

# SPRINGDALE GREEN

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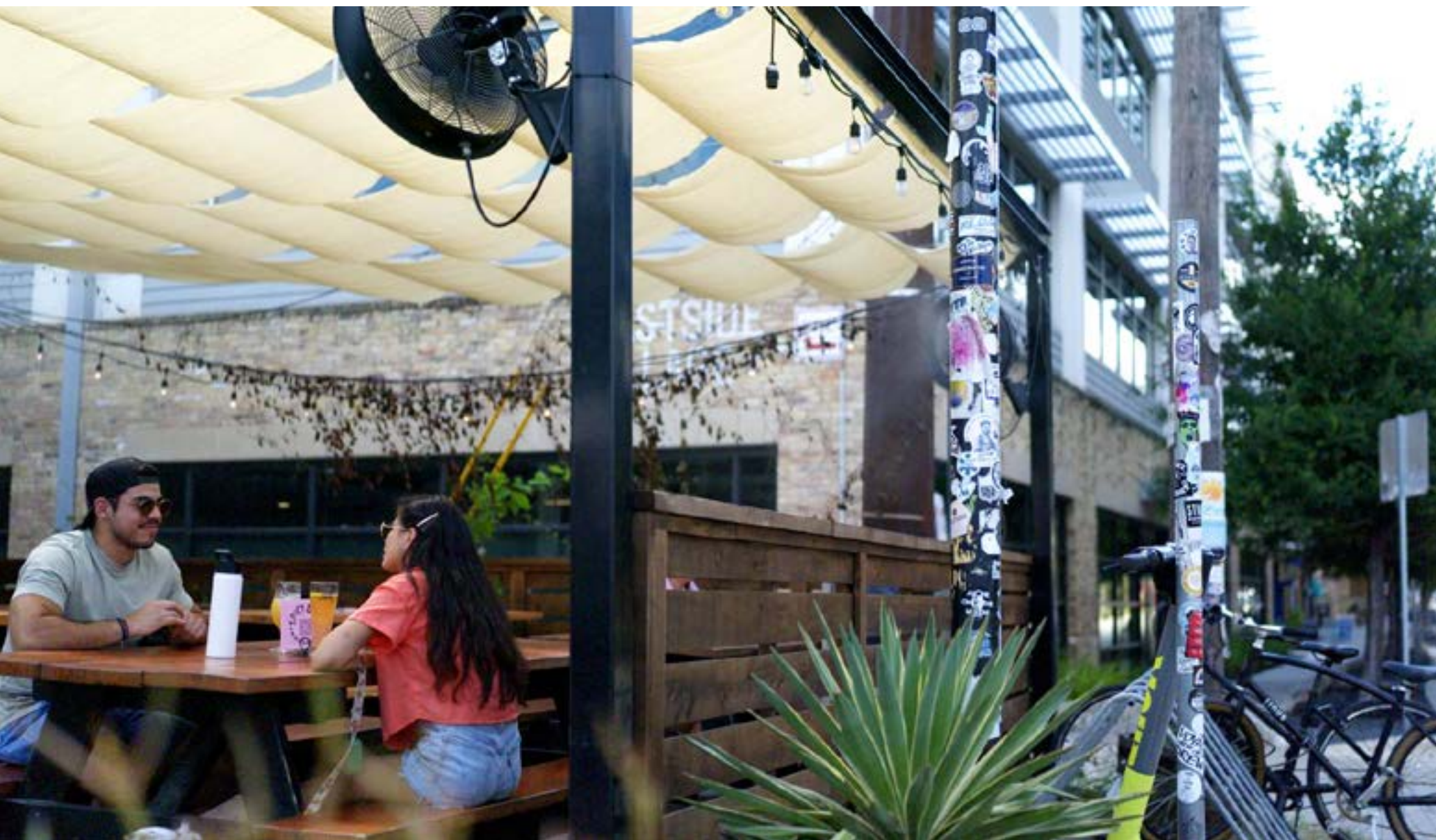
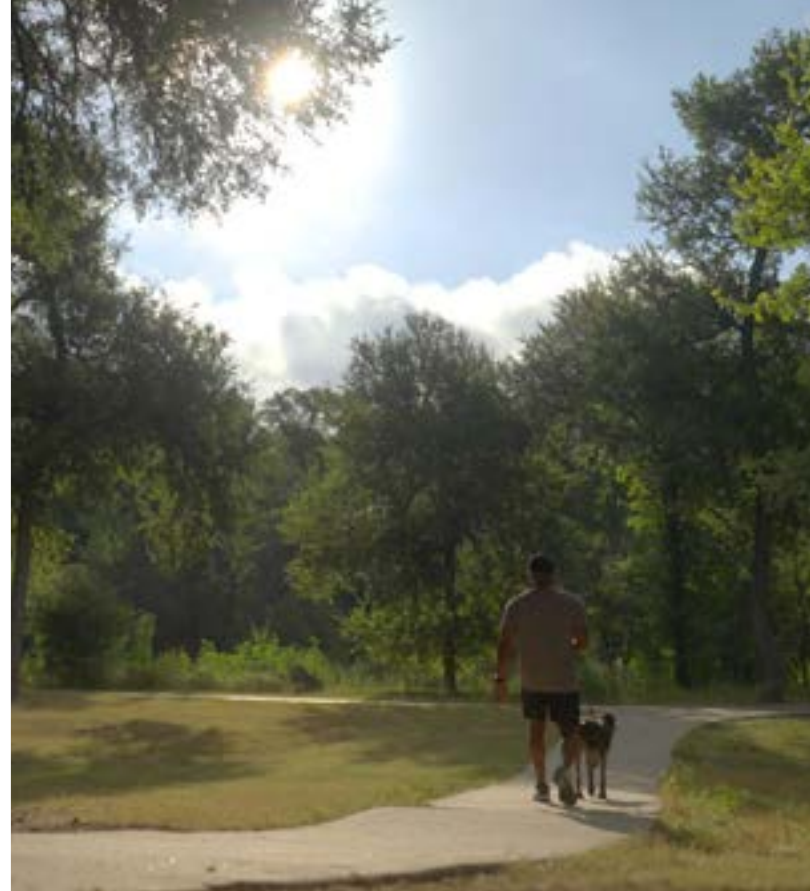
RIISING FROM THE EAST...  
a place for creative thinkers



