




A N E W
S K Y L I N E
I S
A R R I V I N G
S O O N



SIXTH AND
GUADALUPE

An aerial night view of a city skyline. The central focus is a tall, modern skyscraper with a glass facade, illuminated from within and topped with a white crown. The building is surrounded by other high-rise buildings of varying heights and styles, some with lit-up windows. In the background, the city extends to the horizon under a dark blue twilight sky. The overall scene is a vibrant urban landscape at dusk.

A R E T U R N O N E X C E L L E N C E

Austin, Texas is making headlines for its booming tech, top-tier workforce, and high quality of life.

In the center of it all is Sixth and Guadalupe, a mixed-use high-rise at one of the city's most iconic intersections.

Sixth and Guadalupe holds a vision far beyond any status or standard, perfectly balancing the mixture of office, residential, and retail.

This is an unprecedented way to do business in one of America's most desired locations.

Residential | 349 homes | Levels 34-66

Office | 589,112 sq ft | Levels 14-32

Retail | 9,984 sq ft | Ground floor

RESIDENTIAL

OFFICE

RETAIL

W E

D I D N ' T

B L U R

T H E

L I N E S

W E

J U S T

S T A C K E D

T H E M

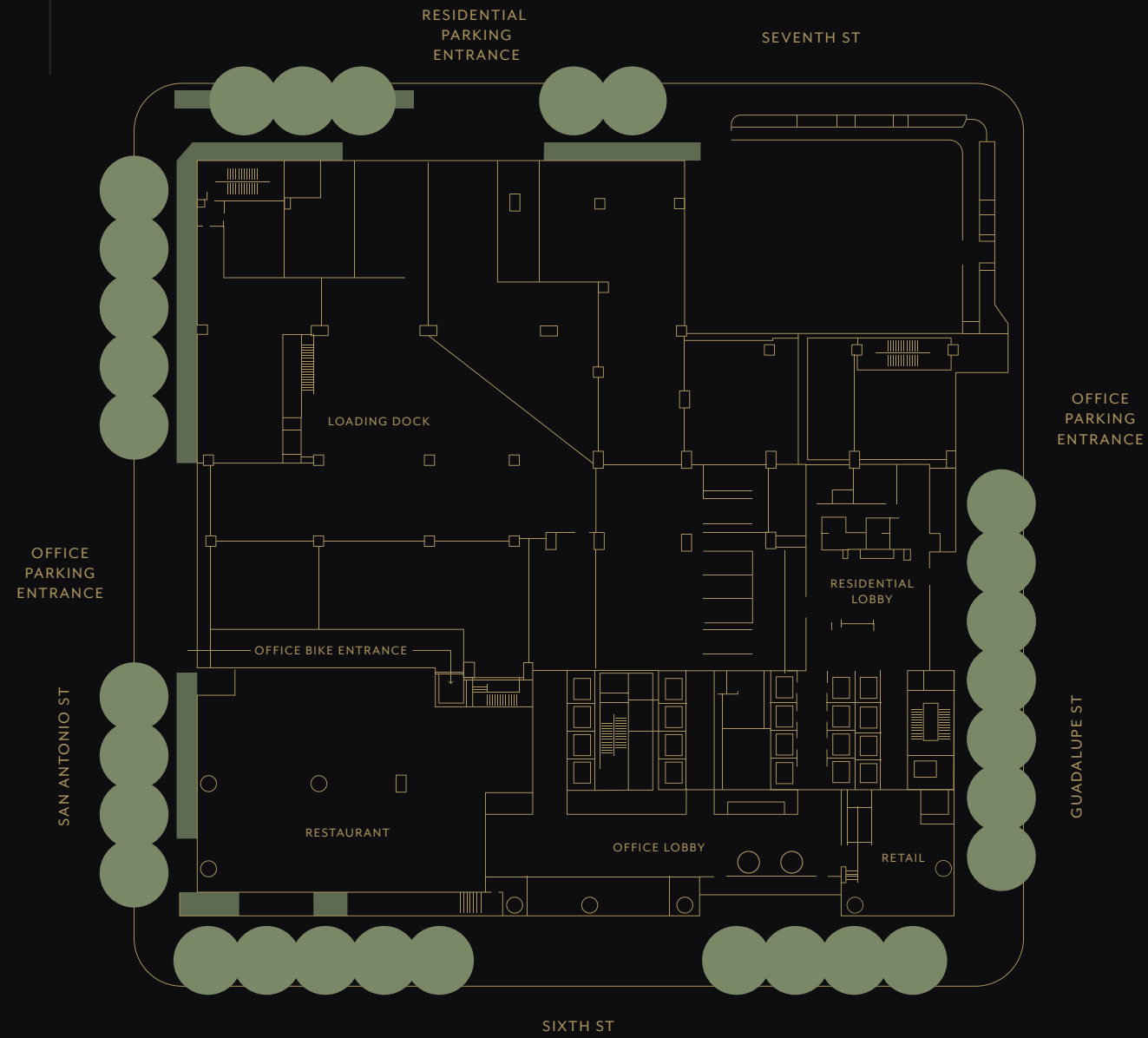
This is where Fortune 500 companies, high-rise residents, and premier retailers come together to create a community of their own.

