

garza

RANCH



leasing partner



a development of



PROPERTY OVERVIEW



FULL OFFICE BUILDING AVAILABLE



BUILDING TWO

Total RSF: 150,000 SF

Parking: 4.5/1000 Parking

100% Structured Parking

Avg. Floorplate: 38,000 SF

15-Month build



VIOLET CROWN TRAIL

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



CENTRAL COMMONS

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



SHI HQ

Total RSF: 250,000 SF



ALOFT HOTEL

Upscale Boutique Hotel
140 Rooms



ALEXAN

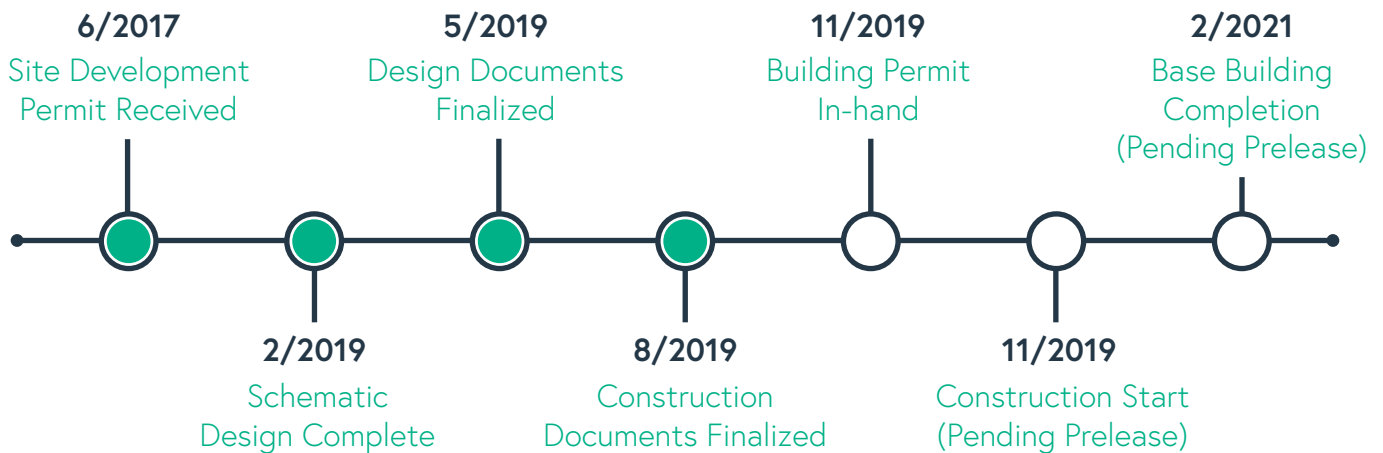
Class AA Multifamily
369 Units

CONSTRUCTION TIMELINE

View from Central Commons



15 MONTH BUILD



SAMPLE TEST FITS

View from Garage



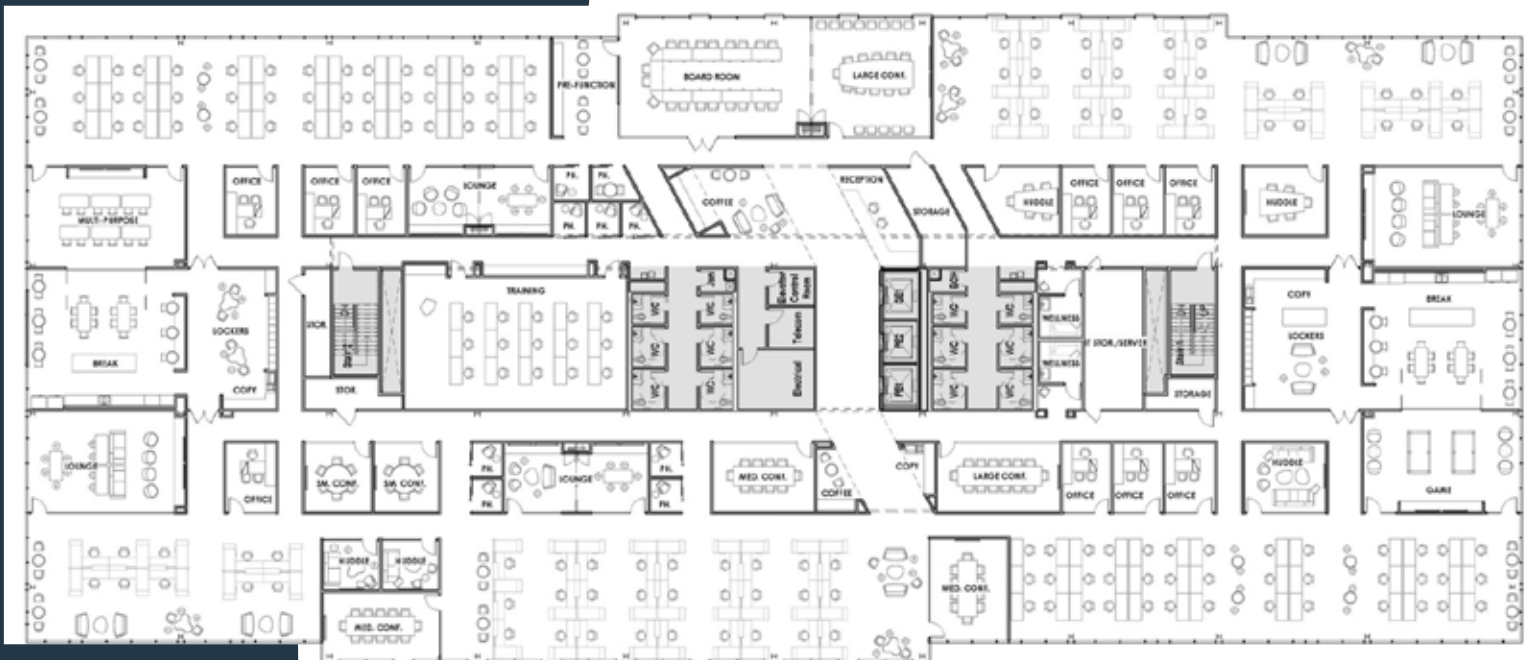
