



DOMAIN TOWER 2

**DOMAIN
SOUTH
END**

AUSTIN, TEXAS



 **Stonelake**
CAPITAL PARTNERS



DOMAIN
TOWER 2

OWNED + THOUGHTFULLY DEVELOPED BY:



DOMAIN
SOUTH
END

DOMAIN TOWER 2

THE DOMAIN'S PREEMINENT OFFICE TOWER IN THE MOST BUSINESS FRIENDLY LOCATION.

Domain Tower 2 is ideally situated within The Domain South End, a master-planned mixed-use development at the northwest corner of Burnet Road and Braker Lane. The Domain South End is Austin's most accessible and business friendly urban corporate environment at the "front door" of The Domain.

Domain Tower 2 boasts 24 stories and 332,200 square feet of Class-AA office space, making it the most distinguished corporate office in The Domain.

Well appointed from the ground up with best-in-class exterior and interior finishes, Domain Tower 2 is complete with 14,000 square feet of tenant amenities including a state of the art conference center and corporate assembly area, full fitness center, locker rooms with steam showers, and 5,000 square feet of landscaped terrace area.

QUICK FACTS:
Address: 10025 Alterra Parkway
Size: 332,200 RSF (24 stories; 308' tall)
Typical Floor: 29,100 RSF
Parking: 3.3:1,000 (Up to 4.0 available)
Shell Delivery: Q4 2021



PROMINENT LOCATION



DOMAIN
TOWER 2

THE DOMAIN
9 ACRE CENTRAL PARK

EXPEDIA/VRBO

FACEBOOK

IBM

AMAZON

CHARLES
SCHWABB

INDEED

TREND MICRO

THE BOWEN
CLASS-AA
LUXURY LIVING

ALTERRA PARKWAY

NOW
LEASING

KRAMER LANE
(LIGHTED)

BURNET ROAD

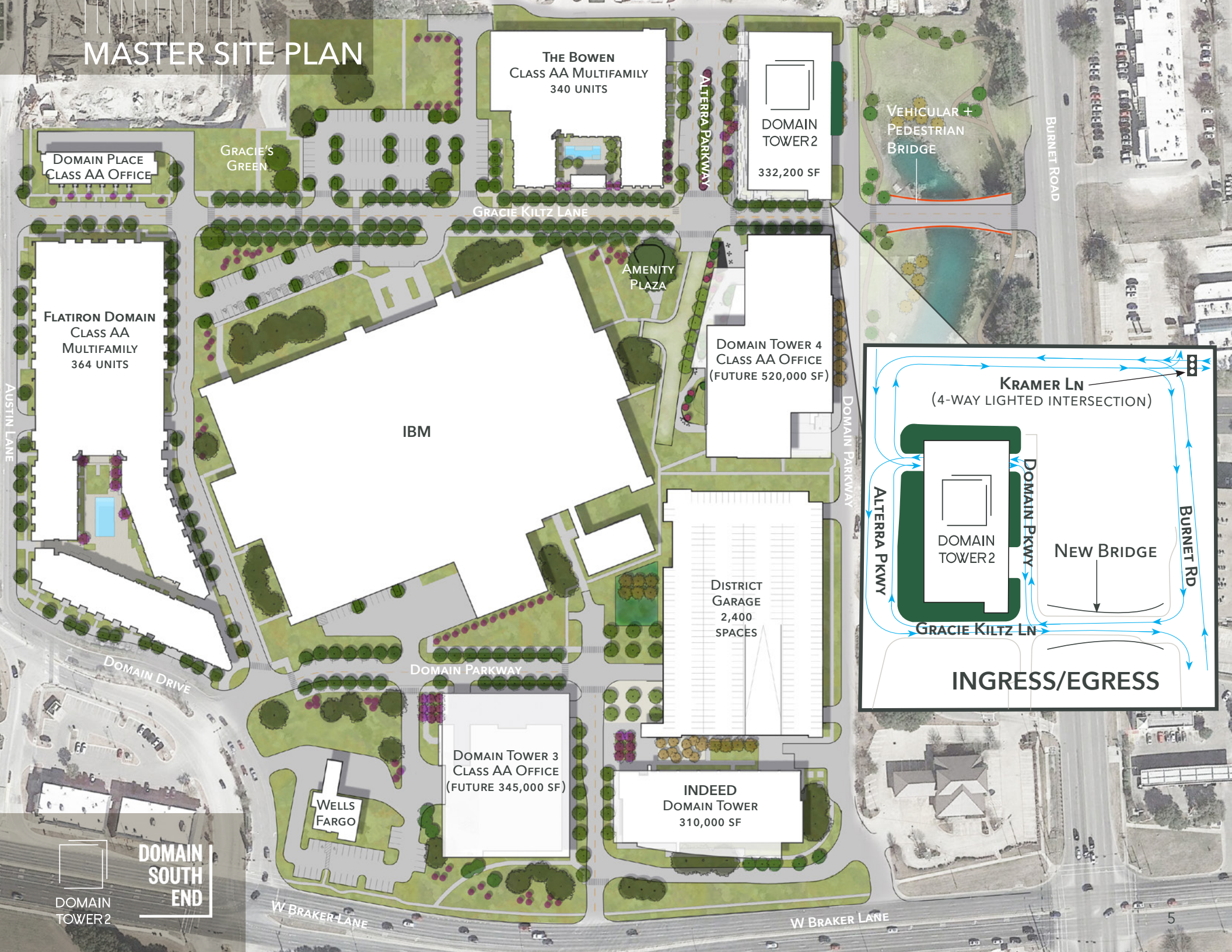
GRACIE KILTZ LANE

DIRECT ACCESS TO
BURNET ROAD



DOMAIN
TOWER 2

MASTER SITE PLAN



DOMAIN PLACE
CLASS AA OFFICE

GRACIE'S
GREEN

THE BOWEN
CLASS AA MULTIFAMILY
340 UNITS

DOMAIN
TOWER 2
332,200 SF

VEHICULAR +
PEDESTRIAN
BRIDGE

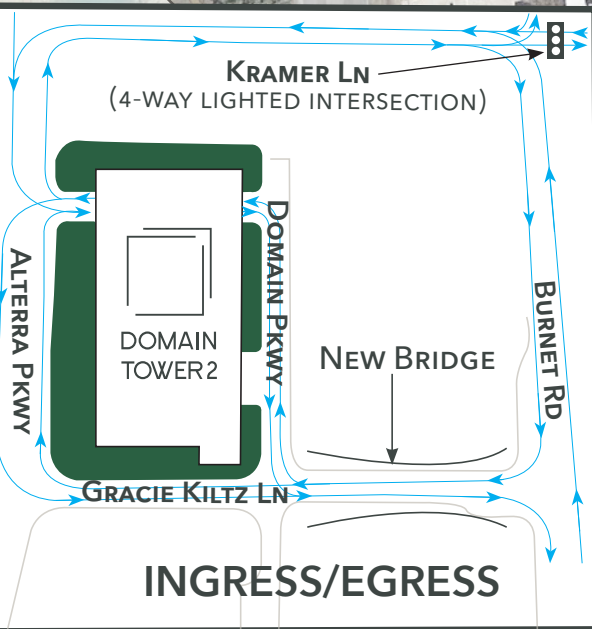
BURNET ROAD

FLATIRON DOMAIN
CLASS AA
MULTIFAMILY
364 UNITS

AMENITY
PLAZA

DOMAIN TOWER 4
CLASS AA OFFICE
(FUTURE 520,000 SF)

IBM



KRAMER LN
(4-WAY LIGHTED INTERSECTION)

DOMAIN
TOWER 2

NEW BRIDGE

INGRESS/EGRESS

DISTRICT
GARAGE
2,400
SPACES

DOMAIN TOWER 3
CLASS AA OFFICE
(FUTURE 345,000 SF)

INDEED
DOMAIN TOWER
310,000 SF

WELLS
FARGO

DOMAIN
SOUTH
END

DOMAIN
TOWER 2

W BRAKER LANE

W BRAKER LANE



DOMAIN TOWER 2

Perspective from Burnet Road | Austin, Texas

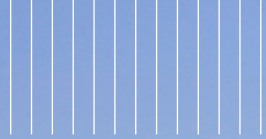


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DOMAIN
TOWER 2

6



LIVE + WORK

DOMAIN TOWER 2

The Domain's Most Prominent Office Tower
24 Stories | Q4 2021 Completion

THE BOWEN

The Domain's 1st Luxury High-Rise Tower
340 units | Q4 2021 Completion



DOMAIN
TOWER 2

DROP OFF

Covered ride-share drop-off at primary access controlled lobby entrance.



LOBBY

Warm natural stone and wood
adjoin 16' of enhanced vision
glass elegantly blurring the line
between indoors and outdoors.





AMENITY TERRACE

5,000 SF of landscaped terrace area on level 14 provides an unmatched opportunity to gather and entertain.

AMENITY TERRACE

Hydraulically operated walls provide an open air conference environment and promote a flexibility of terrace/conference center shared uses.



CONFERENCE CENTER

A dynamic and high-tech space that offers an intimate workroom setting or can adjust and allow for open air meetings or events.





PRE-FUNCTION/ASSEMBLY SPACE



FLEX-FITNESS/ASSEMBLY SPACE



FITNESS

Ample space and best-in-class equipment provides options for personal and group fitness.



RESORT STYLE LOCKER ROOMS

Women's and men's locker rooms complete with steam showers, towel service, and full length functional lockers.



PARK VIEW

Directly adjacent to Domain Tower 2 is 1/2 acre of green space for outdoor enjoyment.



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LEVEL 24 TENANT TERRACE

3,000 SF of exclusive tenant terrace
area sits 300' above The Domain.



UPGRADED ELEVATORING

Clean lobby finishes and high-speed Destination Dispatch elevators in the office and garage provide an efficient, safe means of vertical travel.



BUILDING SPECIFICATIONS

BUILDING 332,200 RSF of office space
 29,100 RSF typical office floor
 24 stories; 308' tall
 - 11 office levels
 - 12 parking levels
 - 1 lobby level
 Seeking LEED Certified; Austin Energy Green Building

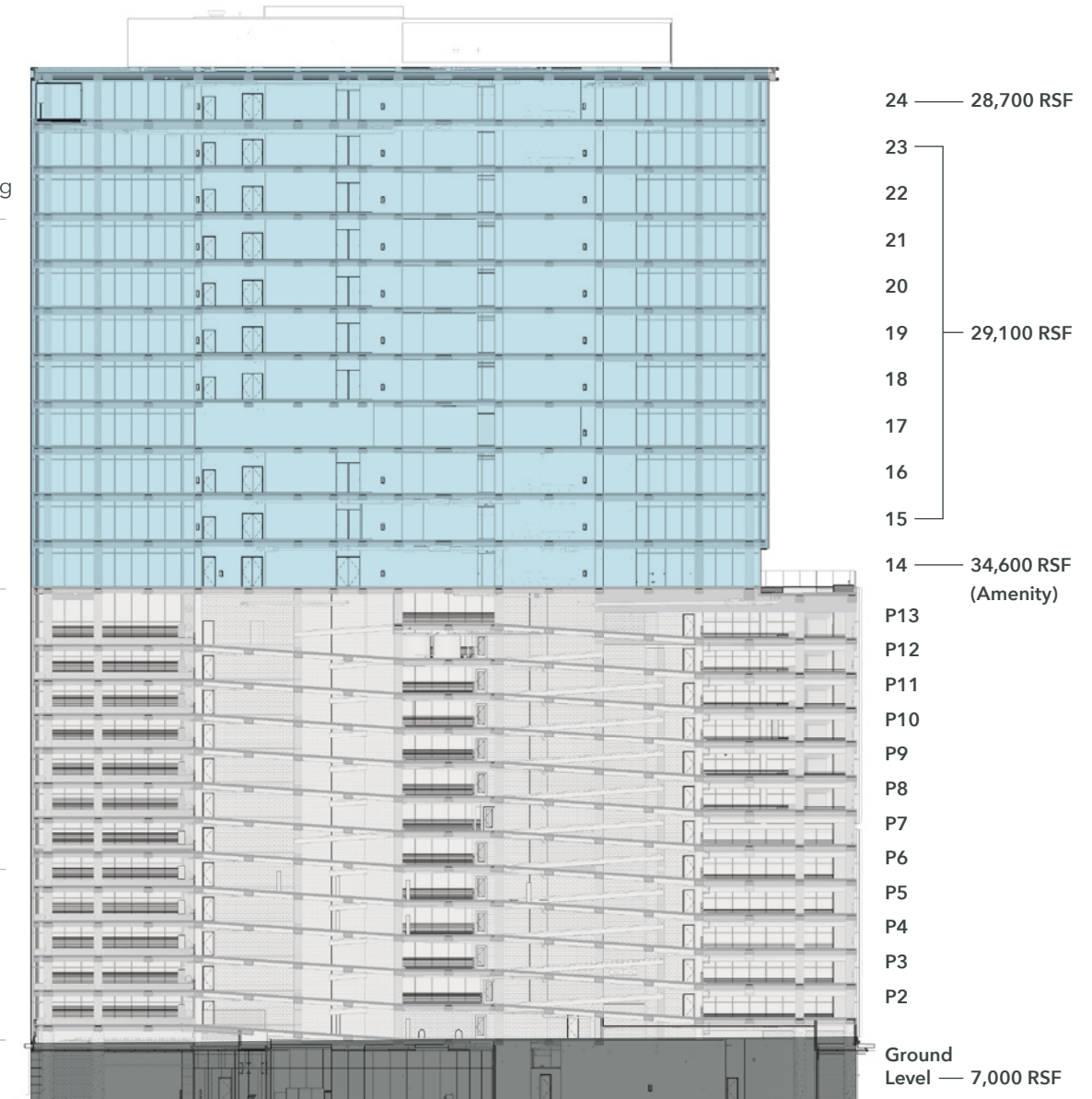
OFFICE SPACE 19,000 RSF on level 14 (excl. amenities)
 29,100 RSF on level 15-23
 28,700 RSF on level 24
 20' x 46' typical column spacing
 45' of working area from core to glass
 14' of vision glass on all office floors
 10' finished ceiling possible on all floors
 Touchless restroom fixtures
 Full-length restroom privacy partitions
 Roller shade treatments provided
 \$15/SF estimated 2022 OpEx
 17% typical building factor

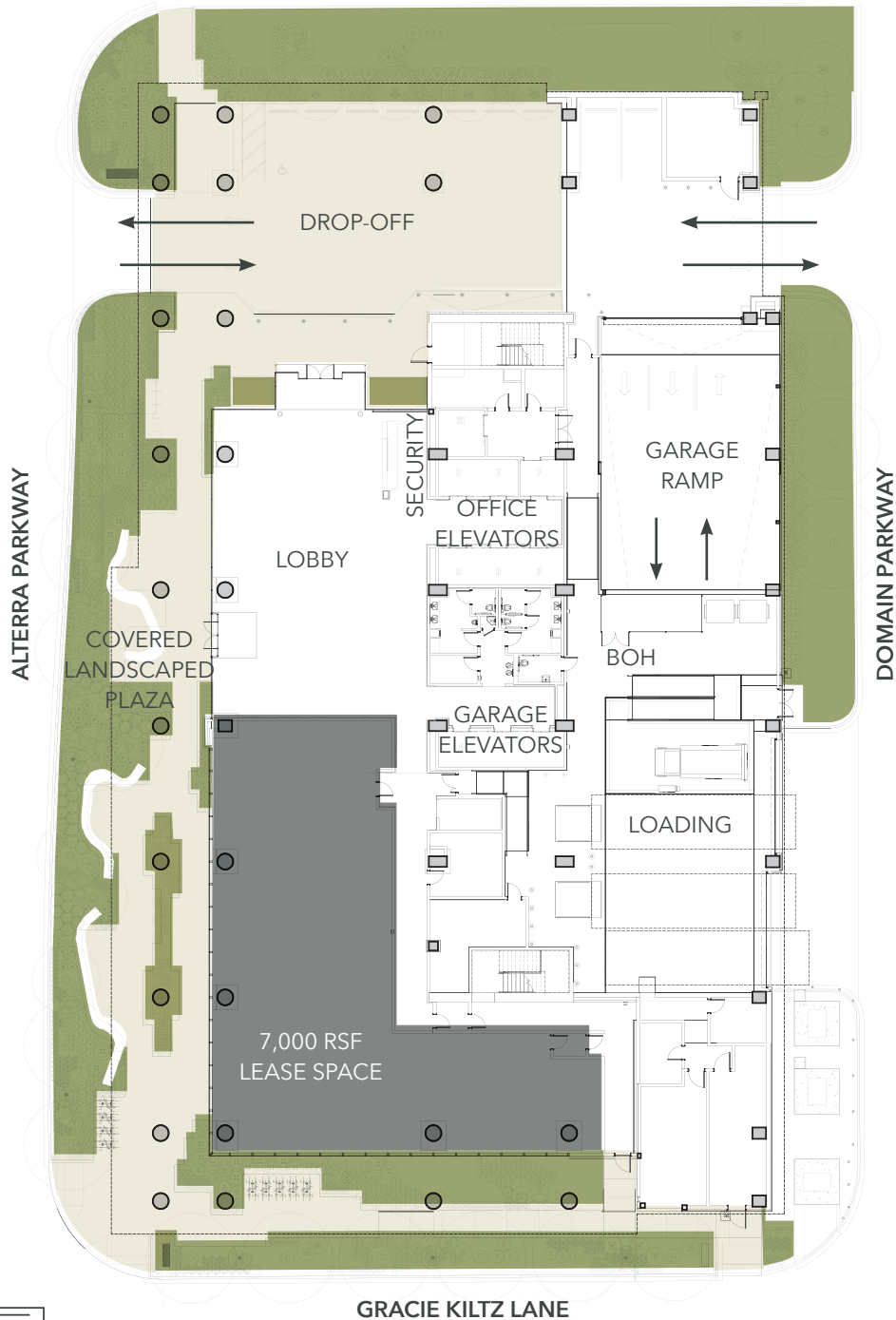
AMENITIES 11,000 SF amenity package (level 14)
 - 5,000 SF landscaped terrace
 - State of the art conference center
 - Full fitness with all machines + weights
 - Locker rooms with steam showers
 - Flex fitness/assembly area
 - Catering kitchen
 - Operable walls which open to terrace
 3,000 SF Private tenant terrace (level 24)

PARKING 100% structured + access controlled
 3.3:1,000
 Up to 4.0:1,000 available
 16 electric charging stations
 62 secure bike parking spaces

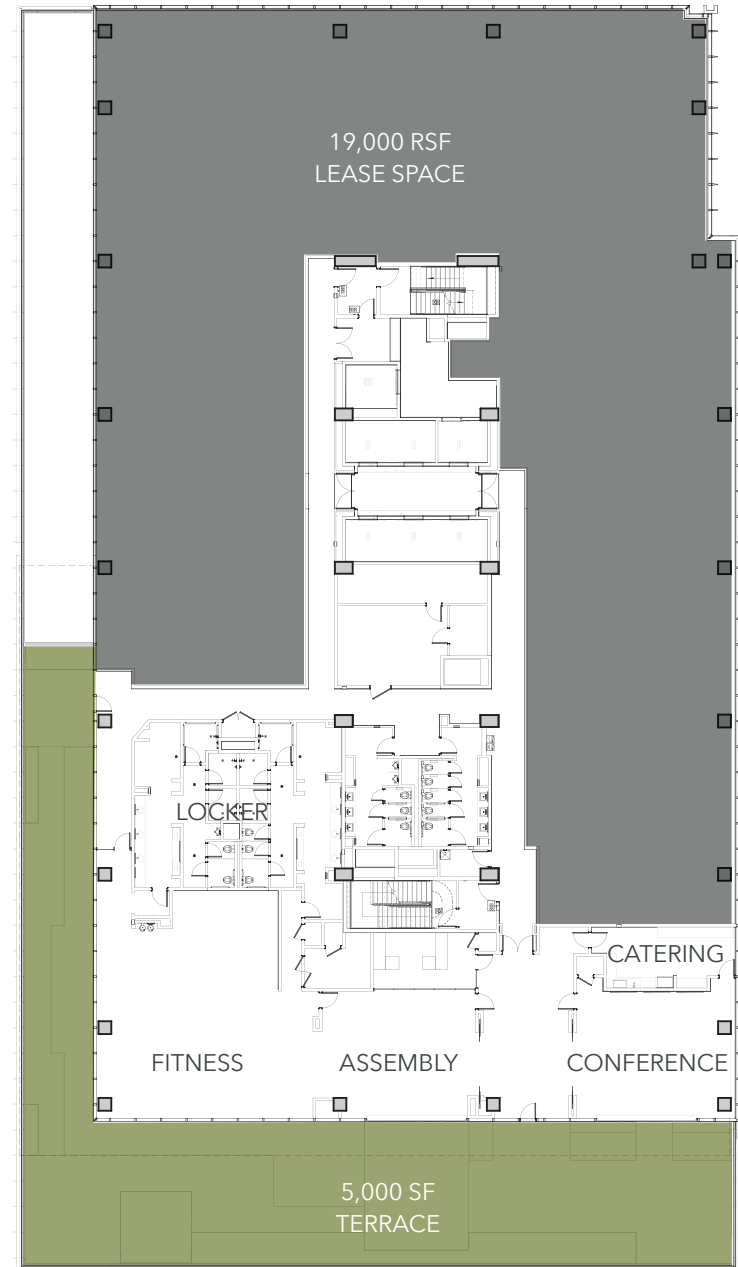
OTHER 10 elevators
 - 6 office (Destination Dispatch)
 - 3 garage (Destination Dispatch)
 - 1 service (C3 Loading: Over-sized 10' cab height)
 Concrete podium construction

*Numbers are subject to change



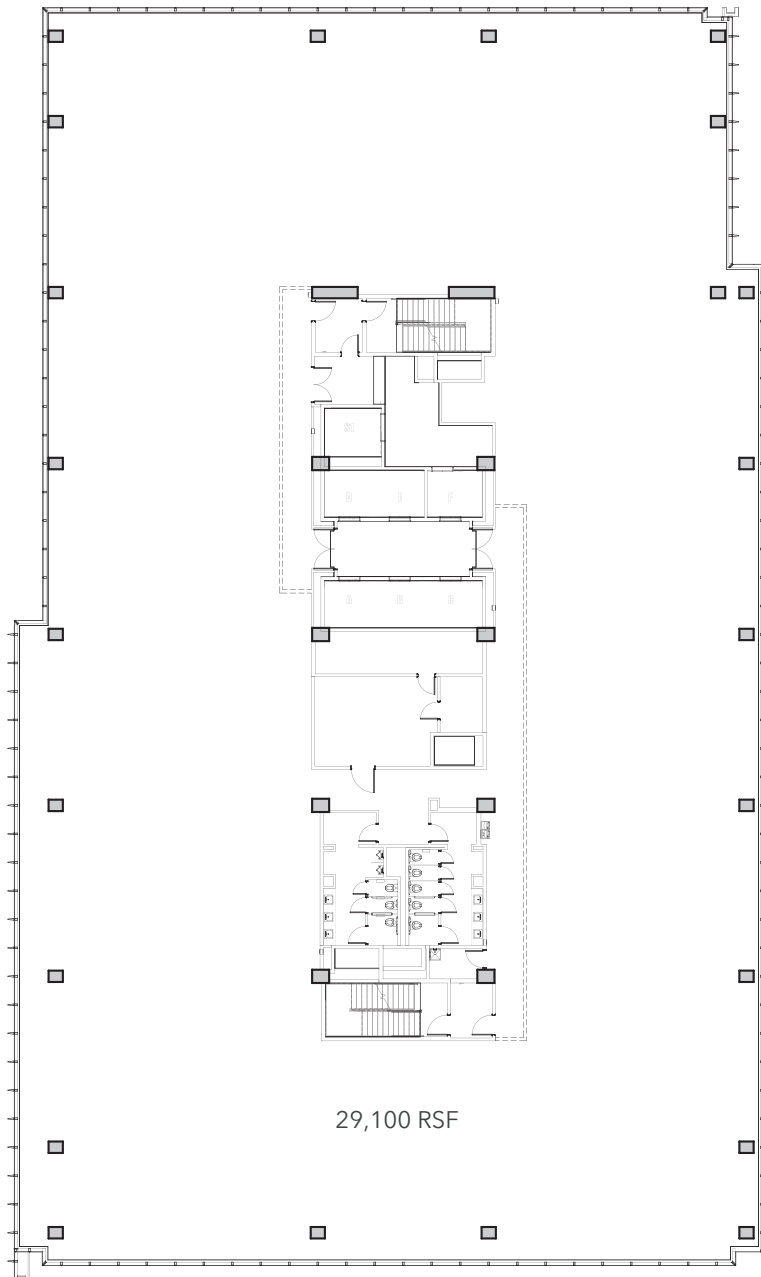


GROUND LEVEL + POTENTIAL RETAIL



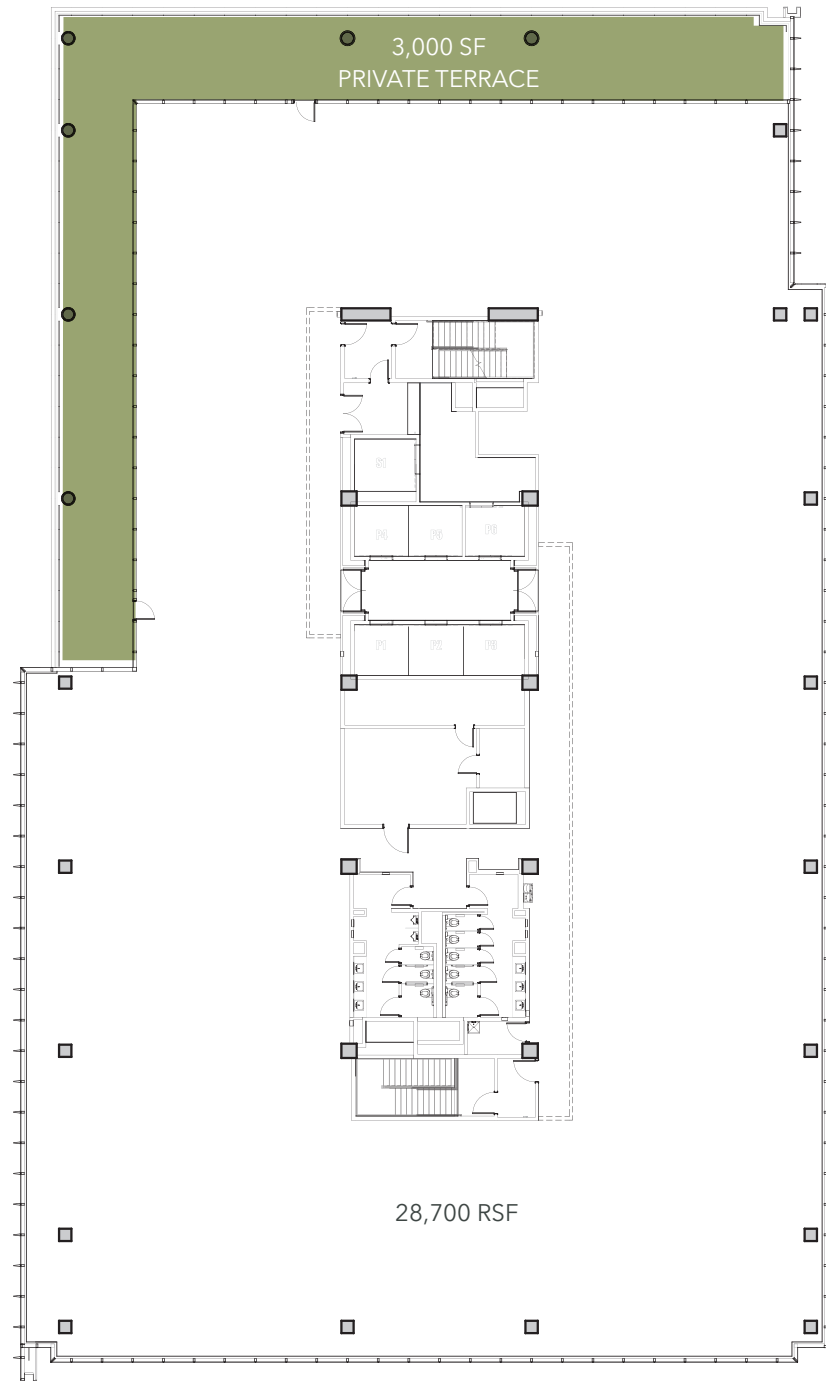
LEVEL 14 - AMENITIES + TERRACE





TYPICAL OFFICE LEVEL

29,100 RSF

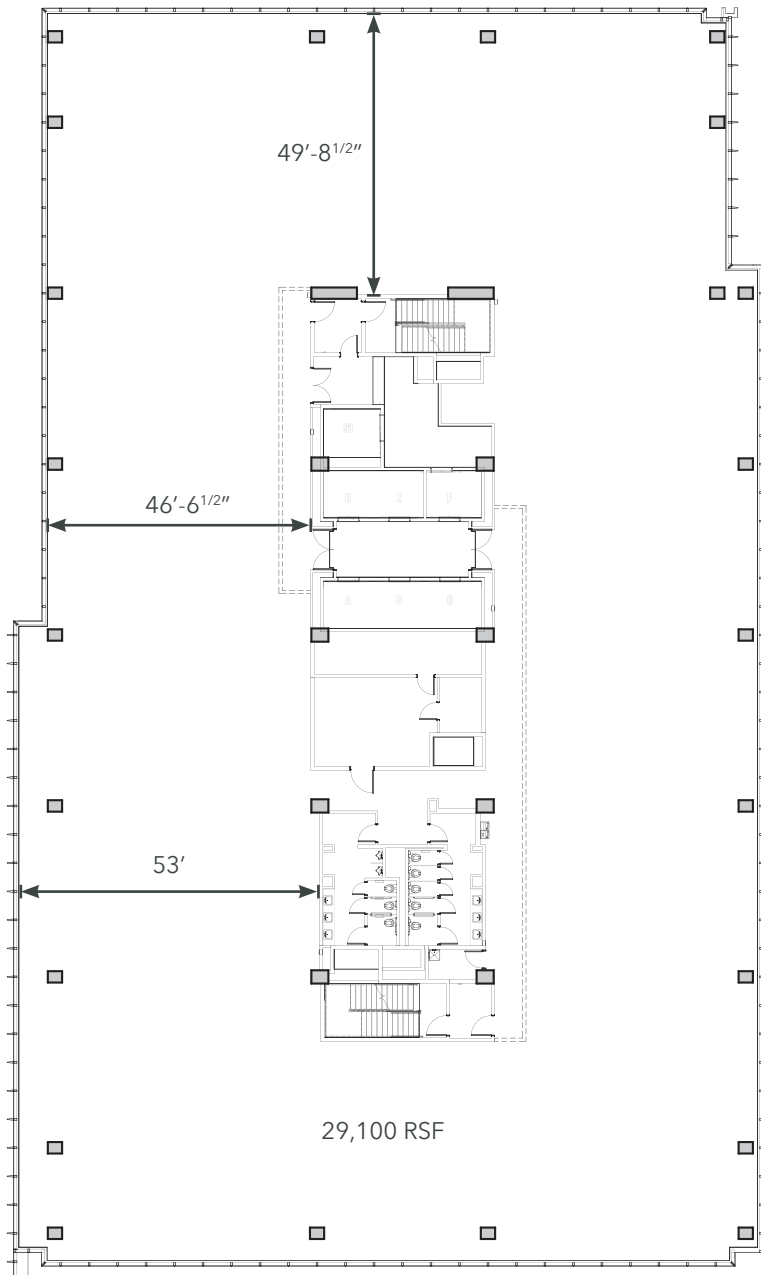


LEVEL 24 - OFFICE LEVEL + TERRACE

28,700 RSF



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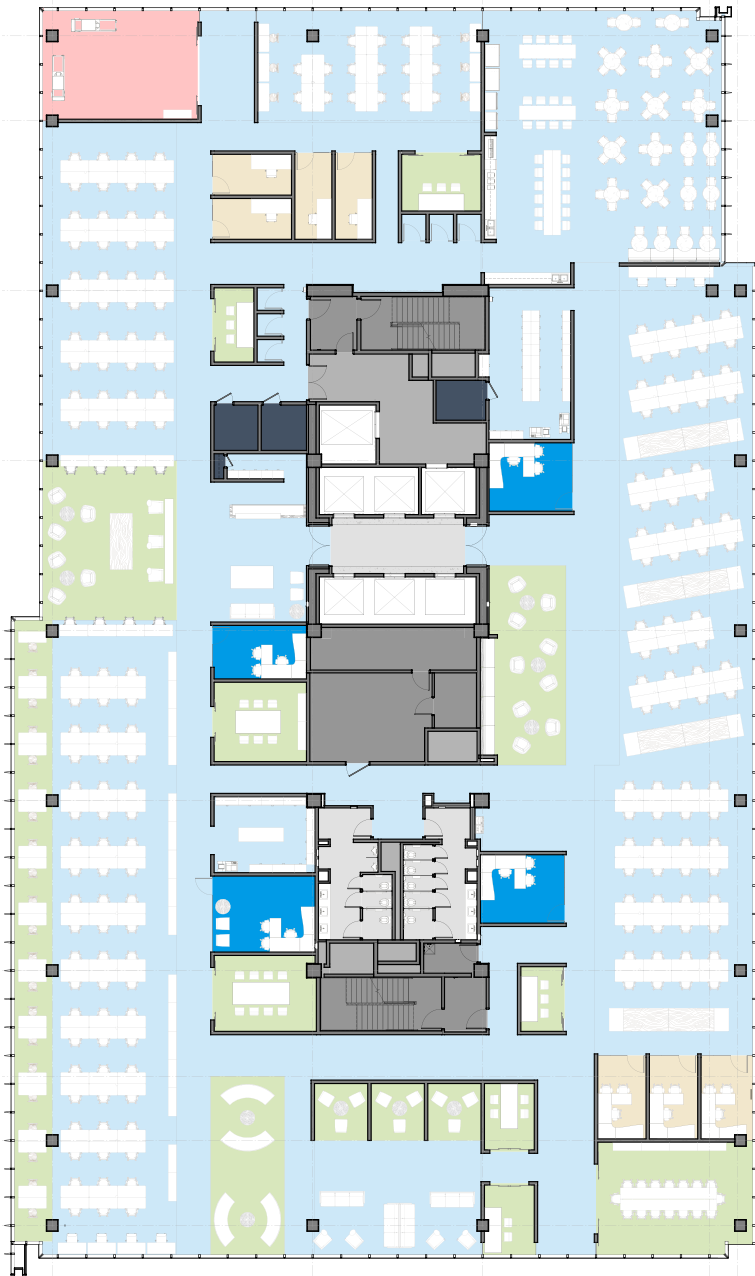
TYPICAL OFFICE LEVEL

29,100 RSF



TRADITIONAL PLAN

- Executive Office (14)
- Junior Office (15)
- Traditional Office (29)
- Collaborative Spaces (8)



CREATIVE PLAN

- Executive Office (4)
- Exercise Room (1)
- Traditional Office (7)
- Collaborative Spaces (15)



HYBRID PLAN

- Executive Office (6)
- Junior Office (7)
- Traditional Office (16)
- Collaborative Spaces (7)

NEARBY EMPLOYERS INCLUDE:



ORACLE



blackbaud



charles SCHWAB



facebook



indeed

wework

NEARBY AMENITIES INCLUDE:

FOOD AND DRINKS

2nd Bar and Kitchen
Black Walnut Cafe
Cava
Chi'Lantro
Circle Brewing Company
Craftwork Coffee Co.
Culinary Dropout
Detour Domain
Doc B's
Fleming's
Flowerchild
Freebirds World Burrito
Hopsquad Brewing Co.
Jinya Ramen Bar
Mia Italian Tapas & Bar
Mighty Fine Burgers
North Italia
Punch Bowl Social
Shake Shack
Sprinkles
Spun Ice Cream
Sway

RETAIL

Apple Store
Blo
Dillard's
Drybar
Floyd's Barbershop
H&M
J. Crew
Kendra Scott
Lululemon
Lush
Mac Cosmetics
Macy's
Madewell
Microsoft Store
Neiman Marcus
Nordstrom
RH Home
Sephora
Tesla
Topgolf
Tory Burch

HOTELS

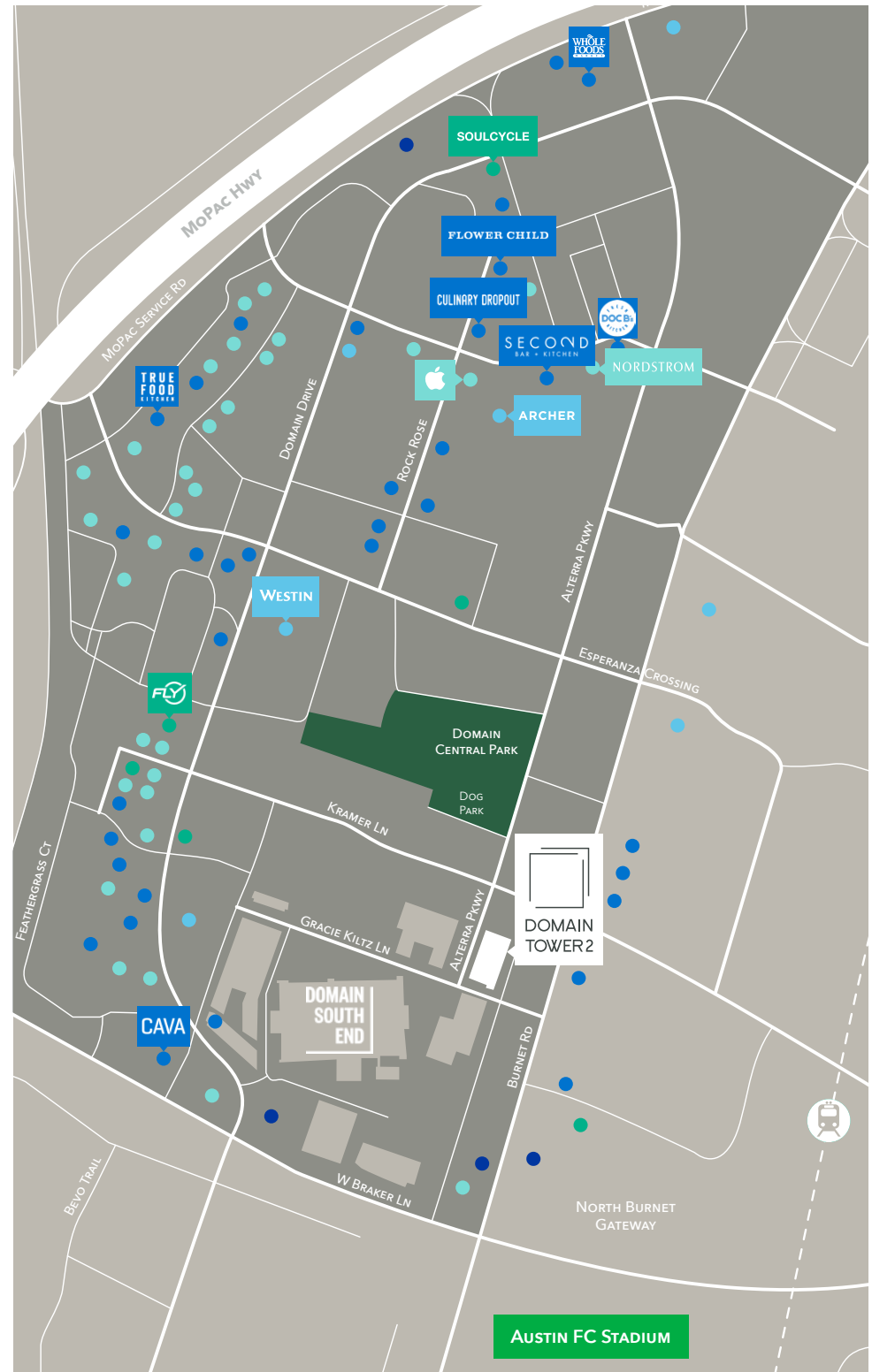
Aloft Austin at The Domain
Archer Hotel Austin
Fairfield Inn & Suites
Home2 Suites by Hilton
La Quinta Inn & Suites
Lonestar Court
Residence Inn by Marriott
The Westin Austin

FITNESS

Austin Executive Fitness
F45 Training
Flywheel
Gym Studios at The Domain
Orangetheory
Pure Pilates
Soul Cycle

BANKS

Chase Bank
IBC Bank
RBCU
Wells Fargo Bank



DOMAIN TOWER 2

PROXIMITY

APPROXIMATE WALK TIMES

- 5 MIN. TO DOMAIN CENTRAL PARK
- 5 MIN. TO AUSTIN FC STADIUM
- 10 MIN. TO ROCK ROSE
- 20 MIN. TO WHOLE FOODS

APPROXIMATE DRIVE TIMES

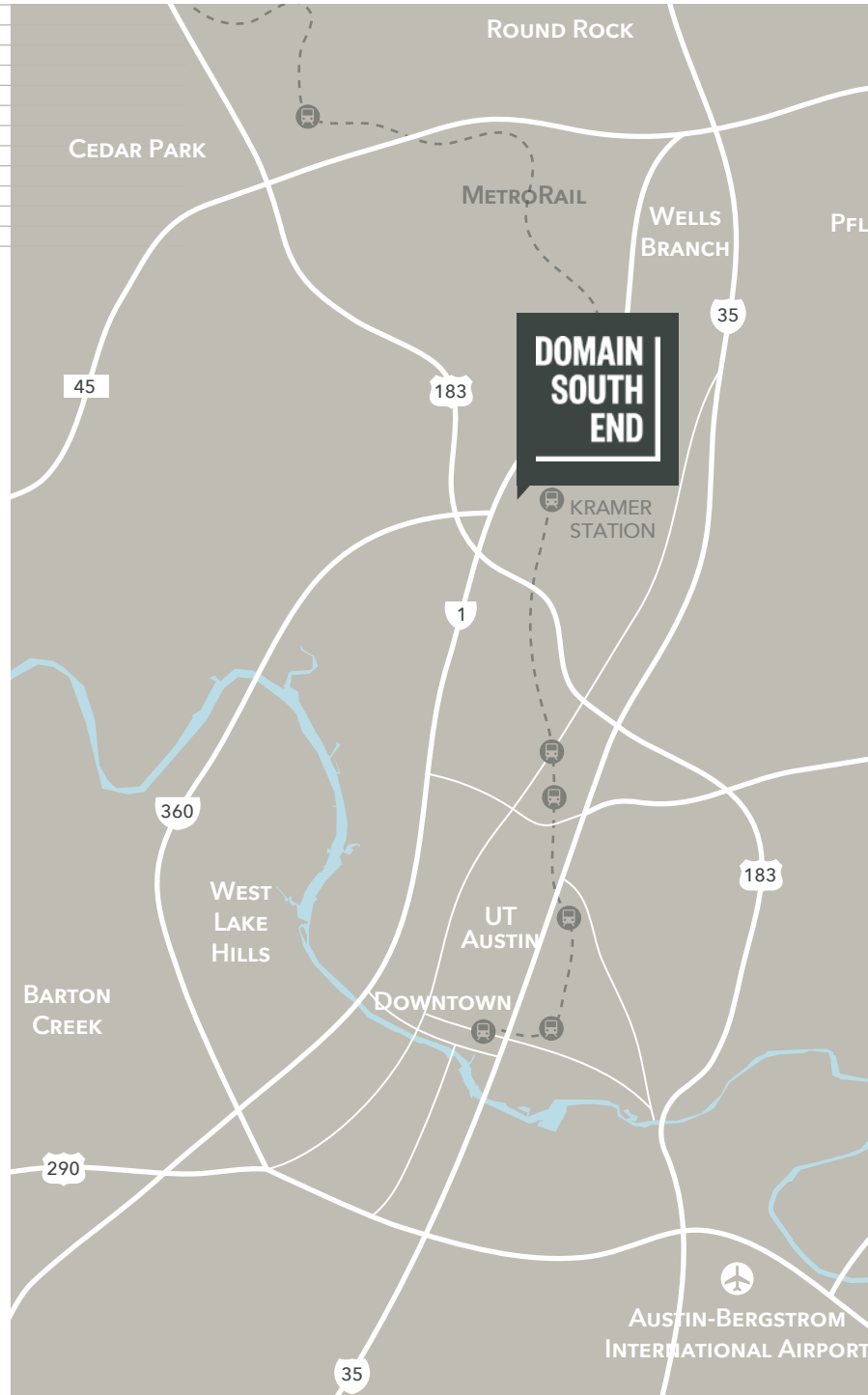
- 20 MIN. TO DOWNTOWN
- 28 MIN. TO AIRPORT

APPROXIMATE METRO RAIL TIMES

- 16 MIN. TO LEANDER
- 12 MIN. TO CEDAR PARK
- 7 MIN. TO WELLS BRANCH
- KRAMER (DOMAIN TOWER 2)**
- 7 MIN. TO CRESTVIEW
- 10 MIN. TO HIGHLAND
- 16 MIN. TO MLK
- 23 MIN. TO PLAZA SALTILLO
- 25 MIN. TO DOWNTOWN



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LEASING

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