



● — Alpha

Alpha Building, the first office opportunity within Mueller Business District, offers 210,428 SF of Class A office space across six tall stories. Tenants will enjoy open, efficient floorplates and space built to their high standards. From Alpha Building, employees will experience all Mueller has to offer on foot.

Building Details and Amenities

- 210,428 SF office
 - » Floor 1: 26,000 SF of retail + 5,134 SF of office
 - » Floor 2: 47,131 SF of office
 - » Floor 3: 47,991 SF of office
 - » Floor 4: 38,371 SF of office
 - » Floor 5: 35,834 SF of office
 - » Floor 6: 35,967 SF of office
- 6 stories
- 3.8/1000 parking in adjacent, connected garage
- Vibrant courtyard with ample outdoor seating and meeting areas
- Outdoor amphitheater perfect for company events
- Private balcony space available on floors 2-6
- 6 showers on the 1st level (3 men and 3 women)

Timeline

- ✓ 1Q 2019
Design Documents Completed
- ✓ 4Q 2019
Construction Documents Finalized
- ✓ October 2019
Site Development Permit Secured
- ✓ November 2019
Broke Ground
- 4Q 2020
Ready for TI
- 1Q 2021
Base Building Completion

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At this scale it's truly alpha level office space

with buildings Bravo, Charlie, Delta, and Echo on the way.



Alpha	Phase 1	210,428 SF Office, 26,000 SF First Floor Retail
Bravo	Phase 2	+/- 235,000 SF
Charlie & Delta	Phase 3	+/- 350,000 SF

Area Amenities



Unique Retail

Austin's children's museum Thinkery is one example of the retail diversity within the Mueller neighborhood. This includes restaurants, bars, Alamo Drafthouse Cinema, and an H-E-B grocery store.

Greenspace

Green recreational and community spaces run throughout the neighborhood. Parks and trails are widely accessible and sculptures from local artists add independent character to the landscaping.

Mueller Lake Park features an amphitheater, loop trail and hosts weekly events, including a farmer's market and yoga.



A Thriving Community

Mueller is considered Austin's fastest growing community. From community events, to nightlife and even simple neighborhood amenities such as grocery stores, Mueller residents find that everything they need is right here.

Renderings

Alpha Courtyard



Alpha Exterior



Interior Renderings

Traditional



Modern

Area Amenities Map



Barbara Jordan Blvd

Restaurants & Cafes
 Starbucks
 La Madeleine
 Tiff's Treats

Shopping
 Old Navy
 Staples
 Best Buy
 Bed Bath & Beyond
 Marshalls
 The Home Depot

Mueller Market District

Restaurants & Cafes
 Torchy's Tacos
 Juiceland
 Starbucks

Grocery
 HEB Mueller

Airport Blvd

Restaurants & Cafes
 In-N-Out Burger
 The Omelettry
 Tyson's Tacos
 Sweet Ritual
 Sopa

