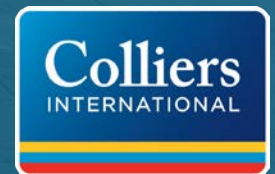


14231 TANDEM



DOUG RAULS
Principal & Executive Vice President
512 539 3006
doug.rauls@colliers.com

WILL NELSON
Senior Associate
512 539 3013
will.nelson@colliers.com



14231 TANDEM

LARGE BLOCKS OF SPACE	125,631 RSF AVAILABLE NOW FULLY FURNISHED
BUILT-IN EXPANSION SPACE	UP TO 229,091 RSF IN EXISTING
ABUNDANT PARKING	5/1,000
CONNECTIVITY	EASY ACCESS TO MOPAC AND TOLL 45
CORPORATE CAMPUS SETTING	ABUNDANT AMENITIES IN PLACE
BUILDING UPGRADES	PLANNED FOR 2019
NEW OWNERSHIP	ENGAGED AND RESPONSIVE
CITY OF AUSTIN ETJ	ALLOWS FOR MORE USES AND FASTER PERMITTING

BUILDING INFO

ADDRESS	14231 Tandem Boulevard, Austin, TX 78728
TIMING	125,631 RSF Fully furnished available now
BUILDING SIZE	194,091 RSF
PARKING	5/1,000
OPERATING EXPENSES	\$10.88/SF (2019 Estimate)
PROMINENT SIGNAGE	Building and monument signage available
OUTDOOR RECREATION	Jogging track; putting green; disc golf; basketball and sand volleyball courts
ON-SITE AMENITIES	Full service commercial kitchen available for tenant use; fully equipped fitness center with locker rooms and showers; large central building atrium; heavy power
CAMPUS SETTING	51.9 acre site for a corporate campus and “Live-Work-Play” opportunity
AREA	North Austin submarket in the city of Austin ETJ

CURRENT BUILDING

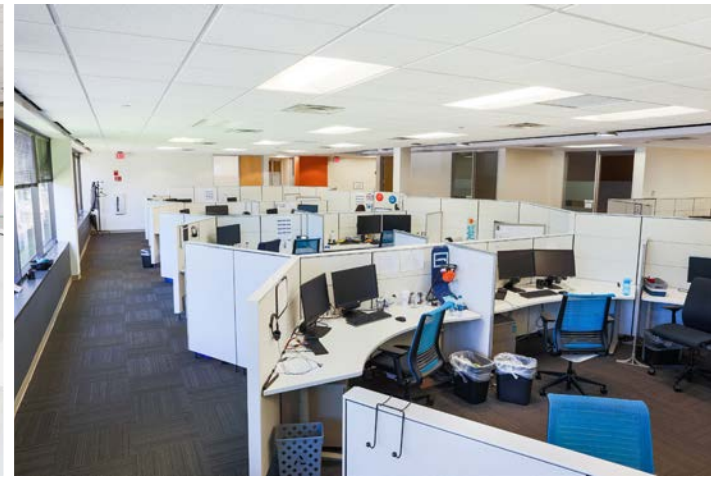
125,631 TOTAL RSF AVAILABLE NOW

147,222 TOTAL RSF AVAILABLE 3/1/20

194,091 TOTAL RSF AVAILABLE 8/1/20



INTERIOR PICTURES



TRANSIT

14231 TANDEM BOULEVARD has direct access to public transit through the Metro Rail Howard Station, and a Metro Bus stop, just south of the campus.

