

NATIIVO™ / AUSTIN

DEVELOPERS

NEWGARD DEVELOPMENT
PEARLSTONE PARTNERS

ARCHITECT

STG DESIGN

INTERIOR DESIGN

INC ARCHITECTURE & DESIGN

EXECUTIVE SALES & MARKETING AGENT

PROSPECT REAL ESTATE

ESTIMATED COMPLETION

LATE 2021

PRICING

FROM THE MID \$500S

PAYMENT SCHEDULE

10% DOWN AT CONTRACT SIGNING

SALES CENTER

219 W 4TH STREET
AUSTIN, TX 78701

BUILDING FEATURES

33-story hospitality tower located in the Historic Rainey Street District

248 fully-finished and furnished units

Studio, 1, & 2-bedroom units

Steps from Lady Bird Lake and Ann and Roy Butler Hike & Bike Trail

Amazing views of Lady Bird Lake, surrounding Hill Country, the East Side, and downtown

On-site hospitality management

24-hour welcome desk

24-hour valet parking

24-hour secured access

Smart building technology, high capacity communications technology, and green innovations

Integrated high-speed Wi-Fi throughout the common areas

Exclusive Natiivo app

Keyless/digital access control systems

Active and vibrant lobby with imported stone, wood, and custom finishes

Pet-friendly building

AMENITIES

Ground floor coffee bar and event space

Co-working areas

Premium concierge service

33rd floor clubroom with fully-equipped show kitchen and bar

Rooftop (33rd Floor) swimming pool with amazing sunset and Lady Bird Lake views

Rooftop lounge area and fireplace

Exterior BBQ area

Fully equipped state-of-the-art fitness center including equipment with on-demand instruction/classes

Private Peloton studios

Yoga lounge and terrace

Outdoor fitness and meditation area

10th floor outdoor dog park

Hotel services available

Service elevator

Electric vehicle charging stations

Bike storage

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UNIT FEATURES

All residences are delivered fully-furnished and with fixtures and furniture curated by INC

Modern, open-concept floor plans

Smooth-finished 10-ft. ceilings in all units

Floor-to-ceiling sliding glass doors and impact-resistant windows

Full-width balconies available

Lockable owners' closet

Spacious walk-in closets

Full-size washer and dryer

Smart home technology

Advanced smart building wiring for HDTV, multiple phone/datalines, and high-speed Internet

Individually controlled energyefficient central heating and air conditioning systems

Keyless entry locks

**All features may not be available in all units*

KITCHEN FEATURES

European kitchen cabinets with contemporary hardware

High-grade appliances

Elegant, imported stone countertops

**All features may not be available in all units*

MASTER BATH FEATURES

Premium European-style plumbing

Dual sinks

Glass shower enclosures

Designer bathroom fixtures

Custom-finished floors and walls in wet areas

**All features may not be available in all units*

FLEXIBLE LIVING BENEFITS

1. Hotel services will be available to owners and guests alike, including housekeeping, towel and laundry service, grocery delivery, airport pickup, and car services
2. Flexible Hotel Program option for those owners who wish to have Natiivo manage their units
3. Full-service maintenance option for mechanical and electrical systems, appliances and lights bulbs
4. Natiivo ownership privileges including preferred rates, priority reservations, and early check-in/late checkout (when available) at all Natiivo and Niido™ Properties

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Architecture
Interior Design
Planning

ABOUT STG DESIGN

STG Design is an architecture, interior design and planning firm founded in 1976 with offices in Austin, Houston and Nashville. Their staff of over 100 professionals is focused on providing forward-looking design solutions that embrace the vitality of clients' business, the shifting needs of social and demographic trends and the firm's role in the definition of the community. For more information, please visit www.stgdesign.com



ABOUT INC ARCHITECTURE & DESIGN

INC is an open source, multi-disciplinary, architecture and design studio, with experience in a wide range of project types from big to small that specializes in the integration of the design disciplines. At INC context is king where every project emerges out of its social and cultural framework. We approach a chair, a room and a superstructure equally. We work globally and act locally, implementing environmental best practices naturally. We believe that good ideas can come from anywhere and that to lead is to listen. Each of our projects is a unique portrait imbued with the aspirations of our clientele while a tripartite leadership balances the vital elements of successful design: joy, utility and craft. Formed in 2012 by Adam Rolston, Drew Stuart, and Gabriel Benroth, INC's work includes projects such as the 1 Hotel Brooklyn Bridge Park, The LINE Hotel DC, and the TWA Hotel.



ABOUT PROSPECT REAL ESTATE

Prospect Real Estate is a boutique real estate company specializing in the urban core of Austin, Texas. With exclusive access to up-and-coming projects and extensive experience working in some of Austin's fastest-growing neighborhoods, our agents are at the forefront of urban living in the city. At Prospect Real Estate, we know that home is about more than just your living space. It's about the neighborhood, it's about local business, and it's about the experience you have when you step outside your door. Our goal is to help our clients find, not only the right house or condo, but the right neighborhood that puts them close to everywhere they want to be. We believe that everyone deserves to love where they live.

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Newgard

ABOUT NEWGARD DEVELOPMENT GROUP

Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 50 years of combined experience in development, design, marketing and construction. Hallmarks of the Newgard approach to forward-thinking development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents and business users. The Newgard dedication to quality extends to its professional construction team, ensuring superior attention to detail, exceptional finishes and timely completion. Newgard's recent projects include Gale Residences Ft. Lauderdale Beach, Brickell House, Centro and One Flagler among others. Learn more at www.newgard.com

PEARLSTONE PARTNERS

ABOUT PEARLSTONE PARTNERS

Founded by Robert Lee and Bill Knauss, Pearlstone Partners is a real estate development firm with more than 100 years of combined experience in the Austin real estate market. Pearlstone Partners' comprehensive approach to identifying land development opportunities has led the company to the forefront of some of Austin's most successful real estate trends, including the recent development of more than \$94 million in attainable housing to provide homeownership alternatives for Austin's growing "Missing Middle" in the city's high-demand central neighborhoods. Pearlstone Partners' focus on developing innovative solutions to promote long-term growth in local communities has resulted in more than \$200 million in locally developed real estate and more than \$400 million actively invested in residential, commercial, and mixed-use projects. Recent and upcoming projects include EastGate, HOM Condominiums, and Axiom East. Learn more at www.pearlstonepartners.com

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