



FOR LEASE

# **BRAKER POINTE I & II**

10801 NORTH MOPAC EXPY • AUSTIN, TEXAS 78759

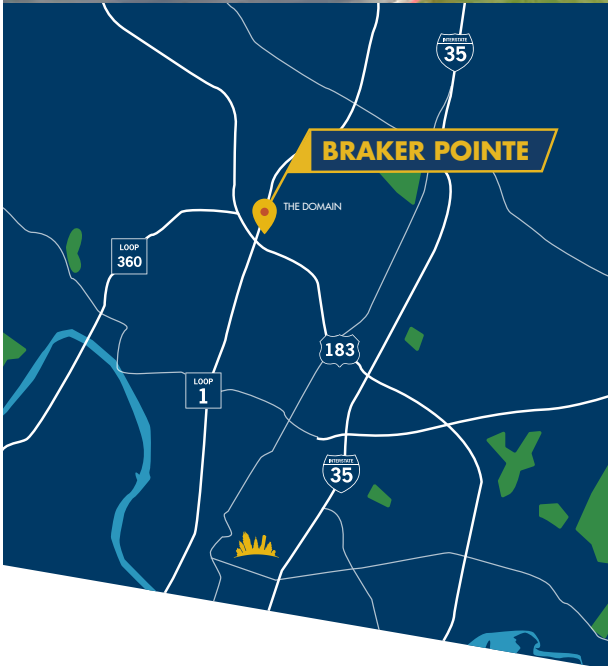


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Located adjacent to The Domain at the intersection of Braker Lane and Mopac, Braker Pointe I & II offer tenants numerous nearby restaurant, hospitality and entertainment options, as well as easy access to all of Austin via Mopac, 360 and US-183. The two Energy Star Certified buildings total over 180,000 square feet of Class A office space in the heart of the Northwest.



### Great Location with Excellent Visibility

Highly visible from Mopac Expressway with close proximity to The Domain, The Arboretum, Gateway and Arbor Walk



### Outdoor Appeal

Beautiful common courtyard with outdoor seating and polished landscaping



### Energy Star Certified

Both buildings are Energy Star Certified, which saves energy, money and helps protect the environment



### Lunch Shuttle

Lunch shuttle that runs twice a week to Rock Rose and Whole Foods at the Domain



### Nearby Amenities

Numerous restaurants and retail shops within minutes from office



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Top, left, right: Tenant lounge (located in Building II), tenant lounge alternate view, lobby of Building I



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Top, left, right: Fitness center (located in Building II), outdoor seating area, shared conference room (located in Building II)



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SITE AERIAL  
**BRAKER POINTE I & II**





### THE ARBORETUM

- EAT**  
 Amy's Ice Cream  
 Brick Oven Pizza  
 Cheesecake Factory  
 Corner Bakery Cafe  
 Eddie V's  
 Estancia Churrascaria  
 Fire Bowl Cafe  
 Five Guys Burgers  
 La Madeleine  
 Manuel's  
 Menchie's Froyo  
 Modern Market  
 Newk's Eatery  
 P.F. Chang's  
 Saltgrass Steakhouse  
 Starbucks Coffee  
 Trader Joe's  
 Trulucks
- Z'Tejas**  
 Zoe's Kitchen
- PLAY**  
 Regal Arbor Theater
- SHOP**  
 Barnes & Noble  
 Everything But Water  
 GAP  
 James Avery Jewelry  
 Joseph A. Bank  
 Pottery Barn  
 Sephora  
 Trader Joe's  
 Williams Sonoma
- RELAX**  
 Milk + Honey Spa

