

AN AUSTIN ICON

DESIGNED FOR LEADERS. BUILT FOR EXCELLENCE.



FROST
TOWER

DESIGNED FOR LEADERS. BUILT FOR EXCELLENCE.

LEED Gold Certified

Our commitment to sustainability and energy efficiency means you work in a Building that is environmentally responsible and resource-efficient.

Energy Star Rated

With an energy star rating of 92 the benefits of superior energy performance, reducing costs and enhancing comfort.

WiredScore Platinum Certified

Frost Tower has the highest level of digital infrastructure, ensuring reliable and fast connectivity.

Fitwel Rated

Experience a building designed to promote health and well-being, fostering productivity and satisfaction.



MAXIMUM CONVENIENCE WITH GREAT ON-SITE RETAIL

Houndstooth Coffee

Modern Market

JuiceLand

One Taco

Soul Cycle

Frost Bank





ELEVATED WELLNESS

Designed for building employees, the state-of-the-art gym, spa-like locker rooms, and relaxing sauna provide the perfect environment to elevate health and productivity.



fitwel[®]

Well Certification
FitWell 1 Star

MEETING SPACES DESIGNED FOR CONNECTION AND PRODUCTIVITY

40+ PERSON CONFERENCE CENTER

is tech enabled to allow for hosting a private conference, social event or office gathering.

The conference center is connected to the tenant lounge.





REDEFINING THE WAY PROFESSIONALS WORK AND UNWIND

2,000 RSF TENANT LOUNGE

is open to employees daily or private events by reservation. Includes 2 private call rooms and an 8 person conference room. Connected to conference center that can accommodate 40+ people.





