



11800 DOMAIN DRIVE



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DETAILS & AMENITIES:

- A five-story office building with ground-level retail
- Adjacent to Whole Foods Market and at the front door of The Domain
- 126,638 SF of upper floor office space
- Highly visible from MOPAC/Loop 1
- Walk to over 1.8M SF of retail and restaurants
- Multiple area fitness concepts including Soul Cycle and Core Power Yoga (among others)
- Energy-efficient design (seeking LEED® Silver)
- Structured, covered parking garage with 4.0 per 1000 ratio
- Showers, lockers, and access to jogging trails
- Skybridge from the garage to the 3rd office level





FOOD AND DRINK

1. Perry's Steakhouse
2. Yard House
3. Flower Child
4. Culinary Dropout
5. Valencia's Tex-Mex Garage
6. Taverna
7. JOI Asian Bistro
8. Paul Martin's American Bistro
9. Juiceland
10. Starbucks Reserve
11. Second Bar + Kitchen
12. Bazille
13. Nordstrom Ebar
14. Doc B's
15. The Park
16. Bakery Lorraine
17. Jeni's Splendid Ice Creams
18. Thai-Kun
19. Velvet Taco
20. Lotus Chinese
21. Salvation Pizza
22. Mia Italian Tapas & Bar
23. Flyrite Chicken
24. Houndstooth Coffee
25. Louisiana Crab Shack
26. MAD Greens
27. Jinya Ramen Bar
28. Hat Creek Burger

TARKA
INDIAN KITCHEN

Paul Martin's
AUSTIN GRILL

BAKERY.
LORRAINE

JINYA
RAMEN BAR

HAT CREEK
Burger Company

Perry's
STEAKHOUSE & GRILLE
RARE & WELL DONE®

LAVACA ST
BAR

CULINARY DROPOUT

FLOWER CHILD

YARD HOUSE

Yard House

TOULOUSE
SCAFFARI

LOTUS CHINESE

VELVET TACO

Cyclone Anaya's
WORLD CLASS MEXICAN KITCHEN...1966

TAVERNA
Pizzeria
Ristorante

Salvation Pizza
KITCHEN & BAR

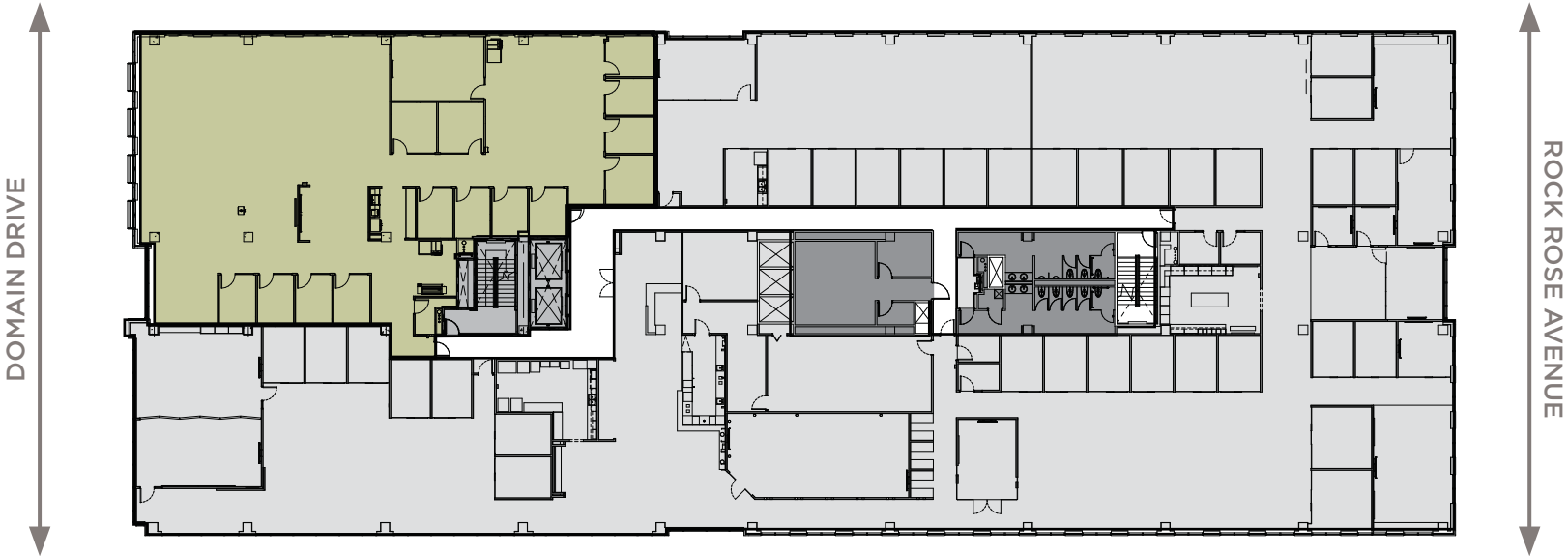
FLOOR 4

RSF

7,214

Available

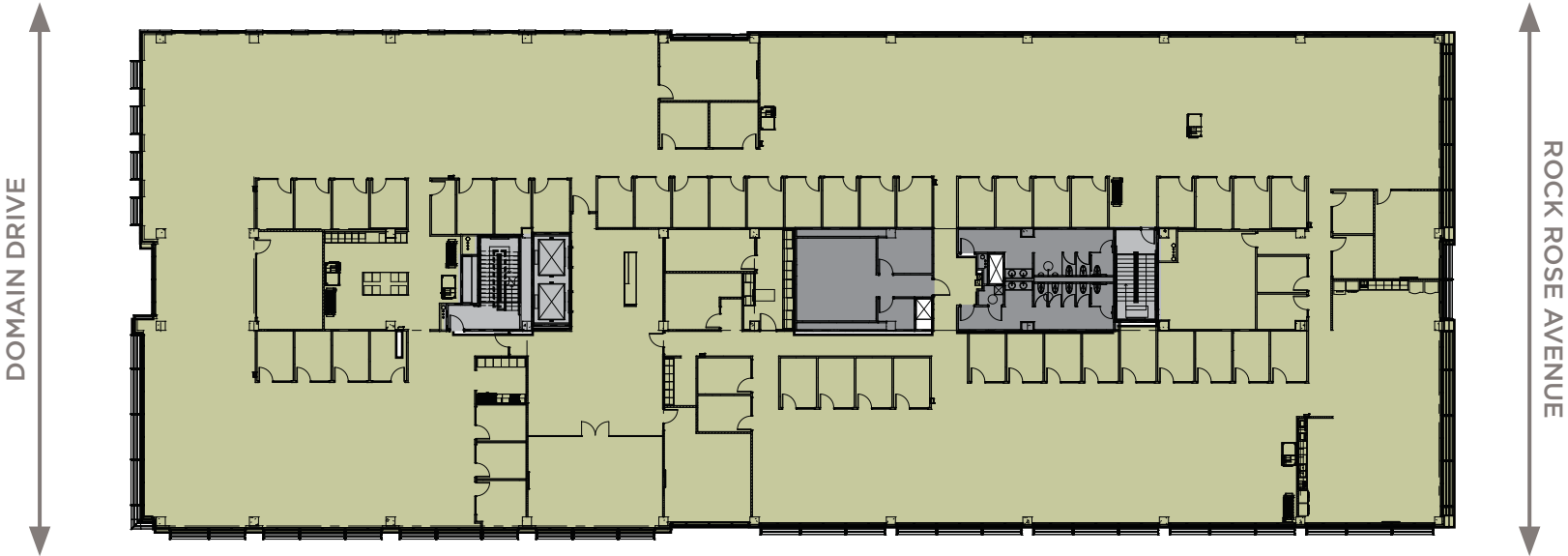
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FLOOR 5

RSF
31,300

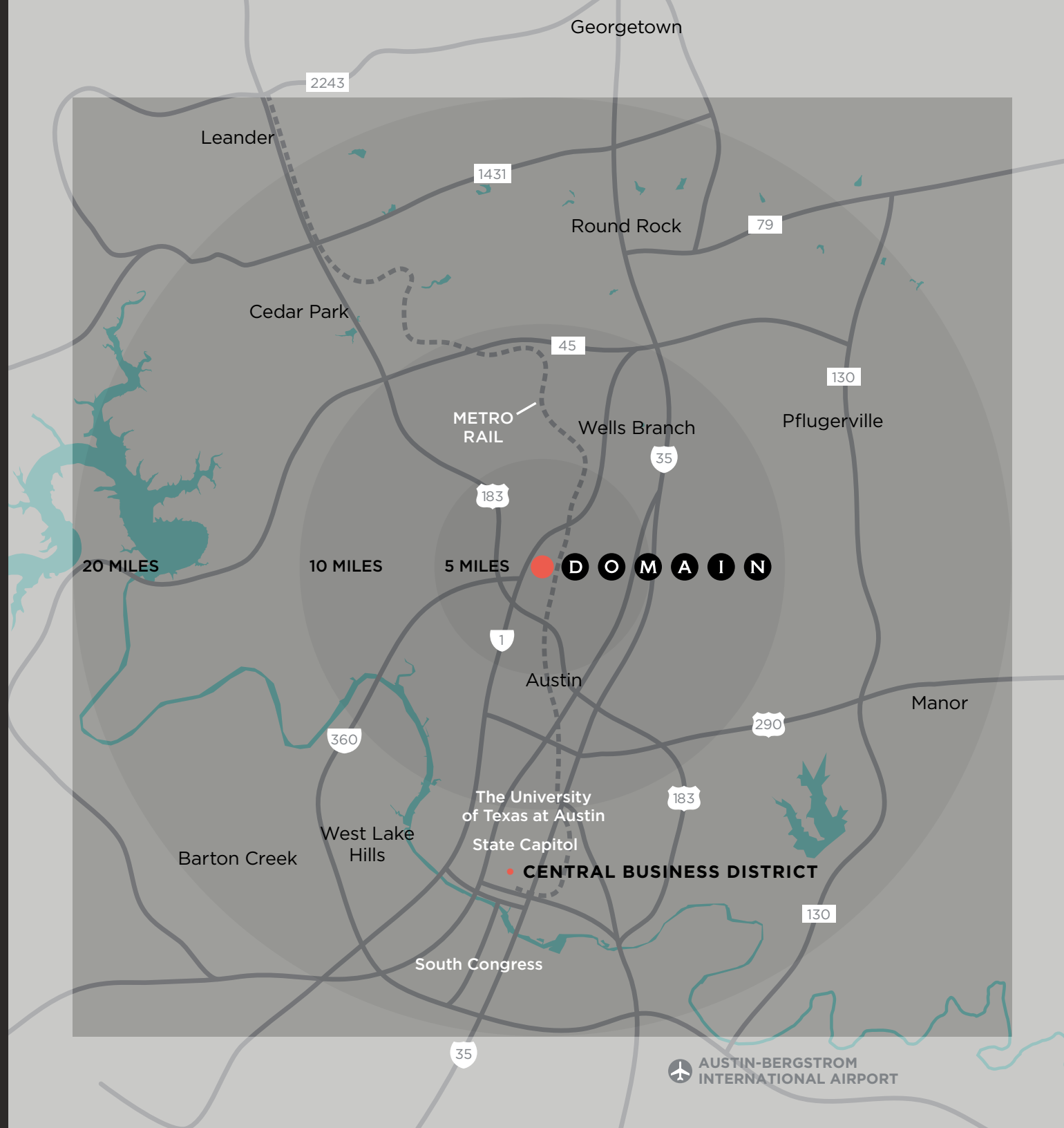
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AUSTIN HAS IT

An edge, a tone, a distinct ambiance—that sets it apart from cities that are as big or bigger, but not so compellingly hip.

