

ONE-FOUR BARTON SKYWAY

Austin, TX



BARTON SKYWAY IS A **25.57 ACRE**, FOUR BUILDING, CLASS A OFFICE PARK IN SOUTHWEST AUSTIN. LOCATED AT THE BARTON SKYWAY EXIT AND SOUTH MOPAC, THE COMPLEX HAS VIEWS OF DOWNTOWN AUSTIN, AND OVERLOOKS THE SPYGLASS CREEK SECTION OF THE BARTON CREEK GREENBELT. BARTON SKYWAY TENANTS ARE WITHIN WALKING DISTANCE OF THE SPYGLASS TRAILHEAD AND ZILKER PARK, LESS THAN A MILE FROM BARTON CREEK SQUARE MALL, AND ONLY FOUR MILES FROM DOWNTOWN.





HIGHLIGHTS

- Four 4-story Class A buildings
- 4:1,000 SF structured parking
- Sand volleyball court
- On-site fitness center with showers and lockers
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Tenant lounge equipped with Wi-Fi, and grab-and-go food options.
- Rotating food trucks on-site
- WiredScore Gold certified buildings
- All Energy Star certified buildings, meaning they use on average 35% less energy than typical buildings and release 35% less carbon dioxide into the atmosphere
- Community features:
 - Barton Creek Greenbelt
 - Barton Creek Mall
 - Zilker Park





COMMON AREA IMPROVEMENTS

BRANDYWINE IS WORKING ON VARIOUS INTERIOR AND EXTERIOR BUILDING IMPROVEMENTS INTENDED TO ADD VALUE FOR OUR TENANTS, CAMPUS, AND COMMUNITY.

Upgraded Lobbies

- Replaced dated directories with modern, real-time information directories with HD displays, and touch screen capabilities.
- Modernized the furniture selections to promote alternative, open collaboration spaces
- Partnered with a local artist to commission custom, high-end pieces to brighten lobbies

Outdoor Improvements

- Enhanced the sand volleyball court by adding a shaded patio area with ample seating for outdoor lunches, meetings, or happy hours.
- Added a food truck drive-up for easy parking to host many of Austin's best food vendors on-site.

Two Barton Skyway

- Added a fitness center with modern equipment, including: multiple cardio machines, free weight area, stretching area, and upgraded showers and locker rooms.
- Common area restrooms were refreshed with modern, high-end finishes.





DRIVING DISTANCE

in miles

Barton Creek Greenbelt Trailhead	.5
Zilker Park	1
Barton Creek Square Mall	2.3
Downtown Austin	3.5
University of Texas	4
Austin Bergstrom International Airport	13

LOCATION

SITUATED NEXT TO THE MOPAC EXPRESSWAY AND 5 MINUTES FROM THE CENTRAL BUSINESS DISTRICT, BARTON SKYWAY HAS EXCEPTIONAL ACCESSIBILITY. ITS LOCATION AFFORDS STUNNING VIEWS OF BOTH





1501 SOUTH MOPAC EXPRESSWAY

ONE

BARTON SKYWAY

195,324 SF / 4 FLOORS

AVAILABILITY: SUITE 100 - 22,001 SF**

SUITE 130 - 4,206 SF*

SUITE 150 - 12,950 SF**

SUITE 200 - 24,711 SF**

SUITE 400 - 50,737 SF**

*AVAILABLE 7.1.2019

**AVAILABLE 3.1.2020

1601 SOUTH MOPAC EXPRESSWAY

TWO

BARTON SKYWAY

195,639 SF / 4 FLOORS

AVAILABILITY: SUITE 450 - 25,001 SF





1221 SOUTH MOPAC EXPRESSWAY

THREE

BARTON SKYWAY

173,302 SF / 4 FLOORS

AVAILABILITY: SUITE 355 - 2,718 SF

1301 SOUTH MOPAC EXPRESSWAY

FOUR

BARTON SKYWAY

222,580 SF / 5 FLOORS

AVAILABILITY: SUITE LL50 - 15,851 SF*

SUITE 100 - 39,930 SF*

SUITE 375 - 22,668 SF*

*AVAILABLE 3.1.2020



THE BRANDYWINE DIFFERENCE

BRANDYWINE REALTY TRUST (NYSE: BDN) IS ONE OF THE LARGEST, PUBLICLY-TRADED, FULL-SERVICE, INTEGRATED REAL ESTATE COMPANIES IN THE UNITED STATES, WITH A CORE FOCUS IN THE PHILADELPHIA, PA, WASHINGTON, D.C., AND AUSTIN, TX MARKETS. ORGANIZED AS A REAL ESTATE INVESTMENT TRUST (REIT), WE OWN, DEVELOP, LEASE AND MANAGE AN URBAN, TOWN CENTER AND TRANSIT-ORIENTED PORTFOLIO.