Entertainment
 Coldtowne Theater

Cherrywood

Restaurants & Cafes
 Cherrywood Coffeehouse
 Short Stop
 Tso Chinese

Grocery
 Fiesta Mart

Shopping
 Nature's Treasures

Aldrich Street

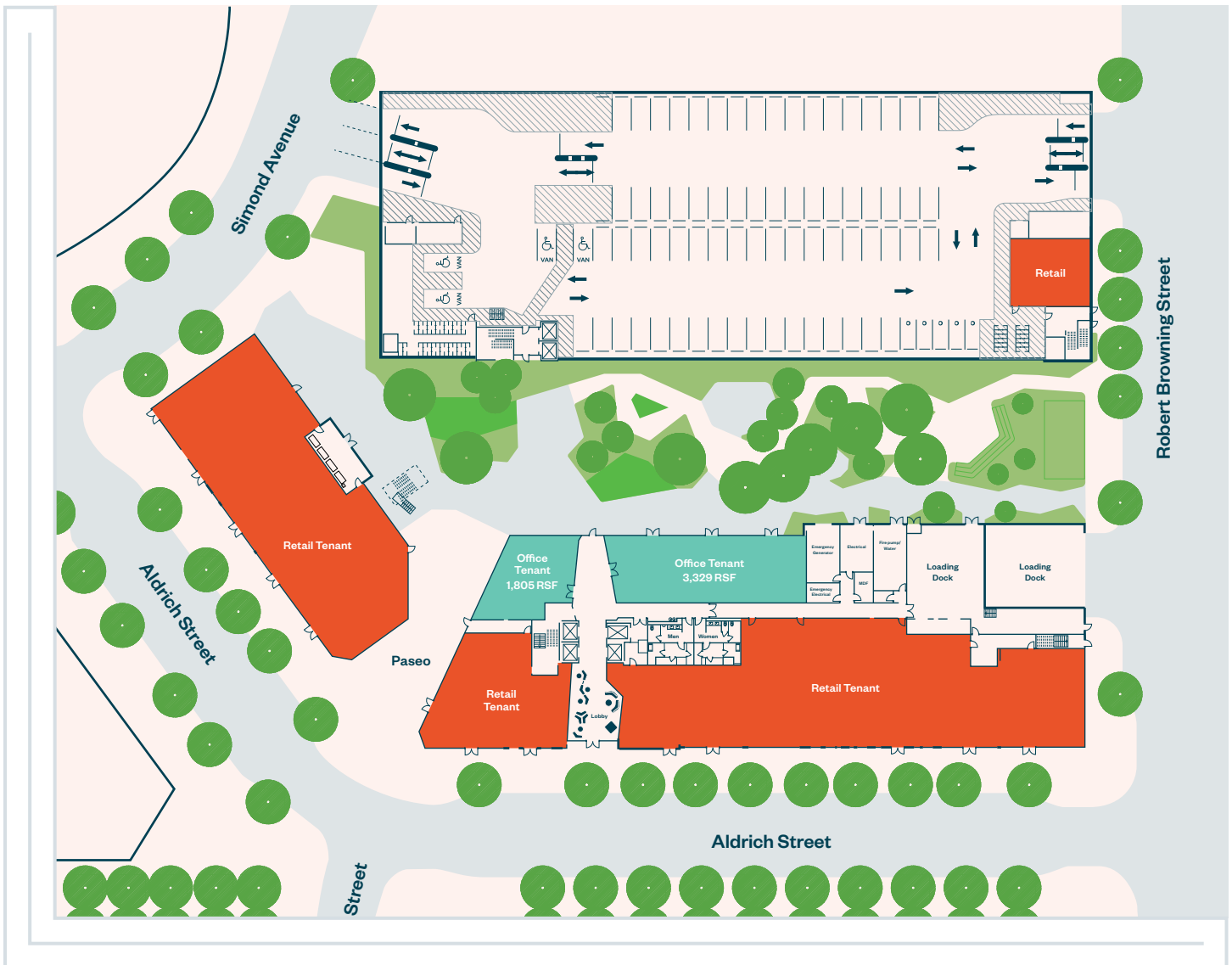
Restaurants & Cafes
 B.D. Riley's Irish Pub
 Loco D'oro
 Halcyon
 Colleen's Kitchen
 Kerbey Lane

Entertainment
 Alamo Drafthouse
 Thinkery

Grocery
 Mosaic Market

Shopping
 Toy Dojo

Fitness
 Orange Theory
 Barre 3
 Camp Gladiator



Site Plan

The Mueller Business District is designed to seamlessly connect to the vibrant surrounding neighborhood. The initial phase will connect Alpha Building with ample parking through a meandering landscaped courtyard. This courtyard also acts as an activated thoroughfare connecting the campus to Robert Browning St, Aldrich St, and Simond Ave and all of their retail amenities.

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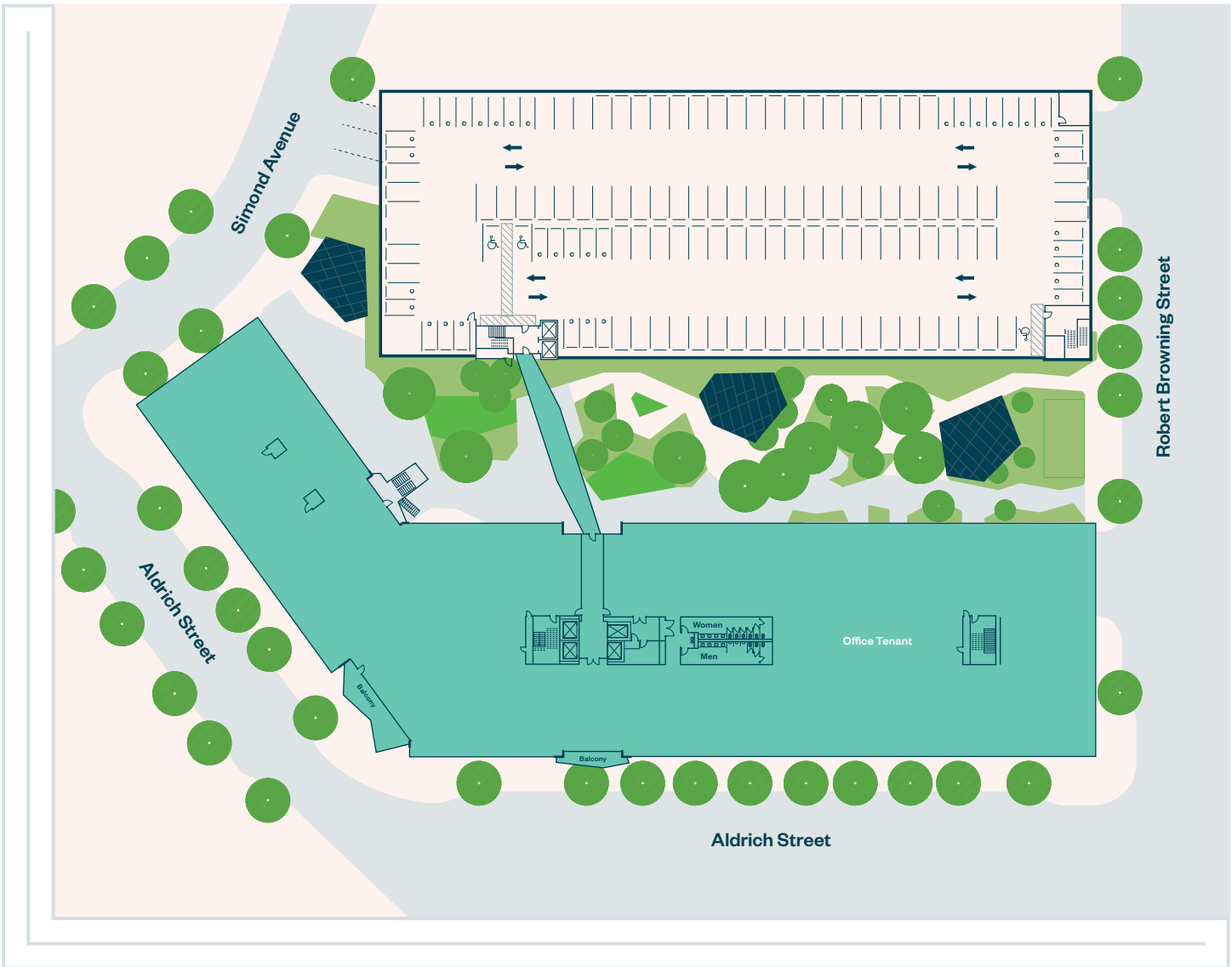
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Level 1 Floorplan

