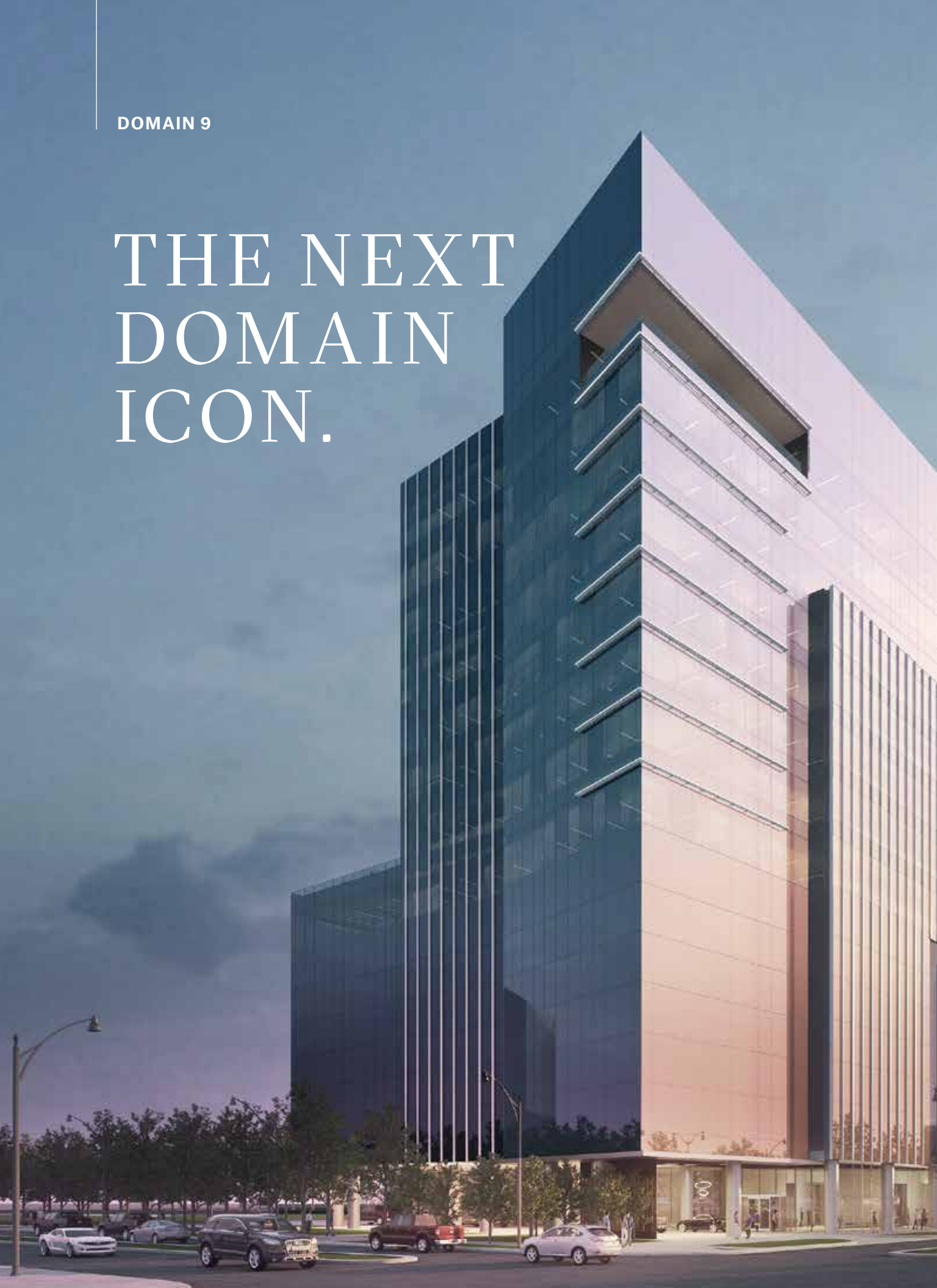


DOMAIN 9

# THE NEXT DOMAIN ICON.





DOMAIN 9

# BUILT FOR A NEW WAY OF WORKING.

Domain 9 will deliver the workspaces, amenities, and surroundings demanded by today's growth-oriented businesses and their employees.

