



DOMAIN TOWER 2

DOMAIN
SOUTH
END

Austin, Texas

 **Stonelake**
CAPITAL PARTNERS

DOMAIN TOWER 2

THE DOMAIN'S PREEMINENT OFFICE TOWER IN THE MOST BUSINESS FRIENDLY LOCATION.

Domain Tower 2 is ideally situated within The Domain South End, a master-planned mixed-use development at the northwest corner of Burnet Road and Braker Lane. The Domain South End is Austin's most accessible and business friendly urban corporate environment at the "front door" of The Domain.

Domain Tower 2 boasts 24 stories and 332,265 square feet of Class-AA office space, making it the most distinguished corporate office in The Domain.

Well appointed from the ground up with best-in-class exterior and interior finishes, Domain Tower 2 is complete with 14,000 square feet of tenant amenities including a state of the art conference center and corporate assembly area, full fitness center, locker rooms with steam showers, and 5,000 square feet of landscaped terrace area.

QUICK FACTS:

Address: 10025 Alterra Parkway

Size: 332,265 RSF (24 stories; 308' tall)

Typical Floor: 30,341 RSF

Parking: 3.3:1,000 (Up to 4.0 available)

Shell Delivery: Q4 2021

PROMINENT LOCATION

THE BOWEN
CLASS-AA
LUXURY LIVING

DOMAIN
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EXPEDIA/VRBO

FACEBOOK

IBM

THE DOMAIN
9 ACRE CENTRAL PARK

AMAZON

INDEED

TREND MICRO

CHARLES
SCHWAB

ALTERRA PKWY

KRAMER LANE
(LIGHTED)

BURNET RD.

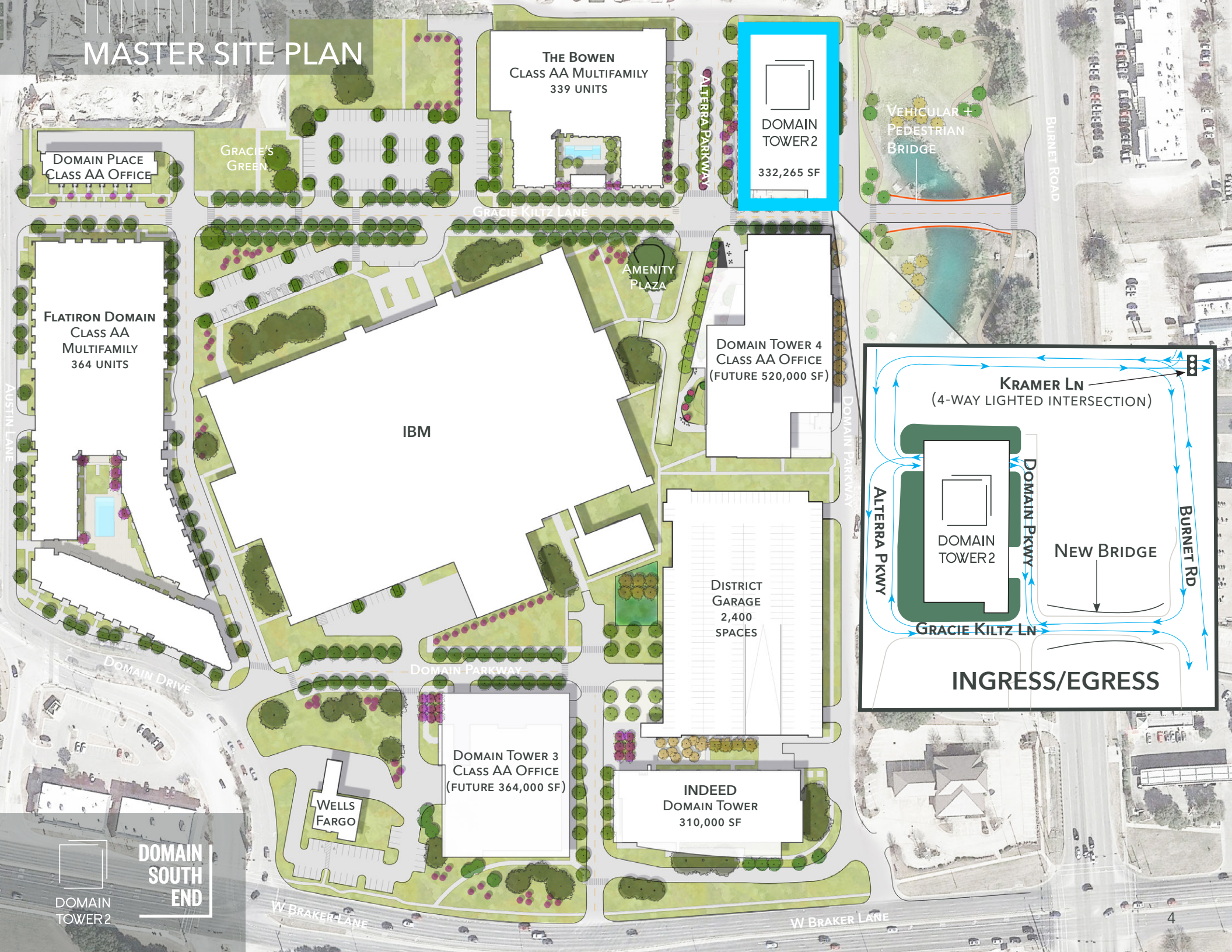
NOW
LEASING
Grand
SERVICES
(512)
834-7700

DOMAIN
TOWER 2

GRACIE KILTZ LANE

DIRECT ACCESS TO
BURNET ROAD

MASTER SITE PLAN



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LIVE + WORK

THE BOWEN

The Domain's 1st Luxury High-Rise Tower
339 units | Q4 2021 Completion

DOMAIN TOWER 2

The Domain's Preeminent Office Tower
24 Stories | Q4 2021 Completion



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DROP-OFF

Covered ride-share drop-off at primary access controlled lobby entrance.



LOBBY

Warm natural stone and wood
adjoin 16' of enhanced vision
glass elegantly blurring the line
between indoors and outdoors.

AMENITY TERRACE

5,000 SF of landscaped amenity space



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CONFERENCE CENTER

A dynamic and high-tech space that offers an intimate workroom setting or can adjust and allow for open air meetings or events.



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FITNESS

Ample space and best-in-class equipment provides options for personal and group fitness.

AMENITY TERRACE

Hydraulically operated walls provide an open air conference environment and promote a flexibility of terrace/conference center shared uses.



BUILDING SPECIFICATIONS

BUILDING

332,265 RSF of office Space
 30,341 RSF typical office floor
 24 stories; 308' tall
 - 11 office levels
 - 12 parking levels
 - 1 lobby level
 Seeking LEED Certification; Austin Energy Green Building

OFFICE SPACE

22,923 on level 14
 30,341 RSF on level 15-23
 29,921 RSF on level 24
 20' x 46' typical column spacing
 45' of working area from core to glass
 14' of vision glass on all office floors
 10' finished ceiling possible on all floors
 Touchless restroom fixtures
 Full-length restroom privacy partitions
 Roller shade treatments provided