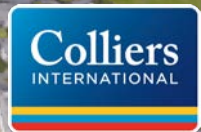


14231

LOOP 1

Stop ID: 5277
METRO

Howard Station
METRORAIL

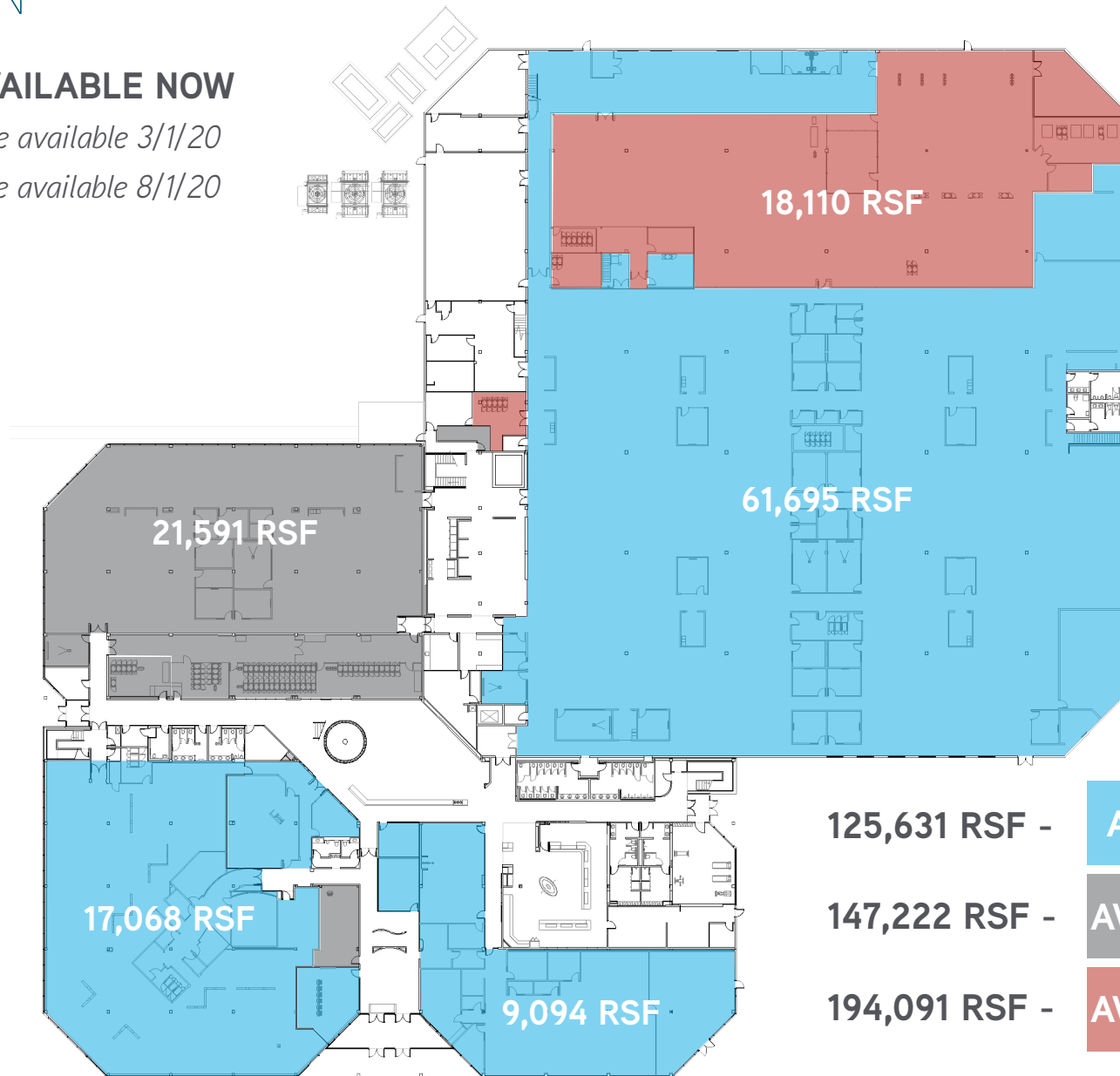


FIRST FLOOR FLOORPLAN

87,857 RSF AVAILABLE NOW

109,448 RSF will be available 3/1/20

127,558 RSF will be available 8/1/20



125,631 RSF -

AVAILABLE NOW

147,222 RSF -

AVAILABLE 3/1/20

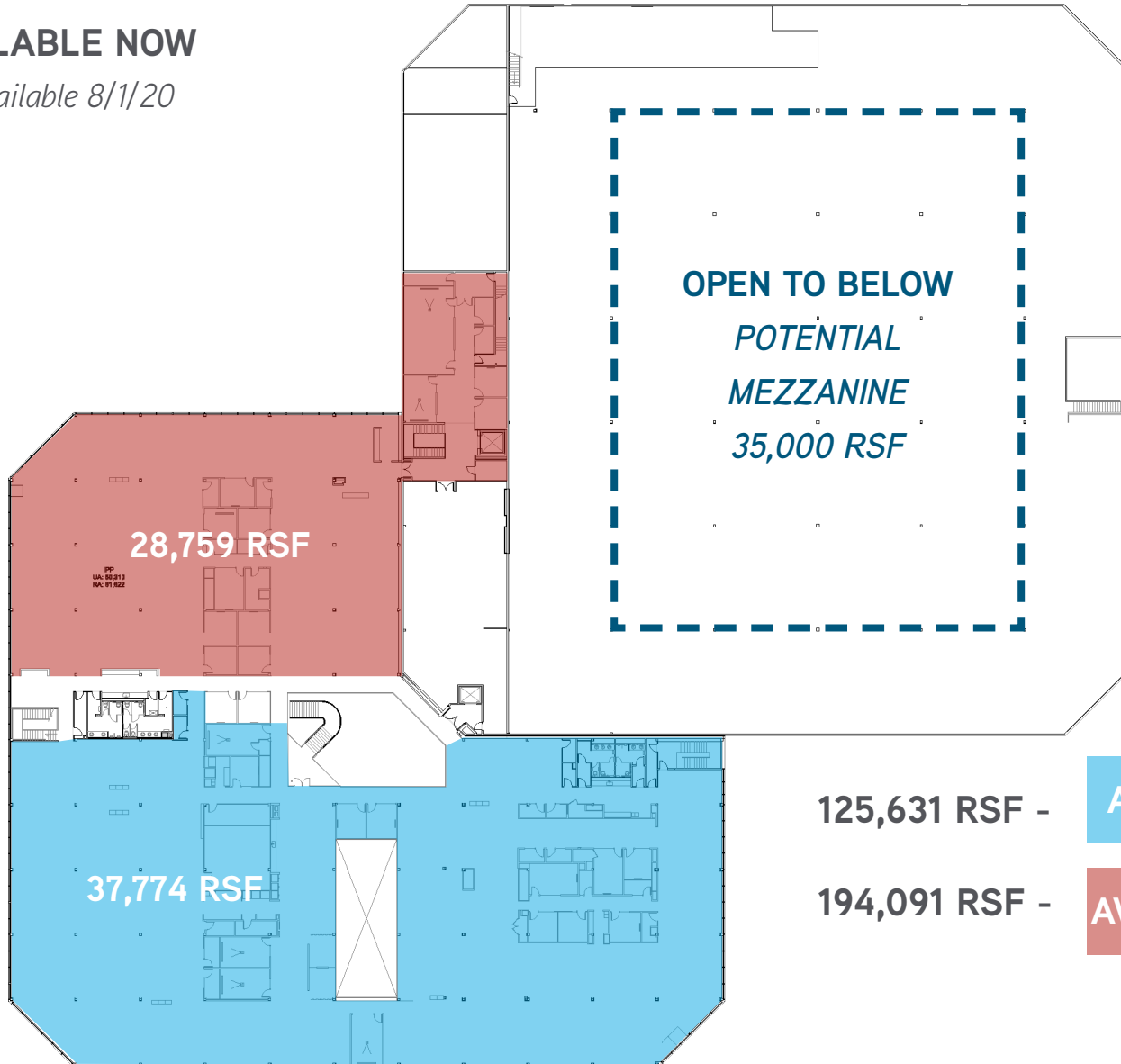
194,091 RSF -

AVAILABLE 8/1/20

