

D O M A I N

d³ d⁴



DOMAIN 3

A 179,006 RSF TWO-STORY
OFFICE BUILDING LOCATED
IN THE HEART OF THE DOMAIN

11501 DOMAIN DRIVE

DOMAIN 4

A 156,754 RSF SINGLE-STORY
OFFICE BUILDING LOCATED
IN THE HEART OF THE DOMAIN

11500 ALTERRA PKWY

DOMAIN 3 & 4

CREATIVE OFFICE BUILDINGS IN THE HEART OF THE DOMAIN

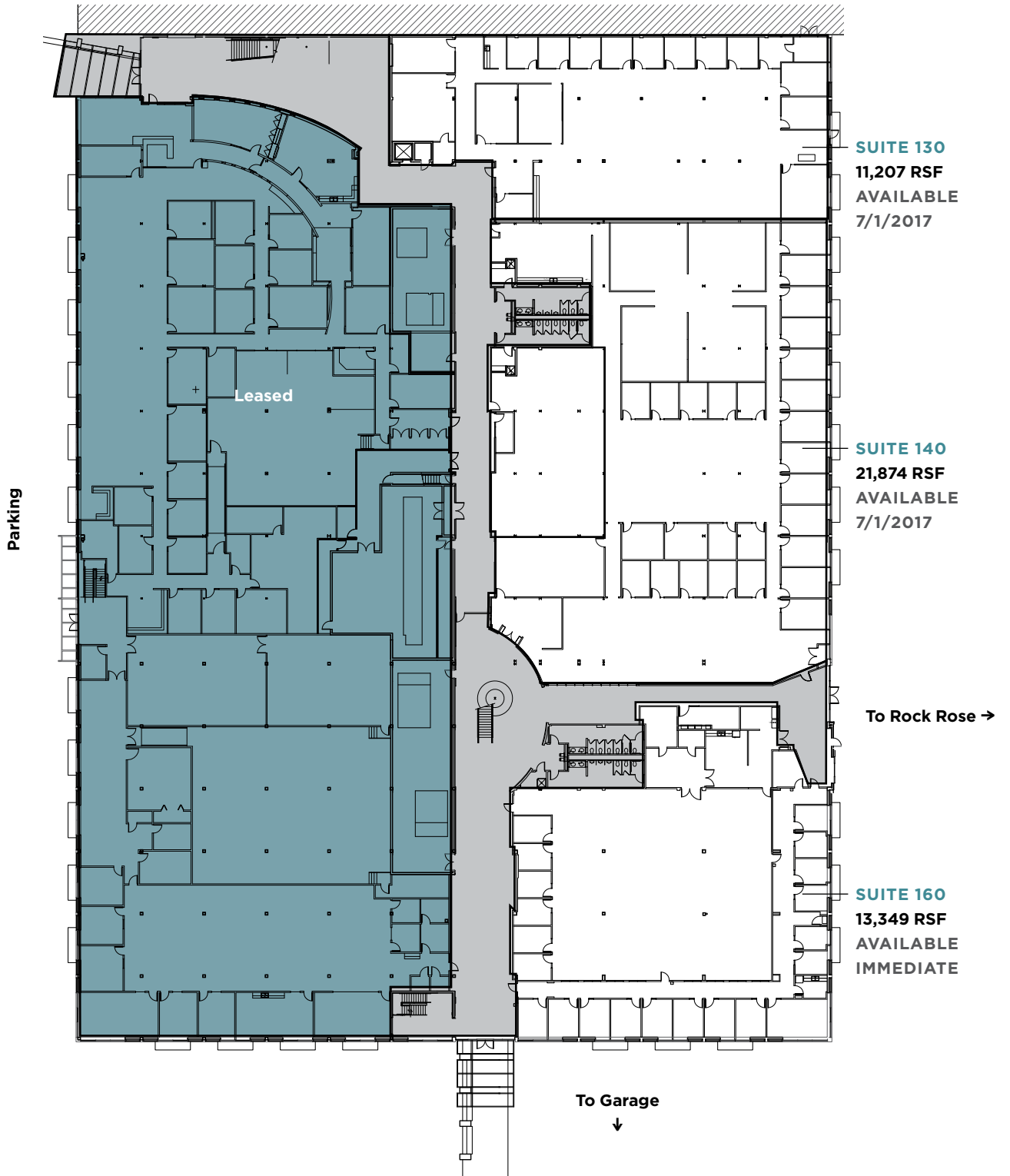


- Tall (16+ foot) ceilings in most areas plus dedicated entrances and building signage
- Large, contiguous blocks of space ideal for open office layouts
- Immediately adjacent to the Rock Rose entertainment district with the top local chefs and bars in Austin
- Walk to 6 hotels including the Archer Hotel next door
- Access to over 150 retailers, 3,600 apartment units and 50+ restaurants

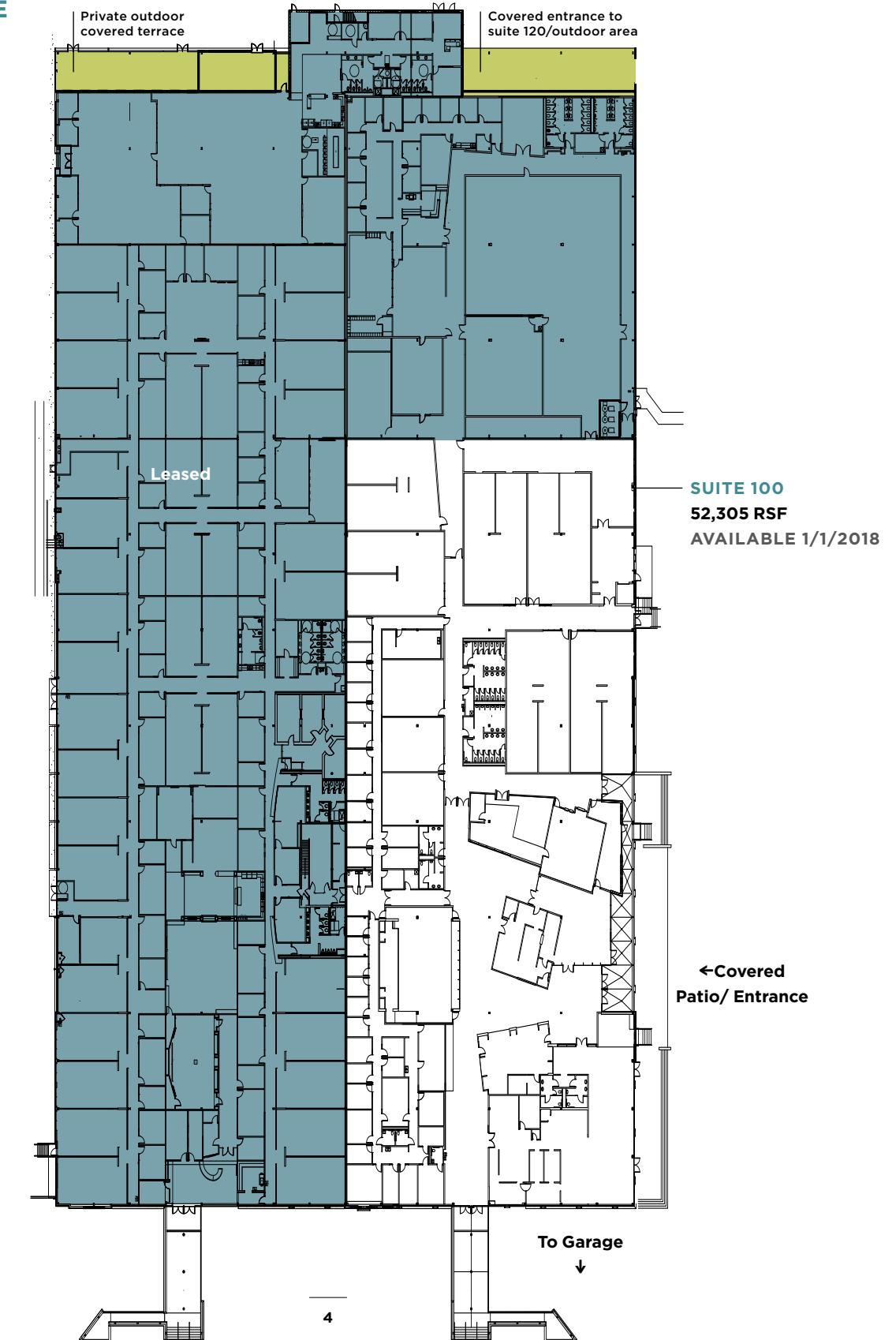
- One block from the 9-acre Domain central park and future hike & bike trail
- A location at the heart of Austin's tech corridor, and close to existing technology, sales and engineering talent
- Just blocks from Top Golf®, Whole Foods Market, coffee shops and fitness clubs
- 4.0/1000 parking in a combination of garage & surface lots
- Direct (no stoplight) access to MOPAC/Loop 1 via Alterra Parkway

