

garza
RANCH

A DEVELOPMENT OF BRANDYWINE REALTY TRUST

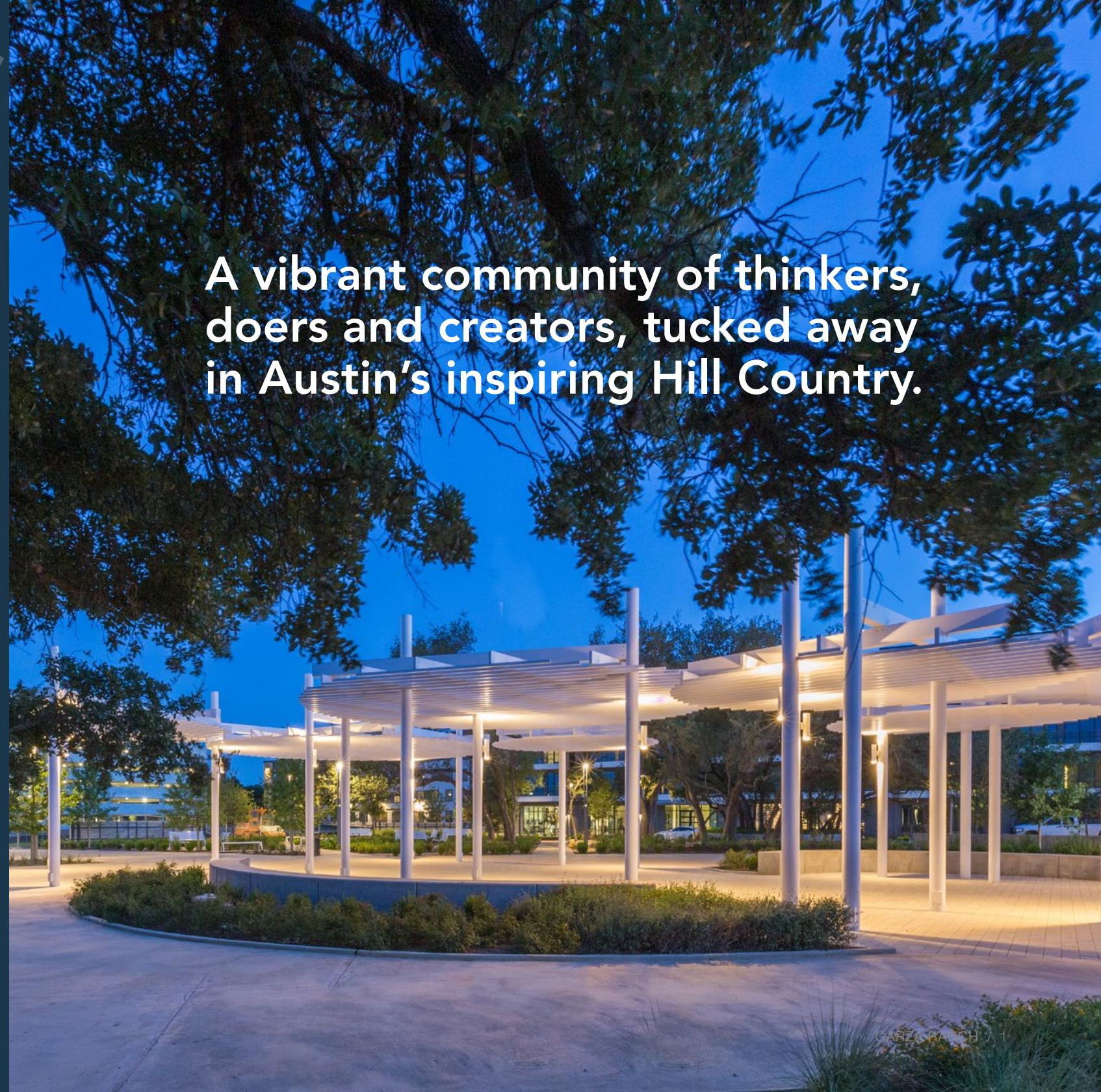
discover garza

As a young, energized, and fast-growing community, Austin is a place for culture, collaboration, and innovation. In and around the city, Brandywine Realty Trust develops, leases and manages some of the region's most remarkable properties, with over 6 million SF in development opportunity.

6316 LEGADO LANE | AUSTIN, TX

garzaranch.com

A vibrant community of thinkers, doers and creators, tucked away in Austin's inspiring Hill Country.