SECOND FLOOR FLOORPLAN

37,774 RSF AVAILABLE NOW

66,533 RSF will be available 8/1/20



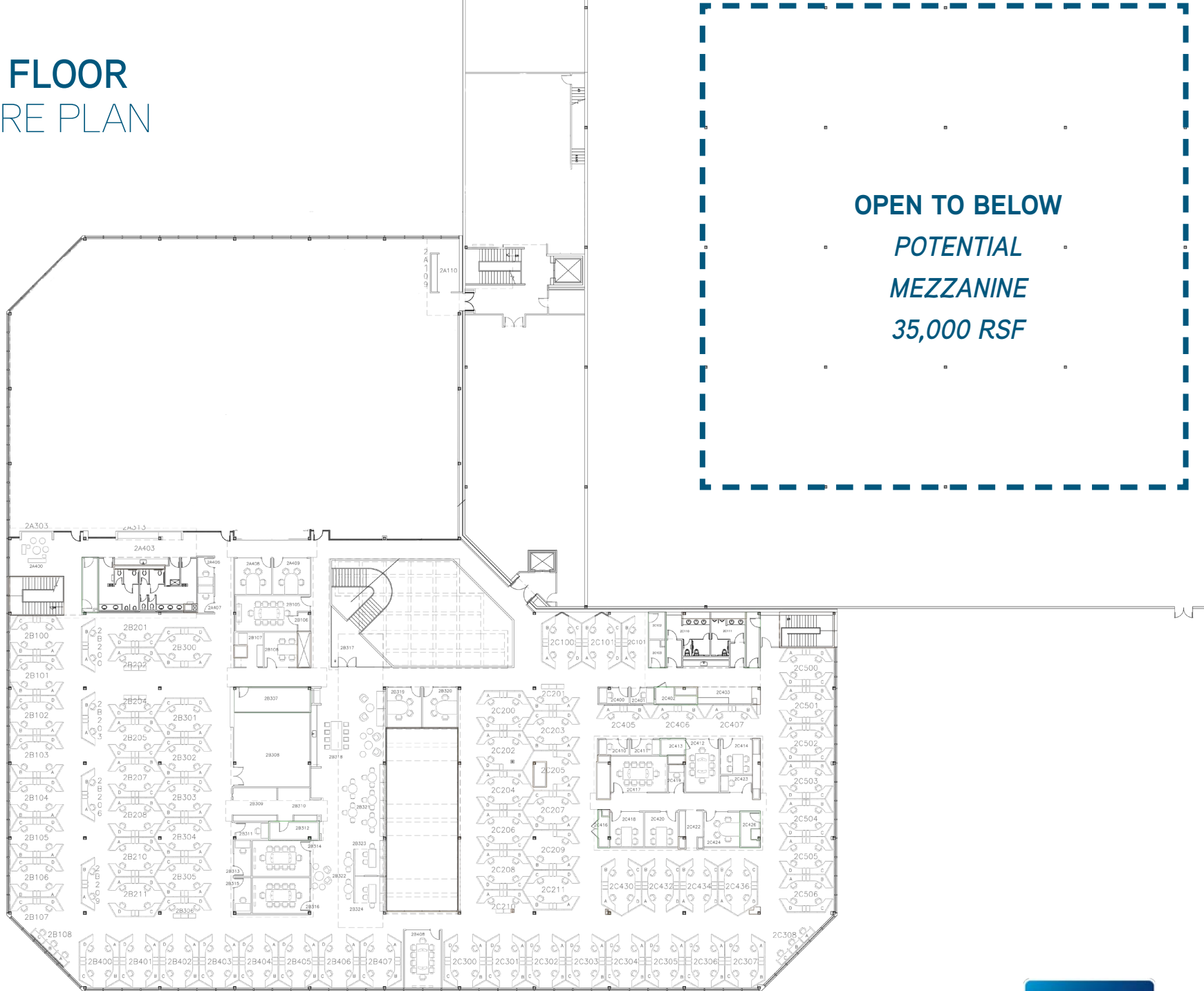
125,631 RSF -

AVAILABLE NOW

194,091 RSF -

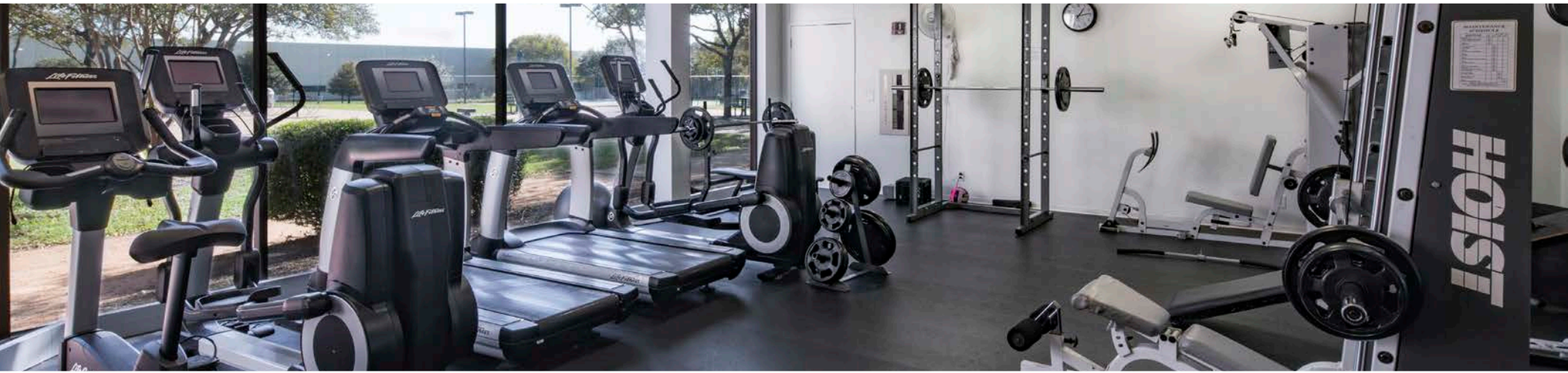
AVAILABLE 8/1/20

SECOND FLOOR FURNITURE PLAN



**OPEN TO BELOW
POTENTIAL
MEZZANINE
35,000 RSF**

ON-SITE AMENITIES



OUTDOOR SEATING AREA



BASKETBALL COURT



DISC GOLF



FITNESS CENTER



OPEN SEATING AREA WITH SNACK AND BEVERAGE CENTER



14231 TANDEM BOULEVARD has a campus setting with an abundance of on-site amenities.

The amenities include:

- › Fitness center
- › Locker room
- › Showers
- › Jogging trail
- › Basketball court
- › Disc golf
- › Sand volleyball court
- › Catering Kitchen

FUTURE DEVELOPMENT

- › TOTAL SITE AREA OF 52 ACRES ALLOWS FOR FUTURE DEVELOPMENT
- › THE PROPERTY IS LOCATED IN THE CITY OF AUSTIN ETJ, MEANING PERMITTING AND CONSTRUCTION TIME ARE SUBSTANTIALLY SHORTER
- › THE OWNERS ARE CURRENTLY EVALUATING A LARGE MIXED USE DEVELOPMENT FOR THE SITE.
- › THE LARGE SITE ALLOWS FOR A HIGH LEVEL OF FLEXIBILITY FOR TENANTS. ADDITIONAL OFFICE SPACE CAN BE BUILT AS NEEDED.
- › WE CAN MEET THE NEEDS OF TENANTS OUTGROWING THE EXISTING BUILDING BY BUILDING NEW STRUCTURES ON SITE.



LOCATION

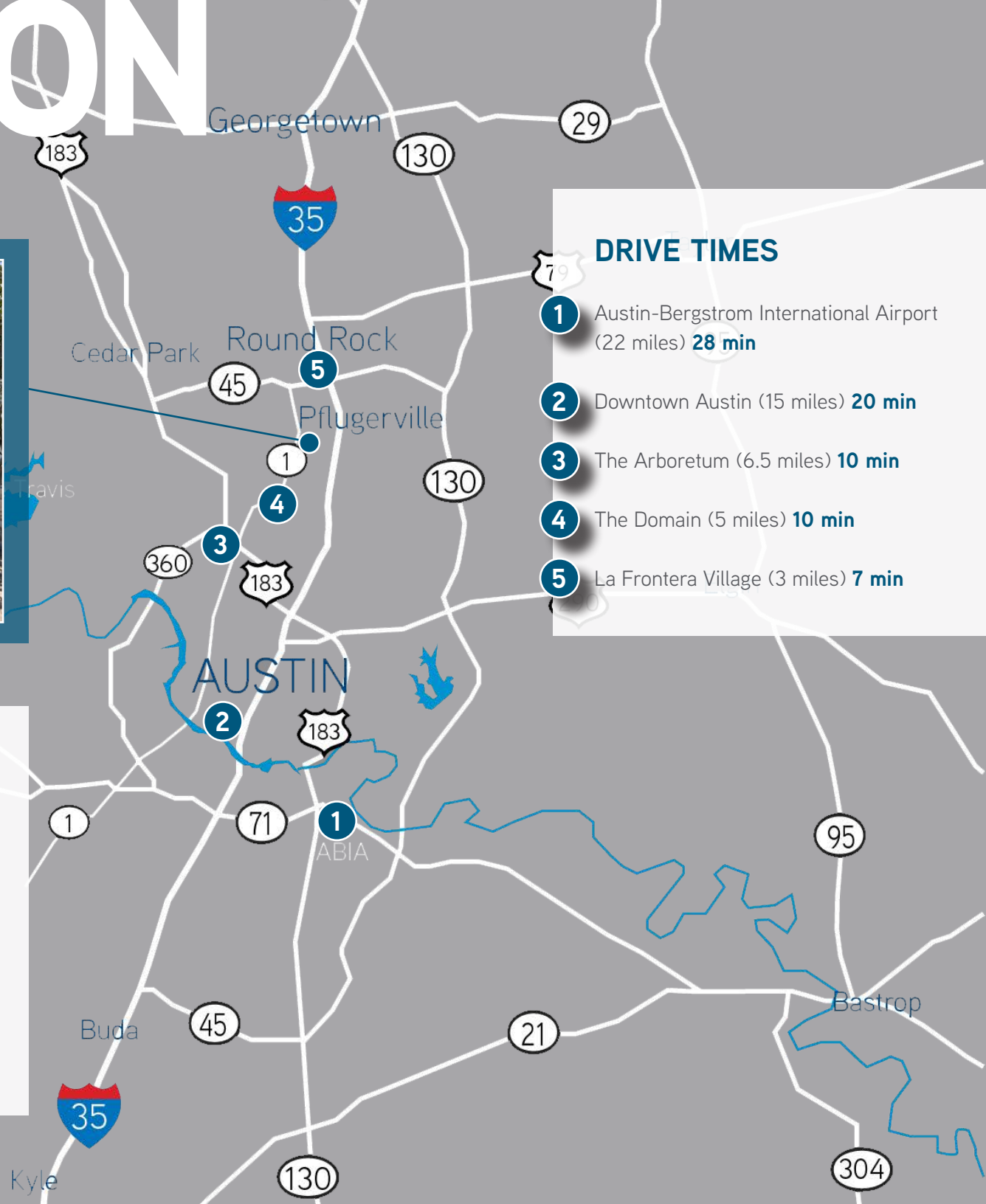


14231 TANDEM BOULEVARD,

the former Hewlett Packard Campus, is centered in the tech corridor of North Austin. The building is located outside of the Austin City limits with no zoning regulations; this allows for a quicker turn-around for permits of any usage. Adjacent to MoPac, the site offers tenants immediate and convenient access to the North or South. State Highway 45, lying just 5 minutes north of the campus, also allows for a simple commute from the East or West.

