

An aerial photograph of a city skyline. A tall, modern skyscraper with a distinctive top section is the central focus on the left. The city extends to the horizon under a blue sky with light clouds. In the foreground, there's a body of water, likely a lake or river, surrounded by green trees and some lower-rise buildings. The overall scene is bright and clear.

waterline

Office Leasing Deck

2023

Construction Timeline & Milestones

06/13/2022

*Groundbreaking
(Construction Starts)*

12/2022

*Vertical
Construction Begins
(Vertical Construction Begins)*

08/2024

Office Top-Out

05/2025

*Delivery Date
for Tenant TI*

08/2025

*Tower
Top-Out*

04/2026

Hotel TCO

07/2026

Office TCO

08/2026

*Multi-Family
TCO*

The Team

DEVELOPMENT PARTNER

LINCOLN
PROPERTY
COMPANY

DESIGN ARCHITECT

KPF

INTERIOR DESIGN
[HOTEL/RESIDENTIAL]

STUDIO MAI

DEVELOPMENT PARTNER

K KAIROI
RESIDENTIAL

ARCHITECT OF RECORD

HKS

LANDSCAPE ARCHITECTS



TBG



nudge
design

HOTEL PARTNER

1

HOTEL

INTERIOR DESIGN
[OFFICE]

Michael Hsu
Office Of Architecture

GENERAL CONTRACTOR

DPR
CONSTRUCTION



INTRODUCING

waterline

A U S T I N T X

Waterline presents a thrilling new opportunity to work, live and stay in Austin's most exciting new mixed-use development.

Located where Lady Bird Lake and Waller Creek meet, Waterline stretches high above the city, affording light-filled office spaces and panoramic views at all hours of the day.

Here, companies and individuals can continually grow and evolve, in a building that reflects everything that makes Austin such a dynamic, thriving city.

HIGHLIGHTS

74

Floors of Mixed Use

1022 FT

Tall High-Rise Tower
Ground Level Plaza
Access to Creek/Trail

703,000 RSF

Class AA Office

- 28,000 SF of Indoor Amenities
- 24,000 SF of Outdoor Amenities
- 14,000 SF Retail

352

Residential Luxury Apartments

- 13,000 SF of Indoor Amenities
- 22,000 SF of Outdoor Amenities

5 ***** HOTEL
WITH 252 KEYS

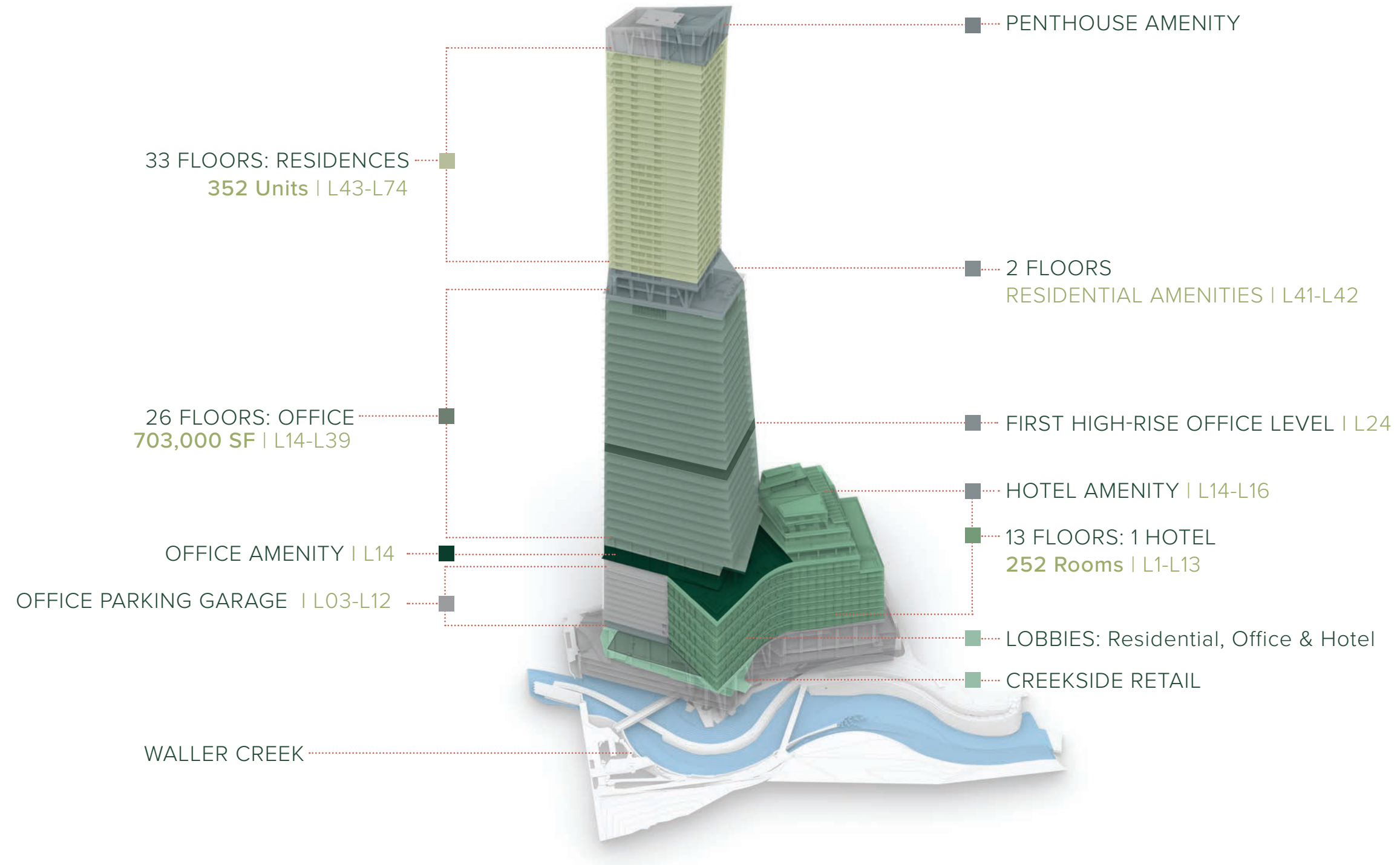
- 25,000 SF of Indoor Amenities
- 18,000 SF of Outdoor Amenities

