

2500 BEE CAVE RD

ROLLINGWOOD
CENTER
BUILDING III

AUSTIN, TX 78746



MORE THAN A PLACE TO WORK

Smart, beautifully appointed, and flawlessly situated in one of the most coveted office parks in Austin, Rollingwood Center Building III offers a natural business environment with the power to spark your success and satisfaction for decades. It's more than a place to work—it's a place to thrive.

*Rollingwood Center
is designed for LEED
Silver Core and Shell by
the US Green Building
Council.*



“DON’T MAKE SOMETHING YOU ARE NOT GOING TO
BE PROUD OF IN YOUR LIFETIME, LET ALONE ONE
HUNDRED YEARS FROM NOW. DON’T BUILD FOR
THE MOMENT...MAKE A CLASSIC.”

—MICHAEL GRAVES



THE ADDRESS YOUR BUSINESS CARD IS BEGGING FOR

In this new, almost urban retreat, even the basics are superlative—spacious, customizable floor plans; mature oak trees throughout the property; the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood ceiling grille system; and floor-to-ceiling windows of high-quality vision glass.

14%

Rollingwood has a 14% lower property tax rate than Austin, based on 2016 tax rates.

19%

Designed for LEED Silver, Rollingwood uses 19% less electricity than non-LEED buildings.



Spacious interiors feature the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood ceiling grille system.



“ARCHITECTURE SHOULD NOT BE SIMPLY ABOUT
THE DESIGN BUT ALSO ABOUT THE CULTURAL
SETTING, THE AMBIENCE, THE WHOLE AFFAIR.”

—MICHAEL GRAVES







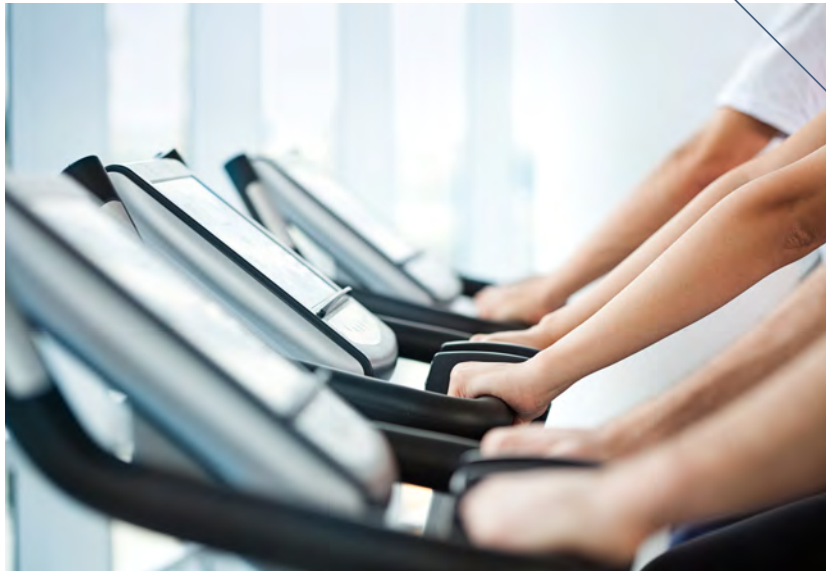
FLOOR TO CEILING
VISION GLASS
WINDOWS



HIKE AND BIKE
TRAIL ACCESS



PARK-LIKE
SETTING



FITNESS CENTER
AND LOCKER ROOM



YOUR URBAN WORKPLACE IN THE HEART OF THE CITY

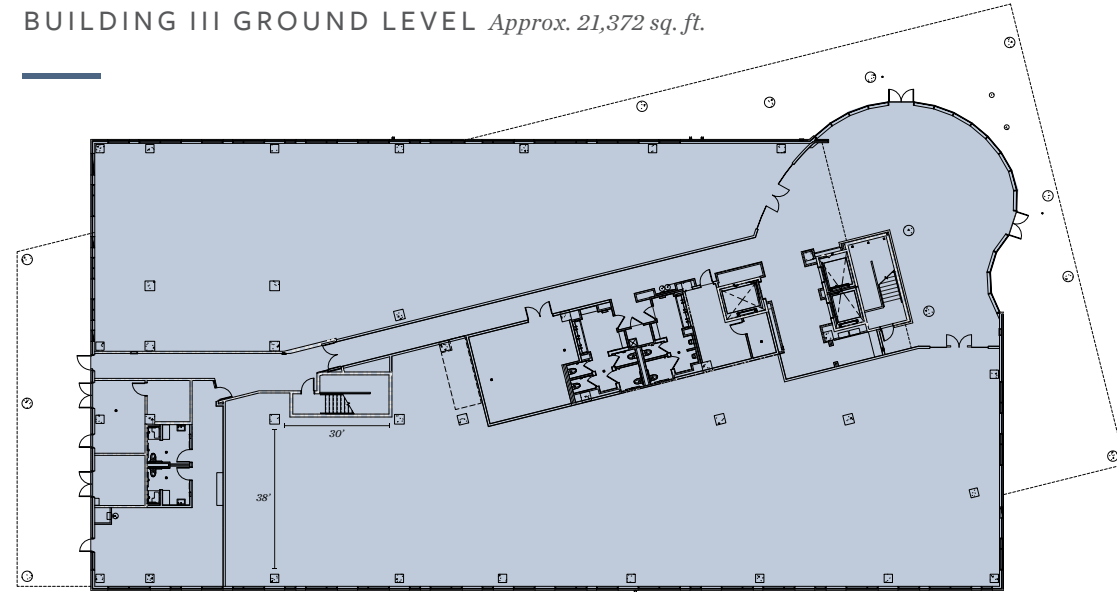
Just two miles from downtown, Rollingwood Center Building III is situated across Mopac from Zilker Park, on Bee Cave Road (2244). Easy access to Mopac (Loop 1) and 360 makes any commute a breeze. Rollingwood's proximity to Zilker Park provides easy access to any of the park's popular festivals, such as ACL, the Kite Festival, or the Fourth of July celebration. Rollingwood has proposed access to the Austin hike & bike trail system, which connects to Barton Springs, Lady Bird Lake, and downtown. Drive to Trader Joe's in 3 minutes, ride to Whole Foods and the Austin Central Business district in just 9 minutes, or enjoy the on-site food truck service in the courtyard.



FLOOR PLANS

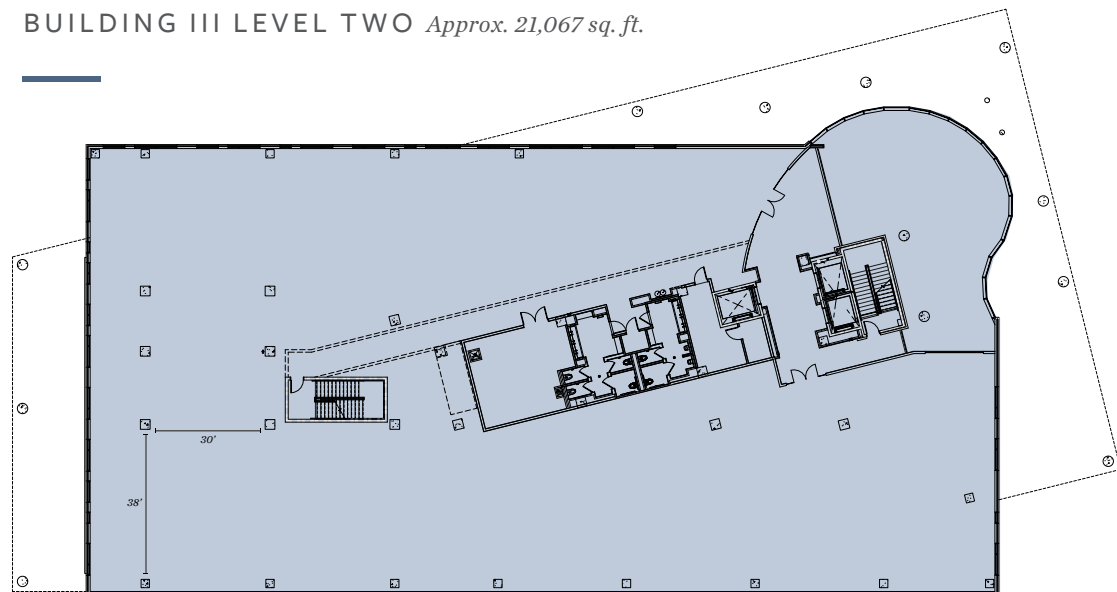
Floor-to-ceiling windows in a park-like setting creates the perfect working experience. Advanced state-of-the-art technologies used throughout the property make Rollingwood Center Building III more efficient than a traditional office space.

