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DOMAIN 7

A 221,973 RSF CLASS "A" OFFICE
PROJECT AT THE DOMAIN

11501 ALTERRA PARKWAY



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A 221,973 RSF CLASS “A” OFFICE PROJECT AT THE DOMAIN



- Energy-efficient design and sustainable building
- Award-winning architectural team
- Structured parking at 4.0/1000 ratio
- Large 38,000 SF floor plates
- Efficient floor plates:
 - 1.15 multi-tenant CAF
 - 1.07 single-tenant CAF
- LEED® Silver Certified
- Multi-modal transportation options including MetroRail train, MetroRapid bus service, and bike trails
- Blocks from Rock Rose Entertainment District
- Views over the Domain and Texas Hill Country
- Access to a 1.5 mile jogging trail plus multiple fitness concepts
- Walk to dozens of restaurants & bars



Lobby



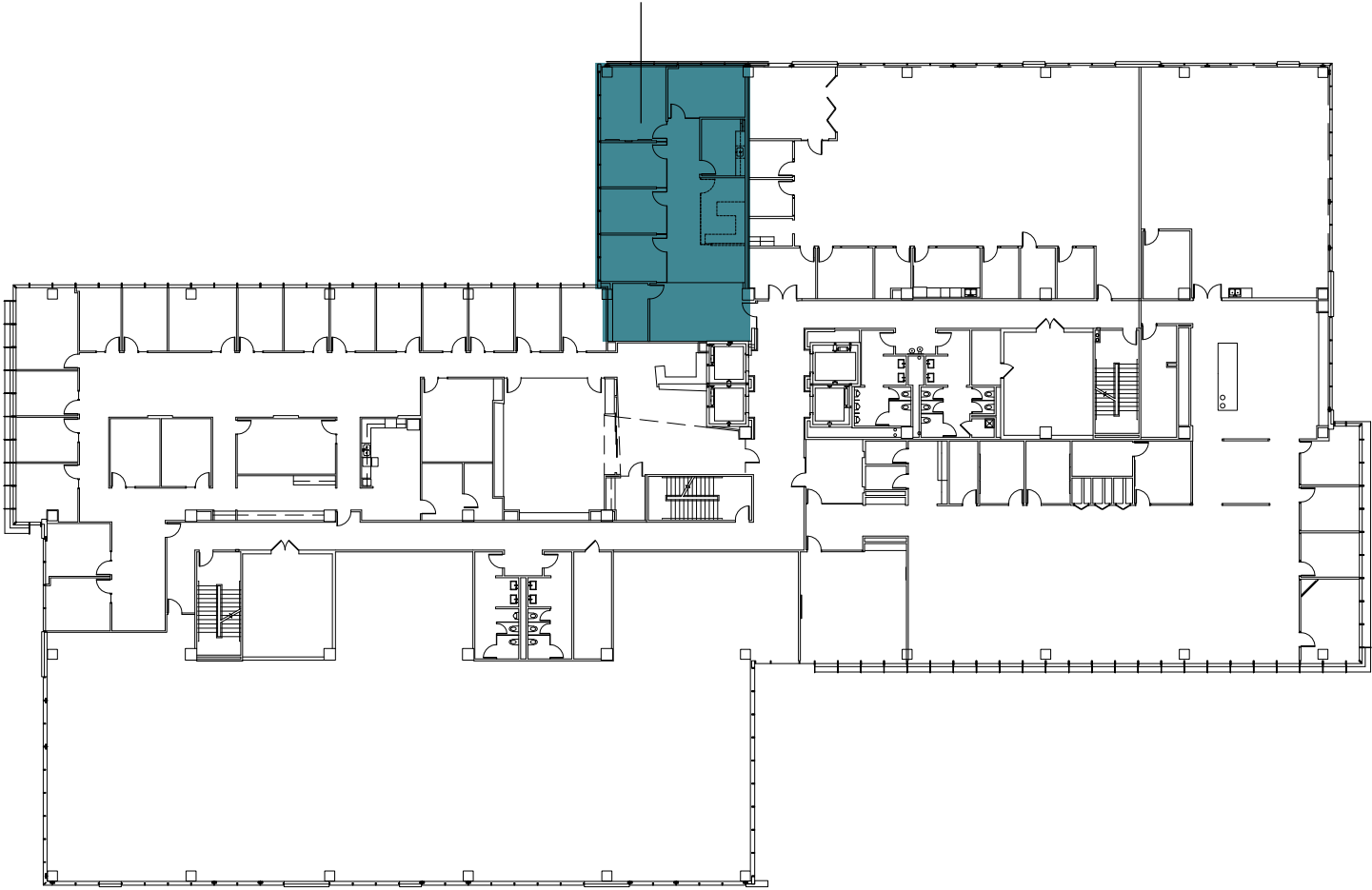
North Lobby Entrance

TOTAL AVAILABLE

Suite 440 - 2,186 SF

Available: 7/1/2024

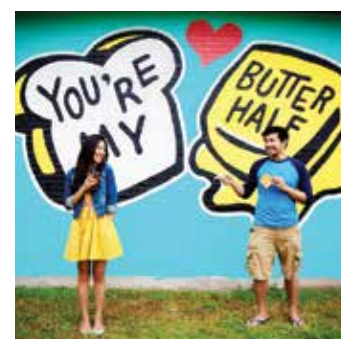
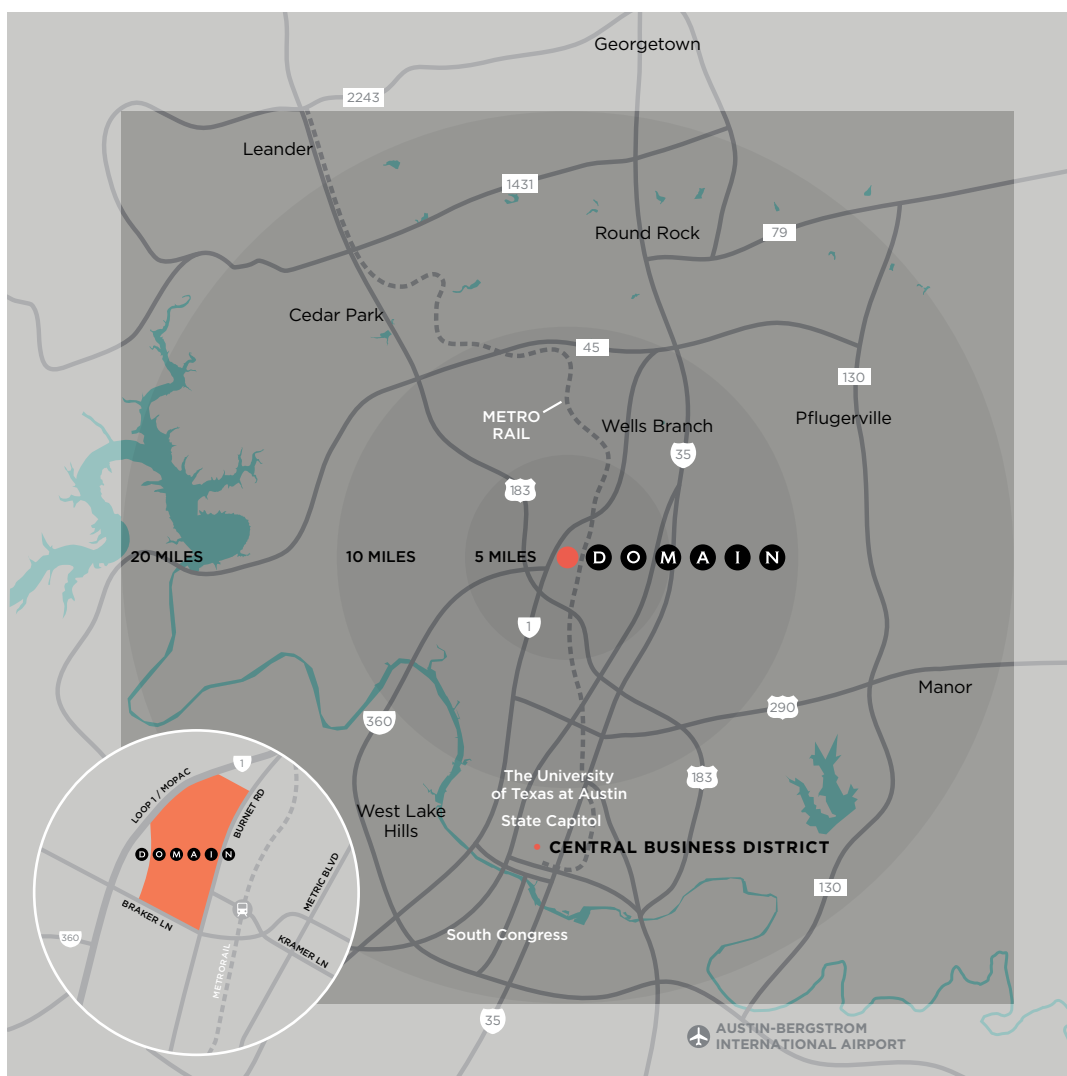
SUITE 440
2,186 RSF
AVAILABLE
7/1/2024

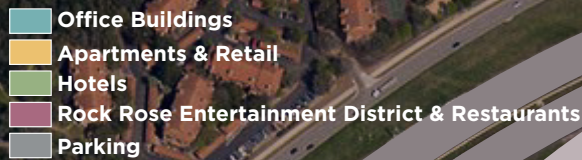


AUSTIN HAS IT

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.

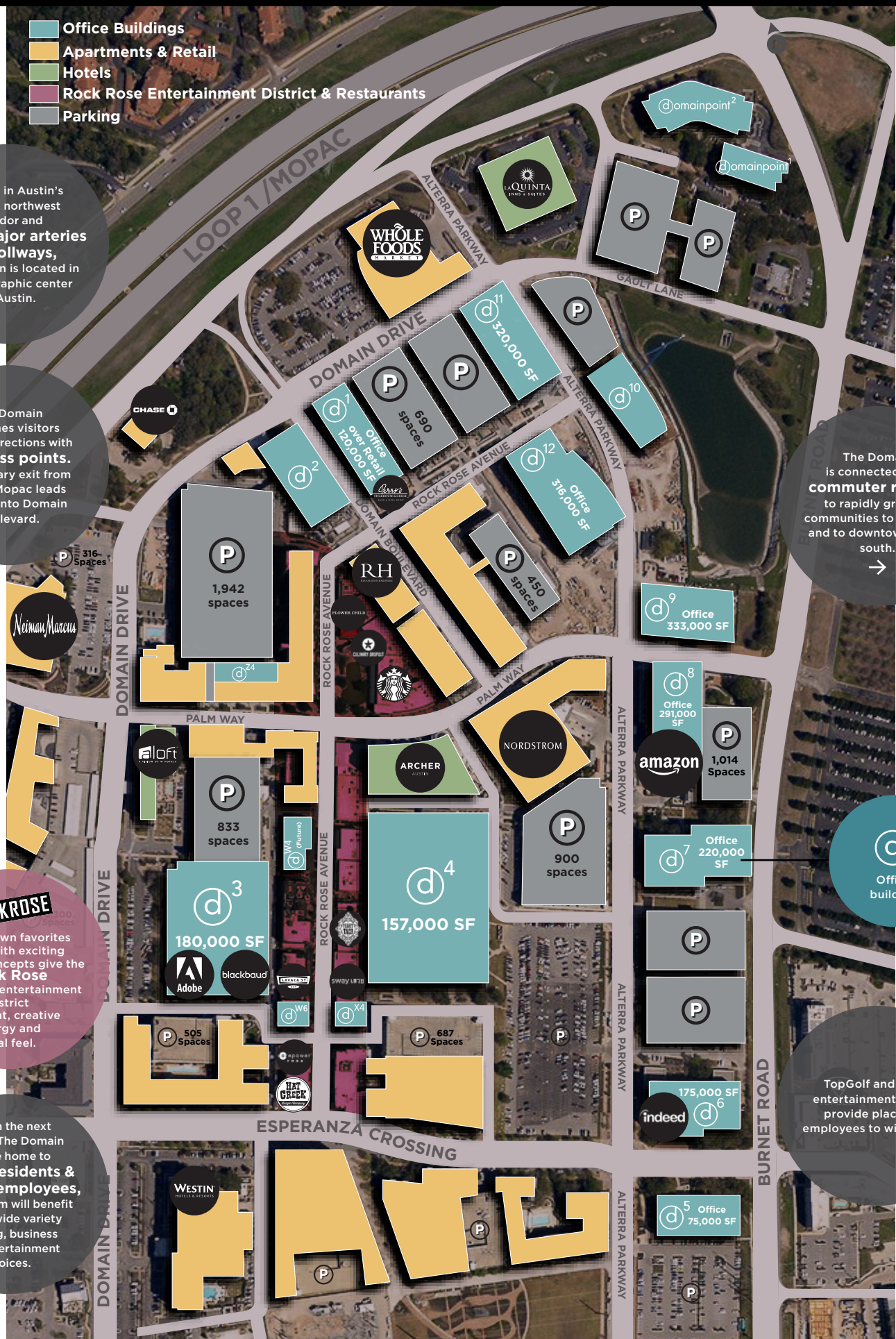
The Domain welcomes visitors from all directions with **13 access points.** The primary exit from Loop 1/Mopac leads directly into Domain Boulevard.

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

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 & 20,000 employees**, all of whom will benefit from a wide variety of living, business and entertainment choices.

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



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.



culinary dropout
GENUINE FOOD & DRINK



FLOWER
CHILD
t ä r k ä
INDIAN KITCHEN



DOMAIN EXISTING



DOMAIN AT FULL BUILDOUT

