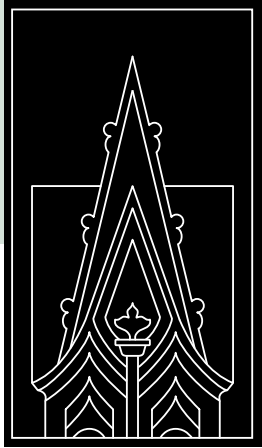


# NORWOOD

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## TOWER





## NORWOOD TOWER HISTORY

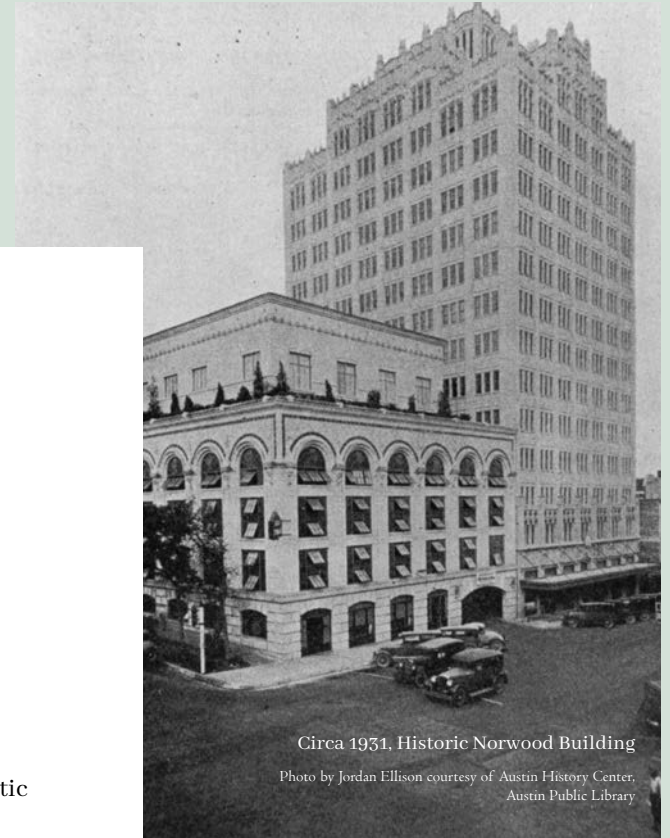
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Hailed as the most dazzling building in Austin since its 1929 debut, the Norwood Tower resembles a classic fairy-tale castle. The dramatic façade of this elegant Gothic Revival office tower stuns the viewer with its eclectic confection of finials, gargoyles and ornate tracery full of romance, mystique and nostalgia.

The lobby entry is adorned with travertine marble wainscoting and columns with marble capitals and bases resting on polished Texas limestone flooring. Its ornamental plaster ceiling is adorned with gold leaf medallions.

The building's owners, members of President Lyndon B. Johnson's family, have deep roots in Austin and many ties to the Norwood Tower. Johnson's daughter and her husband have chosen to make their home in the building's penthouse, affirming their commitment to downtown revitalization, urban living, and the building's rich, historic significance.

Built in 1929, the Norwood Tower will celebrate its 90th Anniversary in July of 2019. Its history is intricately interwoven with Austin's oldest families, medical and legal professionals, and the city's business community.



Circa 1931, Historic Norwood Building

Photo by Jordan Ellison courtesy of Austin History Center,  
Austin Public Library

*The building had more light  
than most buildings. Dad  
was very pleased with the  
appearance of the building and  
with the opportunity to add so  
many innovations, like the air-  
conditioning and the garage.*