OUR PURPOSE IS TO SHAPE, CONNECT AND INSPIRE THE WORLD AROUND US THROUGH OUR EXPERTISE, THE RELATIONSHIPS WE FOSTER, THE COMMUNITIES IN WHICH WE LIVE AND WORK, AND THE HISTORY WE BUILD TOGETHER. OUR DEEP COMMITMENT TO OUR



111 Congress Ave,
Suite 3000
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for more information:

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ONE BARTON SKYWAY

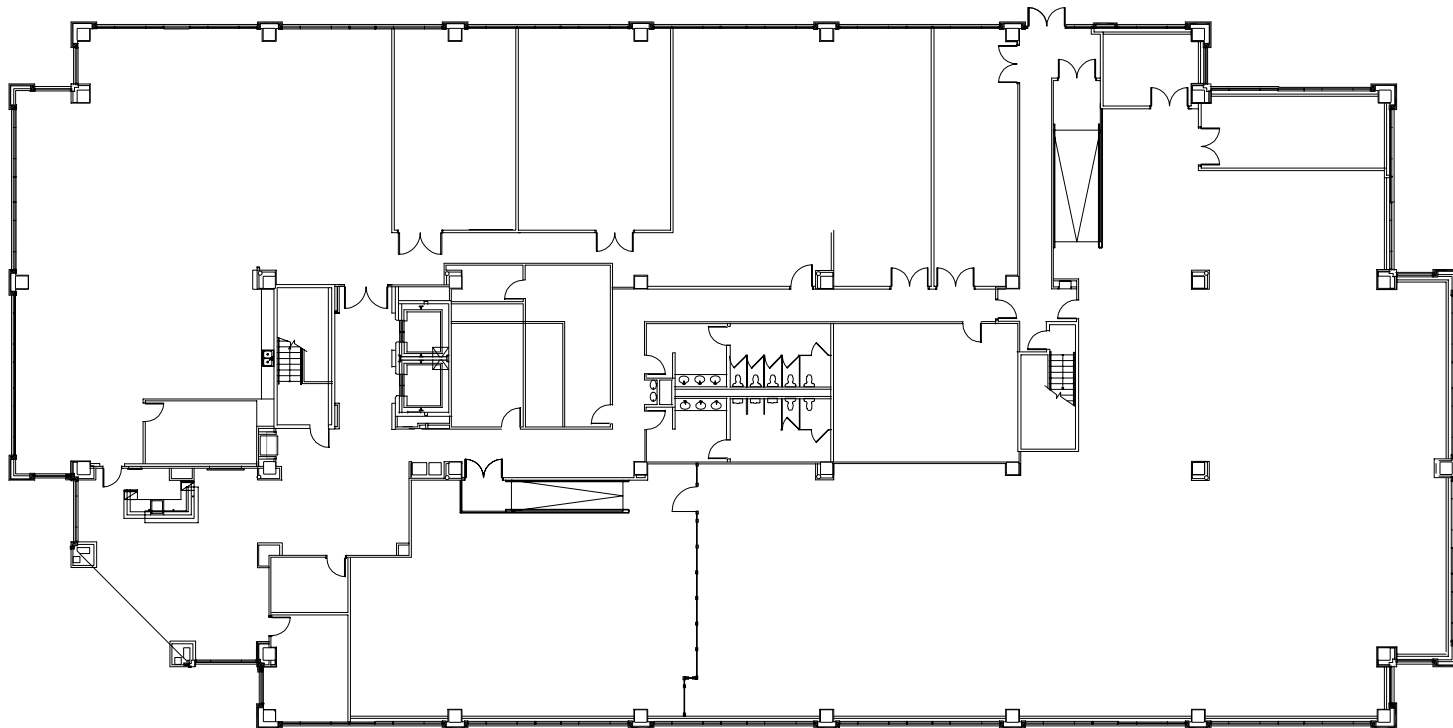
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FIRST FLOOR

SUITE 100: 22,001 SF

*available 3.1.2020



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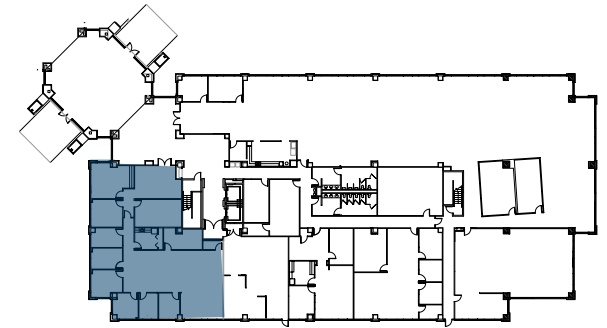
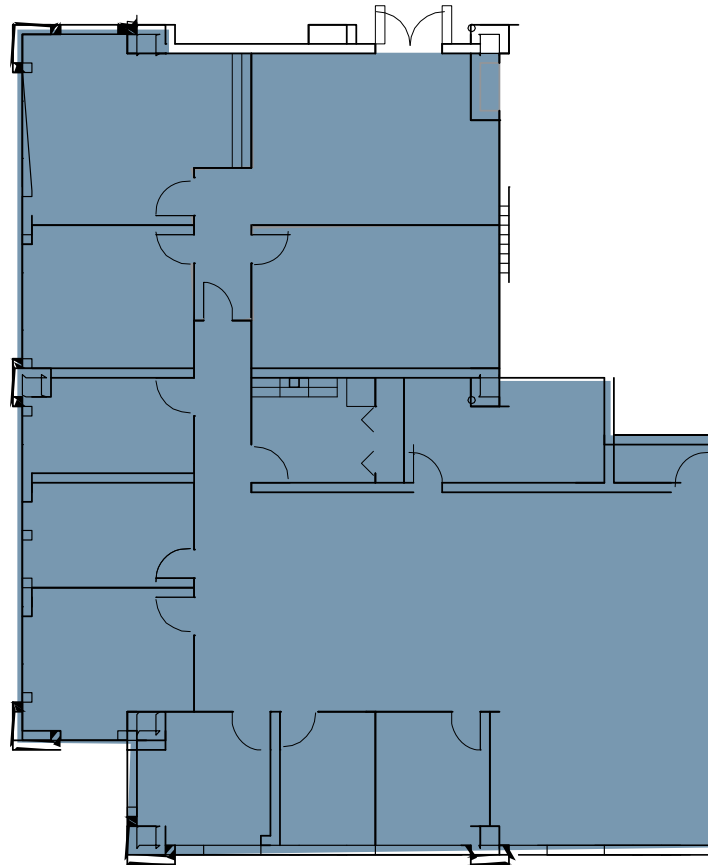
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FIRST FLOOR

