

DT2 | DOMAIN TOWER 2

The Domain's most sophisticated office space. In its most business-friendly surroundings.



 **Stonelake**
CAPITAL PARTNERS

**DOMAIN
SOUTH
END**

OVERVIEW

Inspired architecture.
Inspiring views.

Along with standing out as The Domain's tallest building, Domain Tower 2 is elevating the standard for Domain architecture, construction quality, and amenities. The stunningly detailed glass tower will include an expansive lobby, multiple outdoor terraces, breathtaking views of the surrounding hills and city, and large floorplates for maximum versatility and flexibility.



DOMAIN TOWER 2

330,000 SF | 24 STORIES

DOMAIN TOWER
310,000 SF | 11 STORIES

DOMAIN TOWER 3
345,000 SF | 19 STORIES

FLATIRON | DOMAIN
364 UNITS

DOMAIN TOWER 4
520,000 SF | 23 STORIES

THE BOWEN
340 UNITS

DOMAIN TOWER 2
330,000 SF | 24 STORIES



Where The Domain does business

Domain South End is redefining what it means to work in The Domain. Ideally located for easy access and unmatched visibility, the district delivers The Domain's next generation of high-profile, high-tech office buildings and its most distinctive residences. All within easy reach of The Domain's diverse options for dining, shopping, and entertainment.

CORPORATE PRESENCE

Fostering ambition and innovation

Domain South End will be home to leading technology brands, financial services innovators, Austin start-ups, and global corporations. Like pioneering South End tenant Indeed, industry-defining businesses are drawn to the district by its concentration of forward-thinking companies, cutting-edge office space, convenient and high-visibility location, and The Domain's talent-attracting lifestyle amenities.

Area employers



DISTRICT PHASING

Domain South End is being completed in phases. Initially, South End's high-rise office buildings and residential towers are being dramatically grouped around a storied IBM research and development facility. This is creating a unique urban experience that reflects both the history and future of technological innovation.

- Domain Tower 2
- Future Conceptual Development

PHASE 1

1



PHASE 3

3



PHASE 2

2

Groundbreaking on both Domain Tower 2 and The Bowen in Q4 2019



PHASE 4

4



A distinctive new Domain landmark

Domain South End's ceremonial front door will be marked by an eye-catching signature bridge. The bridge will be one of The Domain's most prominent features, conveying prestige on the district and offering a recognizable landmark for tenants.

