



FRONTERA RIDGE



400,000 SF CORPORATE CAMPUS

FOR LEASE

BUILD-TO-SUIT OPPORTUNITY
ROUND ROCK, TX

VISION

Frontera Ridge offers an ideal location, first-class amenities, and a premier Class A office environment. The project's thoughtful design will appeal to all aspects of the modern employee's life... both in, and outside the office.

FEATURES

- › Two (2) 200,000 SF, 5-story, office buildings (Targeting LEED® Silver Certification)
- › Project density can be expanded up to 800,000 SF
- › Flexible & efficient 40,000 SF floor plates
- › 10' and 11' ceiling heights with floor-to-ceiling glass throughout
- › Outdoor patios on each floor
- › Expansive Central Green for employees to collaborate and relax in a nature-inspired setting
- › Garage Parked at 5 spaces per 1,000 square feet leased



FRONTERA RIDGE



VISION

Frontera Ridge is a headquarters style campus with a sophisticated & sustainable design located on the highest point in Southern Williamson County. The landmark location, with unsurpassed signage visibility and easy access, will allow corporate users to attract and retain talent from the huge, and ever-growing workforce that lives nearby (Williamson County is one of the fast growing communities in Texas). This collaborative campus is designed to excite, elevate, engage, and empower your most important asset: your people.



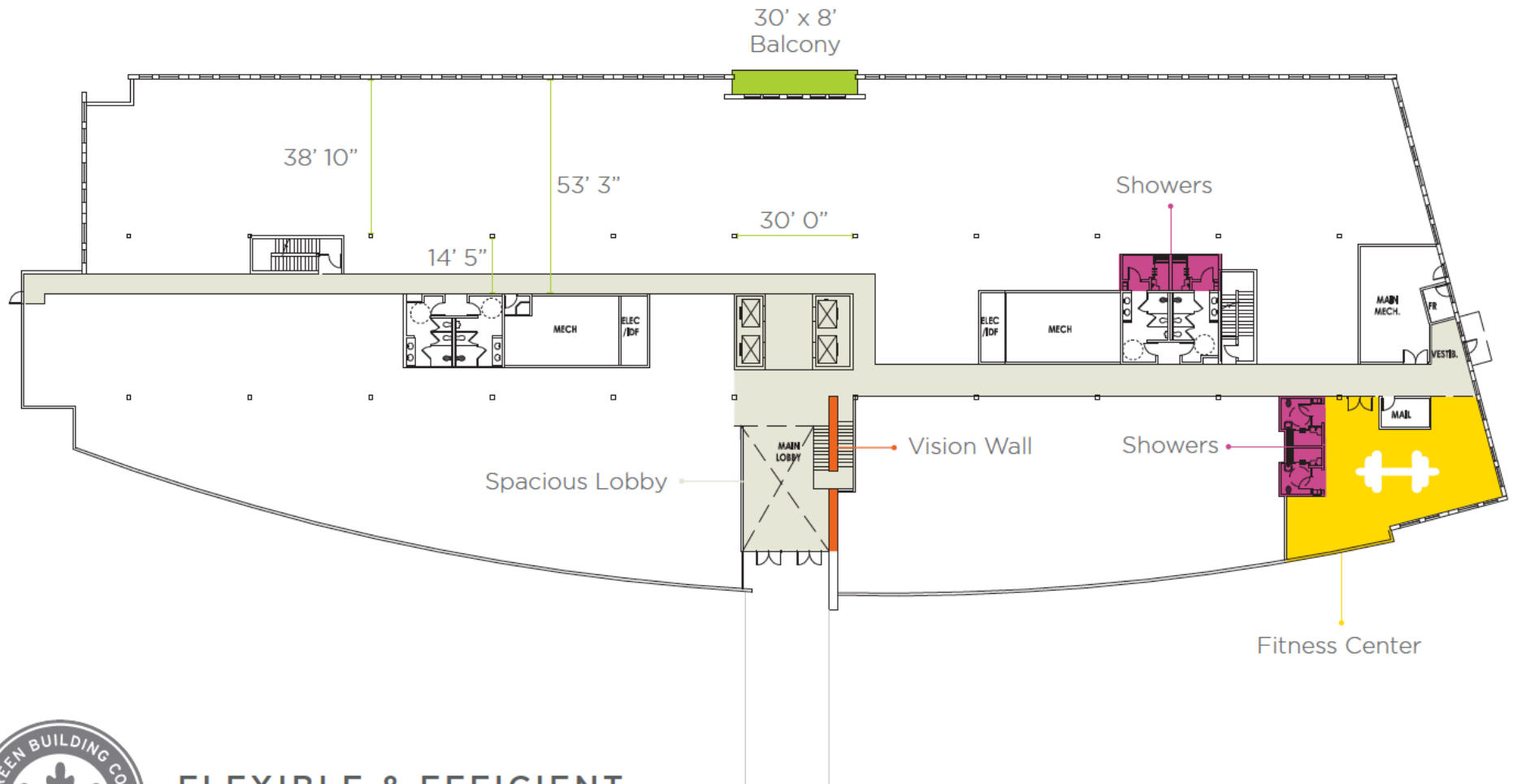
Frontera Ridge's innovative campus provides a backdrop for working outdoors, meals in the Food Truck Plaza, company events in the Central Green, and open spaces for employees to reconnect with each other in a nature-inspired setting. Its elegance and sophistication, coupled with its unique location and visibility, distinguishes Frontera Ridge from any other office option in Central Texas.

FRONTERA RIDGE



GROUND FLOOR

West Building



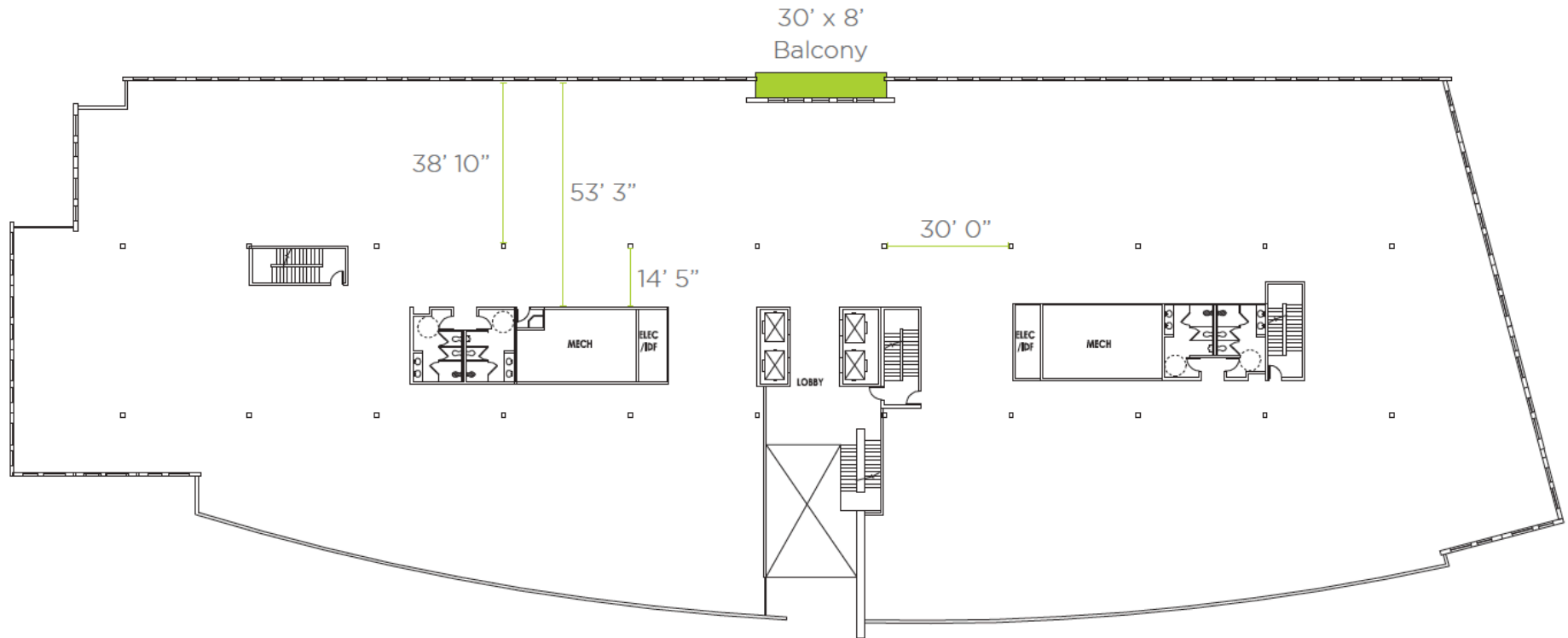
**FLEXIBLE & EFFICIENT
40,000 SF FLOOR PLATES**

FRONTERA RIDGE



SECOND FLOOR

West Building



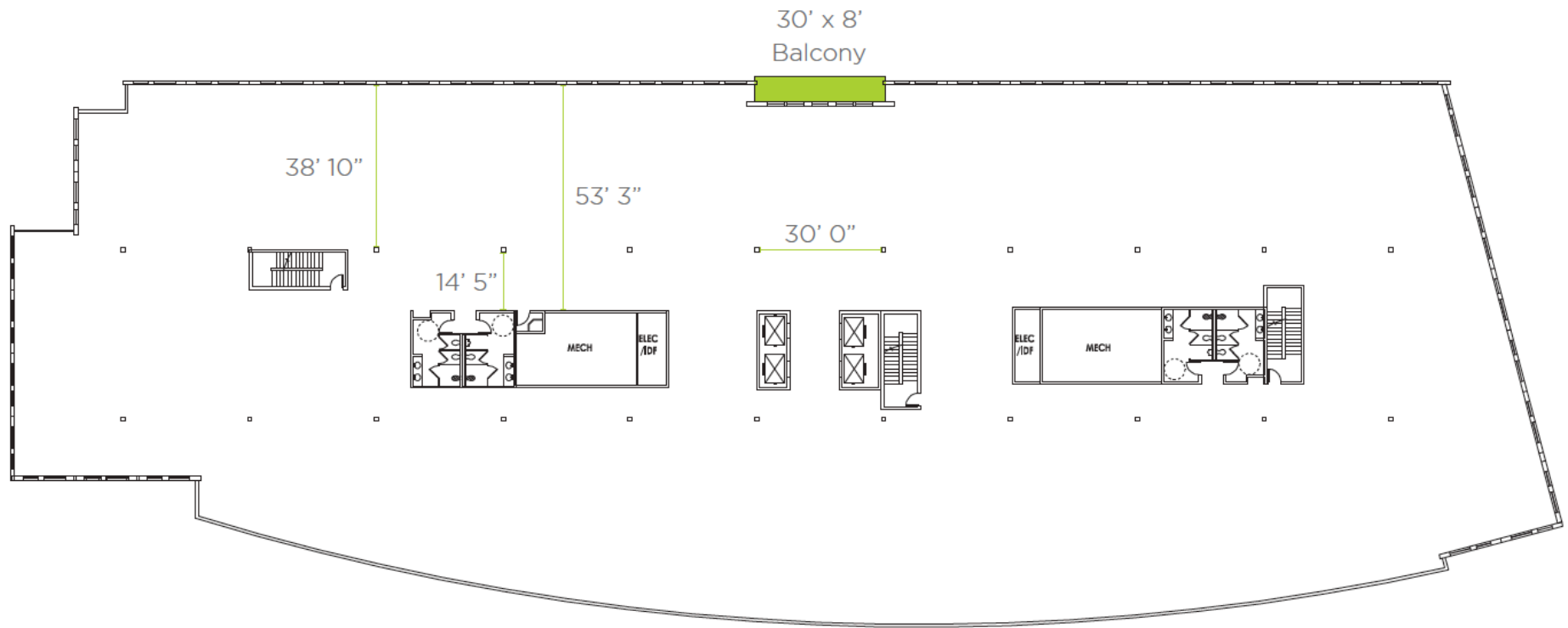
**FLEXIBLE & EFFICIENT
40,000 SF FLOOR PLATES**

FRONTERA RIDGE



THIRD & FOURTH (TYPICAL) FLOORS

West Building



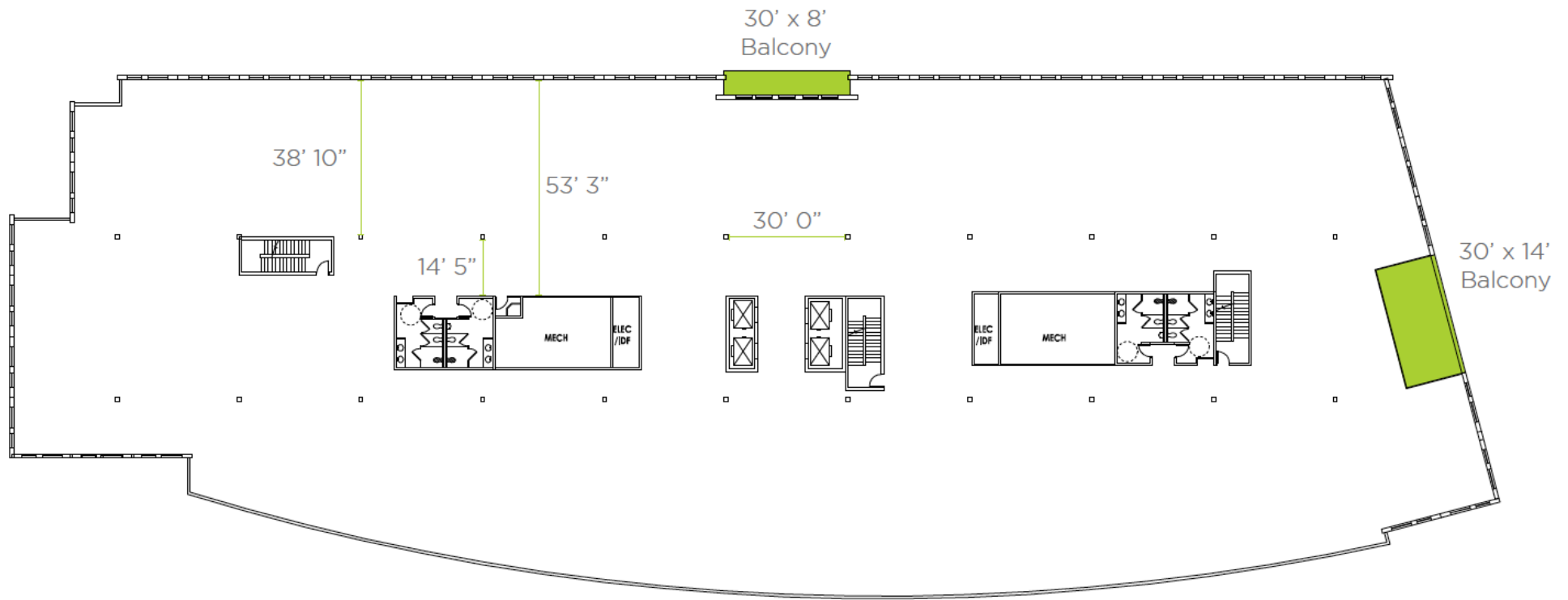
**FLEXIBLE & EFFICIENT
40,000 SF FLOOR PLATES**

FRONTERA RIDGE



FIFTH FLOOR

West Building



**FLEXIBLE & EFFICIENT
40,000 SF FLOOR PLATES**

FRONTERA RIDGE



FIFTH FLOOR TEST FIT

West Building



**FLEXIBLE & EFFICIENT
40,000 SF FLOOR PLATES**

LEGEND

8x8 Workstations	Balcony
6x8 Workstations	Phone Rooms
6x6 Workstations	Executive Offices
Conference Rooms	Typical Closed Offices
Break Areas	Core Functions & Rest Rooms

FRONTIERA RIDGE



SITE PLAN

Frontera Ridge's innovative campus provides a backdrop for working outdoors, meals in the Food Truck Plaza, company events in the Central Green, and open spaces for employees to reconnect with each other in a nature-inspired setting. Its elegance and sophistication, coupled with its unique location and visibility, distinguishes Frontera Ridge from any other office option in Central Texas.

- A** CENTRAL GREEN
- B** RAIN GARDENS
- C** PARKING/DROP-OFF
- D** OUTDOOR SPACES
- E** FOOD TRUCK PLAZA
- F** FITNESS AREA
- G** OAK GROVE
- H** TENANT NAMED BLVD
- J** SPORT COURTS



CENTRAL GREEN

The Frontera Ridge Central Green is much more than just a connector of buildings and a scenic outdoor setting – it's the heartbeat of the entire project. It's the place where employees engage, celebrate, and relax... and where great ideas are born.

The multipurpose setting provides a “green” backdrop for passive leisure, outdoor workspace and informal games, as well as company events. The Food Truck Plaza will provide a variety of ever changing food options, while the pristine Oak Groves with their shaded decks will offer relaxing places to enjoy a meal and conversation.



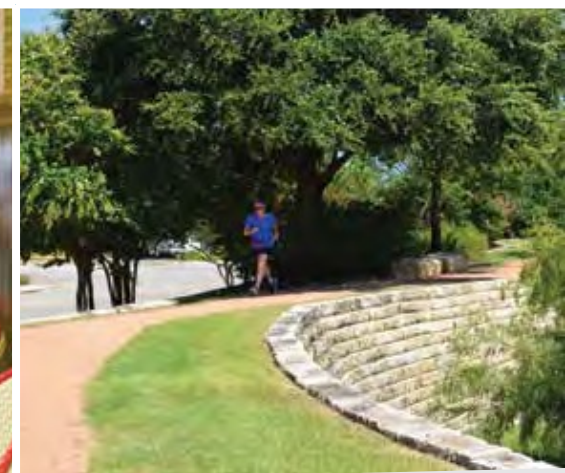
LOCATION

Frontera Ridge is located in the Austin-Round Rock, Texas metro. While the region continues to be the darling of the international music and high tech communities, the city of Round Rock boasts several impressive accolades, and is one of the top two fastest growing cities in the country for the fifth straight year. Fueling this growth is an unmatched reputation for “business friendliness” through low property tax and utility rates, as well as an active attraction and retention effort from the Round Rock Chamber’s Economic Development Department.

Frontera Ridge is located within La Frontera, a master-planned, multi-use development. The 328-acre project combines over four (4) million square feet retail space, numerous apartment complexes, as well as single and multi-tenant office properties. Corporate neighbors located within La Frontera include Emerson Process Management, Houghton Mifflin Harcourt and Texas Guaranteed Student Loans. Also nearby is the international headquarters for computer giant, Dell.

WITHIN A QUICK DRIVE OF FRONTERA RIDGE ARE:

- › 235 restaurants
- › 11,000 Multifamily units
- › 1,700 hotel rooms
- › Several award-winning neighborhoods
- › **Four colleges campuses:** Texas State University, South University, Texas A&M and Austin Community College
- › **Sports Teams:** The Texas Rangers® Triple A affiliate and Round Rock Express®

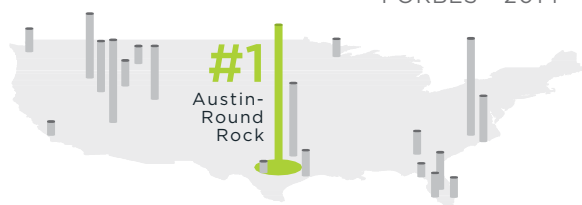


ROUND ROCK IS RANKED...

1st

Fastest Growing Cities in America - 4 consecutive years in a row from 2010 - 2014!

FORBES - 2014



2nd

Best Metros for **STEM** Professions!

WALLETHUB.COM - 2015



1st

Top 12 American Boomtowns!

BLOOMBERG - 2013



2nd

Fastest Growing City in the United States!

US CENSUS BUREAU



1st

City for Biggest Bang for your Buck!

SAVEONENERGY.COM - 2014



3rd

America's 10 Best Suburbs!

SAVEONENERGY.COM - 2014



3rd

Most Affordable Places in America!

NERDWALLET.COM - 2015



3rd

Best Cities for Jobs!

FORBES - 2014



1st

Cheapest Cities People Want to Live In!

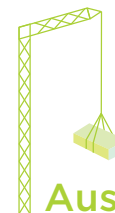
KIPLINGER - 2014



3rd

Austin-Round Rock
Fastest Growing MSA in the Nation!

