

CHAMPION

OFFICE PARK

ICONIC. OFFICE. ENVIRONMENT.



225,000 RSF, 2 BUILDING 28-ACRE CORPORATE CAMPUS WITH MODERN DESIGN



Nestled in the rolling hills of northwest Austin with sweeping views of the Texas Hill Country lies something new: Champion Office Park. Influenced by nature, the thoughtful modern design stimulates the

senses, soothes the spirit, relaxes, refreshes. Bright, open office spaces bathed in natural light create healthy working environments that restore balance and promote performance – enabling businesses

to grow, prosper and flourish. Only eight miles from downtown this new business environment is a natural retreat from the stresses of the city, yet still within reach of its rich cultural life.



UNCOMPROMISINGLY ECO-FRIENDLY AND ECONOMICALLY SMART

Champion Office Park's sustainable design is driven by a brilliant, simple approach: High-performance, minimal environmental impact. Sited prominently on a limestone cliff several hundred feet above two major Austin highways, Champion Office Park protects existing natural spaces by preserving 63% of the site as open space – and provides a strong address and image for business.

The vine clad parking garage blends in with its natural surroundings; the tree-lined pedestrian plaza provides a pleasant escape for tenant employees; and the widespread use of efficient and innovative technologies reduces energy use, reduces carbon emissions, and conserves water. Champion Office Park when constructed in 2014 achieved SILVER-level LEED Certification, making it one of only 150 multi-tenant office buildings worldwide to achieve this level of certification at the time.

Beyond the obvious environmental good, Champion Office Park's floor plates are 25% more efficient than traditional office spaces reducing overall operating costs. In addition, the special attention devoted to the indoor environment quality improves occupant health and helps increase worker productivity – so your business can prosper and grow.



CREATING A HEALTHIER WORKING ENVIRONMENT

Location and orientation of buildings were carefully selected to maximize natural daylight and optimize tenant views of the natural surroundings.

Energy efficient HI-performance glass allow windows to span 13.5’ tall, maximizing natural light to 90% of tenant employees. Harmful UV rays blocked by HI-performance glass.

Low emitting materials and air sensors that ensure clean outdoor air is being delivered to HVAC system improves and preserves the indoor air quality.

An inviting courtyard beautifully landscaped with native plants serves as an escape for employees looking to decompress and re-energize themselves on their breaks.

OPERATING EFFICIENTLY

11% more efficient than the typical new office space with energy-saving measures like innovative HVAC systems, measuring devices, sun shading design, and HI-performance efficient glass windows.

Rainwater from the roof will be collected and routed to a two (2) cistern 100,000 gallon system to irrigate the property, allowing Champion Office Park’s to be self- sufficient when it comes to irrigation.

Hi-performance low-flow fixtures throughout buildings reduce water use by 30%.

Beautifully landscaped with native vegetation conserves water by requiring 50% less water.

Innovative re-use of condensate water further reduces impact on the environment.





AWARD WINNING DESIGNER – OVERLAND PARTNERS

Overland Partners, an award-winning firm based in San Antonio, Texas, tells a story at Champion Office Park – one of place-making, sustainability, and contemporary design. It begins with the integration of the two, four-story buildings, each carefully designed to meet the demanding needs of modern business – yet blend in with their natural surroundings. As native limestone, metal, and glass came together to form Champion Office Park, special care went into every

detail – with a focus on our future tenants’ needs. Overland Partners struck a balance and created a memorable experience at Champion Office Park – a place where business environments and nature coexist; a suburban office that finally has a there.

Other memorable spaces also created by Overland Partners include:

- *Magnum Opus | Ellsworth Kelly's, Austin, TX*
- *Lady Bird Johnson Wildflower Center in Austin, TX*
- *Texas A&M Bonfire Memorial in College Station, TX*

*“The details are not the details.
They make the design.”*

- CHARLES EAMES

STEP OUT OF THE OFFICE INTO THE TEXAS HILL COUNTRY



An inviting outdoor space awaits you, right outside your office. The landscaping provides ample shading with dozens of native and adapted trees, boasts over 40 different varieties of native grass, perennials, and shrubs – all irrigated from an innovative cistern system that collects thousands of gallons of rainwater and condensate annually, allowing Champion Office Park to remain independent from municipal irrigation water.

The upper plaza is reminiscent of a European pedestrian piazza with native limestone paving and Cypress trees framing dramatic views of the Texas Hill Country. Native vines cascade from limestone walls, blending the buildings with their surroundings. In the courtyard's center stands a shumard oak, providing cool shade during the hot summer months and beautiful colors in the fall. Outdoor spaces come alive as tenants take advantage of large limestone

boulders that double as casual seating – perfect for the impromptu meeting or a relaxing outdoor lunch. Limestone pathways meander throughout the property, connecting buildings, courtyard, and parking.

A sense of calm surrounds you – renewing the spirit, inspiring the mind. Work. Relax. Recharge. Right in the heart of the Hill Country.