NEWMARK

JAY PAUL  
COMPANY





## WELCOME TO EAST AUSTIN

The community here is as diverse  
and beautiful as they come.

It's an eclectic mix of old and new catering to many different lifestyles. You can dig a little deeper and discover rich history and culture everywhere you look. No matter what type of cuisine, atmosphere or activity you're looking for, East Austin has it.





# SPRINGDALE GREEN

## A NEIGHBORHOOD THAT CATERS TO CREATIVES

Born from our favorite experiences and spaces, Springdale Green embodies everything we love about the neighborhood and infuses it with a unique blend of workplace amenities that are undeniably Austin. This isn't about changing East Austin. We want to celebrate it and enjoy the ride.

We think you'll like it, and we can't wait to show you more.  
Anticipated completion in Q1 2024.

### highlights



**873,400**  
TOTAL SF



**36,000**  
SF OF OUTDOOR  
TERRACE SPACE



**30**  
ACRES OF UNIQUELY  
LANDSCAPED AREAS



**23,700**  
SF OF FITNESS +  
WELLNESS SPACE



**20+**  
ACRES OF RESTORED  
ECOLOGICAL LANDSCAPE



**10,000**  
SF OF FLEX SPACE





# A NEW WAY OF WORKING

many pathways and  
amenities to explore






**BUILDING 1**  
SMART, FLEXIBLE AND SCALABLE  
a workplace fit for your employee’s lifestyle

Leave your expectations for an office building at the door. Springdale Green’s first of two premier structures has taken the conventional workplace and reimagined it. Signature roof terraces offer an exciting, garden-like extension of the interior, complete with views of our 30-acre campus. Inside and out, we have created something truly unique that feels both familiar and out of this world – just like East Austin.

highlights

 **385,000**  
RENTABLE SQUARE FOOTAGE (RSF)

 **6**  
STORIES

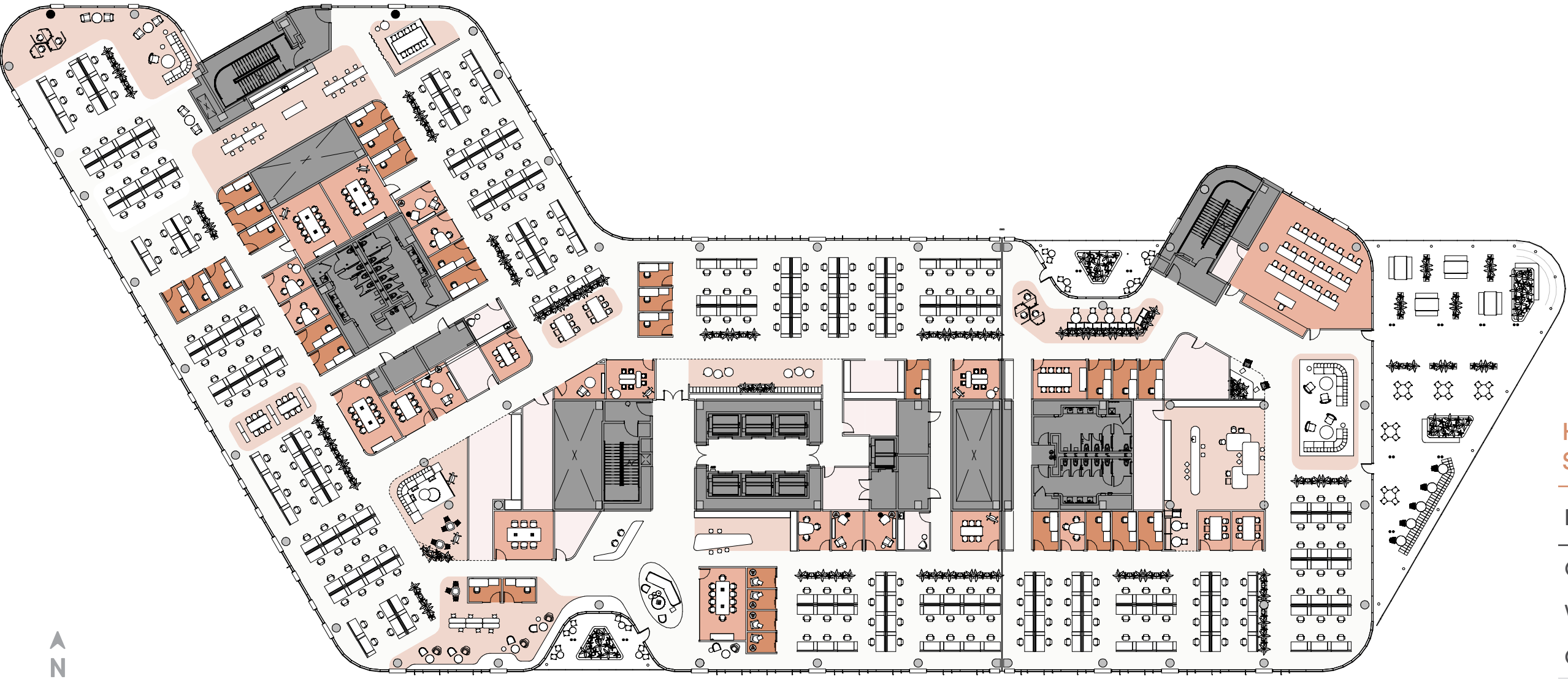
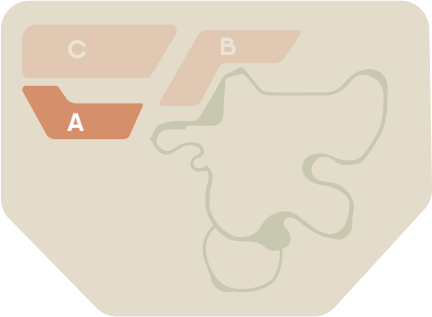
 **64,100**  
RSF AVG FLOOR PLATE