27,000 SF

of Retail / Food + Beverage
on Level 0 and Level 1



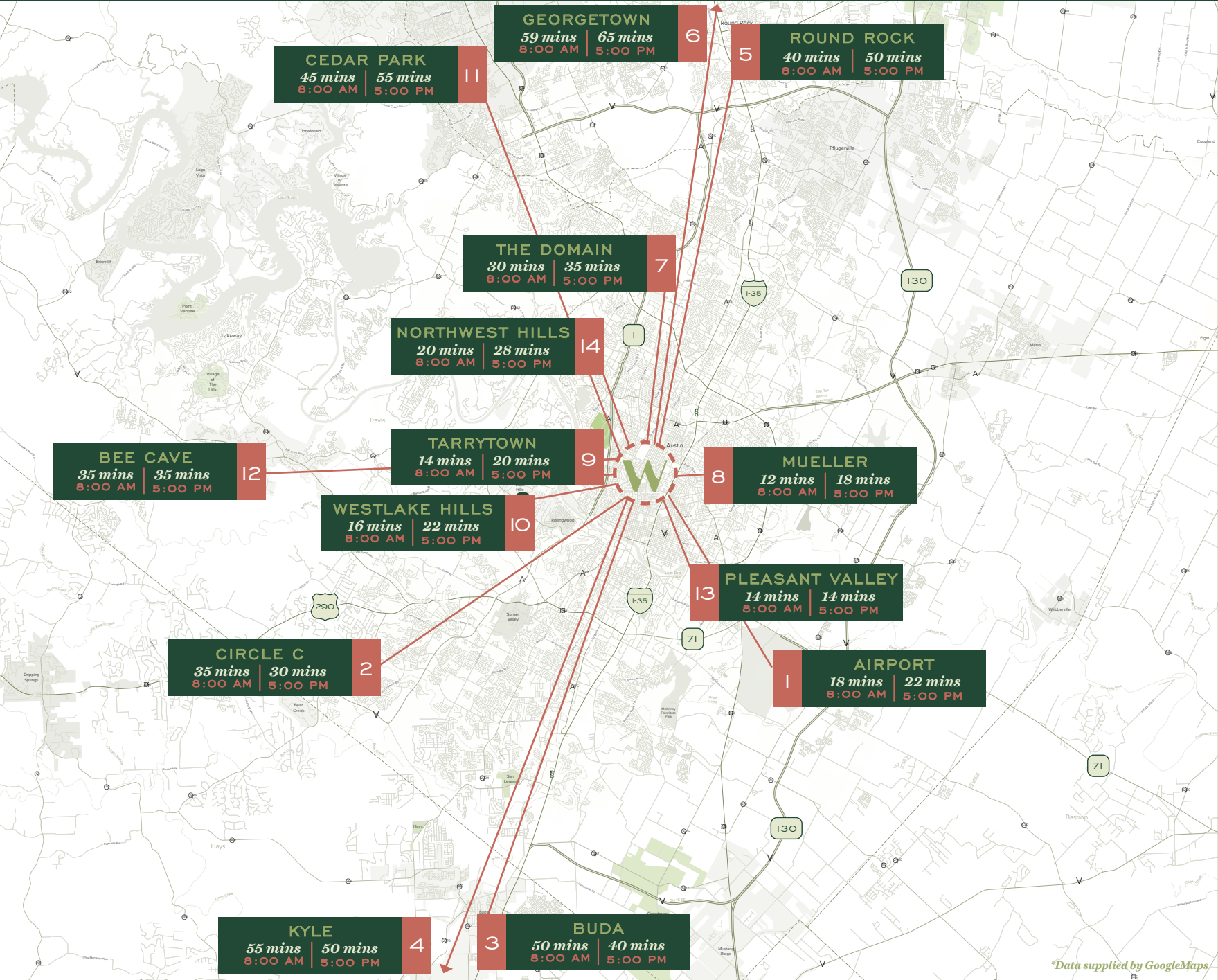
Waterline Floor Program



Local Attractions and Transit



Comparative Drive Times



8AM	AREA	WATERLINE	5TH/COLORADO
MORNING DRIVE	1 Airport	18 minutes	20 minutes
	2 Circle C	35 minutes	35 minutes
	3 Buda	50 minutes	50 minutes
	4 Kyle	55 minutes	55 minutes
	5 Round Rock	40 minutes	40 minutes
	6 Georgetown	59 minutes	55 minutes
	7 The Domain	30 minutes	30 minutes
	8 Mueller	12 minutes	14 minutes
	9 Tarrytown	14 minutes	14 minutes
	10 Westlake Hills	16 minutes	14 minutes
	11 Cedar Park	45 minutes	40 minutes
	12 Bee Cave	35 minutes	30 minutes
	13 Pleasant Valley	14 minutes	16 minutes
	14 Northwest Hills	20 minutes	20 minutes
5PM	AREA	WATERLINE	5TH/COLORADO
EVENING DRIVE	1 Airport	22 minutes	26 minutes
	2 Circle C	30 minutes	40 minutes
	3 Buda	40 minutes	45 minutes
	4 Kyle	50 minutes	55 minutes
	5 Round Rock	50 minutes	50 minutes
	6 Georgetown	65 minutes	65 minutes
	7 The Domain	35 minutes	40 minutes
	8 Mueller	18 minutes	20 minutes
	9 Tarrytown	20 minutes	16 minutes
	10 Westlake Hills	22 minutes	20 minutes
	11 Cedar Park	55 minutes	50 minutes
	12 Bee Cave	35 minutes	40 minutes
	13 Pleasant Valley	14 minutes	20 minutes
	14 Northwest Hills	28 minutes	26 minutes

In the Heart of It All

Waterline is located in the heart of Austin’s business district, with Lake, Creek and Greenway access that makes it feel like a breath of fresh air.