– Watt Harris Jr., Son of the Architect

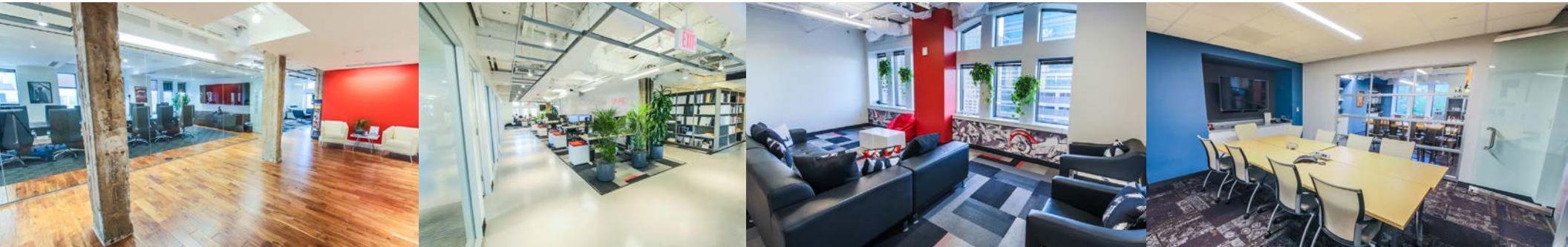




# NORWOOD

T O W E R

NEW IMPROVEMENTS UNDERWAY



A V A I L A B I L I T Y

Suite 100 4,319 RSF (Office/Retail)  
Suite 500 15,133 RSF (Full Floor)  
Suite 1200 7,384 RSF (Full Floor)

P A R K I N G R A T I O

2 per 1,000 RSF

P R O P E R T Y H I G H L I G H T S

- On-site management and ownership
- Rooftop patio for entertaining
- On-site conference/meeting facility and tenant lounge
- Low operating expenses
- Building signage available
- Perry's Steakhouse
- Historic landmark

OFFICE FOR LEASE

NORWOOD TOWER | 114 W 7TH STREET | AUSTIN, TEXAS 78701



Part of Austin's vital downtown business life and within walking distance of the State Capitol, Norwood Tower is an address of prestige and elegance. Due to its location and historic stature, Norwood Tower has been filled to capacity, unable to accept new tenants. This Austin landmark now has available space to lease, providing an unparalleled opportunity for successful companies.

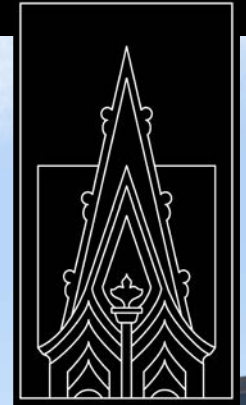
FOR MORE INFORMATION

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jsteinberg@ecrtx.com

Patrick Ley SIOR, CCIM  
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pley@ecrtx.com





