

Leasing

The Seaholm Plaza development, located in the heart of the new southwest downtown residential and shopping district, offers possibly the most exciting new retail and restaurant locations that have ever been available in Austin's CBD. The Seaholm Plaza development will consist of 298 high-rise apartments, almost 130,000 s.f. of office space and 50,000 s.f. of retail and restaurant space, all surrounding a dramatic and accessible public plaza.

The development consists of a new two-story office/retail building, a 28 story residential tower with ground floor retail and the iconic 115,000 s.f. Seaholm Power Plant which will contain office, retail & restaurant space. The front yard of the development is a 1/2 acre gently sloping lawn to Cesar Chavez Street. A 3/4 acre plaza is situated on the north side of the Power Plant between the two new buildings.

Available restaurant and retail spaces will range in size from 1000 s.f. up to 10,000 s.f. and will be located on the plaza level. Some spaces will offer both indoor and outdoor restaurant seating or expanded retail areas. Management of the development, including exciting programming of the public spaces, will serve to create a vibrant festival atmosphere for shoppers, residents of Seaholm and neighboring developments, office workers, and local visitors. They will be able to shop, dine and be entertained in a mix of the best in a historically significant structure with dramatic new architecture.

Office spaces range from 5,000 to 100,000 sf and will occupy the second floor of the new two-story building or the newly renovated, iconic power plant.

The Seaholm Plaza development, located on the shores of Town Lake, will provide direct access to the Austin's renowned Ann & Roy Butler Hike and Bike Trail at Lady Bird Lake, as well as to the rest of the city via the planned streetcar and commuter rail lines, both of which will have stops at Seaholm along 3rd St. In addition, 2nd Street will be extended to terminate at Seaholm at West Avenue, which itself will be extended to Cesar Chavez where a new signalized intersection will be constructed. A new street, Seaholm Drive, will extend along the west side of the property, also tying in to Cesar Chavez and a signalized intersection and pedestrian cross walk. The development will also offer some 1,000 parking spaces in convenient, well-lit garage structures.

A limited number of retail, restaurant and office tenants will be selected to occupy what may be the most exciting, iconic and anticipated project in downtown Austin's history. Pre-leasing will begin in 2012.

Seaholm Residential

Only | **294** | upscale apartments will be located in the heart of the downtown west-end residential district in a new high-rise tower that is part of the iconic mixed-use Seaholm Power Plant redevelopment. The apartments will have protected views over the lake, the Texas Hill Country & downtown. All will be luxuriously appointed with high-end finishes. Additional perk - having your neighborhood grocery store be [Trader Joe's](#)!

City living. Austin style.

I Would Live There

"I would live there" is evident at all levels of the Seaholm Residences that redefine the Austin experience through an obvious presence of things that matter most and an obvious absence of attitude. "I would live there" emphasizes the comfort and ease a resident experiences at Seaholm apparent through amenities, location and stylish but relaxing design. "I would live there" describes the continuous Seaholm experience that effortlessly results in residents knowing that they have made a smart choice to enjoy a thoughtful environment for an unmatched value.