- EAST**
- 1. Convention Center
 - 2. Fairmont Hotel
 - 3. Hilton Convention Hotel
 - 4. Iron Works BBQ
 - 5. Moonshine Grill
 - 6. Ah Sing Den
 - 7. Easy Tiger
 - 8. Suerte
 - 9. Whistlers
 - 10. Lazarus Brewing Company
 - 11. The White Horse
 - 12. Cenote
 - 13. Ramen Tatsu-Ya
 - 14. Lou's
 - 15. Juan In a Million
 - 16. Launderette
 - 17. Whole Foods
 - 18. Target
 - 19. Franklin Barbeque
 - 20. Paperboy

- SOUTH**
- 21. Bennu Coffee
 - 22. Aba Austin
 - 23. Soho House
 - 24. Equinox Austin
 - 25. Lucky Robot
 - 26. Jo's Coffee
 - 27. Home Slice Pizza
 - 28. Perla's
 - 29. The Continental Club

- RAINEY**
- 30. Emmer and Rye
 - 31. Banger's Sausage House and Beer Garden
 - 32. Royal Blue Grocery
 - 33. Hotel Van Zandt
 - 34. Lucille
 - 35. The Stay Put
 - 36. The Topsy Alchemist

- BARTON SPRINGS**
- 37. Terry Black's BBQ

- DOWNTOWN / West 6TH**
- 38. Red Ash
 - 39. Ill Forks
 - 40. ATX Cocina
 - 41. Stubb's Bar-B-Q
 - 42. North Italia
 - 43. Gus's Fried Chicken
 - 44. Sweetgreen
 - 45. Rosen's Bagels
 - 46. Roosevelt Room
 - 47. Codependent
 - 48. Sammie's Italian

Site Plan



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OFFICE

HIGHLIGHTS

26 Floors of Class AA Office Space (L14 - L39)

27,904 RSF Average Floorplates

703,000 RSF

1,197 Parking Spaces (2.0/1,000 Parking Ratio)

28,000 SF of Indoor Amenities:

Lobby, Gym, Library, Lounge, Meeting Spaces,
Conference Room, Storage & Prep Kitchen, Bar,
Team Building Spaces, Focus Rooms, Collaboration
Rooms, Training Rooms

24,000 SF Outdoor Amenity Deck:
Terrace, Walks, Gathering Spaces

waterline

RESIDENCES

Waterline presents an amazing opportunity to live where you work, with incomparable indoor and outdoor amenity access.

HIGHLIGHTS

352 Luxury Residential Apartments (L42-L74)

13,000 SF indoor amenity

22,000 SF outdoor amenity

1

HOTEL

Tenants of Waterline can enjoy the sustainable luxury offerings of the 1 Hotel, located at the building's base and attracting a world-class clientele to its restaurants, spa and guest experiences.

HIGHLIGHTS

5-Star Hotel

252 keys (LL1 - 13)

25,000 SF indoor amenity

18,000 outdoor amenity



OFFICE AMENITIES | LOBBY VIEW OF PASEO ENTRY



OFFICE GYM | STUDIO SPACES



OFFICE AMENITIES | TERRACE CONNECTIONS



OFFICE AMENITIES | TERRACE VIEW (WEST)