BUILDING III GROUND LEVEL *Approx. 21,372 sq. ft.*



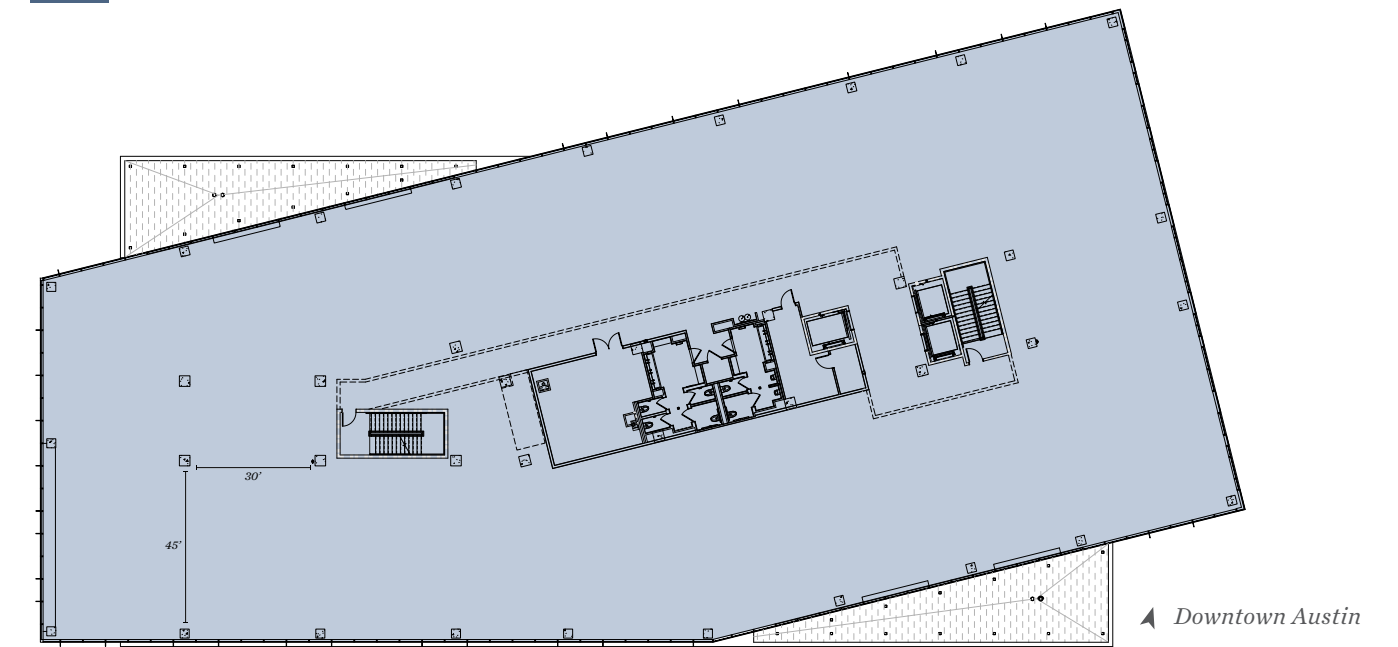
Typical structure bay is 38'x30'

