DRAWN TOGETHER

Rising beyond your imagination. Elevating your experience. 6 x Guadalupe connects unrivaled views and amenities with an authentic Austin footprint in a one-of-a-kind office and residential tower that takes the extraordinary to new heights. The sky’s the limit.

400 W. 6TH STREET
Address

589,112 SF
Total SF

30,244 - 35,501 SF
Typical Plate

66
Total Floors

LEVELS 14—32
Office Floors

2.76 / 1,000
Parking Ratio
FEATURES

If being at the epicenter of Austin business, culture, and nightlife weren’t enough, best-in-class amenities take it to another level: private outdoor terraces, on-site fitness center, high-speed elevators, and open floor plates wrapped in 11-foot floor-to-ceiling vision glass, all dedicated to office use. Put your expectations on notice.

589,112 SF
Office Space

349
Multi-Family Units

LEED GOLD
Certified

30,244 - 35,501 SF
Typical Office Floor Plates

11,500 SF
Conference Rooms / Tenant Lounge / Fitness Center for office users

39,858 SF
Outdoor Office Terraces

10,122 SF
Ground Floor Retail

ADDITIONAL FEATURES

• Destination dispatch elevators
• Dedicated bike entry, elevators, storage
• Unrestricted capitol views
• 14'6 Deck to deck ceiling heights
• 11' Vision glass
WHERE WORLD-CLASS DISTINCTION MEETS LOCAL CHARACTER

This is the spot. 6 x Guadalupe puts you at the top of the city, firmly rooted in the best of Austin culture. Located on historic 6th street, in the heart of the region’s celebrated live music scene and surrounded by restaurants, nightlife, and entertainment venues, it’s an unmatched vantage point with an Austin state of mind.

Enjoy unobstructed views of the capitol building and a downtown location that is transit friendly as well as highly walkable and bikeable. At the intersection of exclusivity and accessibility: 6 x Guadalupe.
TYPICAL LOW-RISE OFFICE LEVEL
30,708 RSF

TYPICAL HIGH-RISE OFFICE LEVEL
31,637 RSF
OFFICE LEVEL 32
30,244 RSF

TRADITIONAL TEST FIT
- 8 Executive Offices
- 47 Traditional Offices
- 10 Junior Offices
- 9 Admin
HYBRID TEST FIT
132 Work Stations
27 Private Offices

CREATIVE TEST FIT
204 Work Stations
DEVELOPER, COMMERCIAL

Lincoln Property Company was founded in 1965 as a developer and manager of high-quality residential communities. Over the next few years, we expanded our line of products and services to include commercial real estate. Our international reputation for successful management of our own properties quickly attracted a large client base of owners and investors who recognized the value that we could provide in development, property management, brokerage, investing, advisory, construction management, engineering, and all real estate consulting services.

DEVELOPER, RESIDENTIAL

Kairoi Residential is a premier, vertically integrated, multifamily investment, development, and property management company headquartered in San Antonio, with offices in Austin and Denver. Since 2003, the partnership has transacted on $4.3 billion across 50,000 multifamily units in many cities and states around the country.

The word ‘Kairoi’ (pronounced K-roy) represents moments in time where opportunities are seized. Everything we do—every day and in every service line—is about creating and capturing opportunities for our residents, our associates, and our investors.

INVESTMENT PARTNER

DivcoWest, founded by Stuart Shiff, is a vertically-integrated operator, owner, developer and real estate partner to the innovation economy. DivcoWest’s employs approximately 140 employees across corporate offices in San Francisco, Los Angeles, Boston, Washington, DC and New York as well as numerous property management locations across the United States. Since its inception, DivcoWest and its predecessor have acquired more than 46 million square feet of commercial space - primarily throughout the United States. DivcoWest has a longstanding history of investing primarily in properties that serve the innovation markets of the economy, seeking to capitalize on DivcoWest’s extensive network of relationships within the markets for which the company has served over the last 25+ years. DivcoWest’s real estate portfolio currently includes existing and development properties consisting of office, R&D, lab, industrial, retail and multifamily.

ARCHITECT

Gensler is widely recognized as the world’s leading collaborative design firm, not just the largest. The ability to work together as an integrated team is part of our DNA, and we’ve embraced it at every level, from our Co-CEOs to our studios and project teams.

Clients come first in everything we do.

With more than 3,500 active clients, we work across the global economy. Our clients are remarkably diverse: large and small, private and public, for-profit and nonprofit. We help them grow, sustain, and transform: whatever it takes to embrace their future.
At the coveted intersection of West 6<sup>th</sup> Street and Guadalupe soars a state-of-the-art mixed-use project that merges the incomparable with the iconic. Where world-class distinction meets local character.

A downtown Austin original.