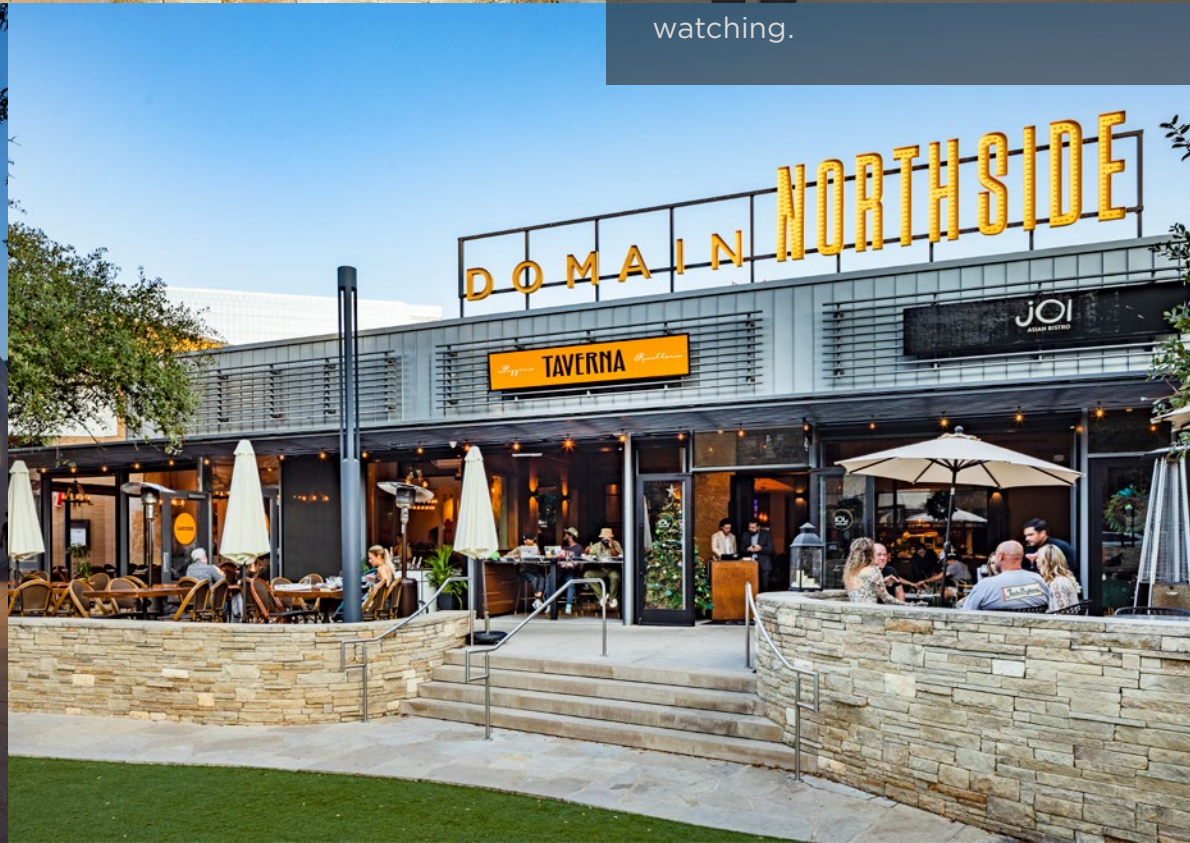
Austin also has the Domain, a vibrant mixed use community that sets new standards for living, working, dining, and having fun. It's Austin's hottest place to see and be seen. And, a strategic venue for employers looking for a home from which to recruit talented employees.





ROCK ROSE ENTERTAINMENT DISTRICT

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.





DOMAIN: BY THE NUMBERS

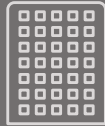
DOMAIN EXISTING

1.8MM
SQUARE FEET



RETAIL & RESTAURANTS

3.2MM
SQUARE FEET



OFFICE BUILDINGS

775
ROOMS



HOTELS

4,000+
UNITS



APARTMENTS

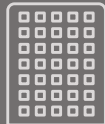
DOMAIN AT FULL BUILDOUT

1.8MM
SQUARE FEET



RETAIL & RESTAURANTS

6MM
SQUARE FEET



OFFICE BUILDINGS

775
ROOMS



HOTELS

6,000
UNITS



APARTMENTS



ATKINS

wework

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DOMAIN

NORTH

ENDEAVOR