BUILDING 1

LEVEL 5  
59,598 RSF | 4,919 Outdoor Terrace SF

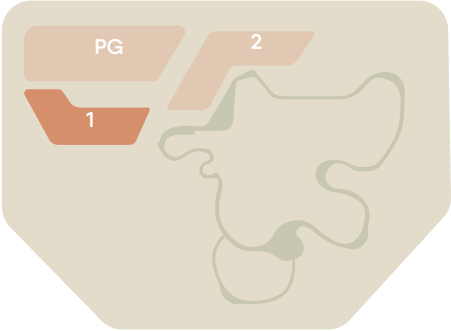


HIGH DENSITY PLAN  
SINGLE TENANT

HEADCOUNTS	
OFFICE	26
WORKSTATION	264
CONFERENCE	28
TOTAL	290

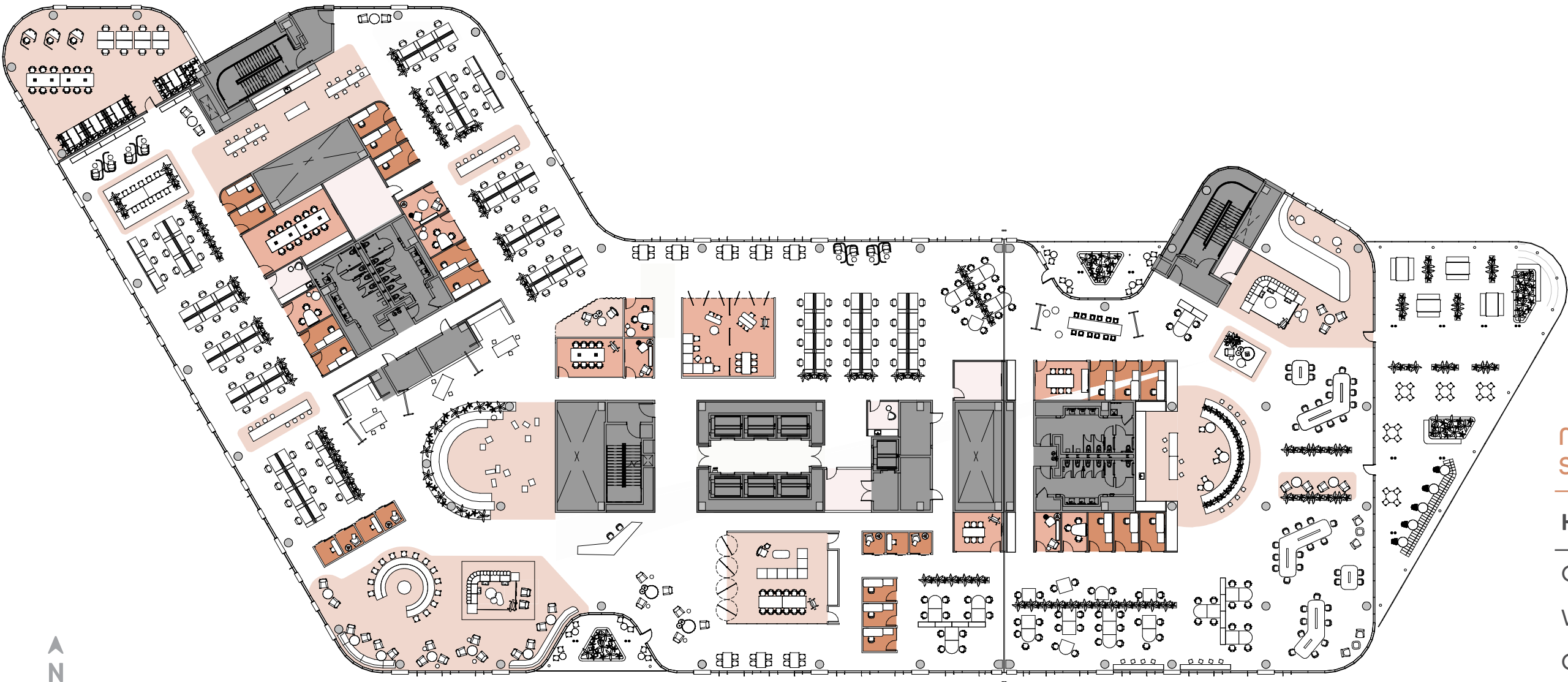
162 SF PER PERSON





BUILDING 1

LEVEL 5  
59,598 RSF | 4,919 Outdoor Terrace SF



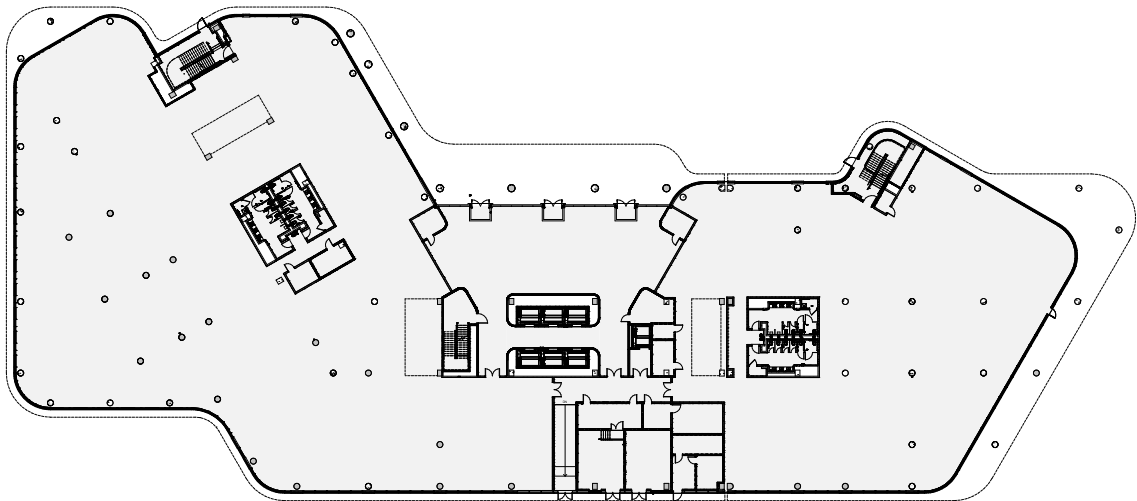
MEDIUM DENSITY PLAN  
SINGLE TENANT