Sixth and Guadalupe is a circuit connecting tenants with unparalleled views, best-in-class amenities, ample outdoor space, and completely separate spaces that serve them seamlessly. You'll be taken care of no matter if you live or work here - or both.

FLOOR PLATES

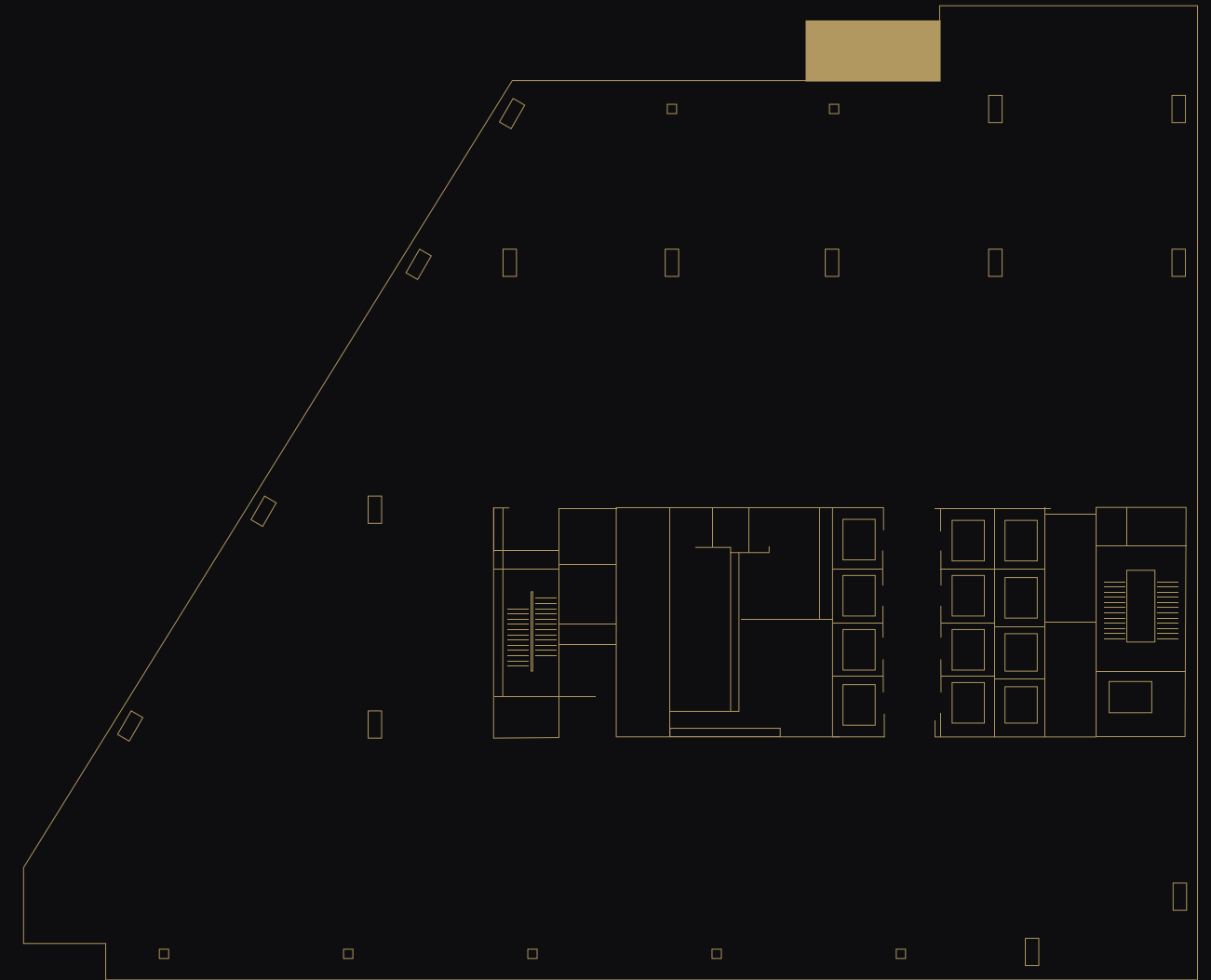
WITH POTENTIAL

GROUND FLOOR



TYPICAL OFFICE LEVEL

31,132 SQ FT



14TH FLOOR + TERRACE



I N S P I R E D
A M E N I T I E S

- Level 16 and above each have 250 sq ft of private balcony
- Level 15 features a private 10,500 sq ft outdoor terrace for its tenants
- 24-hour on-site security with mounted cameras throughout
- Exclusive office parking | 1,626 parking spaces on levels 2-12, including 50 electric car charging stations

LEVEL 14 AMENITIES FOR ALL OFFICE TENANTS:

- 25,000 sq ft outdoor rooftop park
- 5,500 sq ft Fitness Center
- 2,500 sq ft Conference Center
- 3,900 sq ft Tenant Lounge

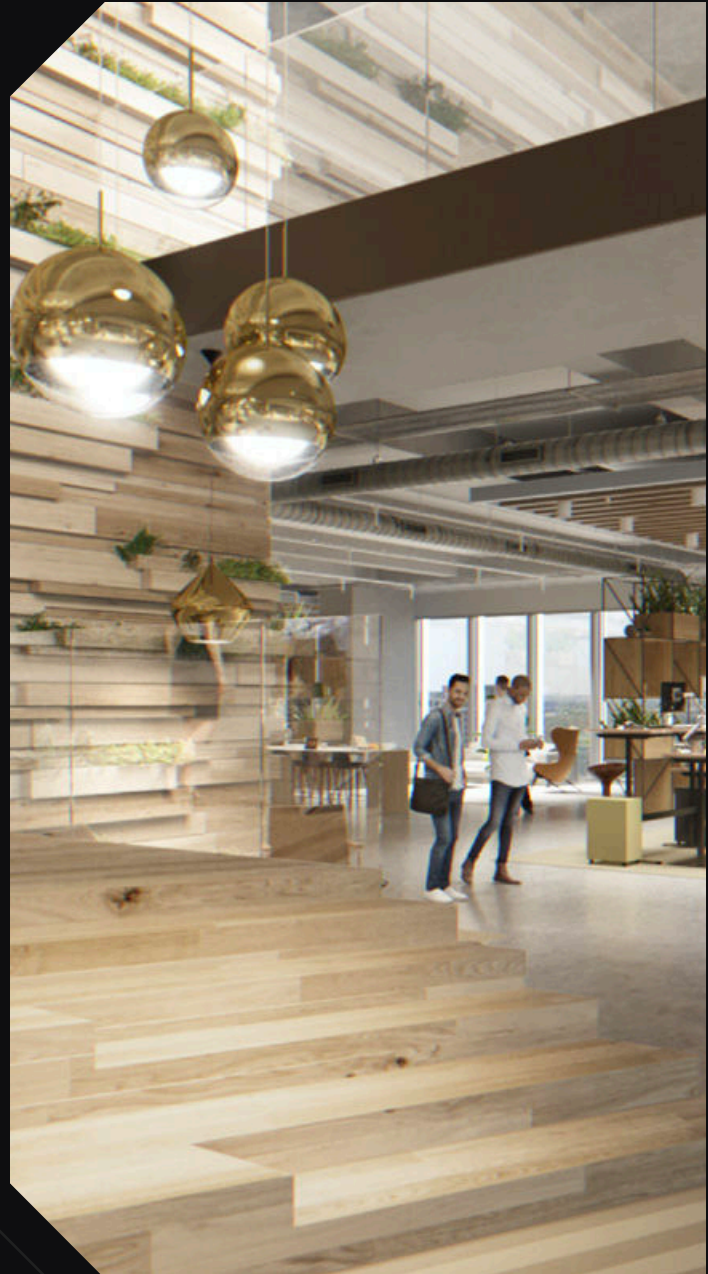


A
W O R K
O F
A R T
I N
T H E
W O R K P L A C E

- Floor plates | 31,132 sq ft to 32,075 sq ft
- Bay depths | 45 to 90 ft
- Touchless technology
- Destination dispatch elevators
- 11 ft vision glass and 14'6 ft deck-to-deck ceiling heights

PURSUING





S E T T I N G
A
T O N E
F O R
E X C E L L E N C E

- Fitness Center | 5,500 sq ft
- Tenant Lounge | 3,900 sq ft
- Conference Center | 2,500 sq ft



C Y C L I S T - F R I E N D L Y
C O M M U T E



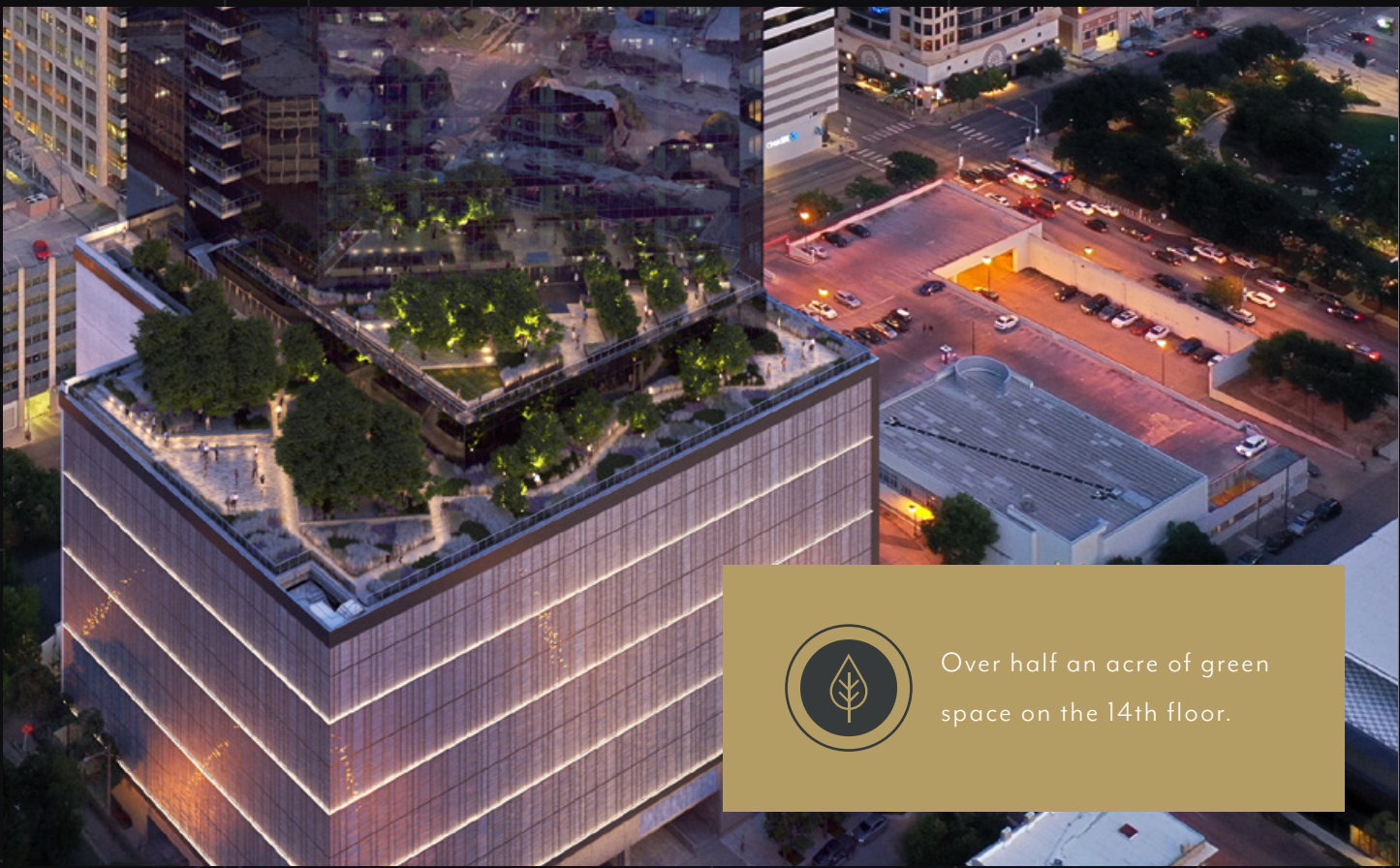
CHANGE
ROOMS



DEDICATED BIKE
ENTRANCE AND
STORAGE



SHOWERS



Over half an acre of green space on the 14th floor.



Designed for meetings, celebrations, small talk, and everything in between.

F E E L G R O U N D E D
O N E
H U N D R E D
A N D
F I F T Y
F E E T
I N
T H E
A I R

The terrace at Sixth and Guadalupe is thoughtfully landscaped to complement unobstructed Capitol views and lush sights of West Austin. It's a breath of fresh air with dedicated spaces for gatherings big and small.

T H E
R E S I D E N C E S
A T S I X T H
A N D
G U A D A L U P E

This is the place to go big and go home.

- 349 homes including 24 penthouses.
- High-end details, unparalleled views, and unmatched amenities.
- Studios, one-bedrooms, two-bedrooms, and three-bedrooms for lease.

C O R P O R A T E
R E S I D E N C E S

High-end hospitality is never far away at Sixth and Guadalupe. Corporate residence lease opportunities provide time-saving convenience for employers and their employees.





T H E
C I T Y ' S
M O S T

D E S I R A B L E
L O C A T I O N

G O A N Y W H E R E
A N D
E V E R Y W H E R E

99

Walk score

92

Bike score

9,984 SQ FT OF GROUND
FLOOR RETAIL SPACE

An activated ground floor
provides retailers with the
opportunity to connect with
their ideal customers.

STEPS AWAY FROM PARK SPACE

- One block away from Republic Square
- Three blocks away from Wooldridge Square.
- Six blocks away from Zilker Park and Botanical Gardens.



WELCOME TO WEST DOWNTOWN

Sixth and Guadalupe is located in the center of Austin's west downtown. It's the heart of everything Austin.

DRINKS

- | | | |
|---------------------|-----------------------|---------------------------|
| 1. Key Bar | 7. Unbarlievable | 13. Starbucks at 3rd |
| 2. The Rustic Tap | 8. Trifecta | 14. Comedor |
| 3. RIO | 9. The Roosevelt Room | 15. Garage Bar |
| 4. Star Bar | | 16. Speakeasy |
| 5. Parlor and Yard | 10. Lavaca Street Bar | 17. Starbucks at Congress |
| 6. Little Woodrow's | 11. Halcyon | 18. The Townsend |
| | 12. Rain | |