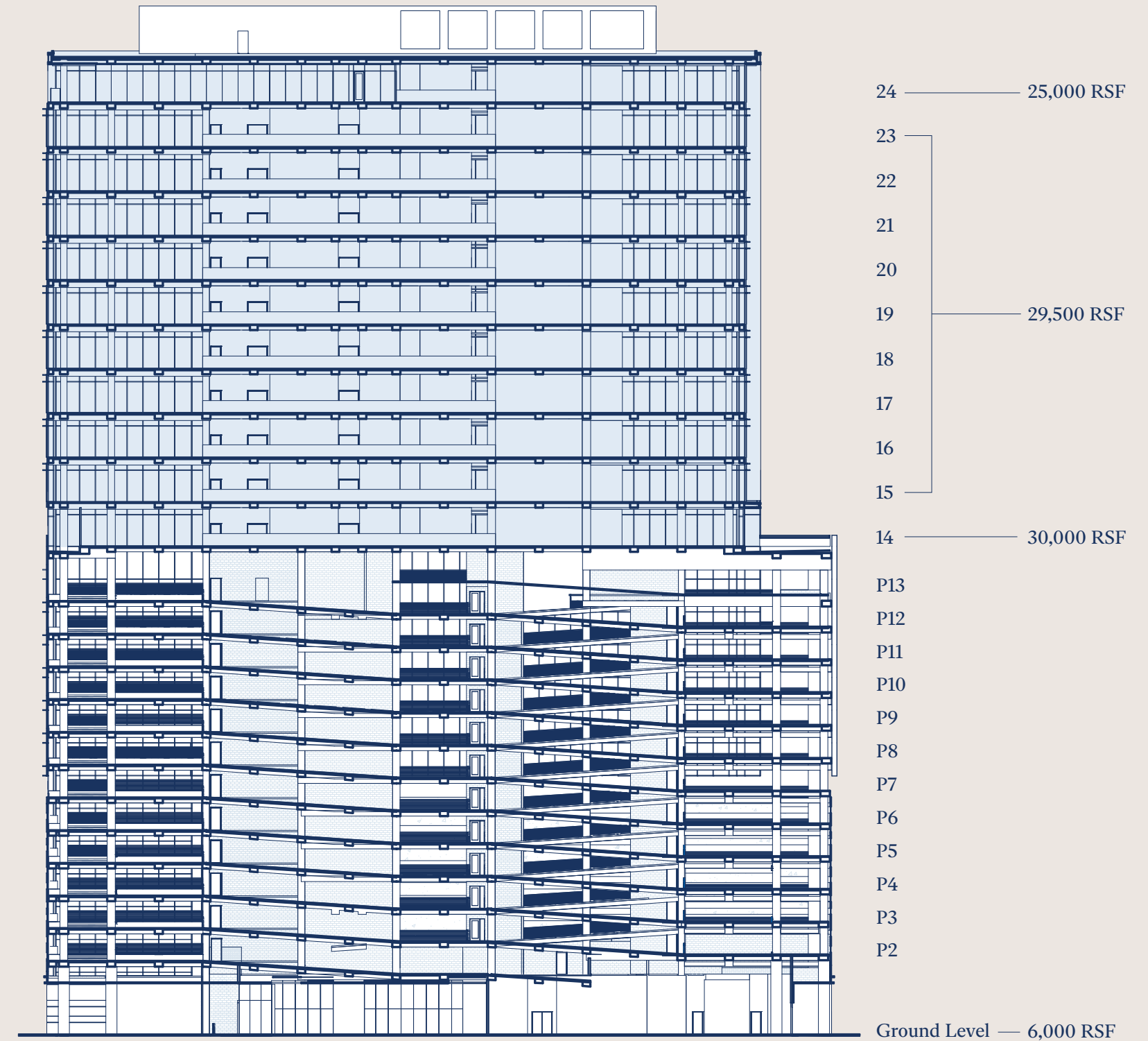
DOMAIN TOWER 4
520,000 SF | 23 STORIES

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BUILDING SPECIFICATIONS*

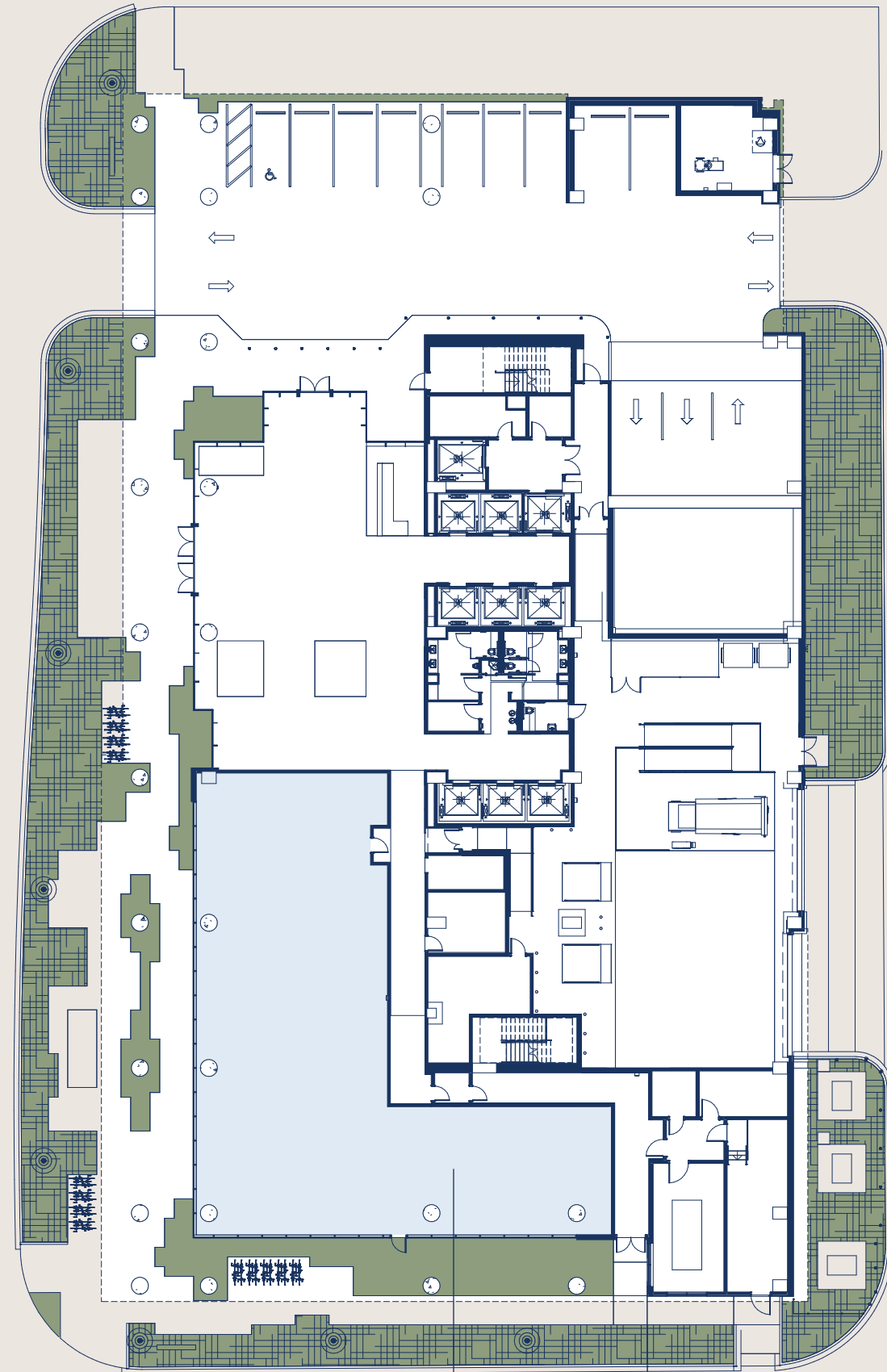
BUILDING SIZE	755,000 SF of total construction area 330,000 RSF of office space
BUILDING HEIGHT	24 stories, 300 feet - 11 office levels - 12 parking levels - 1 lobby level
CONSTRUCTION	Podium construction Concrete frame and glass curtain wall Floor-to-ceiling glass on all office levels
FLOOR HEIGHTS	19' floor-to-floor on level 1 14' floor-to-floor on levels 14 - 24 Can accommodate 10' finished ceiling throughout
OFFICE SPACE	30,000 SF on level 14 29,500 SF on levels 15 - 23 25,000 SF on level 24 30' x 46' typical column spacing 45' of working area from core to window
PARKING	12.5 levels of structured parking in the building 1,006 spaces 3.05/1,000 Additional parking up to 4.0/1,000 available 62 bike parking spaces in the building and at street level
ELEVATORS	10 elevators - 6 passenger elevators - 3 parking garage elevators - 1 service elevator
OTHER	Seeking LEED certification Landscaped amenity terraces on 14th and 24th floor Best-in-class views from office space Ground level retail / food & beverage space available Roller shade window treatments throughout



