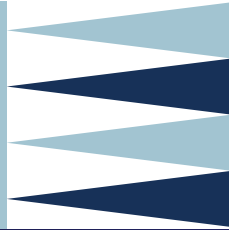
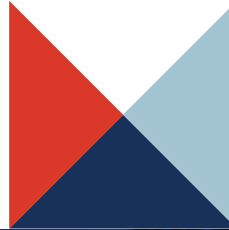


MCGARRAH JESSEE BUILDING
121 W 6TH ST



ENDEAVOR



BUTTREY BUILDING
111 W 6TH ST



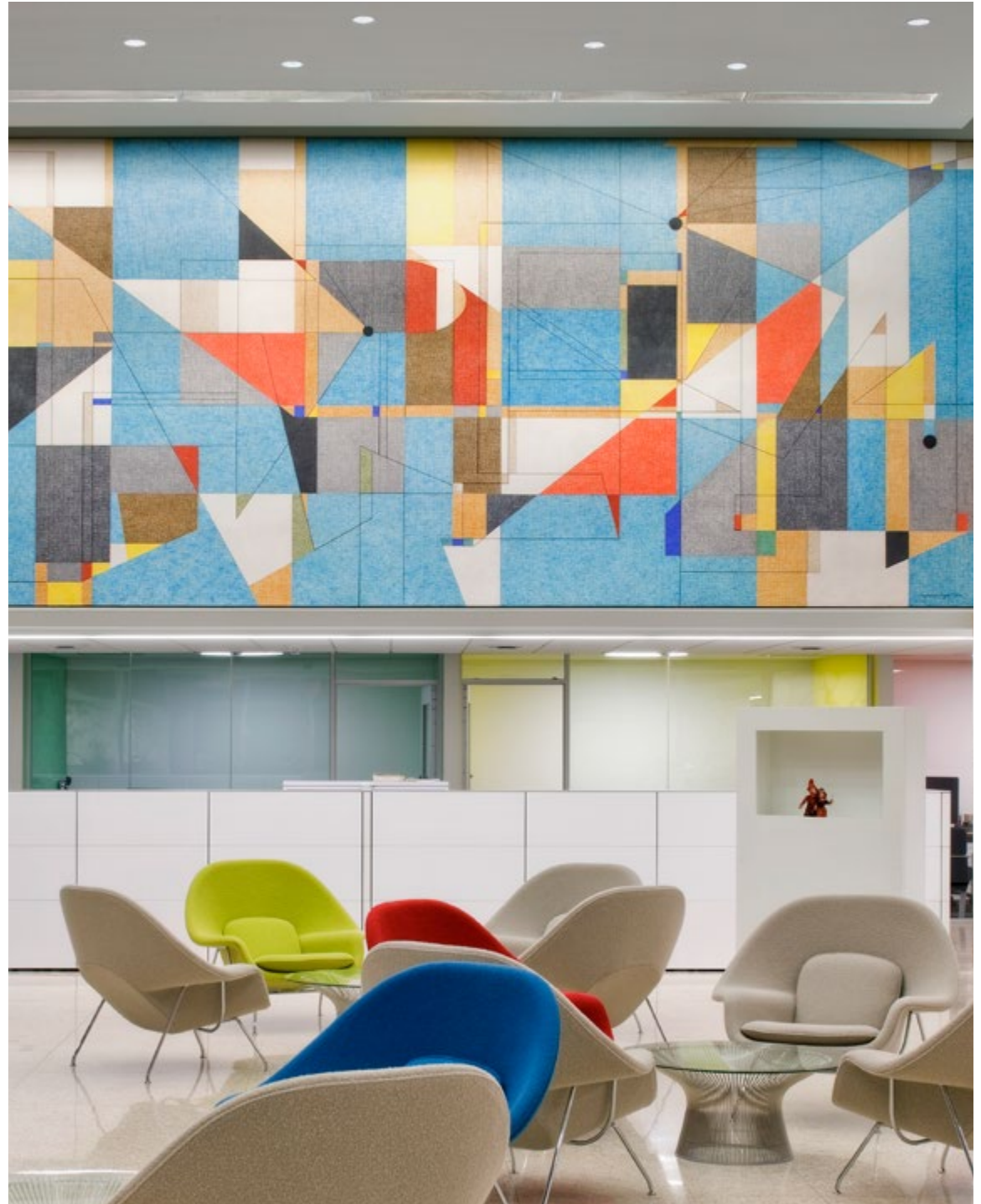
◆ **THE MCGARRAH JESSEE BUILDING** was meticulously constructed with utmost craftsmanship and creativity. It has received awards including the Texas Society of Architects Design Award, Architect Magazine Workplace Award, ABJ Commercial Real Estate Office Rehab Award, and recognized in countless publications across Texas. The building is located at 6th & Colorado offering direct proximity to Austin's eclectic CBD. Garage Bar, Lonesome Dove, and Comedor are located on the street level of the building, providing convenient options for food and nightlife while outdoor patios crown the top of the building, providing a special view of downtown Austin.

