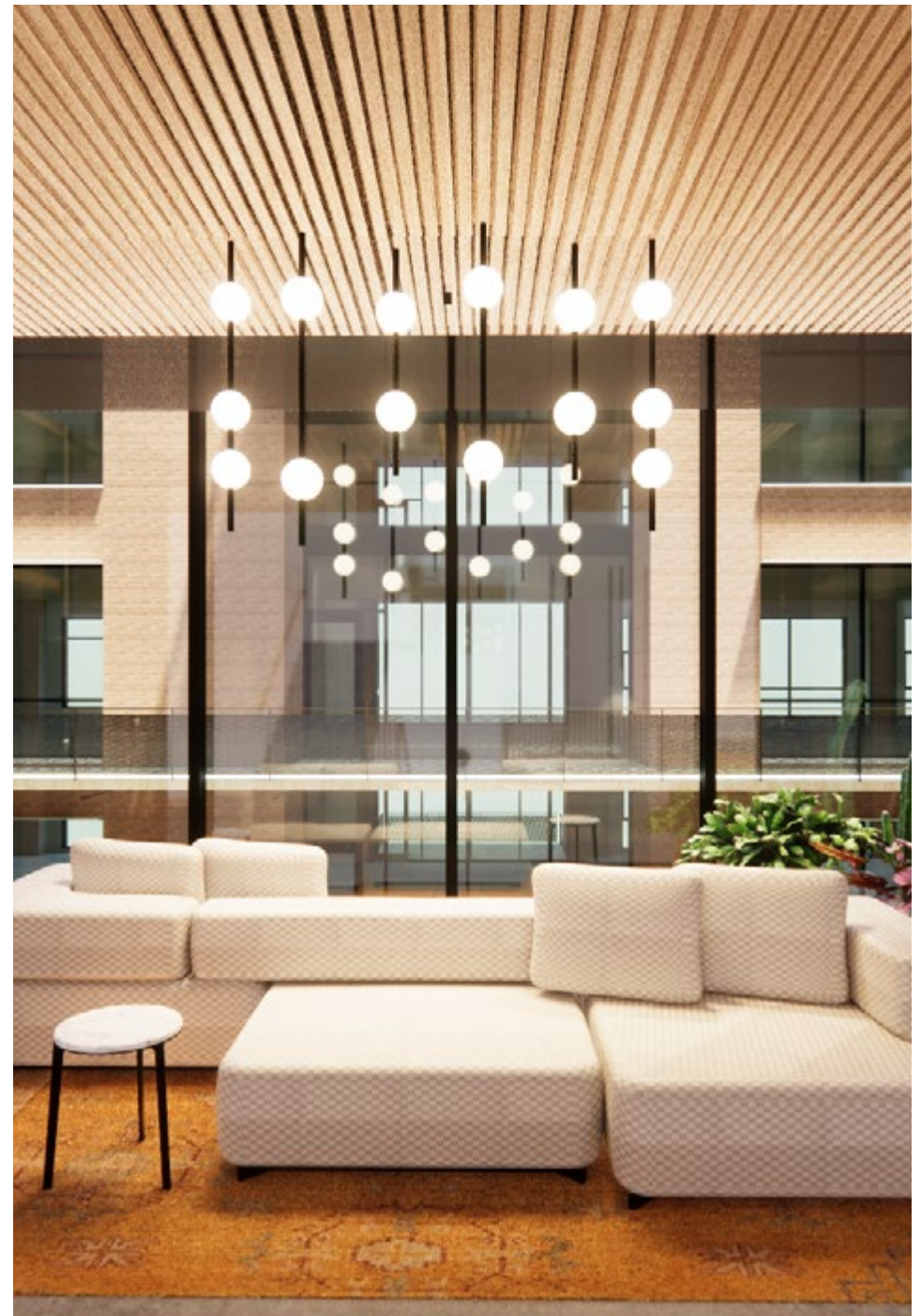
STATE OF THE ART CONFERENCE ROOM

perfect for those offsite meetings, investor presentations, brainstorming exercises, corporate training sessions, and social events.



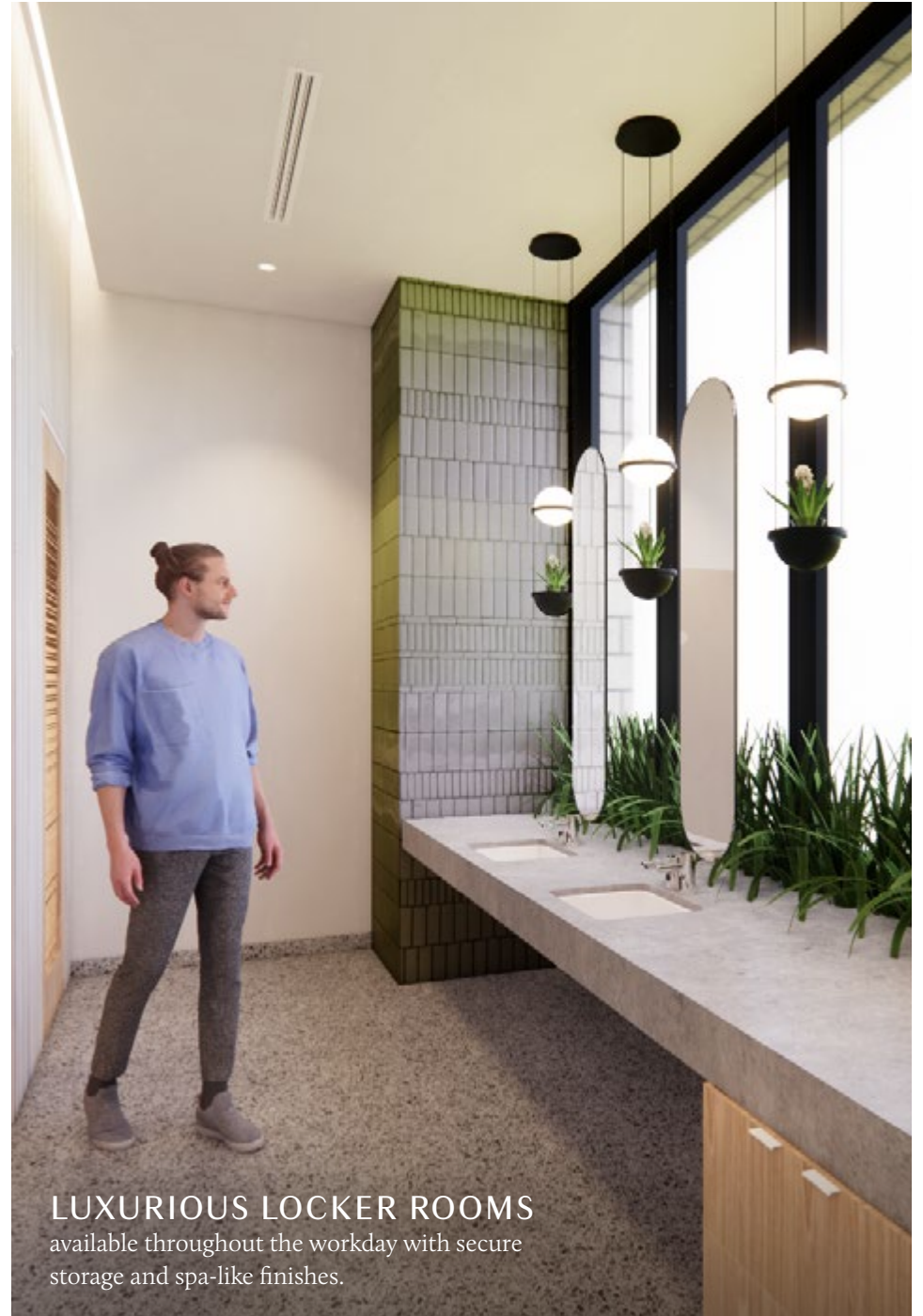
OFFICE ELEVATOR LOBBY

streamlines the entry experience with direct access from the garage to your office floor and additional stairway access.





ULTRAMODERN FITNESS CENTER
provides office tenants with top-of-the-line training equipment and dynamic exercise spaces.



LUXURIOUS LOCKER ROOMS
available throughout the workday with secure storage and spa-like finishes.

BUILDING SIZE

Total size: 193,366 RSF
 Office: 172,183 RSF
 Retail: 21,183 SF

PARKING

4 levels structured subterranean
 527 space garage
 Office: 2.80 permits /
 1,000 SF lease

**FLOOR-TO-FLOOR
 HEIGHTS**

Levels 2-5: 14'
 Level 1: 18' - 19.5'

ELEVATORS

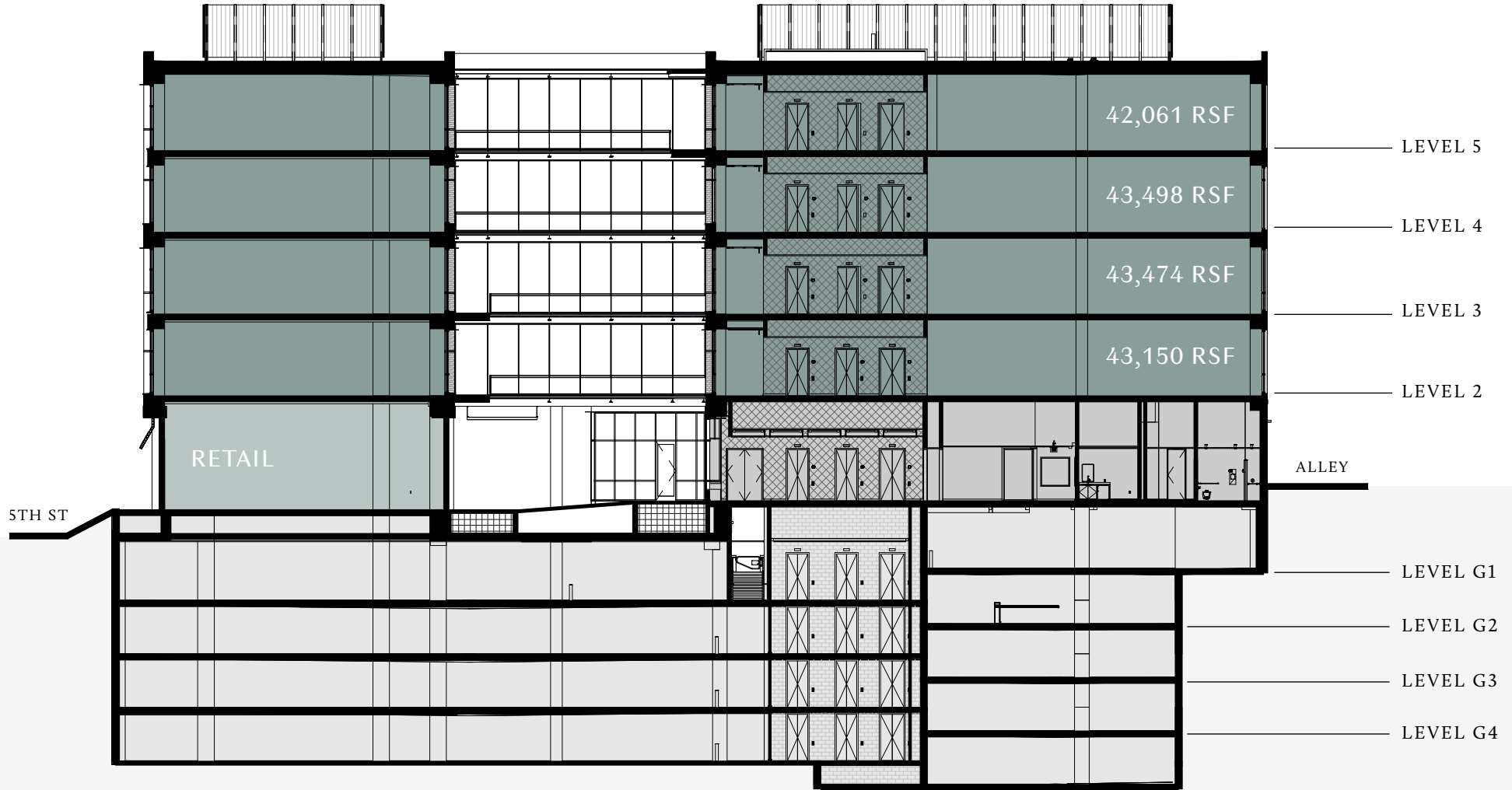
3 office elevators (1 freight)
 1 retail elevator
 Direct access from garage to
 office floor