OFFICE AMENITIES | LOBBY VIEW OF WALLER CREEK



OFFICE AMENITIES | THE LIBRARY



OFFICE AMENITIES | THE LOUNGE



OFFICE AMENITIES | OPEN COLLABORATION SPACE



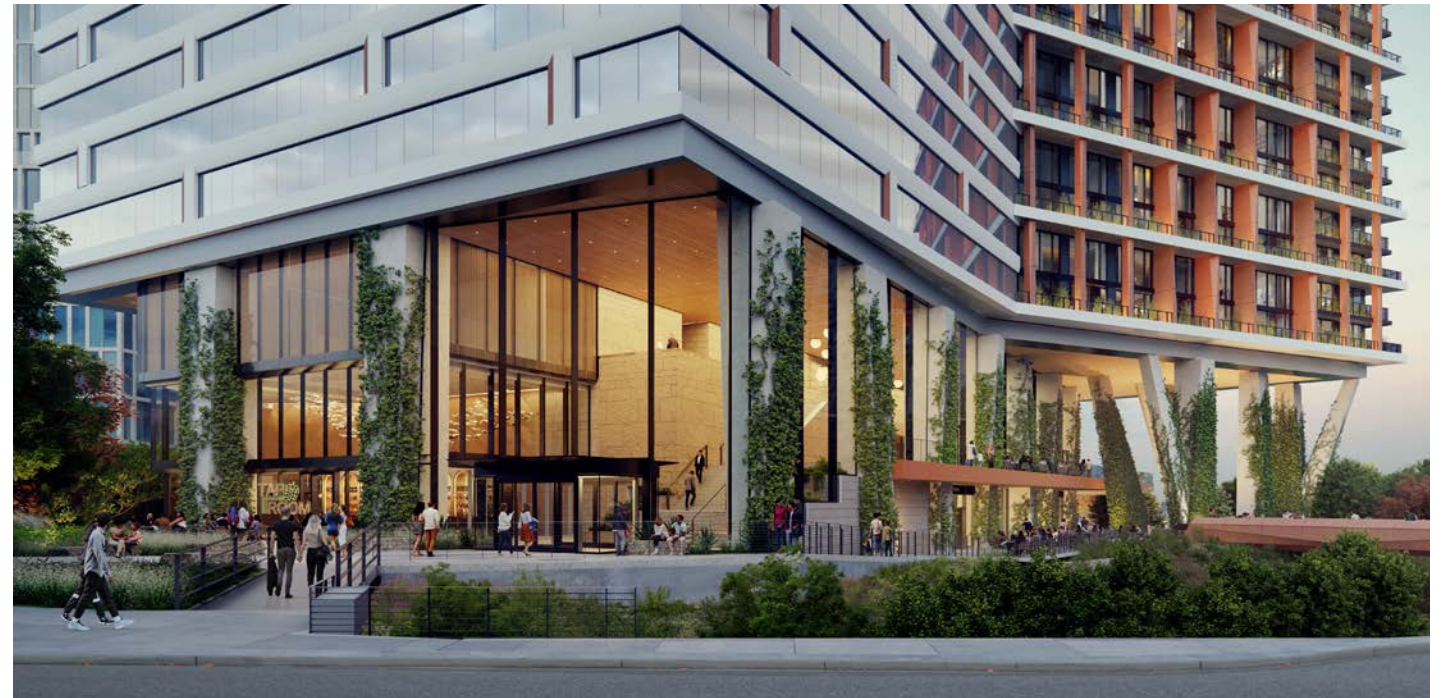
WALLER CREEK PEDESTRIAN & TRAIL ACCESS



WALLER CREEK | CESAR CHAVEZ ENTRY



WALLER CREEK PEDESTRIAN & TRAIL ACCESS



WALLER CREEK | CESAR CHAVEZ LOBBY



WALLER CREEK PEDESTRIAN & TRAIL ACCESS



OFFICE, RESIDENCE, AND HOTEL PORTE COCHERE



WALLER CREEK PEDESTRIAN & TRAIL ACCESS



OFFICE DROP OFF ENTRY



OFFICE AMENITIES | TERRACE



TOWER EXTERIOR



OFFICE AMENITIES | OFFICE VIEW (WEST)



TOWER EXTERIOR



HOTEL | ENTRANCE



HOTEL | ROOF DECK



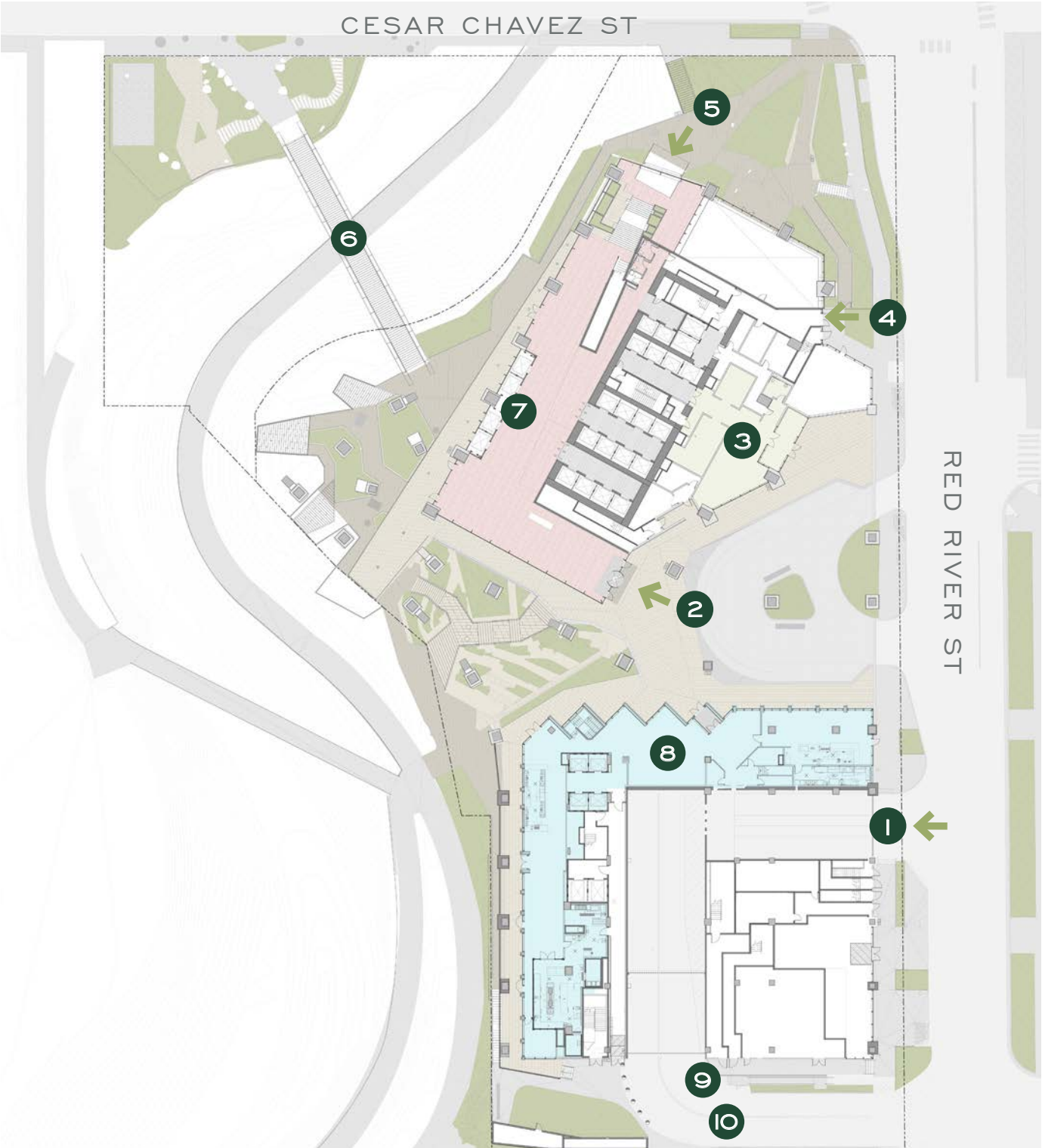
HOTEL | ENTRANCE



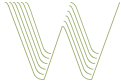
HOTEL | POOL

Level 1
Full Site

- 1 Office Garage Entry
- 2 Paseo Drop Off Entry
- 3 Residential Lobby
- 4 Bike Access to Lockers
- 5 Cesar Chavez Office Entry
- 6 Waller Creek Bridge
- 7 Office Lobby
- 8 Hotel Lobby
- 9 Loading Entry
- 10 Residential Entry Garage



