



11809 DOMAIN DRIVE

© d 2.5







## 11809 DOMAIN DRIVE

A unique 59,446 SF office space coming soon to Domain NORTHSIDE

### DETAILS & AMENITIES:

- Signage visibility from the Mopac Expressway
- Walkable access to 50+ restaurants
- Multiple fitness concepts within the Domain
- Access to six hotels
- Abundant employee apartment housing
- Private restrooms with showers
- Bike storage room
- Located within the Domain NORTHSIDE Retail District
- Balconies on every floor
- Two blocks from the Domain NORTHSIDE Central Park
- Garage parking (4:1000 ratio) with skybridge connecting building to structured garage





## TIMELINE

Construction  
Commencement  
Q2 2020

Base Building  
Substantial Completion  
Q2 2021

Early Tenant Improvement  
Start Date  
Q2 2021

Final Completion  
Q3 2021

The Domain's only  
boutique office offering,  
delivering Q3 2021.







2.5

## A GREAT VIEW... OF YOU!

Building signage opportunity

Visibility from the Mopac Expressway



MOPAC EXPRESSWAY



d<sup>2.5</sup>

## FOOD AND DRINK

- |                                  |                      |
|----------------------------------|----------------------|
| 1. Perry's Steakhouse            | 11. Velvet Taco      |
| 2. Yard House                    | 12. Lotus Chinese    |
| 3. Flower Child                  | 13. Salvation Pizza  |
| 4. Culinary Dropout              | 14. Mia Tapas Y Bar  |
| 5. Cyclone Anaya                 | 15. Tarka            |
| 6. Taverna                       | 16. Lavaca St. Bar   |
| 7. Toulouse                      | 17. Sway             |
| 8. Paul Martin's American Bistro | 18. Jinya Ramen Bar  |
| 9. Bakery Lorraine               | 19. Mad Greens       |
| 10. East Side King               | 20. Hat Creek Burger |

