

PRESCOTT GROUP'S LATEST ACQUISITION

**316 W. 12TH STREET | AUSTIN, TEXAS**



Prescott Group is excited to announce the acquisition of 316 W. 12th Street in Austin, TX for office redevelopment, located just one block from the Texas State Capitol.

**TRANSACTION HIGHLIGHTS:**

- 316 W. 12th Street is an off-market acquisition from original owner/occupier.

**REDEVELOPMENT PLANS INCLUDE:**

- Increasing the rentable square footage by 26,000 square feet.

- Expanding the glass area on the east and west facades to maximize views of the Texas State Capitol and the Austin Hill Country.

- Modernization of the core and shell with all new windows and curtain wall, interiors, modernizing elevators, and adding amenities including a large roof top terrace, conference room, fitness facility, showers and lockers, bike lockers and a landscaped courtyard.

- Commencement will begin in 4Q2016 with delivery for new tenant finish out in 3Q2017.

**GET IN TOUCH**

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