CHAMPION OFFICE PARK: 225,000 RSF AVAILABLE

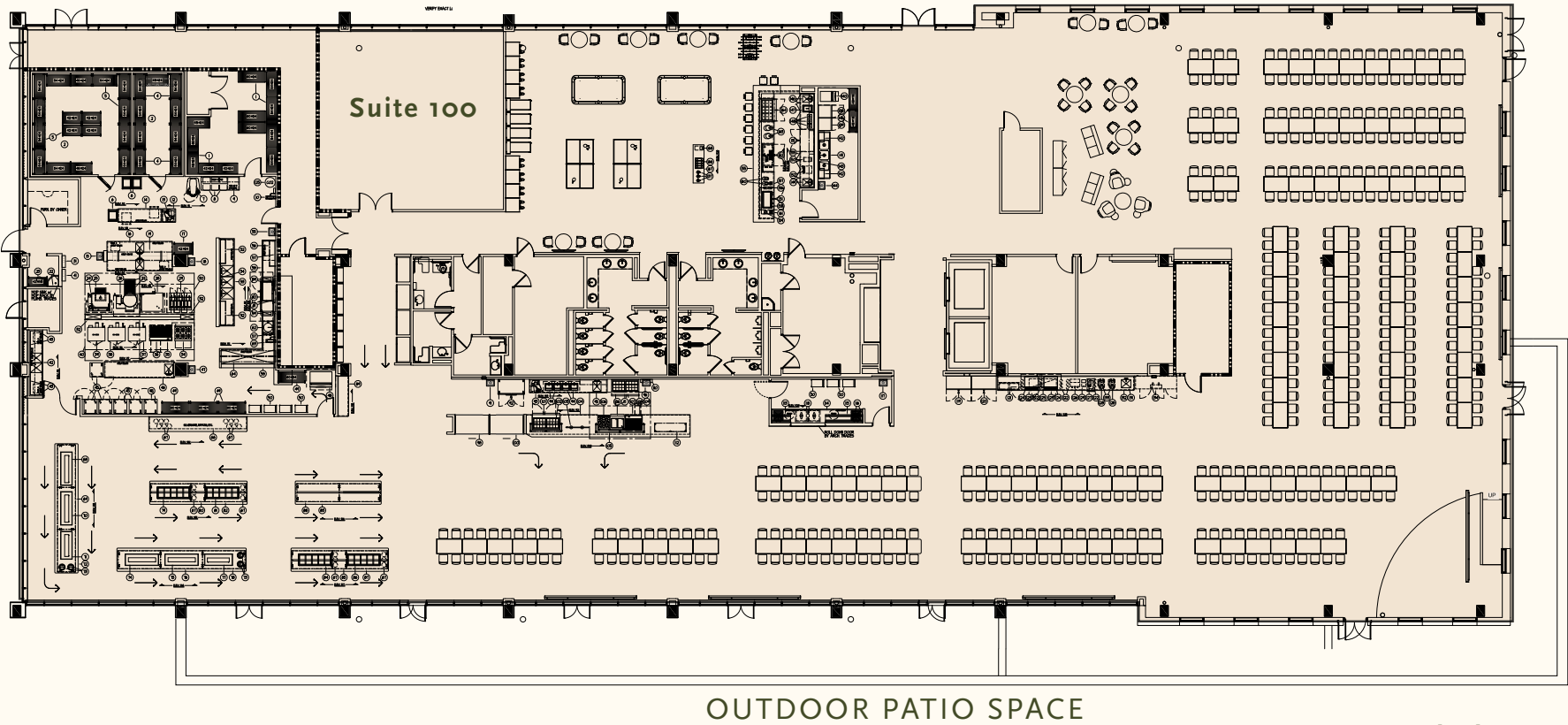
BUILDING 1

121,000 RSF, 4 Floors
Single Tenant Building

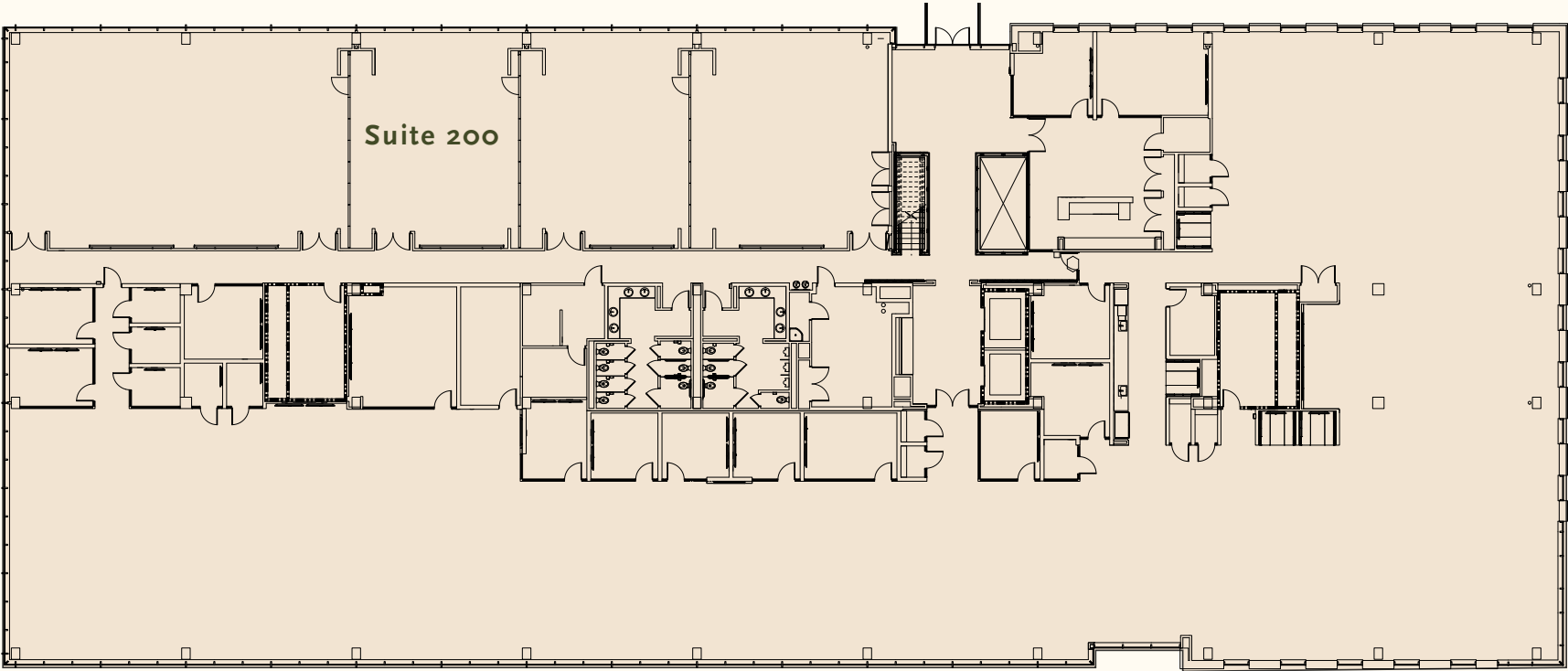
Full Building Available

- 1st Floor: 28,700 RSF | Available Immediately
- 2nd Floor: 30,200 RSF | Available Immediately
- 3rd Floor: 31,100 RSF | Available Immediately
- 4th Floor: 31,000 RSF | Available Immediately