MSN MONEY - 2014

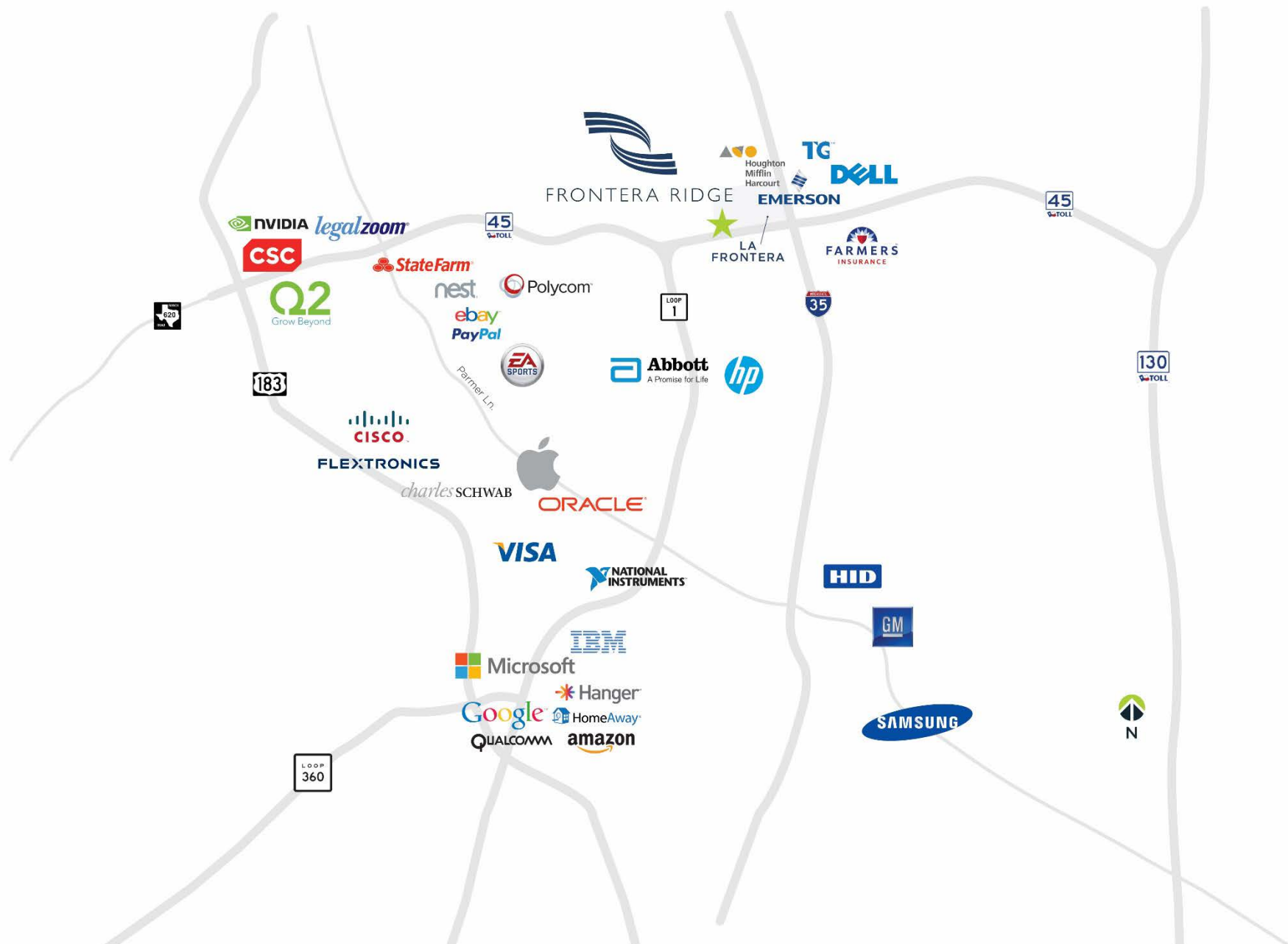


NEARBY AMENITIES

Everything you need is right next door.



MAJOR EMPLOYERS NEARBY

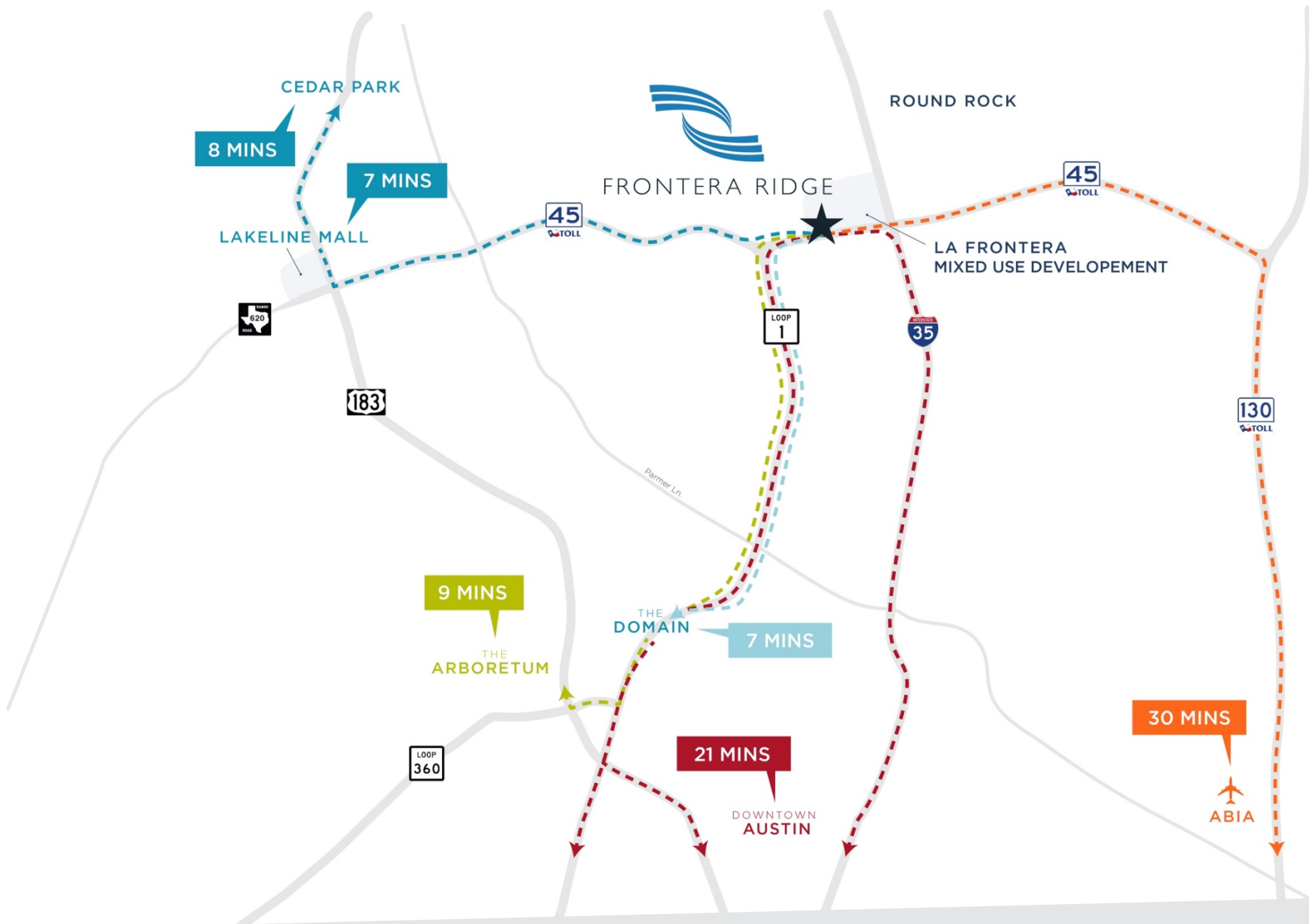


FRONTERA RIDGE



DRIVE TIMES

Frontera Ridge provides excellent corporate visibility, while providing convenient access to four (4) major Austin area freeways (IH-35, SH-45, MoPac Expressway and SH-130).



FRONTERA RIDGE



OUTDOOR COLLABORATION

The essential components of the Central Green will be collaboration zones, rain gardens, an event area and multiple shaded patios. These elements will foster engagement, innovation and rejuvenation. The shaded decks and designated outdoor collaboration zones will provide the catalyst in sparking employees' creativity.





FRONTERA RIDGE



DEVELOPER



REAL ESTATE
PARTNERS

Steve Freche

Executive Vice President
W2 Real Estate Partners
SFreche@W2REP.com
512.381.6103

W2REP.com

LEASING



CUSHMAN &
WAKEFIELD

Brett Arabie

Managing Director
Cushman & Wakefield Austin
brett.arabie@cushwake.com
512.474.2400

cushmanwakefield.com

Mark Greiner, CCIM

Executive Director
Cushman & Wakefield Austin
mark.greiner@cushwake.com
512.474.2400



HARVEY
CLEARY