SUSTAINABILITY

Targeting LEED Silver
 3-Star Austin Green Building

ARCHITECTS

Lake | Flato Architects
 Studio8



Parking
 Lobby/Amenities
 Retail
 Office Space

FIRST FLOOR AMENITIES

- 1 RESTAURANT, COFFEE, AND RETAIL
- 2 DEDICATED CONFERENCE ROOM
- 3 SPA-LIKE GYM AND LOCKER ROOMS
- 4 SECURED BIKE STORAGE
- 5 WELLNESS / MOTHERS ROOM
- 6 COURTYARDS AND GREEN SPACES
- 7 DEDICATED LOADING AREA
- 8 SEPARATE DEDICATED OFFICE ELEVATORS AND LOBBY
- 9 LOBBY SECURITY



□ Retail ■ Core □ Office Space





JOSEPHINE HOUSE



HOWARD'S



LIN ASIAN BAR + DIM SUM

THE LOCAL'S LOCAL

Clarksville is walking distance from some of Austin's best restaurants and retail.



ROSIE'S



CLARK'S



SWEDISH HILL

Stylish bungalows mingle with classic, upscale restaurants and one-of-a-kind retail to create an engaging and authentic vibe.



DONN'S DEPOT



DONN'S DEPOT



JEFFREY'S



MEAN-EYED CAT



NIGHTCAP



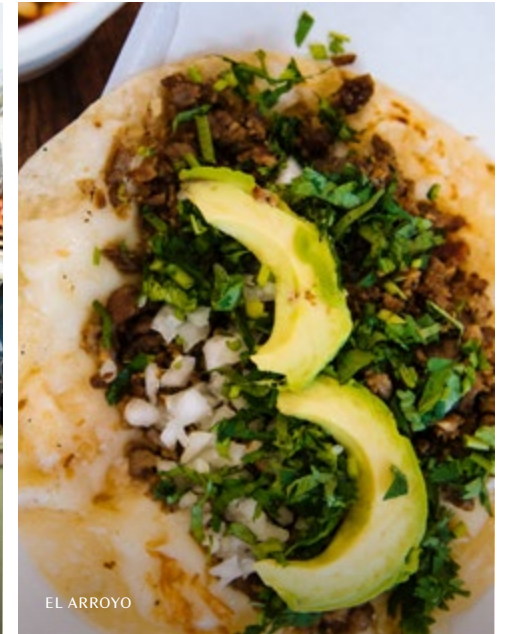
NIGHTCAP



PECAN SQUARE CAFE



EL ARROYO



EL ARROYO



BAR PEACHED



BAR PEACHED

Photo credit: Inkedfingers



24 DINER



24 DINER

Clarksville's buzzing streets draw foodies, artists, and professionals alike to experience Austin's most authentic area.