1st Floor
28,700 RSF



2nd Floor
30,200 RSF



CHAMPION OFFICE PARK: 225,000 RSF AVAILABLE

BUILDING 1

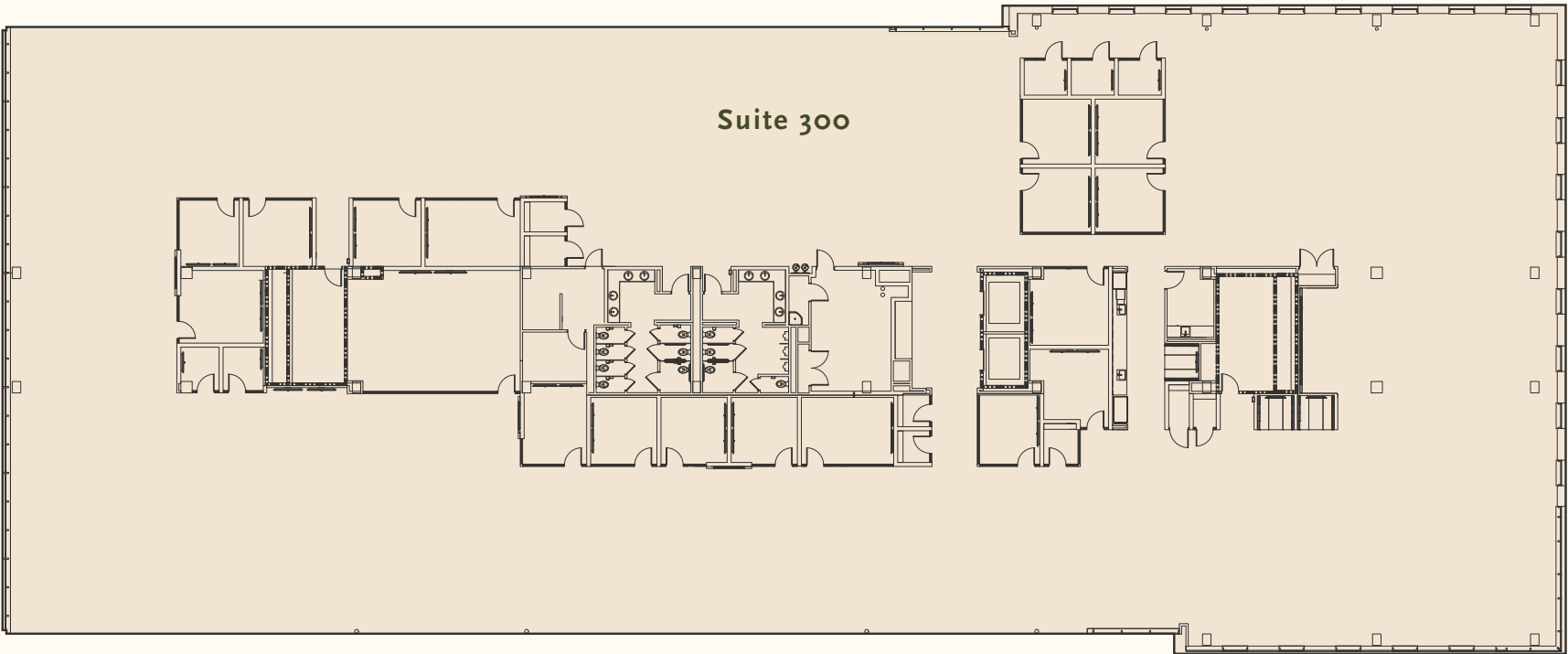
121,000 RSF, 4 Floors
Single Tenant Building