◆ **AVAILABILITIES**

MCGARRAH JESSEE	BUTTREY
Levels 2-3: 33,595 SF	Level 1: 7,460 SF
Level 4: 3,105 SF	Level 2: 8,325 SF
Level 5: 2,875 SF	Level 3: 8,280 SF

◆ **FEATURES**

- Built in 1953, fully renovated in 2011
- 3.9/1,000 parking ratio with attached garage and 243 parking spaces
- Efficient floorplates can accommodate 6/1000 density
- Large collection of original Eames and Knoll furniture available
- 3 rooftop patios across both buildings
- 3 on-site restaurants





◆ A MID-CENTURY MODERN BUILDING
DESIGNED AHEAD OF ITS TIME

◆ AN INNOVATIVE ENVIRONMENT, HOUSING A HANDFUL OF AUSTIN'S FIRSTS:
A TWO-STORY ESCALATOR, DRIVE-IN BANK, AND ROOFTOP PATIOS

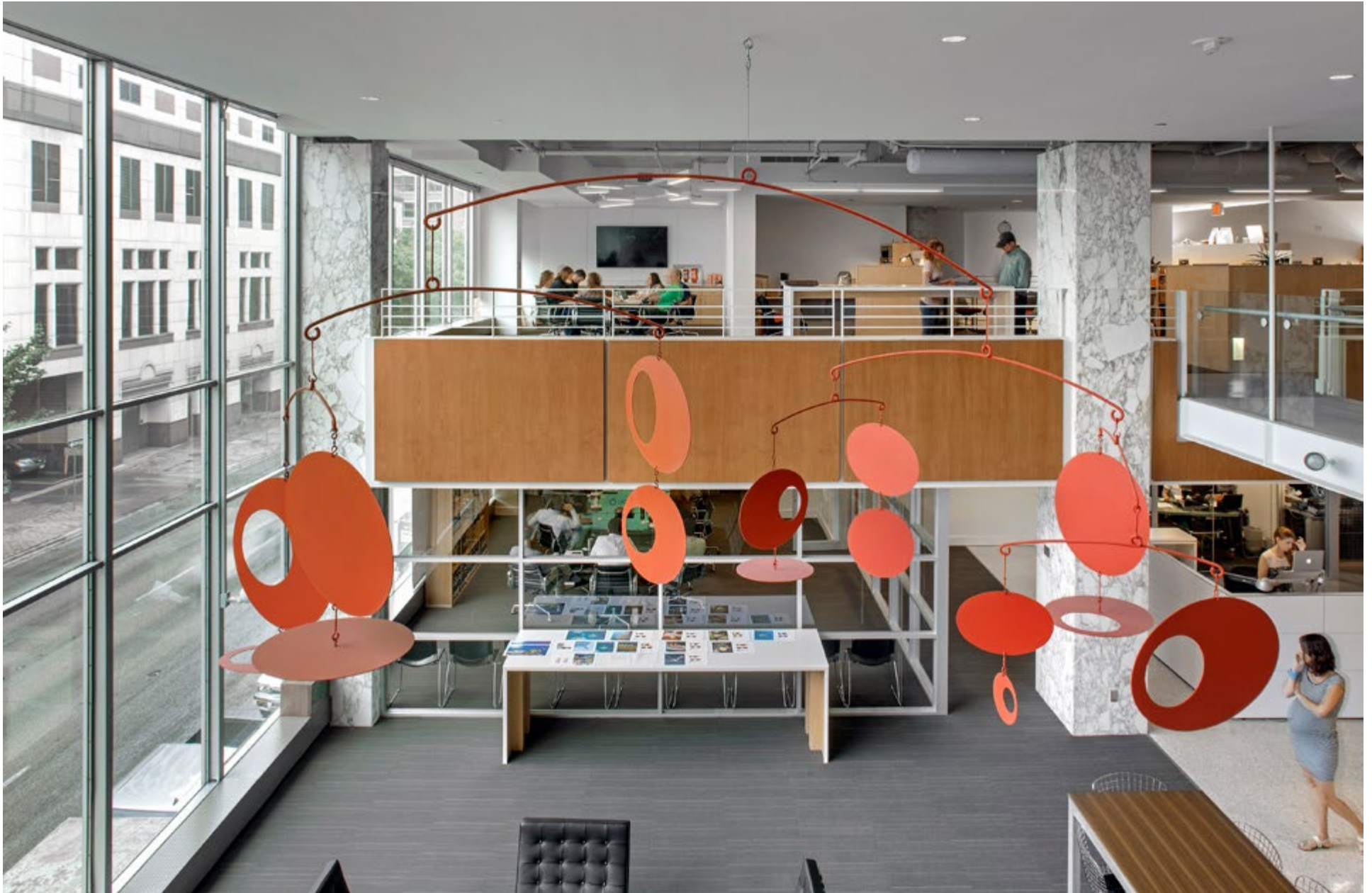




◆ OUTDOOR PATIOS ACROSS BOTH MCGARRAH JESSEE
AND BUTTREY BUILDINGS

◆ THE SONNY HELM ROOM IS HOME TO A 6,000-PIECE RECORD COLLECTION COMPLETE WITH A TURNTABLE AND WALL-INLAYED SPEAKERS, WHICH MAKES THE SOUND QUALITY HIT DIFFERENT





◆ THE BUILDING IS THOUGHTFULLY COMPOSED OF REAL, NATURAL MATERIALS INCLUDING RAW STEEL, CALACATTA MARBLE, POLISHED TEAK AND ORIGINAL TERRAZZO FLOORING

ON-SITE
RESTAURANTS



COMEDOR



GARAGE BAR



LONSEOME DOVE

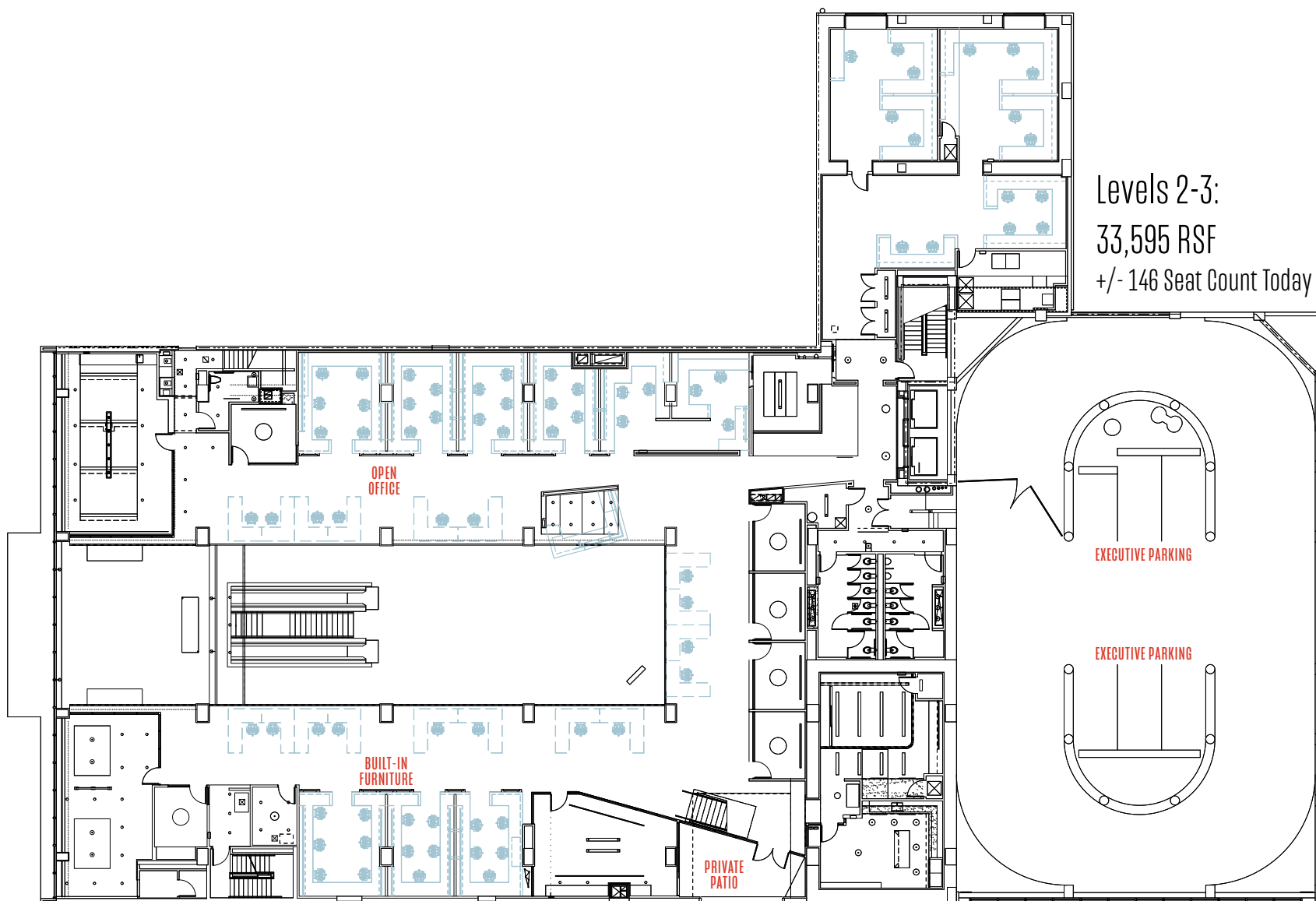


EASY INGRESS-EGRESS

Located at 6th & Colorado, the building's centralized location within Austin's CBD combined with the simple ingress & egress of both the pedestrian entrance on 6th and garage entrance on Colorado create convenience for any user navigating downtown either by foot or vehicle.