LEVEL 1



Office Lobby



- 1 Entry from Cesar Chavez
- 2 Entry from Paseo (Red River)
- 3 Office Garage Elevators
- 4 Office Lobby
- 5 Residential Lobby (Separate Access)
- 6 High Rise Elevator Bank
- 7 Mid Rise Access Elevator Bank
- 8 Retail
- 9 Bike Access
- 10 Freight Elevators



Level 2

Office Amenities: Gym

- 1 Reception & Lounge - 830 SQ FT
- 2 Women's Locker - 1,020 SQ FT
- 3 Men's Locker - 860 SQ FT
- 4 Free Weights/Stretch/Cardio Area - 1,800 SQ FT
- 5 Weight Area - 920 SQ FT
- 6 Yoga/Dance Studio - 920 SQ FT
- 7 Spin Studio - 810 SQ FT

Total Area - 7,160 SQ FT



LEVEL 2

Level 14

Office Amenities: Indoor

- 1 Library - 2,280 SQ FT
- 2 Lounge - 2,110 SQ FT / Bar
- 3 Open Collaboration - 974 SQ FT
- 4 Conference - 974 SQ FT / Training
- 5 Storage / Prep Kitchen - 428 SQ FT

Total Indoor Area - 6,766 SQ FT

Office Amenities: Outdoor

- Trails- 2,000 SQ FT
- Gatherings - 8,400 SQ FT
- Green - 13,700 SQ FT

Total Area - 24,100 SQ FT



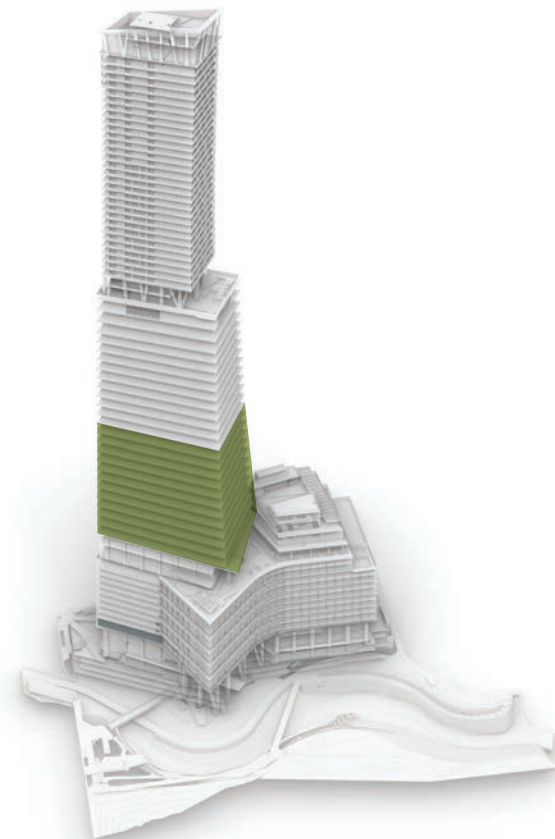
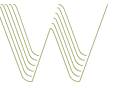
Office Floors / Mid Rise

Floor 16
(RSF) 32,480 sq ft

Floor to Floor Height 14'-6"
Vision Glass 11'-0"