Full Building Available

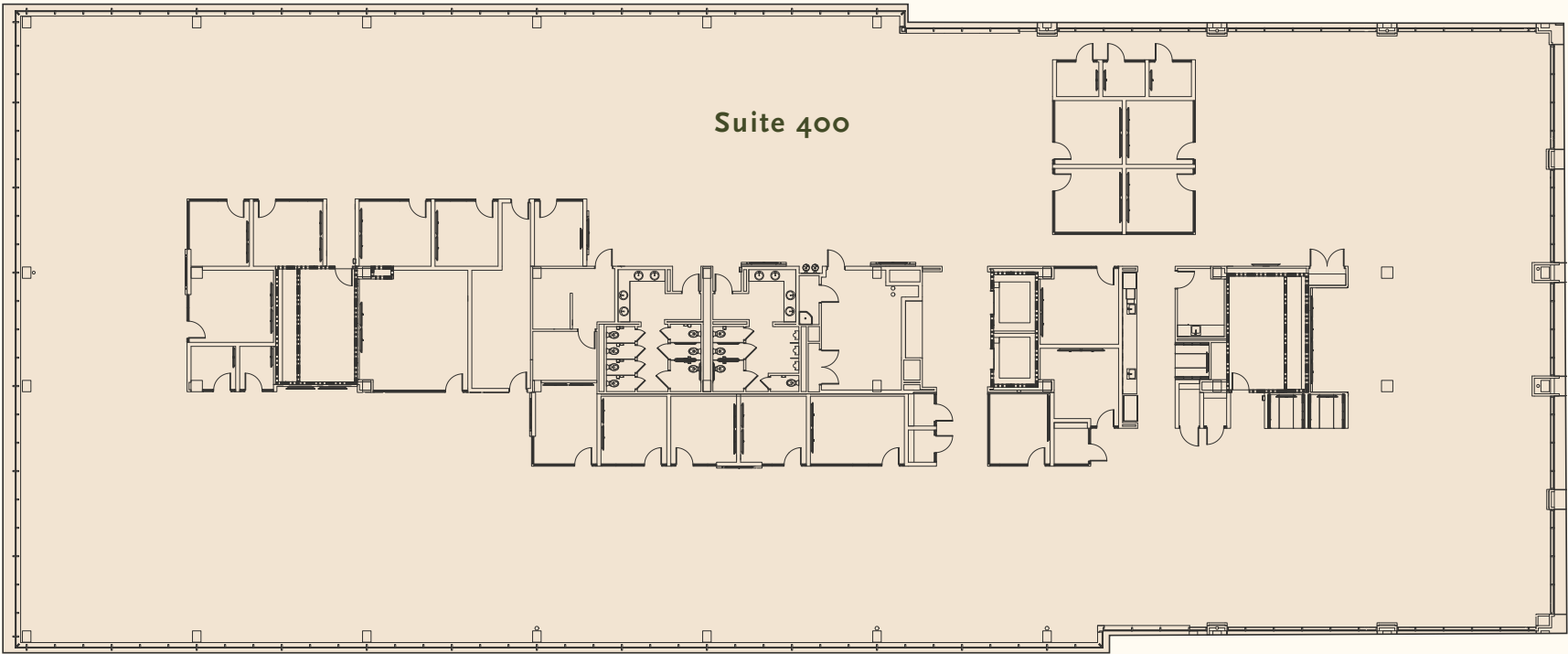
- 1st Floor: 28,700 RSF | Available Immediately
- 2nd Floor: 30,200 RSF | Available Immediately
- 3rd Floor: 31,100 RSF | Available Immediately
- 4th Floor: 31,000 RSF | Available Immediately



3rd Floor
31,100 RSF



4th Floor
31,000 RSF



CHAMPION OFFICE PARK: 225,000 RSF AVAILABLE

BUILDING 2

104,000 RSF, 4 Floors
Single or Multi-Tenant Building

Suite 100: 15,000 RSF | Available 1/1/2026

Suite 150: 10,000 RSF | Available 1/1/2028

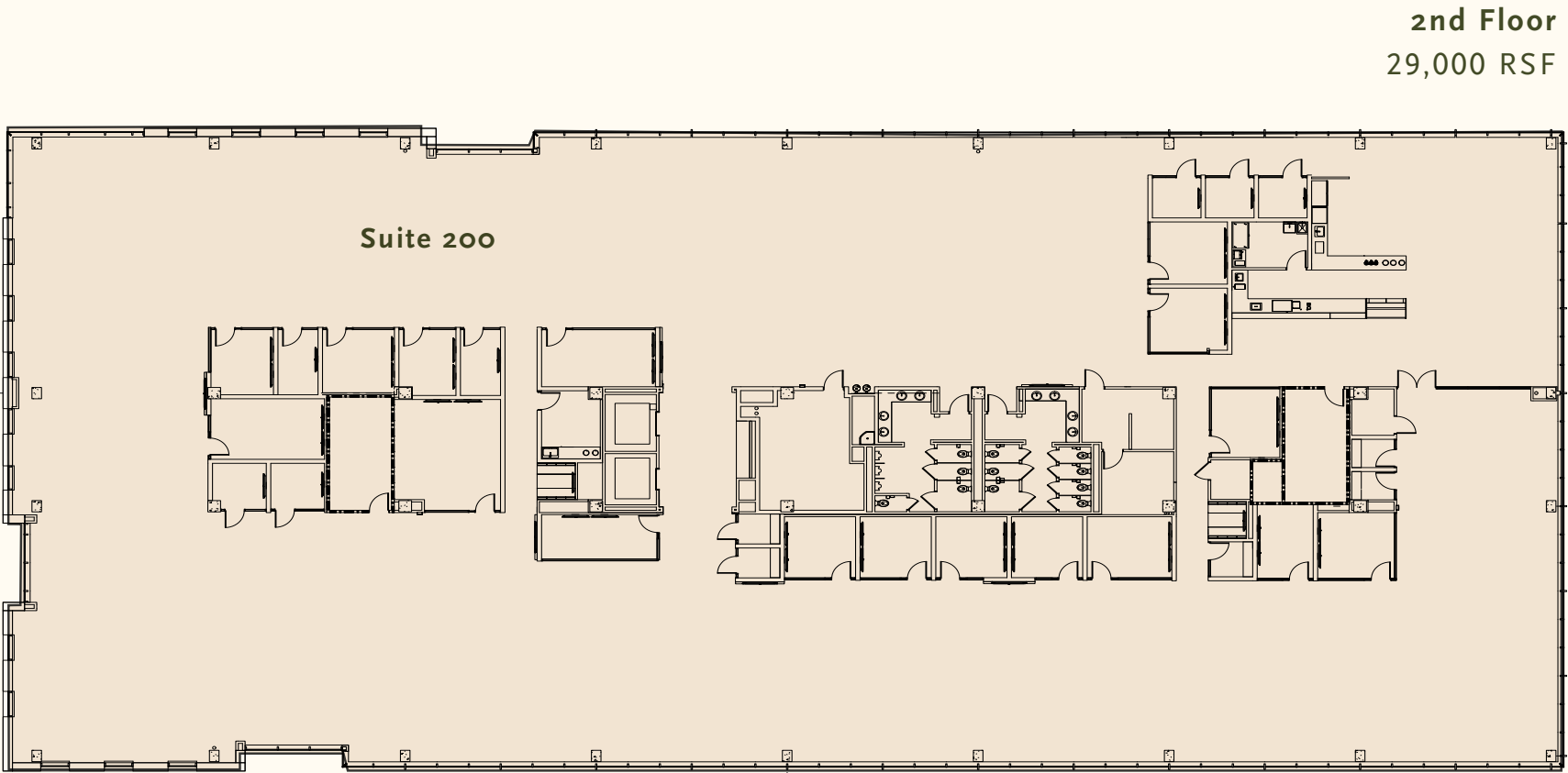
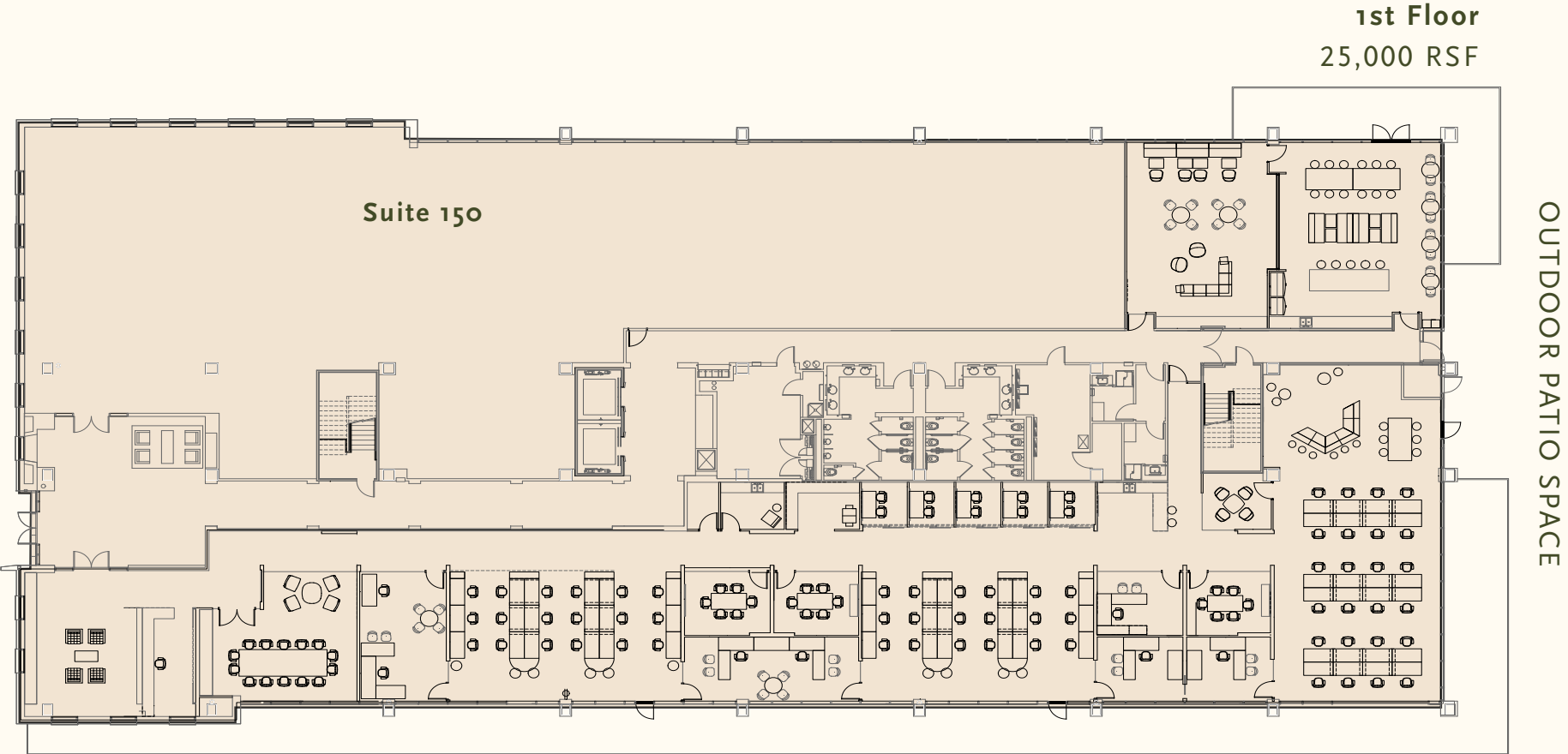
2nd Floor: 29,000 RSF | Available Immediately

3rd Floor: 22,000 RSF | Available Immediately

4th Floor: 28,000 RSF | Available Immediately



Thirteen-foot floor-to-floor windows spread natural light throughout the easily customizable floor plates creating bright, refreshing, work environments with beautiful views for at least 90% of employees.