AMENITIES

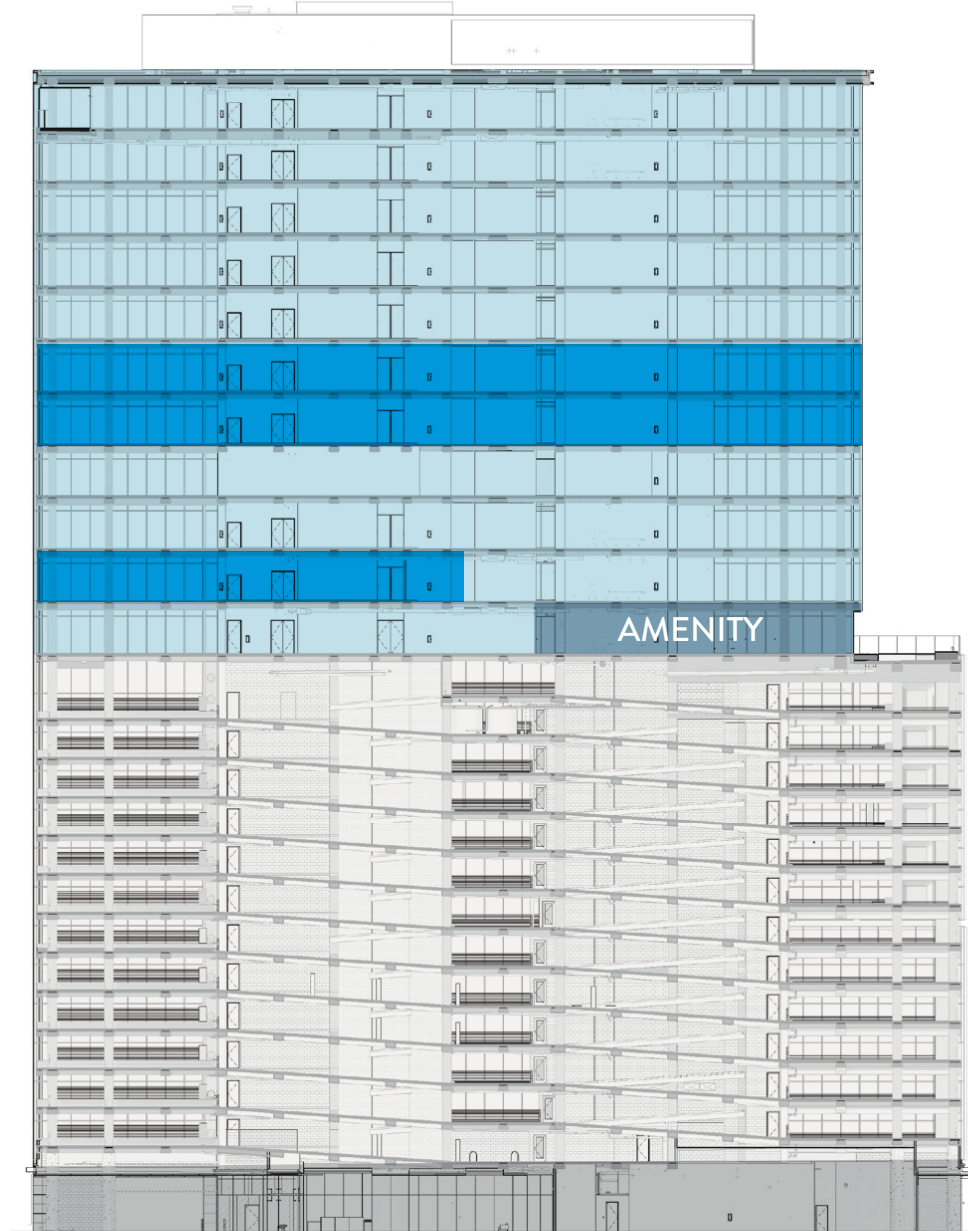
11,000 SF amenity package (level 14)
 - 5,000 SF landscaped terrace
 - State of the art conference center
 - Full fitness with all machines + weights
 - Locker rooms with steam showers
 - Flex fitness/assembly area
 - Catering kitchen
 - Operable walls which open to terrace
 3,000 SF Private tenant terrace (Level 24)

PARKING

100% structured + access controlled
 3.3:1,000
 Up to 4.0:1,000 available
 16 electric charging stations
 62 secure bike parking spaces

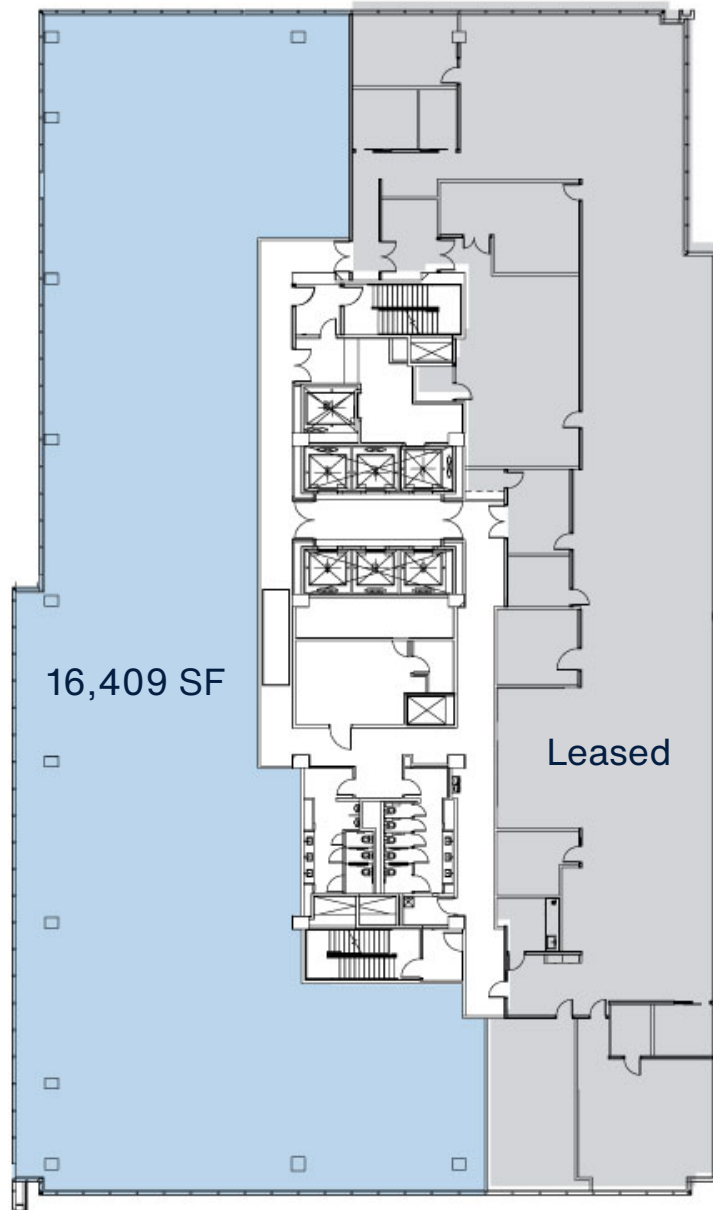
OTHER

10 elevators
 - 6 office (Destination Dispatch)
 - 3 garage (Destination Dispatch)
 - 1 service (C3 Loading: Oversized 10' cab height)
 Concrete podium construction

