

STONECREEK





OVERVIEW

ADDRESS

I: 11902 Burnet Road

II: 11921 N MoPac Expressway

TOTAL SF

I: 76,860 SF | II: 162,959 SF

AVAILABILITIES

Building I

Suite 100 - 7,462 SF*

Suite 110 - 11,032 SF*

*Contiguous: 18,494 SF

Building II

Suite 120 - 3,170 SF

Suite 330 - 3,258 SF

PARKING

4.5:1,000 Structured Parking

FEATURES

- Class A office buildings conveniently located at Mopac and Duval
- Walking distance to Whole Foods Market and The Domain
- Brand new Class A lobby renovation in 2015
- 100% Covered Parking
- Building features a rear loading dock, shower facilities, & local/national carrier drop boxes onsite
- Fiber Providers: AT&T and Time Warner Cable

LOCATION

StoneCreek I: 11902 Burnet Road | Austin, TX 78759

StoneCreek II: 11921 N MoPac Expressway | Austin, TX 78759



DRIVING DISTANCES

THE DOMAIN & ROCK ROSE
.2 mile & 5 minute walk

ARBORETUM & ARBOR WALK
3 miles & 6 minutes

UNIVERSITY OF TEXAS
9 miles & 11 minutes

DOWNTOWN AUSTIN
11 miles & 15 minutes

AUSTIN-BERGSTROM AIRPORT
18 miles & 20 minutes

LOBBY UPGRADES AT STONECREEK I COMING SOON

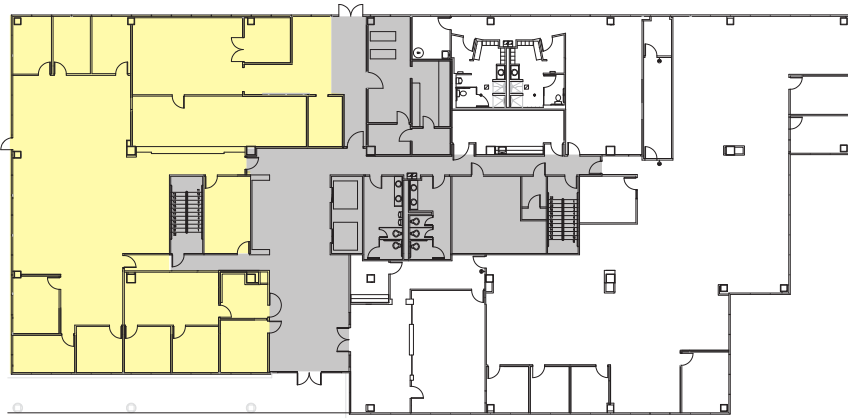


The Domain is Austin's largest mixed-use development that delivered Phase I in 2007 and is still under construction. It is situated on a 304-acre land tract located at the confluence of Mopac Expressway (Loop 1), Burnet Road and Braker Lane, approximately 5 miles south of Wells Branch. The Domain features 1.3 million square feet of luxury fashion and restaurant space, 1,862 upscale apartments with an additional under construction, 604 hotel rooms, and 1.5 million square feet of office. Additional retail, office, hotel and apartments are under construction as well.

The Rock Rose Entertainment District is uptown's newest hip destination areas. Featuring an art-infused streetscape surrounded by unexpected discoveries and bustling with visitors, Rock Rose offers the charm and energy of South Congress, East Austin, or the Warehouse District, with the added benefits of easy access and plentiful parking. Homegrown favorites mixed with exciting national concepts give the Rock Rose Entertainment District a vibrant, creative energy and local feel.

In 2016, the very anticipated Domain NORTHSIDE debuted as the exciting final phase of this fashion, dining, and nightlife destination. Complete with the exciting new nightlife, a luxe boutique hotel, Archer Hotel, and eye catching retailers such as Nordstrom and Restoration Hardware, the Domain NORTHSIDE - the exciting final phase of this fashion, dining, and nightlife destination.