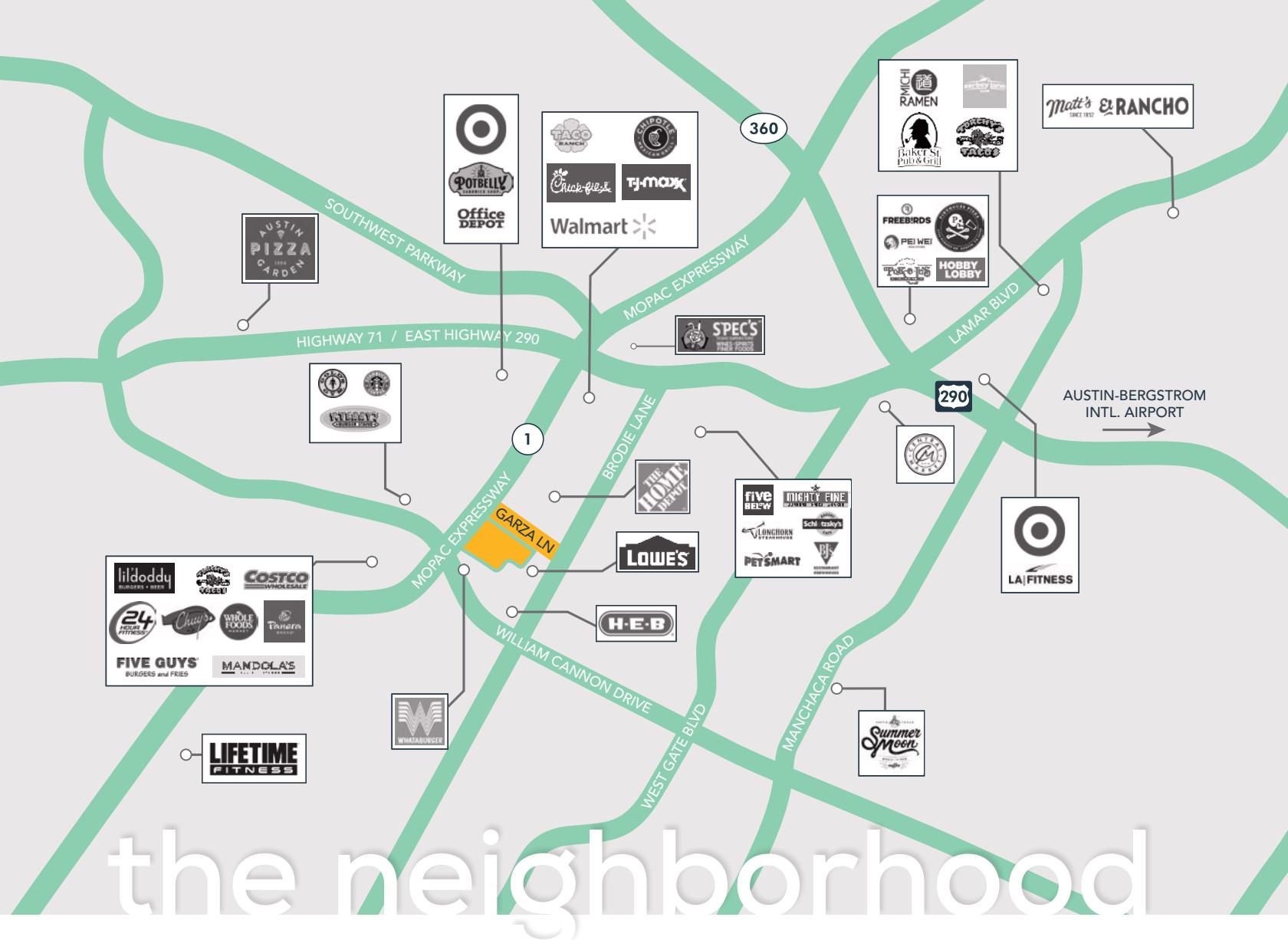
it all happens here

At Garza Ranch, we are cultivating Class A office buildings, an upscale boutique hotel, and luxury multifamily units, all nestled within a verdant natural setting. There, tenants and visitors alike can connect, create, and unwind in a way that is uniquely Austin.