BUILDING III LEVEL TWO *Approx. 21,067 sq. ft.*



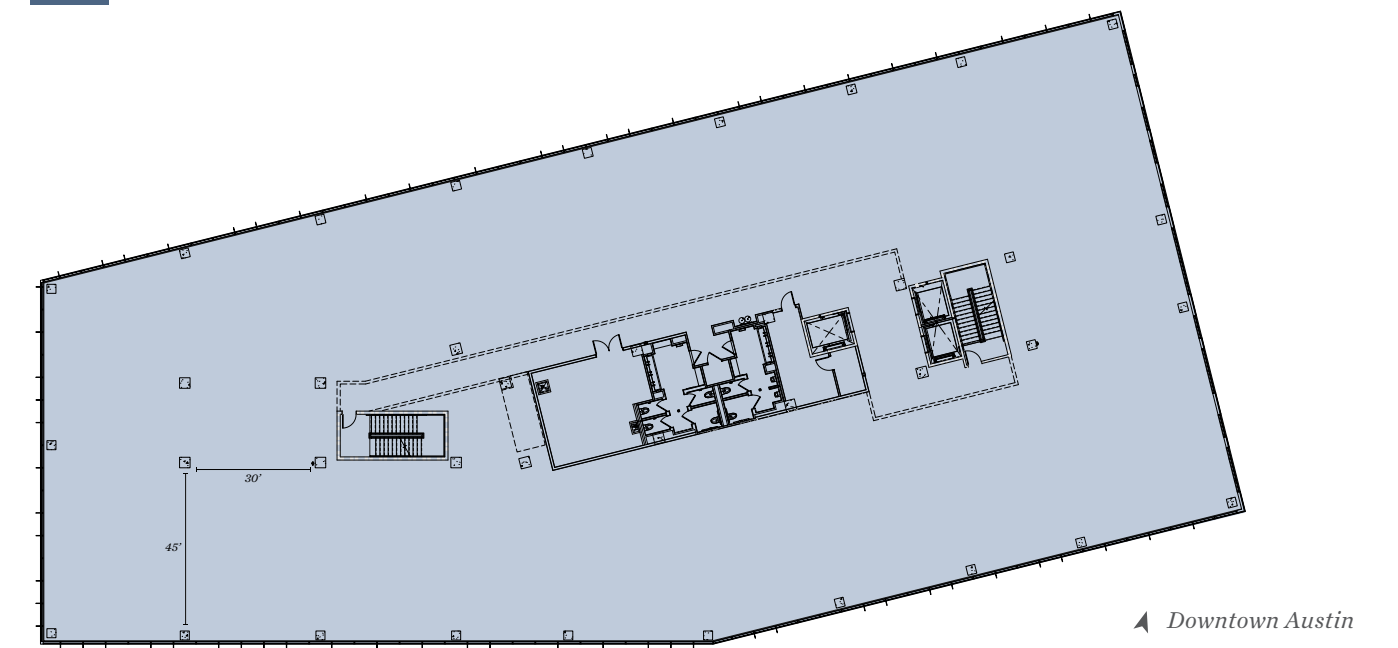
Typical structure bay is 38'x30'

BUILDING III LEVEL THREE *Approx. 26,036 sq. ft.*



Typical structure bay is 45'x30'

BUILDING III LEVELS 4-5 *Approx. 26,032 sq. ft.*



Typical structure bay is 45'x30'

OPERATING VALUE COMPARISON

Example for a 26,000 Square Foot Tenant

If base and operating expense rental rates (excluding utilities and property taxes) are equal between the competitive Class A office buildings in Southwest Austin, then a tenant at Rollingwood Center Building III will spend \$1.36/sq.ft. less annually, due to lower utilities usage with LEED construction and lower City of Rollingwood property tax rates.