HEADCOUNTS	
OFFICE	18
WORKSTATION	240
CONFERENCE	22
TOTAL	258

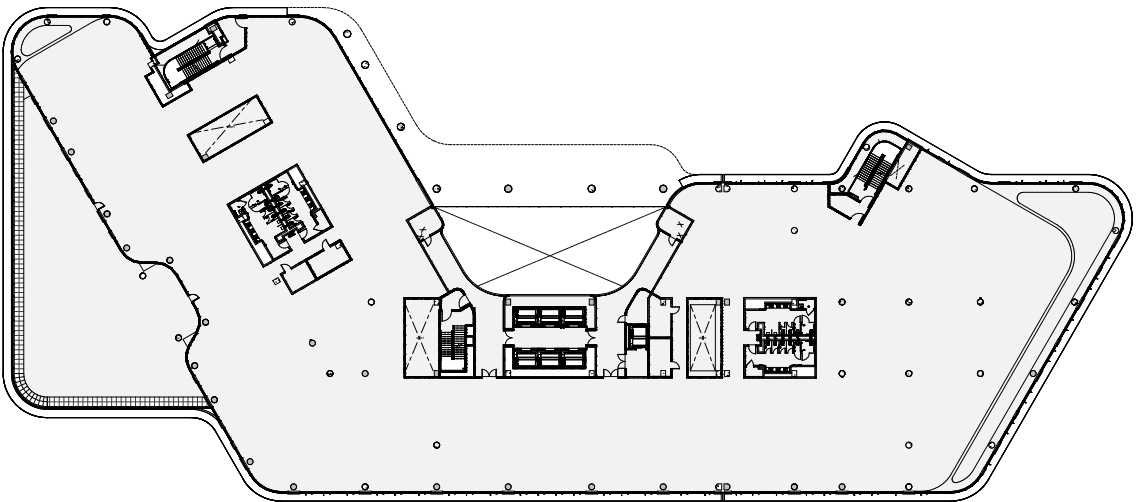
183 SF PER PERSON



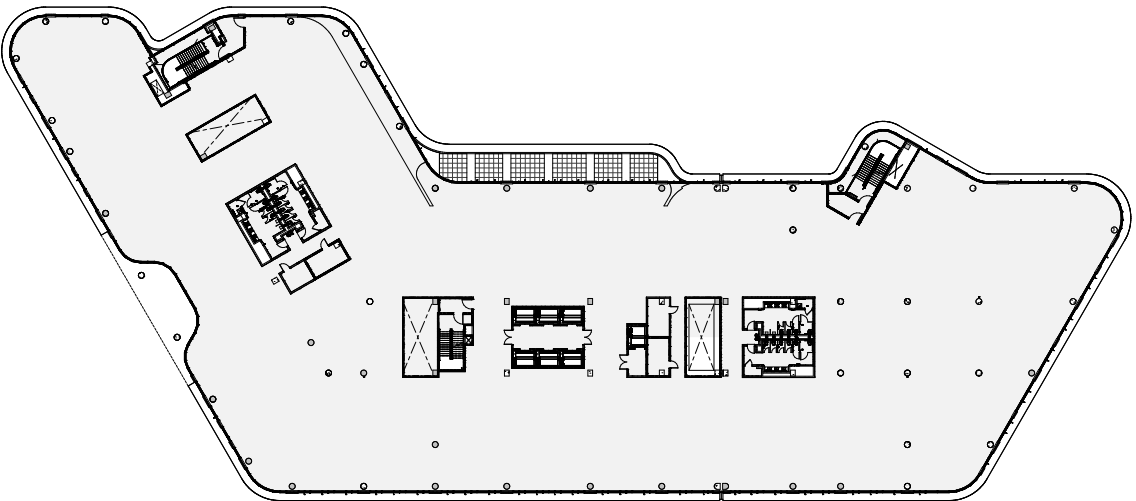
BUILDING 1  
385,000 RSF



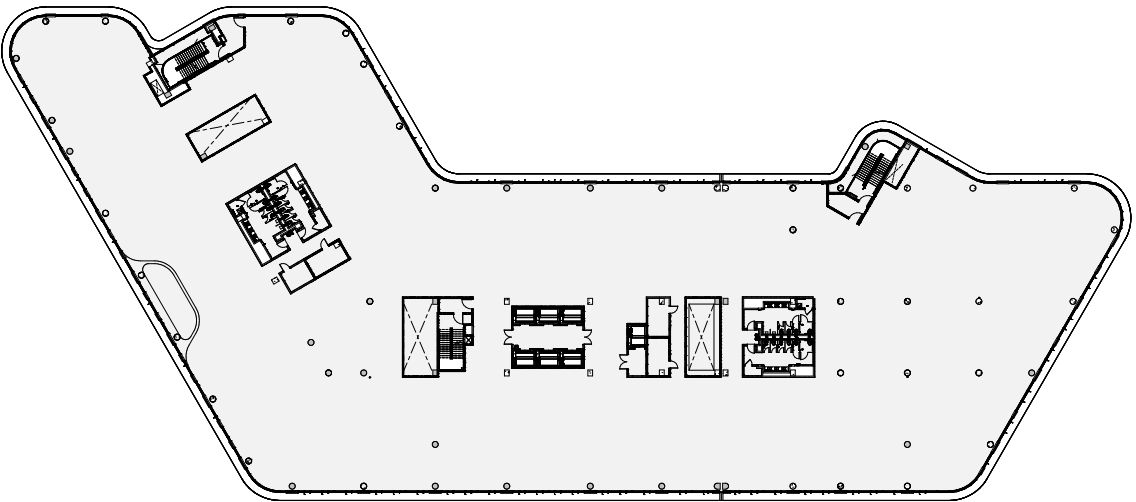
LEVEL 1  
66,389 RSF



LEVEL 2  
59,394 RSF  
6,629 Outdoor Terrace SF



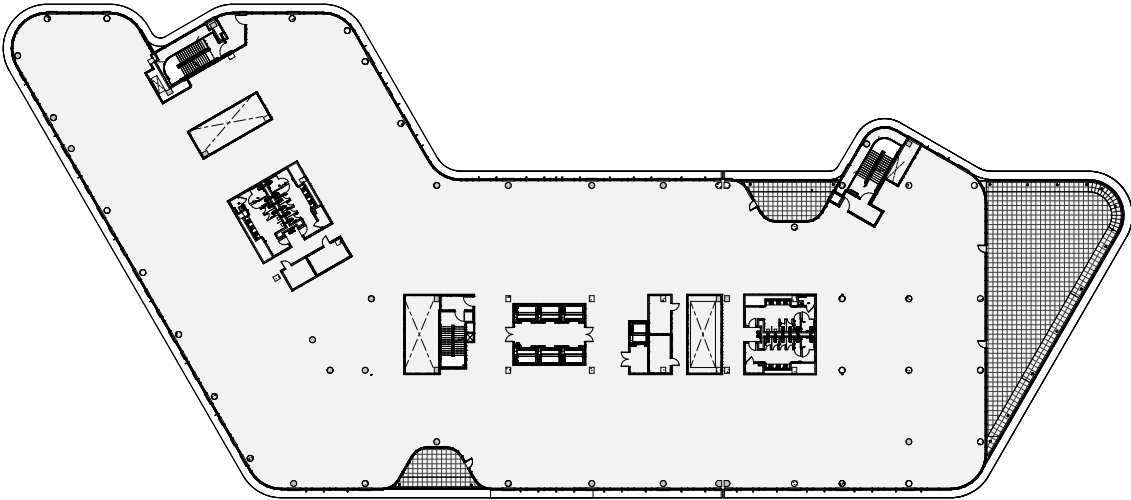
LEVEL 3  
64,016 RSF



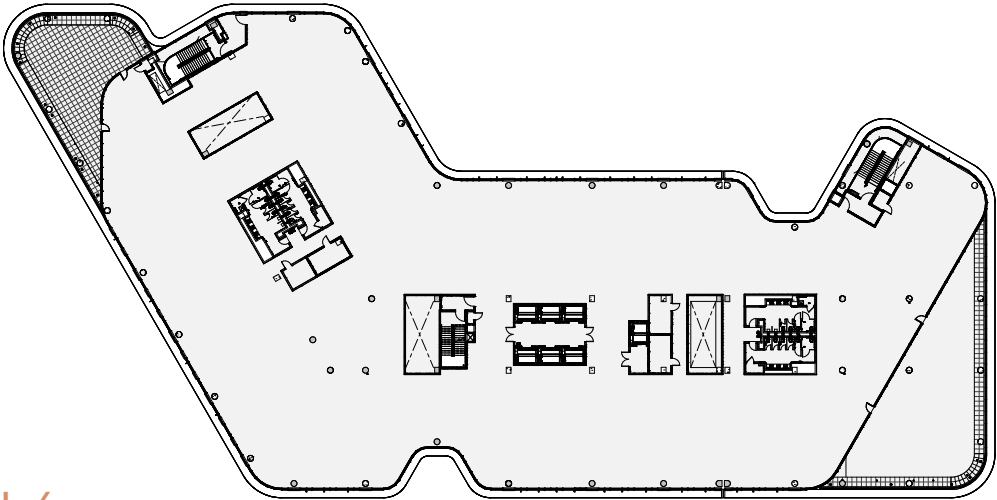