- 1 BUILDING TWO**
Total RSF: 150,000 SF
Parking: 4.5/1,000
Avg. Floorplate: 38,000 SF
- 2 ALEXAN GARZA RANCH**
369 units • Open
- 3 ALOFT SOUTH AUSTIN**
140 keys • Starting in 2020
- 4 SHI REGIONAL HQ**
Opening 2Q 2020

••• VIOLET CROWN TRAIL INTEGRATION
Hop on the Violet Crown Trail, a 30+ mile hike and bike trail connecting Hays County to Zilker Park

CC CENTRAL COMMONS
Grab lunch from an array of food trucks near the pavilion, then enjoy it in our amphitheater-style public park



the neighborhood

in the zone

Many tech and creative companies call Austin home because of the deep, multi-tiered talent pool, low cost-of-living, and irresistible quality of life. Garza Ranch sits in the center of it all: restaurants to try, local merchants to discover, and experiences to enjoy. At Garza, it's all at your fingertips.



ARBOR TRAILS

- Whole Foods
- Costco
- Chuy's
- Mandola's
- Torchy's Tacos
- P. Terry's
- 24 Hour Fitness

SUNSET VALLEY

- Lowe's
- Home Depot
- Nordstrom Rack
- World Market
- Barnes & Noble
- Academy
- Kohl's

BRODIE OAKS

- Target
- Last Call
- Pinhouse Pizza
- Hobby Lobby
- LA Fitness
- Spec's
- Best Buy



accessibility

getting there is easy

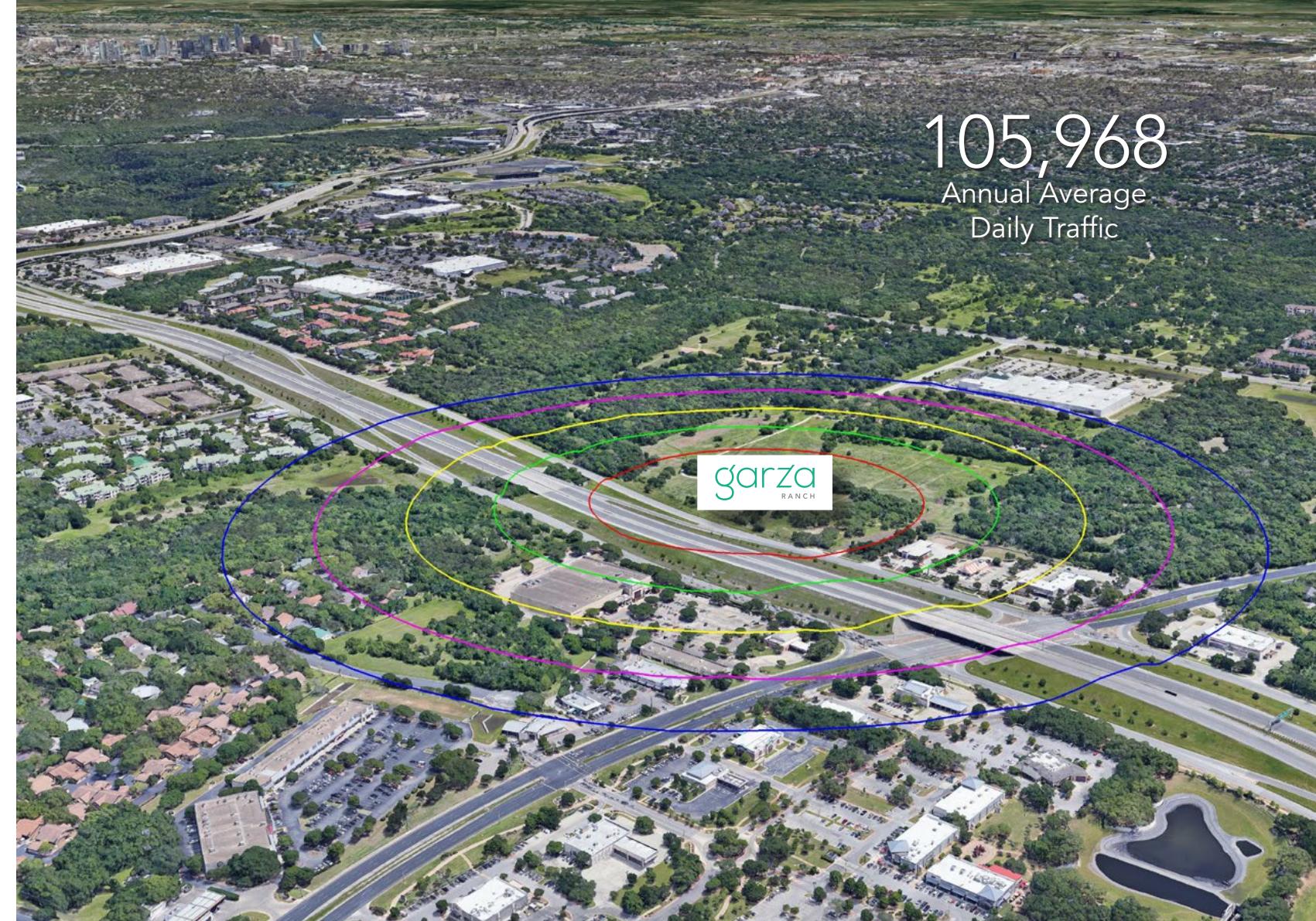
With its central location, Garza is just a short drive from downtown Austin, The University of Texas as well as the scenic Hill Country and you can make it to Austin-Bergstrom International airport direct without a single traffic light. Just jump in your car and go!