SUITE 130: 4,206 SF
*available 7.1.2019



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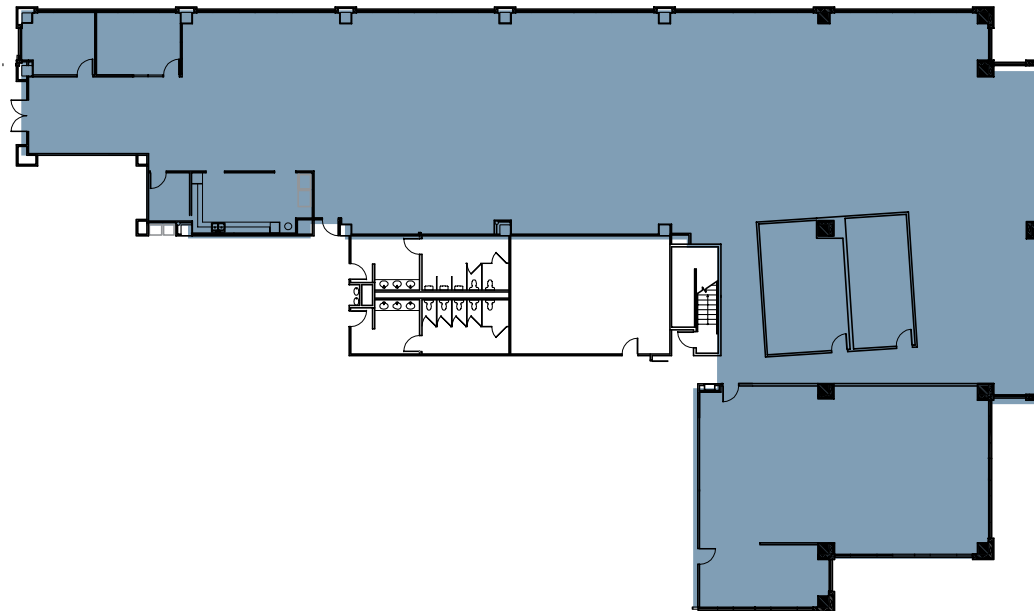
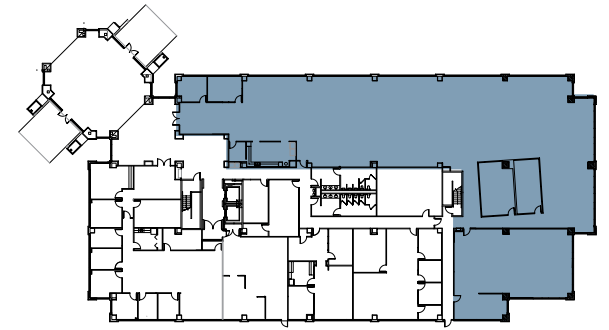
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FIRST FLOOR

