



For Lease

Austin Innovation Park

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Accelerating success.

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Executive Summary

Lakewood I & II is now Austin Innovation Park. A new name, new owner and a new focus for this office complex in Northwest Austin. Austin Innovation Park is the premiere location for fast growing, innovative companies. The project is comprised of two adjacent office buildings containing a total of 94,577 square feet of office space. Parking is a mix of surface parking and garage parking. The location on Hwy 360 offers easy access to The Arboretum, Hwy 360, RR2222 and Mopac. The Bull Creek Park and Greenbelt is adjacent to Austin Innovation Park offering abundant outdoor space, hiking and mountain biking trails within a short walk from the office.

Overview

- 94,577 Square Feet total in both buildings
- 357 total parking spaces. 3.77/1,000 parking ratio
- Base Rent: \$23.00 NNN. 2021 Estimated operating expenses of \$16.01.
- Surface parking and garage parking are both available
- Outdoor deck space shared between both buildings
- Showers with lockers and bike racks
- Heavily landscaped project with abundant trees
- Abundant natural light with views in select suites
- Building signage and Hwy 360 monument signage available



Location

Located on Highway 360 and surrounded by multiple Fortune 1000 companies, Austin Innovation Park is well positioned to attract new talent. While only 18 minutes from downtown Austin, the project is surrounded by 48 acre Bull Creek Park and Greenbelt offering hiking trails, mountain biking trails and Bull Creek itself, a local favorite.

The location offers easy access to Hwy 360, RR 2222, The Arboretum and The Domain.

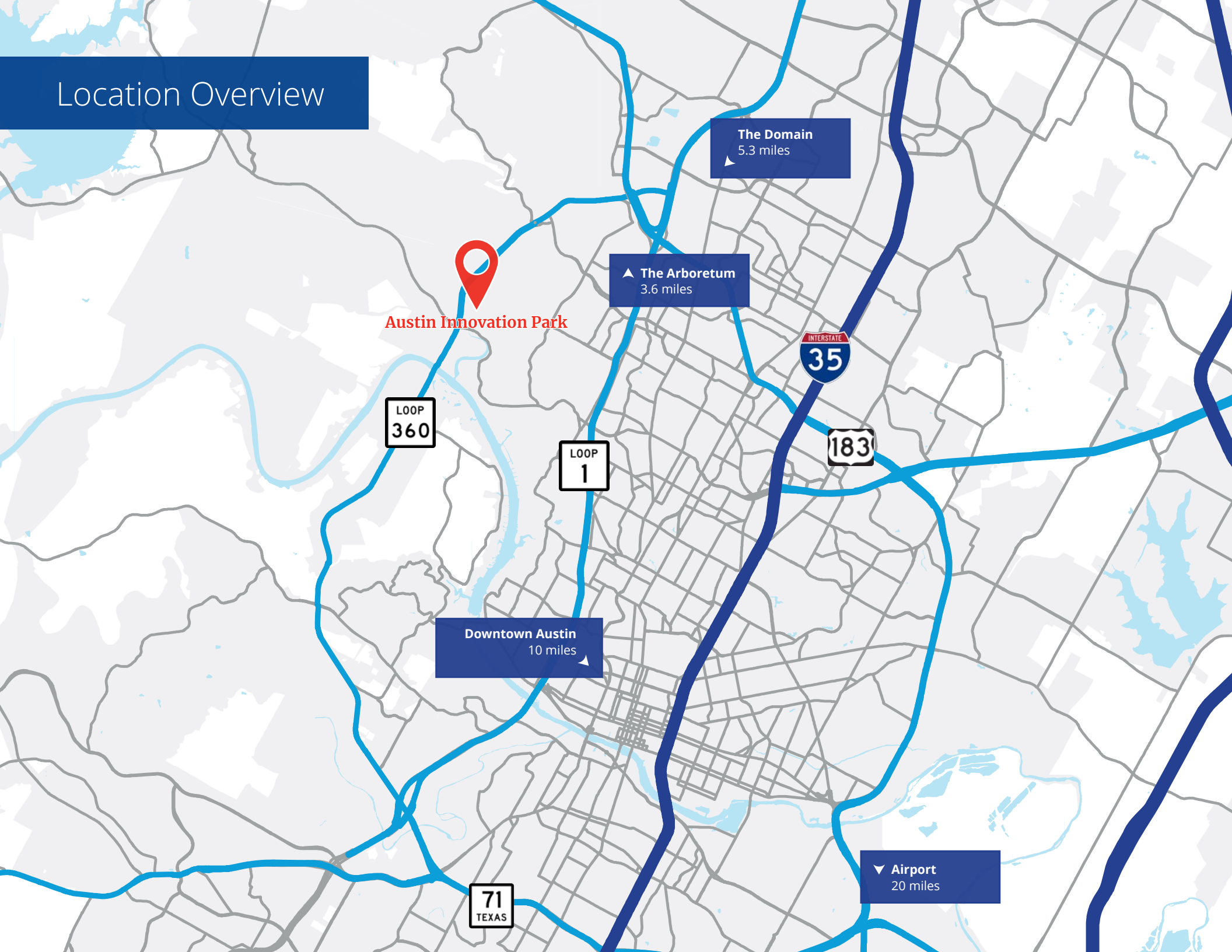




Amenities

- Natural light and views of the hill country
- Outdoor area with games and wifi
- Locker room with showers
- Bike racks
- Attached parking garage

Location Overview



Austin Innovation Park

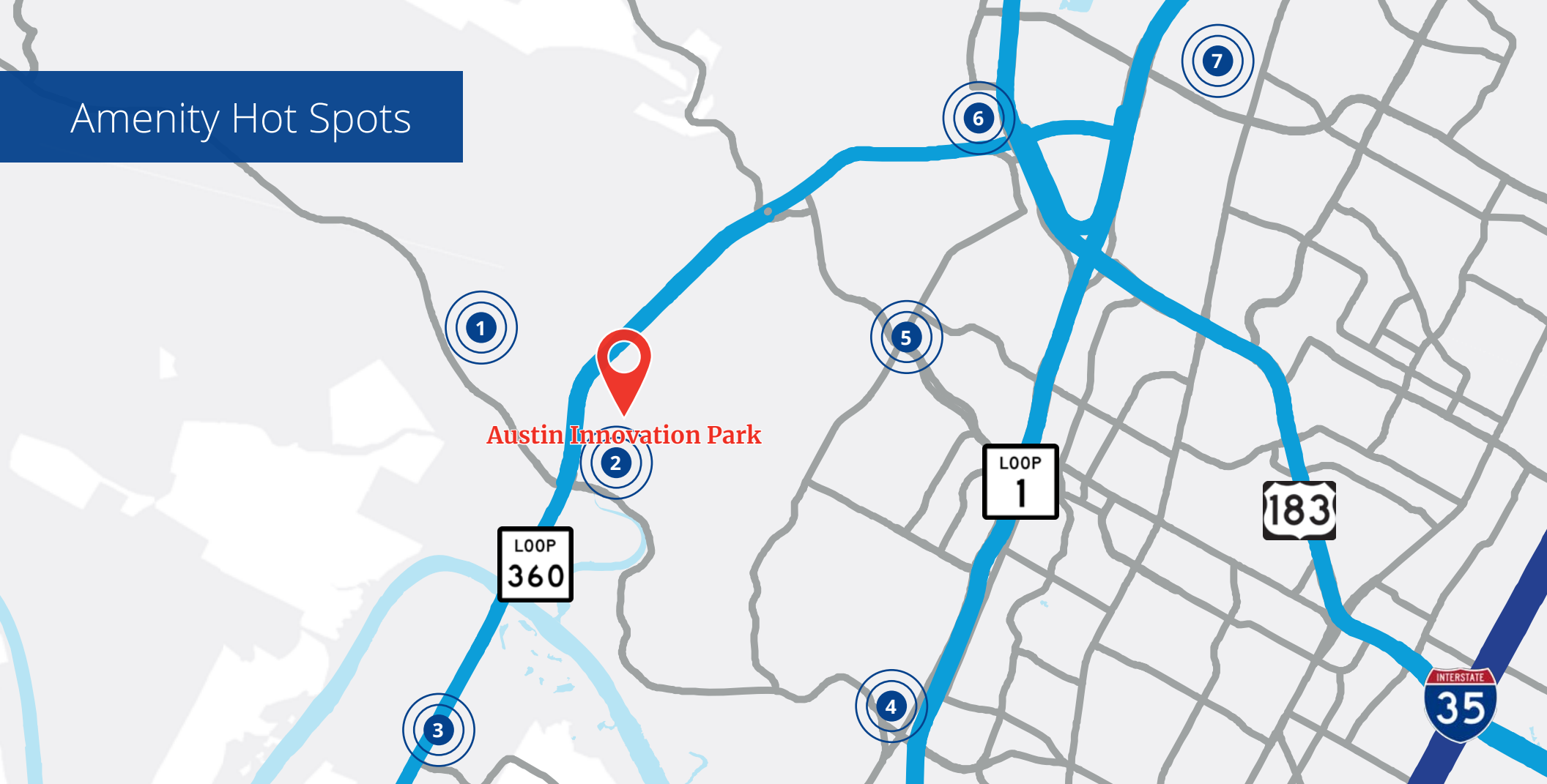
The Domain
5.3 miles

▲ The Arboretum
3.6 miles

Downtown Austin
10 miles

▼ Airport
20 miles

Amenity Hot Spots



1. Jester Village

Coffee Shark Espresso
+ Pints
Jester Market
Red Lotus Asian Grille
Scoreboard Sports Bar
2. Loop 360 & FM 2222
360 Pizza
County Line on the Lake
Waterloo Ice House
Siena Italian

3. Davenport Village

360 Uno
Davenport Wines &
Spirits

Jack Allen's Kitchen
Maudie's Milagro
Thai Spice
4. FM 2222 & MoPac
Berry Austin
Chez Zee American
Bistro

CraigO's Pizza & Pasta
Juiceland
Starbucks
Zuzu Handmade
Mexican

5. Spicewood Springs & Mesa

Delaware Subs

Mangia Pizza
Molcas Mexican
Starbucks
The Galaxy Cafe
Torchy's Tacos
Wally's Burger Express
6. The Arboretum

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's

Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
La Madeleine
Macaroni Grill
Manuel's
Menchie's Froyo
Modern Market
Newk's Eatery
Pok-E-Jo's Smokehouse
P.F. Chang's
Saltgrass Steakhouse
Starbucks
Texadelphia
Trader Joe's

Trulucks
Z'Tejas
Zoe's Kitchen
7. The Domain
Beard Papa's
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee + Crisp
Copper Restaurant &
Dessert Lounge
Cru -A Wine Bar
Fleming's Prime
Steakhouse & Wine Bar
Gloria's Latin Cuisine

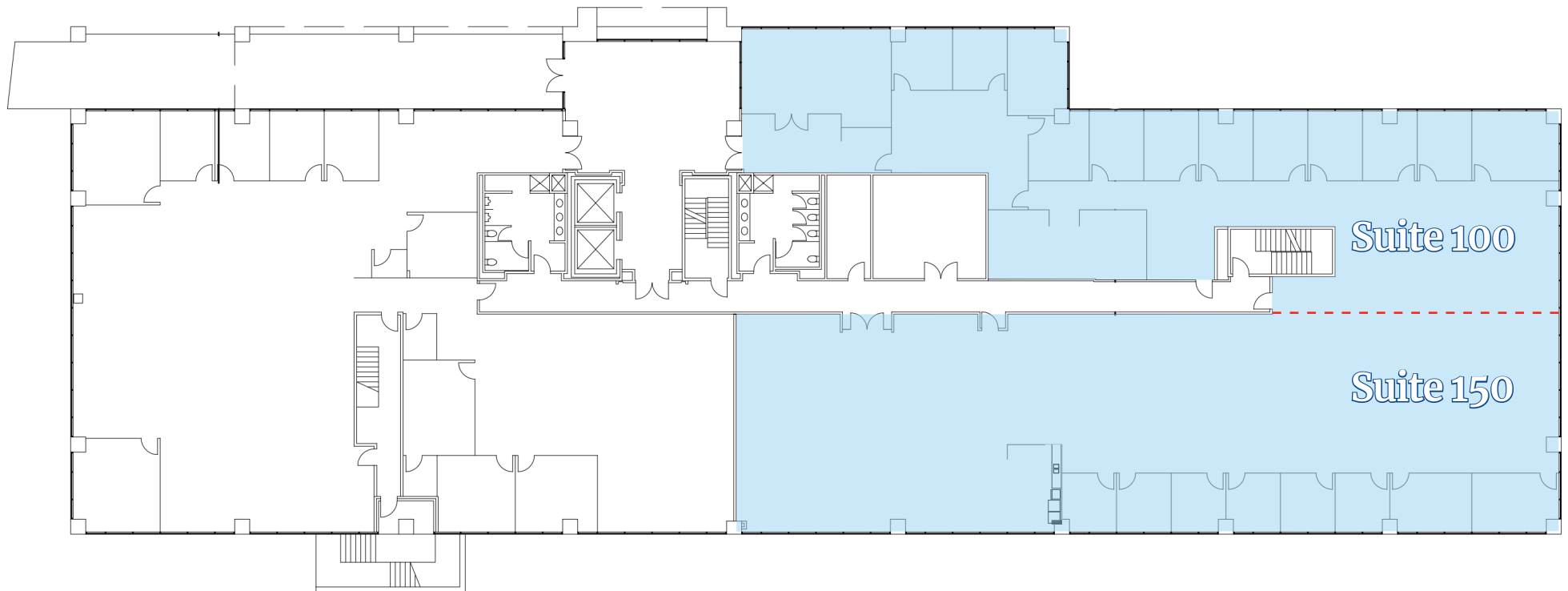
Maggiano's
North Italia
Plank Seafood Provisions
Punch Bowl Social
Shake Shack
Starbucks Coffee
Sushi Zush
Sweet Paris Creperie &
Cafe
The Brass Tap
The Yard Milkshake Bar
True Food Kitchen
Urban-AnAmerican Grill
Xian Noodles



Building 2

1st Floor

Suite 100: 5,591 SF
Suite 150: 7,081 SF
Contiguous: 12,672 SF





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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