



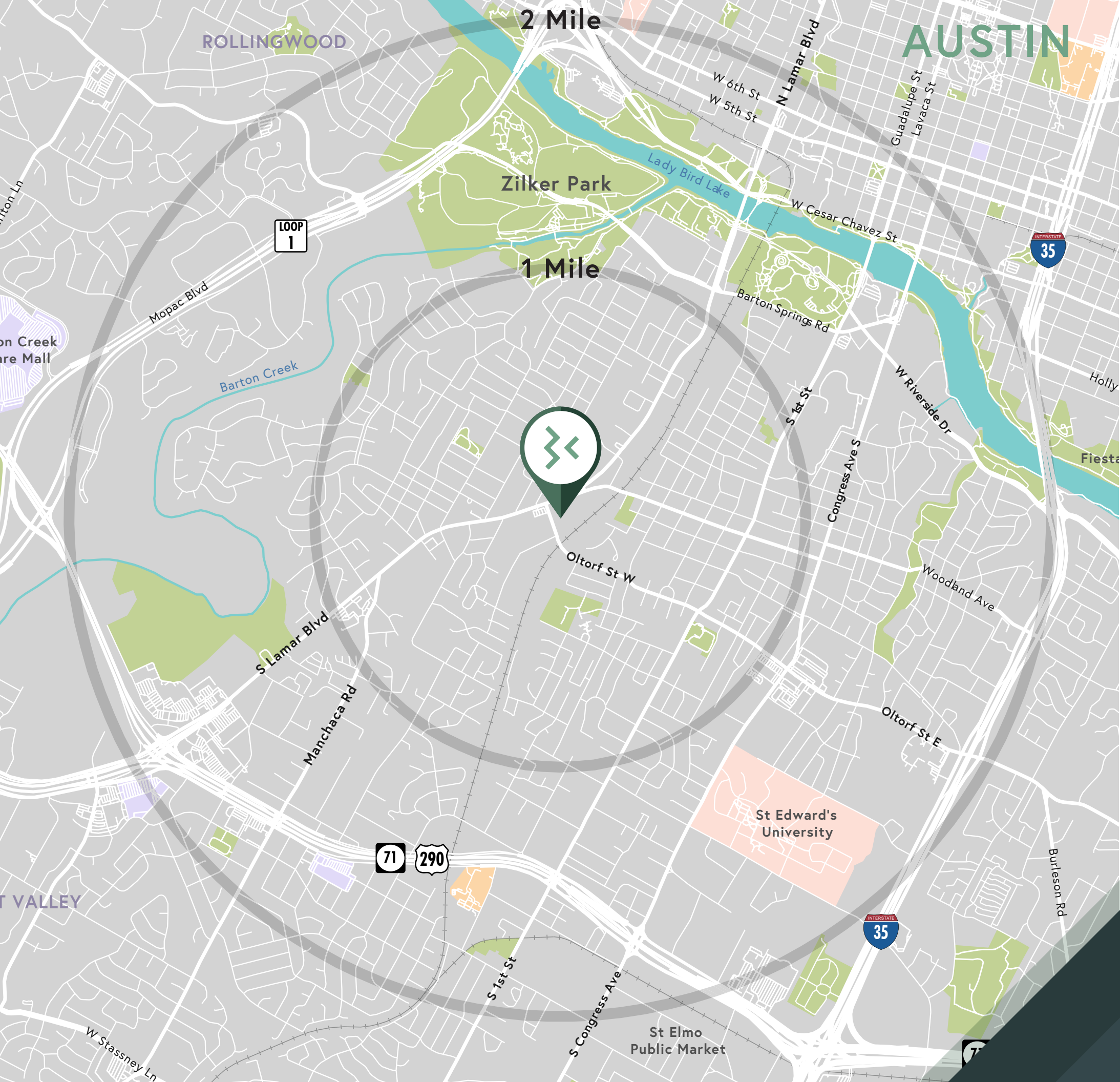
**BOULDIN
CREEK**



>> INTRODUCTION

WORK'S NATURAL HABITAT

Give your growing company what it needs. Bouldin Creek moves the professional experience beyond its own glass walls. The 165,000 sq. ft. of class-A office space is state of the art, its two acres of activated green space will give tenants room to wander and ideas the setting to percolate. Located in the heart of South Austin, eclectic shops and world-class restaurants are easily walkable, with an added bonus of a restaurant and cafe on-site. It's an environment orchestrated to thrive in—where will your company grow next?



