



11809 DOMAIN DRIVE

© 2.5





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A unique 59,446 SF office building recently delivered to Domain NORTHSIDE

DETAILS & AMENITIES:

- Signage visibility from the Mopac Expressway
- Walkable access to 50+ restaurants
- Multiple fitness concepts within the Domain
- Access to six hotels
- Abundant employee apartment housing
- Private restrooms with showers
- Bike storage room
- Located within the Domain NORTHSIDE Retail District
- Balconies on every floor
- Two blocks from the Domain NORTHSIDE Central Park
- Garage parking (4:1000 ratio) with skybridge connecting building to structured garage





TIMELINE

Construction
Commencement
Q4 2020

Building Top Out
Q2 2021

Dry-In Complete
Q3 2021

Completed!
Q4 2021

The Domain's only
boutique office offering
has delivered!





2.5

A GREAT VIEW... OF YOU!

Building signage opportunity

Visibility from the Mopac Expressway



MOPAC EXPRESSWAY



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

FLOWER CHILD





FLOOR 3

RSF

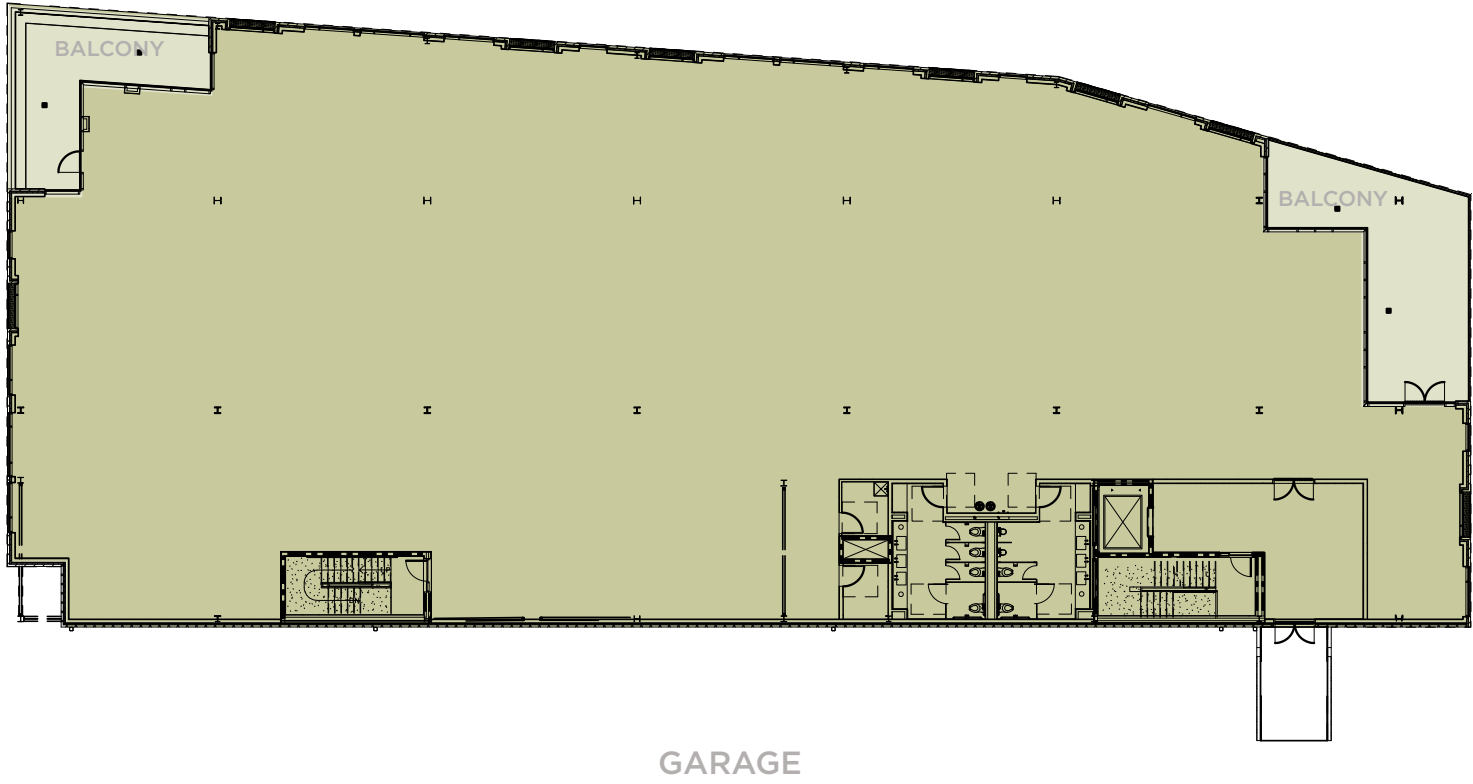
16,117

Slab-to-Slab

14'