going the distance with your brand

Let your brand stand out along one of Austin's main arteries, Mopac Expressway. With a signage opportunity along Mopac, your brand will stand out for many to see and experience as part of their daily routines.



- 500 Feet away | Impact Distance
- 750 Feet away
- 1250 Feet away
- 1250 Feet away | Farthest Reading Distance

* Calculated using Annual Average Daily Traffic (AADT): the total volume of vehicle traffic on a highway for a year (Source: PennDOT 2017)

BUILDING TWO





BUILDING TWO

offices at Garza Ranch

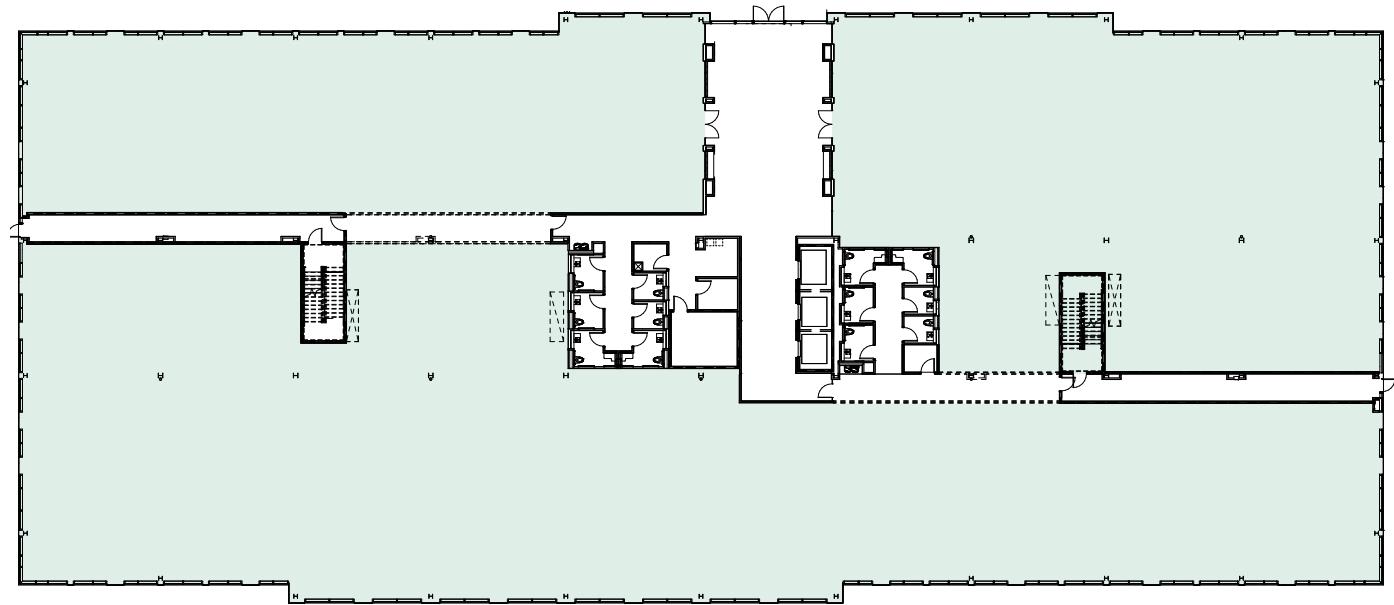
Floors:	4
Total RSF:	150,000 SF
Parking:	4.5/1,000 Parking
Avg. Floorplate:	38,000 SF
Features:	Floor-to-ceiling glass with panoramic views, Mopac facing signage opportunities