FLOOR PLANS

LEVEL 1

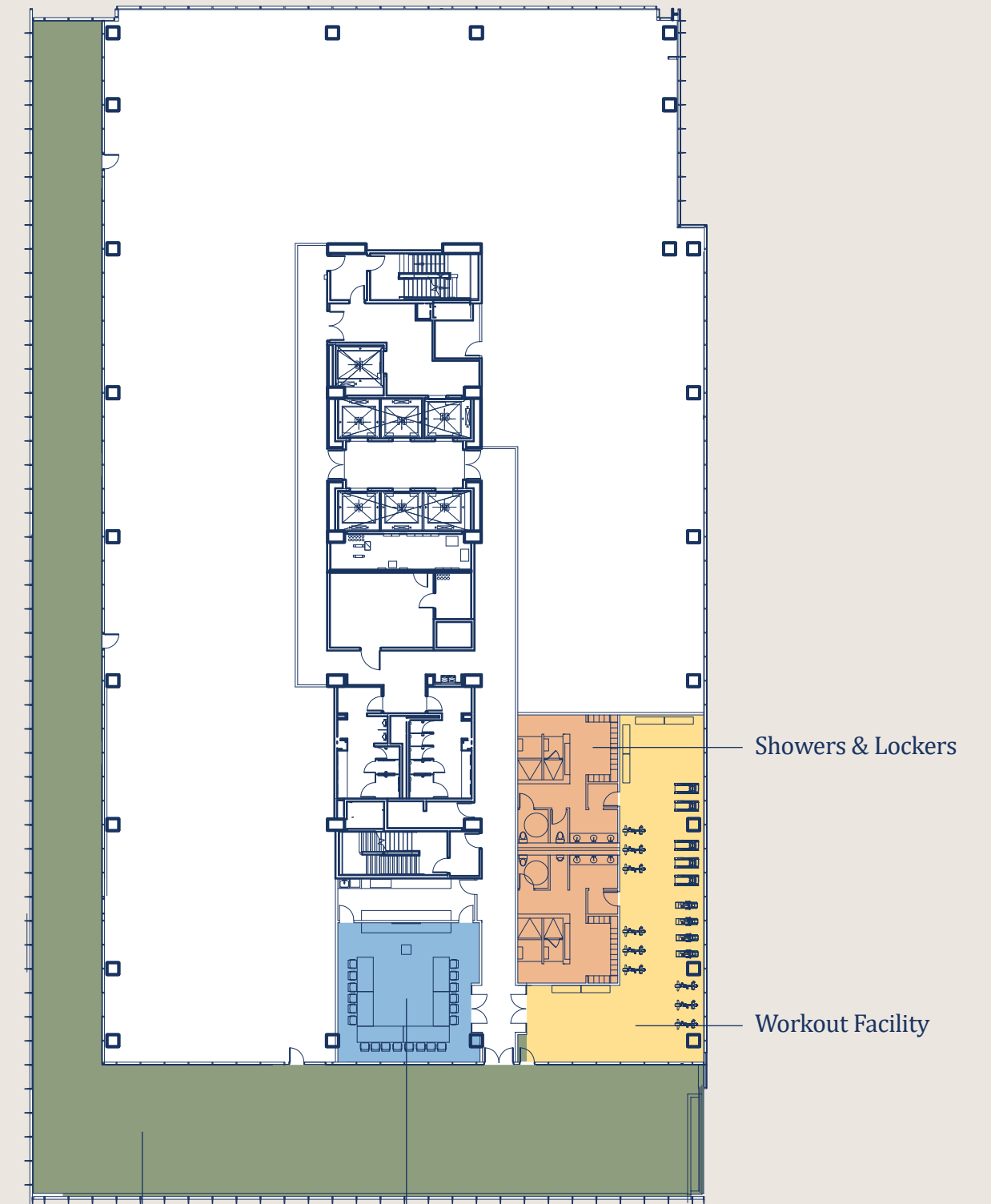
6,000 RSF



Potential Retail

LEVEL 14

30,000 RSF



Terrace

Executive Conference Facility

Showers & Lockers

Workout Facility

FLOOR PLANS

TYPICAL OFFICE LEVEL (15 - 23)