Floor 1

5,134 SF OFFICE

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Level 2 & 3 Floorplan

Floor 2	47,131 SF OFFICE
Floor 3	47,991 SF OFFICE

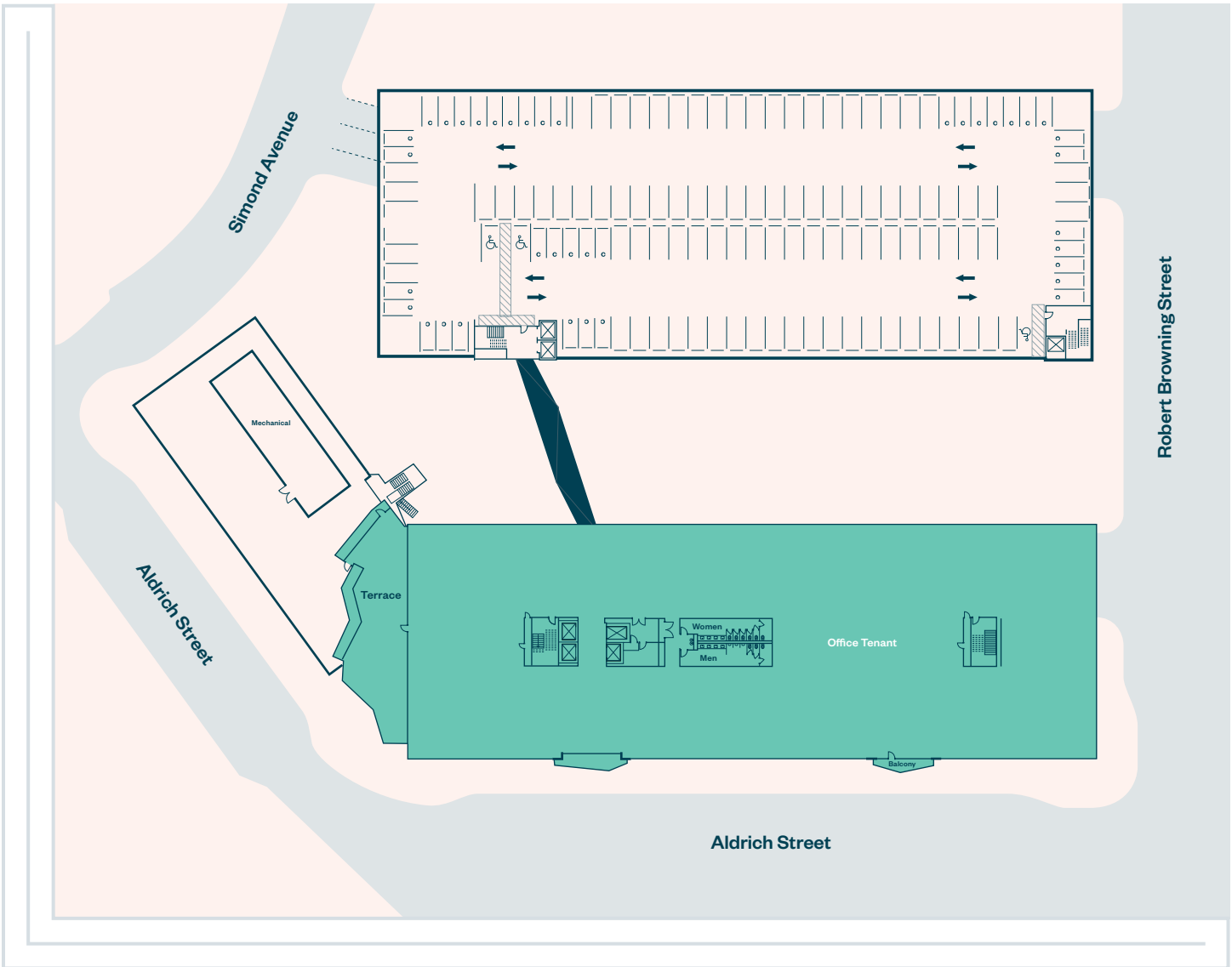
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Level 4 Floorplan