THE FACTS

Building Area

540,264 RSF
33 Stories

Floor Sizes

18,000 SF to 27,000 SF

Parking

2.7/1,000 Ratio
EV Charging Stations

Floor to Floor Height

13'0" Levels 11 to 27
15'0" Levels 28 to 33

Elevators

13 Passenger Elevators
1 Freight Elevator

Vision Glass

Floor to Ceiling

Dual Security

Speed Gate Controlled Tower Access

EXPLORE THE NEIGHBORHOOD



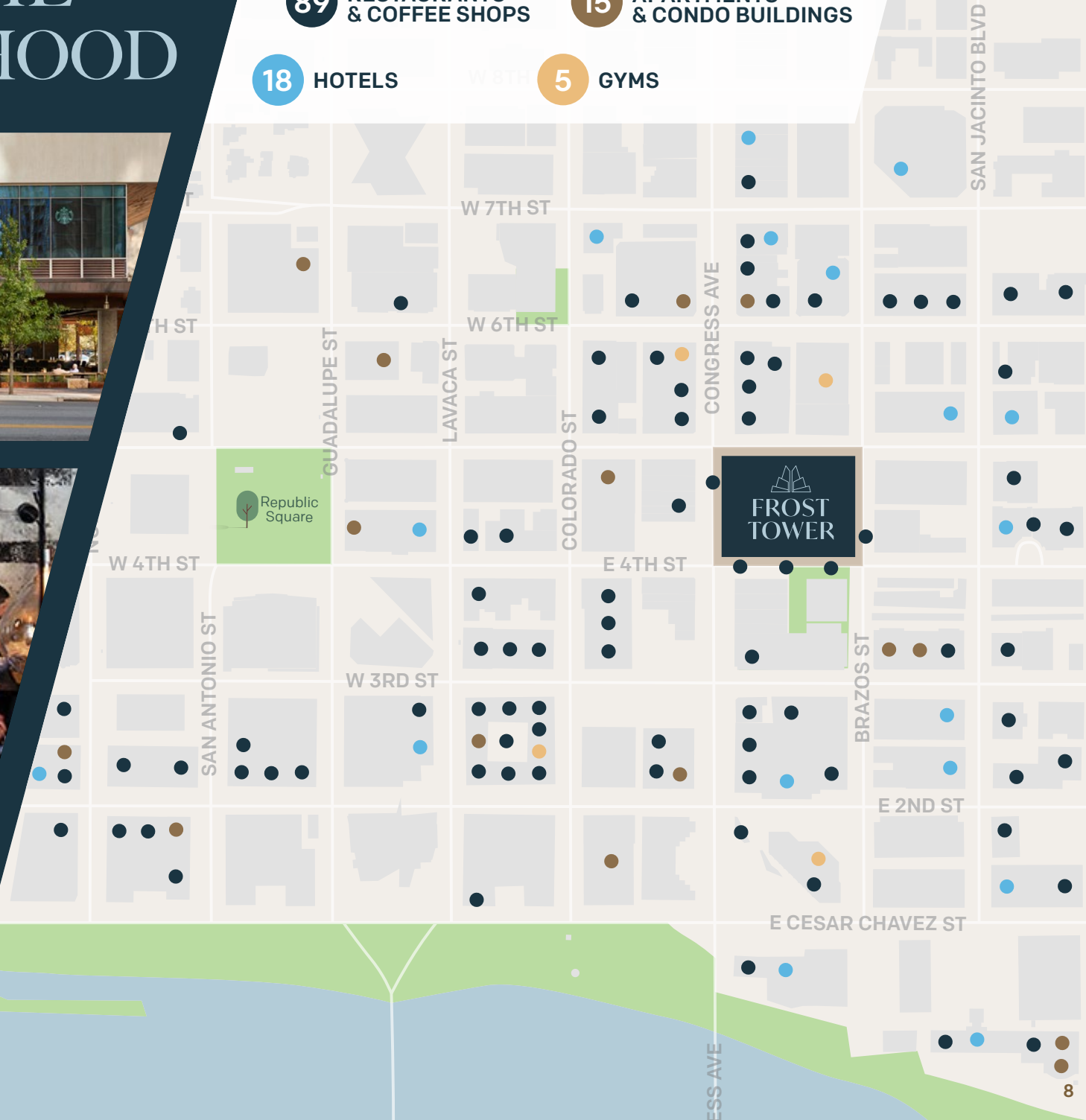
WITHIN A 7 MINUTE WALK

89 RESTAURANTS
& COFFEE SHOPS

15 APARTMENTS
& CONDO BUILDINGS

18 HOTELS

5 GYMS



AVAILABILITY



FLOOR 15

Suite
1500

SF
28,216

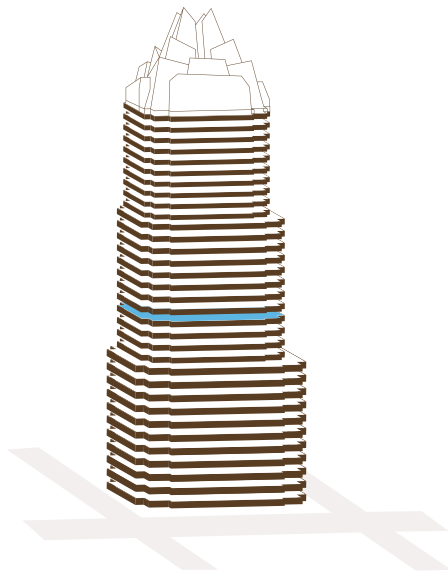
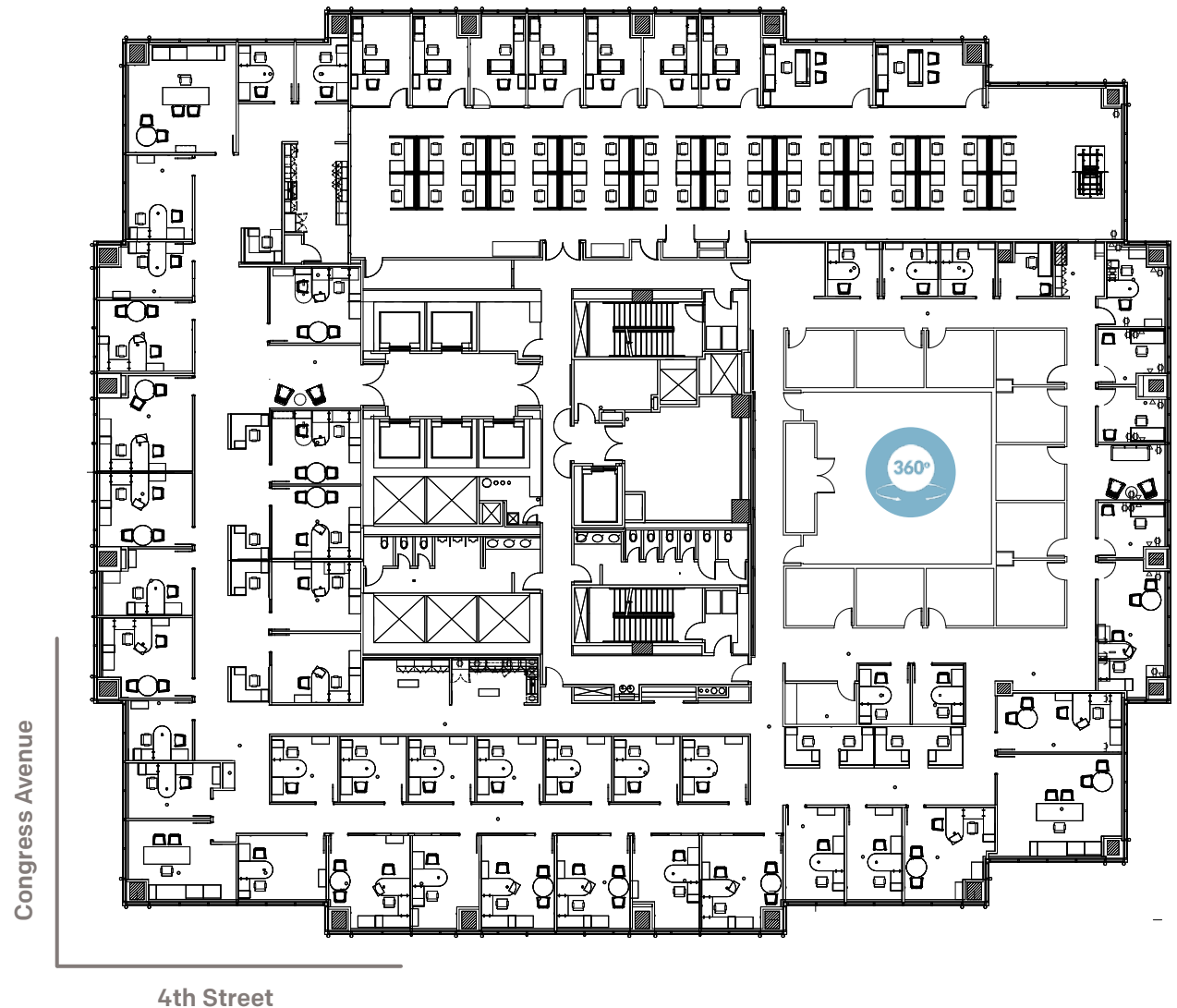
Availability
IMMEDIATELY

[View Virtual Tour](#)

Divisible to 12,000 SF | Furnished Suite

Click to view on VTS

Full Floor



AVAILABILITY



FLOOR 16

Suite

1675

SF

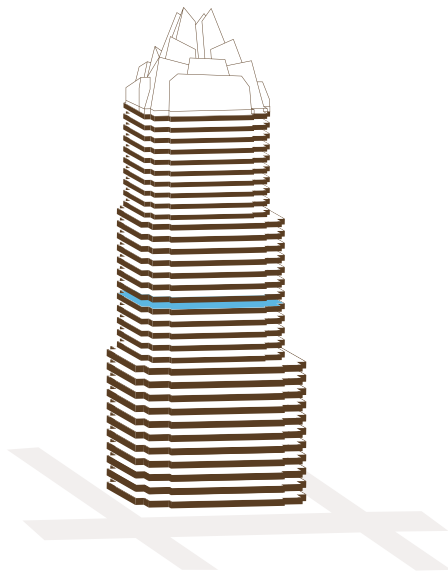
5,571

Availability

IMMEDIATELY

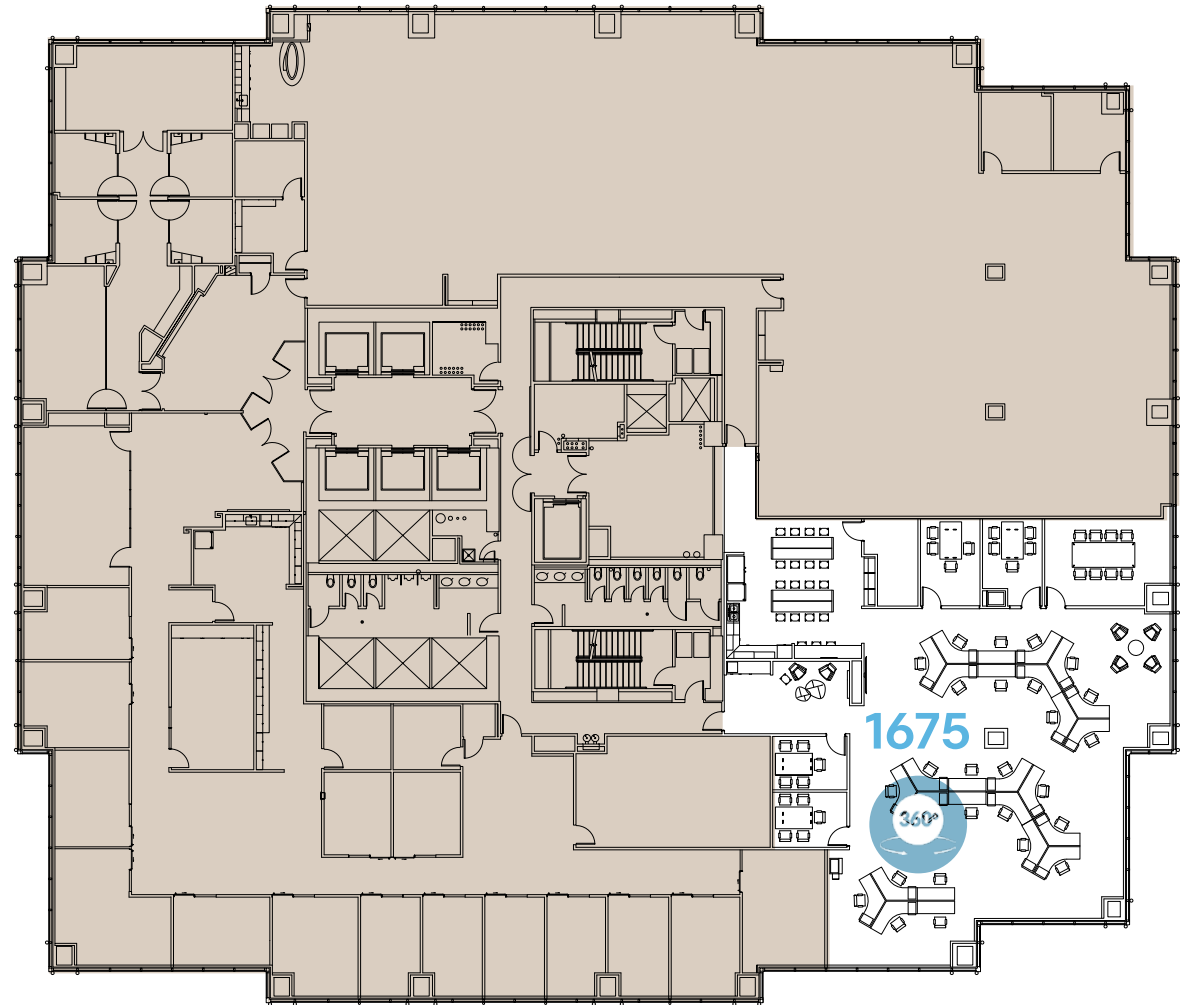
[View Virtual Tour](#)