SUITE 150: 12,950 SF
*available 3.1.2020



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ONE BARTON SKYWAY

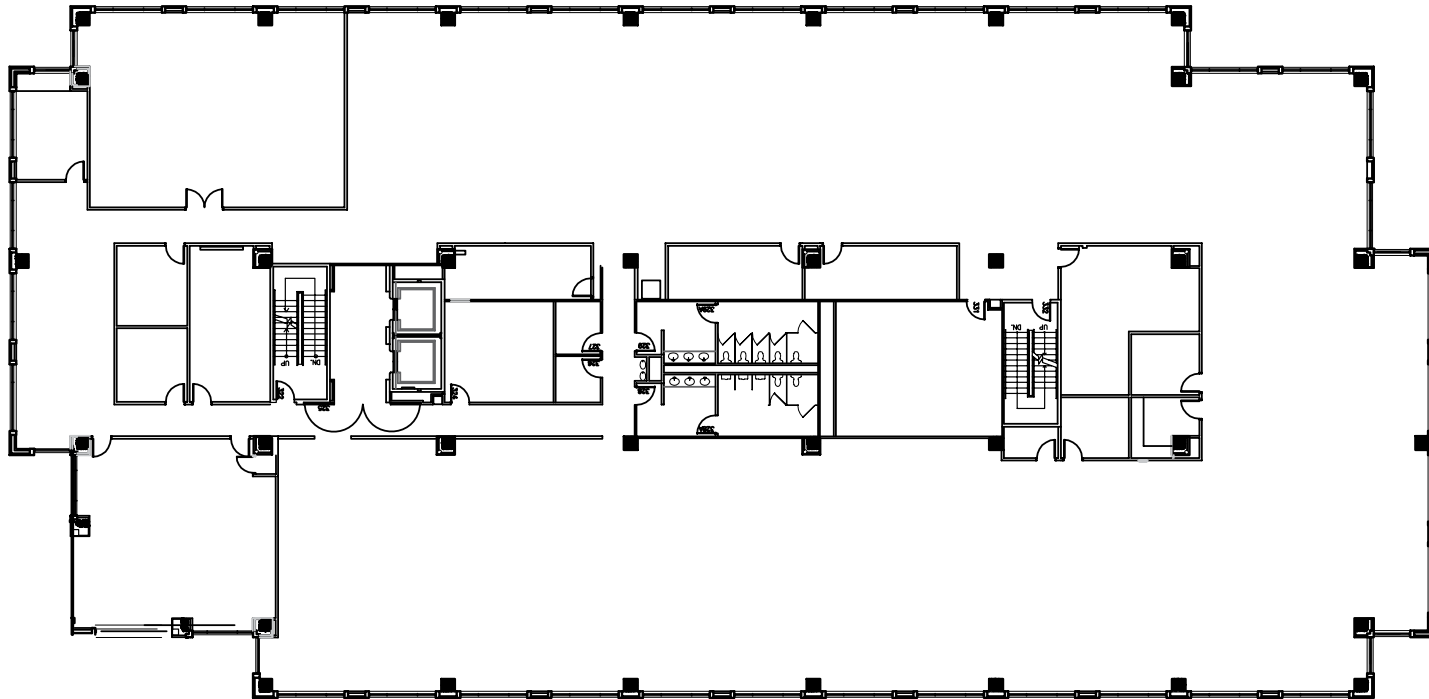
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SECOND FLOOR

SUITE 200: 24,711 SF

*available 3.1.2020



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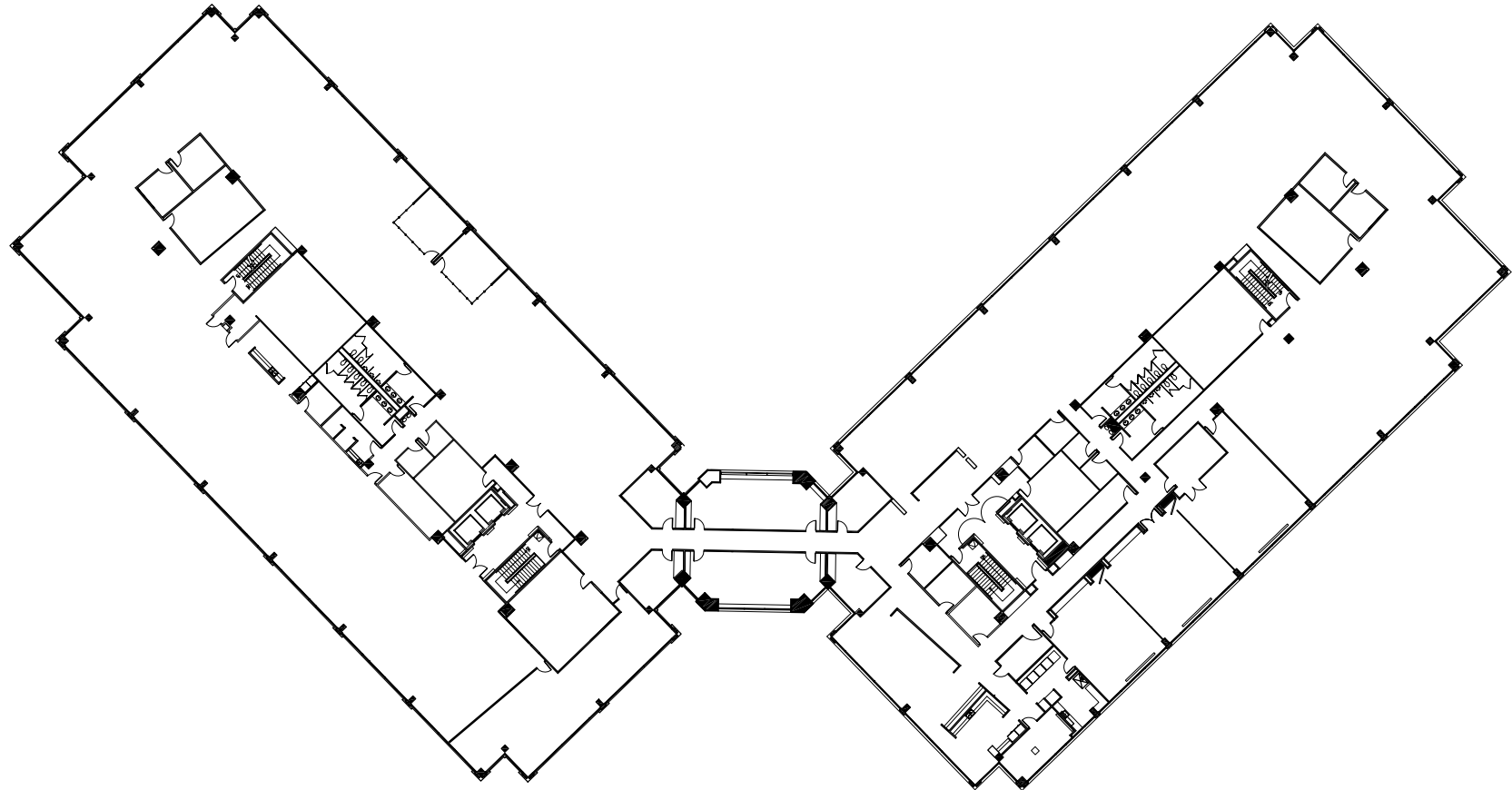
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FOURTH FLOOR

SUITE 400: 50,797 SF

*available 3.1.2020



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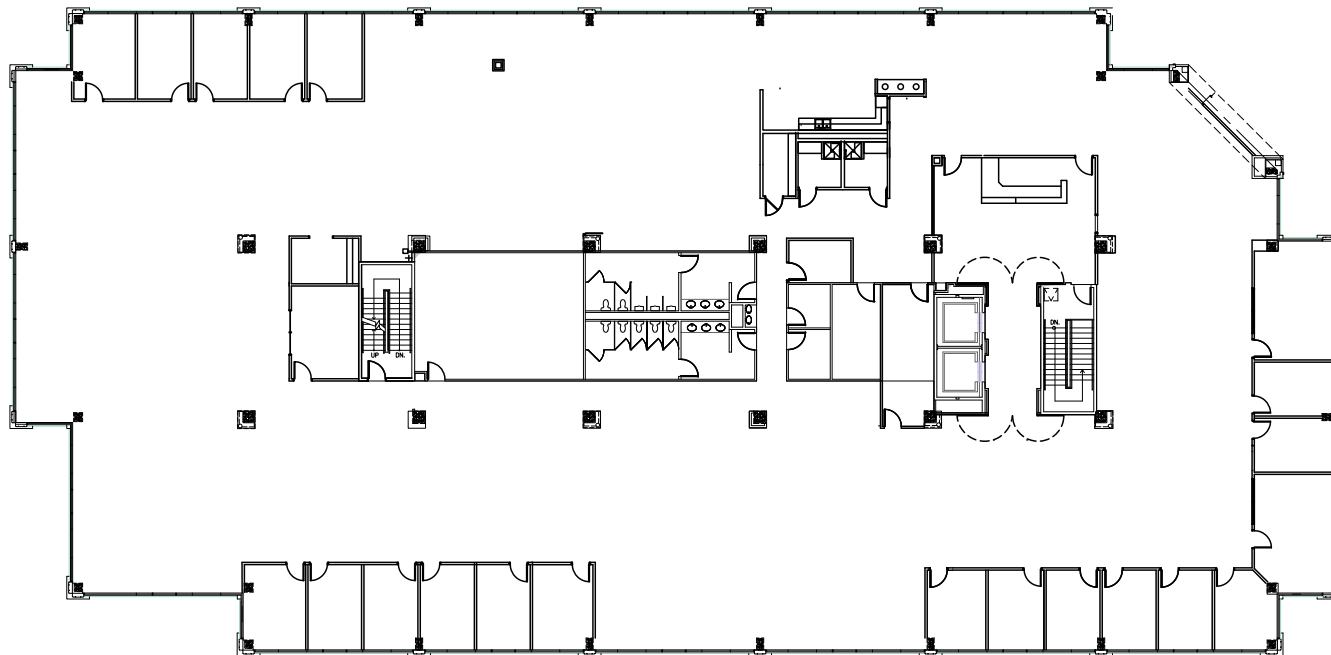
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TWO BARTON SKYWAY

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FOURTH FLOOR SUITE 450: 25,001 SF



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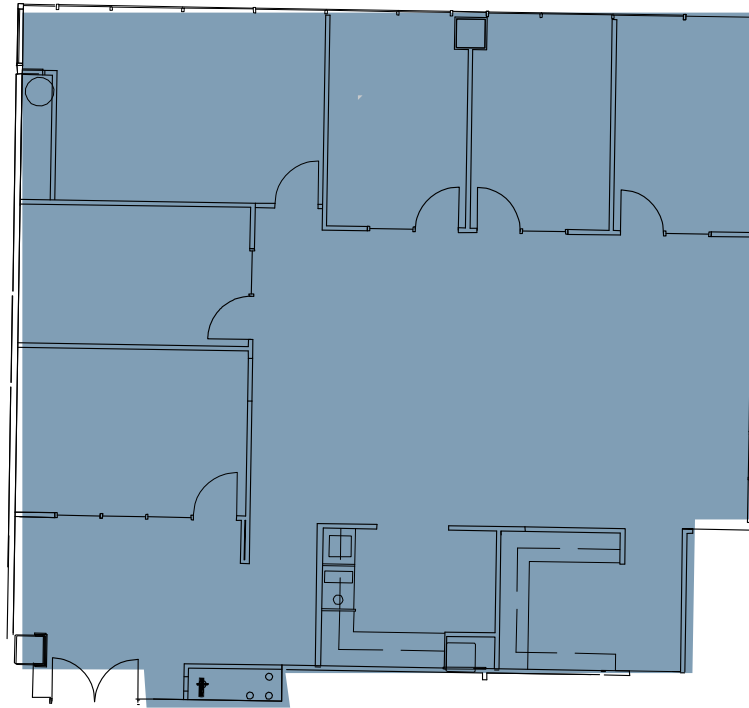
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THREE BARTON SKYWAY

1221 S MoPac Expressway | Austin, TX



THIRD FLOOR
SUITE 355: 2,718 SF



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FOUR BARTON SKYWAY

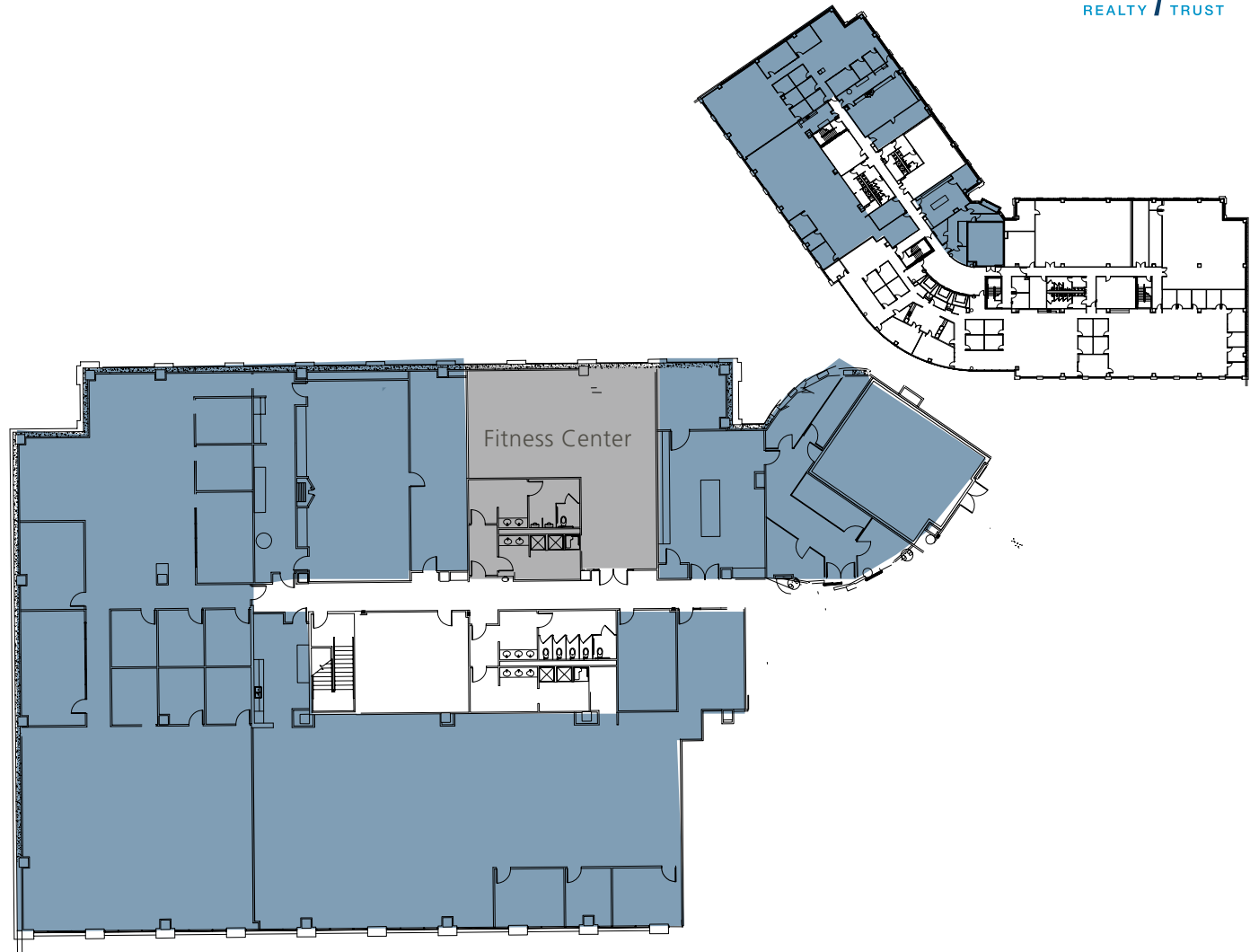
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LOWER LEVEL

