



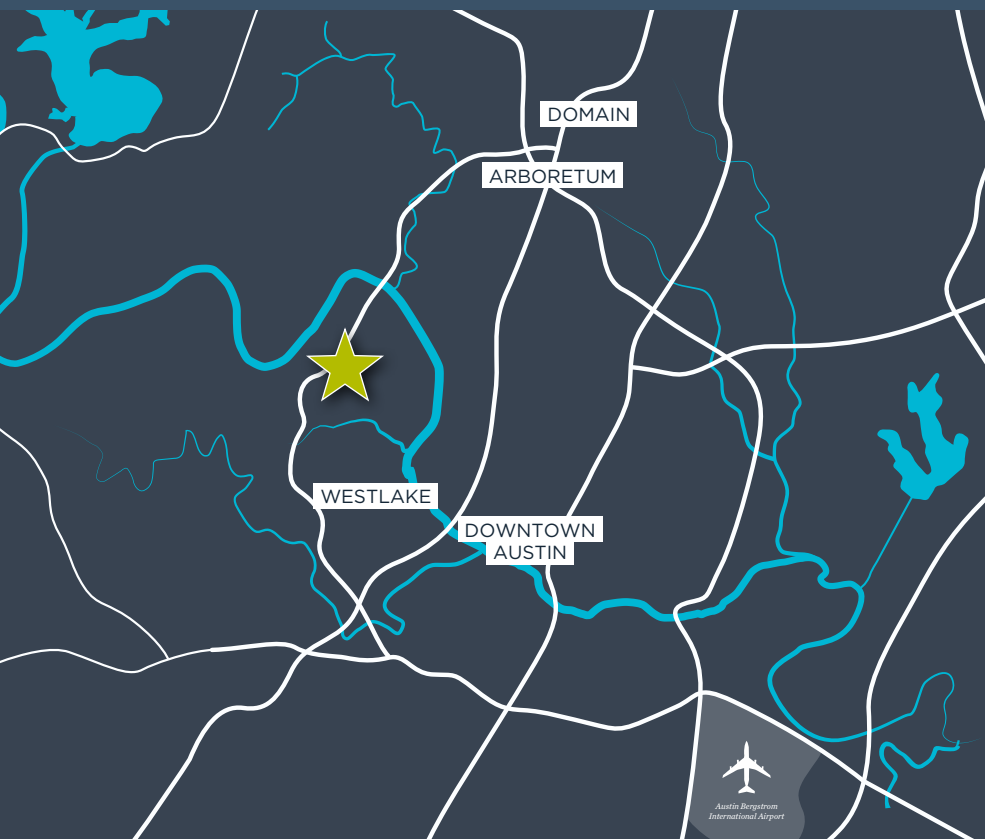
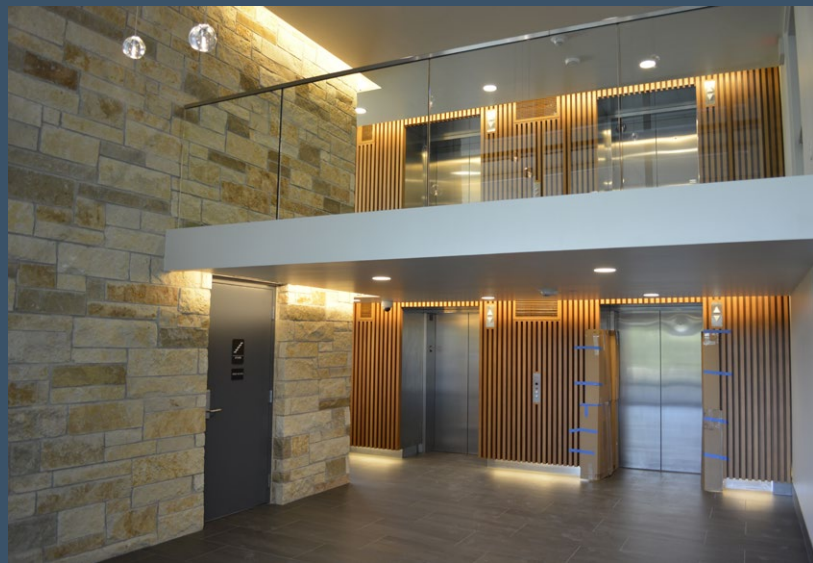
6001 BOLD RULER WAY  
AUSTIN, TX 78746

