Austin Innovation District

POSITIONED, POISED, AND EMERGING
AUSTIN’S INNOVATION DISTRICT SITS AT THE HEART OF THE CENTRAL TEXAS LIFE SCIENCES, HEALTHCARE, RESEARCH, AND TECHNOLOGY INDUSTRIES.
Green Infrastructure & Commitment to a Connected Mobility Network

Waterloo Greenway, once complete, will be 35 acres of connected green space and home to a wild array of natural and cultural destinations. 11 mighty acres comprises Waterloo Park, featuring an immersive nature experience in the heart of downtown Austin.
Located in the heart of downtown Austin, the employment and cultural center of the Central Texas region.

*Conceptual designs shown, available for redevelopment*
The Nexus of Innovation

This 123-acre quadrant of downtown is anchored by The University of Texas at Austin Dell Medical School and Central Health. Located next to Waterloo Park, live music, entertainment, and cultural districts.

Redevelopment opportunities* include Central Health’s downtown property, the former Brackenridge Hospital Campus.

*Conceptual designs shown, available for redevelopment
PIONEERING THE AUSTIN INNOVATION DISTRICT, THE FLAGSHIP BUILDING WILL HOUSE START-UPS AND MATURE COMPANIES TOGETHER WITH UNIVERSITY RESEARCH DEPARTMENTS.

Laura Huffman, President & CEO, Greater Austin Chamber of Commerce
The Flagship Building is a new Class A office building in the district’s core.

With anticipated delivery in 2022, this state-of-the-art, 350,000 SF, multi-tenant building with unobstructed views of Waterloo Park and the State Capitol, features floor plates of 25,000 SF and associated structured parking.

The project is a collaboration comprising Central Health, The University of Texas, and the 2033 Higher Education Development Foundation, a nonprofit created to benefit UT.
Life Sciences & Health Tech

Companies in the Austin Region: 280
Life Sciences Employees: 16,000

Talent

STEM Graduates Annually: 7,600
STEM Workforce: 120,000

Healthcare Graduates Annually: 4,100
Healthcare Workforce: 76,000

"[Austin]'s going to be the biggest boomtown that America has seen in 50 years, at least — MEGABOOM." — Elon Musk
The University of Texas thrives by collaborating with partners to enable our boldest ideas in science, medicine, and business to change the world. This district is a magnet for talent and activity in technology, education, and commercialization — a place where faculty advance their research, students grow into entrepreneurs, and Austin and UT show why we are the innovation hub of the 21st century.

— Jay Hartzell, President of The University of Texas at Austin

### Projected Net Impact Benefits

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>New permanent jobs</td>
<td>2,800</td>
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<tr>
<td>Increased land value</td>
<td>53%</td>
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<tr>
<td>Increase in jobs accessible to those without a college degree</td>
<td>+27%</td>
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<tr>
<td>New tax base</td>
<td>$12M</td>
</tr>
<tr>
<td>Economic output</td>
<td>$800M</td>
</tr>
<tr>
<td>Rent growth premium</td>
<td>4%</td>
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Projected net impact benefits, illustrating value added, as produced by an innovation district scenario relative to a baseline current market forces scenario.

2020 study by HR&A Advisors and Perkins&Will.
Texas is ranked best state for business.

#1
- Destination for Company Relocations
- Job Creator
- Growing Population
- For GDP Growth

Positioned at the epicenter of the burgeoning Texas Innovation Corridor lies the Austin Innovation District.
Capital City Innovation is the 501(c)(3) not-for-profit that is providing vision, strategic direction, advocacy, and synergy among the organizations and individuals creating, growing, and sustaining Austin’s Innovation District.

For inquiries about locating in the Flagship Building, contact:

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For inquiries about investing here or locating in other opportunity sites, contact:
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For more information about the district, visit:
www.capitalcityinnovation.org and
www.downtownaustin.com/innovationdistrict