



PENN FIELD

GREATNESS TAKES FLIGHT

3601 SOUTH CONGRESS AVENUE • AUSTIN, TX 78704



DEVELOPED AND OWNED BY CIM

LEASED BY AQUILA

THE ICONIC SOCO DISTRICT IS JUST A FIVE-MINUTE DRIVE AWAY



IN THE HEART OF AUSTIN

If cachet is what you seek and a South Congress address is high on your list, this award-winning re-purpose of a 1918-era WWI military airfield combines the history of Austin with the vibrant culture of today.

The expansive, 11-building campus features creative spaces, elevator-free environments, and fabulous, original, exposed brick walls, wood beams, wood floors, and high open ceilings.

Just five minutes from South Congress—a hot Austinite hangout favored for its food, music, shopping, and city skyline views—Penn Field is both convenient to downtown and easy to get to with multiple public transport options and easy access to major highways.



PENN FIELD KEY AMENITIES



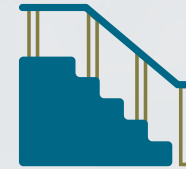
CREATIVE CAMPUS

11-building, 233,000-SF campus features dedicated tenant entries and great signage opportunities.



FRESH AIR

Lush landscaping and ample outdoor spaces open onto courtyards and terraces.



CONTROL YOUR ENVIRONMENT

Low-rise buildings with limited common areas allay concerns related to contact and congestion.

*i love you
so much*

MINUTES FROM SOCO

Five minutes from Austin's iconic SoCo District.

78704

ENJOY THE NEIGHBORHOOD

Located in the sought-after 78704 neighborhood.



TAKE THE METRO BUS

Surrounded by multiple public transportation stops, with a CapMetro bus stop just steps away.



SCALE YOUR BUSINESS

Flexible options include move-in ready, second generation, and shell space.



IN GOOD COMPANY

Existing tenants include Deep Eddy Vodka, Vital Farms, High Brew Coffee, Pandora, Gibson Guitar, Lemi-Shine and more.



GET TO AND FROM

Less than a mile from Hwy 71 and IH-35 with easy access to downtown Austin and quick hop to the airport.

BUILDING DESIGNS



BUILDING E - LOBBY



BUILDING E - PATIO



BUILDING J - COURTYARD

AWARD-WINNING REUSE OF A
1918-ERA WWI MILITARY AIRFIELD



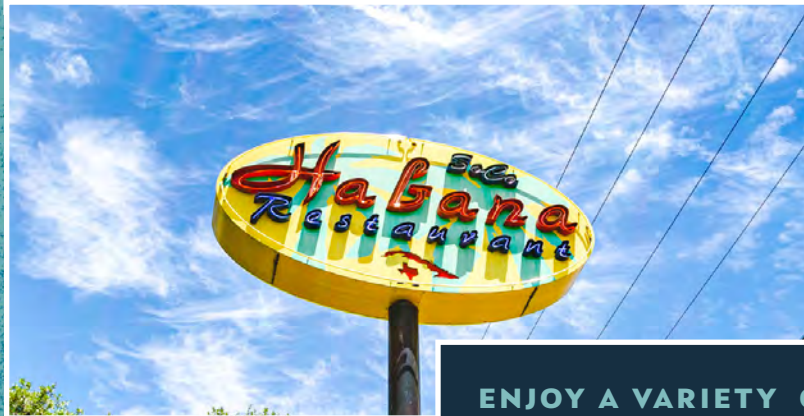
BUILDING J - BREAKROOM



EXPOSED BRICK & CEILINGS



A 5-MINUTE WALK AWAY



ENJOY A VARIETY OF GREAT AMENITIES WITHIN A 5-MINUTE WALK



A FIVE-MIN DRIVE TO SOCO DISTRICT



THERE'S AN UNMATCHED STYLE
HERE THAT INSPIRES + ATTRACTS



CONTACT

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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:
 - 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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