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New office building to rise between MoPac and downtown

Austin Business Journal

Construction has begun on a new office project just west of downtown that will bring 115,000 square feet of additional Class A space to the urban core.

Austin companies [Capital City Partners](#) LLC and [Sage Land Co.](#) are developing the eight-story Capstar at Compass Plaza on the southeast side of MoPac Expressway and West Fifth Street across from Hartland Plaza. Construction is expected to take one year.

Brokers with Aquila Commercial, the firm tapped to lease the building, say 90 percent of the project has already been pre-leased. The bulk of that space will be filled by three affiliates of developer Capital City Partners: [Capstar Investment Partners](#) LP, [Harden Healthcare Texas LP](#) and digital audio and music provider [DMX Inc.](#) Each of the three tenants will inhabit about 27,000 square feet. [Compass Bank](#) has pre-leased roughly 20,000 square feet, including 4,000 square feet for a ground-level retail branch location.

Green features in Compass Plaza will include energy efficient lighting, native landscaping and use of recycled materials that are expected to help the building secure LEED certification from the U.S. Green Building Council. More tangible amenities will include access to the Lady Bird Lake hike and bike trail, balconies on three sides overlooking the lake and proximity to retail shops and restaurants on West Fifth.

Sage Land Co. is the group that completed Hartland Plaza on the north side of Fifth and in 2006 completed a 340-space parking garage with 13,000 square feet of retail space west of that building.

Benjamin Hanson and Robert Hicks with Capstar Partners represented Capstar and Harden in their respective leases. Michelle McDonald of Media Realty Partners Ltd. represented DMX, and Jay Lamy and Sloan Spaeth with Aquila represented Compass Bank.

Texas Realty Capital has lined up financing for the project. The design and construction team includes contractor Harvey-Cleary Builders, architects Susman Tisdale Gayle, design firm [Communication Arts Inc.](#), project manager [Construction Services of Texas](#) and site designers Hanrahan Pritchard Engineering and Coleman and Associates.

www.capstarpartners.com