AUSTIN



LOCATION

EXPERIENCE SOUTH LAMAR



DOWNTOWN AND
CREEK VIEWS





ENTRY OFF S. LAMAR

RETAIL

COMMON SPACE

LOBBY

ENTRY

PLAZA

RETAIL

DECK

GREENSPACE

W. OLTORF ST.

PARKING GARAGE

Retention Pond

BOULDIN CREEK

ENTRY

165,000 SF
OFFICE DEVELOPMENT

2 ACRES
GREEN SPACE

8,000 SF
RETAIL

5,000 SF
OUTDOOR WORKSPACE

SITE PLAN



HIT THE GROUND RUNNING

2+ ACRES
OF PROGRAMMED GREEN
SPACE OVERLOOKING
BOULDIN CREEK

MATURE TREES
AND TRAIL SYSTEM

OUTDOOR WORKSPACE
WIFI ENABLED





>> AMENITIES

WORK LIVES HERE

At Bouldin Creek, tenants thrive in an expanded work experience. On-site retail, over two acres of greenspace and outdoor workspaces offer diverse work environments. An onsite fitness center replete with lockers, showers, and ample bike storage support active workers. Everyday, tenants will engage their work lives holistically in an environment designed to encourage creativity and quell daily stress.







Q3 2020 DELIVERY

4 STORIES

165,000 RSF



Designed by Michael Hsu Office of Architecture, Bouldin Creek's design embodies the South Lamar neighborhood overlooking downtown.

50,000 SF AVERAGE FLOOR PLATES PROVIDING FOR MAXIMUM FLEXIBILITY, NATURAL LIGHT. DOWNTOWN VIEWS FROM 4TH FLOOR WITH CREEK AND CITY VIEWS THROUGHOUT.

INDOOR/OUTDOOR LOBBY DOUBLING AS OPEN AIR WORKSPACE

13.5' CEILING HEIGHT BUILDING TERRACES THROUGHOUT INCLUDING LARGE 4TH FLOOR TERRACE

2+ ACRES OF PROGRAMMED GREEN SPACE WITH OVER 400' OF PRIVATE FRONTAGE ON BOULDIN CREEK

FITNESS AND CONFERENCE CENTER ON SITE

3.9/1,000 PARKING RATIO

4TH ELEVATOR ADDED FOR HIGH DENSITY

BIKE STORAGE AND CAR CHARGING STATIONS

MULTIPLE WALKABLE AMENITIES INCLUDING LORO, PATIKA, BLACK SHEEP LODGE, AUSTIN BEER GARDEN

TRAILS/PARKS IN VICINITY





4TH FLOOR

53,270 RSF

PRIVATE OFFICES: 10

OPEN OFFICE SEATS: 268

SINGLE TENANT CREATIVE



4TH FLOOR

53, 270 RSF

PRIVATE OFFICES: 54

OPEN OFFICE SEATS: 48

**SINGLE TENANT
TRADITIONAL**



2ND FLOOR NORTH

30,290 RSF

PRIVATE OFFICES: 31

OPEN OFFICE SEATS: 169



2ND FLOOR SOUTH

12,620 RSF

PRIVATE OFFICES: 4

OPEN OFFICE SEATS: 102

MULTI-TENANT

LOCATION/ACCESS

HIGHLY DESIREABLE RESIDENTIAL AREA WITH SOME OF AUSTIN'S BEST NEIGHBORHOODS (SINGLE & MULTI-FAMILY)

PEDESTRIAN FRIENDLY

AUSTIN'S MOST POPULAR ATTRACTIONS IN THE VICINITY:

ZILKER PARK

TOWN LAKE HIKE AND BIKE TRAIL

AUDITORIUM SHORES

BARTON CREEK

THE BEST OF AUSTIN IS ALSO A SHORT DRIVE:

AUSTIN BERGSTROM INTERNATIONAL AIRPORT: 15 MINUTES

SOUTH CONGRESS: 5 MINUTES

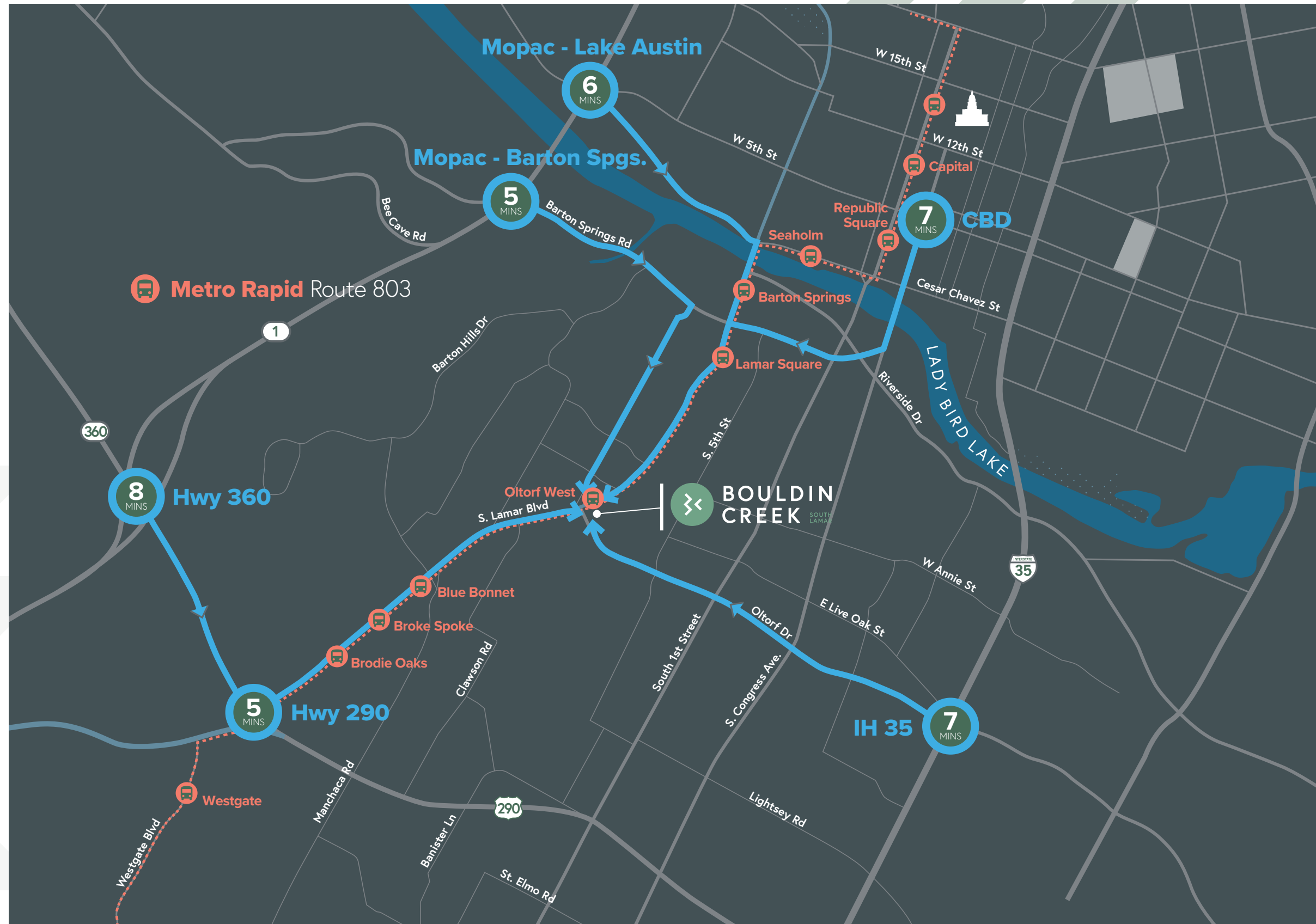
DOWNTOWN: 5 MINUTES (1.2 MILES)

EAST AUSTIN: 10 MINUTES

THE DOMAIN: 20 MINUTES

ZILKER PARK: 4 MINUTES

LADY BIRD LAKE: 4 MINUTES



AMENITIES



Restaurants



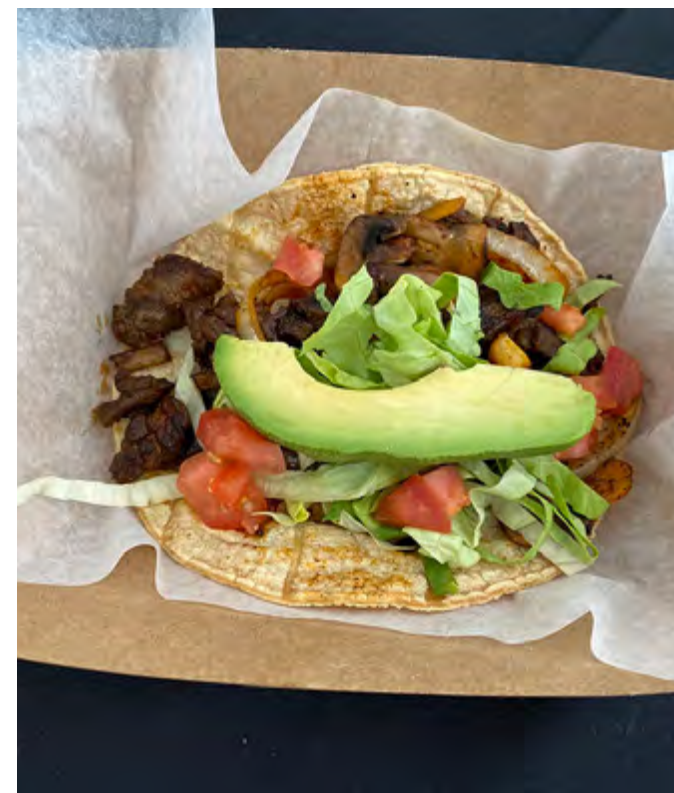
Greenspace



Walkability



BOULDIN ACRES



NEW RESTAURANT AND BAR UNDER DEVELOPMENT NEXT DOOR TO BOULDIN CREEK.

Features include:

- Casual, approachable food
- Lawn Games
- Cocktails and large craft beer selection

OPEN NOW!

TIMELINE

- COMMITTED CAPITAL
- BROKE GROUND
MARCH 2019
- SDP IN HAND
- PRE-LEASING
UNDERWAY...
- GENERAL
CONTRACTOR HIRED
- COMPLETION
Q3 2020



BOULDIN CREEK

SOUTH
LAMAR

READY WHEN YOU ARE



TROY HOLME



EXECUTIVE VICE PRESIDENT



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KATIE EKSTROM



SENIOR VICE PRESIDENT



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MANIFOLD



CBRE