LEVEL 4  
64,574 RSF



BUILDING 1  
385,000 RSF



LEVEL 5  
59,598 RSF  
4,919 Outdoor Terrace SF



LEVEL 6  
53,383 RSF  
6,163 Outdoor Terrace SF





## BUILDING 2

### PRODUCTIVE AND MAGNETIC

creative contrasts inspire and soothe

Springdale Green's Building 2 serves as the perfect complement to its unique counterpart as well as its surrounding natural landscape. As the largest structure on campus, this unique floor plan wraps itself around the outdoor amenities, supplying tenants with views of the groves and meadows below. At their desk or on one of the many terraces, the visual serenity knows no bounds.



## highlights



**444,000**

RENTABLE SQUARE FOOTAGE (RSF)



**6**

STORIES



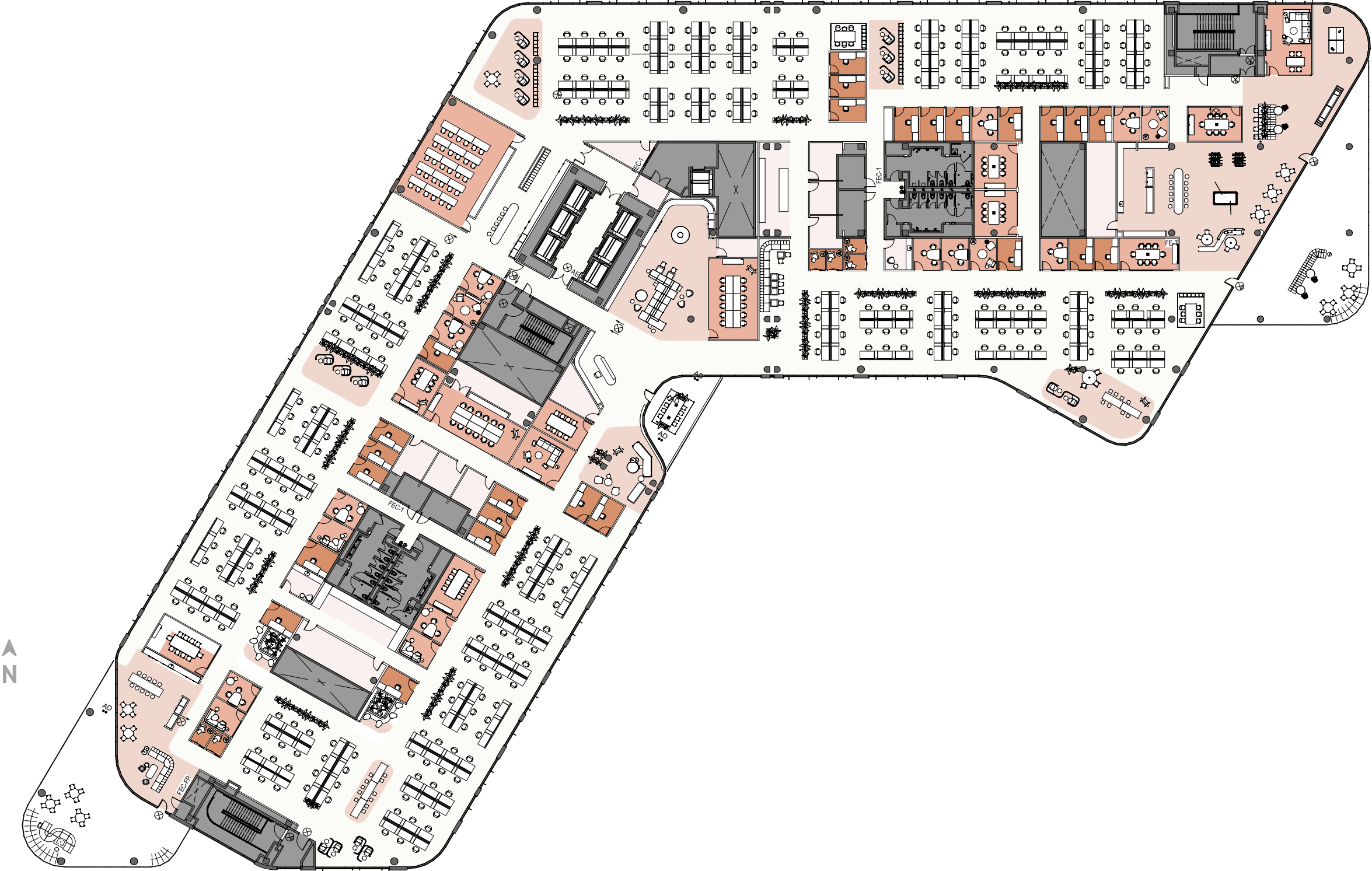
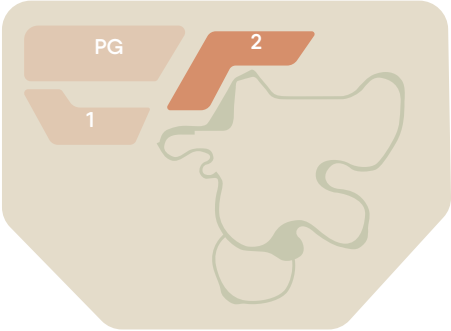
**74,000**