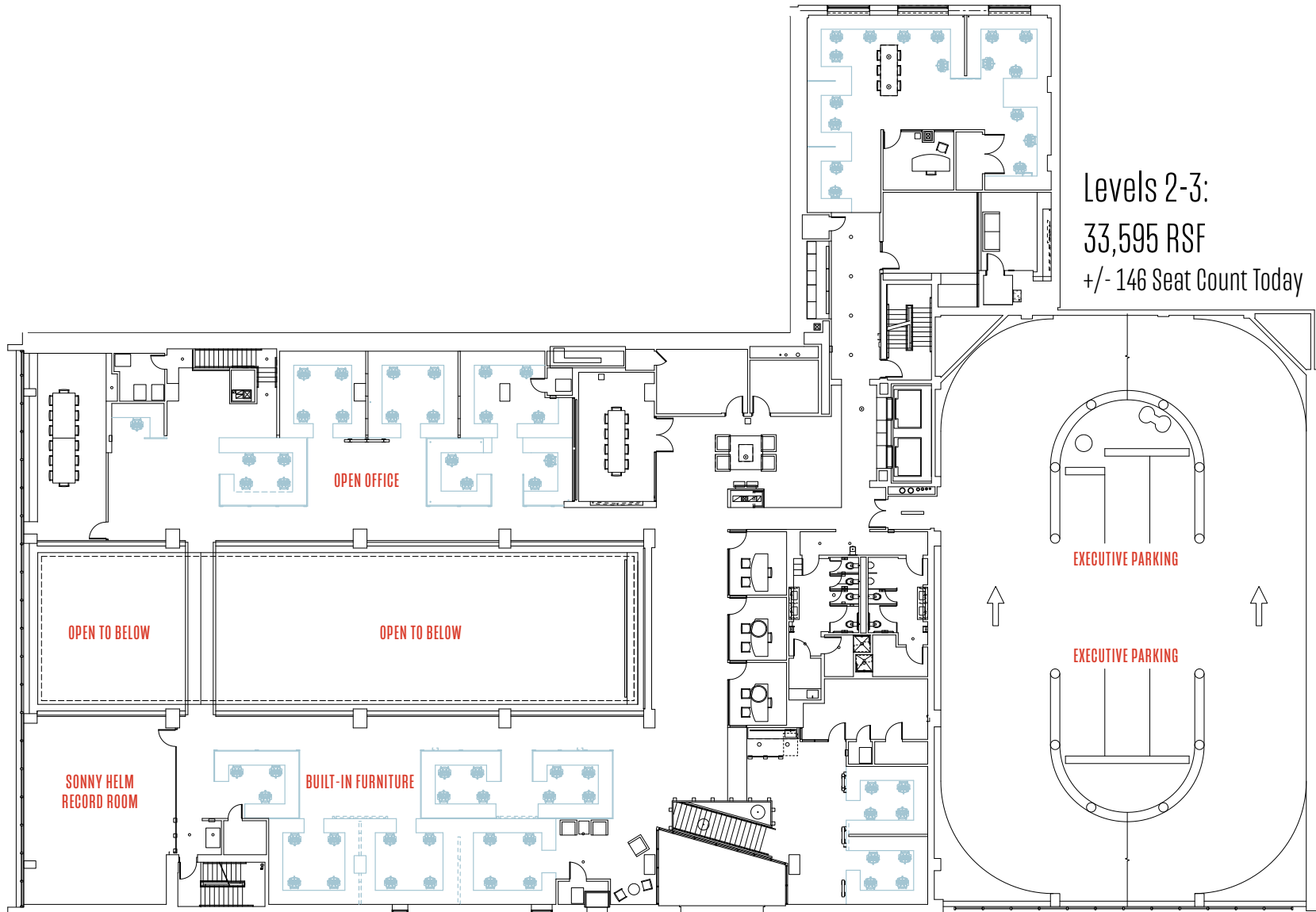


MCGARRAH JESSEE
LEVEL 2