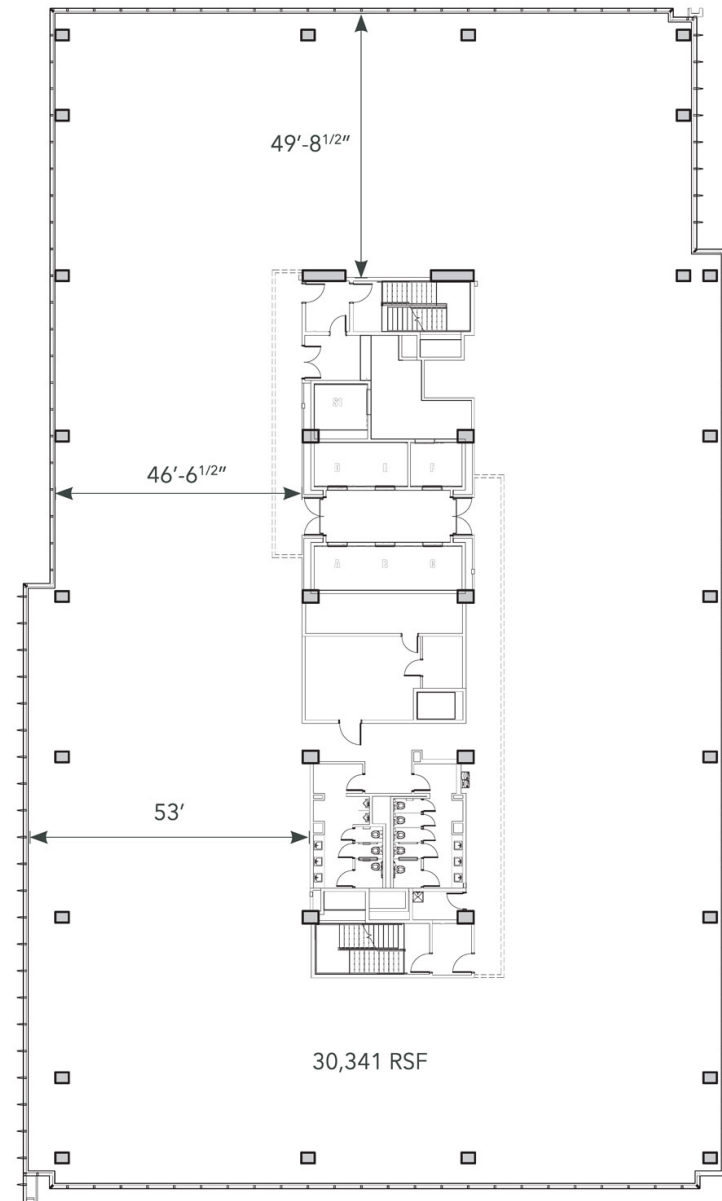


= AVAILABLE

24
 23
 22
 21
 20
 19 } 30,341 RSF
 18 } EACH
 17
 16
 15 — 16,409 RSF
 14
 P13
 P12
 P11
 P10
 P9
 P8
 P7
 P6
 P5
 P4
 P3
 P2
 Ground Level



15TH FLOOR
16,409 SF Available



FLOORS 18-19
30,341 SF Typical Floor Size

NEARBY EMPLOYERS INCLUDE:



ORACLE



blackbaud

Vrbo



charles
SCHWAB



QUALCOMM



facebook



indeed

wework

NEARBY AMENITIES INCLUDE:

FOOD AND DRINKS

2nd Bar and Kitchen
Black Walnut Cafe
Cava
Chi'Lantro
Circle Brewing Company
Craftwork Coffee Co.
Culinary Dropout
Detour Domain
Doc B's
Fleming's
Flowerchild
Freebirds World Burrito
Hopsquad Brewing Co.
Jinya Ramen Bar
Mia Italian Tapas & Bar
Mighty Fine Burgers
North Italia
Punch Bowl Social
Shake Shack
Sprinkles
Spun Ice Cream
Sway

RETAIL

Apple Store
Blo
Dillard's
Drybar
Floyd's Barbershop
H&M
J. Crew
Kendra Scott
Lululemon
Lush
Mac Cosmetics
Macy's
Madewell
Microsoft Store
Neiman Marcus
Nordstrom
RH Home
Sephora
Tesla
Topgolf
Tory Burch

HOTELS

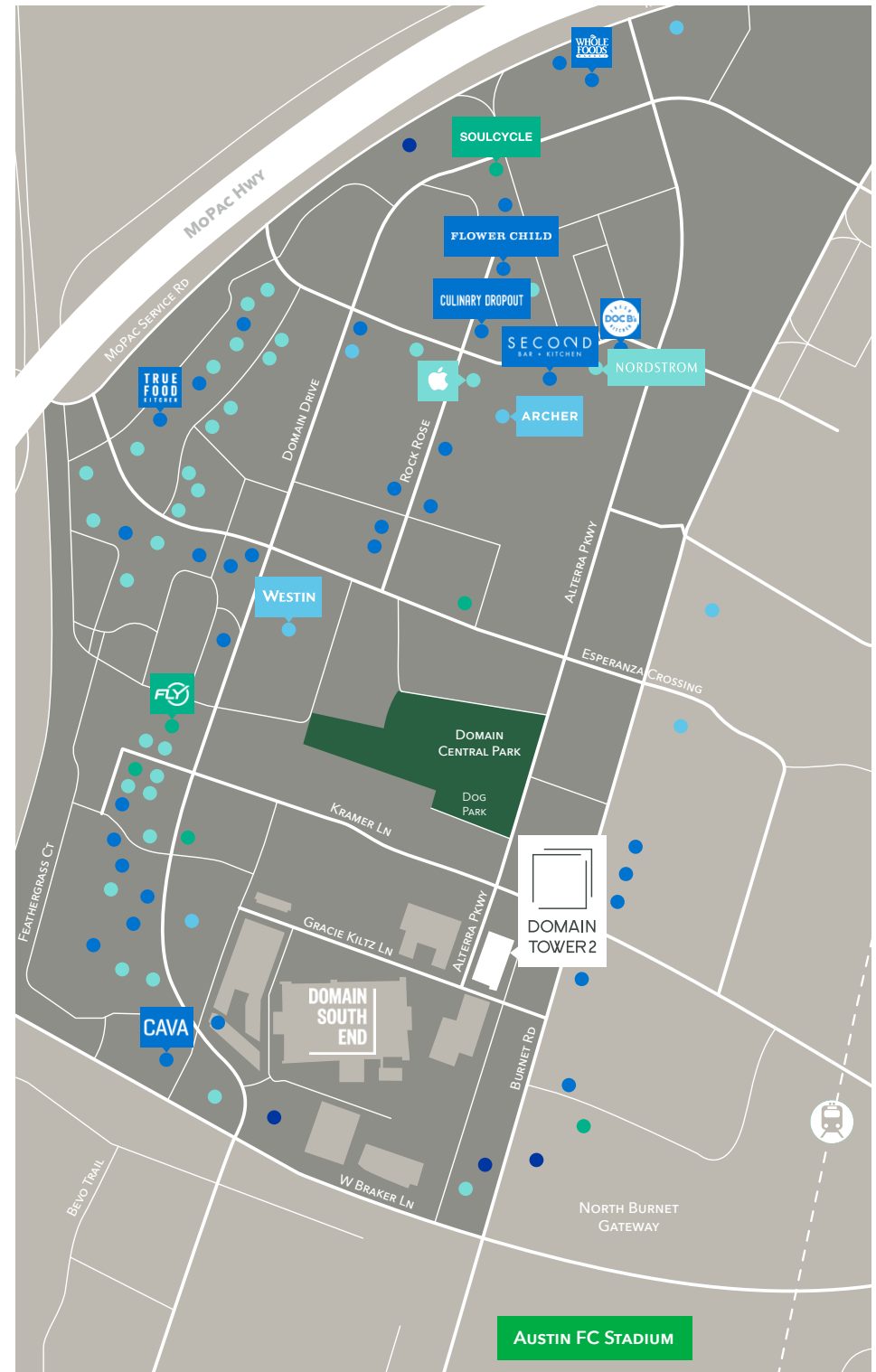
Aloft Austin at The Domain
Archer Hotel Austin
Fairfield Inn & Suites
Home2 Suites by Hilton
La Quinta Inn & Suites
Lonestar Court
Residence Inn by Marriott
The Westin Austin

FITNESS

Austin Executive Fitness
F45 Training
Flywheel
Gym Studios at The Domain
Orangetheory
Pure Pilates
Soul Cycle

BANKS

Chase Bank
IBC Bank
RBFCU
Wells Fargo Bank



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PROXIMITY

APPROXIMATE WALK TIMES

5 MIN. TO DOMAIN CENTRAL PARK
 5 MIN. TO AUSTIN FC STADIUM
 10 MIN. TO ROCK ROSE
 20 MIN. TO WHOLE FOODS

APPROXIMATE DRIVE TIMES

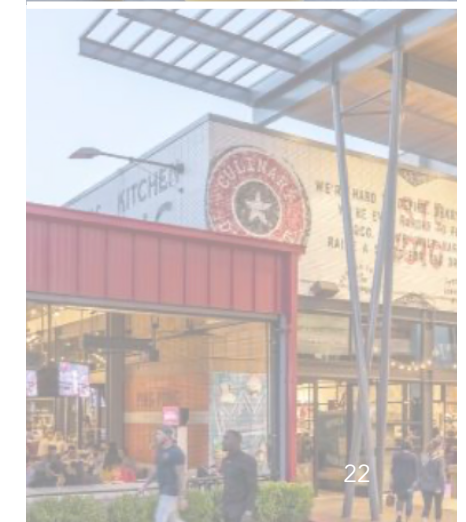
20 MIN. TO DOWNTOWN
 28 MIN. TO AIRPORT

APPROXIMATE METRO RAIL TIMES

16 MIN. TO LEANDER
 12 MIN. TO CEDAR PARK
 7 MIN. TO WELLS BRANCH
KRAMER (DOMAIN TOWER 2)
 7 MIN. TO CRESTVIEW
 10 MIN. TO HIGHLAND
 16 MIN. TO MLK
 23 MIN. TO PLAZA SALTILLO
 25 MIN. TO DOWNTOWN



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LEASING

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