Floor 4 38,371 SF OFFICE

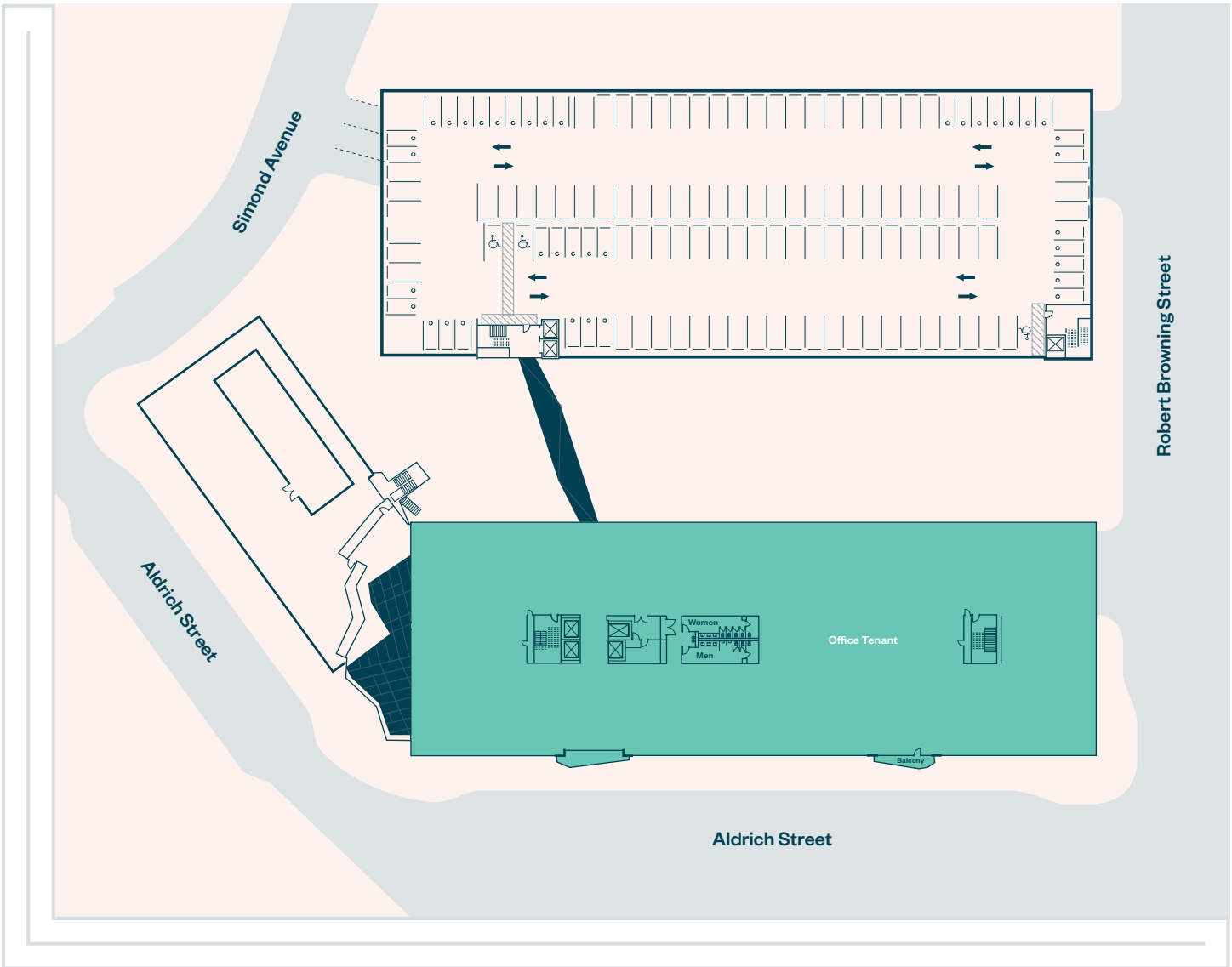
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Level 5 & 6 Floorplan

Floor 5	35,834 SF OFFICE
Floor 6	35,967 SF OFFICE

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov