



To Austin, Texas' next premier office district comes Arena Tower — a new 19-level Class A office development. Located on Burnet Road, just south of Braker Lane and one block from The Domain, this site is adjacent to the Austin FC Soccer Park & Stadium. On-site amenities include an outdoor sky terrace, a ground-floor coffee bar, café, showers and locker rooms.

AN ELEVATED DESIGN

- Approx. 493,000-SF Class A office development
- 19 stories (ground floor retail below 9 levels of parking supporting a 9 story office tower)
- Large, 48,000 SF floor plates designed to maximize efficiency
- Floor-to-ceiling glass presenting 360° panoramic views
- Structured parking at 3.65 spaces per 1,000 square feet with direct access to the building
- Three access points to manage traffic flow
- Secured bike area in the garage
- Public sky terrace on 11th floor offering collaborative space and stunning views
- Multiple outdoor work areas

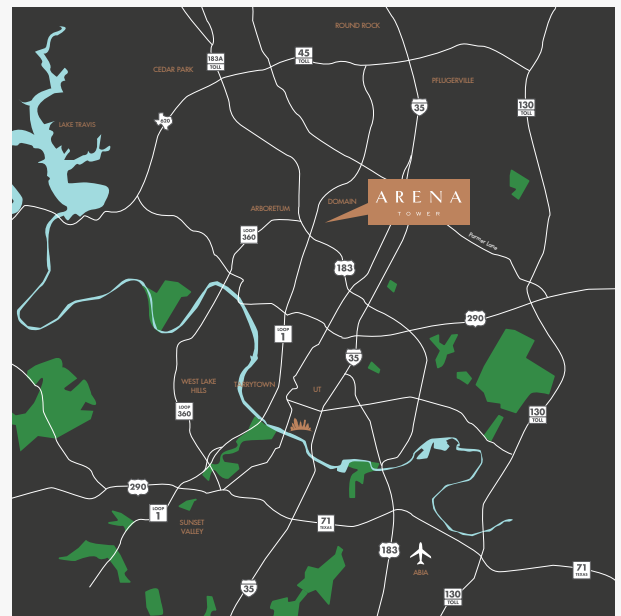
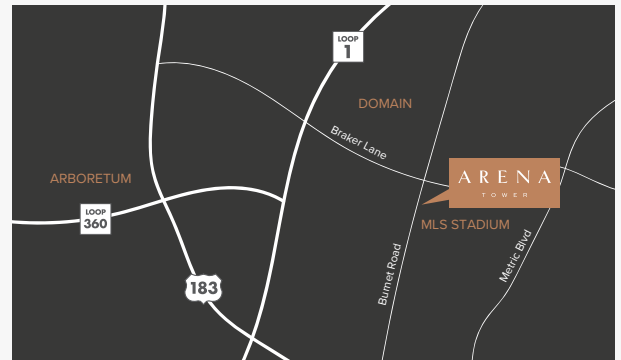