**TARKA**  
INDIAN KITCHEN

Paul Martin's  
AUSTIN GRILL

BAKERY  
LORRAINE

**JINYA**  
RAMEN BAR

**HAT CREEK**  
Burger Company

Perry's  
STEAKHOUSE & GRILLE  
RARE & WELL DONE®

**LAVACA ST**  
BAR

★  
CULINARY DROPOUT

**FLOWER CHILD**

**YARD HOUSE**

YARD HOUSE  
WORLD CLASS MEXICAN KITCHEN

**TOULOUSE**  
RESTAURANT

**LOTUS CHINESE**

**VELVET TACO**

WORLD CLASS  
**Cyclone Anaya's**  
MEXICAN KITCHEN...1966

Pizzeria  
**TAVERNA**  
Ristorante

**Salvation Pizza**  
KITCHEN & BAR

ESPERANZA CROSSING





FLOOR 1

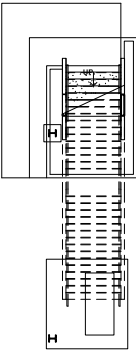
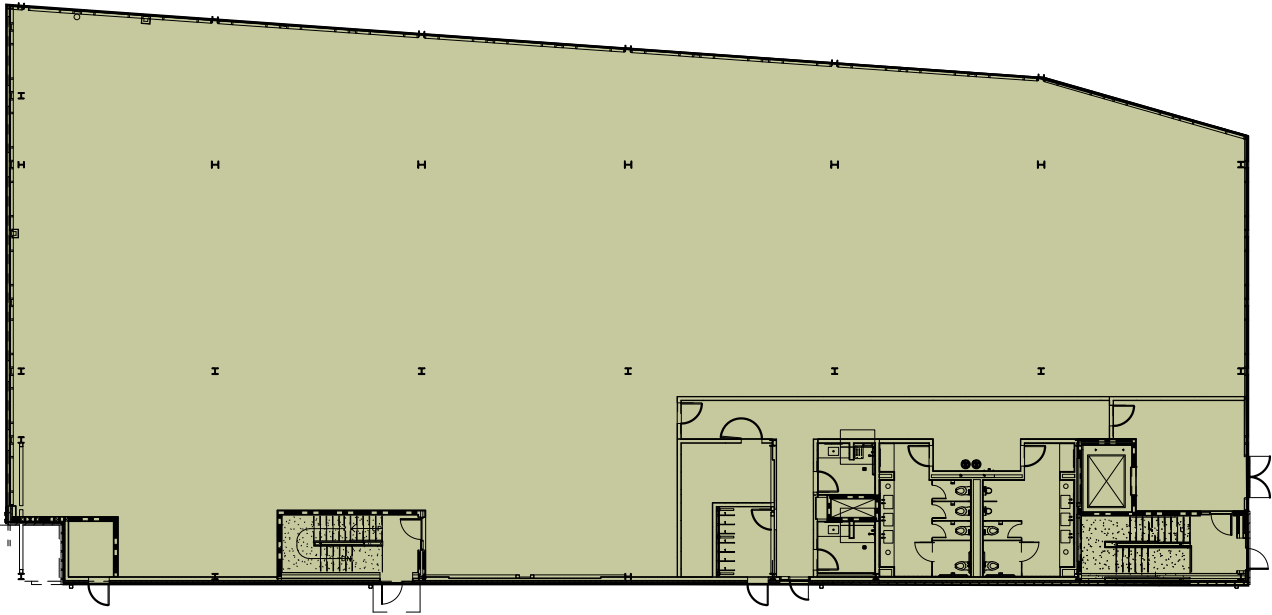
RSF

12,427

Slab-to-Slab

18'

←-----→  
DOMAIN DRIVE



GARAGE



FLOOR 2

RSF

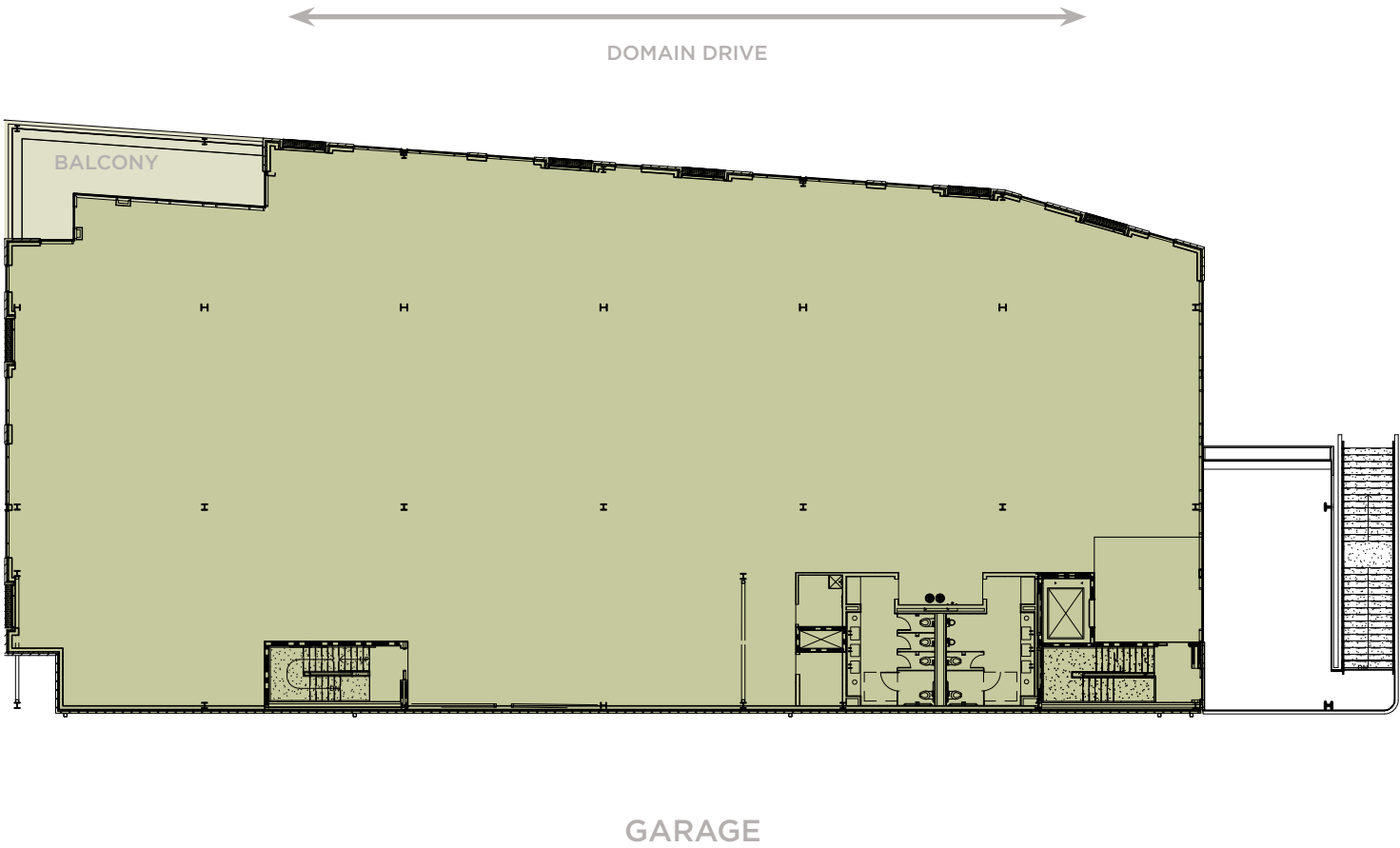
14,295

Slab-to-Slab

14'