One of four new landmark towers at the north end of Alterra Parkway

A uniquely urban environment

Refined design

The epicenter of business and leisure

In the middle of the Domain's established mixed-use community

D9

# A PREMIER OFFICE ENVIRONMENT IN THE DOMAIN'S BEST LOCATION.

Domain 9 will sit at the edge of the Domain's new lakefront park, offering stunning views from every floor and creating unique areas for outdoor work or relaxation. The building's world-class design, cutting-edge technology, market-leading amenities, easy access, and high visibility create a rare opportunity for Austin businesses.

D9

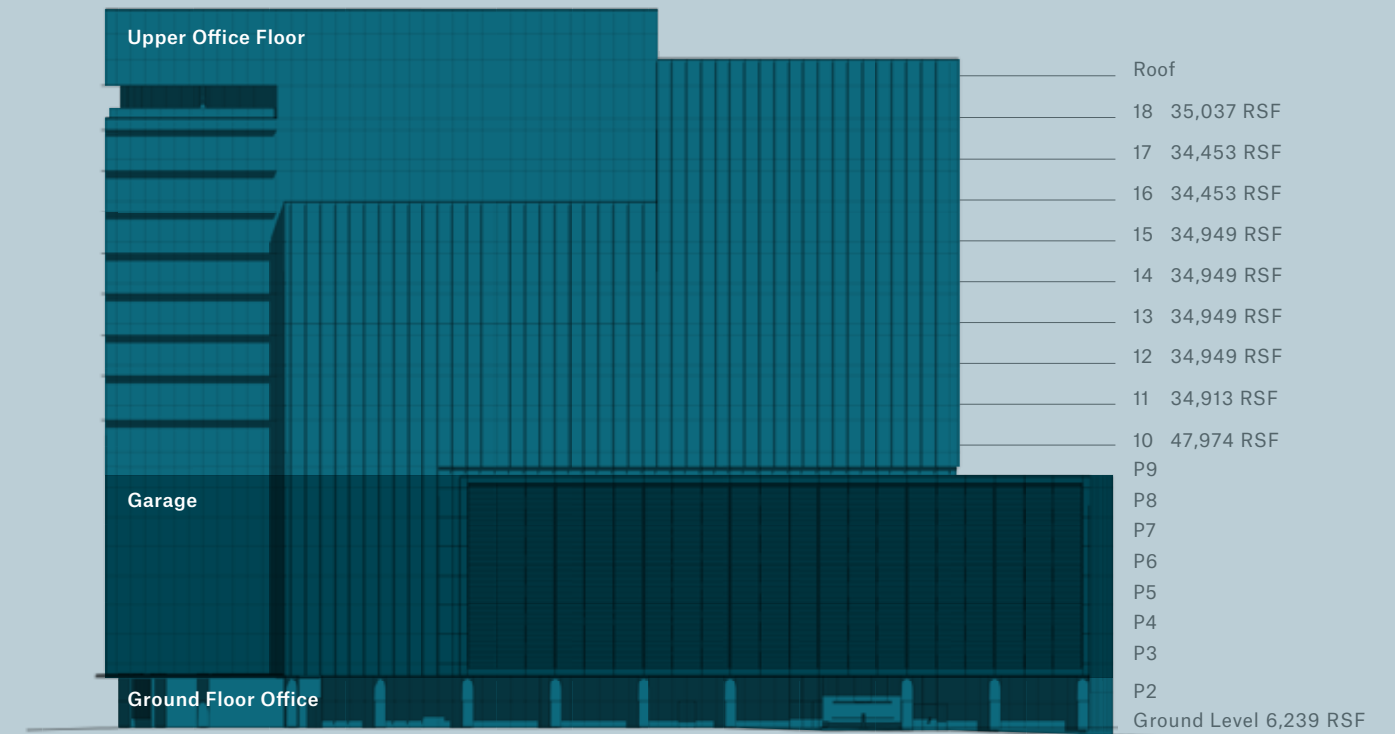


# D9

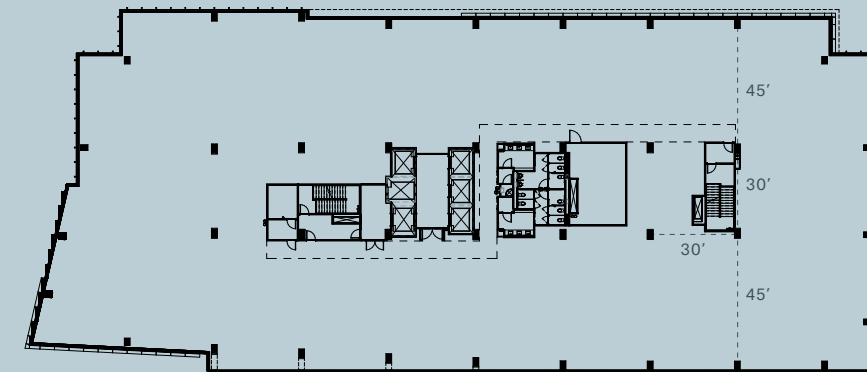
## Building Specifications\*

<b>Building Size</b>	332,865 rentable square feet of office space
<b>Building Height</b>	18 stories total
<b>Construction</b>	Podium design, with 9 office levels above the garage Concrete frame and glass curtainwall Floor-to-ceiling glass on office levels
<b>Floor Heights</b>	22' slab-to-slab on ground level 16' slab-to-slab on level 10 14' slab-to-slab on levels 11-17 17' slab-to-slab on level 18
<b>Office Space</b>	34,949-square-foot typical floor plate on levels 12-15 47,974-square-foot floor plate on level 10 30' x 45' typical column spacing
<b>Parking</b>	Garage parking on levels 1-9 3.7/1,000 parking ratio Additional parking available in area (for lease)