FOOD

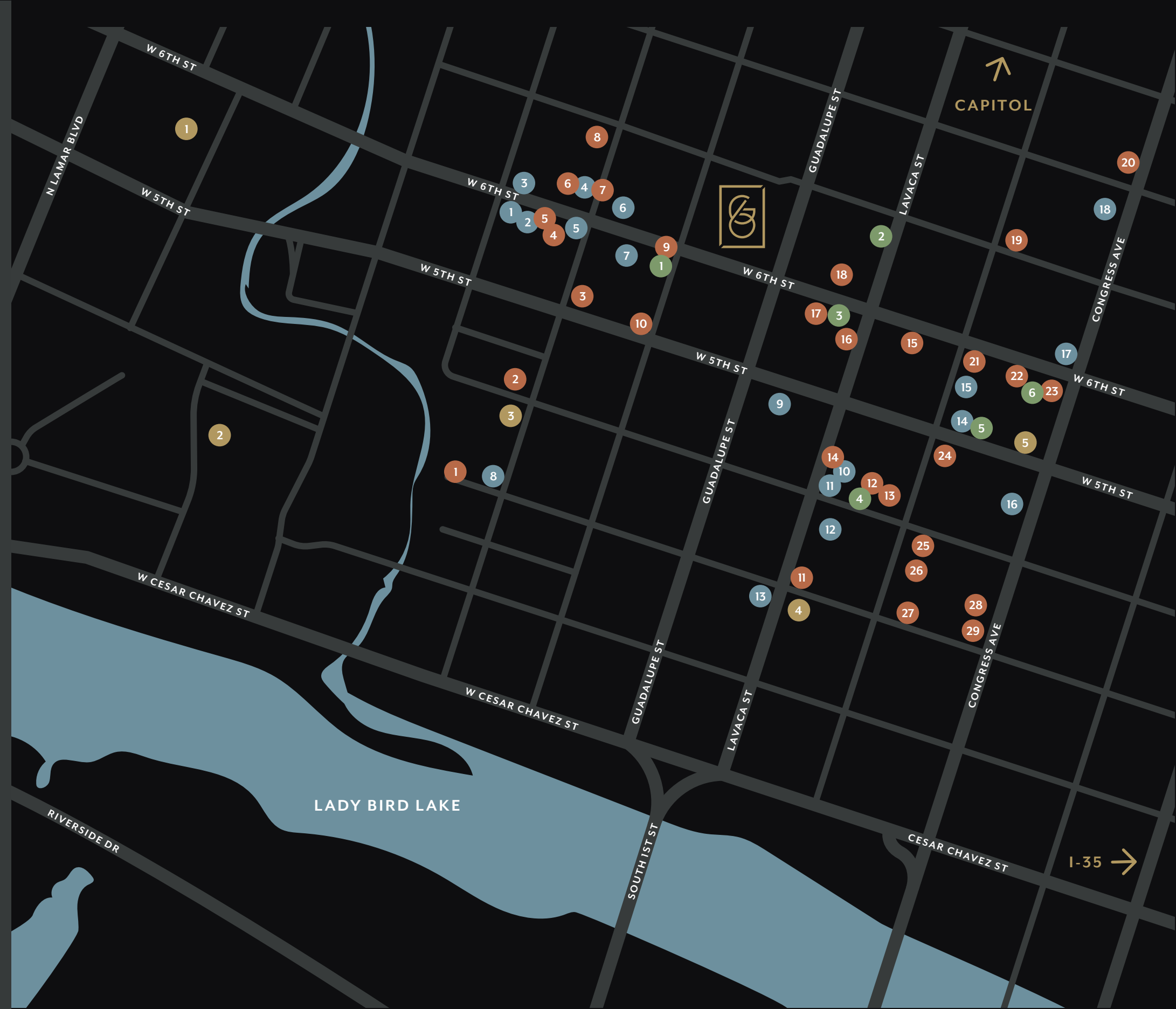
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|----------------------------|---------------------------------|------------------------------|
| 1. Polvo's | 11. Bob's Steak and Chop House | 20. Caffe Medici |
| 2. Juan Pelota Cafe | 12. Péché | 21. Italic |
| 3. Fixe Southern House | 13. Truluck's | 22. Ruth's Chris Steak House |
| 4. Walton's Fancy & Staple | 14. Turf N' Surf Po Boy | 23. Velvet Taco |
| 5. The Hoffbrau | 15. Thistle Cafe | 24. Lonesome Dove |
| 6. Sinbad Mediterranean | 16. The Iron Bear | 25. The Capital Grille |
| 7. Via 313 | 17. Maiko Sushi | 26. RA Sushi Bar |
| 8. Ranch 616 | 18. Gloria's Latin Cuisine | 27. Red Ash |
| 9. TenTen | 19. Perry's Steakhouse & Grille | 28. Manuel's |
| 10. Wu Chow | 29. Kebabalicious | |

ENTERTAINMENT

- | | | |
|--------------------|---------------------------|-----------------------------|
| 1. Bull & Bowl | 3. The Belmont | 5. Summit Austin |
| 2. Fallout Theater | 4. Cedar Street Courtyard | 6. Punch Bowl Social Austin |

CONVENIENCE

- | | |
|------------------------------|-----------------------------|
| 1. Whole Foods Market | 4. Royal Blue Grocery W 3rd |
| 2. Trader Joe's | 5. CVS |
| 3. Royal Blue Grocery Nueces | |





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DivcoWest

L E A S I N G

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SIXTH AND
GUADALUPE

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