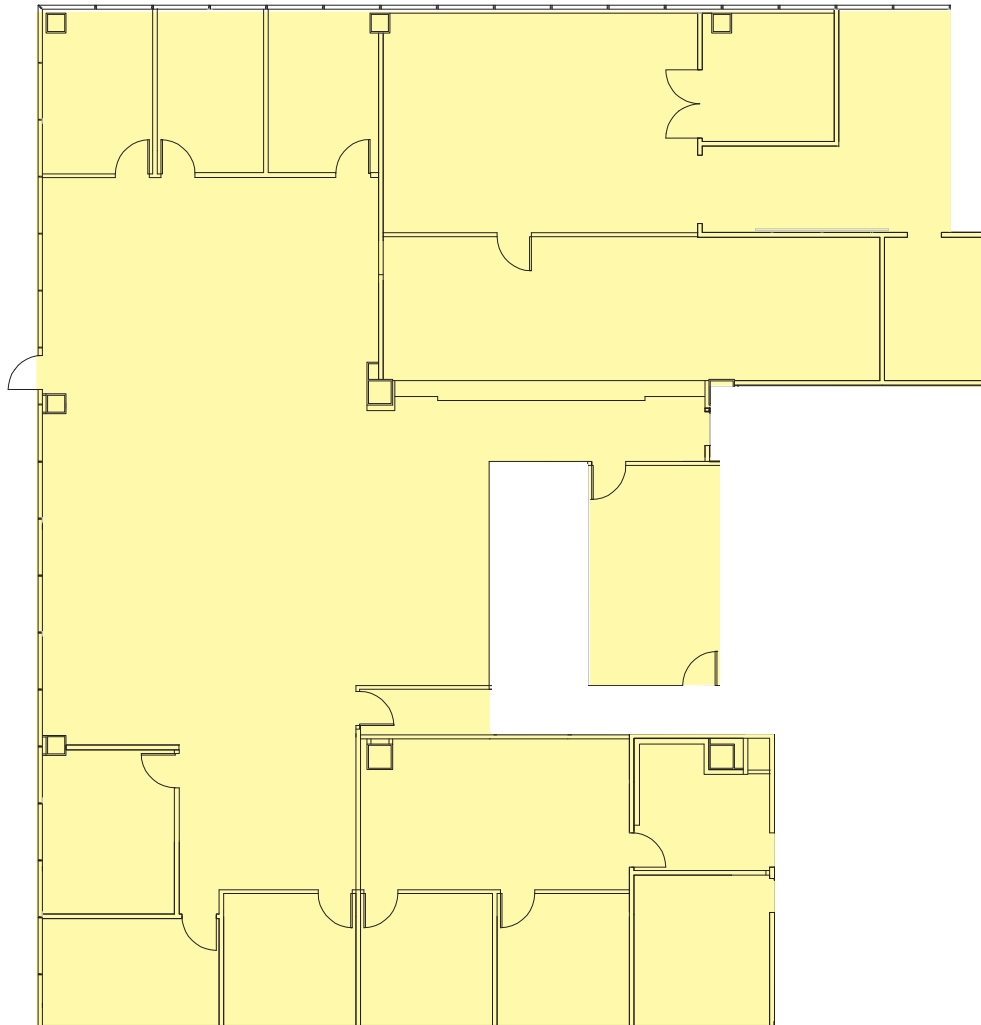


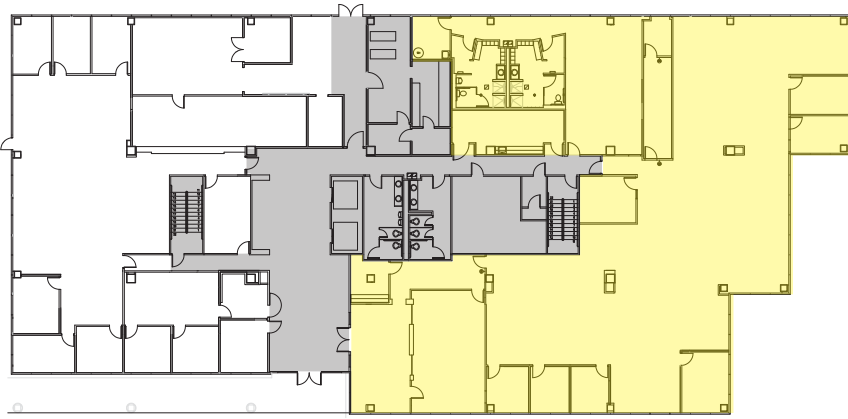
AVAILABILITY

BUILDING I

1ST FLOOR

SUITE 100 | 7,462 SF



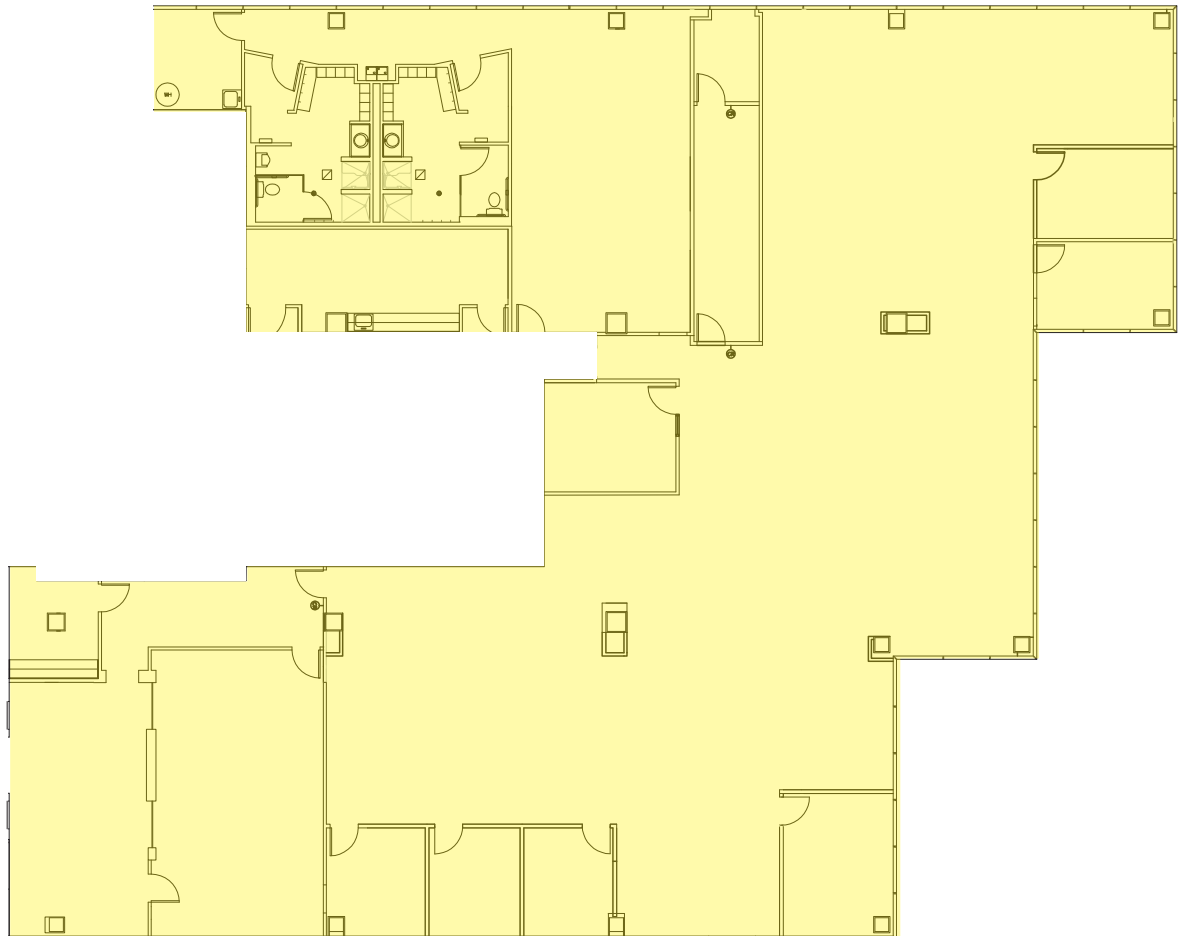


AVAILABILITY

BUILDING I

1ST FLOOR

SUITE 110 | 11,032 SF



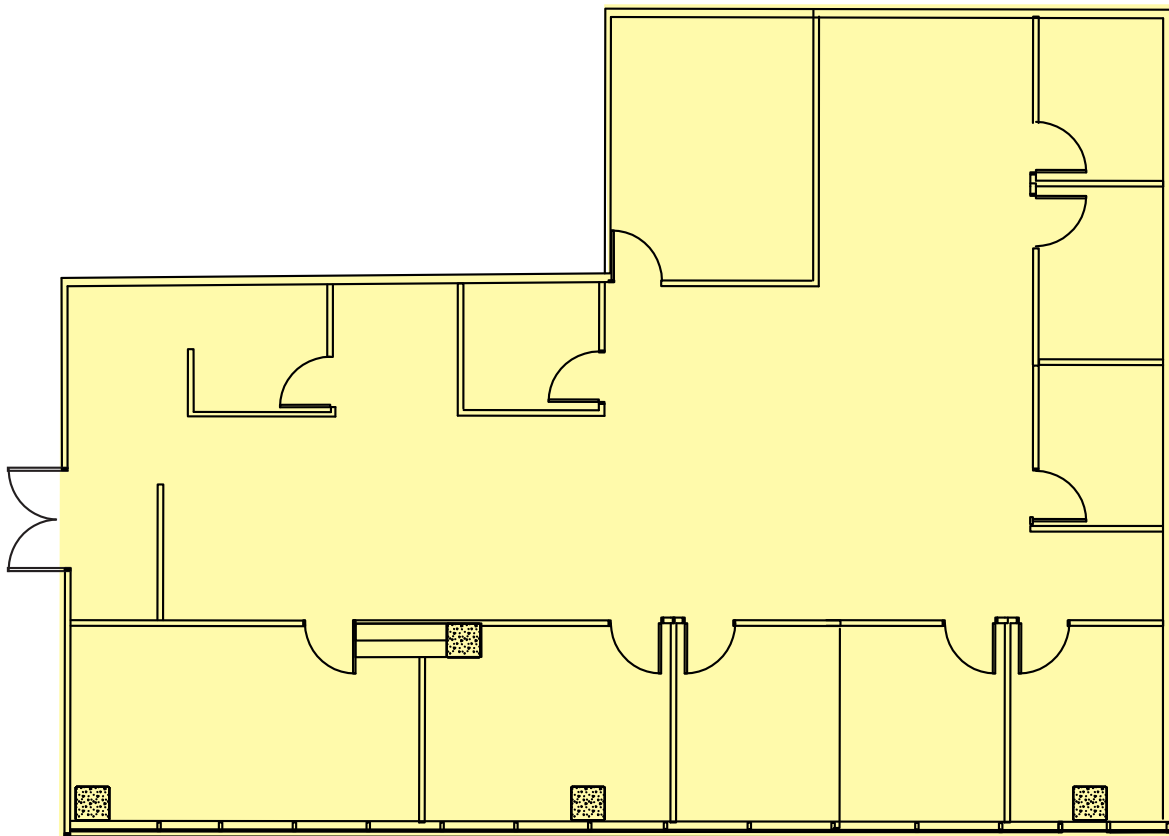


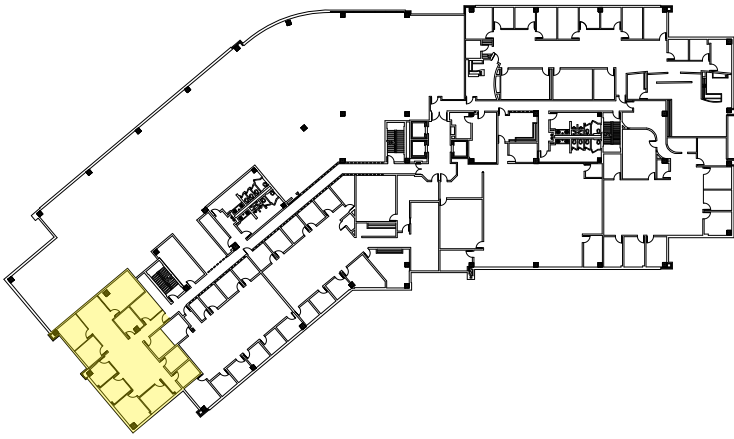
AVAILABILITY

BUILDING II

1ST FLOOR

SUITE 120 | 3,170 SF





AVAILABILITY

BUILDING II

3RD FLOOR

SUITE 330 | 3,258 SF

