



**MUSIC LANE**  
SOUTH CONGRESS

**BUILDING IV**  
**1007 S. CONGRESS AVE.**  
**OFFICE PENTHOUSE**

Own the skyline.  
Plug into South Congress.

# WHERE CULTURE MEETS COOL

The Music Lane Office Penthouse, is a 12,500 RSF full floor with a private entrance, and private patio. Perched above a 30,000 square foot Equinox and the best dining, retail and entertainment Austin has to offer, the Music Lane Office Penthouse has unequalled architectural and cultural presence in the heart of South Congress.



**BUILDING IV**

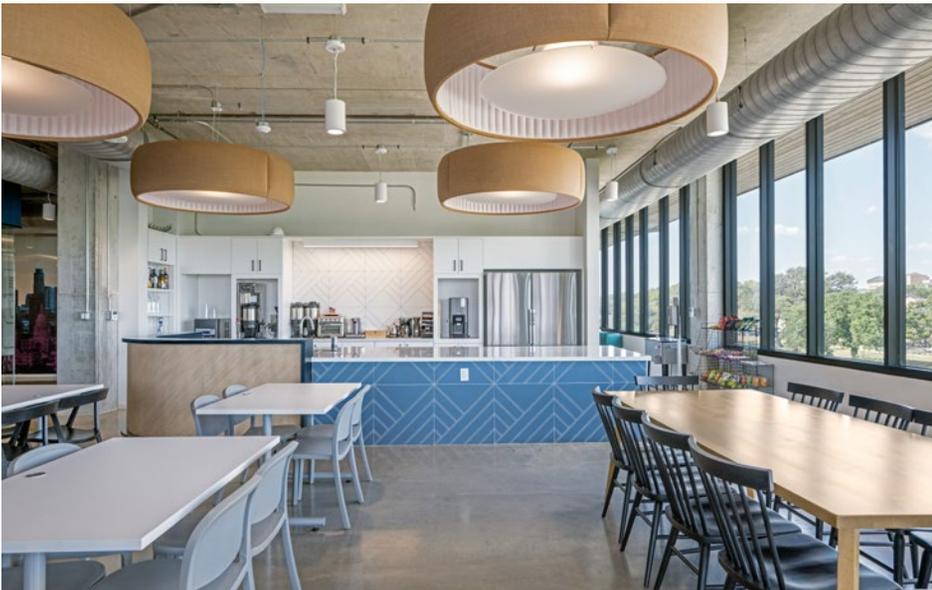
SKYLINE VIEWS. PRIVATE ACCESS. TOTAL CONTROL.



**PRIVATE ENTRANCE**



**PRIVATE PATIO**



**KITCHEN DESIGNED FOR GATHERINGS**

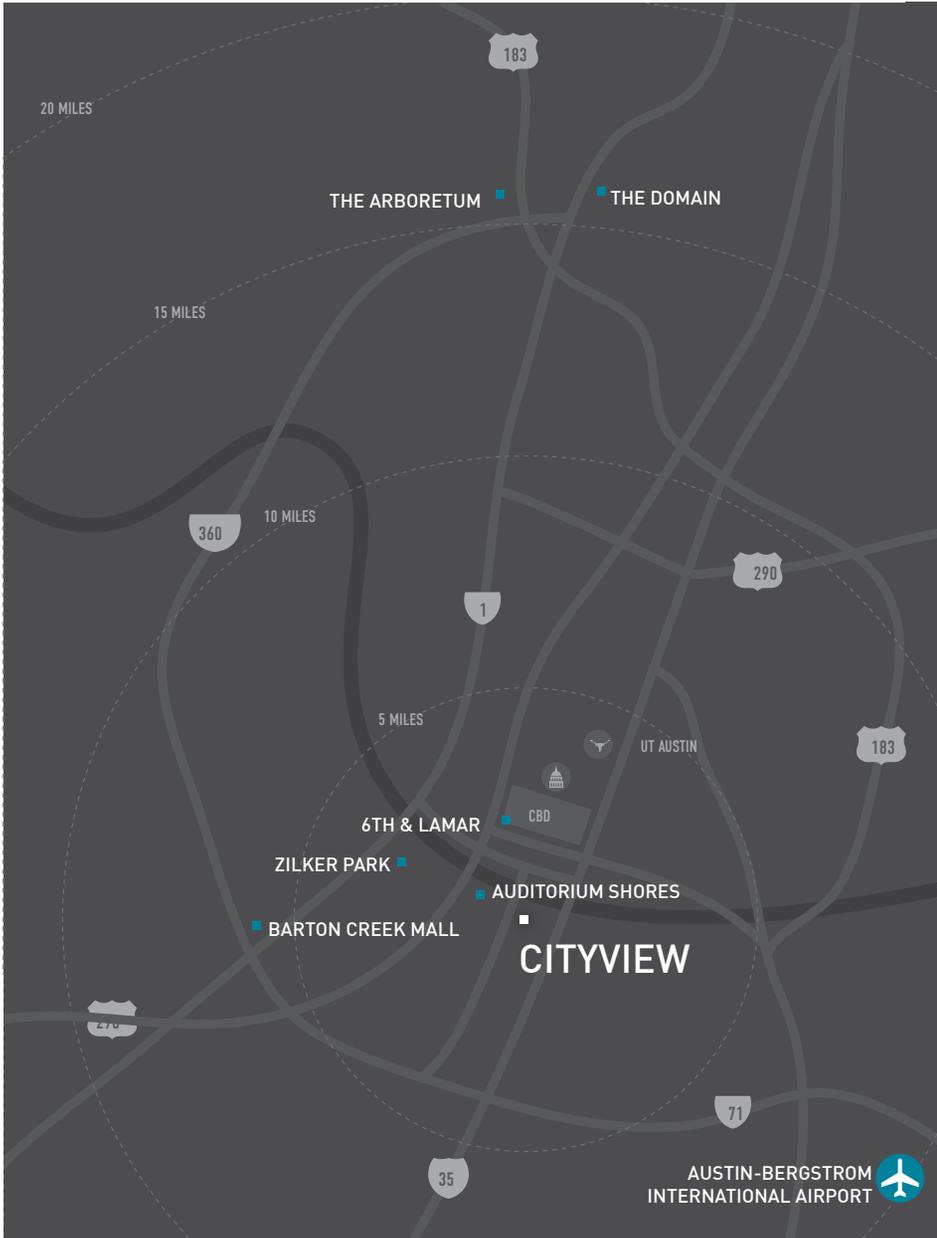


**OFFICE WITH A VIEW**

SURROUNDED BY GREAT DINING, SHOPPING AND HOTELS



STRATEGICALLY LOCATED AT THE CENTER OF ALL THAT AUSTIN HAS TO OFFER



## THE PROJECT.

MUSIC LANE IS CREATING A NEW FOCAL POINT FOR THE ENERGY AND EXCITEMENT OF SOUTH CONGRESS.

Music Lane IV is a 4-story building which offers a full floor—12,500 square feet of penthouse space—above a 30,000-square-foot Equinox. Adjacent to Soho House Austin and a diverse range of on-site dining, retail, and entertainment, Music Lane has an unequaled architectural and cultural presence in the heart of South Congress. Music Lane offers employers a rare opportunity to provide an office environment in an iconic high energy location with amazing downtown views that appeals to today's most in-demand employees.





SOHO HOUSE

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The hotel, club, and restaurant offerings of Soho House perfectly complement Music Lane's retail and creative-office space, giving the project a 24-7 buzz.

**OTHER AREA HOTELS**

Proximity to Hotel Magdalena, Hotel Saint Cecilia, Hotel San José, the Austin Motel, and South Congress Hotel put the project at the epicenter of Austin's festival and conference scene.

**LOCALLY INSPIRED DESIGN**

Texas-based, internationally recognized architecture firm Lake | Flato has designed Music Lane to stand out as a signature structure, while also giving it the feel of a place that has been there for decades.

**INVITING OUTDOOR SPACES**

Shaded courtyards, paseos, and expansive outdoor decks and rooftop spaces encourage visitors to linger, energizing the property and reinforcing its role as a retail destination.

**EQUINOX**

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This upscale, full-service fitness club from Equinox features unrivaled fitness classes and personal training, performanceinspiring studios, and luxury amenities.

**ON-SITE PARKING**

On-site structured parking spaces will create a level of access and convenience seldom seen in urban retail districts.

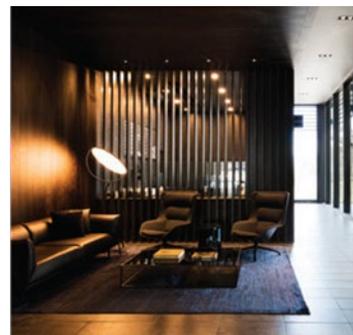
**ECLECTIC MERCHANDISING**

Featuring a thoughtfully curated collection of brands, true to the eclectic appeal of South Congress, while also reflecting it's growing status as a premier retail destination.

# EQUINOX.

THIS HIGH-PERFORMANCE FITNESS CLUB OFFERS BESPOKE EXPERIENCES AND UNPARALLELED SERVICES.

Equinox operates 89 upscale, full-service clubs, with more than 70,000 members throughout the US as well as international locations in London, Toronto, and Vancouver. The company offers an integrated selection of Equinox-branded programs, services and products, including strength and cardio training, studio classes, personal training, spa services and products, apparel and food/juice bars. In its 26-year history, Equinox has developed a lifestyle brand that represents service, value, quality, expertise, innovation, attention to detail, market leadership and results.



PHOTOS ARE FROM OTHER EQUINOX LOCATIONS

# SOUTH CONGRESS HOTELS.



HOTEL MAGDALENA



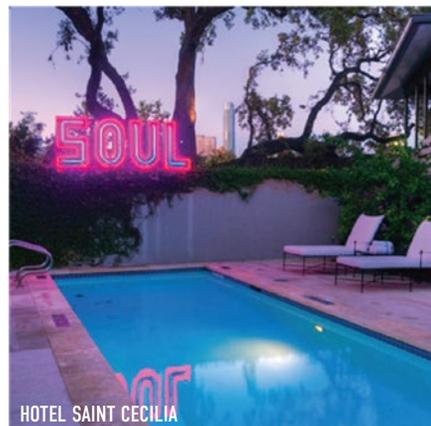
SOHO HOUSE



HOTEL SAN JOSÉ



HOTEL MAGDALENA



HOTEL SAINT CECILIA



SOUTH CONGRESS HOTEL



AUSTIN MOTEL

# THE SITE.



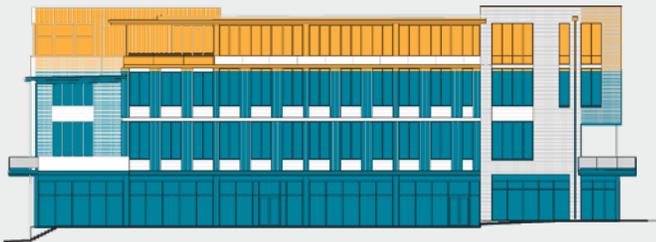
# OFFICE PENTHOUSE

1007 S. CONGRESS AVE. | 12,500 RSF OFFICE AVAILABLE | 2.75/1,000 PARKING RATIO

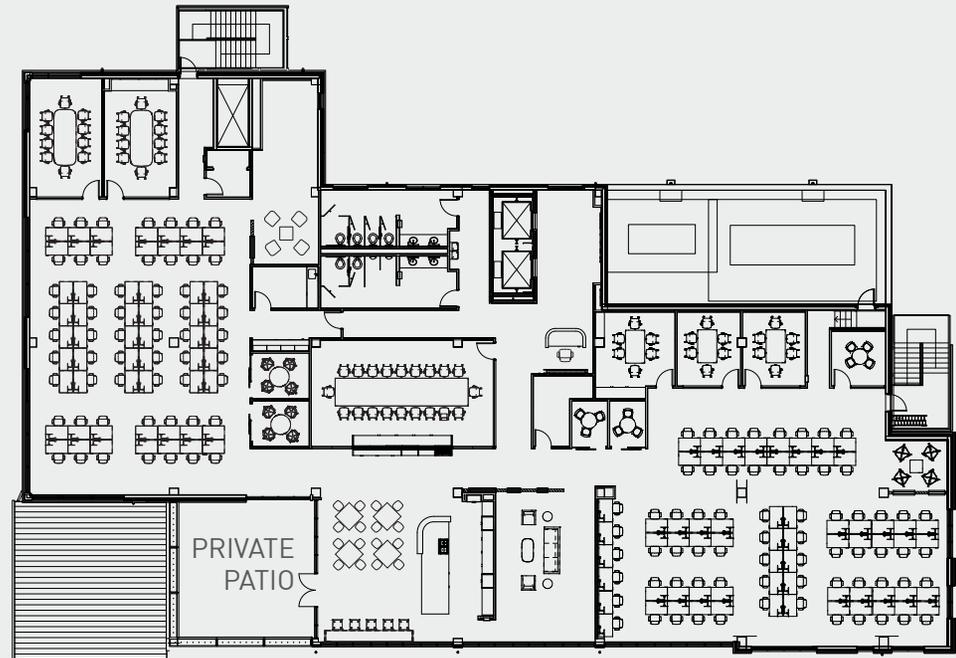
**SUITE 400:** 13,142 RSF  
COMING AVAILABLE JUNE 1, 2026



BUILDING ELEVATION



OFFICE SPACE



CONGRESS AVE

# THE TEAM.

## OFFICE LEASING

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## ENDEAVOR

### OFFICE LEASING

Born in Austin, Endeavor has grown into the largest full-service commercial real estate company in Central and South Texas. The company's team of more than 100 professionals delivers specialized expertise in project leasing, tenant representation, property management, sales, and development. Endeavor's full-service approach gives it insight and market knowledge that strengthen each of its individual offerings, with every engagement benefiting from the diverse experience and robust network of the entire Endeavor team.



### DEVELOPER

Turnbridge Equities is developing CityView. Founded by Andrew Joblon, Turnbridge Equities has projects in major gateway cities including Austin, Miami, and New York. Their holdings span all classes of real estate, with a concentration in mixed-use. Since its inception in 2014, the privately held company has assembled a portfolio worth more than \$650 million.

## Invesco

### INVESTOR

Invesco Real Estate is a global leader in the real estate investment management business with \$83 billion in real estate assets under management, 603 employees and 21 regional offices across the U.S., Europe and Asia Pacific as of March 31, 2025. With over a 40-year history, Invesco Real Estate invests across the risk return spectrum, from core to opportunistic; in equity and debt; listed and direct; locally and globally. Invesco Real Estate is a business name of Invesco Advisers, Inc., an indirect, wholly owned subsidiary of Invesco Ltd.