COMBINED OCCUPANCY COST SAVINGS TO TENANT

	PSF	ANNUAL TOTAL	SAVINGS OVER 10 YEAR TERM
LEED Savings	\$0.46	\$11,912	\$119,118
Property Tax Savings	\$0.90	\$23,500	\$234,998
COMBINED SAVINGS	\$1.36	\$35,412	\$354,116



ROLLINGWOOD CENTER BUILDING III FACT SHEET

SIZE

Building III – 5-story; 121,541 RSF
4-story parking garage.

TYPICAL FLOOR SIZE / ADD-ON FACTORS

Building III – 26,000 RSF / 17.8% MT, 11–13% ST

ZONING

Planned Unit Development (PUD)

BUILDING RATINGS/CERTIFICATIONS

Seeking LEED Silver Certified Core & Shell designation.

PARKING

4-Story garage tucked into hillside. Specially designated parking for hybrid vehicles. Parking ratio is approximately 4 spaces/1,000 RSF.

Structured Parking Garage Spaces 482

MECHANICAL SYSTEM

HVAC Building III – A state of the art water-cooled HVAC system will ensure fresh air and maintain optimum indoor temperatures despite extreme outside weather conditions. Outside air provided through an energy recovery unit.
Ductwork (Tenant) – Primary medium pressure insulated (lined) sheet metal ductwork exiting mechanical room. Tenant responsible for low pressure ductwork variable air volume boxes and additional fan powered boxes as necessary for zoning to low pressure insulated sheet metal duct and diffuser run-outs. Purchased and installed from tenant allowance.
Diffusers – Provided at public common areas. Tenant area diffusers purchased and installed from tenant allowance.
Control System – Direct digital control building management system. Gross cooling capacity is 350 USF/ton.

PLUMBING SYSTEM

Men's and Women's Toilets are ADA accessible with H.C. fixtures. Building III has 6 toilets per floor. A typical floor contains a small janitor's closet. One drinking fountain per floor. Tenant Riser (wet stacks) – Four valved point of connection on each floor for cold water, point of connection for waste and vent stacks.

FIRE PROTECTION/LIFE SAFETY

Shell building fully sprinklered for light hazard with brass heads turned up. Head spacing complies with NFPA 13. Fire alarm system – intelligent addressable, with capacity for tenant connections at each floor. Alarm devices – audible/visible strobes in all public common areas. Fire extinguishers, exit signs, smoke detectors and speakers/strobe lights – as required by code for shell building design.

ELECTRICAL SYSTEM

Austin Electric transformers, 480/277 Volt 3-phase, 1–2,000A service. Lighting and Power – 11 watts/sq. ft. (4 watts/sq. ft. at 208/120 volts and 7 watts/sq. ft. at 408 volts. High voltage panels provided – (1) 2-section at 480/227V panel for each office floor. Low voltage panels provided – (1) 3-section at 208/120V panel for each office floor. Low voltage transformers provided – One 150 KVA K-13 transformer per floor. Surge suppression – Transient voltage surge suppression on service entrance. Building standard lighting – 2x4, 2-lamp, 18 cell Parabolic Fluorescent, Lithonia Paramax PM4 Series. Installed from tenant allowance. Compact fluorescent down-lights provide accent lighting in lobby. Parking garage lighting is metal halide. Emergency power generator location and conduit provided for tenant connection and installation, at tenant cost.

TELECOMMUNICATIONS SYSTEM

AT&T – Copper to site and Fiber potentially available/all connections and installations from infrastructure at tenant's sole cost.
Time Warner Telecom – Basic services over AT&T copper or TWT Fiber/all connections and installations from infrastructure at tenant's sole cost.
Time Warner Cable – Television/all connections and installations from infrastructure at tenant's sole cost.
Grande Communications – Fiber/all connections and installations from infrastructure at tenant's sole cost.

SHELL BUILDING DATA

STRUCTURAL SYSTEM

Post-tensioned girder and reinforced concrete pan joist system. Typical structure bay, 30'x45'

FLOOR CONSTRUCTION

Reinforced concrete slab and pan joist system. Floor flatness is 30 for office areas.

ROOF CONSTRUCTION

Reinforced concrete slab and pan joist system with TPO roofing on rigid insulation.

DESIGN LOADS

100 lbs/sf live load, 20 lbs/sf partition load, 100 lbs/sf on center bay.

BUILDING EXTERIOR

Leuders limestone cladding, contemporary tall aluminum curtain wall system featuring insulating vision glass with reflective Low-E coating.

WINDOWS

Vision glass from finished floor to 9' AFF and from 2'9" AFF in areas with ribbon windows and openings. Spandrel glass/panels/masonry from 9" AFF to slab above. All surfaces above and below exterior windows shall be framed and insulated, all in accordance with the plans & specs.

CURTAIN WALL

Aluminum mullion frames, front glazed 2-coat exterior surfaces and 1-coat interior surfaces fluoropolymer finish, all in accordance with the plans & specs.

GLASS

1" insulated clear, Low-E glass.

FLOOR-TO-FLOOR HEIGHT

13'-6" at first floor; 15'-2" at second floor; 13'-6" at upper floors

TYPICAL CEILING HEIGHT

9' (min.) Tenant can have exposed ceilings.

CEILING SYSTEM TENANT SPACE

Ceiling tile to be 2'x2' Armstrong Dune fine texture. Ceiling grid to be Armstrong Suprafine 9/16", white. Both purchased and installed from tenant allowance.

ELEVATORS

Building III has three elevators.
(2) 6'5" wide x 5'5" deep clear inside, 9'-9" cab height, 3500 lb. capacity at 200'/minute.
(1) 5'6" wide x 8'0" deep clear inside, 9'-9" cab height, 4500 lb. capacity at 200'/minute.

Garage has 1 elevator. 5'-5" wide x 7'-5" deep clear inside, 9'-0" cab height, 4500 lb. capacity at 200'/minute.

FINISHES INCLUDED UNDER SHELL BUILDING CONSTRUCTION

LOBBY

Ceiling is wood grille system on gypsum board. Walls are Leuders limestone and painted gypsum board with wood/metal base. Floors are flamed Leuders limestone. Lobby corridor walls are wood paneling with reveals and painted gypsum board with wood/metal base. All in accordance with plans and specs. Multi-tenant floor elevator lobby Floor – concrete; ceiling – painted gypsum board; walls – hung gypsum board (TBD).

RESTROOMS (TBD)

Walls and floor are porcelain tile. The countertops are Corian. Toilet partitions feature flush wood doors and tile walls.

SHOWERS

2 total located on first floor. Porcelain tile floors 18"x18". Walls are porcelain tile and vinyl wall covering (TBD).

GYM

Recycled rubber flooring.

CEILING SYSTEM PUBLIC AREAS

Painted gypsum board ceiling in corridors.

EXIT STAIR

Floors – Sealed concrete with painted railings. Walls & Ceilings – Ceiling tile and grid

WINDOW COVERINGS

Roller window shades with fabric color to be dictated by Landlord from Springs Window Fashion, Inc (TBD). Purchased and installed from tenant allowance.

DOORS (CORE AND SHELL)

Flush wood doors to be 5 or 7 ply construction with veneer (TBD). Stain to match building standard (TBD). Interior frames to be Raco Classic Series anodized aluminum. Door hardware to be Schlage L9000 Series, Satin chrome with LATA trim. ADA compliant and FSC Certified (building shell only).

CORE WALLS

Core side corridors and core rooms are gypsum board, taped, bedded, sanded, and ready to paint. Tenant side of corridor exposed framing. Perimeter walls framed and insulated. All finished on tenant side to be completed with tenant finish.





11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Travis Gordon Dunaway	465786	TDunaway@Endeavor-Re.com	512-682-5570
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Eiland Crawley	615804	WCrawley@Endeavor-Re.com	512-682-5551
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0