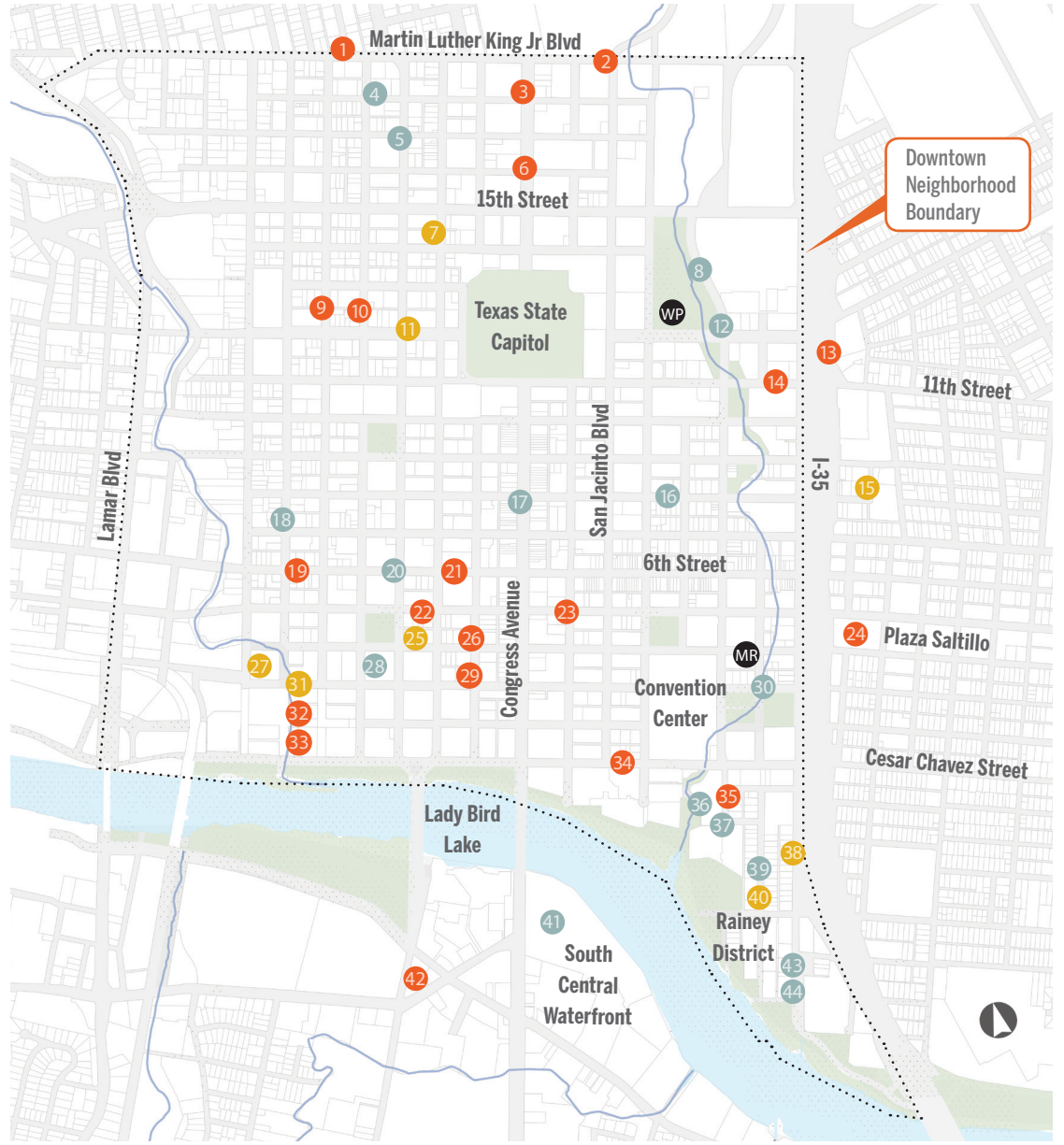


## Development Summary

Austin has seen a large amount of development activity in the urban core this past year. With eight projects completed in 2019, 18 under construction, and 17 planned, downtown development doesn't seem to be slowing any time soon.

- While residential and hotel projects continue to dominate across downtown, we have seen a remarkable increase in commercial office projects along Colorado Street, creating a 21st century urban office district.
- There are three office towers under construction along Colorado Street totaling 1.2 million square feet and representing almost half of the 3.5 million square feet of office space underway in downtown.
- As a whole, downtown has 3.7 million square feet of office space under construction, representing an amazing 23% of our current multi-tenant inventory.
- 6X Guadalupe, *Austin's next tallest building*, broke ground this past month. The project is located just two blocks north of downtown's marquee greenspace, Republic Square.

Downtown's unprecedented surge in development is reflective of Austin's emergence on the national stage as both the top overall real estate prospect<sup>1</sup> as well as the number one place to live<sup>2</sup>.



## Emerging Development

● Recently Completed ● Under Construction ● Planned or Proposed ● Public Projects

- |   |  |   |  |
|---|--|---|--|
| 1 The Otis Hotel - (hotel, 40,000 sf)               | 13 The Huston - (residential, 350,000 sf)                    | 25 Gables Republic Park/Hotel ZaZa - (hotel/residential, 160,000 sf)    | 36 Waller Park Place - (mixed use)         |
| 2 1836 San Jacinto - (office, 248,596 sf)           | 14 Alexan Capitol - (residential, 421,000 sf)                | 26 405 Colorado Street - (office, 200,758 sf)                           | 37 The Travis - (residential)              |
| 3 State Office Building #1 - (public, 603,000 sf)   | 15 The Tyndall at Robertson Hill - (residential, 182,000 sf) | 27 The Independent - (residential, 950,000 sf)                          | 38 Homewood Suites - (hotel, 125,525 sf)   |
| 4 410 Uptown - (office)                             | 16 Episcopal Church Site Block 87 - (mixed use)              | 28 The Republic - (office)  | 39 78-84 Rainey - (office)                 |
| 5 17th Street Condos - (residential)                | 17 Hyatt Centric Hotel - (hotel)                             | 29 300 Colorado - (office, 367,655 sf)                                  | 40 70 Rainey - (residential, 260,190 sf)   |
| 6 State Office Building #2 - (public, 416,000 sf)   | 18 701 Rio Grande - (office)                                 | 30 Block 36 - (residential)   | 41 Austin American Statesman - (mixed use) |
| 7 SXSU Center - (office, 143,988 sf)                | 19 Canopy by Hilton - (hotel, 120,000 sf)                    | 31 Third and Shoal - (office, 345,000 sf)                               | 42 RiverSouth - (office, 368,611 sf)       |
| 8 1313 Red River Street - (office)                  | 20 6X Guadalupe - (office)                                   | 32 Austin Proper Hotel and Residences - (hotel/residential, 500,000 sf) | 43 48 East Avenue - (residential)          |
| 9 1205 Nueces at Capitol West - (office, 11,297 sf) | 21 Indeed Tower - Block 71 - (office, 669,130 sf)            | 33 Block 185 - (office, 719,470 sf)                                     | 44 44 East Avenue - (residential)          |
| 10 1204 San Antonio Street - (office, 41,698 sf)    | 22 Hanover Republic Square - (apartments, 436,518 sf)        | 34 Austin Marriot Downtown - (hotel, 590,000 sf)                        | WP Waterloo Park                           |
| 11 Westview - (office, 100,000 sf)                  | 23 5th & Brazos - (mixed use, 692,351 sf)                    | 35 The Quincy - (office/residential, 502,973 sf)                        | MR Downtown Metro Rail Station             |
| 12 Waterloo Park Tower - (hotel)                    | 24 Plaza Saltillo - (mixed use, 260,000 sf)                  |   |  |

## Development Pipeline

	PROJECTS	TOTAL SQUARE FOOTAGE	OFFICE SPACE, SF	RESIDENTIAL UNITS	HOTEL UNITS	PARKING SPACES	RETAIL SPACE, SF
● RECENTLY COMPLETED*	8	2,266,703	587,488	937	309	2,920	31,500
● UNDER CONSTRUCTION	20	7,559,057	3,845,908	2,528	1,722	11,457	123,492
● PLANNED OR PROPOSED	16	11,803,252	3,732,126	2,428	839	2,048	131,256
<b>TOTAL</b>	<b>44</b>	<b>21,629,012</b>	<b>8,165,522</b>	<b>5,893</b>	<b>2,870</b>	<b>16,425</b>	<b>396,248</b>

## About Us

The Downtown Austin Alliance leads and participates in a broad range of programs and initiatives that create, preserve and enhance the value and vitality of downtown Austin. Information included in this report was compiled and analyzed by the Downtown Alliance staff. Sources include City of Austin permitting, CoStar, Visit Austin, property developers, and other real estate professionals. The next Downtown Development Summary will be published as a part of the State of Downtown Report in April 2020 and you can always find our interactive project map on our website [www.downtownaustin.com](http://www.downtownaustin.com).

\*Note: Recently Completed category includes projects finished in 2019.

<sup>1</sup> \_ ULI Emerging Trends in Real Estate, 2020 Report    <sup>2</sup> \_ U.S. News and World Report, 2019