



Vesper is a 41-story condominium tower in Austin's Historic Rainey Street District, with 284 residences including a limited collection of seven penthouses. Residences range across one bedroom, one-bedroom plus den, two-bedroom, and two-bedroom plus den residences, with options to combine for custom three-bedroom layouts. All residences include floor-to-ceiling glass, with private balconies in select residences.

The building sits within immediate reach of downtown, Lady Bird Lake, and Rainey Street's established dining and cultural destinations. Waterloo Greenway is steps away, connecting residents to a 35-acre park system along Waller Creek with trails, green space, and access to the Town Lake Hike and Bike Trail.

Vesper is complete and move-in ready, with leasing permits available.

RESIDENCES

- 1-Bedroom, 1-Bedroom + Den, and 2-Bedroom layouts
- Interior sizes ranging approximately 667–1,444 SF
- Private balconies with skyline, river, and city views
- Hardwood flooring throughout
- Washer, dryer, and refrigerator included
- Bosch 800 Series appliance package standard with electric cooktop
- Roller shades and ceiling fans throughout
- Custom light fixtures

PENTHOUSE COLLECTION

- 2-Bedroom and 2-Bedroom + Den layouts
- Interior sizes ranging approximately 1,361–1,773 SF
- Bosch Benchmark appliances including gas cooktop and combination oven
- Upgraded plumbing and lighting fixtures
- Increased ceiling heights
- Complimentary liquor locker and climate controlled storage room
- Penthouse 4101 features exclusive wet room with shower & tub enclosure

INTERIOR FINISH SCHEMES

Residents may select from three designer palettes curated by McCray Co., Austin's acclaimed hospitality interior design studio: Desert Calm, Mid-Century Austin, and Industrial Rainey.

- Custom cabinetry and premium hardware
- Terrazzo kitchen countertops and backsplash, with coordinating terrazzo bathroom countertops
- Hardwood flooring
- Bosch stainless steel or black stainless steel appliance packages
- Matte bathroom wall tile with coordinating concrete bathroom floor tile
- Custom light fixtures and elevated finishes that reflect Vesper's West Texas-inspired modern aesthetic

All schemes feature custom light fixtures, premium hardware, and finishes designed to reflect Vesper's West Texas-inspired modern aesthetic.

MID-CENTURY AUSTIN



DESERT CALM



INDUSTRIAL RAINEY



AMENITIES

Vesper offers a full spectrum of resident amenities designed to enhance daily living:

Arrival & Lobby

- 24-hour concierge service
- Multiple co-working spaces and conference rooms
- Package and mailroom with cold storage
- Bicycle storage room with repair station
- Dog wash station
- Resident liquor lockers
- Rear lobby access to Rainey Street

Mid-Level Amenities

- State-of-the-art fitness center with cardio equipment and free weights
- Private spin rooms
- Yoga studio and outdoor yoga lawn
- Sky dog run
- Outdoor terrace and lounge

Rooftop

- Resident lounge with kitchenette, workspace, panoramic city views
- Rooftop pool with sweeping skyline vistas
- BBQ grills
- Outdoor fireplace and lounge seating

BUILDING FEATURES

- Controlled access at all entry points (pedestrian and vehicle)
- Secure lobby with unit mailboxes and parcel lockers
- Trash and recycling chutes on every residential floor
- Pet-friendly building with dedicated amenities
- Direct access to Historic Rainey Street District
- All interior hallways are climate-controlled
- Three elevators provide access to all 41 floors.

PARKING & UTILITIES

- Assigned parking spaces with controlled fob access
- EV-ready charging spaces available
- Electricity and water sub-metered and billed through HOA
- Choice of AT&T Fiber, Spectrum, or Google Fiber

DESIGN & DEVELOPMENT

- **Interior Design:** McCray & Co., an Austin-based studio known for concept-driven, narrative-rich residential and hospitality environments (Lenoir, Kemuri Tatsu-Ya)
- **Architecture:** STG Design, a leading integrated architecture and interior design firm founded in 1976
- **Development:** Pearlstone Partners and ATCO, with over a century of combined experience and more than \$1B in delivered Austin projects