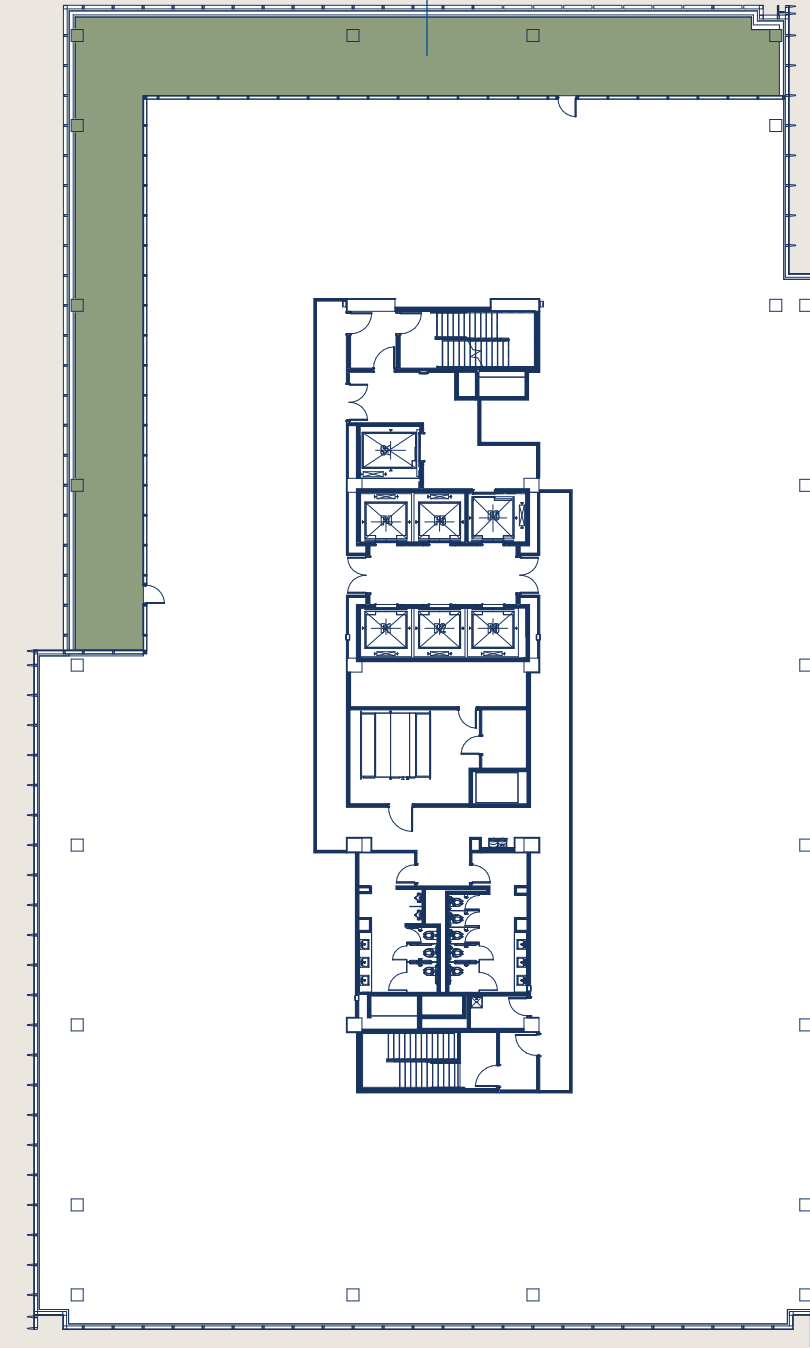
29,500 RSF



LEVEL 24

25,000 RSF

Terrace





Every aspect of Domain Tower 2's design supports the building's role as an iconic home to leading-edge businesses and its status as a new North Austin landmark. The lower 14 floors mix glass and concrete panels to establish the building's ground-level presence and create a decidedly urban massing for the surrounding streetscape. The upper levels — which are stepped back to allow for a large amenity terrace — get a strong sense of verticality from fins that rise along key building edges. These vertical fins turn and become canopies at the roofline, drawing attention to the top-level pedestrian terrace that serves as an intriguing and high-visibility halo for the building's dramatically detailed façade.

