

D O M A I N



DOMAIN 3

A 179,006 RSF TWO-STORY OFFICE BUILDING
LOCATED IN THE HEART OF THE DOMAIN

11501 DOMAIN DRIVE



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DOMAIN 3

CREATIVE OFFICE BUILDINGS IN THE HEART OF THE DOMAIN



- Large, contiguous block of space ideal for open office layouts
- Immediately adjacent to the Rock Rose entertainment district with the top local chefs and bars in Austin
- Walk to 6 hotels including the Archer Hotel next door
- Access to over 150 retailers, 4,000+ apartment units and 50+ restaurants

- One block from the 9-acre Domain central park
- A location at the heart of Austin's tech corridor, and close to existing technology, sales and engineering talent
- Just blocks from Top Golf®, Whole Foods Market, coffee shops and fitness clubs
- 4.0/1000 parking in a combination of garage & surface lots
- Direct (no stoplight) access to MOPAC/Loop 1 via Alterra Parkway

TOTAL AVAILABLE

46,749 RSF*

*divisible to 15,000 RSF

View a virtual tour of this space

↑
To Red Garage
and Archer Hotel

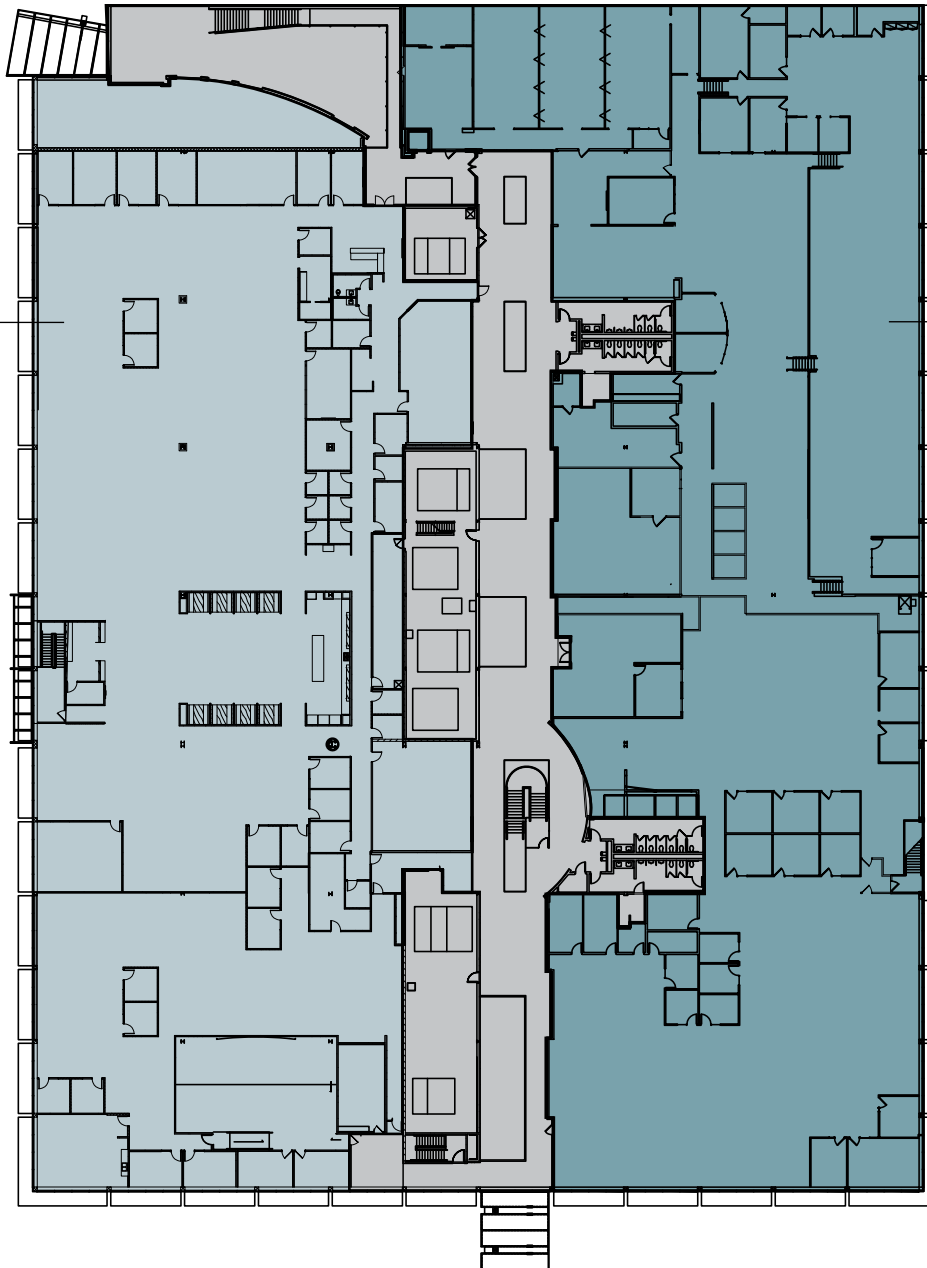
SUITE 200
LEASED

SUITE 250
AVAILABLE

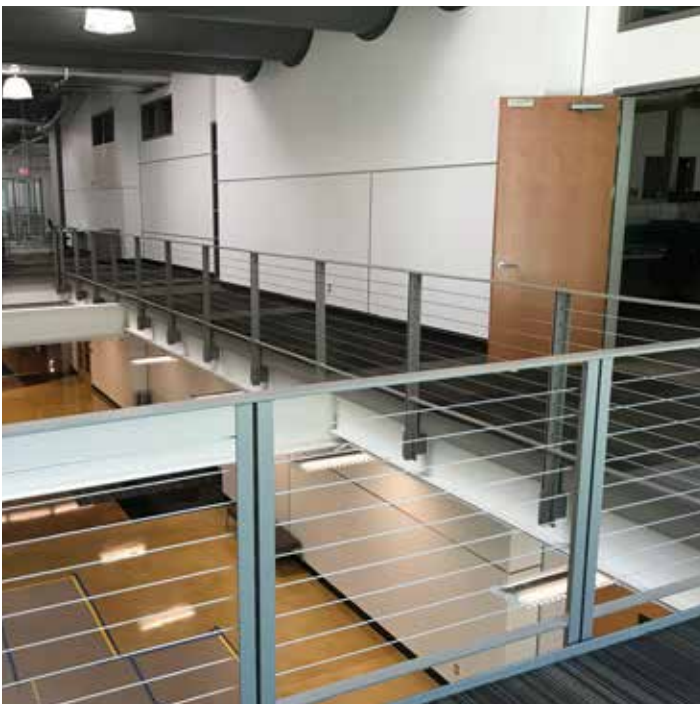
Parking

To Rock Rose →

To Garage
↓