### THE DOMAIN + DOMAIN NORTHSIDE

- EAT**  
 Bakery Lorraine  
 Blue Sushi Sake Grill  
 California Pizza Kitchen  
 CAVA  
 Coffee & Crisp  
 Copper Restaurant  
 CRU Food & Wine Bar  
 Culinary Dropout  
 Doc B's  
 East Side King Thai  
 Flaming Pizza  
 Fleming's Steakhouse  
 Flower Child  
 Frost Gelato
- Gloria's Latin Cuisine  
 Hat Creek Burger Co.  
 JINYA Ramen Bar  
 MAD Greens  
 Maggiano's  
 Mia Italian Tapas  
 NoRTH Italia  
 Paradise Smoothies  
 Pressed Juicery  
 Second Bar + Kitchen  
 Shake Shack  
 Starbucks  
 Sushi Zushi  
 Sweet Paris  
 Tacodeli
- Tarka Indian  
 Taverna  
 The Brass Tap  
 The Park  
 Tollhouse  
 True Food Kitchen  
 Velvet Taco  
 Whole Foods  
 Xian Noodles  
 Yard House  
 Yogurt Planet
- Lonestar Court  
 Westin Austin
- PLAY**  
 Dogwood  
 iPic Theater  
 Jack & Ginger's  
 Kung Fu Saloon  
 Lavaca Street Bar  
 Punch Bowl Social  
 TopGolf
- STAY**  
 Aloft Hotel  
 Archer Hotel
- SHOP**  
 Over 50+ shops  
 and growing

### BRAKER POINTE

### GATEWAY CENTER + GREAT HILLS STATION

- EAT**  
 Baby Acapulco  
 Buca di Beppo  
 Haru Sushi  
 i Fratelli Pizza  
 Jason's Deli  
 Jersey Mike's Subs  
 Nothing Bundt Cake  
 Panera Bread  
 Pizza Day  
 Snap Kitchen  
 Taco Cabana  
 Whole Foods
- Embassy Suites  
 Hyatt House  
 Hyatt Place  
 Residence Inn
- PLAY**  
 Dave & Buster's  
 Regal Cinema Gateway
- SHOP**  
 Bed Bath & Beyond  
 Best Buy  
 Crate and Barrel  
 Golf Galaxy  
 HomeGoods  
 J. Crew Factory
- Nordstrom Rack  
 Old Navy  
 REI  
 Saks OFF 5th  
 Sam's Club  
 Sprouts Farmers Market  
 Target  
 The Container Store  
 Total Wine & More  
 Ulta Beauty  
 World Market
- RELAX**  
 E'Shee Nails Spa  
 The Gents Place  
 Upscale Barbershop

### THE SHOPS AT ARBOR WALK

- EAT**  
 BJ's Brewhouse  
 Chipotle  
 Lupe Tortilla  
 Masala Wok  
 Mighty Fine Burgers  
 Mimi's Cafe  
 Natural Grocers  
 Potbelly Sandwiches  
 Salata  
 Southside Market & BBQ  
 Tino's Greek Cafe
- Jo-Ann Fabric & Crafts  
 Marshalls  
 PGA Tour Superstore  
 Skechers  
 Spec's Wines & Spirits  
 The Home Depot
- PLAY**  
 Board & Brush  
 Chuck E. Cheese
- RELAX**  
 Floyd's 99 Barbershop  
 Massage Envy  
 Results Physiotherapy  
 Sport Clips  
 Wynn Nails
- SHOP**  
 Carter's  
 DSW  
 Five Below

### WEST ANDERSON LANE

- EAT**  
 Bartlett's  
 Cabo Bobs  
 Chipotle  
 Conan's Pizza  
 Cover 3  
 DeSano Pizzeria  
 District Kitchen  
 Dos Batos Tacos  
 Einstein Bros  
 Epoch Coffee  
 First Watch Cafe  
 Haru Ramen & Poke  
 Hopdoddy Burger Bar
- Jack Allen's Kitchen  
 Jersey Mike's Subs  
 Jimmy John's  
 Lone Star Kolaches  
 Madam Mam's  
 Mr. Gatti's Pizza  
 Panda Express  
 PhoNatic  
 Schlotzsky's  
 Shipley Do-Nuts  
 Short Stop  
 Sorrentos Coffee Bar  
 Star of India  
 Starbucks Coffee
- Tarka Indian Kitchen  
 Tinos Greek Cafe  
 Whataburger  
 Which Wich  
 Yogurtland  
 Zen Japanese
- PLAY**  
 Alamo Drafthouse  
 Chaparral Ice
- SHOP**  
 austiNuts  
 CVS
- Ethan Allen  
 Fresh Plus Grocery  
 Freytag's Florist  
 Furniture in the Raw  
 GameStop  
 Guitar Center  
 Louis Shanks Furniture  
 Office Depot  
 Play It Again Sports  
 Precision Camera  
 Ross Dress for Less  
 Sally Beauty  
 Terra Toys  
 Walmart

# NEARBY AMENITIES BRAKER POINTE I & II





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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)