INTERIORS



Domain Tower 2's lobby blurs the line between inside and outside by using the same floor and ceiling finishes both within the lobby and in exterior spaces. The ceilings also use the same warm wood panels that serve as accents on the building's façade, helping to give the building a human scale and create a sense of welcome for tenants and visitors.



ACCESS

Domain Tower 2 gives tenants and guests multiple connections to northbound and southbound Burnet Road, as well as eastbound and westbound Braker Lane, giving the building some of The Domain's easiest access to and from nearby MoPac and Highway 183.

Designers reinforced the ground floor's indoor-outdoor concept by articulating the glass lobby façade. As the glass steps in and out, it brings the exterior gardens visually into the lobby.

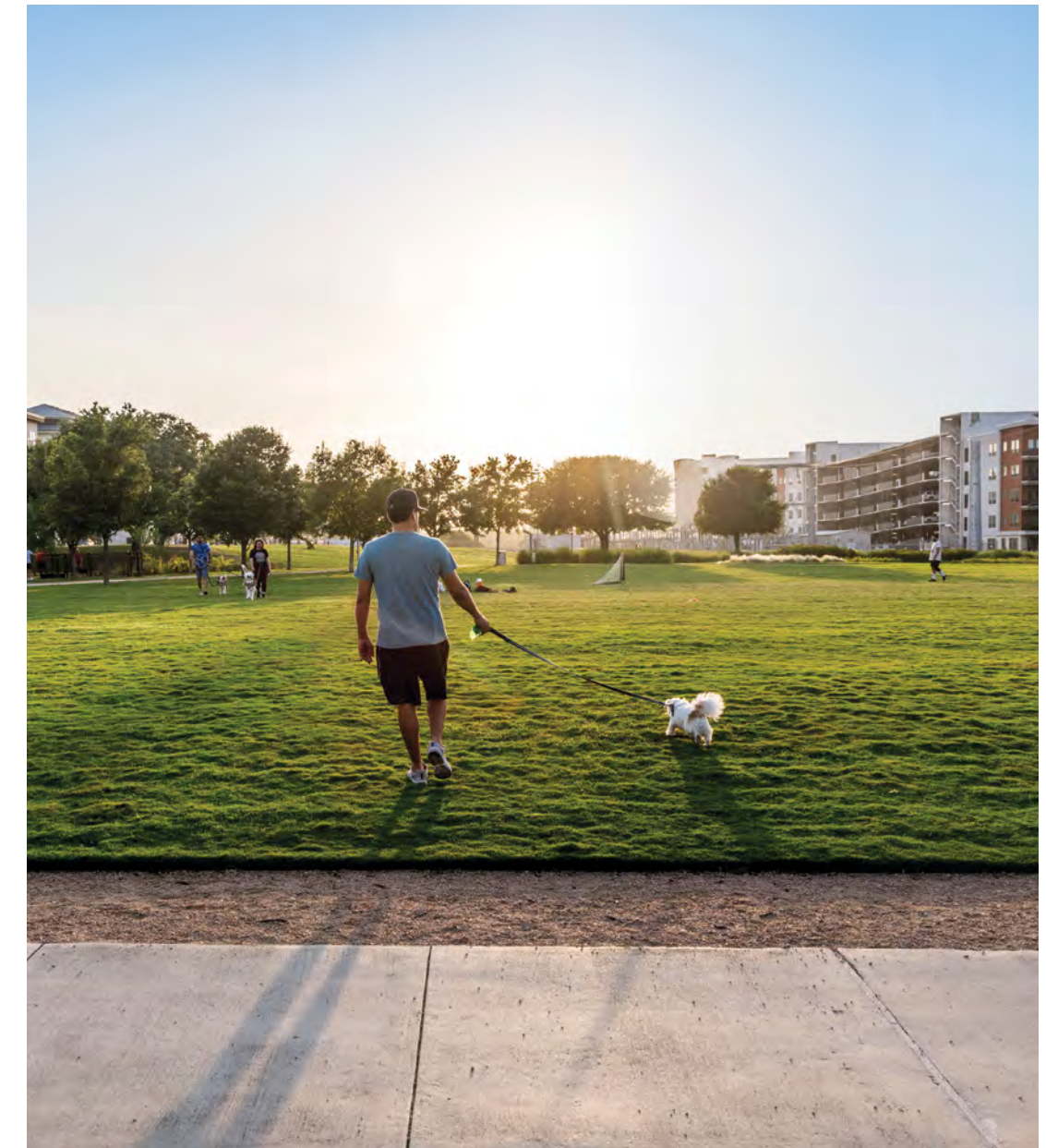


AMENITIES

A place employees want to be

Domain South End is just far enough from The Domain's retail, restaurants, and entertainment to avoid the congestion and noise, while still being an easy stroll or ride from all The Domain has to offer. That means businesses in Domain South End benefit from the recruiting and retention-enhancing effects of The Domain's full range of highly sought-after amenities.

This desirability is enhanced by the presence of the district's own pocket park, food trailers, restaurants, and signature retail.





A location with the best of both worlds

Domain South End's location is unique in The Domain. It sits steps away from The Domain's best attractions — including the bustling Rock Rose dining and entertainment district — but the business-focused South End offers its own access points to Burnet Road and Braker Lane. This gives South End tenants and residents the option to limit their everyday interaction with The Domain's retail and dining traffic.

AMENITIES



AMENITIES

FOOD AND DRINKS

- 2nd Bar and Kitchen
- BJ's Restaurant & Brewhouse
- Bee Cave Coffee Co.
- 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
- Maggiano's Little Italy
- Mia Italian Tapas & Bar
- Mighty Fine Burgers
- North Italia
- Punch Bowl Social
- Shake Shack
- Sprinkles
- Spun Ice Cream
- Starbucks
- Summermoon Coffee Bar
- Sushi Zushi
- Tarka Indian Kitchen
- Thai Kun
- The Brass Tap
- The Dogwood
- The Park at The Domain
- True Food Kitchen
- Whole Foods Market
- Yard House
- Yogurt Planet

RETAIL, SERVICES, ENTERTAINMENT

- Aldo
- American Eagle
- Apple Store
- BCBGMAXAZRIA
- Blo
- Caesar's Nails & Spa
- Chase Bank
- DSW Shoes
- Dillard's
- Drybar
- Escape the Mystery Room
- Express
- Floyd's Barbershop
- Flywheel Sports
- H&M
- IBC Bank
- J.Crew
- Kendra Scott
- Lululemon
- Lush
- Mac Cosmetics
- Macy's
- Madewell
- Massage Sway
- Microsoft Store
- Neiman Marcus
- Nordstrom
- RBFCU
- Sephora
- Tesla
- Topgolf
- Torrid
- Tory Burch
- UPS Store
- Victoria's Secret Pink
- Wells Fargo Bank
- Zara

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

APPROXIMATE WALK TIMES

- 5 minutes to Domain Central Park
- 10 minutes to Rock Rose
- 20 minutes to Whole Foods





The sustainability and convenience of MetroRail access

The district also offers The Domain's best proximity to the MetroRail Red Line commuter rail station, creating exceptional convenience for district employees that live in East Austin, downtown, or neighborhoods as far north as Cedar Park.

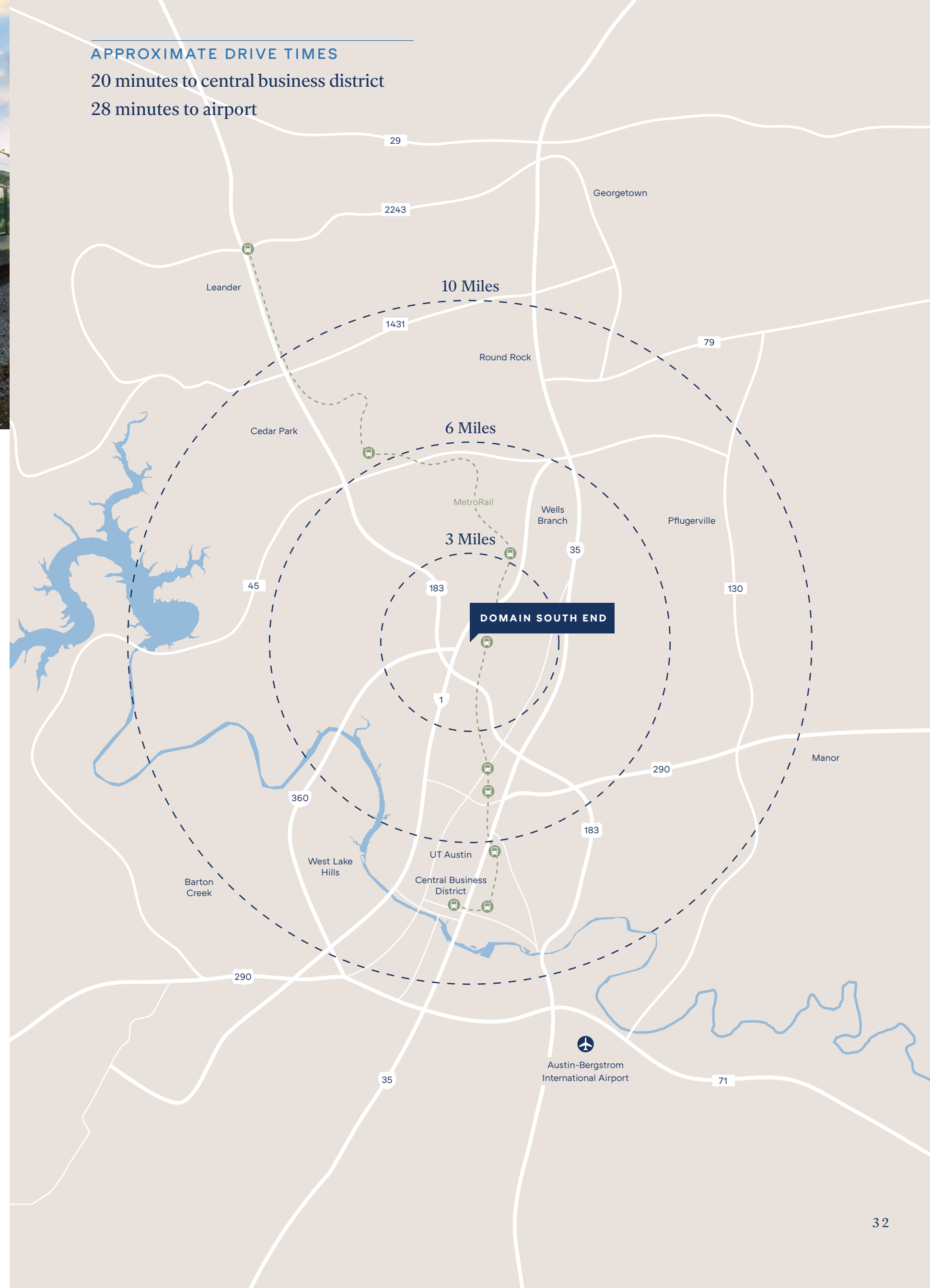
Connected to a world outside The Domain

In addition to being a short walk from all of The Domain's remarkable amenities, Domain South End puts the rest of Austin in easy reach via direct and protected connections to Burnet Road and Braker Lane and easy access to MoPac and Highway 183.

APPROXIMATE DRIVE TIMES

20 minutes to central business district

28 minutes to airport





OWNED AND THOUGHTFULLY DEVELOPED BY:



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