

# PROJECT SHOWCASE

## CORPORATE



## THIRD + SHOAL

### DOWNTOWN AUSTIN GETS A HISTORIC BUILDING RENOVATED

Tier Reit's Class AA, LEED Gold Targeted office building Third + Shoal is the newly-developed office tower in Austin's central business district. The renovated 100% leased building's anchor tenant is Facebook Inc., who signed a lease in 2017. The former site of the storied Austin Music Hall overlooks Lady Bird Lake and the Austin Hill Country. Among the redone amenities is the fitness center, outfitted with Precor equipment and fitting right in with the active downtown culture. The wellness-focused location is steps away from Austin's best outdoor amenities such as the Lance Armstrong Bikeway, Shoal Creek Trail and the Lady Bird Lake Hike and Bike Trail. An on-site bike valet with 200+ bike lockers and showers ensure a seamless transition from work to play, and is walking distance to Whole Foods, Trader Joe's and a number of eateries. The renovation of the building's amenities were key factors in the record-setting sale of the building in June.

#### FACILITY SIZE

29 stories, 345,000 sqft

#### COMPLETION DATE

February 2019

#### LOCATION

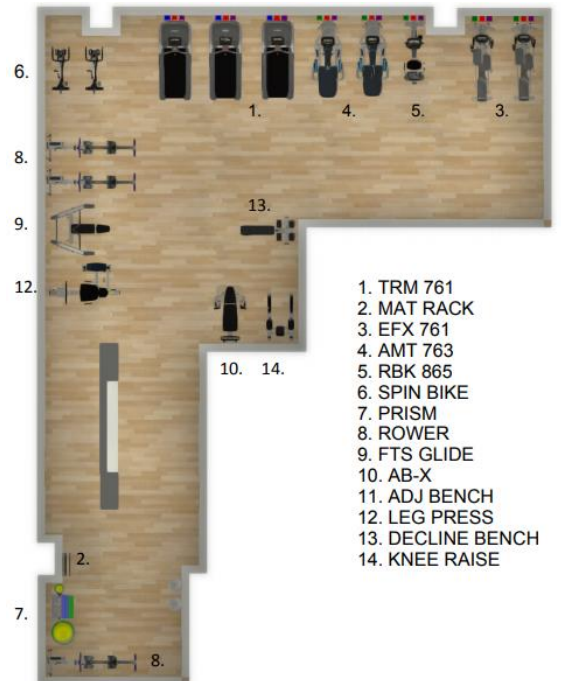
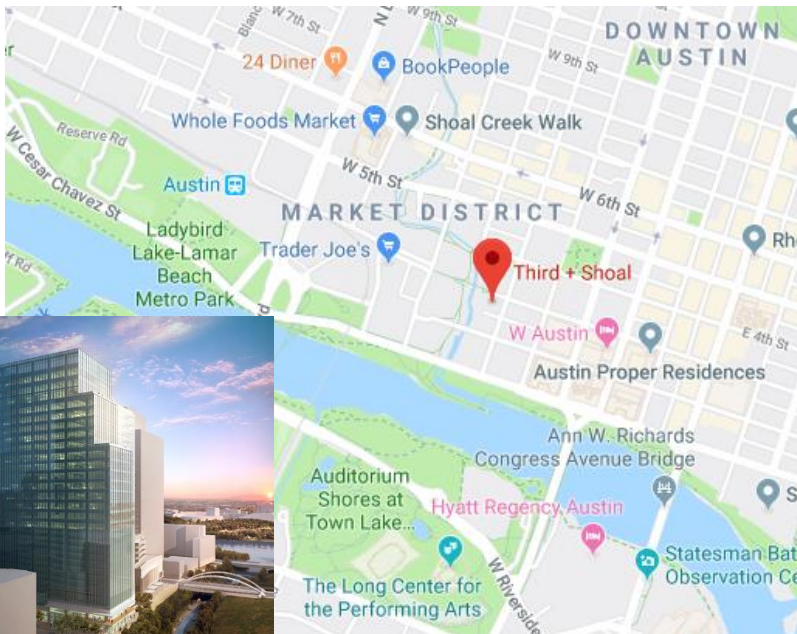
607 West 3<sup>rd</sup> St  
Austin, TX 78703

#### DEMOGRAPHICS

Active professionals

#### WEBSITE

[www.thirdandshoal.com](http://www.thirdandshoal.com)



1. TRM 761
2. MAT RACK
3. EFX 761
4. AMT 763
5. RBK 865
6. SPIN BIKE
7. PRISM
8. ROWER
9. FTS GLIDE
10. AB-X
11. ADJ BENCH
12. LEG PRESS
13. DECLINE BENCH
14. KNEE RAISE









