

# ASPEN LAKE THREE

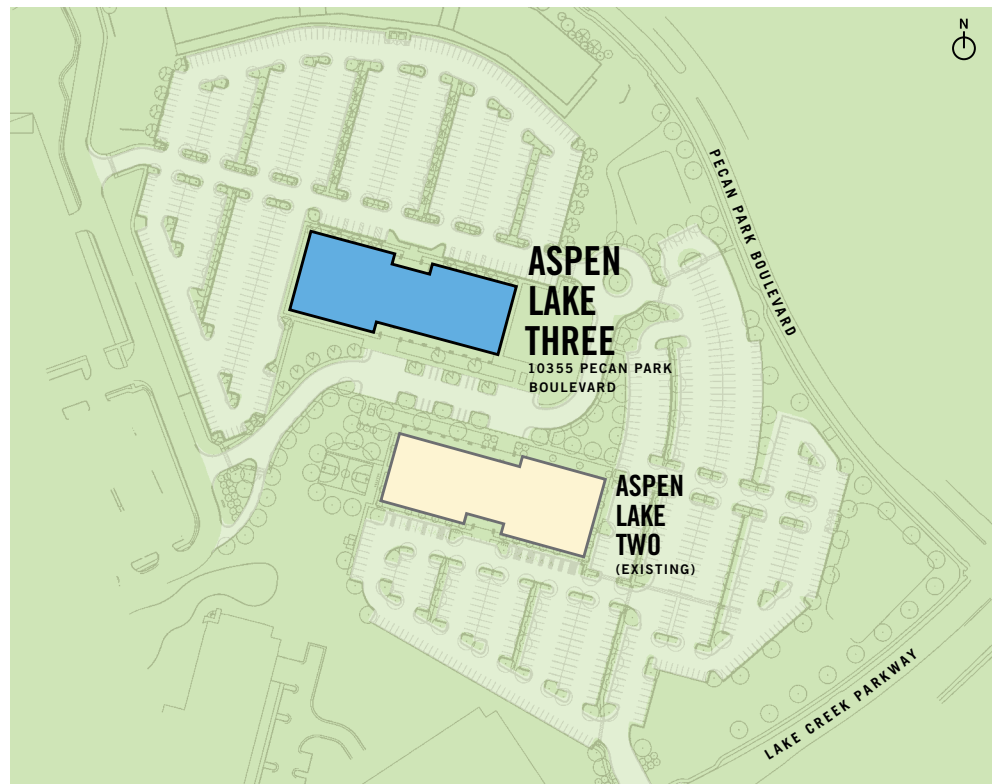
AUSTIN, TEXAS





## A CAMPUS BY DESIGN

Aspen Lake Three is a 129,000-square-foot Class A mid-rise office building located strategically in the northwest Austin office market at the intersection of U.S. Highway 183 North and State Highway 45. With construction scheduled to complete in the second quarter of 2016, Aspen Lake Three is the third of three buildings that will complete the Aspen Lake Office Park. Highlighted with smartly landscaped plazas, tranquil lakes and breathtaking views of the northwest hill country, this is a unique opportunity for your leading business to locate to one of the most prestigious and desirable markets in Austin.





## PREMIER OFFERINGS

- Class A office development
- Richly landscaped park-like environment
- Tremendous access and visibility in northwest Austin's growth corridor
- Near the major intersection of U.S. 183 and SH 45
- Convenient amenities, including Lakeline Mall and the 1890 Ranch shopping center
- Aspen Lake Two is preleased and opening in late 2015



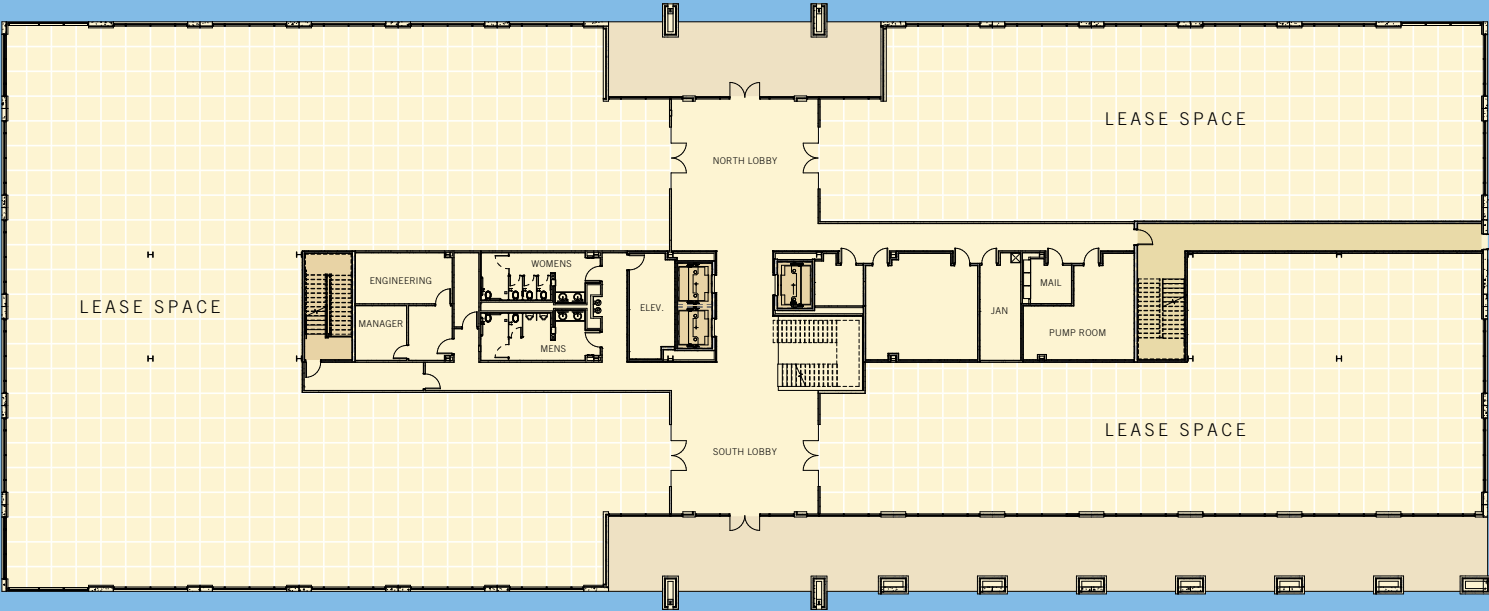


# BUILDING FEATURES

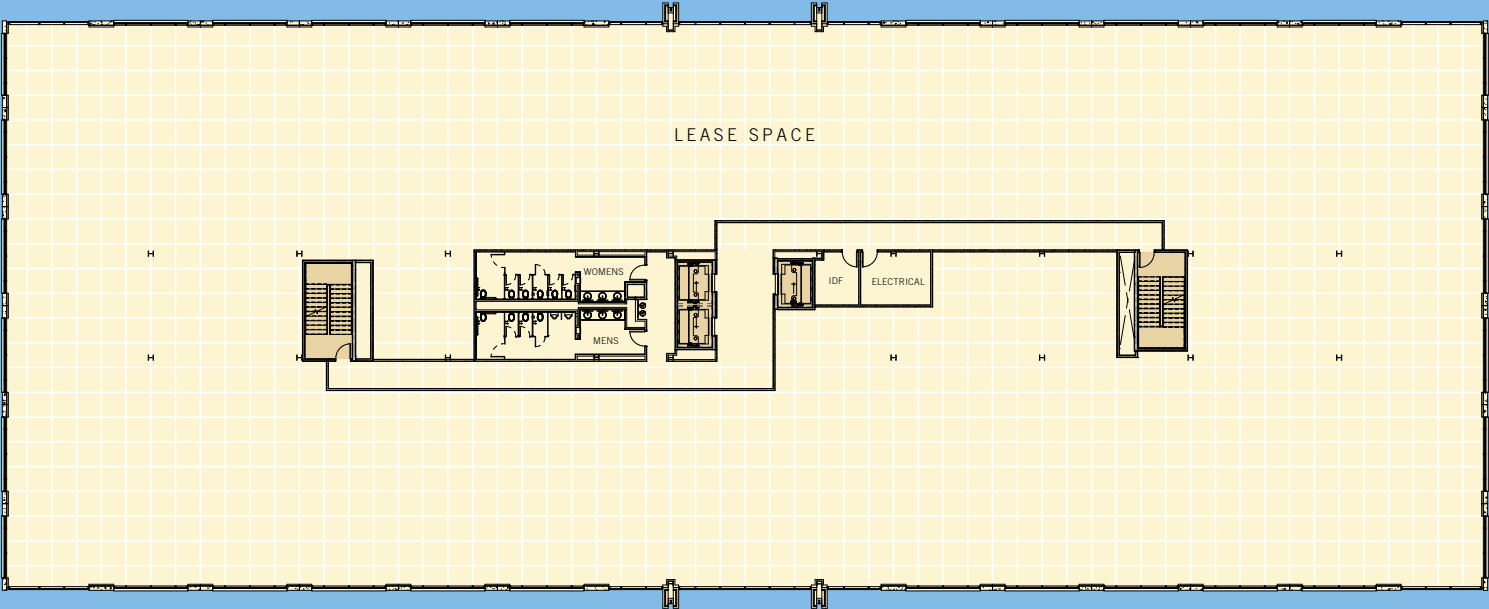
- LEED certified
- 9'6" finished ceiling heights
- Large floor plans to facilitate efficient and flexible space planning
- 4.5 cars per 1,000 RSF surface parking
- Common Area Factor:  
 Single Tenant 1.076  
 Multi-Tenant 1.122

Level 4	34,400	SQ FT
Level 3	34,400	SQ FT
Level 2	34,200	SQ FT
Level 1	26,000	SQ FT
<b>TOTAL</b>	<b>129,000</b>	<b>SQ FT</b>

# FLOOR PLANS



GROUND FLOOR



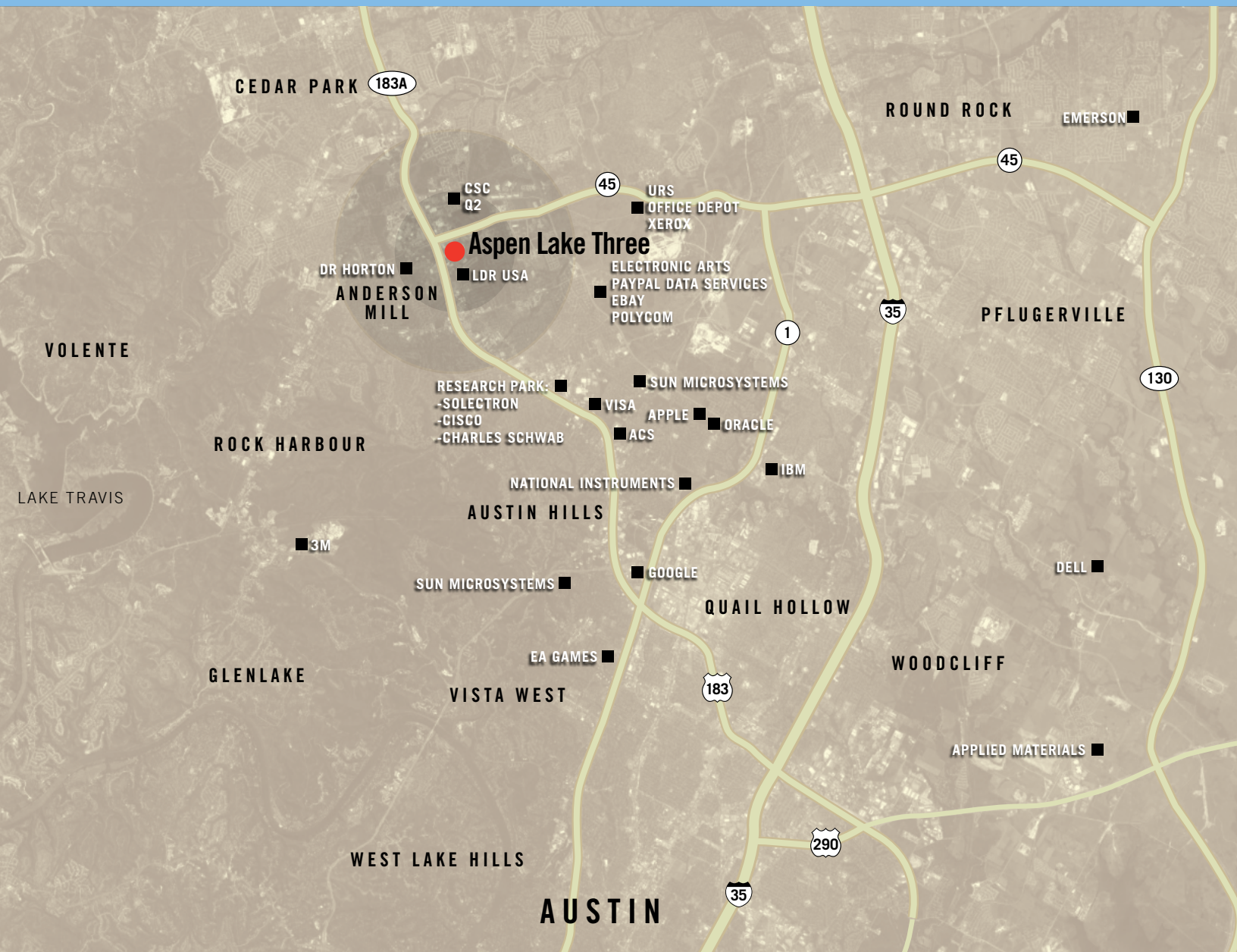
TYPICAL UPPER FLOOR

# STRONG CORPORATE NEIGHBORS

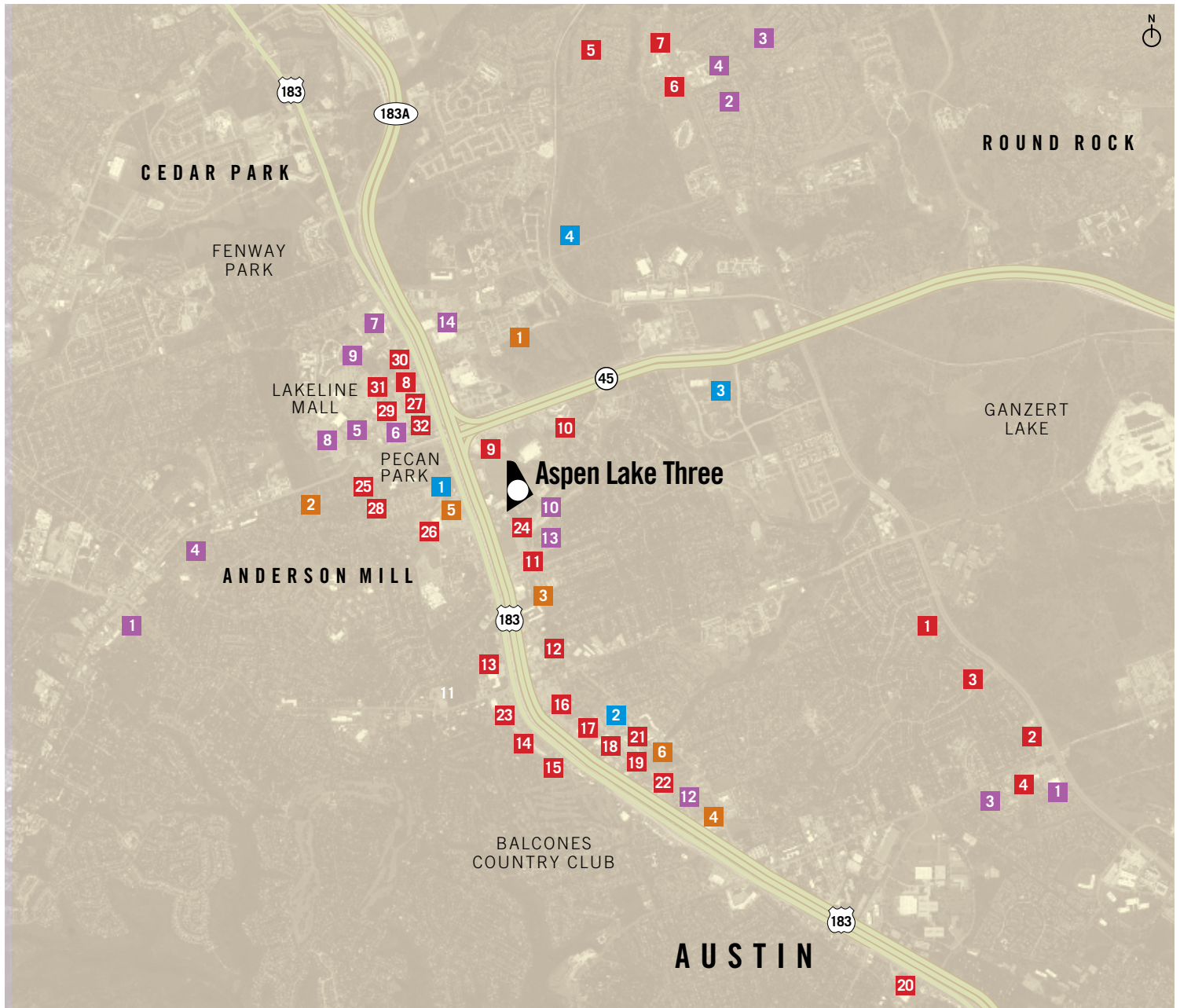
Austin ranks as one of the nation's top economic performers and remains one of the country's fastest growing cities. Austin has a highly skilled work force and a diversified economy that includes government, technology and the University of Texas at Austin. Quality of life, which has always been one of Austin's essential strengths, will continue to be a draw for people and corporations considering relocation. Middle to high-end housing, combined with superior retail, entertainment and lodging make this area one of the best office locations in the City of Austin.

The area is the corporate address for many large companies such as:

- Apple
- Charles Schwab
- Dell
- DR Horton
- EA Games
- Ebay
- Emerson
- Google
- IBM
- Informatica
- LDR Medical
- National Instruments
- Oracle
- Paypal
- University of Texas
- VISA



# CONVENIENT AMENITIES



## RESTAURANTS

1. Little Woodrows
2. Starbucks
3. Chipotle
4. Smokey Mo's
5. Hunan Ranch
6. Z Tejas
7. Brooklyn Heights Pizzeria
8. Texas Land & Cattle
9. Luby's
10. IHOP
11. Cover 2
12. Jason's Deli
13. Kobe Steakhouse
14. Tino's Greek Cafe
15. Reale's Pizza & Cafe
16. Midori Sushi

## RESTAURANTS

17. Texas Roadhouse
18. Cheddar's
19. Pei Wei
20. Kerbey Lane Cafe
21. The Melting Pot
22. Third Base
23. Moonie's Burger House
24. Pacific Star
25. Olive Garden
26. Chili's
27. Pucker's Wing Bar
28. Freda's Seafood
29. Serrano's
30. Applebee's
31. Texican Café
32. Mama Fu's

## RETAIL/GROCERY

1. HEB
2. Avery Fine Wine & Spirits
3. Walgreens
4. CVS
5. Lakeline Mall
6. Best Buy
7. Haverty's Furniture
8. Pier 1 Imports
9. Barnes & Noble
10. Walmart
11. Half Price Books
12. Sail and Ski Center
13. FedEx
14. Home Depot

## HEALTH & WELLNESS

1. 24 Hr Fitness
2. Gold's Gym
3. Lifetime Fitness
4. Anytime Fitness

## HOSPITALITY

1. La Quinta Inn
2. Holiday Inn Express
3. Comfort Suites
4. Staybridge Suites
5. Fairfield Inn
6. Crestwood Suites



# PatrinelyGroup

Patrinely Group, LLC, is a recognized leader in large-scale real estate project development throughout the United States. For three decades, the company has distinguished itself in the area of build-to-suit corporate headquarters and regional offices, in addition to luxury residential and mixed-use properties. At the center of its success is the corporate dedication to the development of innovative solutions for clients and coupled with its broad expertise and superior service, is the hallmark of an unsurpassed track record of performance and successful relationships.

## LEASING



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