<b>Elevators</b>	Nine high-speed elevators - Three elevators to garage - Six passenger elevators to office floors - One dedicated freight elevator Elevators will have "destination dispatch" system
<b>Sustainability</b>	Seeking LEED® Silver designation
<b>Outdoor Spaces</b>	- Large outdoor terrace serving level 10 - Private outdoor balcony on level 18 - Access to water-front park
<b>Other</b>	- Showers and changing facilities - Multiple fitness concepts in walking distance - Covered and secured bike storage - Potential fitness center on ground level

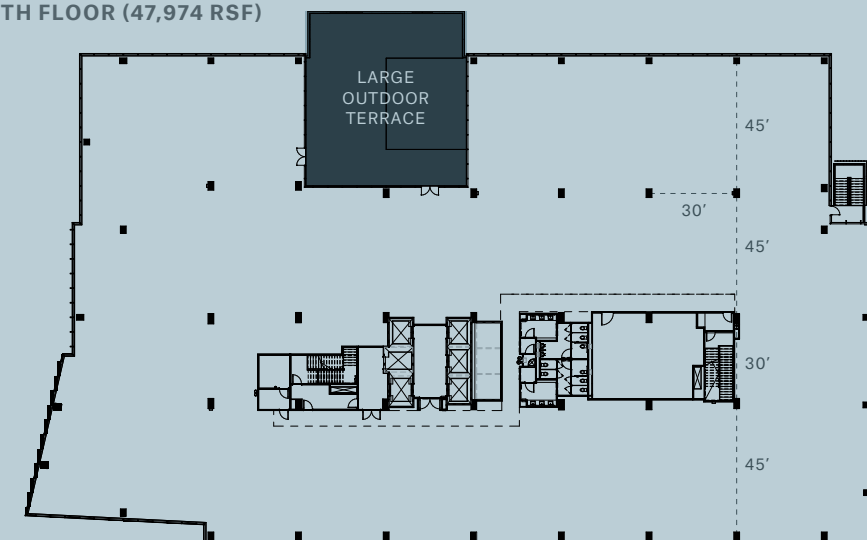
\*Numbers are subject to change



TYPICAL OFFICE FLOOR (34,949 RSF)



10TH FLOOR (47,974 RSF)





The eye-catching angular forms of Domain 9 give the building a sleek, modern edge.

Designed to reflect the attitudes and requirements of sophisticated, forward-thinking tenants, Domain 9 will offer 330,000 square feet of open, flexible space on nine levels.

The building will include a unique private balcony on the 10th and 15th floors. A fully furnished fitness facility will offer direct access to the adjacent lakeside trail.

Reaching a total height of 18 stories, Domain 9 will be a new landmark in north Austin. It will be highly visible from MoPac and Burnet Road, as well as from points throughout the Domain.

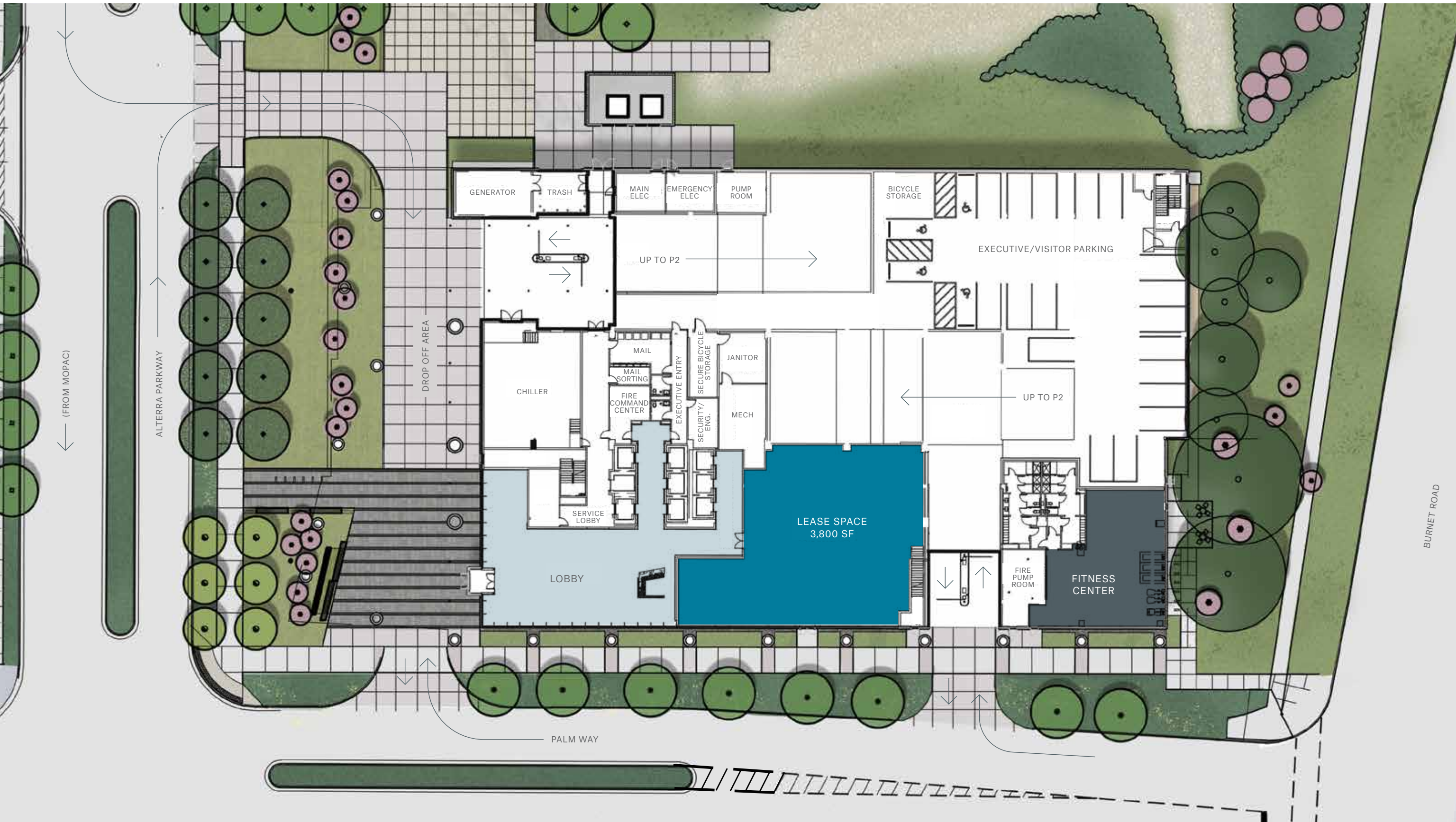


The sunlit ground-floor lobby will feature a natural stone floor and sleek black-glass walls, with a wood ceiling adding a strong element of warmth.



A drive-through entry court will provide a shaded area for dropping off and picking up visitors. The double-height space will also create a dramatic entry experience.

DOMAIN 9





# THE IDEAL LOCATION WITHIN THE DOMAIN, MAXIMIZING ACCESS, VISIBILITY, AND CONVENIENCE.

Domain 9, Domain 10, and Domain 12 are just steps away from Whole Foods, Domain NORTHSIDE, the Archer Austin hotel, and the trendsetting dining and entertainment of Rock Rose Boulevard.

The location at the north end of Alterra Parkway provides highly efficient routes in and out of the Domain via MoPac and Burnet Road, including easy access to and from MoPac in all directions.

Proximity to MoPac also makes the buildings daily icons for tens of thousands of Austin commuters, creating a powerful branding opportunity for tenants.

### THE DOMAIN TODAY

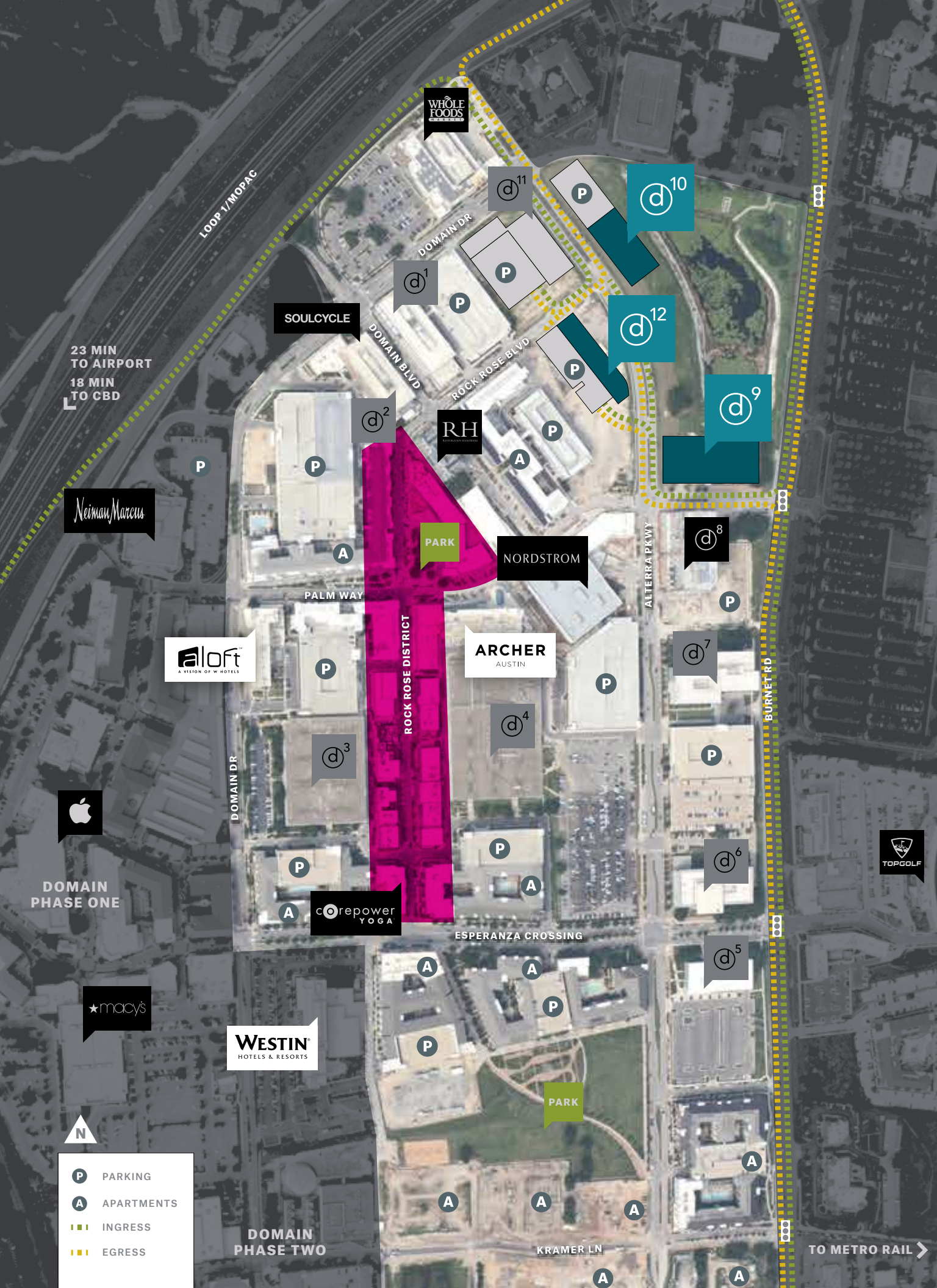
50+ restaurants and nightlife venues

775 hotel rooms

3,000+ apartments

1.8 million square feet of retail

2.1 million square feet of office





Domain 9, Domain 10, and Domain 12 will have views of and direct access to a landscaped water feature and jogging trails, creating a tranquil park on the north side to balance the vibrant urban energy immediately to the south.



D9

D12

D10

D11

D12

D10

D9



Alterra Pkwy

Palm Way



D10

D9

D12

View facing south on Alterra Parkway. Alterra Parkway is rapidly evolving to be Austin's premier business address.

# 304 ACRES OF THINGS EMPLOYEES LOVE.

The Domain's 24/7, high-density, mixed-use environment is perfectly tailored to today's most-desired employees. Extensive on-site options for living, fitness, dining, and relaxation give diverse employees the ability to design a lifestyle conducive to health, happiness, and maximum productivity.





D11

D12

D9

Whole Foods

Archer Hotel

Rock Rose  
Boulevard and  
entertainment  
district

THE DOMAIN

THE DOMAIN IS A TRUE MIXED-USE ENVIRONMENT.



3,000+ APARTMENT UNITS



OVER 50 RESTAURANTS WITHIN WALKING DISTANCE



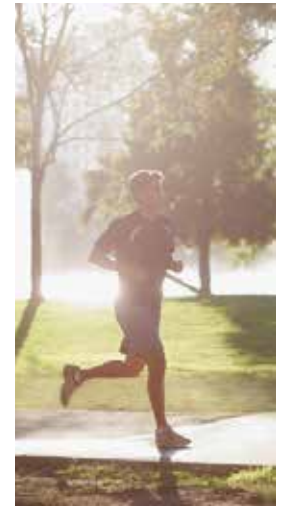
5 JAVA JOINTS



OVER 25 HAPPY HOUR SPOTS



2 PARKS AND 1.5 MILES OF JOGGING TRAILS



4 WORKOUT VENUES



775 HOTEL ROOMS



1 HOMETOWN WHOLE FOODS FLAGSHIP



NEARLY 50K SQUARE FEET OF MEETING SPACE







THE DOMAIN

CITYWIDE CONNECTIVITY.



Located at the geographic center of the Austin area, the Domain is convenient to the entire city via major arteries and tollways. The Domain is also bicycle-friendly, and offers easy access to Capital Metro's MetroRail and high-tech MetroRapid services.



# SURROUNDED BY THE BIGGEST NAMES IN BUSINESS.



### AREA EMPLOYERS



# UNMATCHED OPTIONS FOR EVENTS AND LODGING.



The Domain's four hotels offer 775 guest rooms, as well as meeting spaces for events of up to 750 people. Surrounding neighborhoods include hundreds of additional hotel rooms at a variety of price points.



### DOMAIN HOTELS

#### Archer Austin

Luxury boutique hotel  
7,000-square-foot event space  
Indoor and outdoor spaces for up to 750  
171 rooms

#### Lone Star Court

Retro-inspired boutique lodging  
5,400 square feet of meeting and event spaces  
123 rooms

#### Westin Domain

17,000 square feet of meeting and banquet rooms  
341 rooms

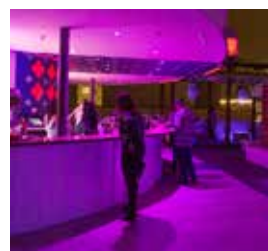
#### Aloft Austin

Stylish, lower-cost lodging  
140 rooms

# AUSTIN'S PREMIER DINING AND ENTERTAINMENT DESTINATION.



Located just two blocks from Domain 9, Domain 10, and Domain 12, Rock Rose mixes some of Austin's most buzzed-about homegrown restaurants and shops with popular new transplants. The street's energetic, creative environment brings the charm and energy of South Congress, East Austin, or the Warehouse District to the middle of the Domain.



## ROCK ROSE DESTINATIONS

- FLOWER CHILD
- culinary dropout
- Salvation Pizza
- HUNG FU
- LAVACA
- the dogwood
- TAVERNA
- corepower YOGA
- Orangetheory FITNESS
- SECOND BAR + KITCHEN
- HAT CREEK
- VIVA DAY SPA
- BIRDS BARBERSHOP
- MIA ITALIAN TAPAS & BAR
- TARKA INDIAN KITCHEN
- Perry's STEAKHOUSE & GRILLE
- SOULCYCLE
- HOUSTOOTH coffee
- TOULOUSE
- MADgreens
- CYCLONE ANAYA'S Tex-Mex Cantina
- JACK & GINGER'S IRISH PUB
- SWAY เสวย



**ROCK ROSE**  
THE DOMAIN

ROOM TO GROW

# A GROWING OFFICE DISTRICT, BUILT FOR BUSINESS.

**LEASING**

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**ARCHITECTURAL DESIGN**

**Gensler**



With over 2 million square feet of existing office space and another 2 million square feet still to come, the Domain has emerged as a major regional center of commerce and technology. Plentiful opportunities for future expansion—including Domain 9 and Domain 10—make the Domain an ideal environment for growing businesses.

Marketing by Asterisk Group Design