CHAMPION OFFICE PARK: 225,000 RSF AVAILABLE

BUILDING 2

104,000 RSF, 4 Floors
Single or Multi-Tenant Building

Suite 100: 15,000 RSF | Available 1/1/2026

Suite 150: 10,000 RSF | Available 1/1/2028

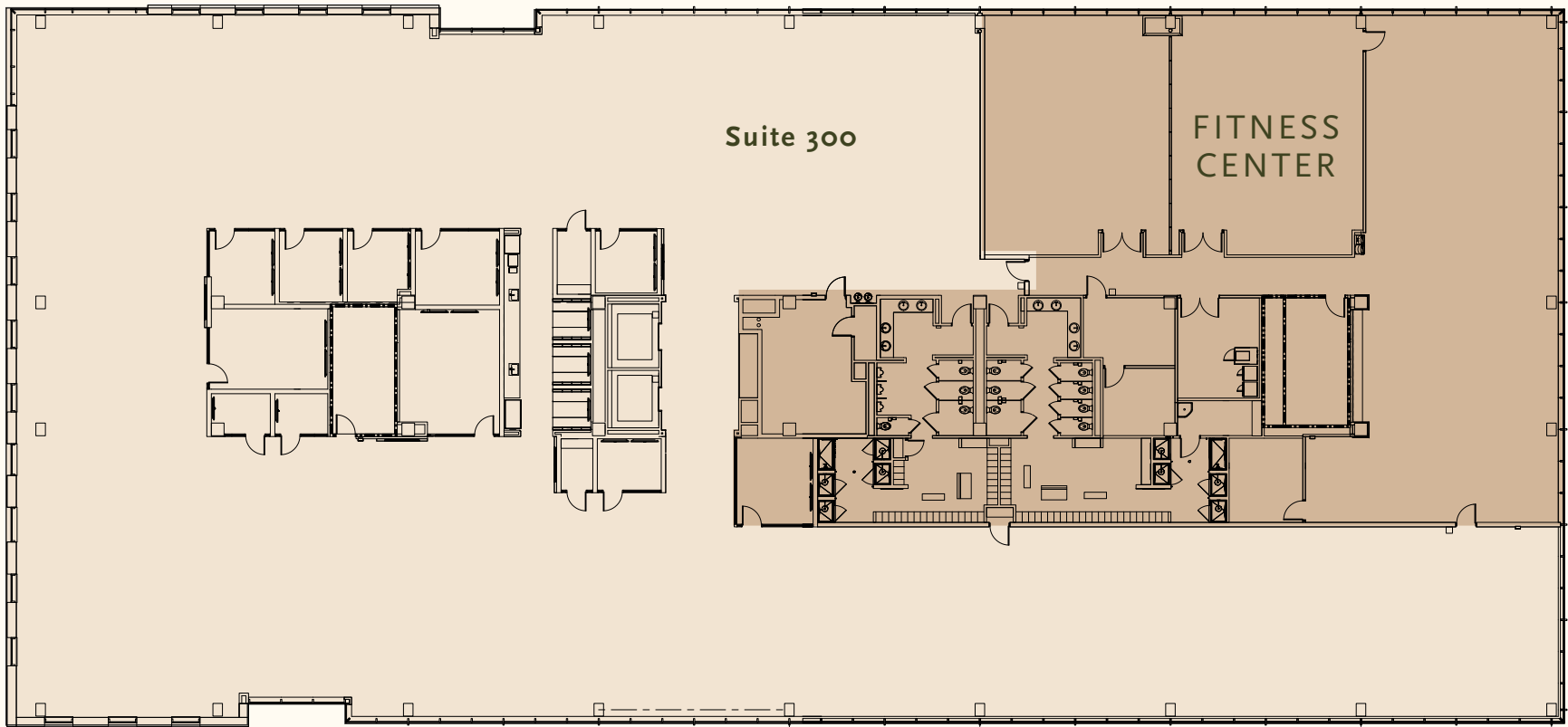
2nd Floor: 29,000 RSF | Available Immediately

3rd Floor: 22,000 RSF | Available Immediately

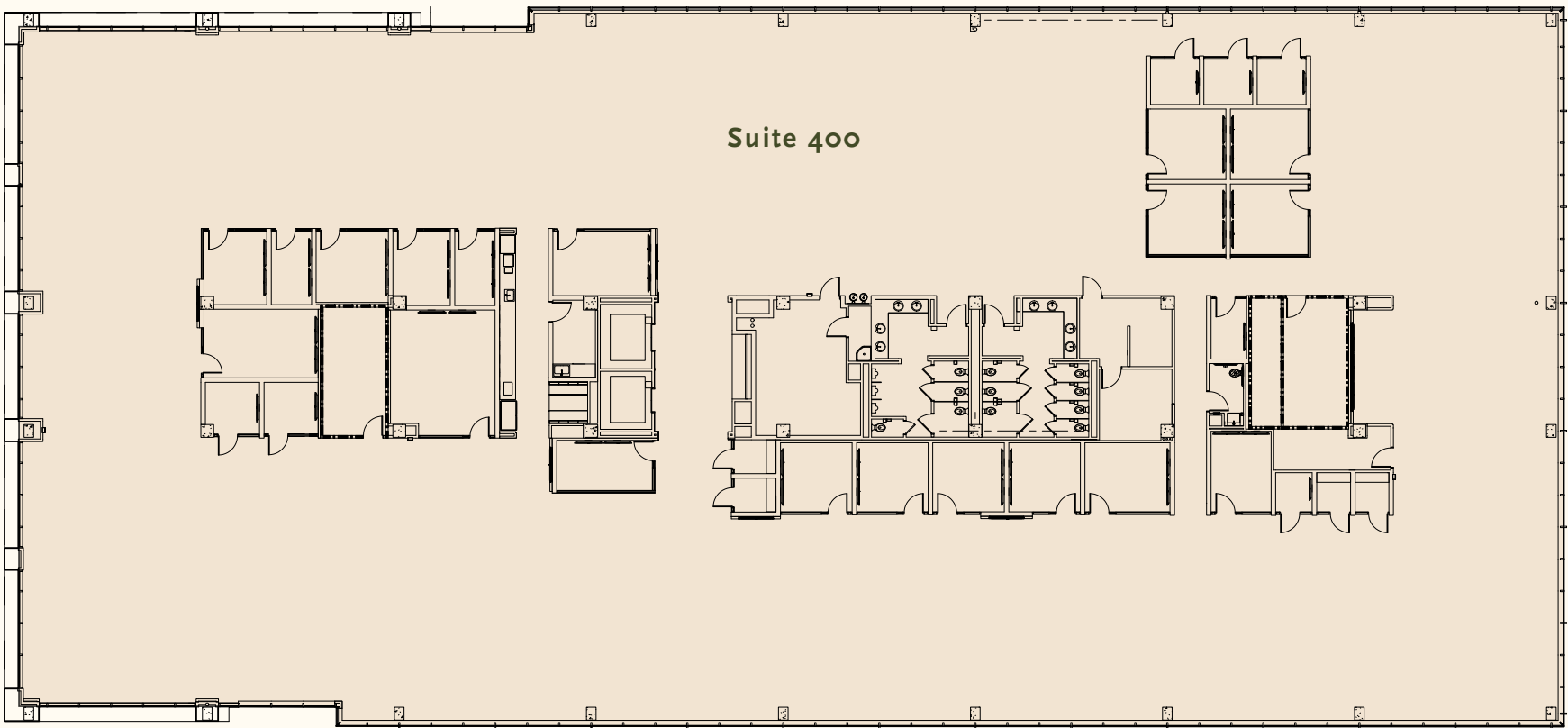
4th Floor: 28,000 RSF | Available Immediately