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Congress Avenue

4th Street



AVAILABILITY



FLOOR 17

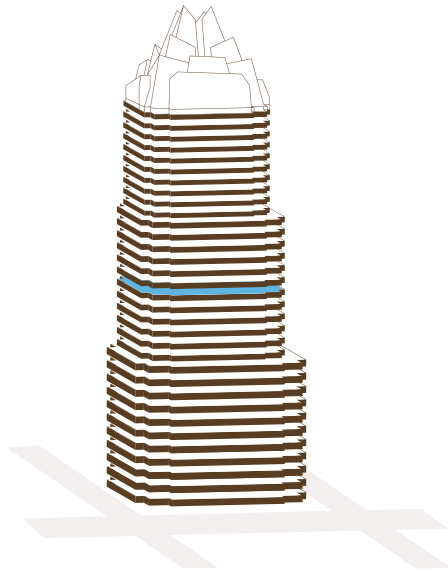
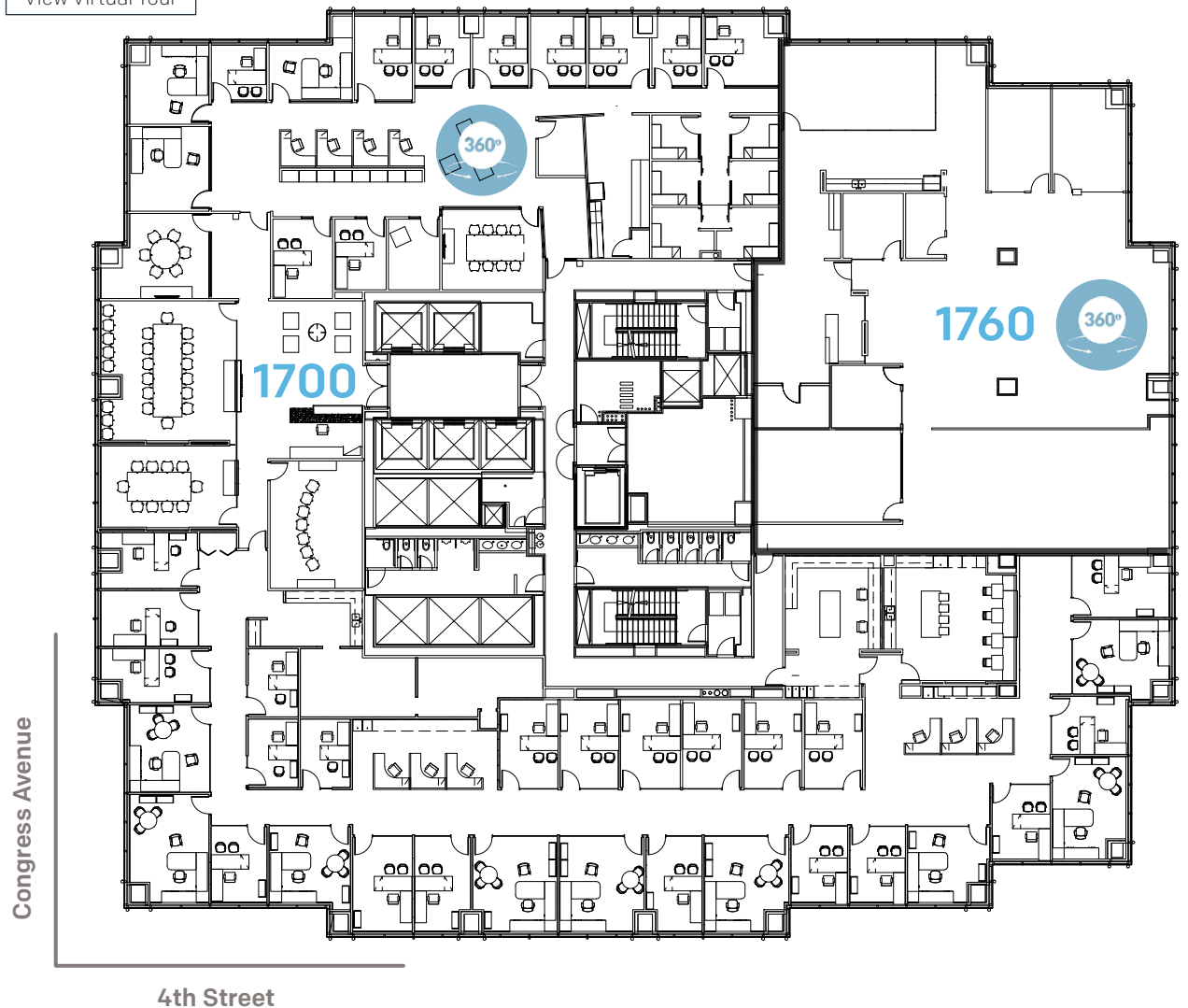
Suite	SF	Availability
1700	20,960	IMMEDIATELY
1760	7,291	IMMEDIATELY

Max contiguous to 28,251 SF

[View Virtual Tour](#)

