

*A revolutionary development designed for expansive and connected living.*

EIGHTFOLD



# EIGHTFOLD

## Vision

Located in Austin, Texas, Eightfold is a revolutionary development designed for expansive and connected living. The natural beauty of the surrounding landscape pairs with inspiring architecture to create a stimulating environment for the mind, body, and soul. This unique community inspires its members to thrive in art, science, business, health, and anywhere else they desire to explore in order to live their most conscious, healthy, and innovative lives.

## Intent

Eightfold will transform an abandoned industrial campus into a hub for creativity, education, and wellness, infusing the artistry of old infrastructure with the beauty of new developments and emphasizing a connection with nature throughout the property. The campus will promote creativity and in turn give back to the larger community, ensuring affordability and accessibility for all of Austin.

## Pillars

Eightfold's philosophy is based on the tenets of the Buddhist Noble Eightfold Path and is designed to create a community without boundaries, transcending traditional work and life environments and awakening the body, mind, and spirit. By focusing on natural restoration and modern technological innovation, Eightfold envisions a compact, diversified space to empower entrepreneurship, art, innovation, and wellness, interweaving all eight pillars into community members' daily lives.



*Health & Wellness*



*Innovation & Technology*



*Live & Work*



*Education & Development*



*Yoga & Meditation*



*Cultural Arts*



*Organic Farming & Environment*



*Energy & Sustainable Use*





EIGHTFOLD



*Unique in the World*



# EIGHTFOLD

## Location Highlights

### MAP KEY

- Eightfold Site
- Points of Interest
- Metro Rail & Stations
- Greenline
- Parks & Recreation
- Walnut Creek Trail
- US 183 Expy Expansion

*Sustainability and thriveability are the core components of all aspects of the Eightfold Development*



*Just minutes from Downtown and Austin-Bergstrom International Airport*





# EIGHTFOLD

## Site Plan

OFFICE PRODUCT		
B	190,000 SF Building Size	2019 Delivery
D	151,700 SF Building Size	4Q18 Delivery
FHJ	300,000 SF Building Size	3Q18 Delivery
LM	108,800 SF Building Size	2019 Delivery

CAMPUS AMENITIES	
	<b>AMENITY CENTER</b> Food Hall & Fitness Studios
	<b>EIGHTFOLD MARKET</b> Artisan Village
	<b>URBAN GREENHOUSE</b> Organic Farming
	<b>MARKETING CENTER</b> Eightfold Headquarters
	<b>ABUNDANT PARKING</b> 6.0/1,000 SF Ratio



3443 Ed Bluestein Boulevard  
Austin, Texas 78721



**EIGHTFOLD**  
*Building FHJ*



**300,000 SF**  
CLASS A OFFICE BUILDING

**4**  
STORIES

**3Q18**  
DELIVERY

**25K-75K**  
FLOOR PLATES

1ST FLOOR  
50,000 SF AVAILABLE



2ND FLOOR  
50,000 SF AVAILABLE



3RD FLOOR  
75,000 SF AVAILABLE



4TH FLOOR  
75,000 SF AVAILABLE





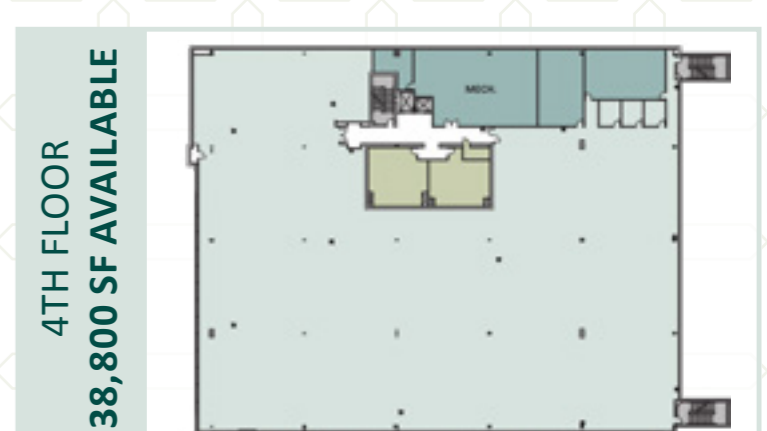
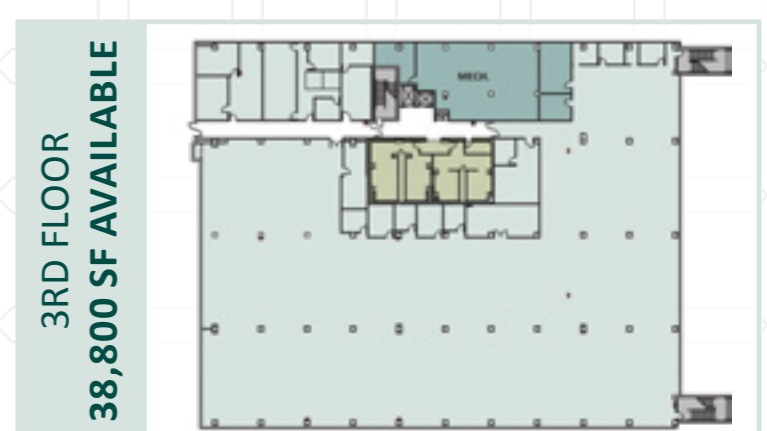
**EIGHTFOLD**  
*Building D*

**151,700 SF**  
CLASS A OFFICE BUILDING

**4**  
STORIES

**4Q18**  
DELIVERY

**34K-42K**  
FLOOR PLATES





**AUSTIN, TEXAS**

515 Congress Ave  
Suite 1620  
Austin, TX 78701

**North America**

Canada  
United States

**Europe**

Austria  
Belgium  
Czech Republic  
France  
Germany  
Ireland  
Italy  
Netherlands  
Poland  
Portugal  
Romania  
Russia  
Spain  
Switzerland  
United Kingdom

**Latin America**

Argentina  
Brazil  
Chile  
Colombia  
Mexico  
Peru  
Puerto Rico

**Asia-Pacific**

Australia  
Cambodia  
China  
Hong Kong  
India  
Indonesia  
Japan  
Malaysia  
New Zealand  
Singapore  
South Korea  
Taiwan  
Thailand

**Africa**

Botswana  
Kenya  
Malawi  
Nigeria  
South Africa  
Tanzania  
Uganda  
Zambia  
Zimbabwe

**Middle East**

Saudi Arabia  
United Arab Emirates

*Market Contacts*

**JESSE WEBER**

Sr. Managing Director  
512.329.2782  
jweber@ngkf.com

**JOSHUA LAFICO, CCIM**

Director  
512.329.2779  
jlafico@ngkf.com





## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Newmark Real Estate of Houston	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lhogan@ngkf.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua LaFico	603688	jlafico@ngkf.com	512-329-2779
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





**SALE/LEASE AMERICANS WITH DISABILITIES ACT,  
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead-based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that mayor may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and/or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

**SELLER**

**BUYER**

Entity Name \_\_\_\_\_

Entity Name: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_