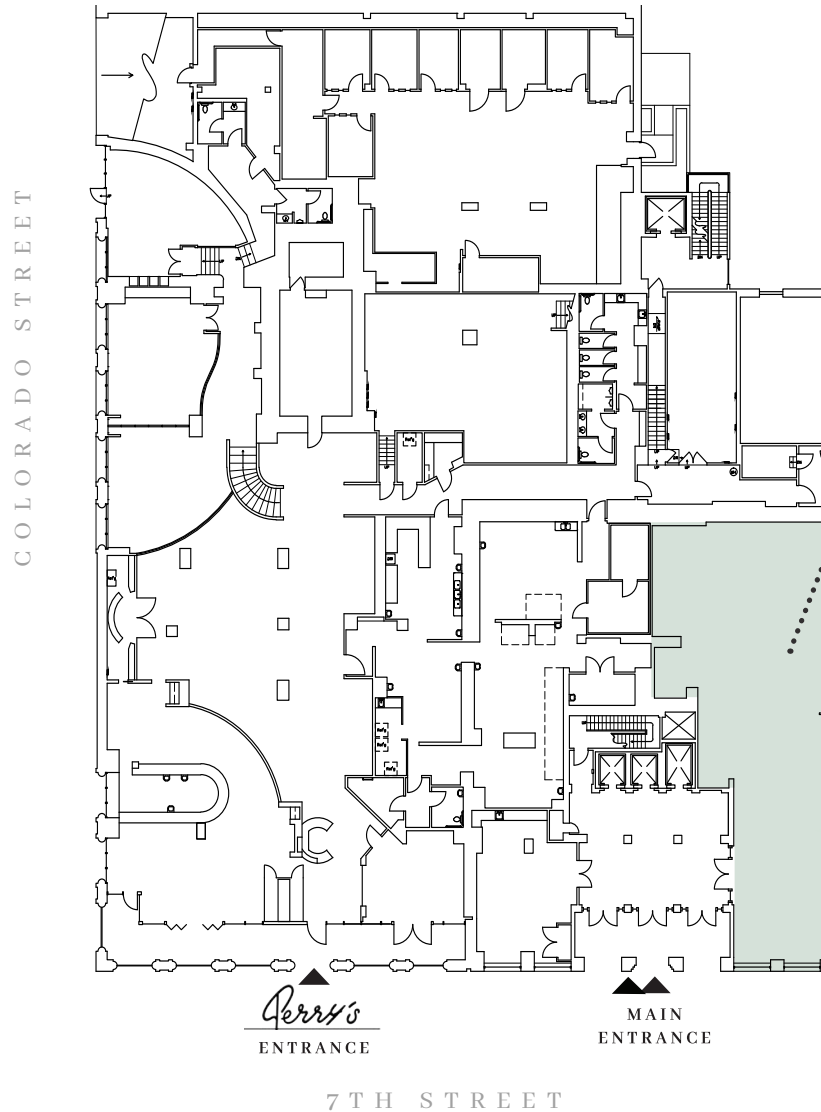


Rooftop patio space for tenants  
to enjoy / host private events.



# NORWOOD TOWER

# FLOOR ONE 1

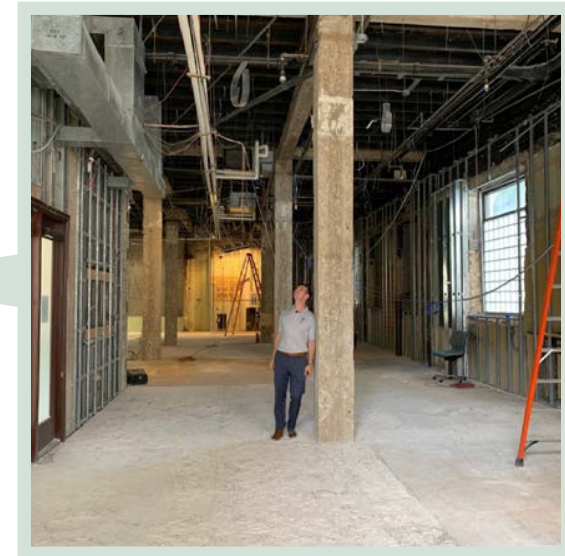


## SUITE 100

4,319 RSF

Office/Retail

Proposed Spec Suite on  
Following Page



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# NORWOOD TOWER

## SUITE 100

Proposed Spec Suite Plan

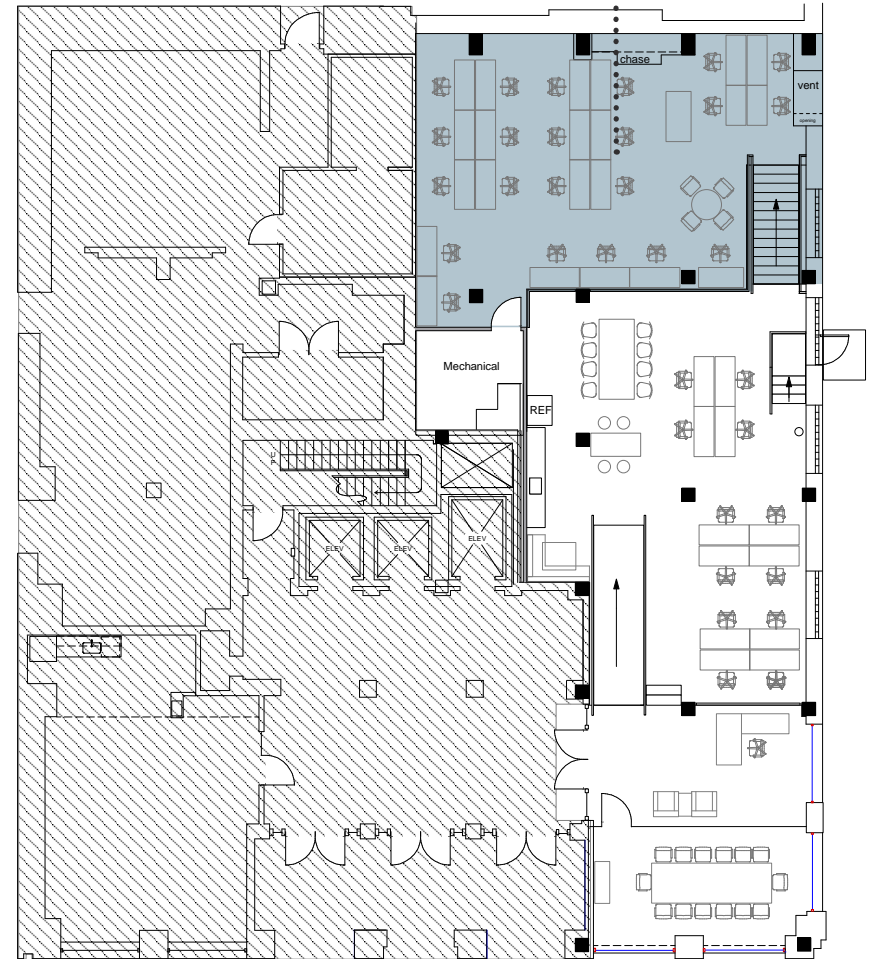
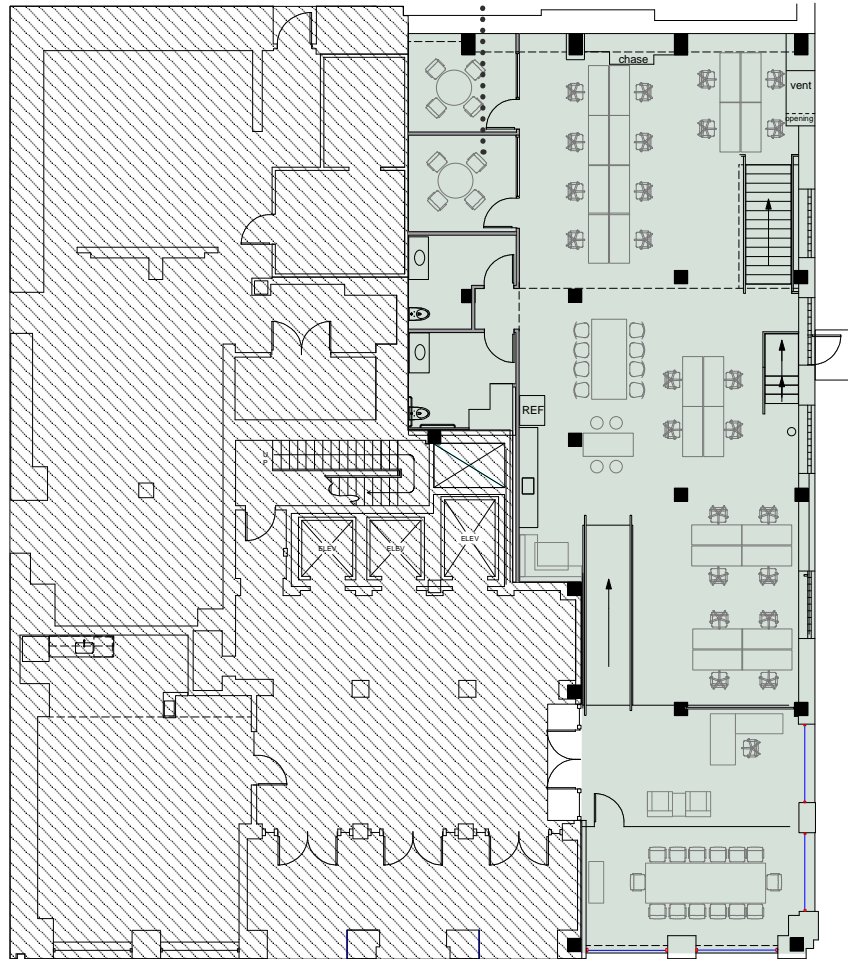
4,319 RSF