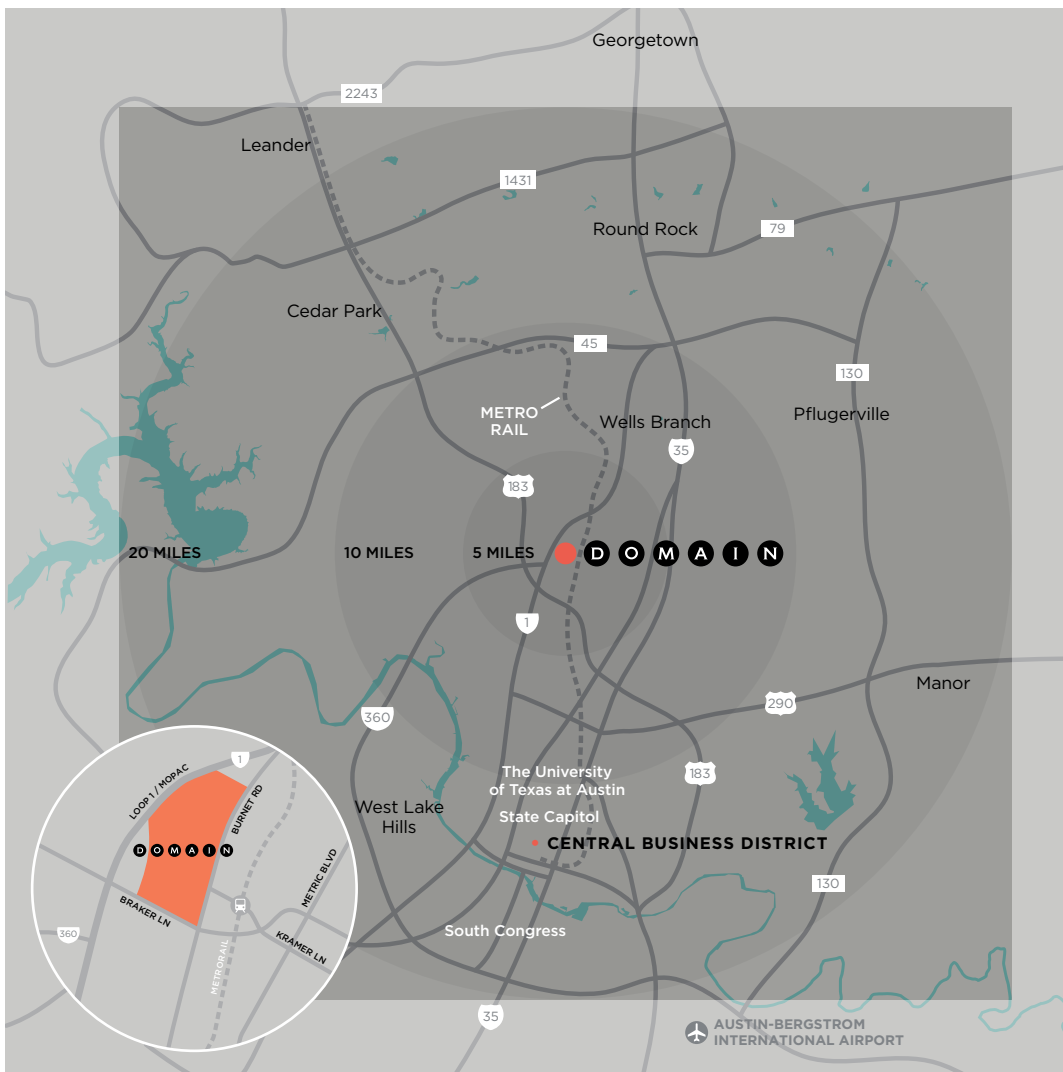
3
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AUSTIN HAS IT

AN EDGE, A TONE, A DISTINCT AMBIENCE—THAT SETS IT APART FROM CITIES THAT ARE AS BIG OR BIGGER, BUT NOT SO COMPELLINGLY HIP.

AUSTIN ALSO HAS THE DOMAIN, a vibrant mixed use community that sets new standards for living, working, dining, and having fun. It's Austin's hottest place to see and be seen. And, a strategic venue for employers looking for a home from which to recruit talented employees.



- Office Buildings
- Apartments & Retail
- Hotels
- Rock Rose Entertainment District & Restaurants
- Parking

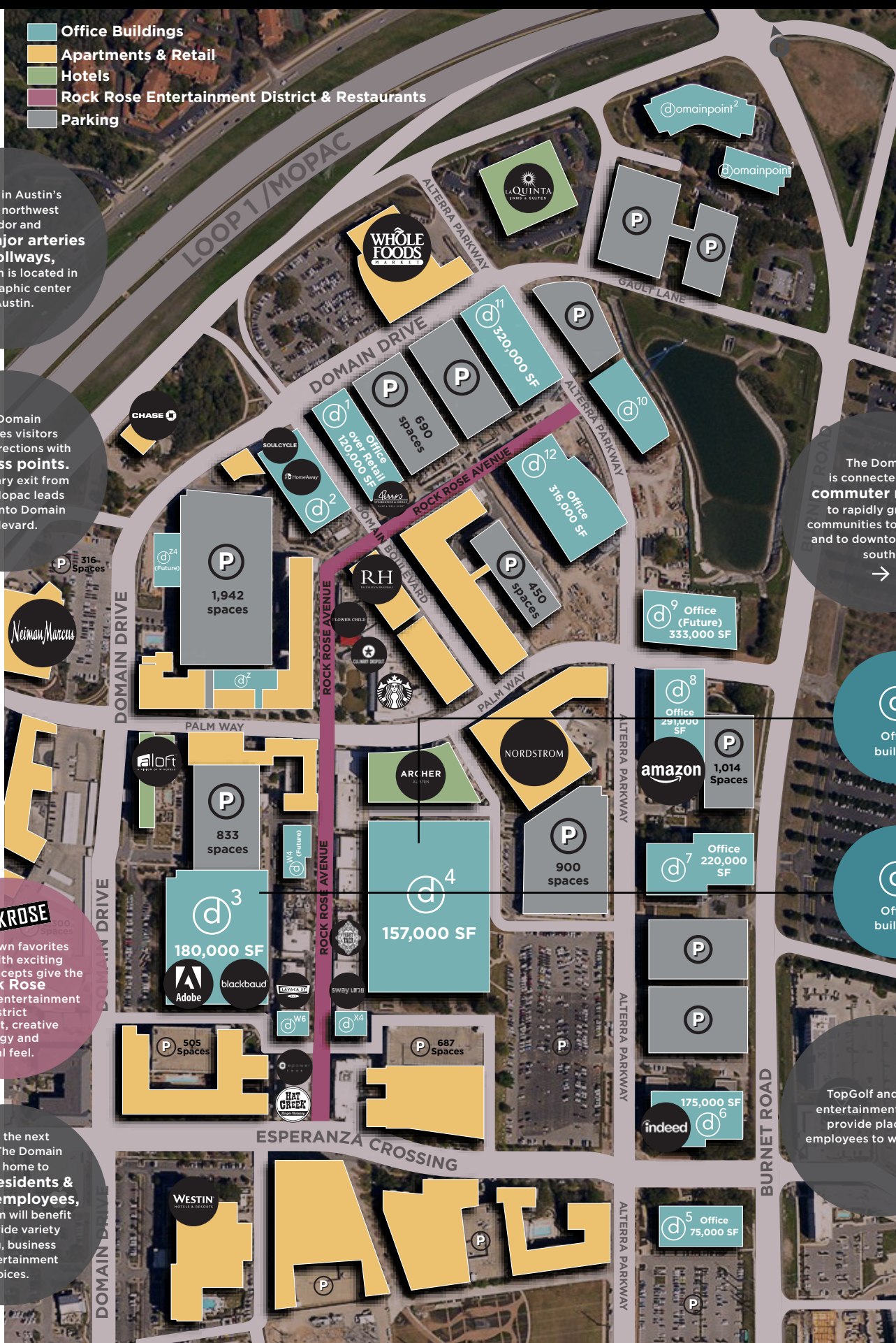
Located in Austin's affluent northwest corridor and fed by major arteries and tollways, The Domain is located in the geographic center of Austin.

The Domain welcomes visitors from all directions with **13 access points**. The primary exit from Loop 1/Mopac leads directly into Domain Boulevard.

The Domain is connected via a **commuter rail line** to rapidly growing communities to the north and to downtown to the south.

ROCKROSE
Homegrown favorites mixed with exciting national concepts give the **Rock Rose** dining and entertainment district a vibrant, creative energy and local feel.

Within the next decade The Domain will be home to **6,000 residents & 20,000 employees**, all of whom will benefit from a wide variety of living, business and entertainment choices.



d⁴
Office building

d³
Office building

TopGolf and other entertainment venues provide places for employees to wind down.

Neiman Marcus

WHOLE FOODS MARKET

LA QUINTA

CHASE

SOULCYCLE

RH

STARBUCKS

NORDSTROM

amazon

aloft

ARCHER

Adobe

blackbaud

SWIRLY LIPS

HAT CREEK

WESTIN

indeed

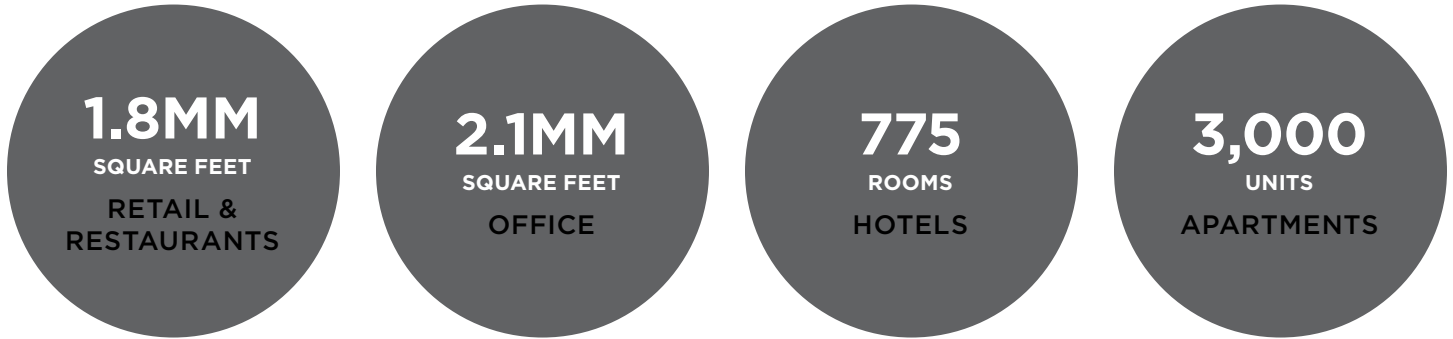
ROCK ROSE ENTERTAINMENT DISTRICT

REVEL IN IT

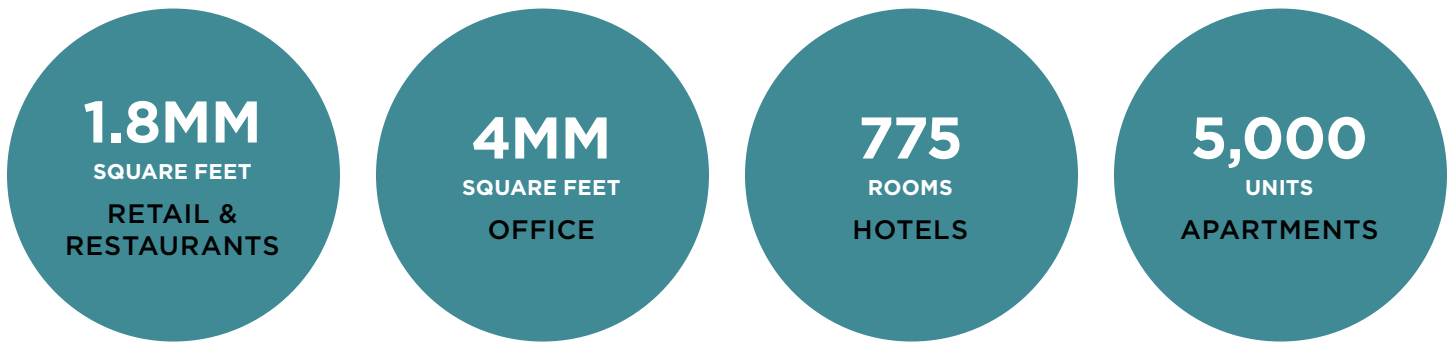
ROCK ROSE IS WHERE THE DOMAIN LETS ITS HAIR DOWN. The district mixes some of Austin's most buzzed-about homegrown restaurants and shops with new transplants that locals will love, in an energetic, creative environment perfectly suited to socializing and people watching.



DOMAIN EXISTING



DOMAIN AT FULL BUILDOUT





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date