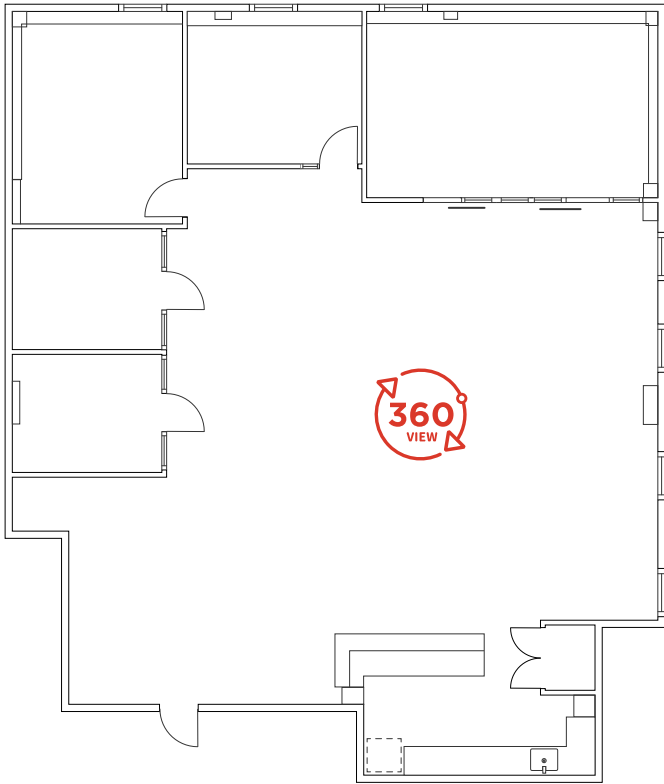
Levels 2-3:
33,595 RSF
+/- 146 Seat Count Today

MCGARRAH JESSEE
LEVEL 3

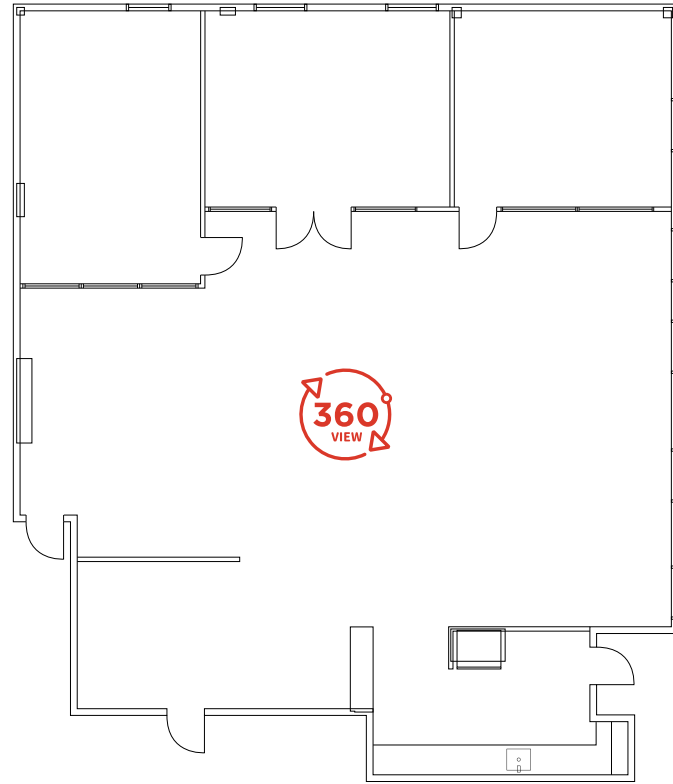


Levels 2-3:
33,595 RSF
+/- 146 Seat Count Today

MCGARRAH JESSEE
LEVEL 4 & 5



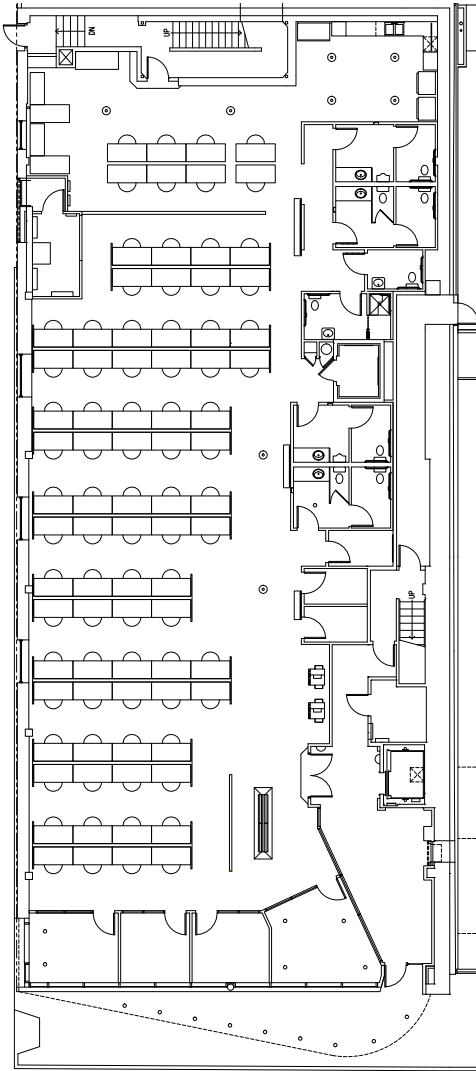
Level 4:
3,105 RSF