3rd Floor
22,000 RSF



4th Floor
28,000 RSF



CHAMPION OFFICE PARK

BUILDING FACT SHEET

Building Size

Building I – 121,000 RSF
Building II – 104,000 RSF

Typical Floor Size

Building I – 29,000 RSF
Building II – 28,000 RSF

Building Type

Type II Non-rated construction, fully sprinklered.

Building Ratings/Certifications

GOLD-level LEED Core & Shell

Exterior Finishes

Visitors are welcomed and impressed with the Lueders limestone cladding, contemporary tall aluminum curtainwall system featuring insulating vision glass with reflective Low-E coating and exterior sunshades.

Lobby Finishes

Modern yet inviting, the lobby features Lueders limestone walls with warm wood panels with reveals and wood base. Floor is honed Lueders limestone. In Building I the second floor lobby is beautiful mesquite wood.

Restroom Finishes

Israeli Blue limestone walls complement Cesarstone countertops, porcelain tile, and painted drywall. Floors are honed Israeli Blue limestone. Stall fronts of toilet partitions are gypsum board with flush wood doors. Dividers are stainless steel.

Ground Floor Showers

Five (5) onsite showers – three (3) in Building I and two (2) in Building II.

Parking

4/1,000 RSF in multi-level garage tucked among trees and serviced by a glass-backed elevator with Hill Country views. Specially designated parking for hybrid vehicles. Green Screen Garage facades on the south and east promote vine growth, a refreshing complement to the board formed concrete and limestone finishes. Surface parking is also available. Reserved spaces available upon request for an additional fee.

Provided Core Functions

Ground floor showers, drinking fountains, HVAC mechanical rooms, telephone rooms, electrical rooms, ground floor elevator lobby, exit signs at corridors, fire stairwells, and all fire and life-safety equipment.

Security Access Systems

Key fob systems for building entries and one elevator cab.

Fire Protection & Life Safety

Fully sprinkled buildings with intelligent addressable fire alarm system – audible/visual alarming in all common areas.

Connectivity

The building’s technology infrastructure ensures exceptional connectivity and performance VoIP, WiFi and other emerging technologies.

Telecommunications

The building’s telecommunications infrastructure accommodates traditional copper cable, fiber optic, and satellite communications.

HVAC

A state-of-the-art HVAC system will ensure fresh air and maintain optimal indoor temperatures despite extreme outside weather conditions. HVAC services available Monday through Friday during regular business hours. After-hours services are available upon request.

Structural System

Post-tensioned girder and reinforced concrete pan joist system.

Floor Construction

Reinforced concrete slab and pan joist system.

Roof Construction

Reinforced concrete slab and pan joist system with TPO roofing on rigid insulation.

Passenger Elevators

Two (2) traction elevators, 3,500 lbs. capacity, 9’-0” cab height, 350 FPM.

Design Loads

100 lbs. psf live load

Typical Structural Bay

30’ x 44’

Windows

13’ windows slab-to-slab. Vision glass from finished floor to 9’-0” AFF. Fritted spandrel glass from 9’-0’ AFF to slab above. Ceiling grid recessed 3’ at perimeter to expose full glass and maximize light.

Curtain Wall

7 1/4” deep frames, front glazed, anodized aluminum finish in interior, painted exterior.

Glass

1” insulated clear, Low-E glass.

Floor-to-floor Height

13’-4” at first floor
13’ – 0” at upper floors

Typical Ceiling Height

9’-0” ; 13’-0”

Exit Stair Floors

Sealed concrete with painted railings.

Exit Stair Walls & Ceilings

Painted drywall.