Private Balcony

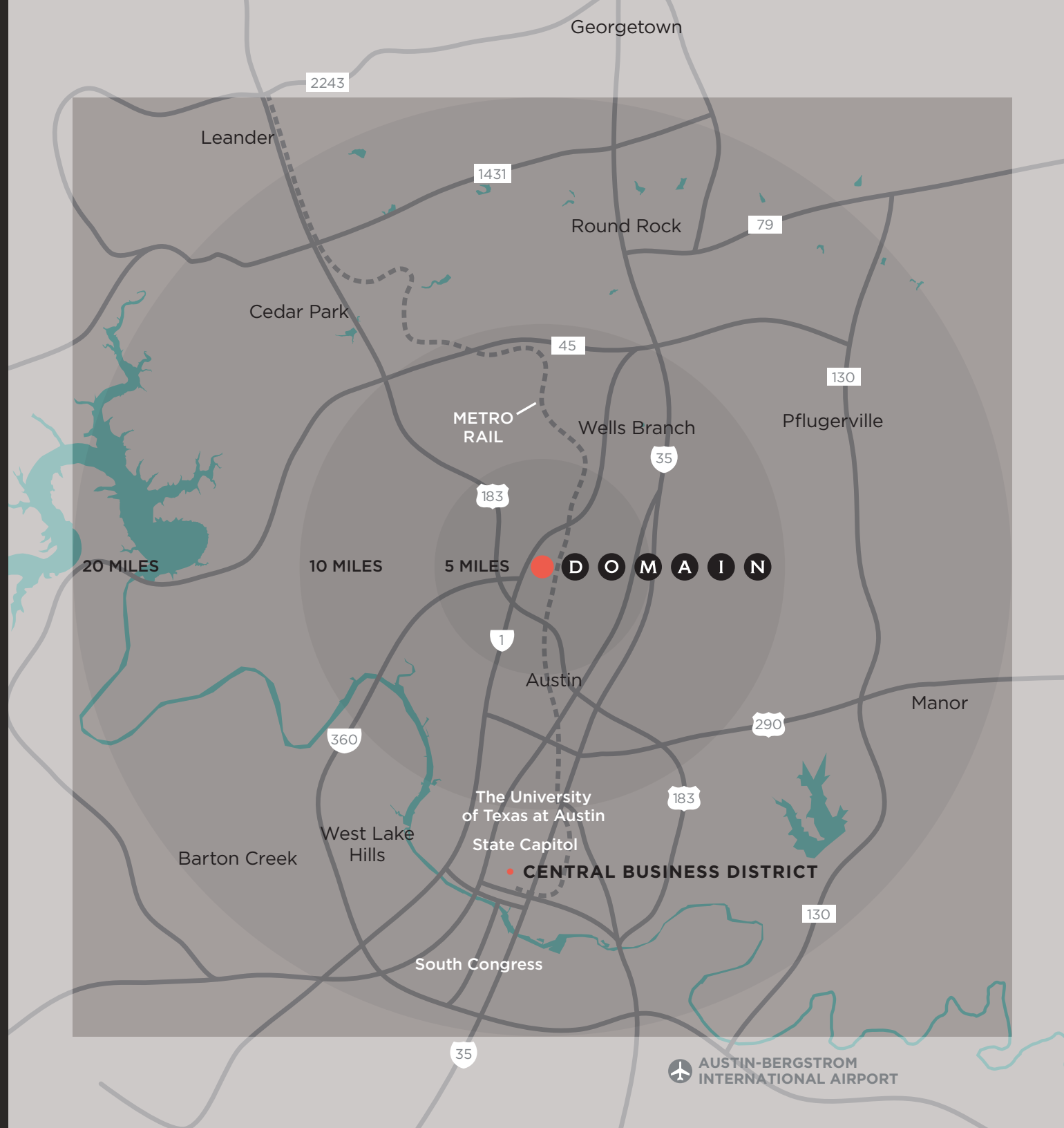
1,119 SF



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

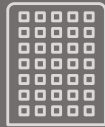
DOMAIN EXISTING

1.8MM
SQUARE FEET



RETAIL & RESTAURANTS

2.5MM
SQUARE FEET



OFFICE BUILDINGS

775
ROOMS



HOTELS

4,000
UNITS



APARTMENTS

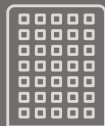
DOMAIN AT FULL BUILDOUT

1.8MM
SQUARE FEET



RETAIL & RESTAURANTS

4.5MM
SQUARE FEET



OFFICE BUILDINGS

775
ROOMS



HOTELS

6,000
UNITS



APARTMENTS

d 2.5

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DOMAIN
NORTH
SIDE

 **ENDEAVOR**