**35,551 RSF**  
CLASS-A OFFICE

**DAVENPORT360.COM**



**17,750 RSF AVAILABLE**



## LEASING TEAM

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**CUSHMAN &  
WAKEFIELD**

## 35,551 RSF CLASS-A OFFICE SPACE

Cushman & Wakefield is pleased to present Davenport 360, a new Class A office building on scenic Capital of Texas Highway. This innovative building offers world-class architecture by the award-winning Studio 8 Architects, solar power, VIEW® Dynamic smart glass, and spectacular panoramic hill country views. Davenport 360 is located in beautiful West Austin, near Davenport Ranch, Austin Country Club, Barton Creek subdivision and Country Club, Rob Roy, St. Stephen's School and Westlake Hills.

## 17,750 RSF AVAILABLE

- Entire 5th floor
- Panoramic views
- Building signage available



## PROPERTY HIGHLIGHTS

- Excellent visibility and corporate branding opportunity
- Perfect for mid-size corporate user
- Three-level under-building parking garage
- Solar-powered
- VIEW® Dynamic Glass

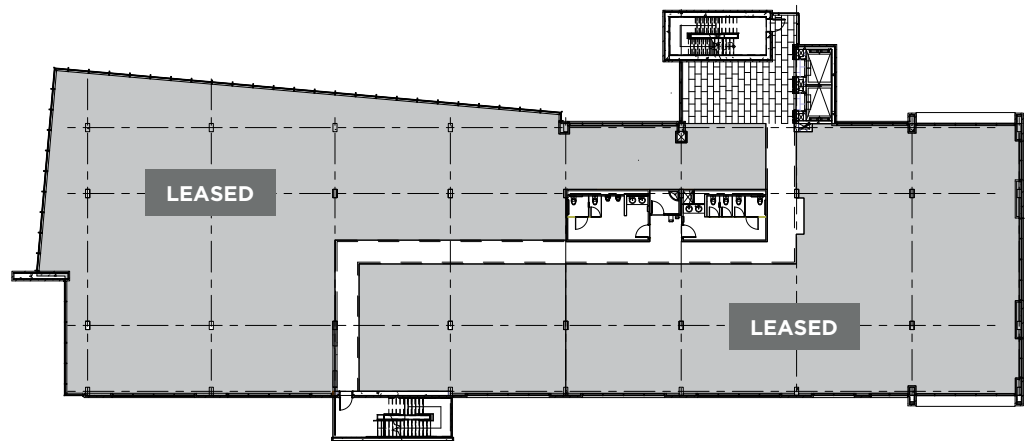
## AREA AMENITIES

- Located right off Capital of Texas Highway in Austin's Tech Corridor
- Numerous restaurants and retail destinations nearby
- Located only 15 minutes from downtown



LEVEL 4

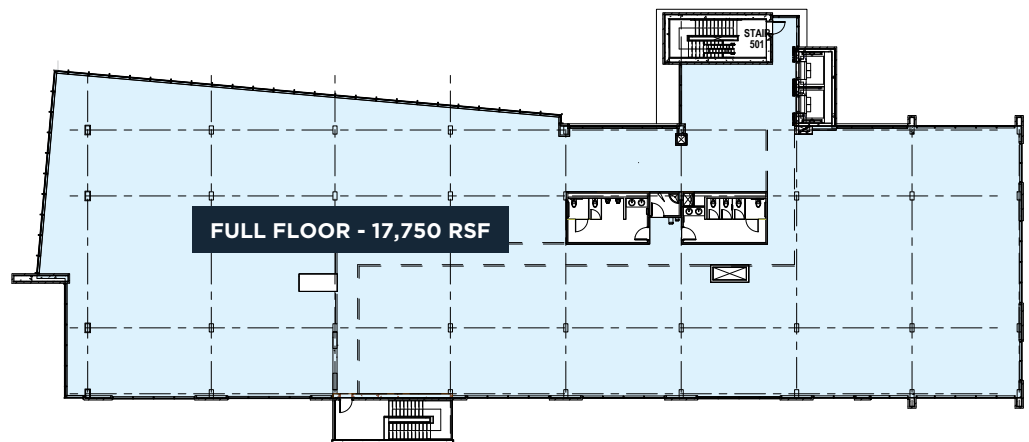
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LEVEL 5