# FLOOR ONE 1

Main Level

Mezzanine

COLORADO STREET



7TH STREET

OFFICE FOR LEASE

NORWOOD TOWER | 114 W 7TH STREET | AUSTIN, TEXAS 78701





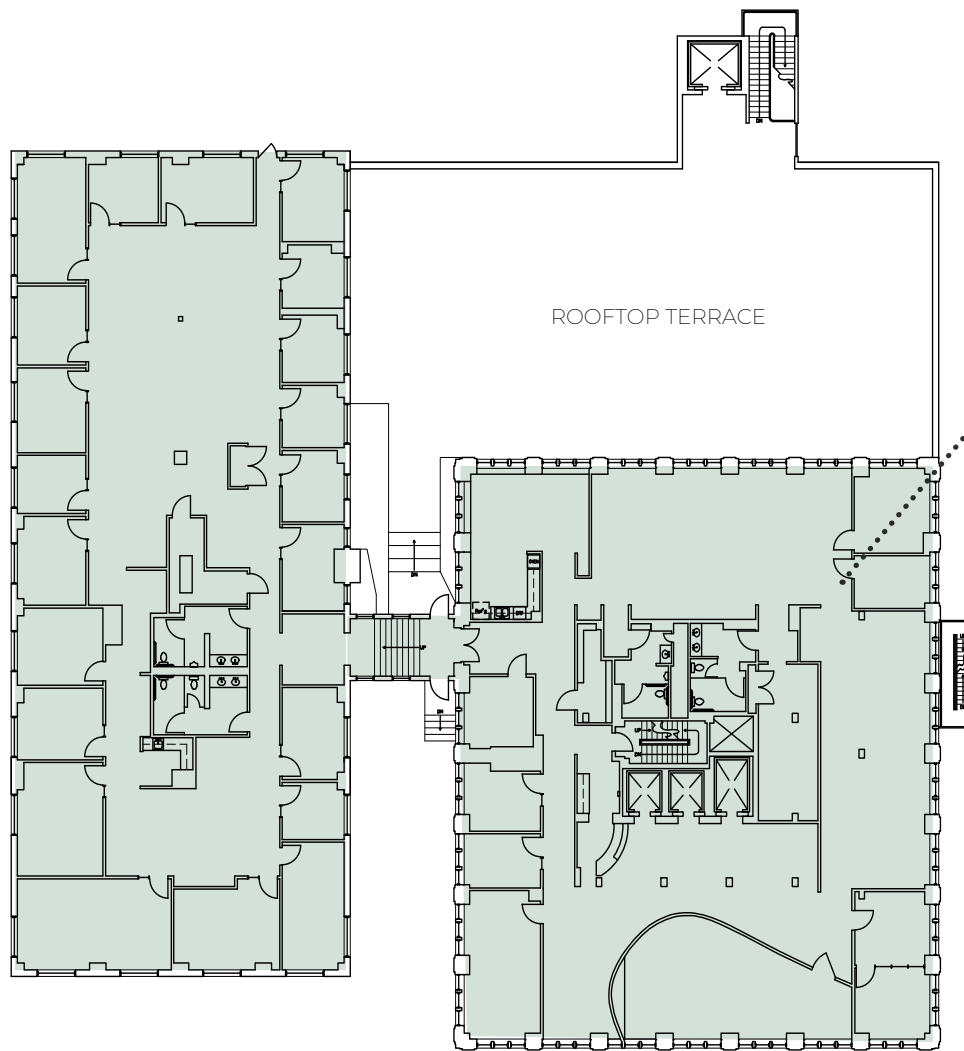
# NORWOOD

T O W E R

F L O O R F I V E

# 5

COLORADO STREET



SUITE 500

15,133 RSF



360° VIRTUAL TOUR

7TH STREET

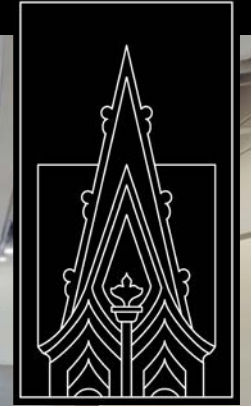
PHOTOS ON  
FOLLOWING PAGE

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FLOOR 5 PHOTOS

5

OFFICE FOR LEASE

NORWOOD TOWER | 114 W 7TH STREET | AUSTIN, TEXAS 78701



# NORWOOD

T O W E R

# FLOOR TWELVE 12

## SUITE 1200

7,384 RSF

Spec Suite Coming Soon

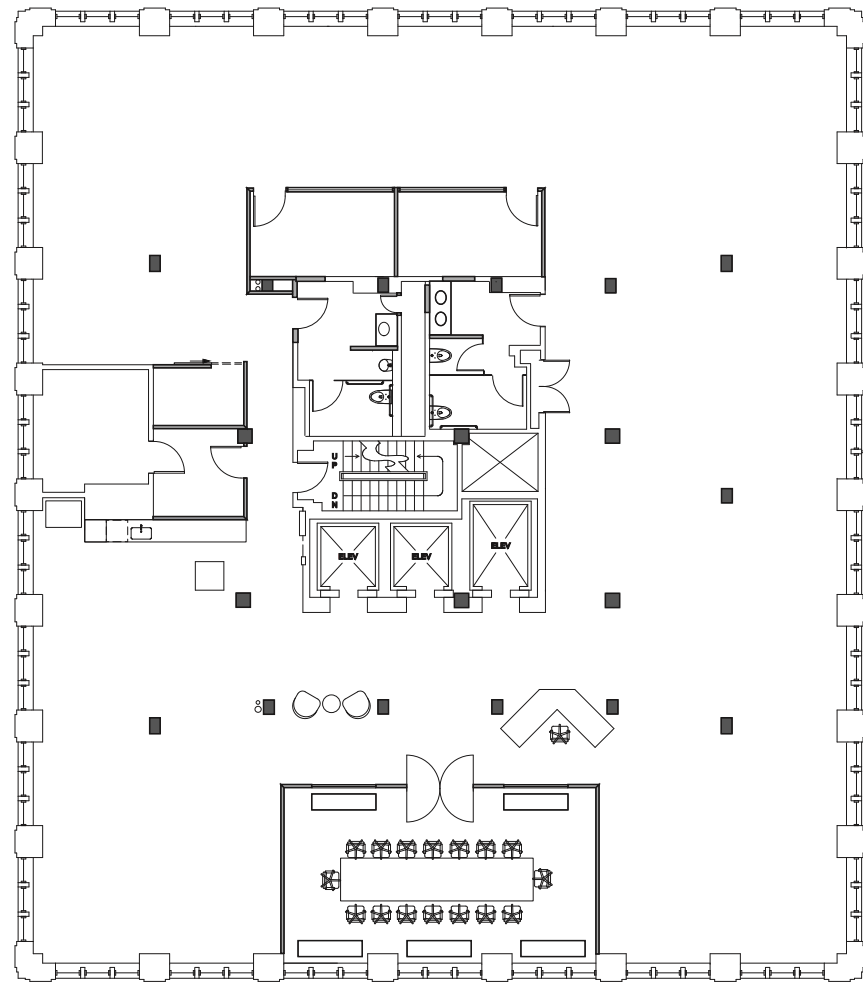
(4/1/22)



360° VIRTUAL TOUR

Proposed Spec Suite on  
Following Page

COLORADO STREET



7TH STREET





# NORWOOD

T O W E R

# FLOOR TWELVE 12

## SUITE 1200

7,384 RSF

Spec Suite Coming Soon

(4/1/22)