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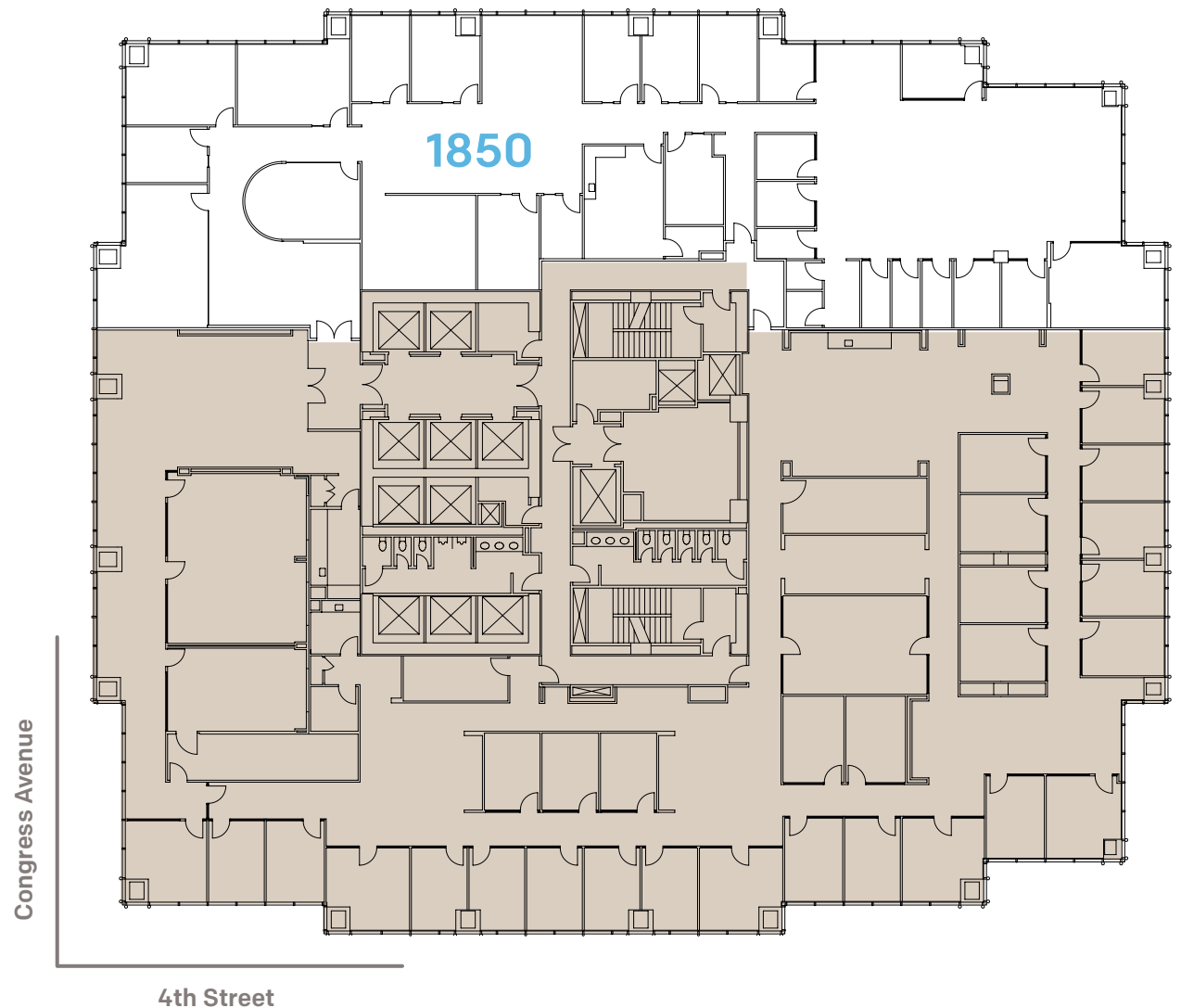
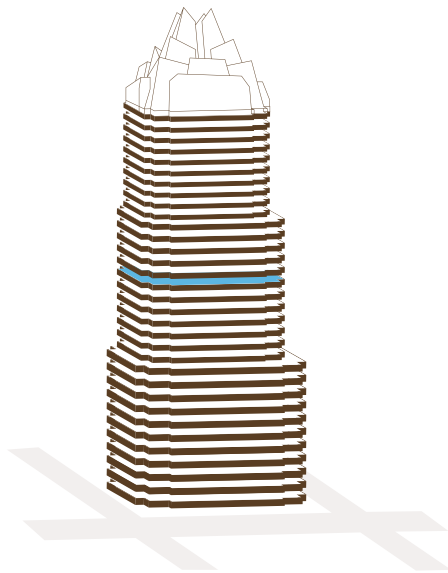
AVAILABILITY



FLOOR 18

Suite	SF	Availability
1850	10,445	IMMEDIATELY

Click to view on VTS



AVAILABILITY



FLOOR 20

Suite
2050

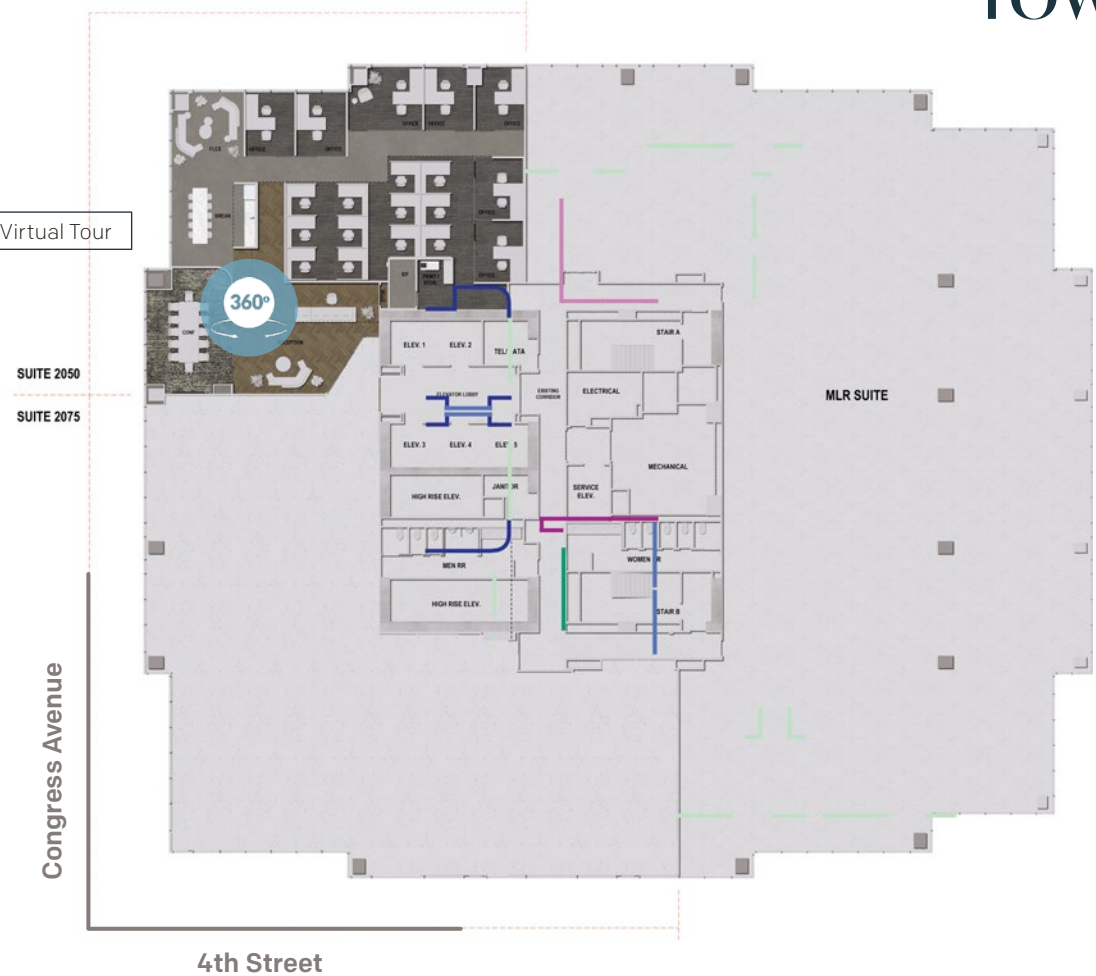
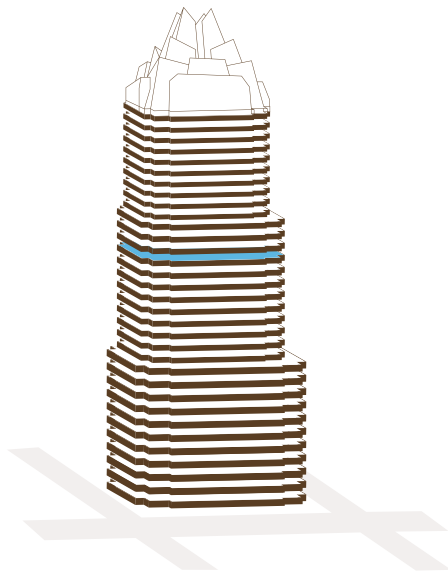
SF
4,965

