



Project Information

FEATURES

107,000 SF of parking garage, 417 total spaces
3 ground floor retail or office lease spaces.
Seeking AEGB & LEED certifications
Outdoor patio/deck spaces
Amenities include: Gym with lockers and showers, bike storage, EV (electric vehicle) charging stations, WIFI enabled outdoor space.

CLIENT

Architect: Michael Hsu Office of Architecture (Design Architect) & Studio 8 (Architect of Record)
Client: Manifold Real Estate & Unico

SIZE

142,000 SF, 4-story, Class A shell office building (30,000 – 38,000 SF per floorplate)

DESIGN SERVICES

MEP Engineering



BOULDIN CREEK COMMONS AUSTIN, TX

The new Bouldin Creek Commons offers exceptional walkability and amenities in a highly walkable urban center.

Located within central Austin in an area home to a large population of the city's creative class workforce, Bouldin Creek Commons offers a unique office experience. With decks overlooking the parks of West Bouldin Creek, as well as views to downtown, the building connects deeply with the city. Centrally located within the West Bouldin Creek neighborhood, the building is also walking distance from a variety of shops, restaurants, and apartments.

The area around the new Bouldin Creek Commons has seen a significant amount of development in retail, restaurants, and residential projects, but few office projects. With the introduction of this new Class A office space, workers have an alternative to commuting into the congested center of downtown.

Onsite amenities include a gym with lockers and showers, bike storage, electric vehicle charging stations, and WiFi enabled outdoor space.