DRIVE TIMES

- 1 Austin-Bergstrom International Airport (22 miles) **28 min**
- 2 Downtown Austin (15 miles) **20 min**
- 3 The Arboretum (6.5 miles) **10 min**
- 4 The Domain (5 miles) **10 min**
- 5 La Frontera Village (3 miles) **7 min**



NEARBY AMENITIES

LA FRONTERA VILLAGE

Dine

Bo Asian Bistro
 Brooklyn Pie Company
 Chipotle
 Fire Bowl Cafe
 Logan's Roadhouse
 Longhorn Steakhouse
 Maggie Moo's Ice Cream

Mongolian Grille
 Serrano's Cafe
 Smoothie King
 Tokyo Steakhouse
 Wingstop

Dream

The Marriott

LA FRONTERA VILLAGE

14231

LOOP 1

THE DOMAIN

Dine

Apanas Coffee & Beer
 Austin Cake Ball
 California Pizza Kitchen
 Coffee Bean & Tea Leaf
 Cru Wine Bar
 Daily Grill
 East Side King Thai
 Joe DiMaggio's Italian
 Flaming Pizza
 Fleming's Steakhouse
 General Tso'Boy
 Gloria's Latin Cuisine
 Jasper's
 Kona Grill
 MAD Greens
 Maggiano's
 McCormick & Schmick's
 Mia Italian Tapas
 NoRTH
 Shake Shack
 Starbuck's Coffee
 St. Genevieve

Subway
 Sushi Zushi
 Tacodeli
 Tarka Indian
 The Park
 The Steeping Room
 Urban Grill
 Whole Foods
 Yard House
 Yogurt Planet

Dream

Aloft Hotel
 Westin Austin

Do

Dogwood
 iPic Theater
 Jack & Ginger's
 Kung Fu Saloon
 Lavaca Street Bar
 Punch Bowl Social
 TopGolf

ANDERSON MILL

McNeil

Windemere



THE ARBORETUM

Dine

Amy's Ice Cream
 Blue Baker
 Brick Oven Pizza
 Brio Tuscan Grille
 Corner Bakery Cafe
 Cheesecake Factory
 Estancia Churrascaria
 Eddie V's
 Elevation Burger
 Fire Bowl Cafe
 Five Guys Burgers
 Jason's Deli
 Kenobi Sushi
 La Madeleine
 Macaroni Grill

Manuel's
 Newk's Eatery
 Qdoba Mexican Grill
 Saltgrass Steakhouse
 Starbucks Coffee
 Trulucks
 Z'Tejas
 Zoe's Kitchen

Dream

Renaissance Hotel
 Embassy Suites
 Hampton Inn

Do

Regal Arbor Theater

THE DOMAIN

THE ARBORETUM

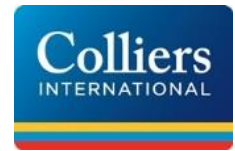
NORTH BURNET

NORTH AUSTIN CIVIC ASSOCIATION



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International
Austin, Inc.

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

9003290

License No.

austin.info@colliers.com

Email

(512) 539-3000

Phone

Volney Campbell

Designated Broker of Firm

364845

License No.

volney.campbell@colliers.com

Email

(512) 539-3002

Phone

Marc Vanderslice

Licensed Supervisor of Sales
Agent/Associate

495430

License No.

marc.vanderslice@colliers.com

Email

(512) 539-3001

Phone

Doug Rauls

Sales Agent/Associate's Name

462355

License No.

doug.rauls@colliers.com

Email

(512)539-3006

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



SOUTHWEST VALUE PARTNERS

DOUG RAULS

Principal & Executive Vice President

512 539 3006

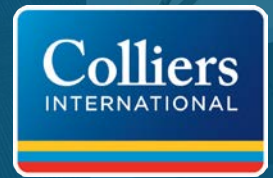
doug.rauls@colliers.com

WILL NELSON

Senior Associate

512 539 3013

will.nelson@colliers.com



www.colliers.com/Texas

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.