TOTAL AVAILABLE

46,430 RSF



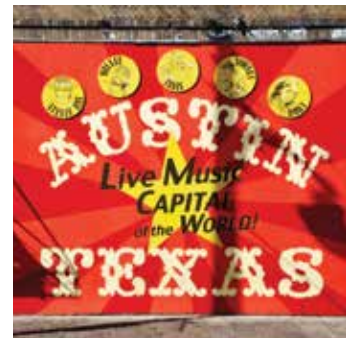
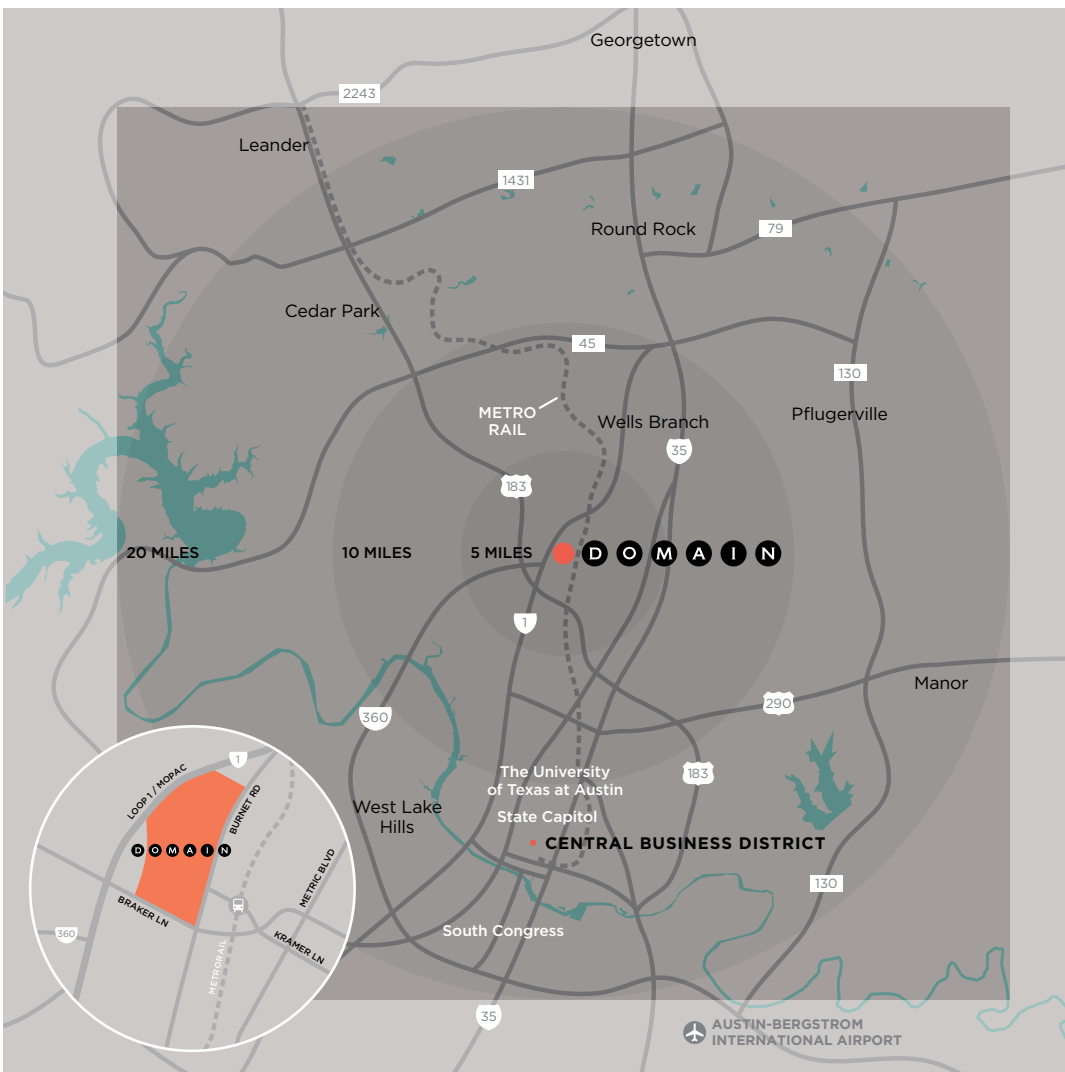
TOTAL AVAILABLE
52,305 RSF