OFFICE

CORE/MEP



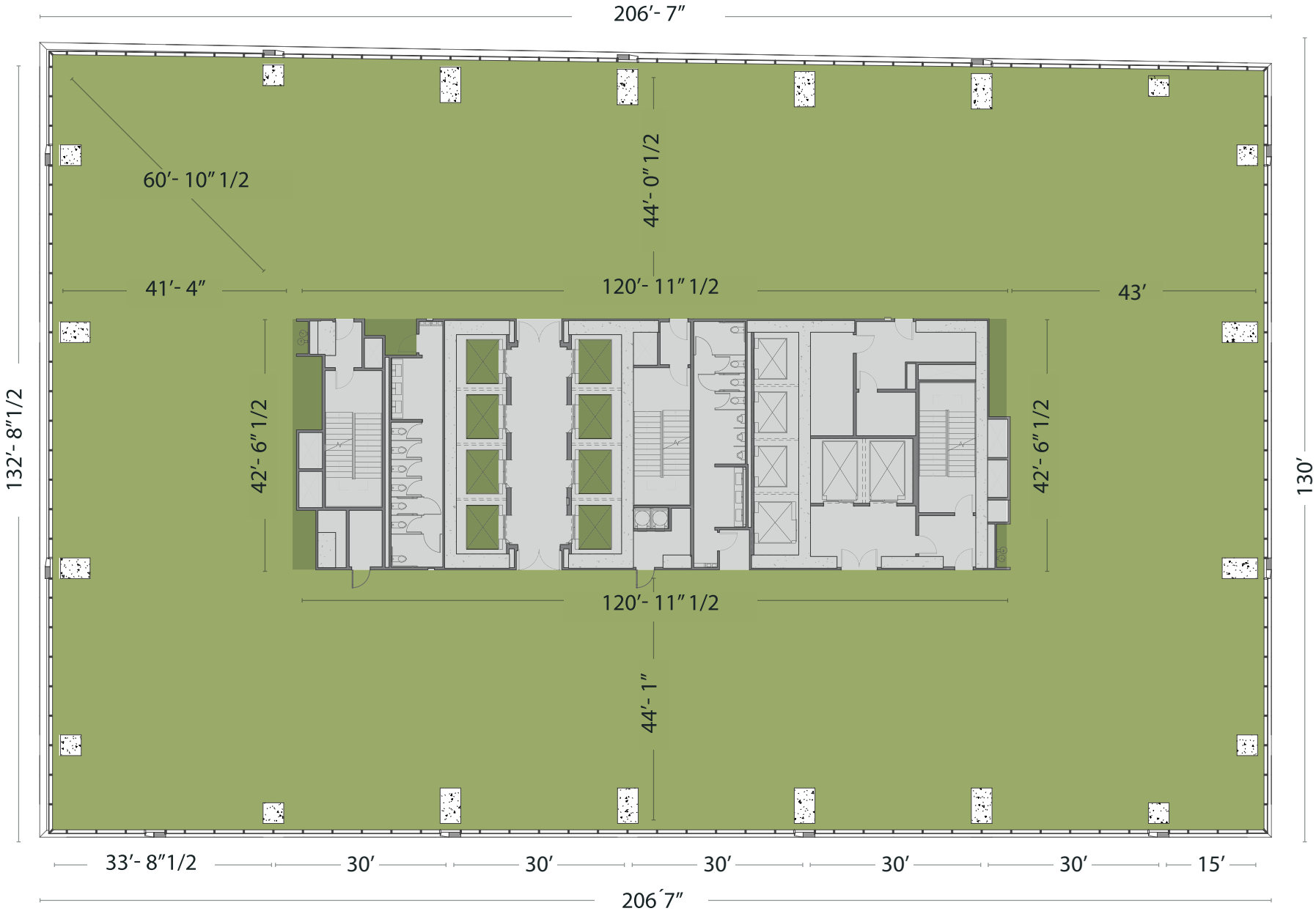
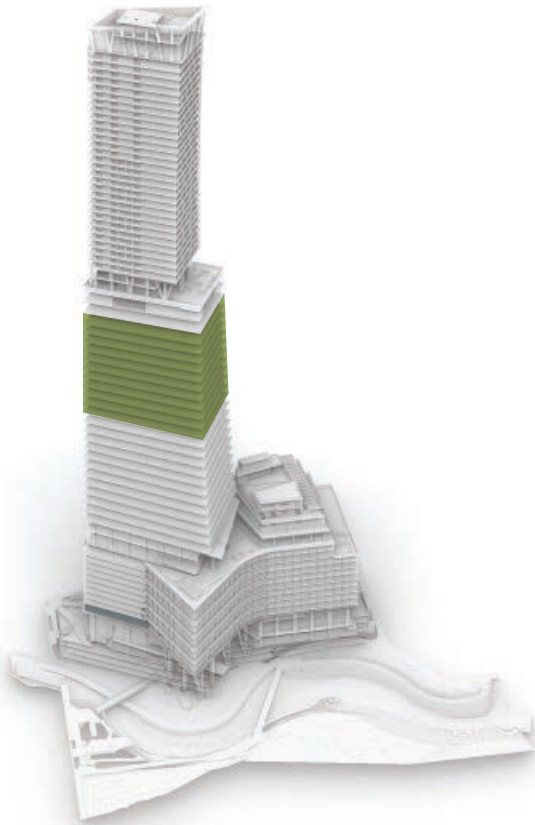
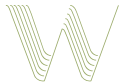
Office Floors / High Rise

Floor 28
(RSF) 28,103 sq ft

Floor to Floor Height 14'-6"
Vision Glass 11'-0"

OFFICE

CORE/MEP



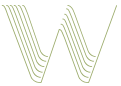
Office Floors / Top Floor

Floor 39
(RSF) 25,812 sq ft

Floor to Floor Height 14'-6"