High-end Spec Suite

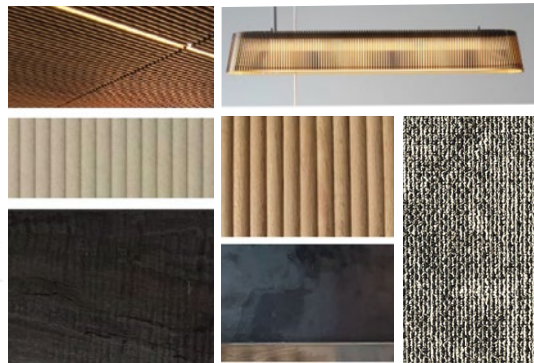
Delivery
IMMEDIATELY

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ACCENTS & FINISHES



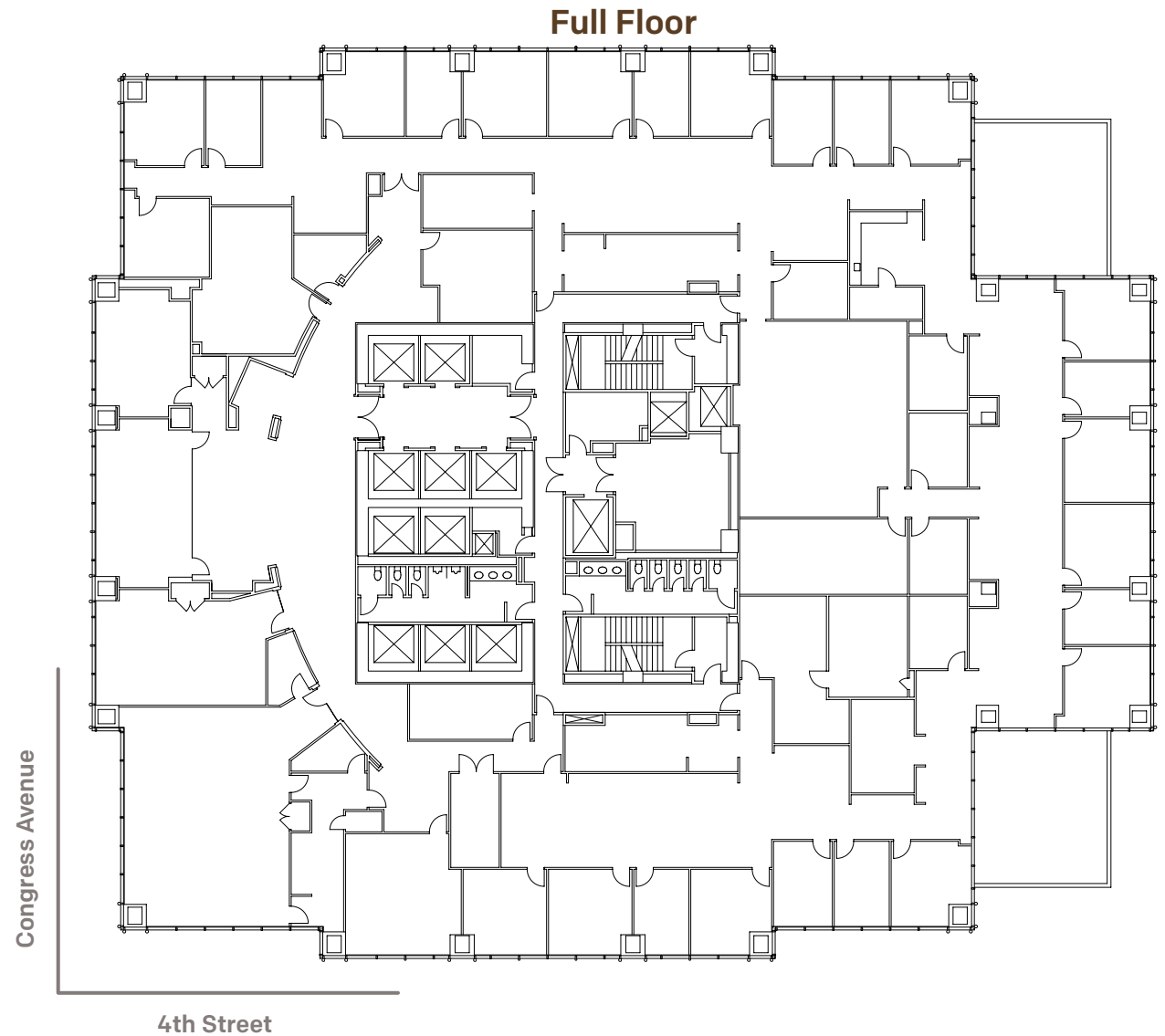
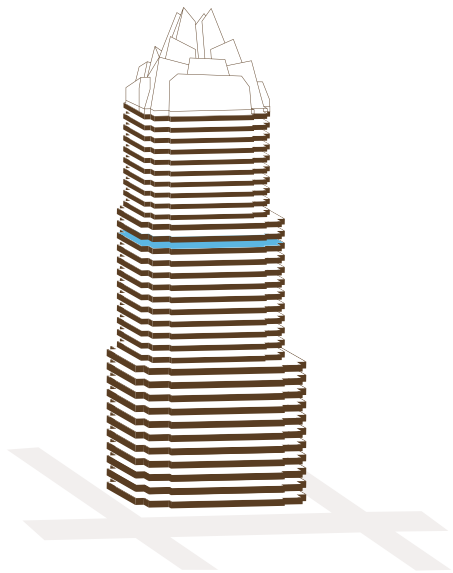
AVAILABILITY



FLOOR 21

Suite	SF	Availability
2100	26,961	IMMEDIATELY

Click to view on VTS



AVAILABILITY

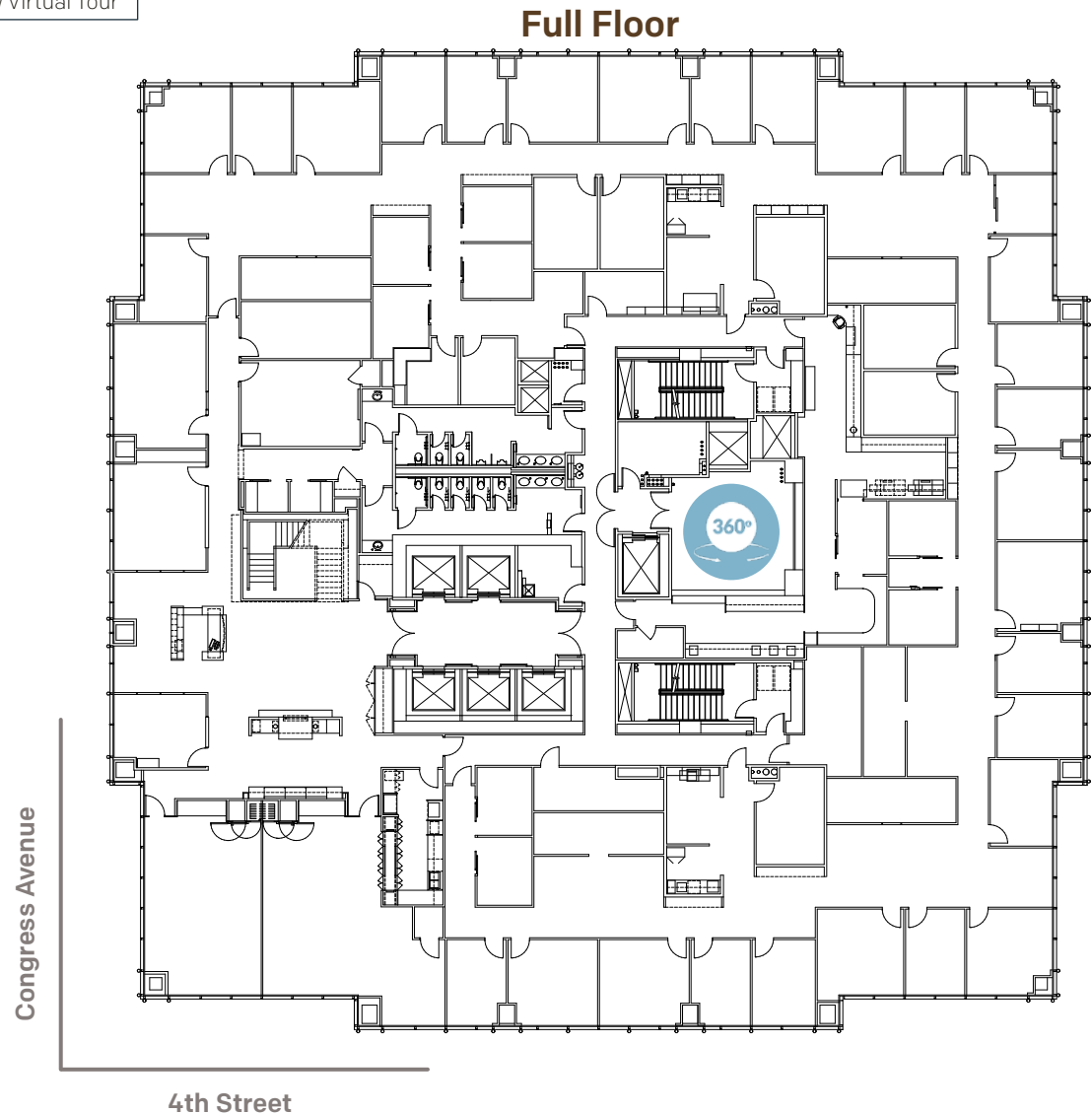
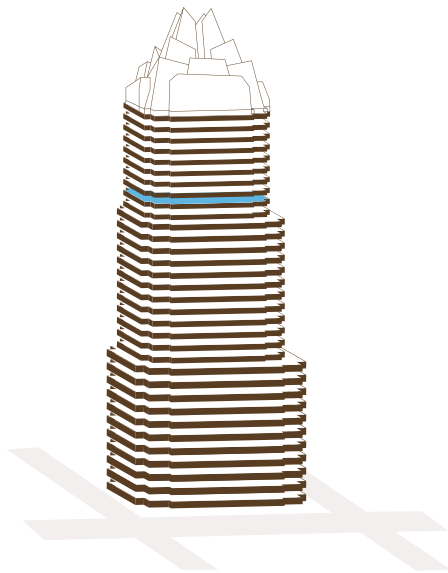
FLOOR 25

Suite	SF	Availability
2500	24,505	IMMEDIATELY

[View Virtual Tour](#)

Max contiguous 49,150 RSF with Suite 2600

Click to view on  **VTS**



AVAILABILITY



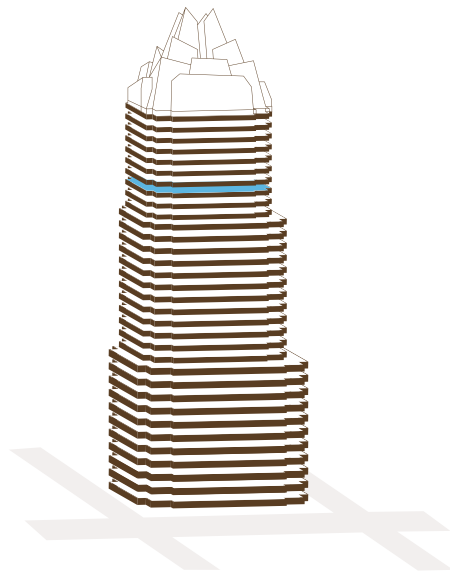
FLOOR 26

Suite	SF	Availability
2600	24,645	IMMEDIATELY

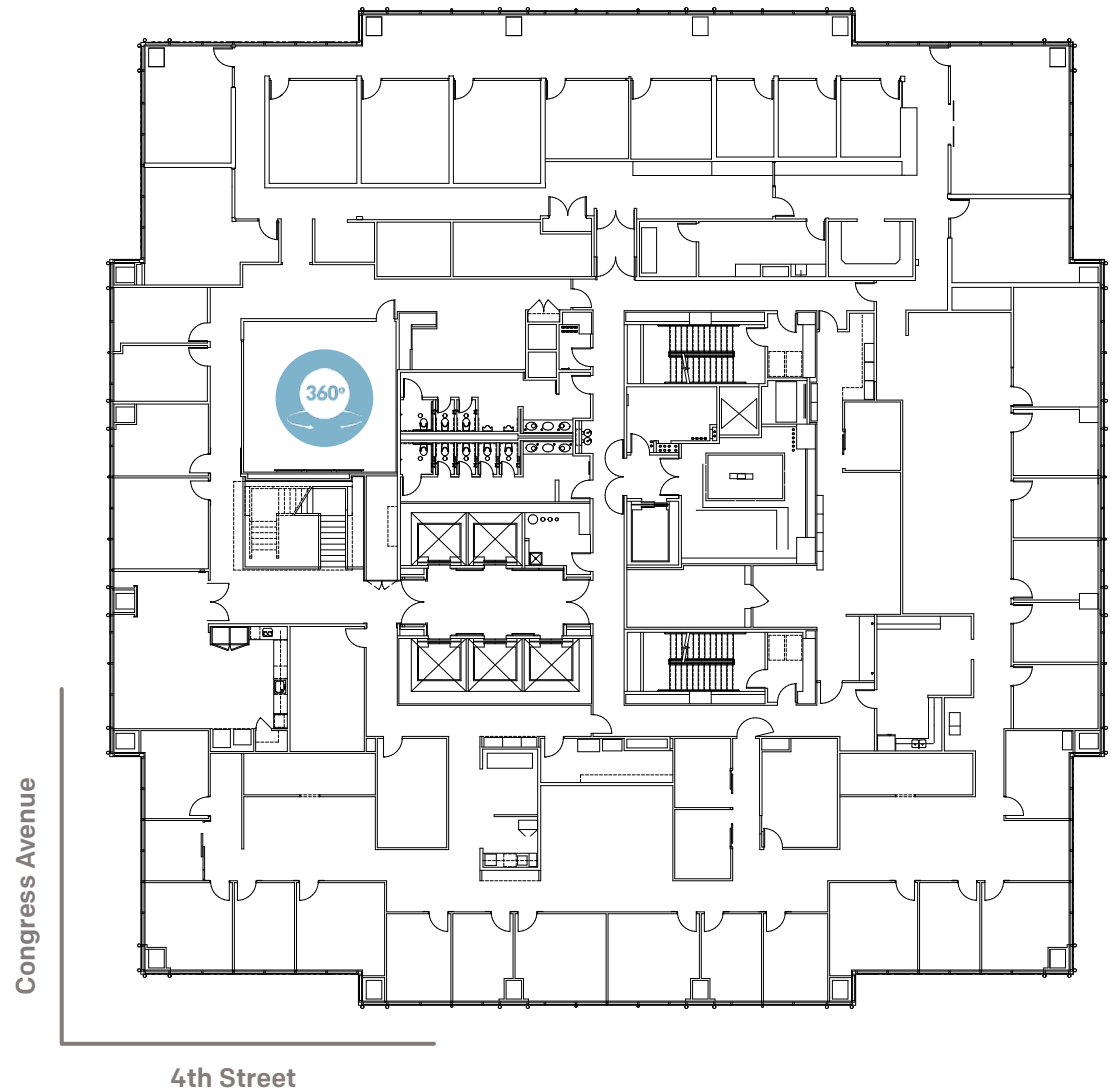
[View Virtual Tour](#)

Max contiguous 49,150 RSF with Suite 2500

Click to view on VTS



Full Floor



AVAILABILITY

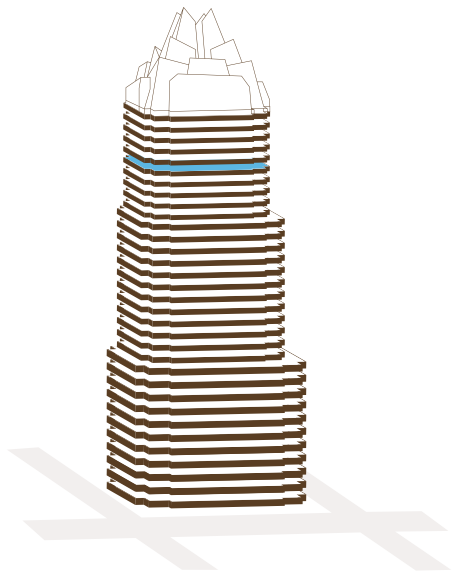


FLOOR 28

Suite	SF	Availability
2800	21,286	60 DAYS' NOTICE

Max contiguous 76,199 SF

Click to view on VTS



AVAILABILITY

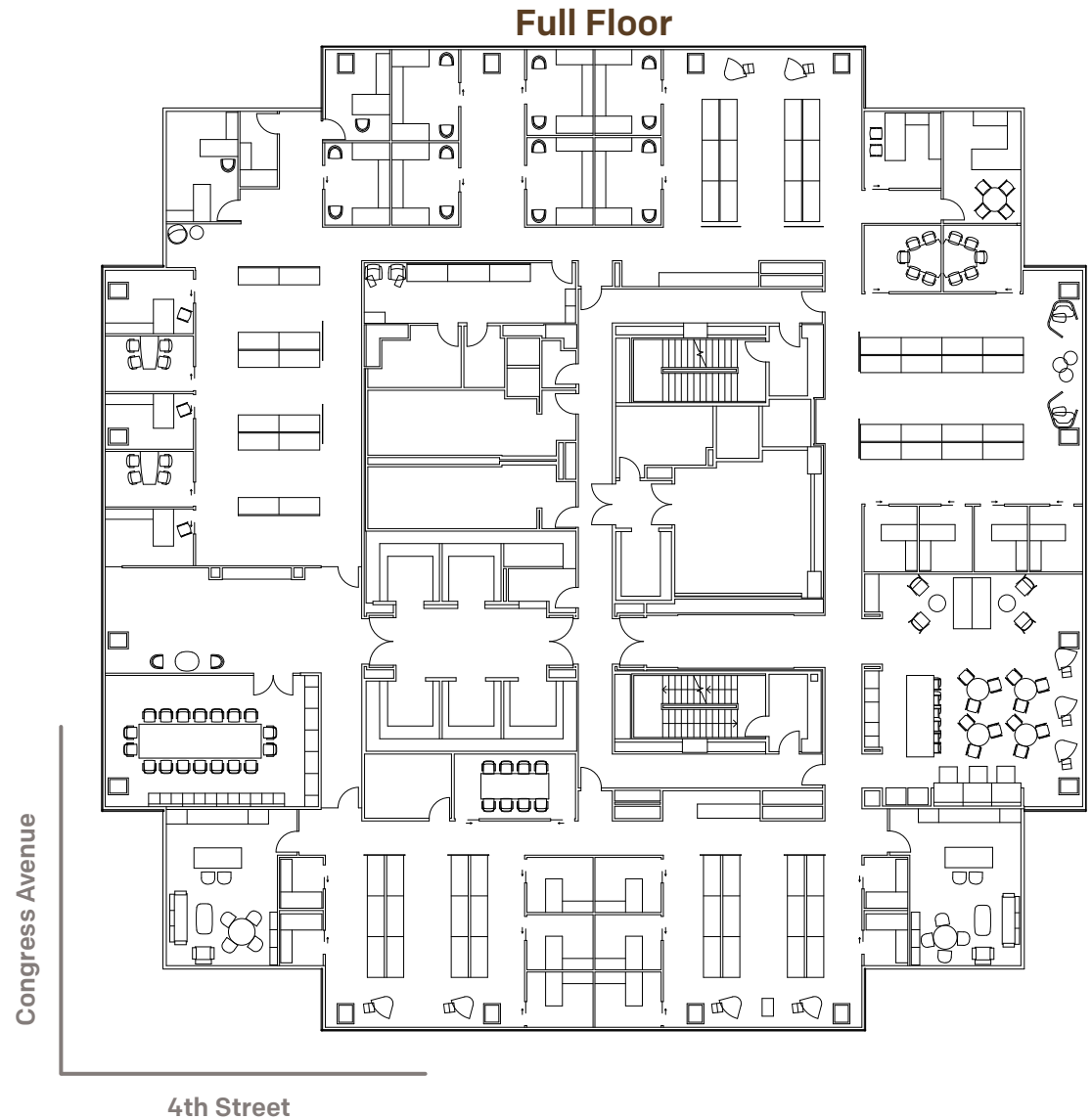
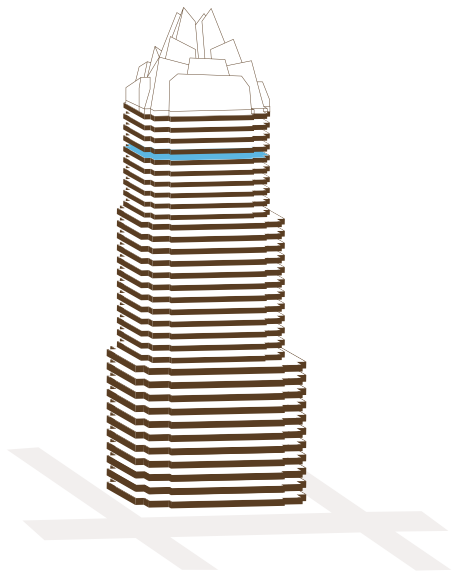


FLOOR 29

Suite	SF	Availability
2900	18,303	60 DAYS' NOTICE

Max contiguous 76,199 SF

Click to view on VTS



AVAILABILITY

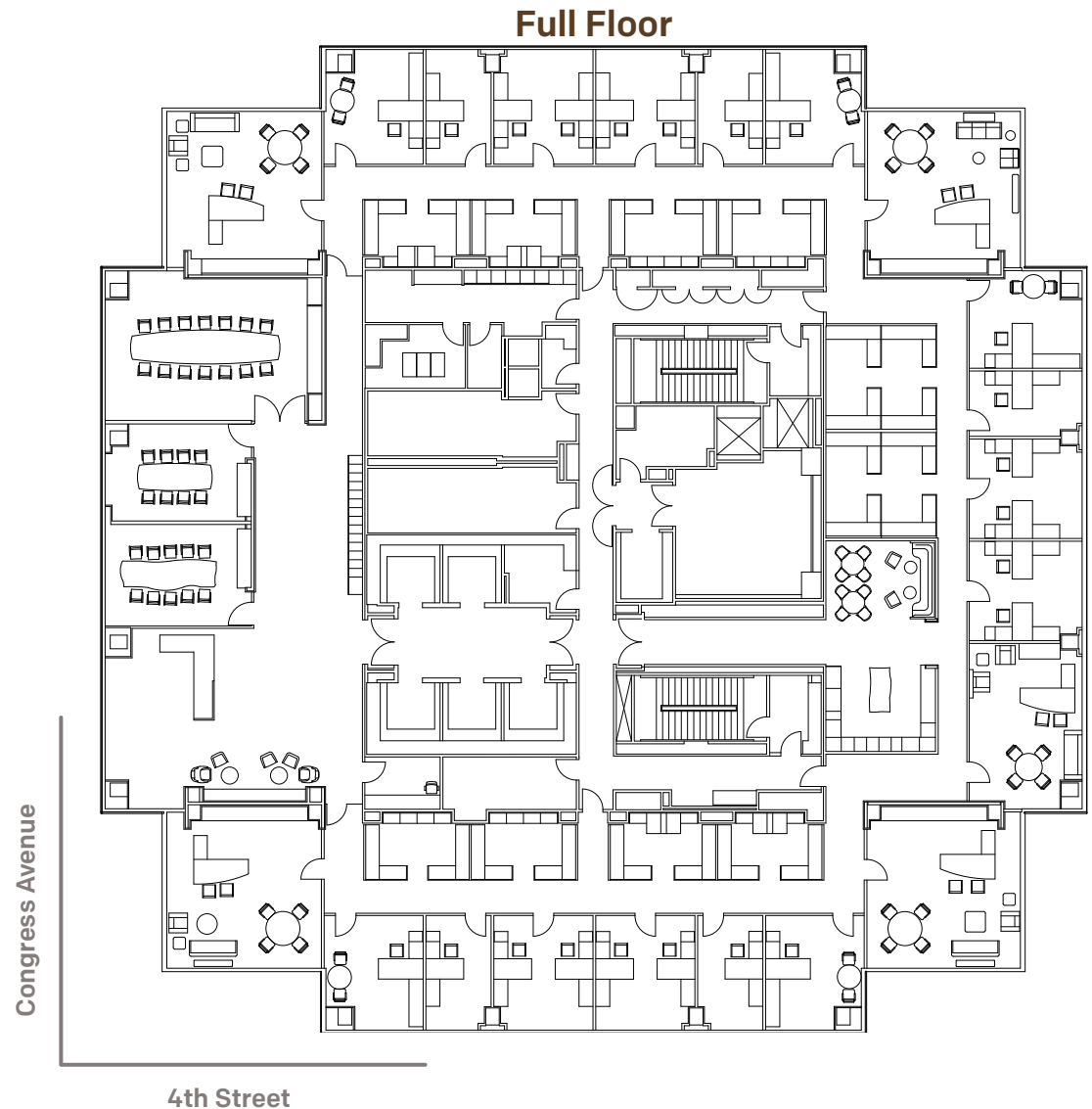
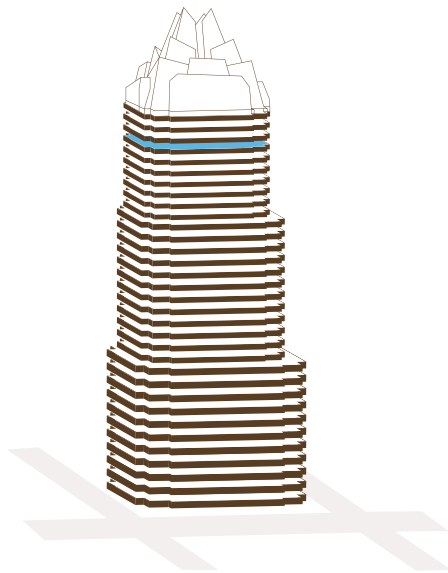


FLOOR 30

Suite	SF	Availability
3000	18,297	60 DAYS' NOTICE

Max contiguous 76,199 SF

Click to view on VTS



AVAILABILITY

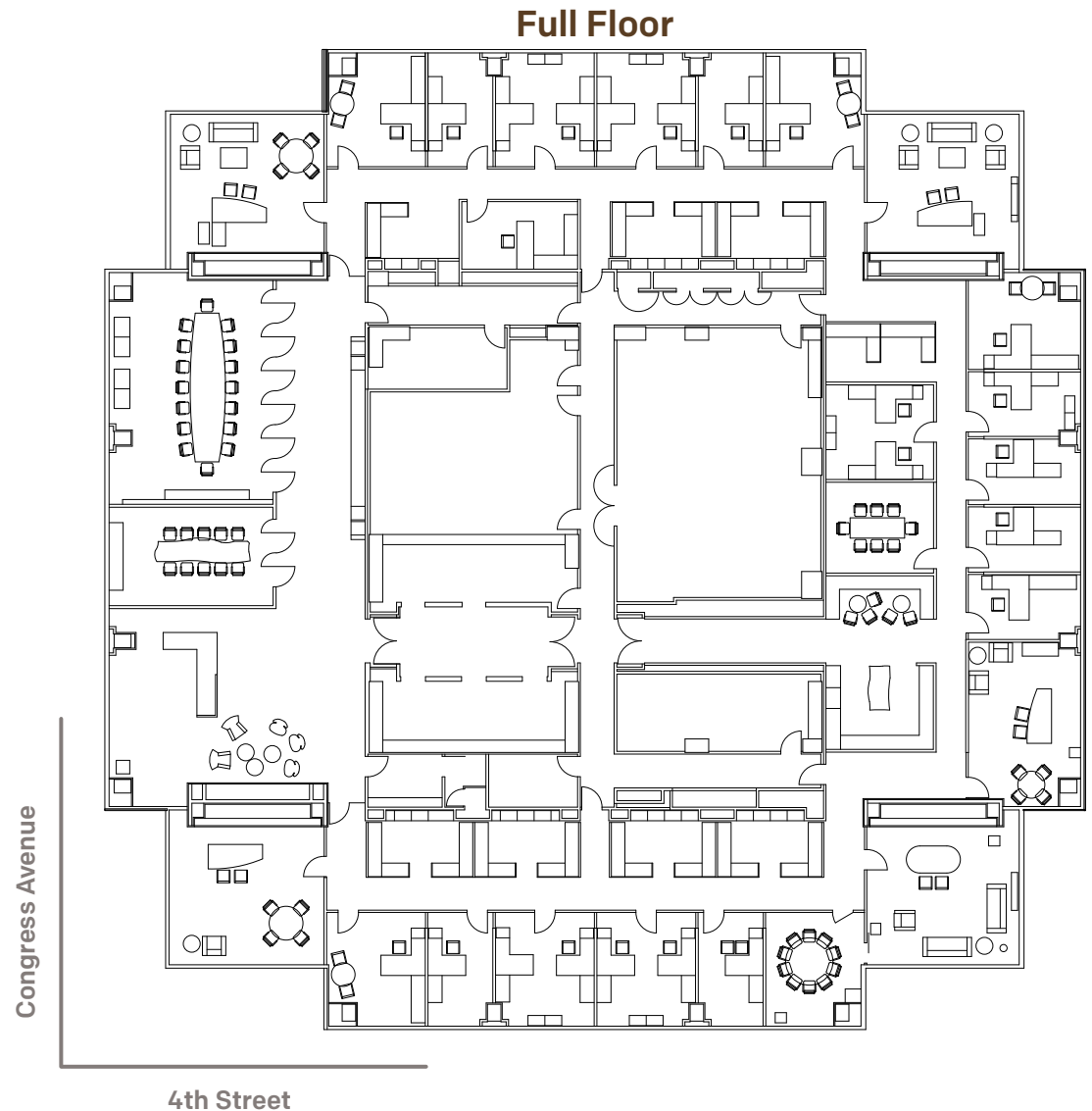
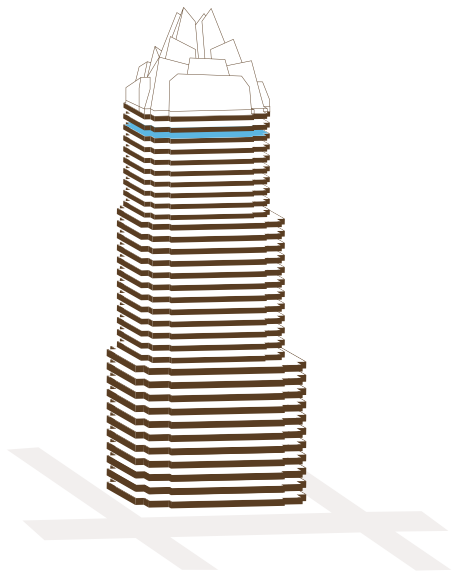


FLOOR 31

Suite	SF	Availability
3100	18,313	60 DAYS' NOTICE

Max contiguous 76,199 SF

Click to view on VTS





FROST TOWER

FROSTTOWERAUSTIN.COM

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date