Private Balcony

460 SF



FLOOR 3

RSF

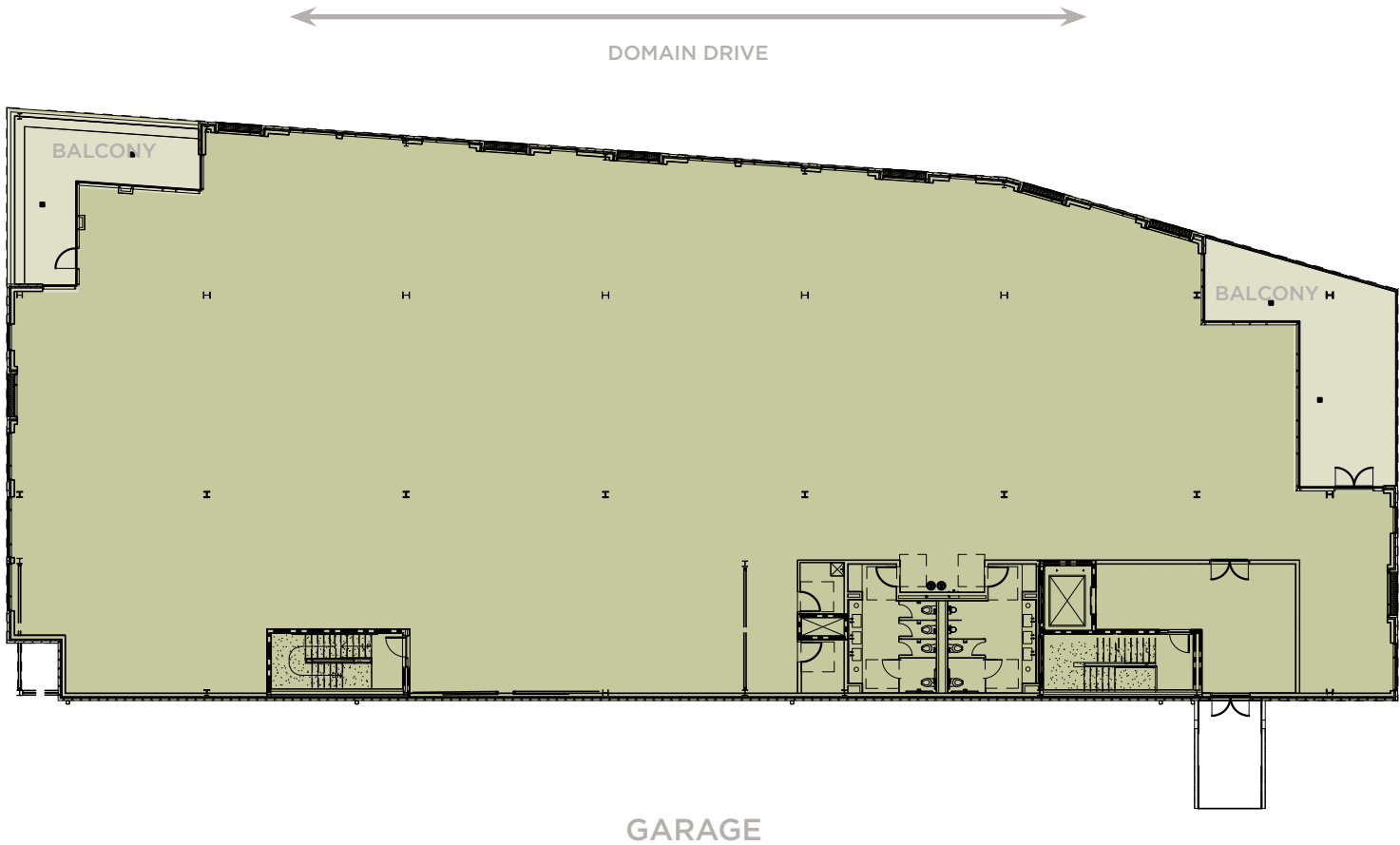
16,117

Slab-to-Slab

14'