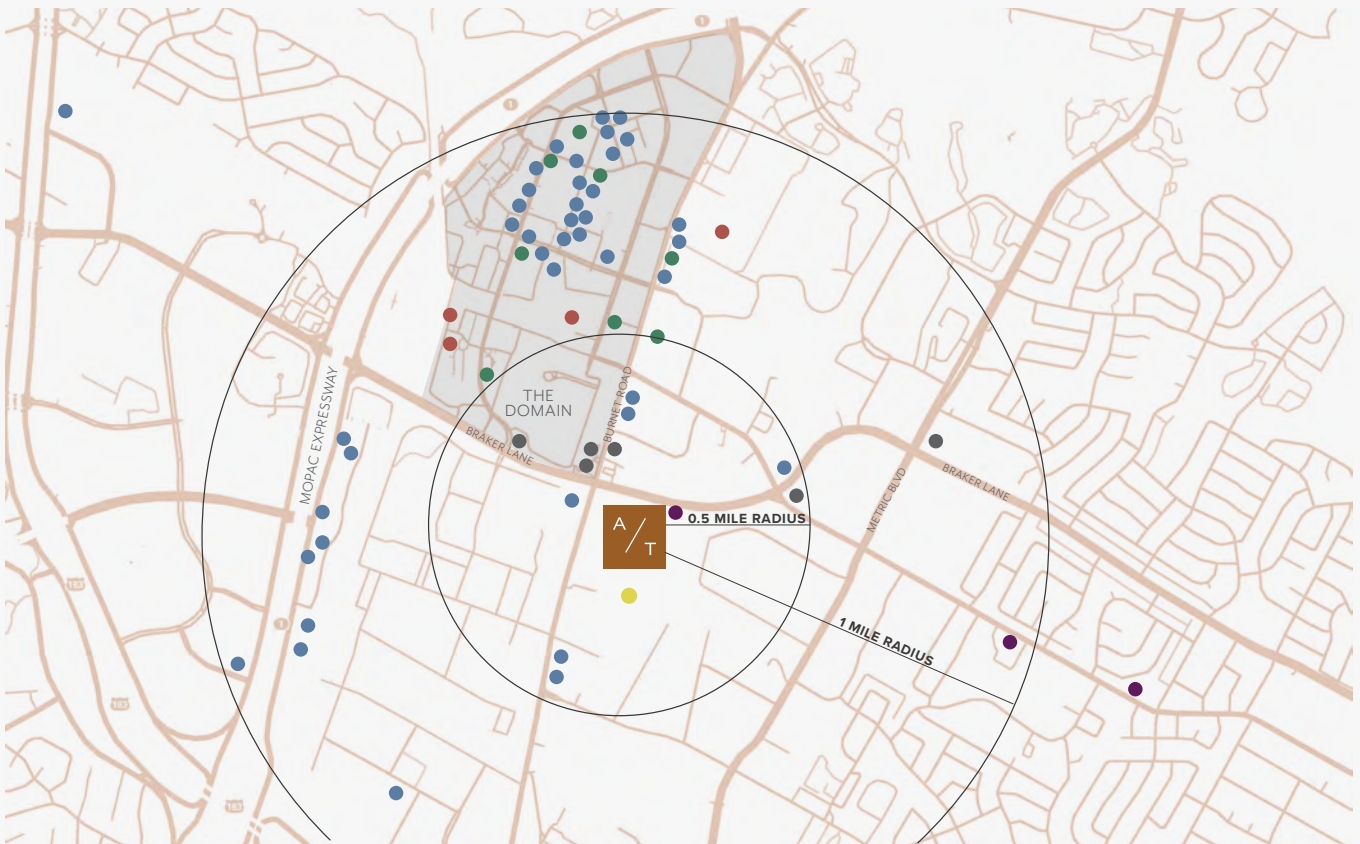
FRAMING A VERTICAL COMMUNITY

- Hospitality-driven lobby with numerous seating options and collaboration areas; a café, and a sizeable coffee bar that opens to outdoor seating at the front of the building
- Showers and locker rooms on the ground floor
- 4,000 SF sky terrace on 11th floor, which provides an ideal spot for large company events and vast views of the city
- Private tenant balcony available

IN AN UNMATCHED LOCATION

- Adjacent to the MLS Soccer Park & Stadium (Home to Future MLS team Austin FC)
- Located on Burnet Road, just south of Braker Lane and one block from The Domain





1

1 professional sports and entertainment venue



8

8 hotels including the Archer Hotel, Aloft and The Westin



50

Over 50 restaurants including True Food Kitchen, North Italia, Fleming's Steakhouse and more



3.5_K

3,500 apartment units with 500 more under construction



4

4 entertainment venues including TopGolf and iPic Theater



5

5 banks branches including IBC Bank, BBVA, Wells Fargo and more



3

3 day care facilities including Bright Horizons



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov