

# AMLI Downtown



AMLI Downtown is more than a place to live -- it's a way of life. Our soft loft-style Austin rental homes, located in the 2ND Street District and the Warehouse District, are surrounded by boutiques, galleries, cafés, and infamous live music venues. For recreation, the Lady Bird Lake hike and bike trail is just a block away. Residents of our 2ND Street District apartments have plenty of places to play, day or night. Also nearby are the offices of major employers in downtown Austin as well as many universities including the University of Texas at Austin, St. Edward's University, and more. Our 1 bedroom and 2 bedroom Austin apartments offer convenient access to I-35, Highways 290 & 71 and MoPac Expressway.

Our soft loft-style Austin rental homes boast exceptional amenities that include a breathtaking center courtyard pool, fully-equipped fitness center, cyber cafe and conference room, and garage parking. Our 2ND Street District apartments also offer controlled access elevators and spectacular city views, and we are pet-friendly.

AMLI's 1 bedroom and 2 bedroom Austin apartments feature ten-foot ceilings, scored concrete floors, fully equipped kitchens with black appliances, maple or cherry cabinets, washers and dryers, garden tubs, spacious patios or balconies, magnificent views, and more. Select apartment homes feature island kitchens and sunrooms. Residents of our luxury Austin rental apartments enjoy the benefits of exceptional customer service, convenient resident programs, a dedication to the surrounding community and a worry-free living experience. Residents love coming home to AMLI's loft-inspired apartments.

### SIMPLIFIED LIVING

AMLI residents reap the benefits of exceptional customer service, convenient resident programs, a dedication to the surrounding community, and a worry-free living experience.



### AMLI DOWNTOWN

201 Lavaca St  
Austin, TX 78701  
Phone: (855) 274-4056  
downtown@amli.com

### HOURS

Mon-Sat 10:00 AM-6:00 PM  
Sun 12:00 PM-5:00 PM

### APARTMENT FEATURES

- Magnificent city and District views
- Spacious patios and balconies
- Black-on-black appliances
- Maple and mahogany stained cabinets
- Ceramic tile back splashes in kitchens
- Island kitchens\*
- Washer and dryer in each apartment home
- Dual bathroom vanities\*
- Oversized garden tubs
- 10-foot ceilings
- Scored concrete floors throughout lofts
- Sunrooms available
- Urban light fixtures and recessed lighting

### COMMUNITY AMENITIES

- Eclectic retail stores & unique restaurants on the 1st level
- Breathtaking center courtyard with resort-style pool
- State-of-the-art fitness center
- Cyber cafe and conference room
- District Lounge for work or play
- Four elevators
- Bike lockers
- 24/7 controlled access Luxer One package room
- Parking available for additional monthly fee
- Located one block from the Warehouse District
- Located one block from Lady Bird Lake Hike and Bike Trail
- [Short-Term Furnished Apartments Available](#)

\* in select AMLI apartment homes.



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