AUSTIN HAS IT

AN EDGE, A TONE, A DISTINCT AMBIENCE—THAT SETS IT APART FROM CITIES THAT ARE AS BIG OR BIGGER, BUT NOT SO COMPELLINGLY HIP.

AUSTIN ALSO HAS THE DOMAIN, a vibrant mixed use community that sets new standards for living, working, dining, and having fun. It's Austin's hottest place to see and be seen. And, a strategic venue for employers looking for a home from which to recruit talented employees.



Located in Austin's affluent northwest corridor and fed by major arteries and tollways, The Domain is located in the geographic center of Austin.

The Domain welcomes visitors from all directions with 13 access points. The primary exit from Loop 1/Mopac leads directly into Domain Boulevard.

ROCKROSE
Homegrown favorites mixed with exciting national concepts give the Rock Rose dining and entertainment district a vibrant, creative energy and local feel.

Within the next decade The Domain will be home to 6,000 residents & 17,500 employees, all of whom will benefit from a wide variety of living, business and entertainment choices.

d⁴
Office building

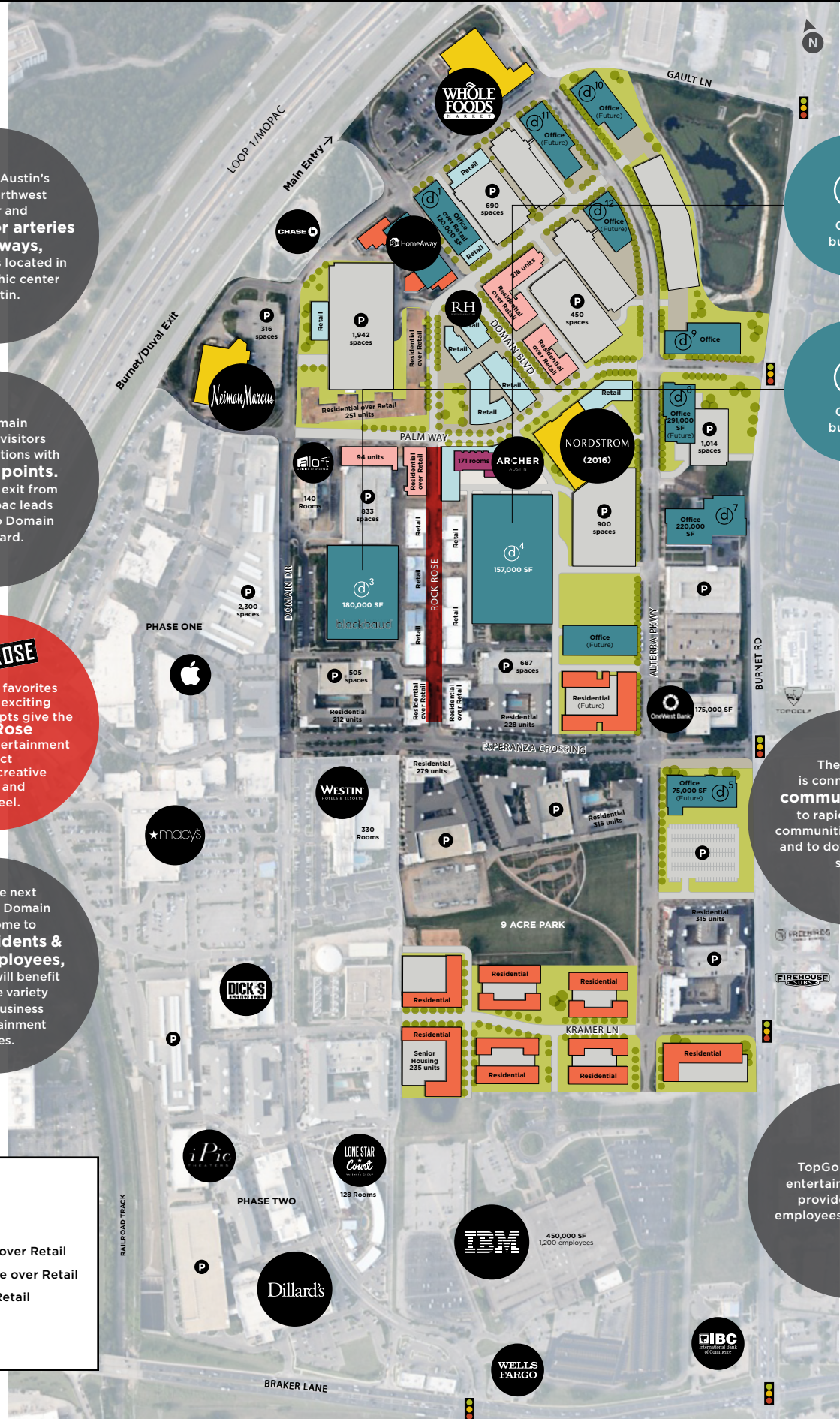
d³
Office building

The Domain is connected via a commuter rail line to rapidly growing communities to the north and to downtown to the south.

TopGolf and other entertainment venues provide places for employees to wind down.

KEY

- Anchor
- Retail
- Residential over Retail
- Office/Office over Retail
- Hotel over Retail
- Residential
- Parking



RAILROAD TRACK

LOOP 1/MOPAC
Main Entry →

Burnet/Dwial Exit

PHASE ONE

PHASE TWO

BRAKER LANE

GAULT LN

CHASE

Neiman Marcus

HomeAway

WHOLE FOODS

loft

ARCHER

NORDSTROM (2016)

Rock Rose

WESTIN

DICK'S

iPic

LONE STAR Court

IBM

Dillard's

WELLS FARGO

IBC

FIRHOUSE

ESPERANZA CROSSING

9 ACRE PARK

KRAMER LN

→

ROCK ROSE ENTERTAINMENT DISTRICT

REVEL IN IT

ROCK ROSE IS WHERE THE DOMAIN LETS ITS HAIR DOWN. The district mixes some of Austin’s most buzzed-about homegrown restaurants and shops with new transplants that locals will love, in an energetic, creative environment perfectly suited to socializing and people watching.



sway



DOMAIN EXISTING



DOMAIN AT FULL BUILDOUT