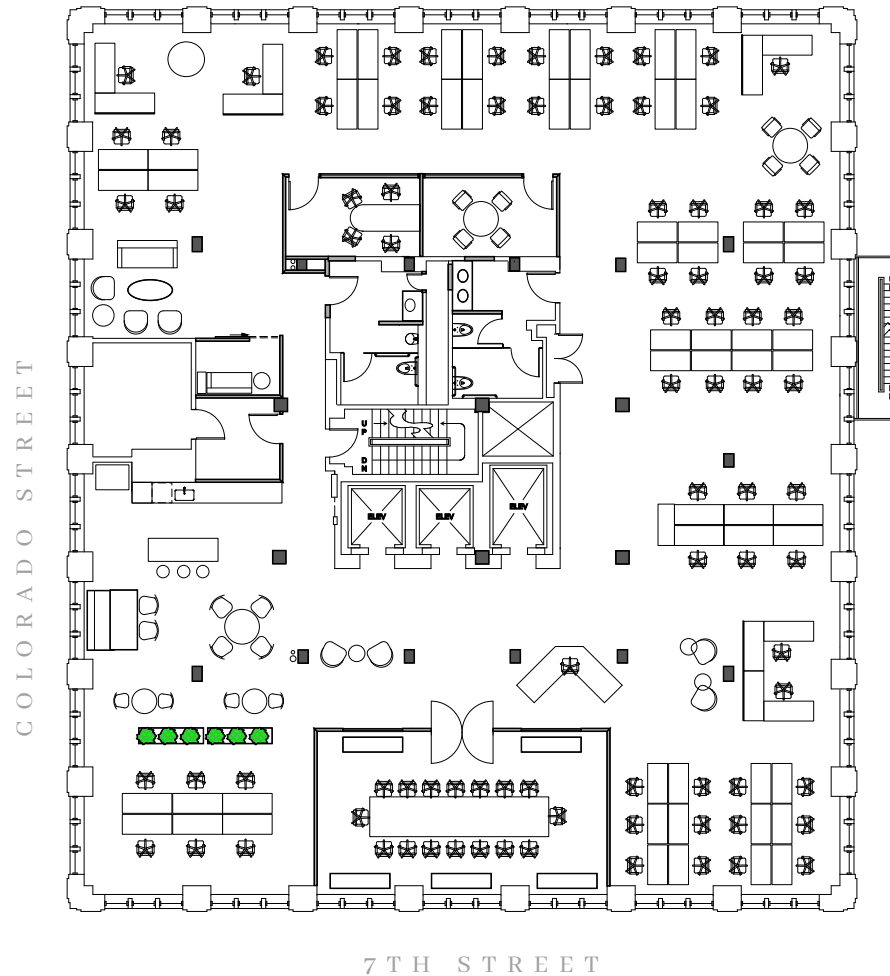


360° VIRTUAL TOUR

### COUNTS

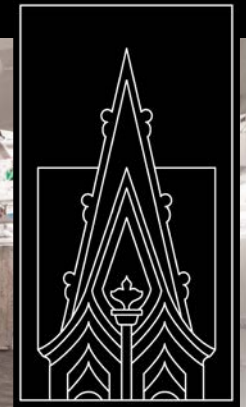
WORKSTATIONS :	65
CONFERENCE/TRAINING ROOMS :	3
BREAK ROOM :	1
HUDDLE AREAS :	6
MOTHERS ROOM/QUIET ROOM :	1
WORK/COPY AREA :	1
IT/STORAGE :	1

Pictures of Full Floor  
Space on Following Page



COLORADO STREET

7TH STREET



PICTURES OF  
FULL FLOOR SPACE

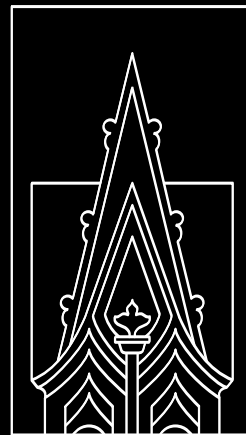
OFFICE FOR LEASE

NORWOOD TOWER | 114 W 7TH STREET | AUSTIN, TEXAS 78701

The prestigious Norwood Tower, where historic beauty unites with modern  
flair to create a truly unique business environment.

---

114 W 7TH STREET | AUSTIN, TEXAS 78701







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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 interest 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 say 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date