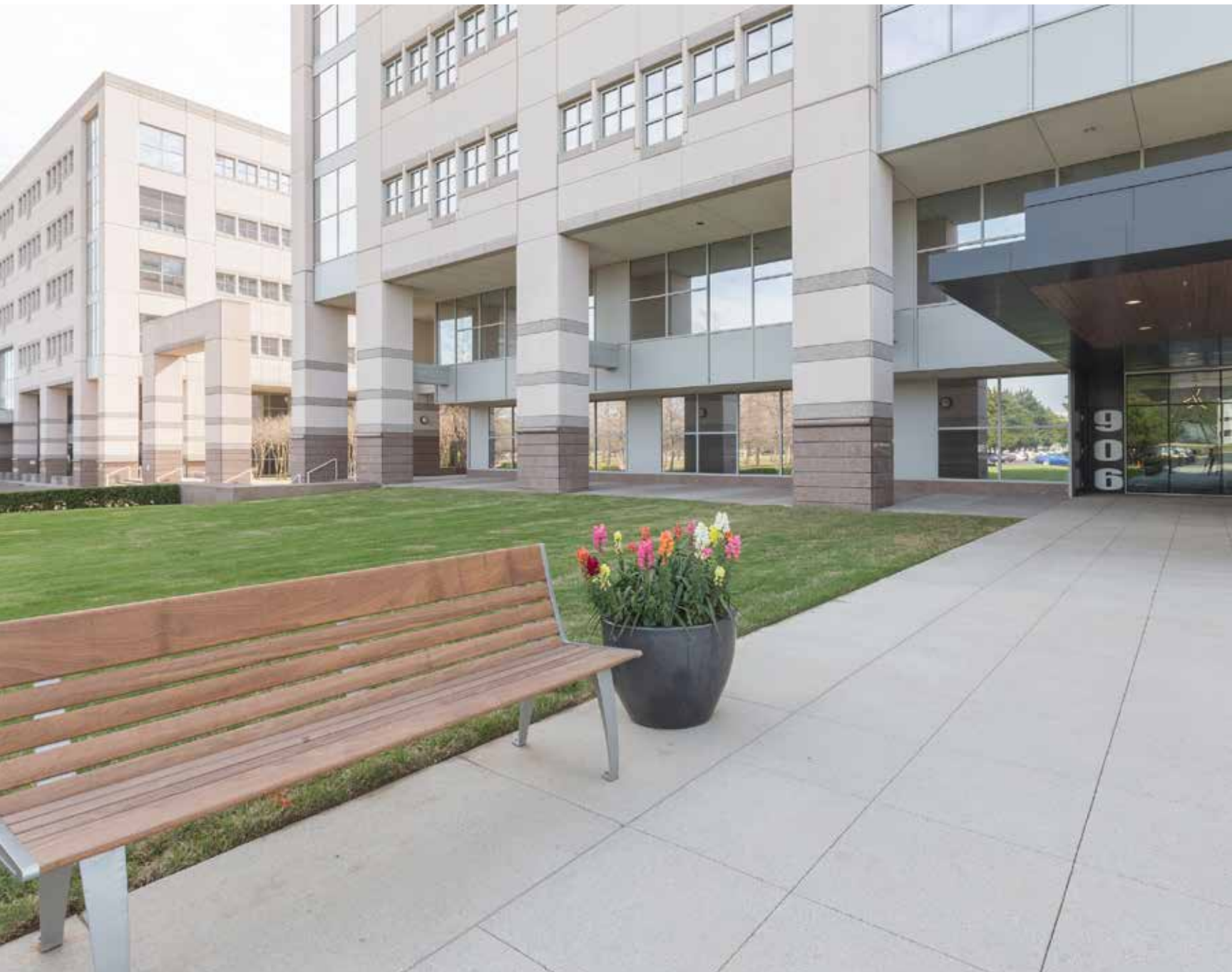




BROADMOOR

BUILDING 906
11501 BURNET ROAD, AUSTIN TX 78758



ABOUT BROADMOOR



Broadmoor Austin is a 66 acre transit-oriented community with an extraordinary existing amenity base at The Domain – Austin’s “2nd Downtown”.

Known for decades as “The IBM campus”, Broadmoor has been an active part of Austin’s development as a dynamic technology hub.

Broadmoor and The Domain sit at the population center of the greater Austin area, and near the crossroads of three major highways: MoPac/Loop 1, Hwy 183 and Hwy 45. The area is served by multi-modal transportation options including Austin’s train service, “MetroRail”, and a MetroRapid bus line that provides connection with the CBD and many other Austin neighborhoods.

Fantastic accessibility, along with the vibrancy of the existing thriving and highly connected live-work-play environment is already a strong draw for Austin’s deep and growing talent pool.

Broadmoor has recently been rezoned to accommodate a redevelopment vision to enhance and better serve the surrounding communities and hope to begin this process in 2019.



NEARBY AMMENITIES



IMPROVEMENT PROGRESS



906 IMPROVEMENTS

Broadmoor 906 is newly renovated to offer its own identity amongst the larger campus. Visible and easily accessible from Burnet Road, the building offers a new, polished lobby.

Updates included:

- Modern Furniture
- White Box Space
- Interactive Directory
- Renovated Restrooms
- Onsite Management Office Coming Soon



FOOD HALL

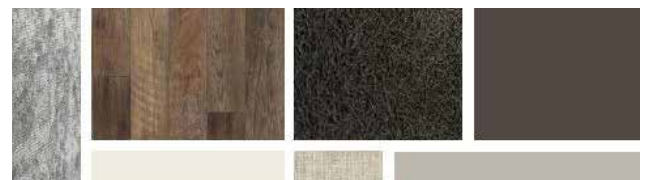


908 IMPROVEMENTS

The amenity building on the campus is currently undergoing extensive renovations.

Planned improvements include:

- 4,000 SF Fitness Center
- Conference Space
- Food Hall Inspired Cafe
- Coffee Bar
- Outdoor Patio Seating



SITE ACCESSIBILITY



URBAN TRAIL CONNECTIONS

PLANNED

EXISTING

23 miles of planned
& existing trails

WALKABILITY

.25 MILES

.50 MILES

THE DOMAIN

CHARLES SCHWAB CAMPUS

PLANNED METRO RAIL STATION

KRAMER METRO RAIL STATION



DRIVING DISTANCES

The Domain
< 1 Mile

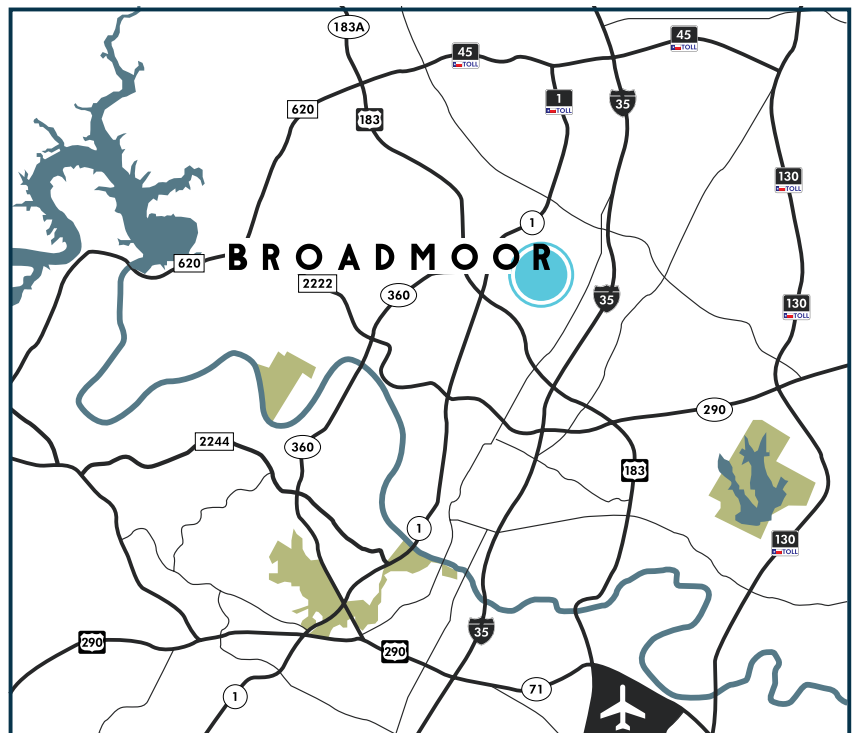
Arboretum
3.5 Miles

The Shops at Arbor Walk
3.4 Miles

CBD/The Capitol
10.6 Miles

ABIA
17.4 Miles

University of Texas
9.2 Miles



ABOUT BRANDYWINE

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 communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

FOR LEASING INFORMATION:

BO BEACHAM

bo.beacham@bdnreit.com
512.306.1284

BLAIR NELSON

blair.nelson@bdnreit.com
512.872.7193

RALPH BISTLINE

ralph.bistline@bdnreit.com
512.306.1283

WWW.BRANDYWINEREALTY.COM