SUITE LL50: 15,851 SF

*available 3.1.2020



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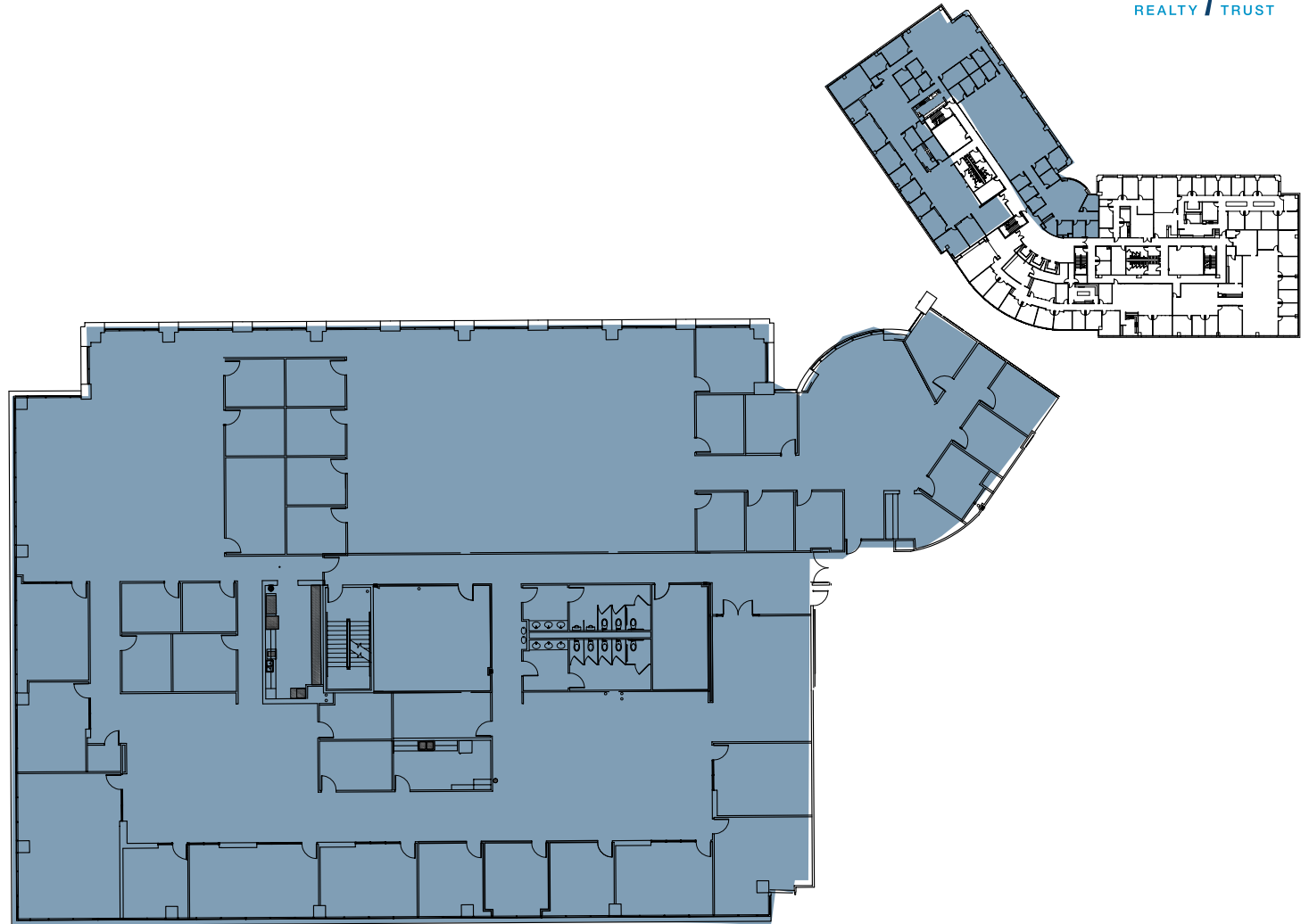
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THIRD FLOOR
SUITE 375: 22,668 SF
*available 3.1.2020



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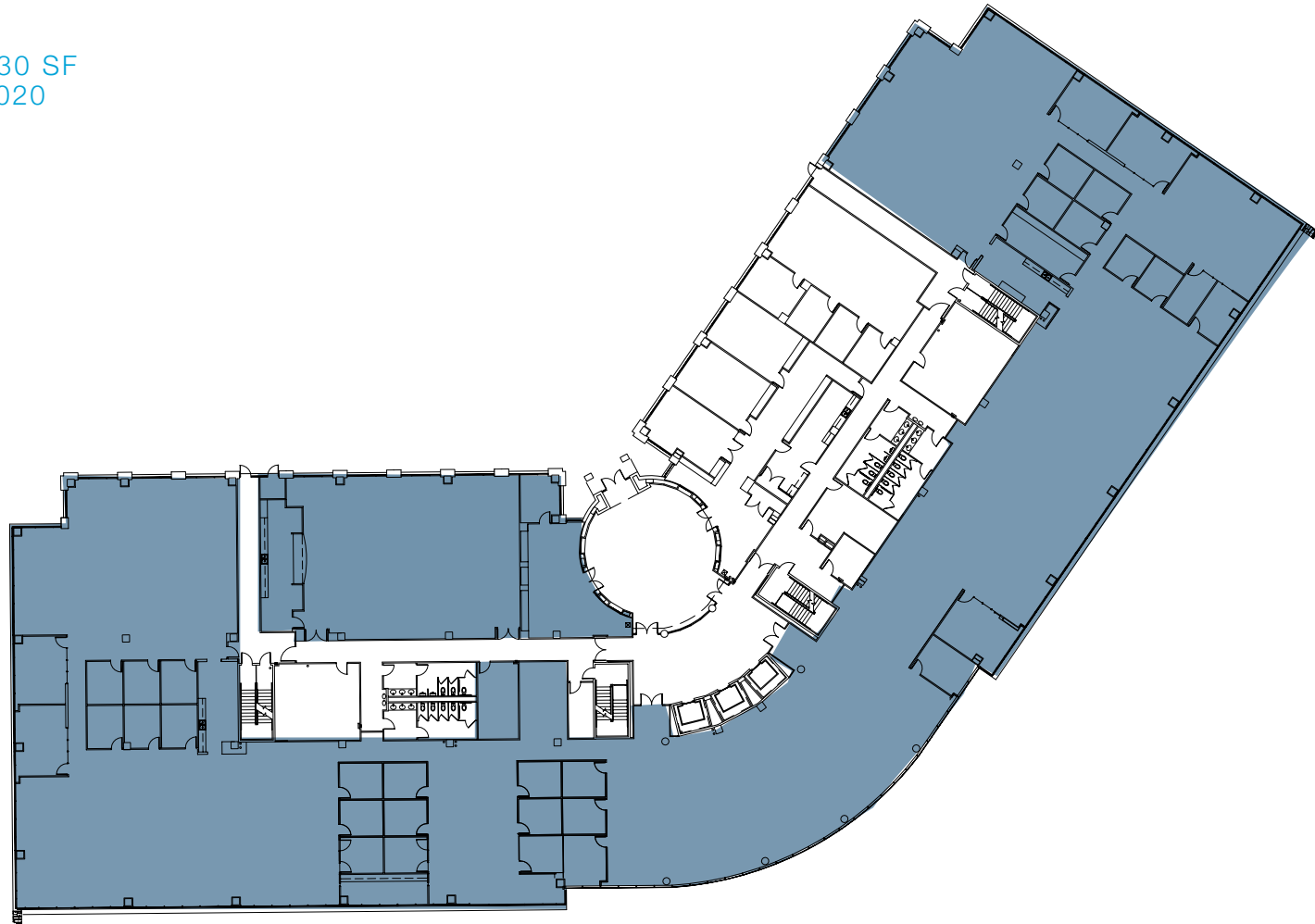
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FIRST FLOOR

SUITE 100: 36,930 SF

*available 3.1.2020



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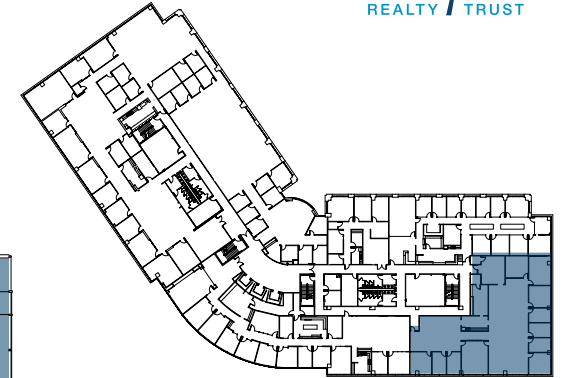
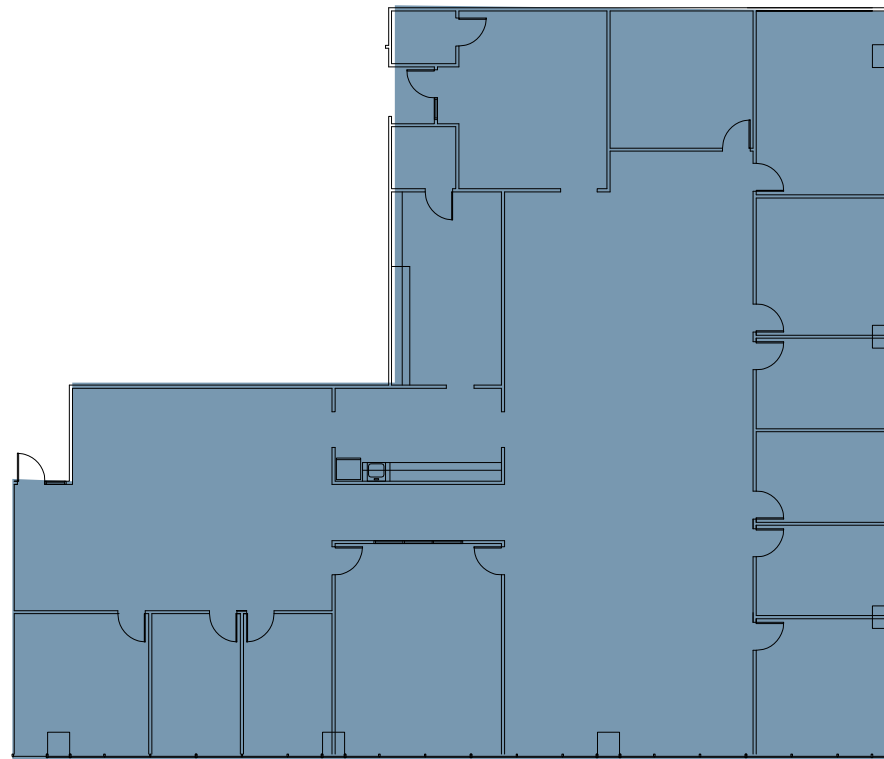
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FOUR BARTON SKYWAY

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THIRD FLOOR
SUITE 320: 6,900 SF



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