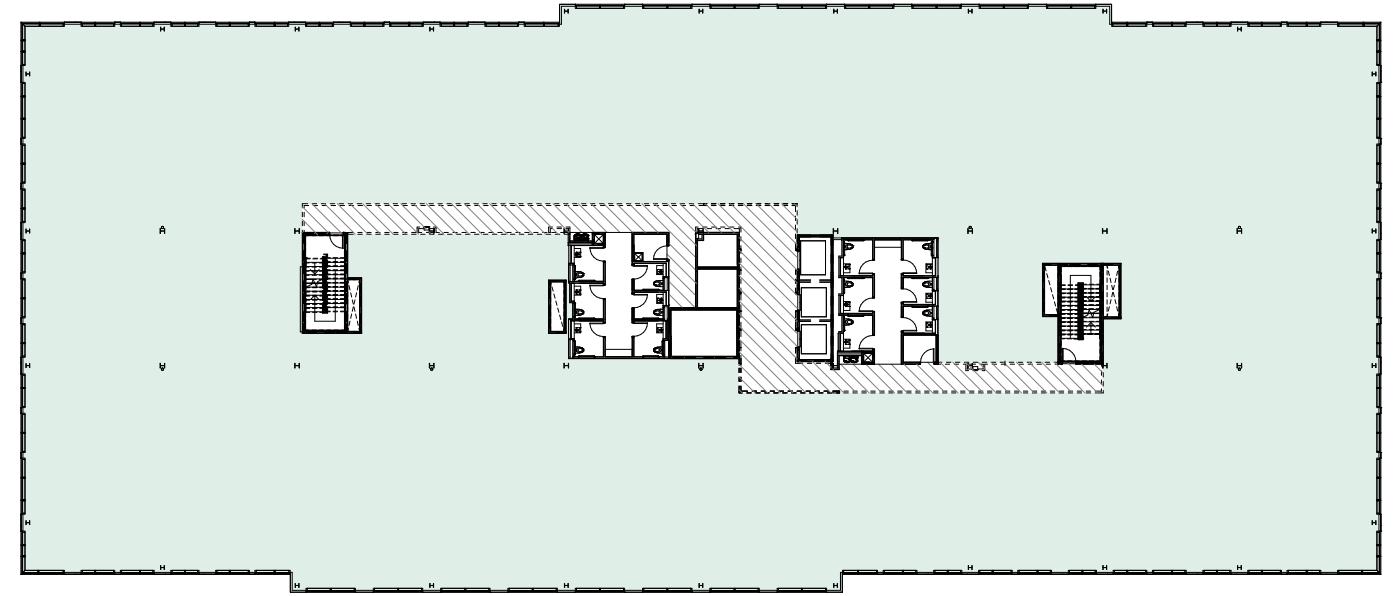


BUILDING II LOBBY

FIRST FLOOR



TYPICAL FLOORPLATE





central commons

let's get together

Whether you're holding an important business meeting, linking up for a friendly book club, or spreading a blanket for an impromptu picnic, Central Commons is the place where people come together to collaborate while sharing food, stories and experiences.



Dynamic public spaces like **Central Commons** have the power to define entire communities.

a breath of fresh air

At Garza, it's easier than ever to get outside and get moving. The campus is connected by shade-covered sidewalks, and sprinkled with intermittent resting areas and gathering nodes.

With a direct connection to the Violet Crown Trail, you have access to surrounding outdoor amenities like Austin's world-renowned Barton Creek Greenbelt. Once complete, the 30-mile trail will provide a unique recreational experience as it passes through the urban wildlands of the Barton Creek Wilderness Park, the City of Sunset Valley, and eventually into Hays County. For more information, [VioletCrownTrail.com](https://www.violetcrowntrail.com)



trails & parks

With Garza's network of walkways and direct connection to the [Violet Crown Trail](https://www.violetcrowntrail.com), the great outdoors are always only a step away.





for building II leasing information



KEVIN KIMBROUGH
512.225.1736
Kevin.Kimbrough@am.jll.com

BRENT POWDRILL
512.225.1737
Brent.Powdrill@am.jll.com



RALPH BISTLINE
512.306.1994
Ralph.Bistline@bdnreit.com

DON WEEKLEY
512.306.9276
Don.Weekley@bdnreit.com

BLAIR NELSON
512.872.7193
Blair.Nelson@bdnreit.com

The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.





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[garzaranch.com](https://www.garzaranch.com)



www.brandywinerealty.com

111 Congress Avenue, Suite 3000 | Austin, TX 78701 | (512) 306-1994