

GREAT HILLS PLAZA

PROJECT OVERVIEW

<i>Project</i>	Three-story, Class A, suburban office building with surrounding surface parking.	<i>Location</i>	Conveniently located in northwest Austin within walking distance of the Arboretum retail development. Adjacent to Austin's "Golden Triangle" which is generally considered to be the epicenter of the suburban Austin office market.
<i>Year Built</i>	1985		
<i>Total SF</i>	138,638± SF		
<i>Site</i>	8.4 Acres	<i>Access</i>	Excellent access to and from the property via MoPac Expressway, US-183 and Loop 360. Direct access via US-183 to the recently completed Austin-Bergstrom International Airport located 20 minutes southeast.
<i>Construction</i>	The exterior building façade is insulated, silver-reflective solar glass. Steel frame with concrete-filled metal decking.		

DESIGN FEATURES

<i>HVAC</i>	Four 60-ton and two 75-ton roof-mounted condensing units. Exterior VAV boxes provide temperature control in individually zoned tenant spaces.	<i>Elevators</i>	The building is serviced by four Montgomery geared traction elevators.
<i>Life Safety</i>	The building is fire sprinklered throughout. A card key system allows tenants 24-hour access to the building and all floors.	<i>Floor Plates</i>	West Wing - 23,500± SF East Wing - 23,500± SF Up to 47,000± SF available on a single floor.
		<i>Load Factor</i>	Approximately 12% multi-tenant

AMENITIES

<i>Parking</i>	A surface parking lot surrounds the building and contains 474 spaces providing an above-market ratio of approximately 3.5 spaces per 1,000 SF.	<i>Retail Services</i>	Located within walking distance of the Arboretum, Austin's premier mixed-use development featuring high-end retail and excellent hotel accommodations.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 1 p.m. on Saturday. After-hours access is provided via a card reader system.	<i>Building Features</i>	Contemporary three-story atrium lobby with sloped skylight and landscaped water features. East and west wing interior corridors contain fountains and landscaped seating areas below rooftop skylights.