

garza

RANCH



leasing partner



a development of



PROPERTY OVERVIEW



Mopac Daily Traffic Count = 89,052

FULL OFFICE BUILDING AVAILABLE



BUILDING TWO

Total RSF: 150,000 SF

Parking: 4/1000 Parking

100% Structured Parking

Avg. Floorplate: 38,000 SF

15-Month build

A VIOLET CROWN TRAIL

Hop on the trail to take a jog or bike ride to nearby Zilker Park

B CENTRAL COMMONS

Grab lunch from an array of food trucks near the pavilion, then enjoy it in our amphitheater-style public park

1 SHI HQ

Total RSF: 250,000 SF

2 ALOFT HOTEL

Upscale Boutique Hotel
140 Rooms

3 ALEXAN

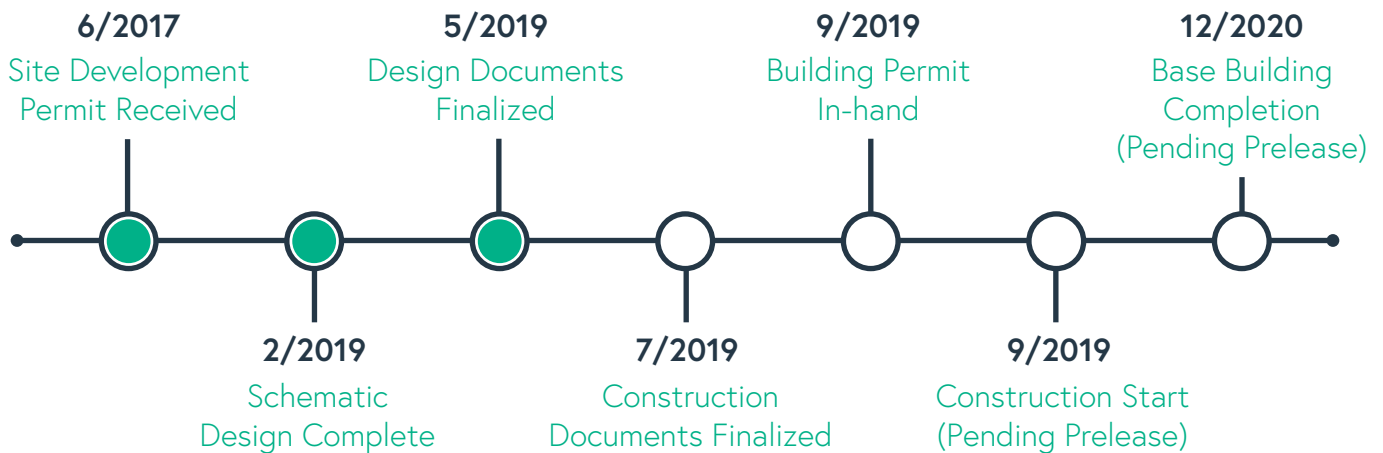
Class AA Multifamily
369 Units

CONSTRUCTION TIMELINE

View from Central Commons



15 MONTH BUILD



SAMPLE TEST FITS

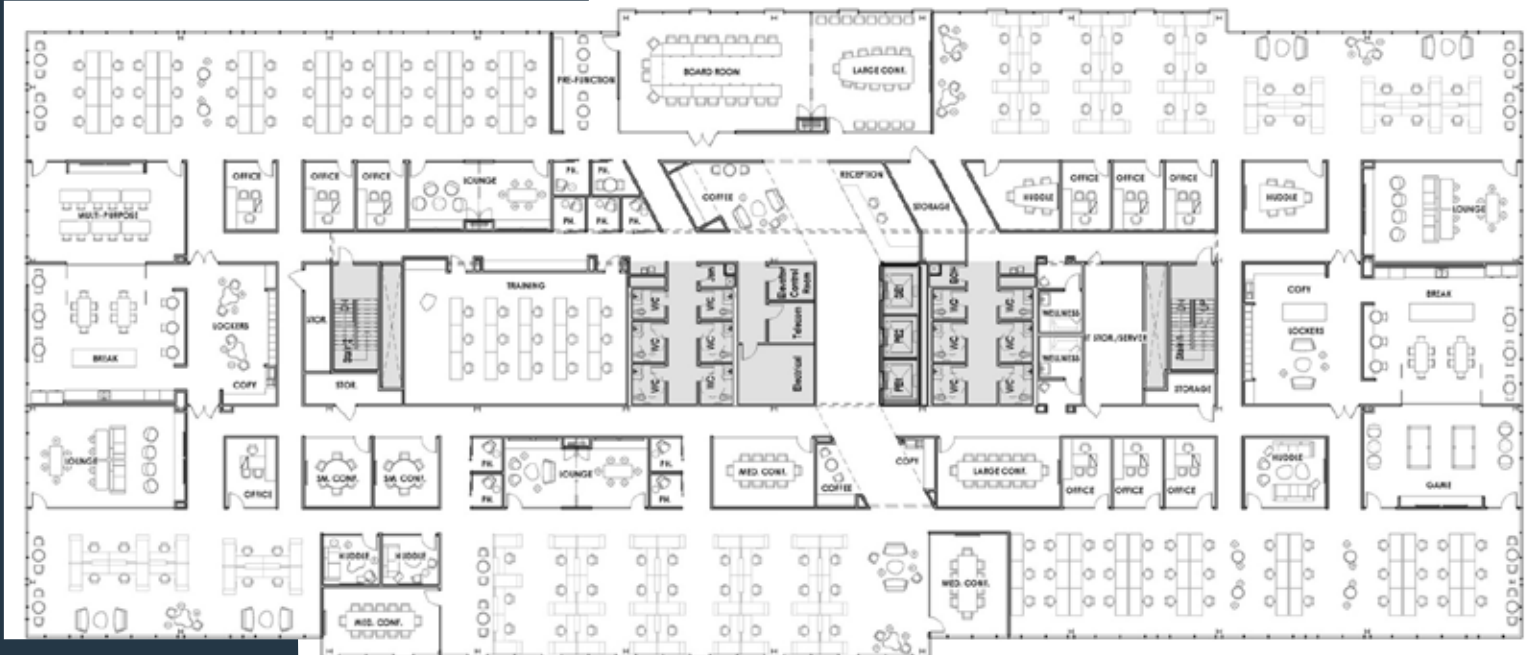
View from Garage



Sample Test Fit
60% Open Office / 40% Hard-Wall
38,000 SF Floor Plates

SAMPLE TEST FITS

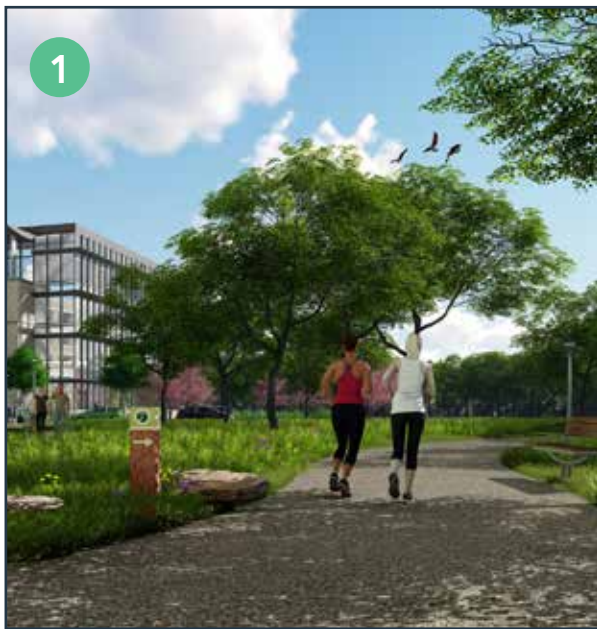
Central Commons



Sample Test Fit
100% Open Office Concept
38,000 SF Floor Plates



PROJECT AMENITIES



1

1 VIOLET CROWN TRAIL

Hop on the trail and get your daily workout in, or commute to Zilker Park via bike



2

2 PEDESTRIAN FRIENDLY STREETS

Getting around Garza Ranch is easy with wide sidewalks and ample lighting

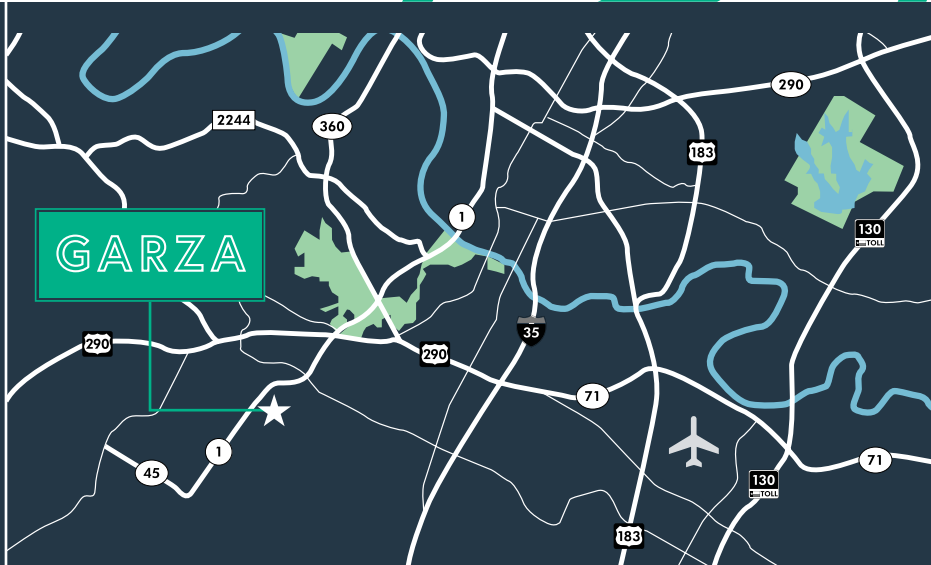


3

3 CENTRAL COMMONS

Grab lunch from the food trucks near the pavilion and lounge in the amphitheater style park, known as Garza Commons

AMENITIES & DRIVE TIMES



CBD
5 MINS.

AIRPORT
10 MINS.

UT
12 MINS.

DOMAIN
18 MINS.

garza

RANCH

a development of



leasing partner



for leasing information

Kevin Kimbrough
Kevin.Kimbrough@am.jll.com
512.225.1736

Ralph Bistline
Ralph.Bistline@bdnreit.com
512.306.1994