



FRONTERA RIDGE



270,000-640,000 SF CORPORATE

FOR LEASE
MASTER PLANNED DEVELOPMENT

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.

SITE PLAN

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- 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



2nd

Fastest Growing City in the United States!

US CENSUS BUREAU



1st

Top 12 American Boomtowns!

BLOOMBERG - 2013



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!

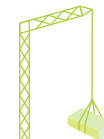
KIPLINGER - 2014



3rd

Austin-Round Rock
Fastest Growing MSA in the Nation!

MSN MONEY - 2014



NEARBY AMENITIES

Everything you need is right next door.



LA FRONTERA

AMPLIFY	BOB'S	HOME2	KOHL'S	petco	South
Applebees	EGG	EMERSON	Lakeside at la Frontera	Marshall's	Plains Capital Bank
at home	BANNEYS HOME	CAMDEN	Frost	LOWE'S	OLD NAVY
Bath&BodyWorks	CHASE	JACK	LOWE'S	OLD NAVY	WORLD MARKET
BED BATH & BEYOND					

FRONTERA RIDGE

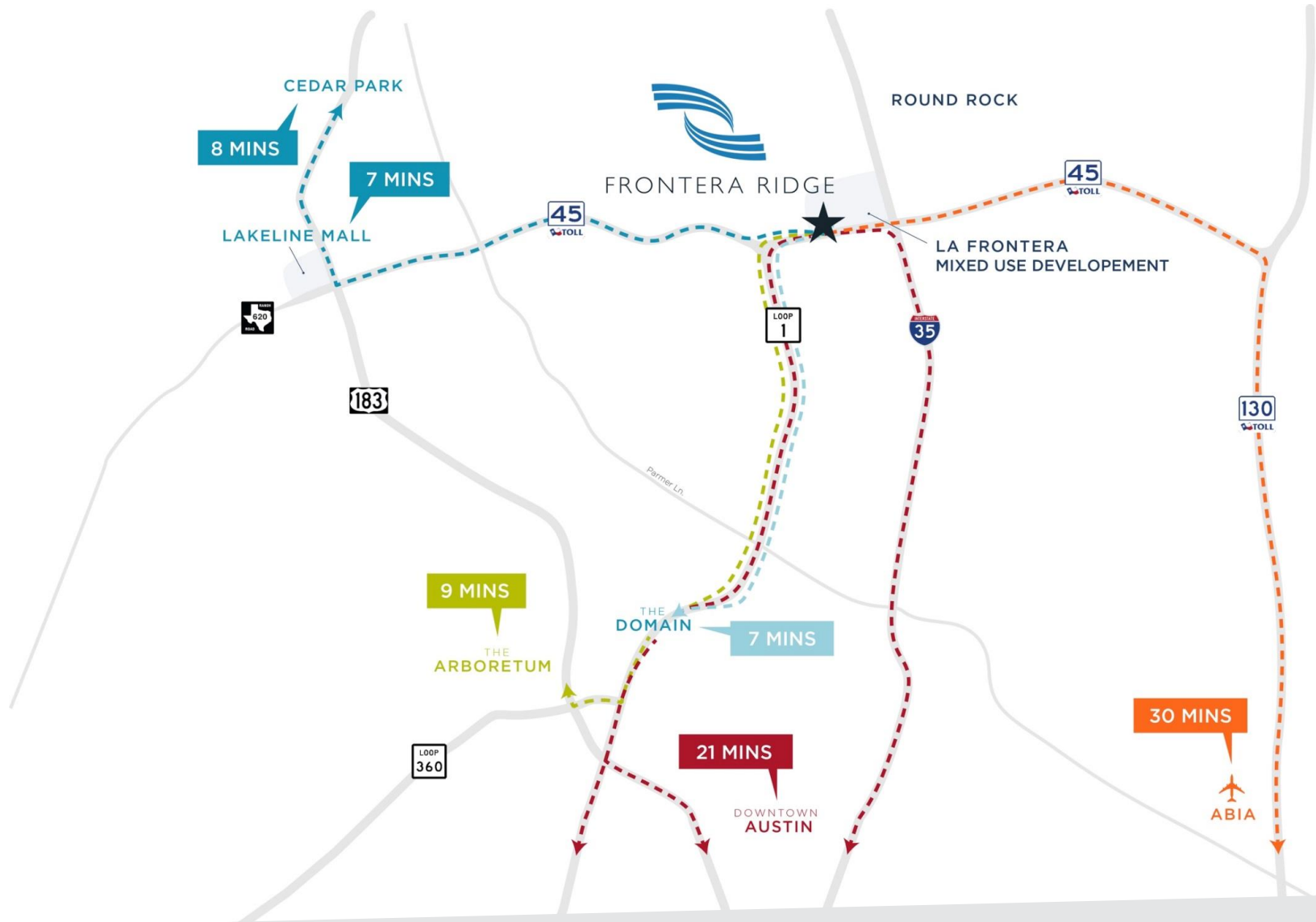


MAJOR EMPLOYERS NEARBY

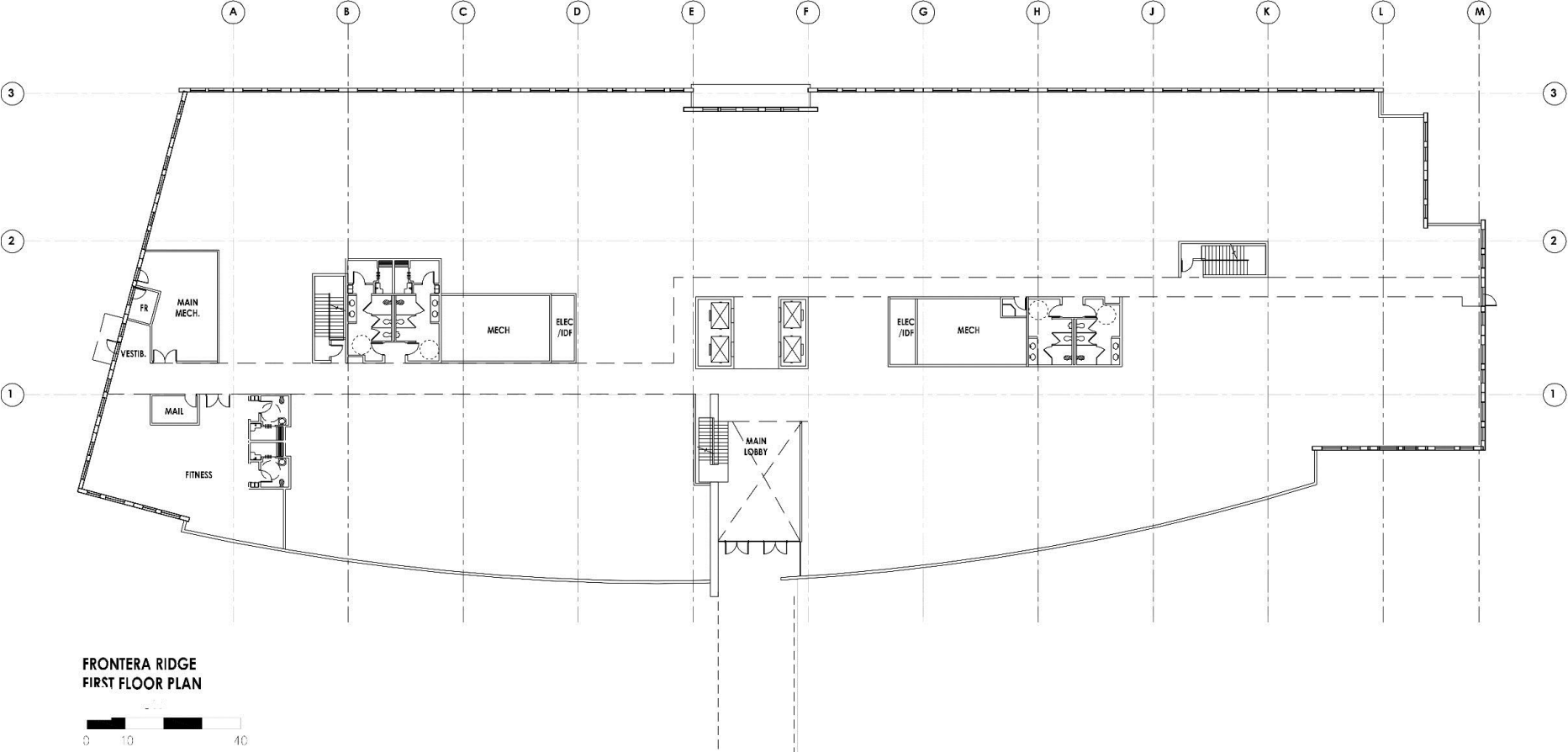


DRIVE TIMES

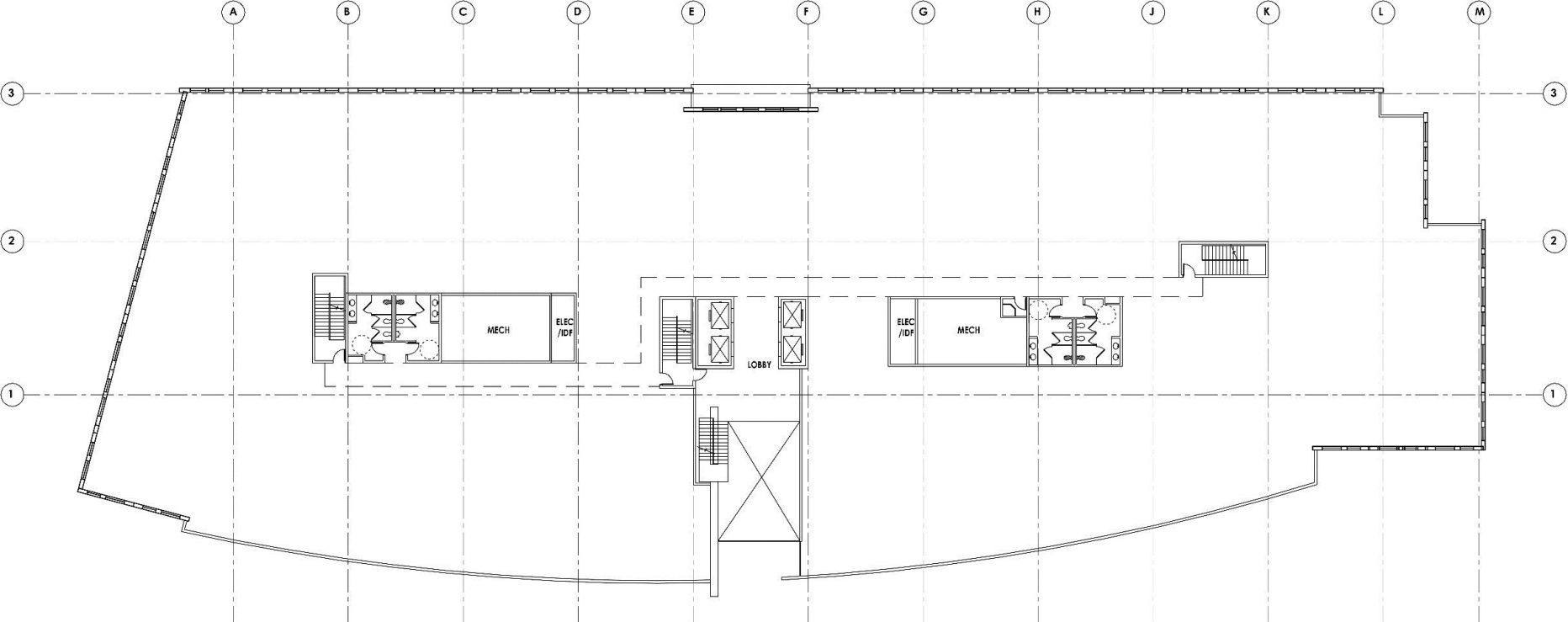
Frontera Ridge provides excellent corporate visibility, while providing convenient access to four (4) major Austin area freeways (IH-35, SH-45, MoPac Expressway and SH-130).



FLOOR PLANS | First Floor



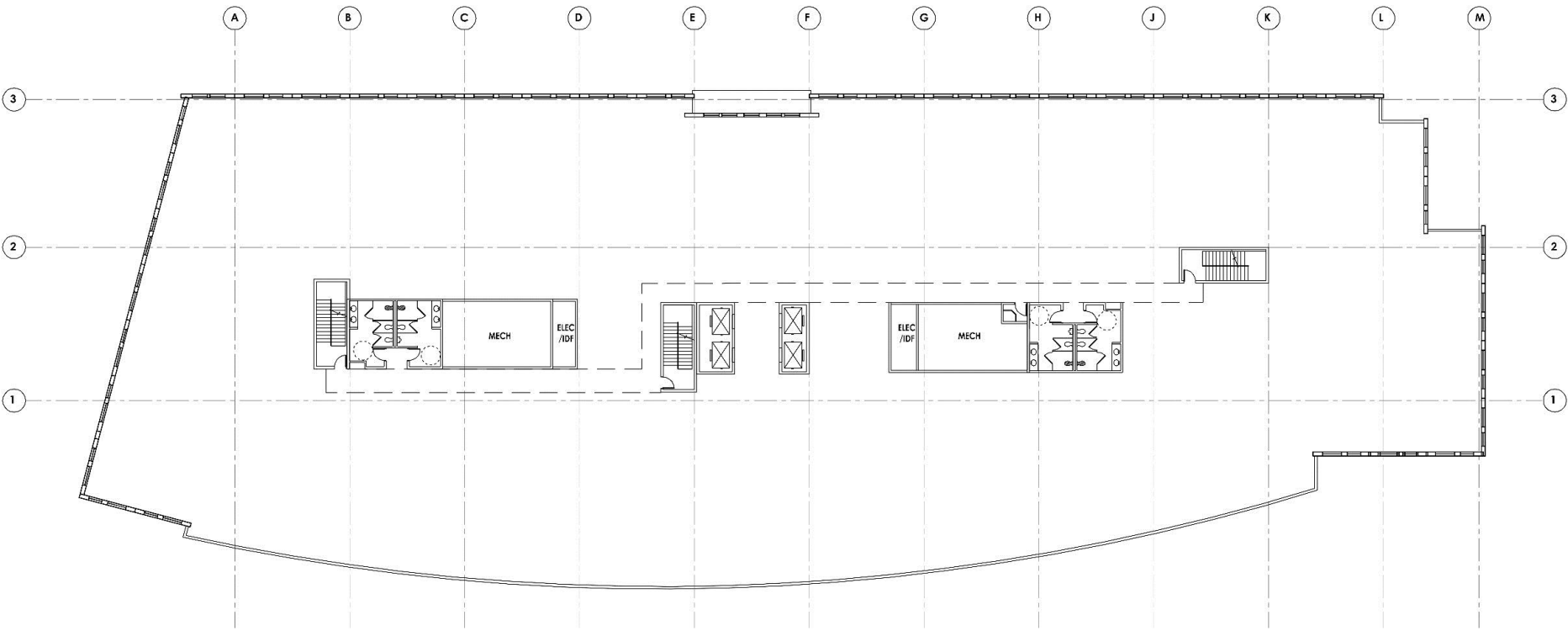
FLOOR PLANS | Second Floor



**FRONTERA RIDGE
SECOND FLOOR PLAN**



FLOOR PLANS | Typical Floor



FRONTERA RIDGE
TYPICAL FLOOR PLAN



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



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