OFFICE

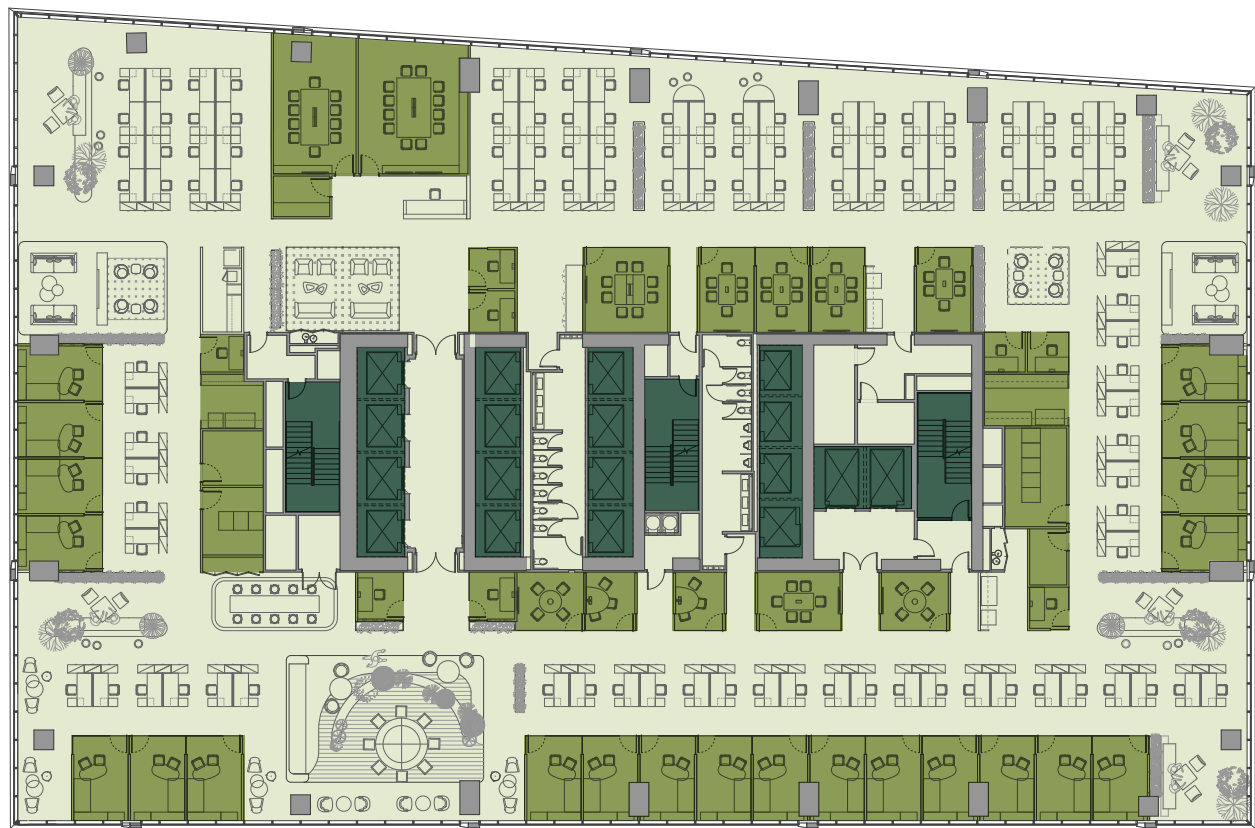
PARKING/MEP



Office Floors / Mid Rise

Floor 18
(RSF) 30,365 sq ft

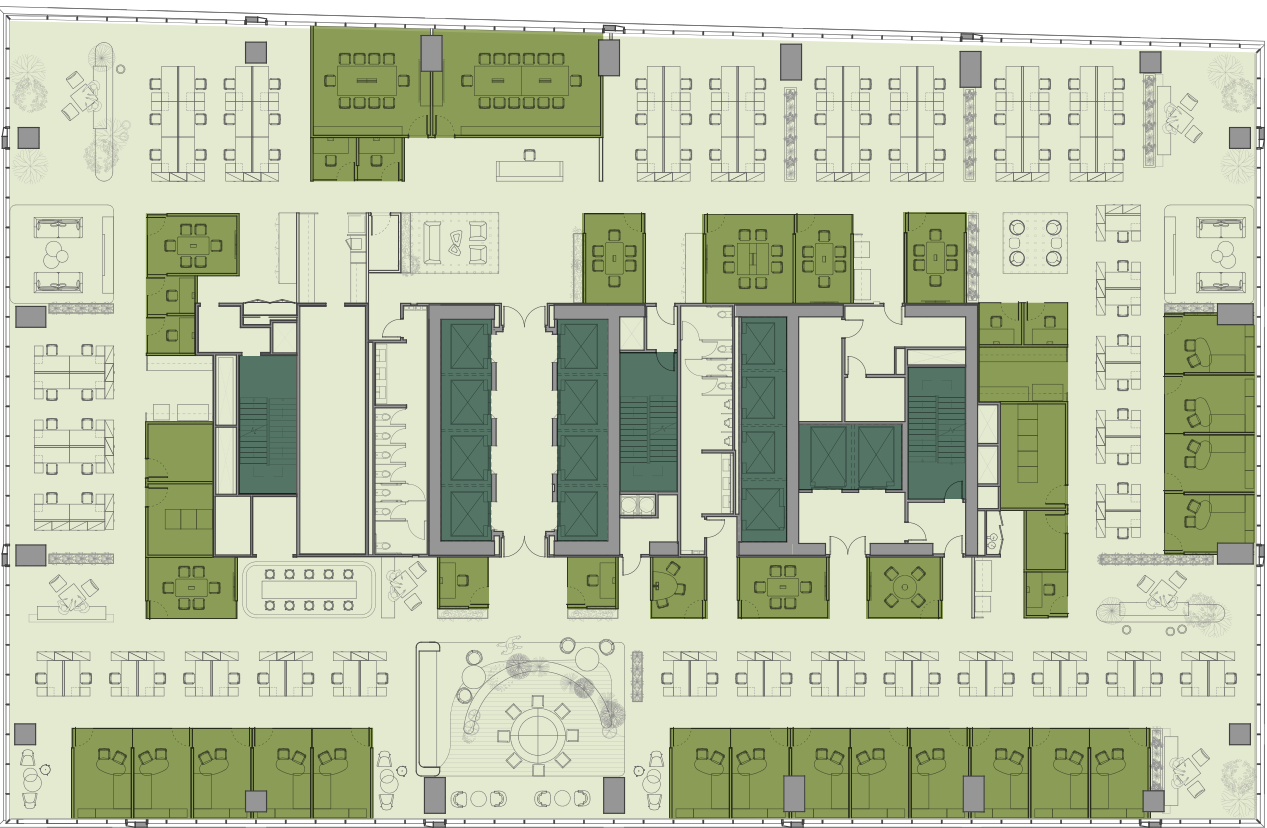
SINGLE TENANT - HYBRID OFFICE		
Head Counts	Offices	Seats
Typical Office 129 sq ft	22	22
Total Offices	22	22
Workstations 5'-10' x 5'-6'		109
Reception		1
Total Seats		132
Office : Conference	16% : 84%	
Conference Seats		74
Density	230 sq ft / person	



Office Floors / High Rise

Floor 28
(RSF) 28,103 sq ft

SINGLE TENANT - HYBRID OFFICE		
Head Counts	Offices	Seats
Typical Office 129 sq ft	17	17
Total Offices	17	17
Workstations 5'-10' x 5'-6'		95
Reception		1
Total Seats		113
Office : Conference	15% : 85%	
Conference Seats		75
Density	248 sq ft / person	



W Wellness at Waterline

LIVING A BETTER LIFE, EVERY DAY

Waterline Office understands that fostering tenants' health and well-being goes hand-in-hand with creating a thriving work environment. For that reason, we have envisioned amenities and offerings that are committed to improving people's lives. At any point in the day, **tenants can enjoy our 25,000SF sky terrace, outdoor restaurant seating and workspaces, and connection to the Hike-and-Bike Trail and Waterloo Greenway.** Wellness rooms are designed to enhance mental and physical health by providing private respite areas to refocus, meditate or, in the case of new mothers, nurse. And **biophilia incorporated in the building's design and landscaping helps create delight by forging a connection with nature.**

Waterline is pursuing **LEED-Gold Certification**, which shows our commitment to lowering carbon emissions, meeting ESG goals, supporting more equitable communities and more. We are also working toward being a **WELL Certified™** space, a medical research-based certification which shows our commitment to improving tenants' lives through air, water, nourishment, light, fitness, comfort and mind.

HEALTH

- Pursuing WELL v2 Core & Bronze Rating
- Pursuing WELL Health-Safety Rating
- Pursuing LEED Gold Rating OUTDOOR SPACE
- 24,000 SF sky terrace on amenity floor 14
- Parks, lakes, and trails within a 5-min walk
- 20,000 SF outdoor plaza with water feature

AIR FILTRATION

- Fresh air dampers installed on each office floor for fresh air flush
- High performance MERV air filtration

TRANSPORTATION OPTIONS

- 15 levels of covered parking
- 50 EV charging plugs with expansion up to 350
- 1,197 parking spaces (2.0/1,000 ratio)
- Dedicated bicycle entrance direct to storage lockers with elevator access to fitness center and showers.

W Giving you the edge

SMART TECHNOLOGY FOR ALL YOUR NEEDS

In today's business world, it's essential to have the most cutting edge, intuitive technologies at your disposal at all times. Waterline Office is up on the newest offerings so tenants can focus on the business at hand.

TOUCHLESS AND OPEN PATH FEATURES TECHNOLOGY

- Remote access control system for touchless entry and exit
- Automatic restroom faucets, soap, towel dispensers, and flush valves
- Touchless parking garage experience
- Destination dispatch elevators operated with touchless technology
- Automated ground floor lobby entry doors
- Automatic water bottle fillers
- Motion-activated light switches
- Pedestal hand sanitizer stations in stairs, elevator lobbies, and all other common areas

FIBER OPTICS & IP TECHNOLOGY

- Smart Building Platform includes dual fiber building connection pathways for redundancy
- A project-wide IP backbone that allows for dynamic technological interface and extensive optionality for tenant-specific technology suites during build-out.

Building Systems & Specifications



CONSTRUCTION TYPE

The building is Type 1A, cast in place concrete construction.

GLAZING

The tower glazing is insulated and consists of both vision and spandrel glass and the parking levels are clad with insulated spandrel glass. The glazing is captured with an aluminum framing system.

FLOOR SIZES

The building consists of 29 office floors which taper inward as the building gets higher. The largest floor at the bottom is approximately 30,786 RSF and the top floor is approximately 22,976 RSF.

FLOOR-TO-FLOOR SLAB-TO-SLAB CEILING HEIGHTS

The typical office levels are 14'-6" floor to floor with 21" deep structure, which results in 12'-9" clear at office floors. The upper two office floors are 18'-0" floor-to-floor with 21" deep structure and the bottom of the slab 16'-3" clear.

FLOOR LOADS

The design live load is 100 psf for typical office floors which exceeds code minimum and allows for assembly zones as required.

ACCESSIBILITY

The entire building has been designed for accessibility based on ADA requirements and the current Austin Building Codes and Amendments.

ELECTRICAL

Average floor has 15W/SF of usable square feet on connected load basis, inclusive of base building HVAC systems. There is 1W/SF allowed for lighting, 5W/SF allowed for receptacles and 1W/SF of miscellaneous with the balance being allotted to HVAC.

HEATING

Electric heat is utilized throughout the building. Fan Powered Variable Air Volume (VAV) boxes with electric heat are utilized throughout the typical office floors to supply heat to the floor as needed.

ELEVATOR

All passenger elevators are equipped with destination dispatch. There are 22 passenger elevators with six 3,500 lb. capacity serving the garage and two groups of eight 4,000 lb. capacity serving the low rise and the high rise. Mid-rise elevator speed: 1,000 ft per minute. High-rise elevator speed: 1,200 ft per minute. There are also two 5,000 lb. capacity service elevators serving all floors and a 4,500 lb. capacity elevator serving ground to the bike parking area.

CHILLED WATER

1,900 tons of chilled water. Tenants will have the capability of tapping into the office building chilled water loop.

COOLING

The building utilizes the Austin Energy District Cooling System providing chilled water throughout the building. Typically office floors are provided with Variable Air Volume (VAV) Air Handling unit supplying VAV boxes on the floor for heating and cooling needs.

SUPPLEMENT COOLING

Supplemental cooling is available from the building chilled water loop served from the district cooling system 24/7.

CONNECTIVITY

A distributed antenna system is included throughout the building for cellular communications. WIFI is available within the amenity spaces throughout the building for internet access.

LIFE SAFETY

The building meets all the current Austin Building Codes and Amendments for high-rise construction including a Fire Command Center on the Ground Floor and the building is fully sprinklered. The Building is equipped with a digital, addressable fire alarm system with voice evacuation and smoke control.

EMERGENCY GENERATOR

Emergency power to the building is supplied via a 1500KW diesel generator. The generator serves all life safety loads, legally required loads, and fire pumps. Tenants are allowed to use up to 0.25W/SF for emergency egress and exit lighting within their space.





waterline

Always Growing. Always Evolving.

WATERLINEAUSTIN.COM

1
HOTELS

KPF

LINCOLN
PROPERTY
COMPANY

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