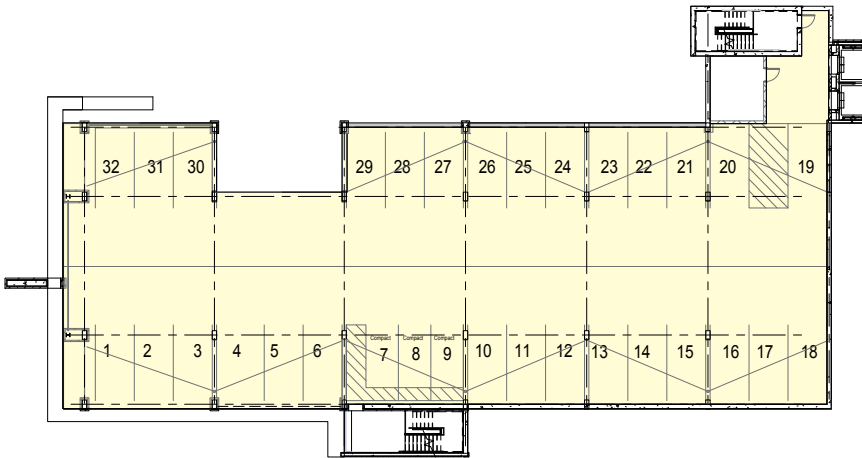
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**CAN BE SUBDIVIDED**  
4,000 RSF - 17,750 RSF

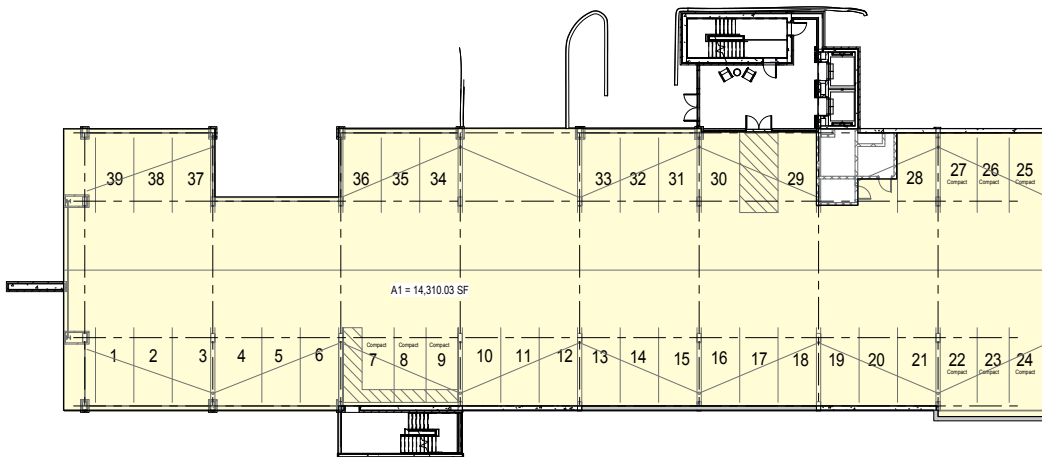


360°

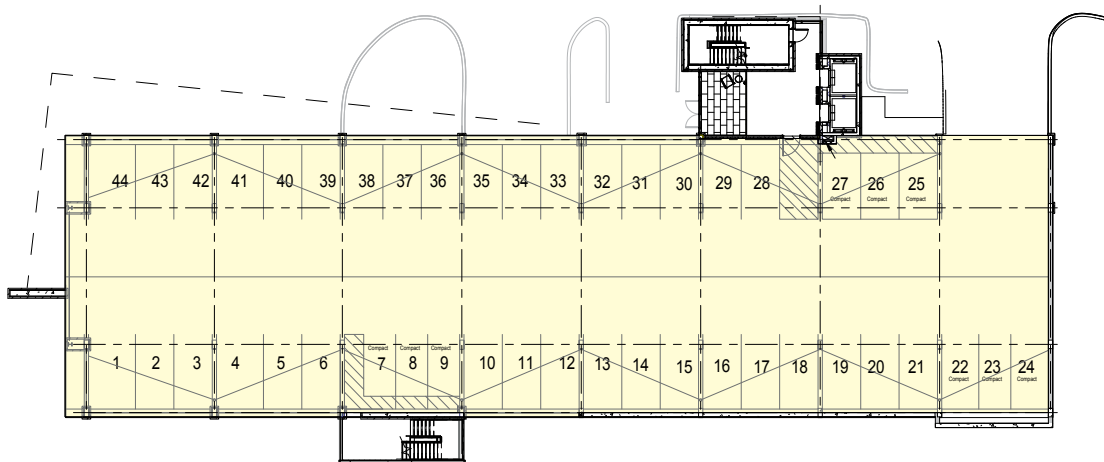
VIRTUAL TOUR



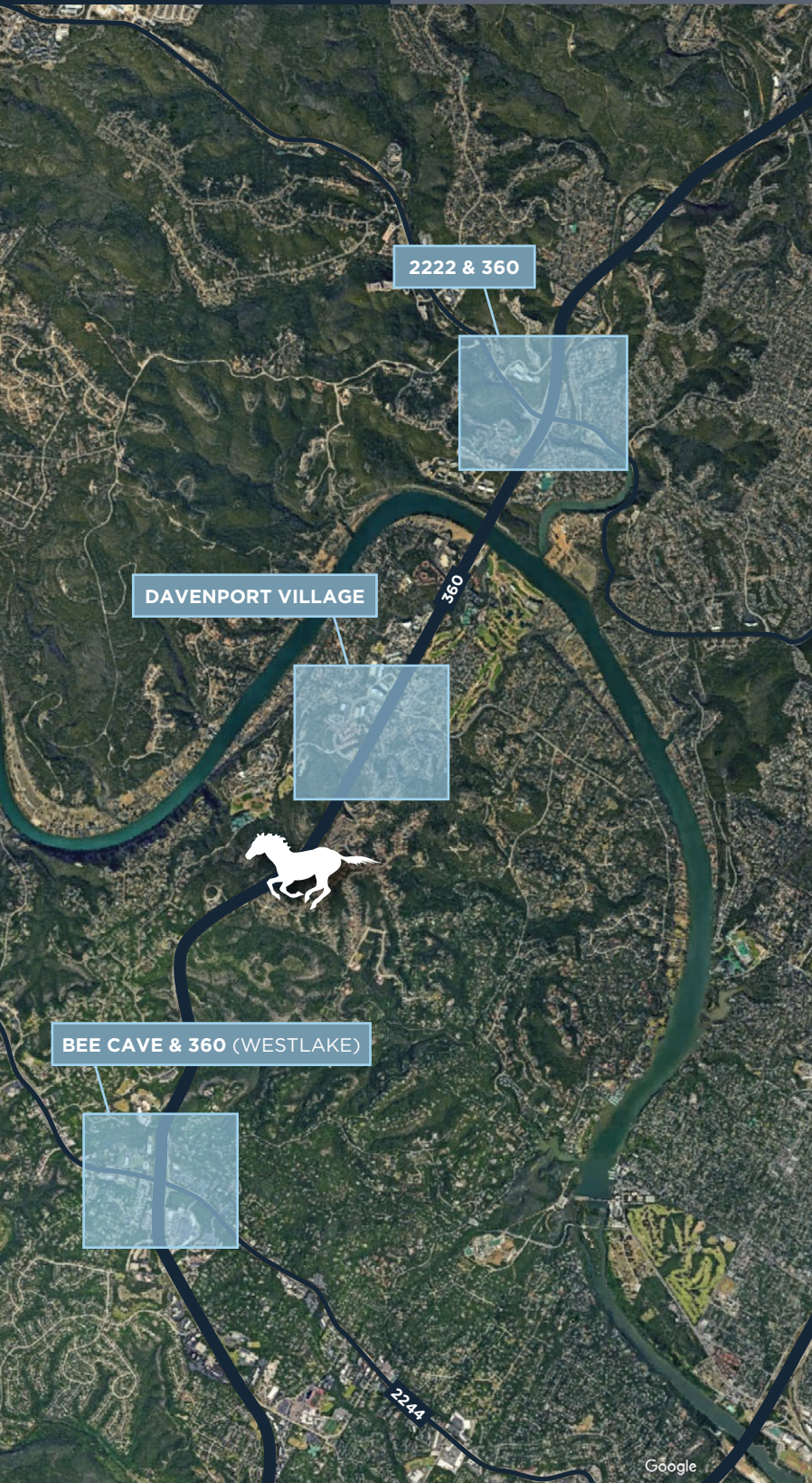
LEVEL 1 **G1**



LEVEL 2 **G2**



LEVEL 3 **G3**



## 2222 & 360 - 5 Min Drive

360 Pizza	Siena Restaurant
Bridgepoint Cafe	Subway
The County Line BBQ	Scoreboard
Papa John's	Waterloo Ice House

## DAVENPORT VILLAGE - 2 Min Drive

360 Uno	Jade Restaurant
Aloha Beauty	Maudie's Milagro
Austin City Threads	Mercedes Trahan
BB&T	Nails by Gaby
CC Wellness	NW Hills Florist
Copeland Jewelers	Paris in a Bite
Davenport Wine & Spirits	Pink Lady Lash
Face to Face Spa	Serasana Yoga
Intense Fitness 22	Subway
Jack Allen's Kitchen	Westbank Dry Clean
	Wild Orchid Salon

## BEE CAVE & 360 - 5 Min Drive

AT&T Store	Office Depot
Bluemercury	P. Terry's Burgers
Chick-fil-a	Palm Beach Tan
European Wax	Pilates Bodies & Barre
FedEx Office	Santa Fe Optical
Gold's Gym	Snap Kitchen
Hair by Olivia	Snappy Salads
Hat Creek Burgers	Starbucks
HEB	Tacodeli
Izumi Sushi	The Hills Salon
Jimmy John's	The Grove Wine Bar
Kerbey Lane	Tyler's
Lola Savannah Coffee	UFCU Westlake
Lonestar Kolaches	Woof Gang Bakery
Lupe Tortilla	Wynn Nails
MOD Pizza	Zoës Kitchen



## AUSTIN'S FIRST OFFICE WITH INTELLIGENT WINDOWS

view

Dynamic Glass

With View Dynamic Glass, tenants will be able to enjoy windows that do not require blinds or shades, preserving the panoramic hill country and greenbelt views surrounding the property. Powered by a sophisticated intelligence engine that adapts to outdoor conditions and occupant preferences, View Dynamic Glass automatically adjusts tint levels based on Davenport 360's design, location, orientation, sun position and cloud cover. By letting in natural light and blocking unwanted solar heat during Austin's 300 days of sunshine per year, View Dynamic Glass will significantly reduce Davenport 360's energy bill.



Clear when you want it. Tints when you need it.



## DAYLIGHT IN THE WORKPLACE STUDY

How natural light improves health, wellness & productivity

↓  **51%**  
Reduced eyestrain

↓  **63%**  
Fewer headaches

↓  **56%**  
Less drowsiness

↑  **2%**  
Higher productivity