ANN AND ROY BUTLER HIKE AND BIKE TRAIL

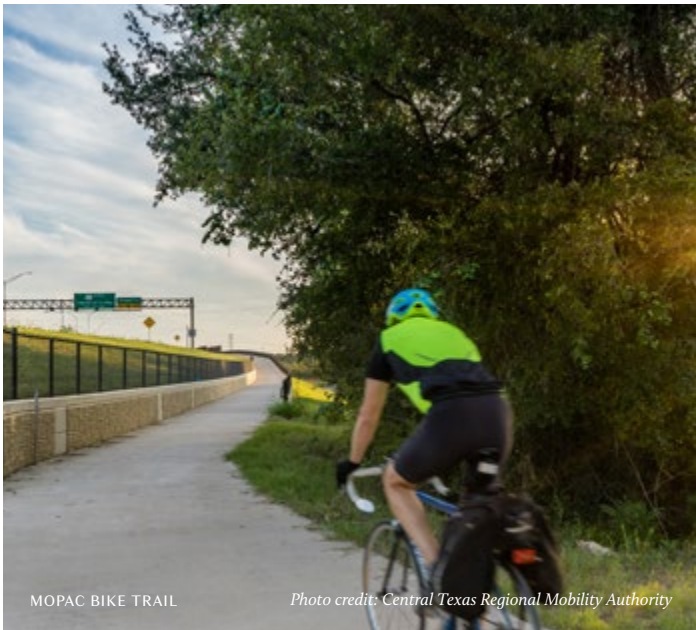


DEEP EDDY POOL *Photo credit: Austin Parks Foundation*

Discover a lively outdoor scene in Clarksville, surrounded by Austin's great parks, trails, and striking natural features.



ZILKER PARK



MOPAC BIKE TRAIL

Photo credit: Central Texas Regional Mobility Authority



CLARKSVILLE GALLERIES



LADY BIRD LAKE

Photo credit: Johannes Scheem

● RESTAURANTS & BARS

- 24 Diner
- Amy's Ice Cream
- Bar Peached
- Better Half Coffee & Cocktails
- Clark's Oyster Bar
- Deep Eddy Cabaret
- Devil May Care
- Donn's Depot
- El Arroyo
- Fresa's 9th & Lamar
- Frozen Rolls Creamery
- Galaxy Cafe
- Jeffrey's
- Josephine House
- JuiceLand
- Lin Asian Bar + Dim Sum
- Mean Eyed Cat
- Medici Roasting
- Nekter Juice Bar
- Nightcap
- Pecan Square Café
- Phoebe's Downtown
- Pool Burger
- QI Modern Asian Kitchen
- Starbucks
- Sushi Zushi
- Swedish Hill
- Taquero Mucho
- Whole Foods
- Z'Tejas

○ SERVICES & SHOPPING

- Anthropologie
- Bella Salon
- Book People
- ByGeorge
- Crimson Hair & Skin
- Free People
- Geiser Barbering
- Hair House ATX
- Happy Salon & Spa
- Jackson Ruiz Salon
- Lululemon
- Outdoor Voices
- Paper Source
- REI
- West Chelsea Contemporary
- West Elm

● FITNESS

- ADAPT Fitness
- Align Austin West
- barre3
- Black Swan Yoga – Orchard
- Castle Hill Fitness Gym & Spa
- Castle Hill Pilates Studio
- CorePower Yoga
- CrossFit Central Downtown
- Cyclebar
- Generator Athlete Lab
- Knockout Austin
- Lifetime Fitness
- PURE Yoga Downtown
- Somaspace – Classical Pilates
- TLS ATX Global

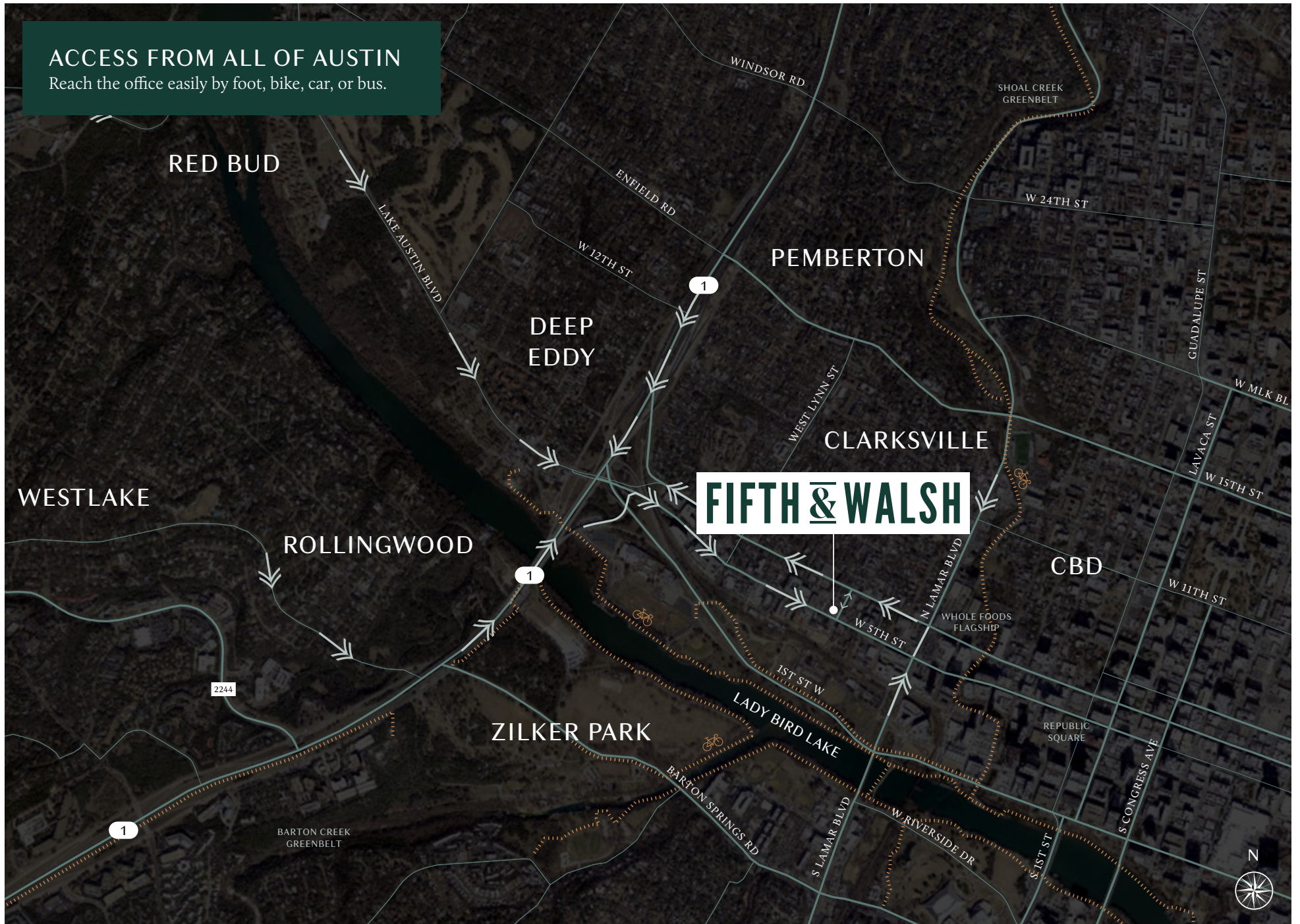
TRAILS & BIKE PATHS

- Ann and Roy Butler Hike and Bike Trail
- Shoal Creek Greenbelt



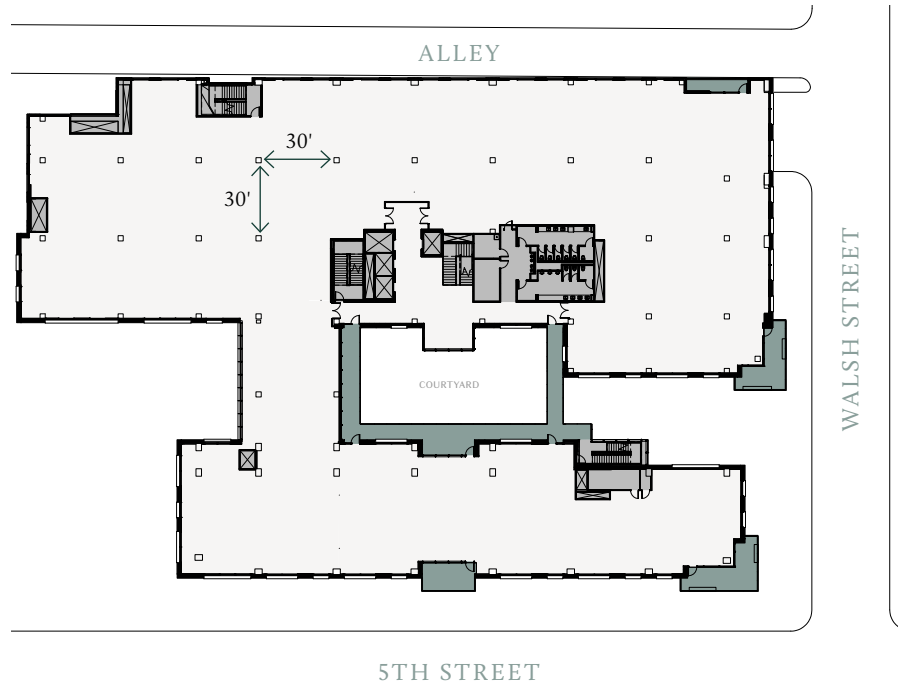
ACCESS FROM ALL OF AUSTIN

Reach the office easily by foot, bike, car, or bus.



