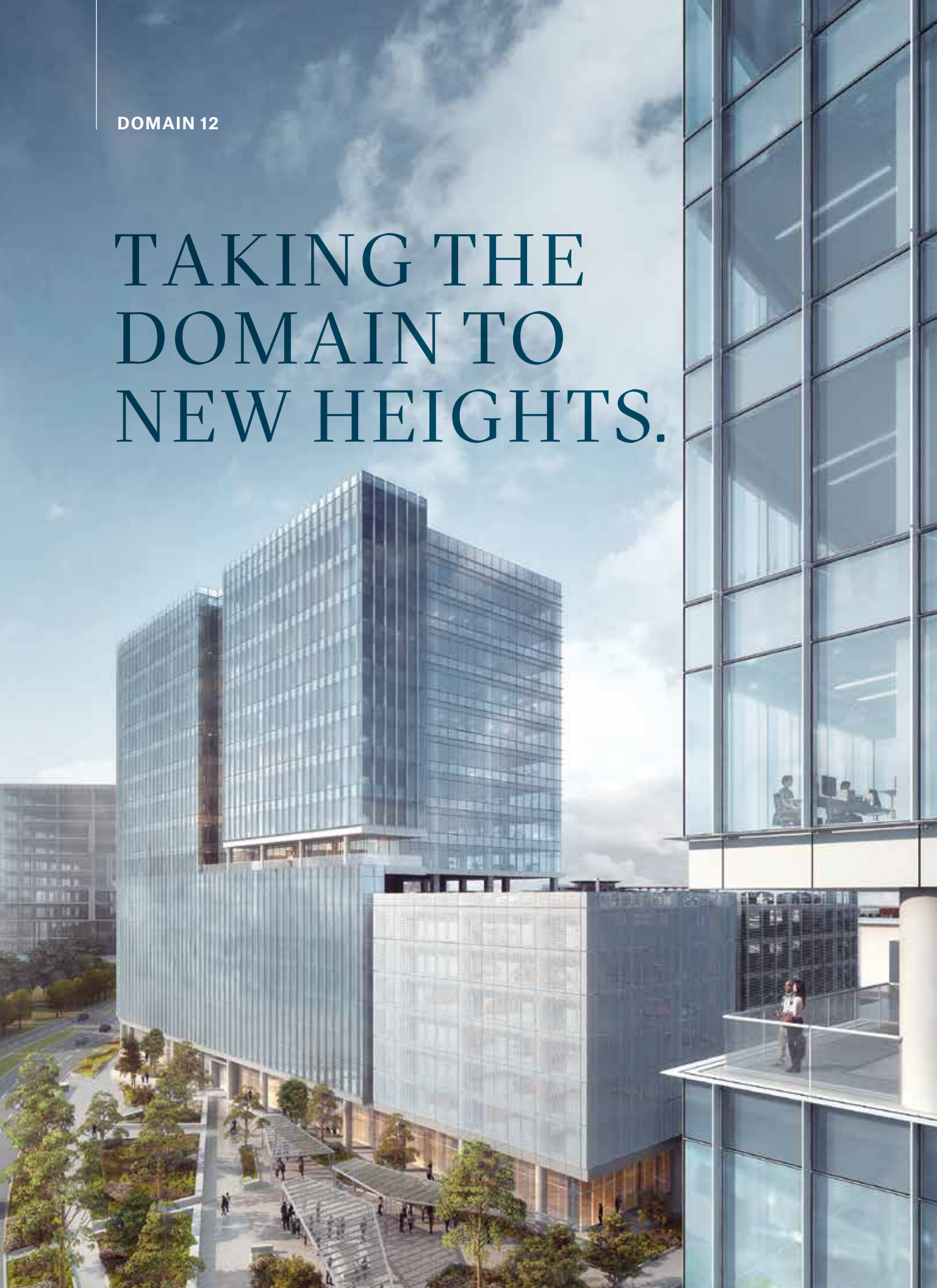


DOMAIN 12

TAKING THE DOMAIN TO NEW HEIGHTS.





DOMAIN 12

DESIGNED TO INSPIRE BIG IDEAS.

Domain 12 will dramatically elevate the Domain's offerings for corporate tenants by delivering a new level of amenities, quality, and prestige.