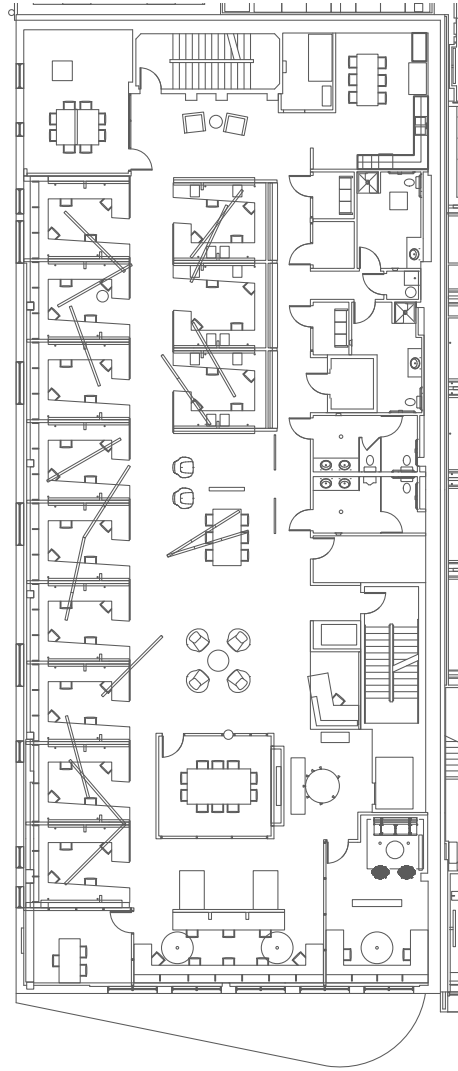
Level 5:
2,875 RSF

BUTTREY
LEVELS 1-3

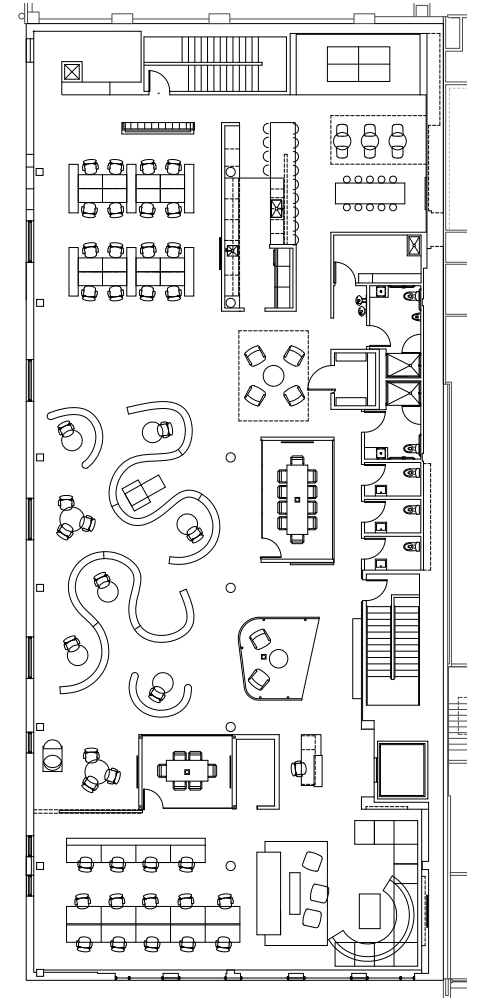
Level 1:
7,460 RSF



Level 2:
8,325 RSF



Level 3:
8,280 RSF



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