







TRANSIT

-  1/4 MILE TO MASS TRANSIT, SITE LOCATED ON 3 BUS LINES
-  10 MINUTE DRIVE TO DOWNTOWN AUSTIN
-  10 MINUTE DRIVE TO AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
-  20 MINUTE BICYCLE RIDE TO DOWNTOWN AUSTIN



A NEIGHBORHOOD THAT CATERS TO CREATIVES

Springdale Green is beautiful and thoughtfully designed, healing the land and giving back to the surrounding community. It embodies East Austin's character and the city's ethos and principles, unrivaled in the Austin market.

LOCATION

1011 Springdale Road
Austin, TX

BUILDING OWNER

AUS Springdale LLC,
c/o Jay Paul Company

ARCHITECT

Gensler

CONTRACTOR

Level 10 Construction

SEEKING CERTIFICATION



LEED v4 CS:
Gold



FITWEL:
2-Star



Sustainable Sites:
Gold



Austin Energy Green Building:
3-Star



Designed to Earn Energy Star



BUILDING OVERVIEW

RENTABLE AREA

BUILDING 1 (B1) OFFICE	385,000 RSF
BUILDING 2 (B2) OFFICE	444,000 RSF
EAST SIDE CLUB	23,700 RSF
GARAGE ANNEX	10,000 RSF
RETAIL	8,400 RSF

TOTAL RENTABLE

873,400 RSF

NUMBER OF FLOORS

OFFICE BUILDINGS	6 floors
EAST SIDE CLUB	2 floors
PARKING GARAGE	8 levels

TYPICAL FLOOR SIZE

BUILDING 1	64,100 SF
BUILDING 2	74,000 SF

SLAB TO SLAB & CEILING HEIGHT

	Slab to Slab	Ceiling
GROUND LEVEL	15'-6"	14'-0"
LEVELS 2-6 (TYPICAL OFFICE)	14'-0"	10'-0"

TYPICAL COLUMN SPACING

PERIMETER COLUMN	30'-0"
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PARKING FEATURES

PARKING RATIO

3/1000^{RSF}



EV/FUEL-EFFICIENT PARKING

47 EV + 1 LEVEL 3 FAST CHARGER	(Day 1) charging stations with capacity for expansion up to 373 stalls
24 STALLS	pre-wired for EV
301 STALLS	provided with conduit-only for future EV (Level 2)

PARKING GARAGE

Parking Control Equipment provided
**797,134 SF WITH
2,313 STALLS**
(loop activated gate arm entry systems)



BICYCLE PARKING

308

secure indoor bicycle parking spaces equal to a min of 10% of building occupants provided at Level 1 parking garage

OUTDOOR AMENITIES

Open space - native landscape ± 30 acres / 20+ acres of restored ecology, woodland and creek landscapes

0.62

mile elevated boardwalks + jogging loop

76,800 SF

Yoga Deck, Basketball & Sand Volleyball Courts, Multipurpose Lawn, Bootcamp Space, Amphitheater, Pavilion, Pickleball Courts, Outdoor Kitchen/BBQ Areas



Exterior on-site lighting is optimized to avoid glare and minimize light pollution in order to improve nighttime visibility and protect nocturnal environments.

SUSTAINABILITY FEATURES

SUSTAINABLE SITES MEASURES

The Sustainable Sites Initiative is a voluntary rating system, like LEED, is used to align land development and management with innovative sustainable design.

SITES was developed to protect and restore “ecosystem services,” such as flood mitigation, air purification, carbon storage, and climate regulation.

Designated open space helps to promote native plants and wildlife. The project has restored and protected the project site with native and adaptive vegetation. Stormwater run-off from the project site is discharged into a regional detention pond system. The runoff from the developed site is managed using Low Impact Development (LID) strategies and green infrastructure that replicates natural site hydrology processes.

600,000 GAL

rainwater collected from the cistern to be used for irrigation

75%

reduction of irrigation water based upon condensate harvesting, rainwater harvesting, native plants and soil profiles

100%

low-impact design standards with bio-swales, sponge gardens and rain gardens throughout the project

FITWEL BUILDING MEASURES

Fitwel is a commercial building rating system that provides guidelines on how to design and operate healthier buildings. These evidence based strategies have proven to increase the health and well-being of occupants in categories such as indoor environment, building access, entrances and ground floors, stairwells, water supply, and outdoor spaces to name a few.

The buildings consume 35% less energy than the typical baseline building (ASHRAE 2010). Sustainable features including a demand control ventilation system, energy recovery wheel and efficient fans provide energy efficiency and tenant convenience.

Large windows allow natural light to provide a welcoming environment. 75% of all regularly occupied spaces have access to daylight and views.

- Enhanced outside views
- Integrated bike lanes
- Bike storage
- Enclosed and secured bicycle storage rooms
- Outdoor pollution control including walk-off mats
- Stairs within buildings are located and highlighted in prominent and visible areas to promote their use



HVAC/COOLING CAPACITY

Building HVAC system that includes roof-mounted units, built-up equipment housed in penthouse with vertical distribution per floor.

HVAC systems shall be equipped with MERV 15 filters.

ENTRANCE LOBBIES

Finished ground floor lobbies (double height space) and ground floor passenger elevator lobbies.

Floor to ceiling vision glass at perimeter exterior walls.

EAST SIDE CLUB

East Side Club includes spaces for activity and lounge reception, large part double-height fitness area, and individual group fitness rooms.

16

Showers and locker rooms provided in East Side Club

OUTDOOR TERRACES

2

Fully landscaped terraces at each building, additional terraces ready for tenant improvements



ELECTRICAL CAPACITY

Office tenant electrical load capacity is 6.5 watts per sq. ft.

- (2) 4,000 Amp services per building to support the warm shell and have capacity for tenant build-out with 4.5 VA/SF for receptacles, 1 VA/SF for lighting, and 1 VA/SF additional tenant loads
- Garage (1) 4,000 Amp service

GENERATORS

- 750 kVA emergency generator at each building to support life safety
- Provisions to accommodate future tenant diesel generators, one for each building

ELEVATORS

BUILDING 1 | BUILDING 2

- (6) passenger elevators per Building (4,000 lbs.) including related equipment and shafts and Destination Hall Call system
- (1) service elevator per Building (4,500 lbs.) with service elevator lobby at each floor and access to penthouse