One of four new landmark towers at the north end of Alterra Parkway

A uniquely urban environment

Refined design

The epicenter of business and leisure

In the middle of the Domain's established mixed-use community



MoPac (Loop 1)

Whole Foods

D12

D11

Domain 11 and Domain 12 will complement each other with innovative massing, matching curtain walls, and shared landscape features.

The buildings are aligned so that they appear to slide past each other on the site, giving the district a dynamic, energetic feel.

Seating areas and native plants define a lush park between the buildings.

A prominent glass bar mirroring the geometry of Alterra Boulevard punctuates each building form, while high-performance curtain walls and vertical louvers give the buildings a shimmering, bright appearance.

DOMAIN 12

DOMAIN 11



D12

A NEW DOMAIN
LANDMARK,
DELIVERING
PRESTIGE,
VISIBILITY, AND
UNMATCHED
AMENITIES.

Domain 12 will be the Domain's tallest building yet. Its 17-story height and podium-style design offer spectacular views from every office floor, as well as outstanding visibility from nearby MoPac Expressway. A 27,090-square-foot park in front of the building creates a dramatic entry experience and offers shaded spots for work or relaxation.

D12



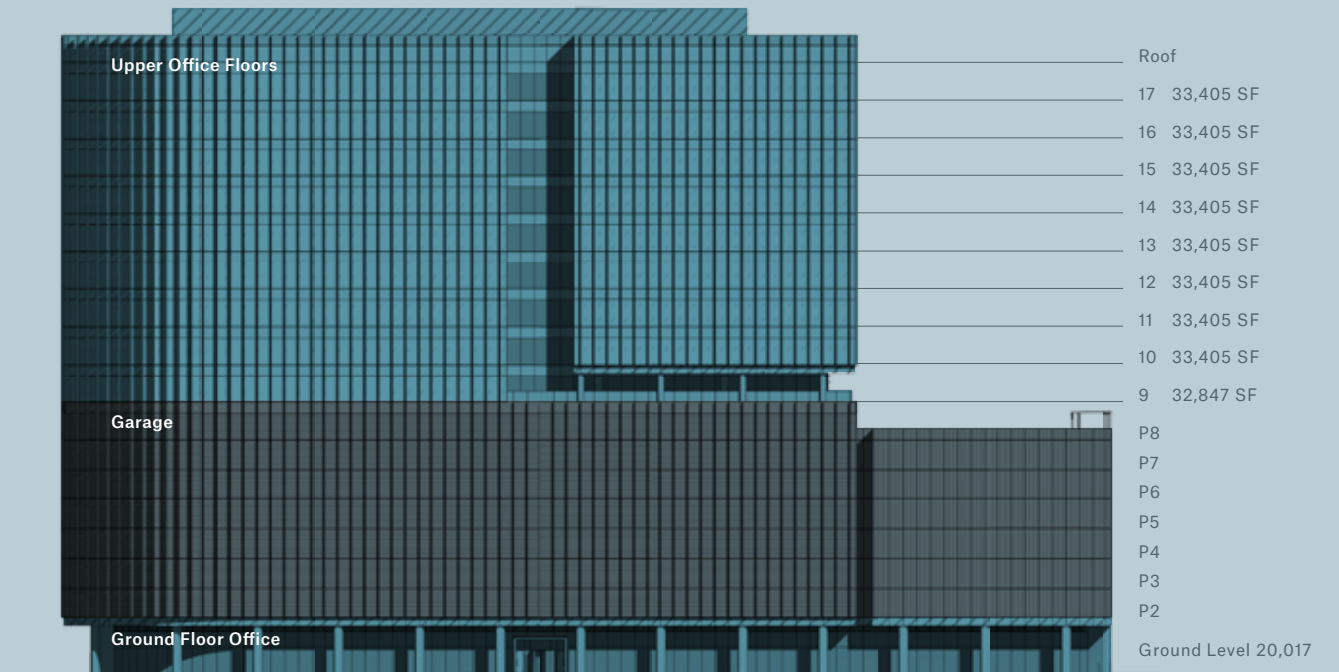
D12

Building Specifications*

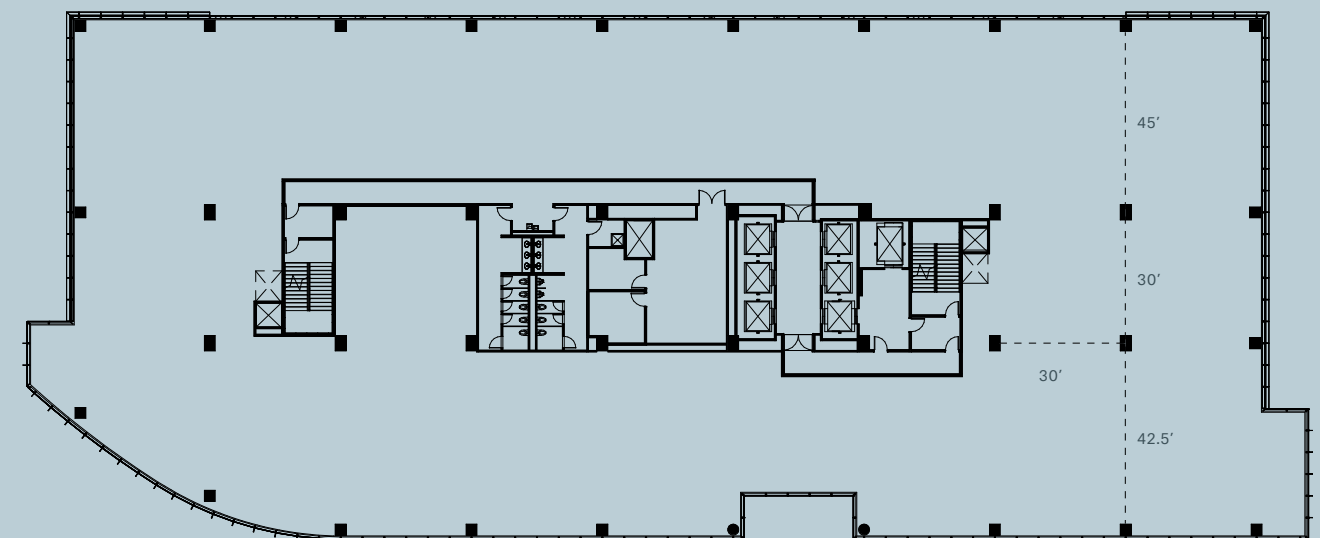
Building Size	320,102 rentable square feet of office space
Building Height	17 stories total
Construction	Podium construction Concrete frame and glass curtainwall Floor-to-ceiling glass on all office levels
Floor Heights	16' slab-to-slab on level 17 14' slab-to-slab on levels 9-16 20' slab-to-slab on ground level
Office Space	33,405-square-foot typical floor plate 30' x 42.5' and 30' x 45' typical column spacing
Parking	Garage parking on levels 1-8 3.8/1,000 parking ratio Additional parking available (for lease in the immediate area)
Elevators	Seven high-speed tower elevators - Six passenger elevators - One dedicated freight elevator
Sustainability	Seeking LEED® Silver designation
Outdoor Spaces	- 27,090-square-foot landscaped pocket park with trellises - 1,189-square-foot terrace on office level nine
Other	- Elevated views from all floors - Secure and covered bike storage room - Showers and changing facilities on ground level - Multiple fitness concepts in walking distance plus jogging trails on campus

*Numbers are subject to change

D12



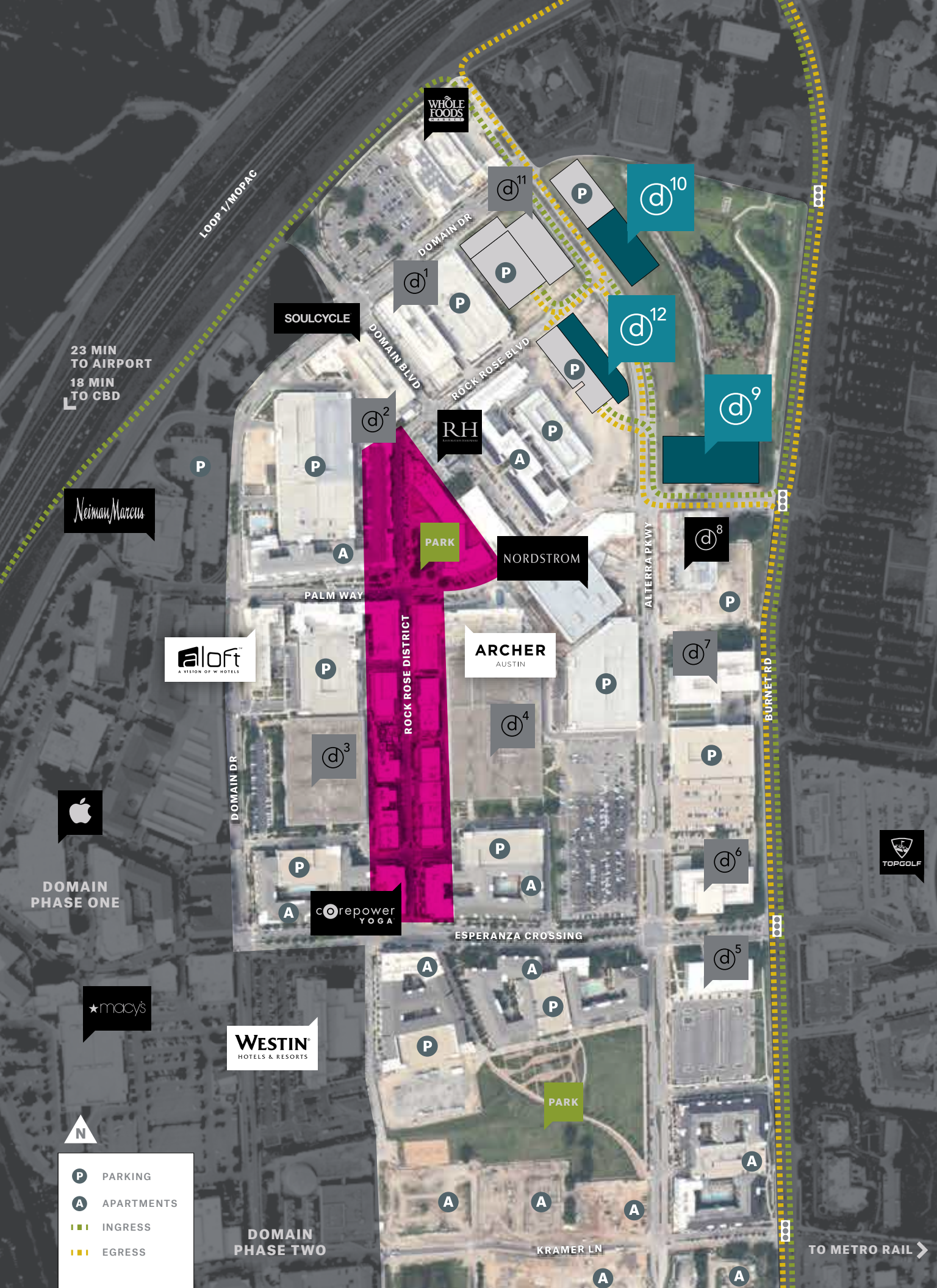
TYPICAL OFFICE FLOOR





The buildings' public spaces will make a memorable first impression.

Over 35,000 square feet of outdoor park space between the two buildings.



DOMAIN 12

THE IDEAL LOCATION WITHIN THE DOMAIN, MAXIMIZING ACCESS, VISIBILITY, AND CONVENIENCE.

Domain 9, Domain 10, and Domain 12 are just steps away from Whole Foods, Domain NORTHSIDE, the Archer Austin hotel, and the trendsetting dining and entertainment of Rock Rose Boulevard.

The location at the north end of Alterra Parkway provides highly efficient routes in and out of the Domain via MoPac and Burnet Road, including easy access to and from MoPac in all directions.

Proximity to MoPac also makes the buildings daily icons for tens of thousands of Austin commuters, creating a powerful branding opportunity for tenants.

THE DOMAIN TODAY

50+ restaurants and nightlife venues

775 hotel rooms

2,700 apartments

1.8 million square feet of retail

1.8 million square feet of office

304 ACRES OF THINGS EMPLOYEES LOVE.

The Domain's 24/7, high-density, mixed-use environment is perfectly tailored to today's most-desired employees. Extensive on-site options for living, fitness, dining, and relaxation give diverse employees the ability to design a lifestyle conducive to health, happiness, and maximum productivity.



D11

D12



THE DOMAIN

THE DOMAIN IS A TRUE MIXED-USE ENVIRONMENT.



2,700 APARTMENT UNITS



OVER 50 RESTAURANTS WITHIN WALKING DISTANCE



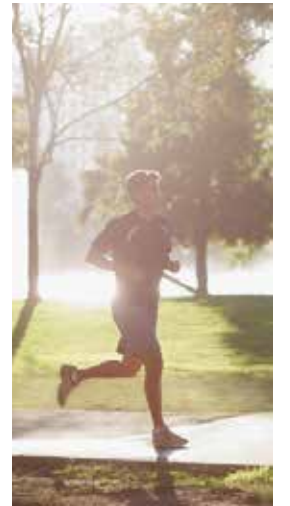
5 JAVA JOINTS



OVER 25 HAPPY HOUR SPOTS



2 PARKS AND 1.5 MILES OF JOGGING TRAILS



4 WORKOUT VENUES



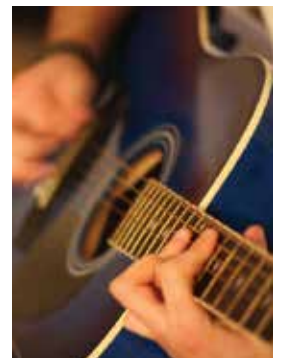
775 HOTEL ROOMS



1 HOMETOWN WHOLE FOODS FLAGSHIP



NEARLY 50K SQUARE FEET OF MEETING SPACE





THE DOMAIN

CITYWIDE CONNECTIVITY.



Located at the geographic center of the Austin area, the Domain is convenient to the entire city via major arteries and tollways. The Domain is also bicycle-friendly, and offers easy access to Capital Metro's MetroRail and high-tech MetroRapid services.



SURROUNDED BY THE BIGGEST NAMES IN BUSINESS.



AREA EMPLOYERS

- facebook EMERSON
- Apple ORACLE
- blackbaud amazon
- OneWest Bank ELECTRONIC ARTS
- charles SCHWAB
- ottobock. PayPal
- * Hanger ebay
- IBM VISA
- FLEXTRONICS
- NATIONAL INSTRUMENTS QUALCOMM
- HomeAway
- Time Warner Cable Expedia
- Google CISCO

UNMATCHED OPTIONS FOR EVENTS AND LODGING.



The Domain's four hotels offer 775 guest rooms, as well as meeting spaces for events of up to 750 people. Surrounding neighborhoods include hundreds of additional hotel rooms at a variety of price points.



DOMAIN HOTELS

Archer Austin

Luxury boutique hotel
7,000-square-foot event space
Indoor and outdoor spaces for up to 750
171 rooms

Lone Star Court

Retro-inspired boutique lodging
5,400 square feet of meeting and event spaces
123 rooms

Westin Domain

17,000 square feet of meeting and banquet rooms
341 rooms

Aloft Austin

Stylish, lower-cost lodging
140 rooms

AUSTIN'S PREMIER DINING AND ENTERTAINMENT DESTINATION.



Located just two blocks from Domain 9, Domain 10, and Domain 12, Rock Rose mixes some of Austin's most buzzed-about homegrown restaurants and shops with popular new transplants. The street's energetic, creative environment brings the charm and energy of South Congress, East Austin, or the Warehouse District to the middle of the Domain.



ROCK ROSE DESTINATIONS

FLOWER CHILD

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ROCK ROSE
THE DOMAIN

ROOM TO GROW

A GROWING OFFICE DISTRICT, BUILT FOR BUSINESS.

LEASING

Jonathan Tate

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ARCHITECTURAL DESIGN

Gensler

TIER REIT

ENDEAVOR

With almost 2 million square feet of existing office space and another 2 million square feet still to come, the Domain is emerging as a major regional center of commerce and technology. Plentiful opportunities for future expansion—including the planned Domain 9, Domain 10, and Domain 12 buildings—make the Domain an ideal environment for growing businesses.

Marketing by Asterisk Group Design