Sample Test Fit

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

garza
RANCH

SAMPLE TEST FITS

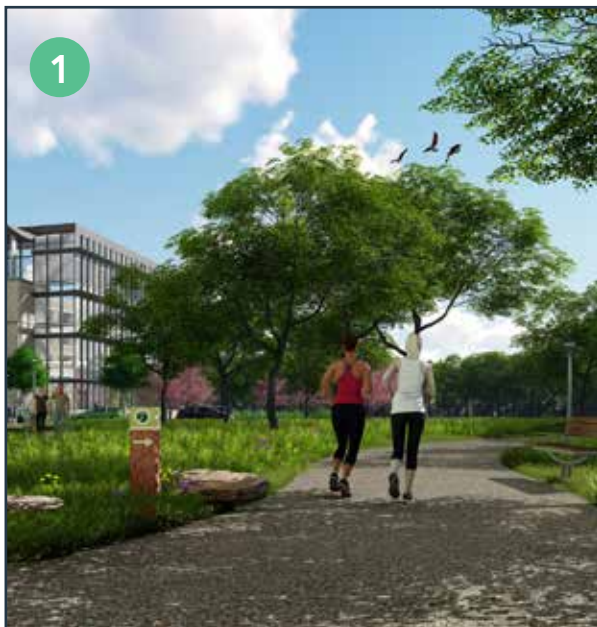
Central Commons



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

garza
RANCH

PROJECT AMENITIES



1 VIOLET CROWN TRAIL

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



2 PEDESTRIAN FRIENDLY STREETS

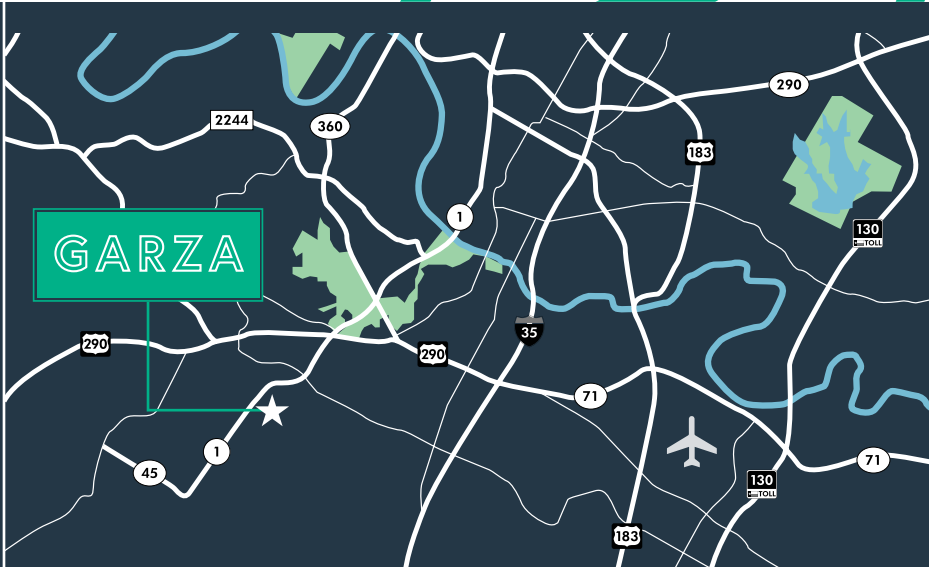
Getting around Garza Ranch is easy with wide sidewalks and ample lighting



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

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

Brent Powdrill

Brent.Powdrill@am.jll.com
512.225.1737

Don Weekley

Don.Weekley@bdnreit.com
512.306.1994