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November 20, 2009 — Austin, Texas — Architects, commercial contractors, and brokers gathered this week in the lobby of the newly modernized 1950's downtown office building, the Perry Brooks building, for a tour of the 12 story structure ready to meet office space needs in the downtown Austin area. Structura Inc., in collaboration with L. M. "Mac" Holder III, FAIA, owner of L.M. Holder and Associates, along with Capitol Commercial Investments and Transwestern Austin, organized the important event.

The Perry Brooks building, built by Commodore Edgar Perry after World War II, has been a part of the Austin skyline since the 1950's, having housed everything from a radio station to office space. It was once the tallest building in the downtown financial district. When Structura began work on the building early last year, there had been over \$300,000 in damage to the outer bricking of the old skyscraper, the mechanical systems were shot, and the plumbing was woefully inadequate. "Also," said Mac Holder during the tour, "the building was loaded with asbestos. Now, we're proud to say, the building is asbestos free."

The lobby of the building was once used as unsightly office space. Now, it shines with granite walls and floors (according to Holder granite is far more durable than marble, with the same elegance in look) and brilliant chrome railings and window trims, all lit up by modern fixtures and mostly natural light through the Solarband 60 high glass windows. "These are the same windows that were used for the renovation in the Bergstrom Airport," Holder pointed out.

The outer look of the building strikes quite a pose with interlocking metal panels covering its upper levels and giving what was once the tallest building in town an undeniable look of contemporary chic. With its 60,000 square ft. footprint, "the building is now far more energy efficient, as it uses about 30% of the energy it once used," says Rusty Morgan, President of Structura.

"To be such an integral part of Austin's downtown revitalization is near and dear to us," says Rusty Morgan, President of Structura. "I'm a third generation Austinite. It's an honor to play an important role in giving downtown a new look!"

From the top, 12th, floor of the building, there is glass of 3 of 4 of the sides of a long room that dazzles with panoramic views of Austin's cityscape. Transwestern commercial real estate (www.austintranswestern.net) is actively leasing the space.

“We plan to win an EPA/Austin Energy Star for this project,” says Morgan. “This building now makes best use of the space; a dramatic difference from the way it utilized space and energy before. Each floor is designed in a loft-style, and is far more energy efficient.” according to Morgan, who points out that architect and designer Holder is known to make conservation and sustainability a priority in all his work.

Structura, Inc. is a commercial building company currently working on the \$6 million Arthouse project on Congress Avenue, and many other projects across Texas. Please visit the media room on the website at www.structurainc.com for more information.

Note: Early in the project’s beginning, construction of the site was slowed down by an unusual event. While working on the exterior, a red tailed hawk’s nest was found filled with bird eggs. The crew decided it best to wait for the eggs in the nest to hatch before they continued work, so as not to disturb nature’s work! Only in Austin!