LOCATION

Northwest Austin

ADDRESS

6433 Champion Grandview Way
Austin, TX 78731

OWNER

Menlo Equities

DESIGN ARCHITECT

Overland Partners Architects

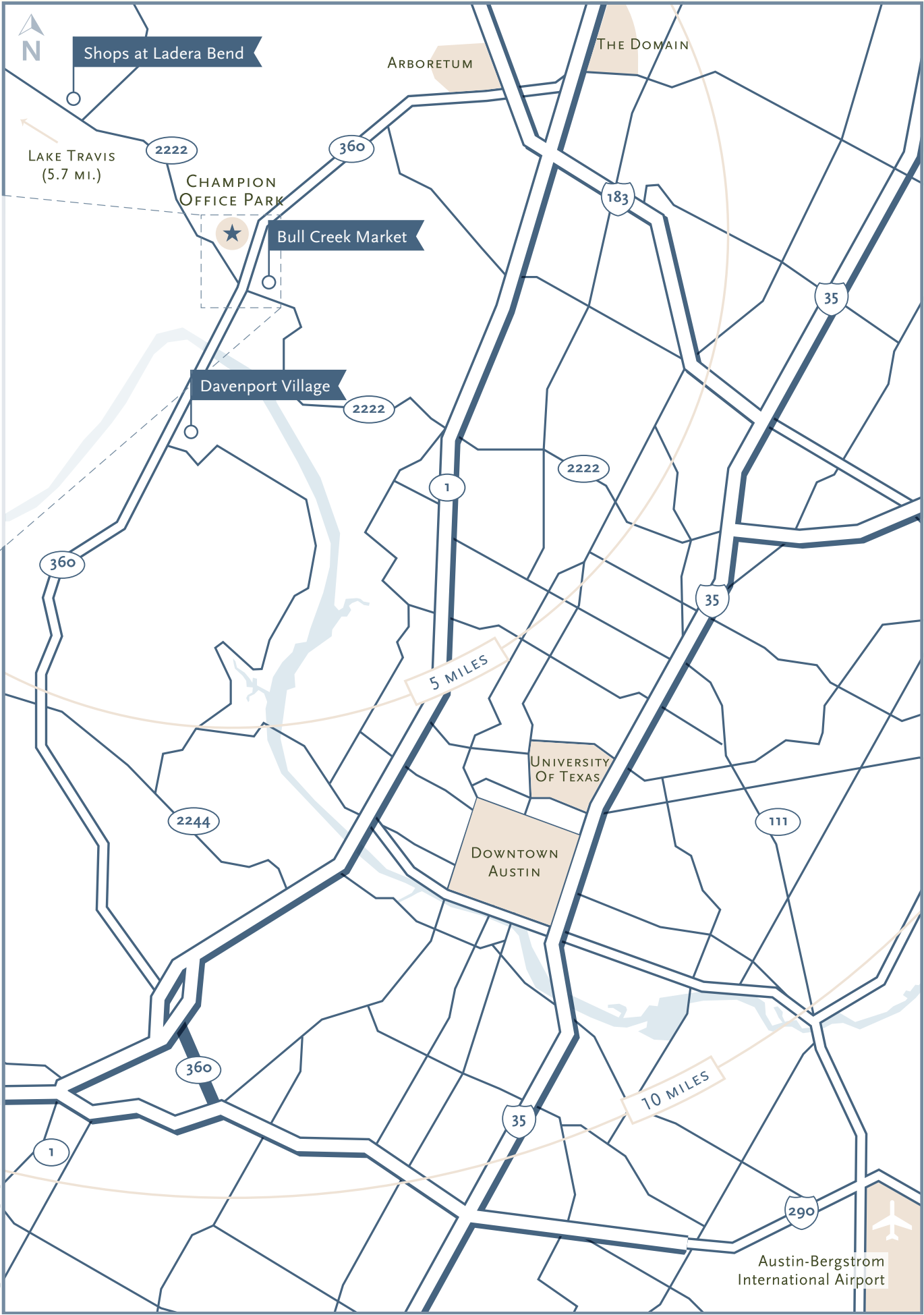
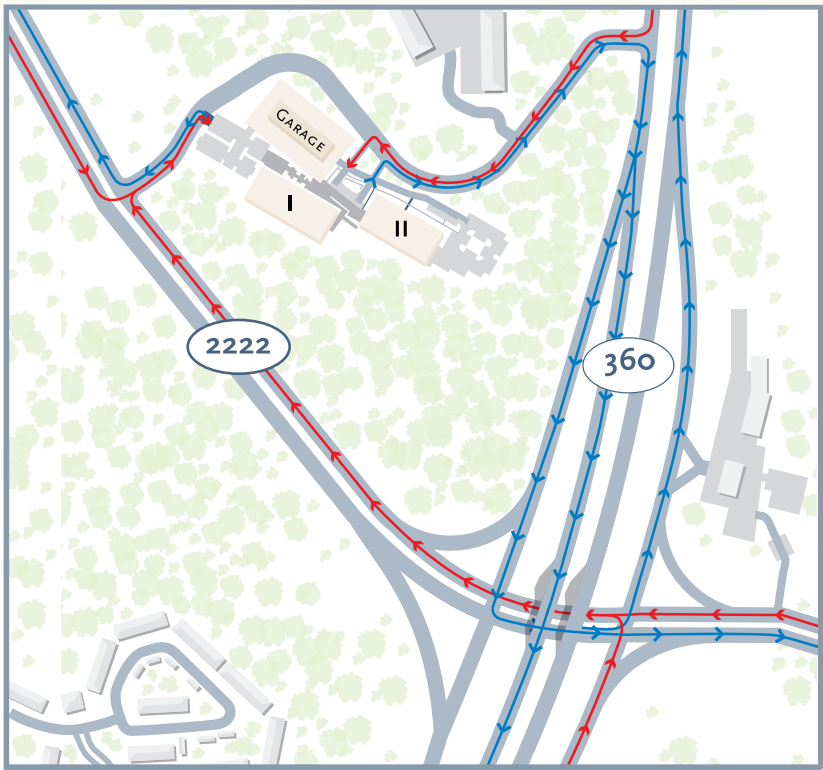
ARCHITECT OF RECORD

Studio 8 Architects

CONVENIENT LOCATION

EASY ACCESS

At the northwest corner
of 2222 & Capital of
Texas Highway (360)



NEARBY RETAIL

Davenport Village



The Arboretum





ICONIC OFFICE ENVIRONMENT

CHAMPION

OFFICE PARK

6433 CHAMPION GRANDVIEW WAY

FOR LEASING INFORMATION CONTACT

Travis Dunaway
tdunaway@endeavor.com
512.682.5570

Anne Swift
aswift@endeavor.com
512.682.5579