

8303 MOPAC

PROJECT OVERVIEW

| | | | |
|---------------------|--|-----------------|--|
| <i>Project</i> | Modern four-story, three-section Class A suburban office building with attached five-level parking structure, dramatic atrium lobbies, an exercise facility and large conference room. | <i>Location</i> | Centrally located in northwest Austin at the northeast corner of Steck Avenue and MoPac Expressway (Loop 1) near the intersection of Highway 183 and the Arboretum. |
| <i>Year Built</i> | 1987 | <i>Access</i> | The project has convenient access to four arterial highways: Loop 1, I-35, Hwy 183 and Loop 360. Austin's three airports are within easy driving distance of the building. The property is also served by Austin's Capital Metro bus system. |
| <i>Total SF</i> | 246,058± SF | | |
| <i>Site</i> | 6.57 Acres | | |
| <i>Construction</i> | Structural framework for the building consists of reinforced concrete columns and beams with a concrete post-tensioned floor system. | | |

DESIGN FEATURES

| | | | |
|--------------------|--|---------------------|--|
| <i>HVAC</i> | Two 450 Ton and one 125 Ton central water-cooled chillers and a Variable Air Volume (VAV) system provide 260 zones of 1,000 SF for individual temperature control. | <i>Elevators</i> | Six Westinghouse hydraulic passenger elevators (two in each of the three section lobbies) and two high-capacity Westinghouse freight elevators serve all levels of the building with direct access to the parking structure at each level. |
| <i>Life Safety</i> | The building is fully sprinklered and features a zoned Simplex central fire alarm system monitored on-site by a building management and security service as well as remotely on a 24-hour, 7-day/week basis. A security officer roams the complex from 7:00 a.m. to 11:00 p.m., Monday through Friday, and 8:00 a.m. to 1:00 p.m. on Saturday. | <i>Floor Plates</i> | Floor 1 - 60,000± SF Floor 2 - 65,000± SF Floor 3 - 65,000± SF Floor 4 - 61,000± SF |
| | | <i>Load Factor</i> | Approximately 18% |

AMENITIES

| | | | |
|-----------------------|--|--------------------------|---|
| <i>Parking</i> | A 957-stall parking garage is attached to the property providing a ratio of 3.8 spaces per 1,000 SF. Direct access is provided from each level of the parking garage to the office suites in all three sections. | <i>Services</i> | Located near the Arboretum, the building offers convenient access to various retail stores, restaurants, banks, hotels, parks and other services. |
| <i>Building Hours</i> | Building hours and services are from 7:00 a.m. to 7:00 p.m., Monday through Friday. After-hours access is provided via a card reader system. | <i>Building Features</i> | Three circular entry courts front MoPac Expressway providing high visibility and direct pedestrian access to each building section. All three sections offer expansive five-story atrium lobbies each centered by a fountain. |