Private Balcony

1,119 SF

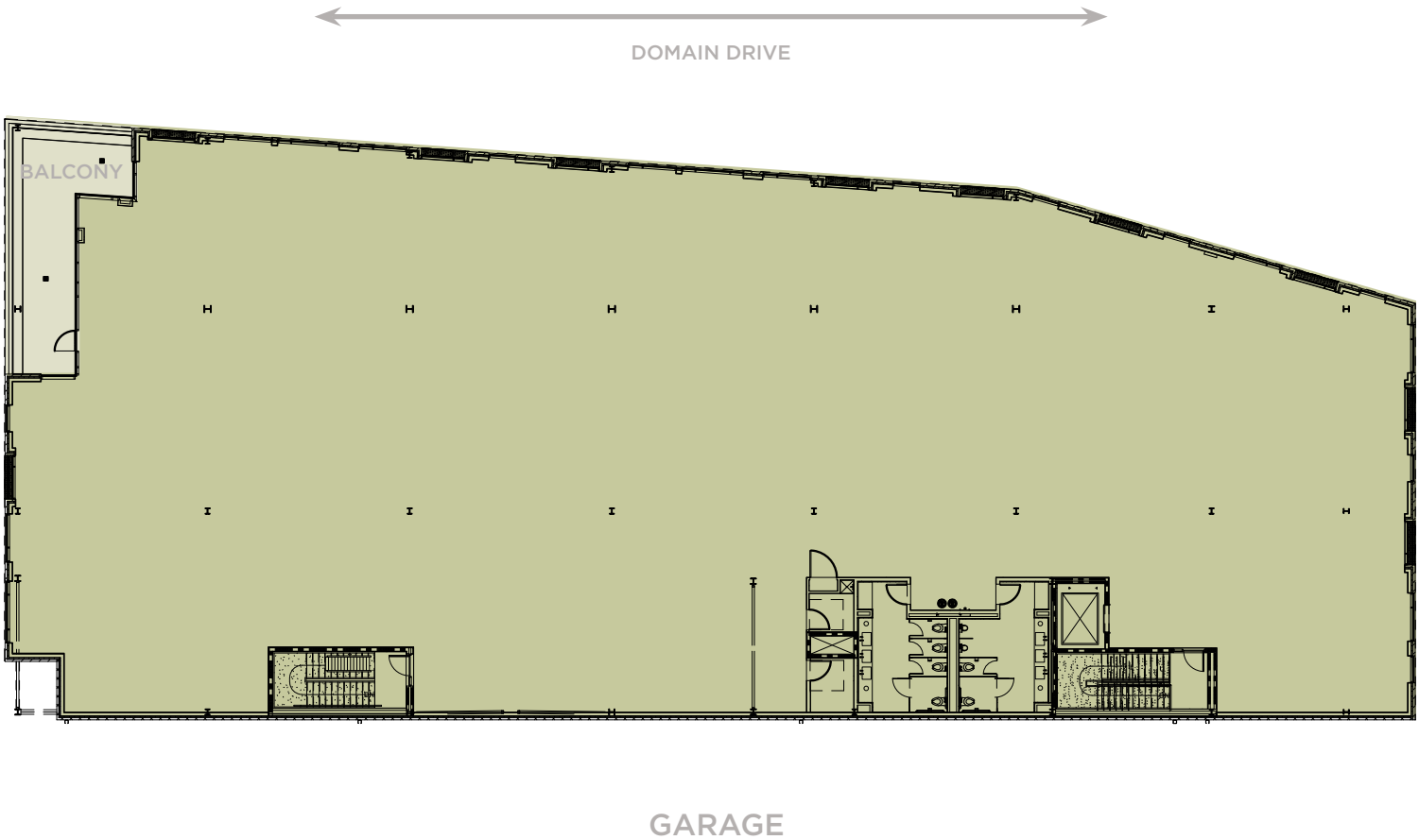


FLOOR 4

RSF  
16,607

Slab-to-Slab  
14'

Private Balcony  
463 SF

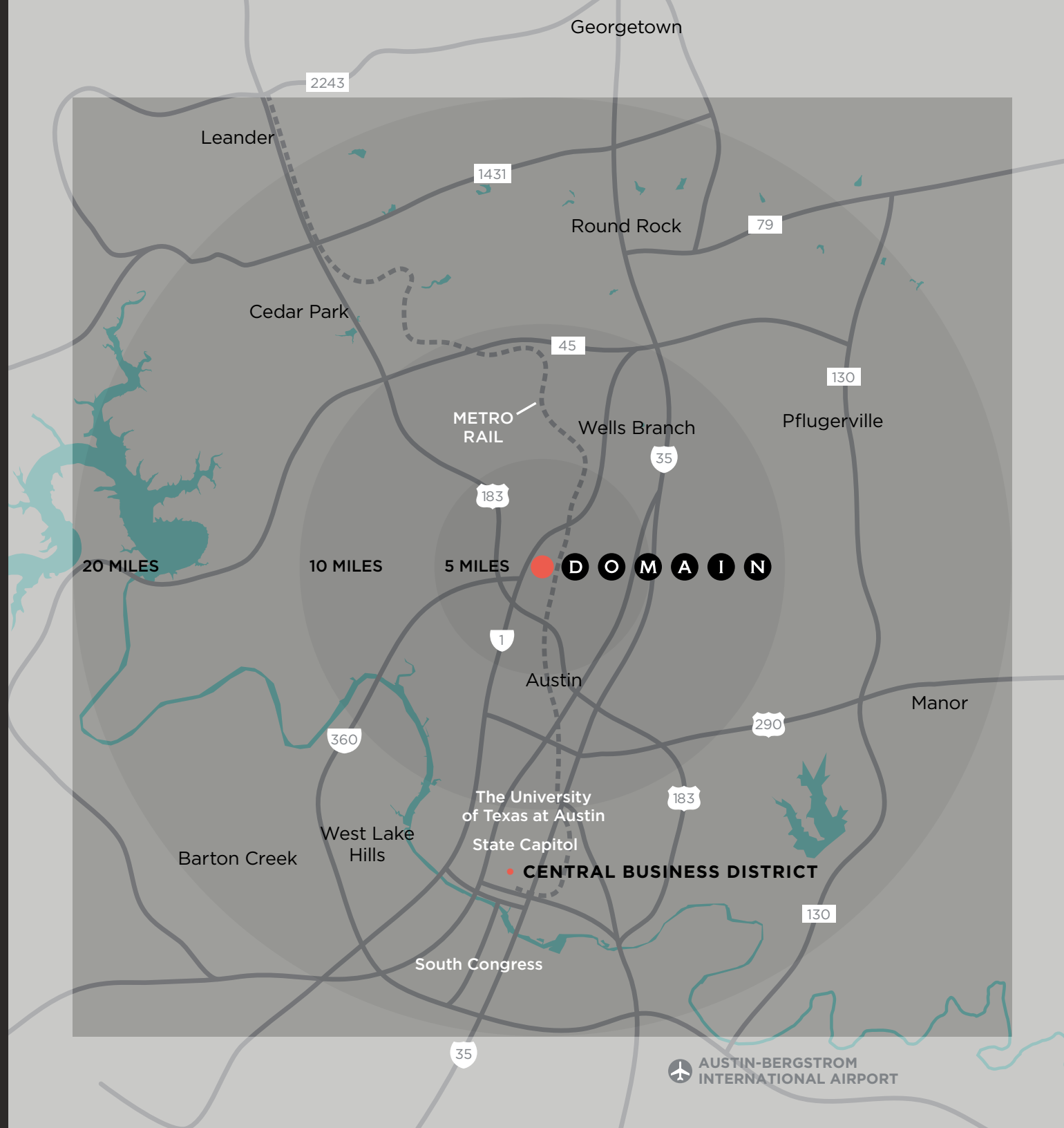




# AUSTIN HAS IT

An edge, a tone, a distinct ambiance—that sets it apart from cities that are as big or bigger, but not so compellingly hip.

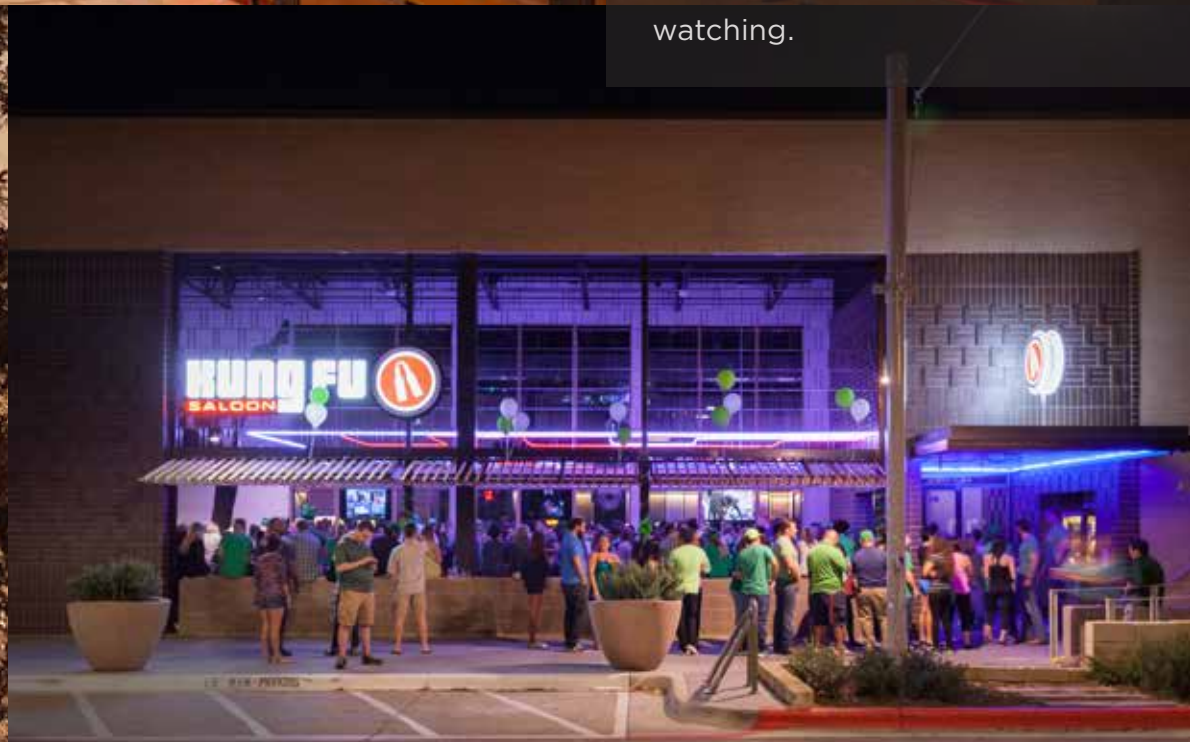
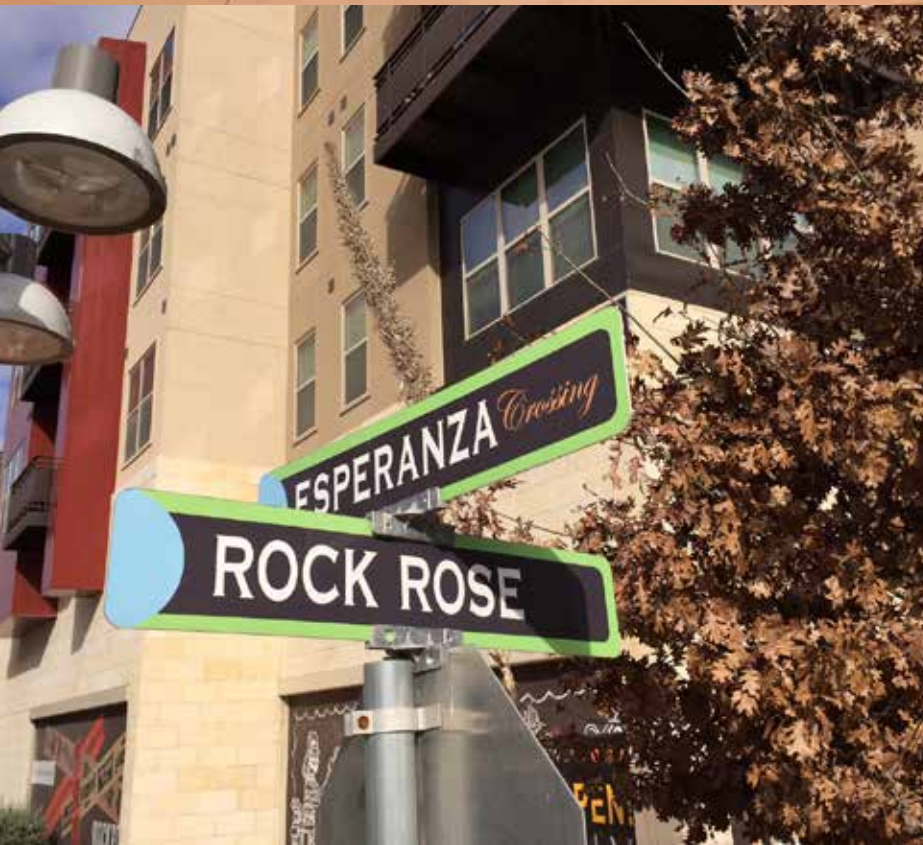
Austin also has the Domain, a vibrant mixed use community that sets new standards for living, working, dining, and having fun. It's Austin's hottest place to see and be seen. And, a strategic venue for employers looking for a home from which to recruit talented employees.





## ROCK ROSE ENTERTAINMENT DISTRICT

Rock Rose is where the Domain lets its hair down. The district mixes some of Austin's most buzzed-about homegrown restaurants and shops with new transplants that locals will love, in an energetic, creative environment perfectly suited to socializing and people watching.





## DOMAIN: BY THE NUMBERS

### DOMAIN EXISTING

**1.8MM**

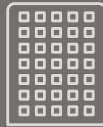
SQUARE FEET



RETAIL & RESTAURANTS

**2.1MM**

SQUARE FEET



OFFICE BUILDINGS

**775**

ROOMS



HOTELS

**3,000**

UNITS



APARTMENTS

### DOMAIN AT FULL BUILDOUT

**1.8MM**

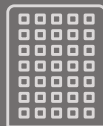
SQUARE FEET



RETAIL & RESTAURANTS

**4MM**

SQUARE FEET



OFFICE BUILDINGS

**775**

ROOMS



HOTELS

**5,000**

UNITS



APARTMENTS





**WILL CRAWLEY**

[wcrawley@endeavor-re.com](mailto:wcrawley@endeavor-re.com)

(512) 682-5551

**ELISABETH UHL**

[euhl@endeavor-re.com](mailto:euhl@endeavor-re.com)

(512) 532-2177

DOMAIN  
**NORTH**  
**SIDE**