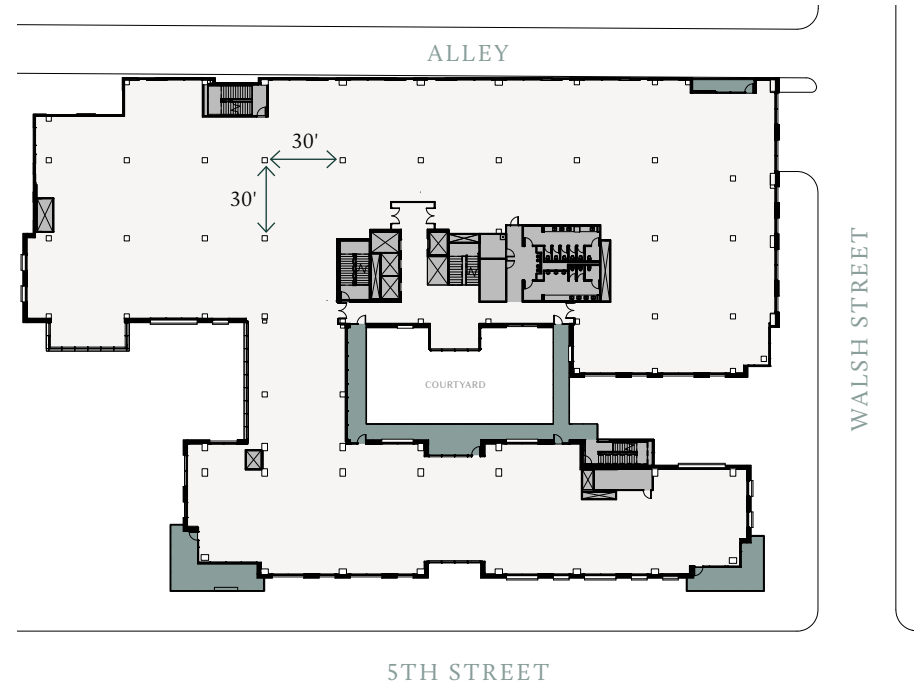
FLOOR 2

43,150 RSF



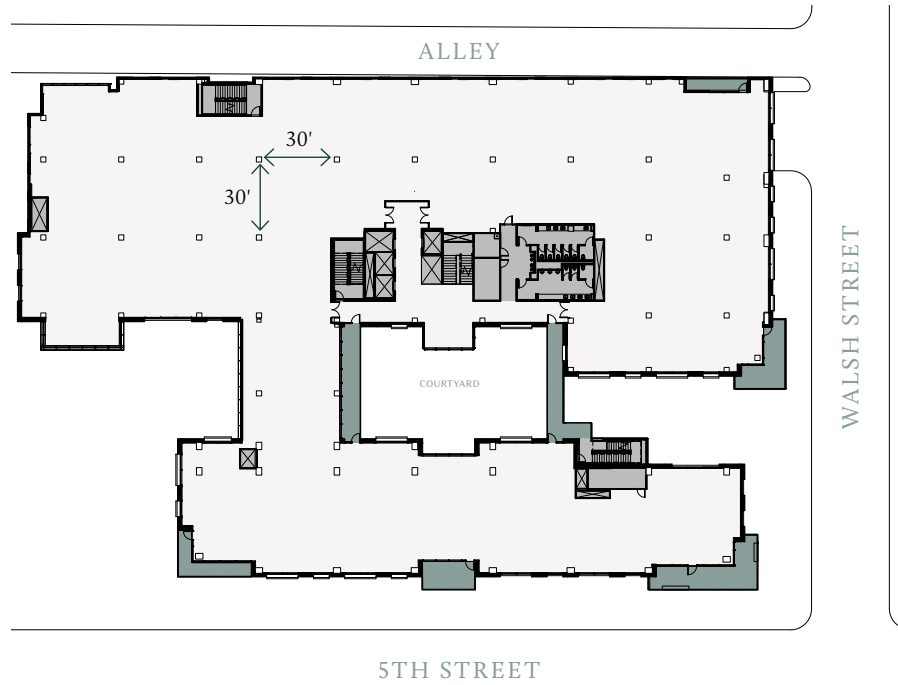
FLOOR 3

43,474 RSF



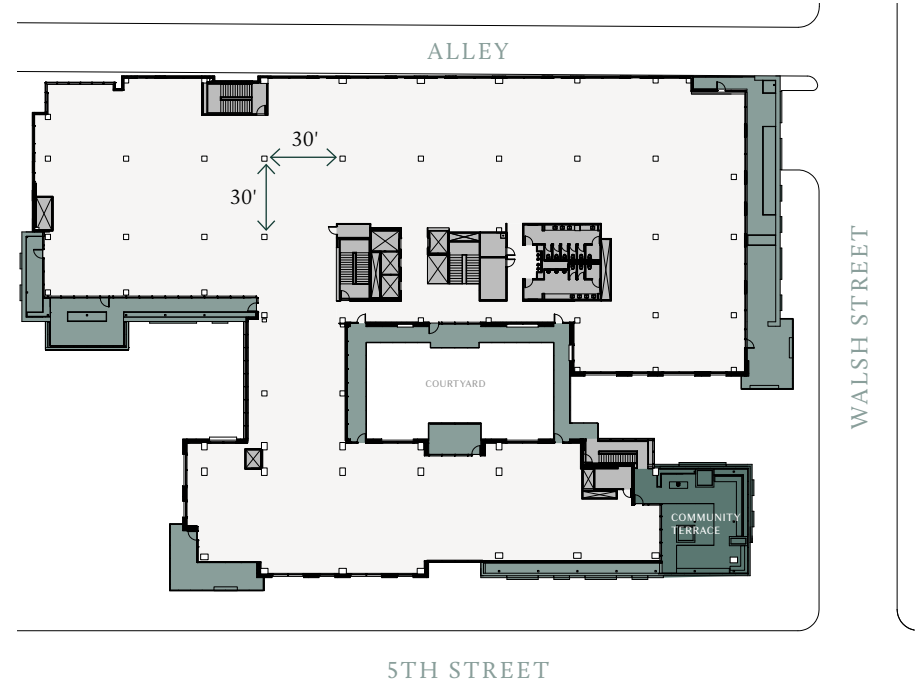
FLOOR 4

43,498 RSF



FLOOR 5

42,061 RSF



■ Balcony ■ Lobby ■ Core □ Office Space





ABOUT ENDEAVOR

Born in Austin, Endeavor has grown into the largest full-service commercial real estate company in Central and South Texas. Our team of more than 195 professionals delivers specialized expertise in project leasing, tenant representation, property management, sales, and development. We offer extensive, market-specific knowledge covering retail, office, industrial, mixed-use, and multi-family projects.

endeavor-re.com

FIFTH & WALSH

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