RSF AVG FLOOR PLATE



BUILDING 2

LEVEL 6  
69,540 RSF | 4,902 Outdoor Terrace SF



HIGH DENSITY PLAN  
SINGLE TENANT

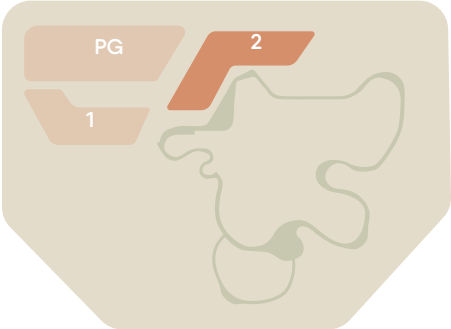
HEADCOUNTS	
OFFICE	25
WORKSTATION	313
CONFERENCE	30
TOTAL	338

164 SF PER PERSON



BUILDING 2

LEVEL 6  
69,540 RSF | 4,902 Outdoor Terrace SF



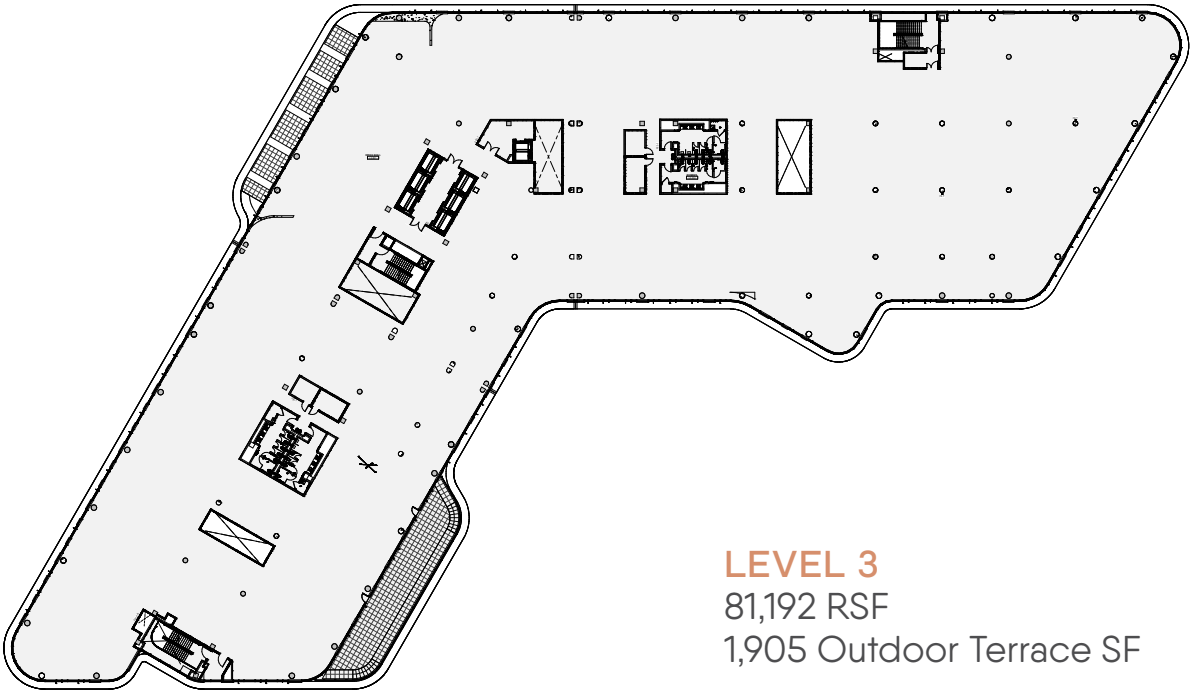
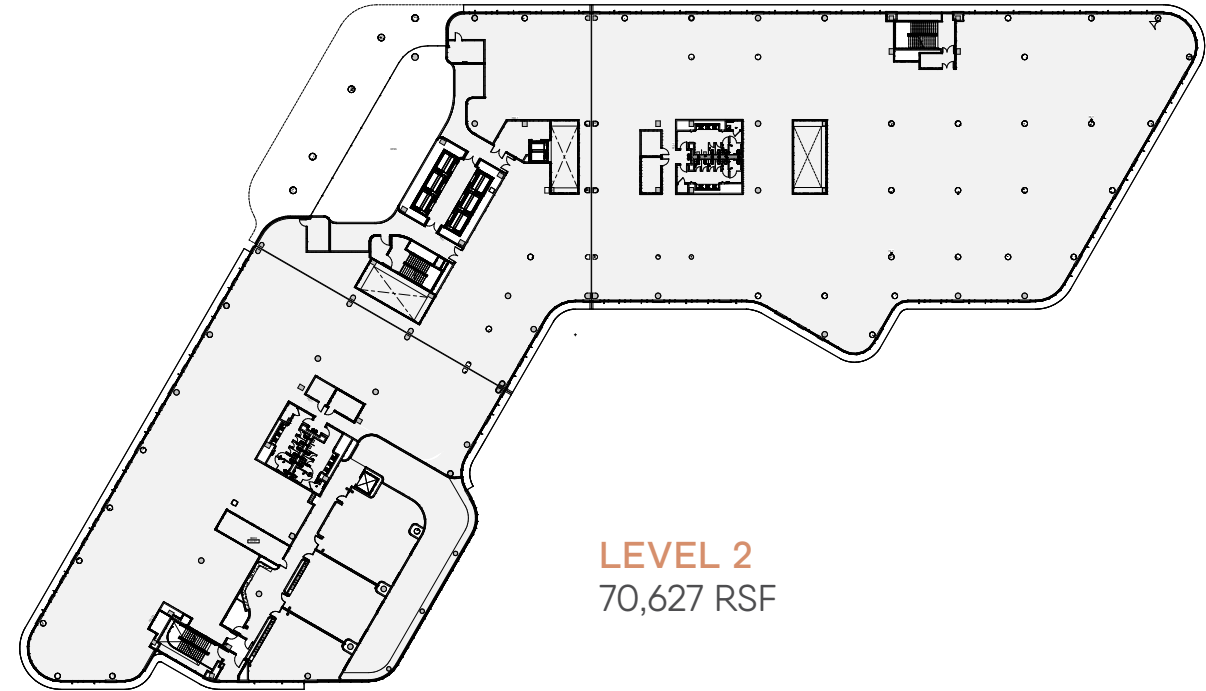
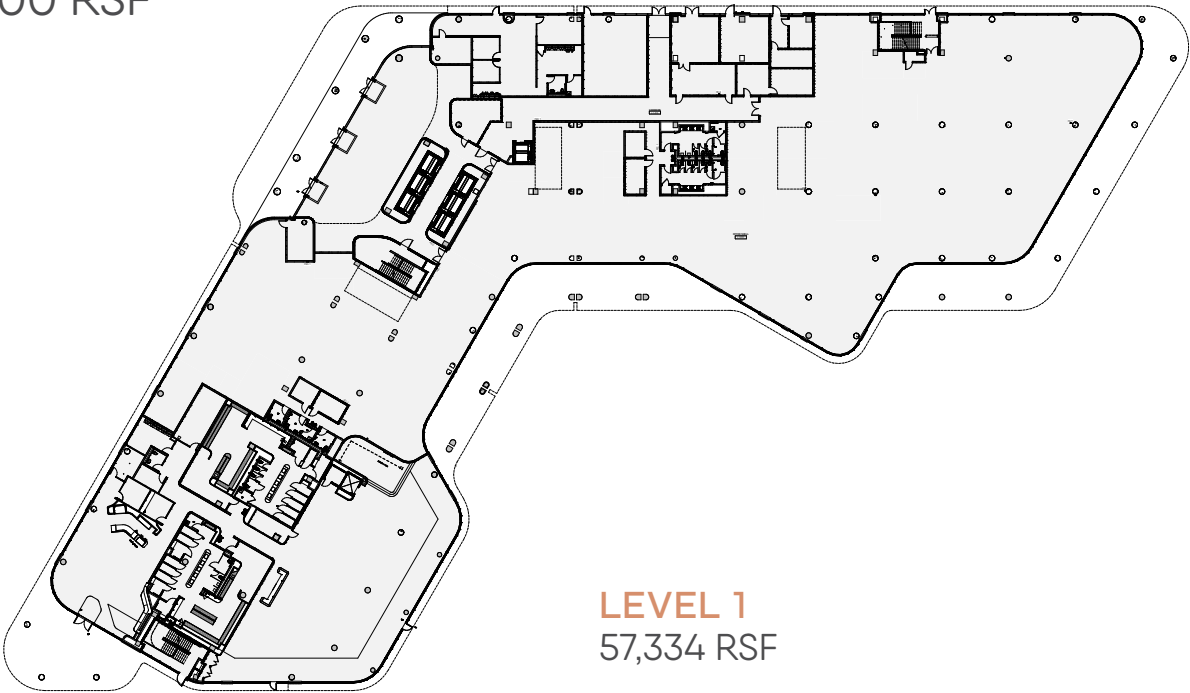
MEDIUM DENSITY PLAN  
SINGLE TENANT

HEADCOUNTS	
OFFICE	26
WORKSTATION	278
CONFERENCE	31
TOTAL	304

182 SF PER PERSON



BUILDING 2  
444,000 RSF





BUILDING 2  
444,000 RSF







## EAST SIDE CLUB + AMENITIES TRANSFORMED WITH OUR BODIES IN MIND

an expansive fitness + wellness center to help employees keep up with their fitness journey

Combine 23,700 SF of indoor fitness space with acres of outdoor wellness areas and you have the perfect environment for the mind and body to thrive.

When it comes to your health and wellness, Springdale Green has something for every fitness personality. Our signature East Side Club, located in Building 2, provides an incredibly vast footprint to reach your personal health goals while outdoor views keep you motivated on the treadmill. Take your stride outdoors with nearly a mile of boardwalk, jogging loop, and nature trails to explore. Along the way, you will find areas for yoga, bootcamp, basketball, volleyball, pickleball, and more.



### highlights



**23,700**

SF FULL-SERVICE CLUB OFFERING  
FITNESS CLASSES, PERSONAL TRAINING,  
CARDIO + FITNESS EQUIPMENT



**0.62**

MILE ELEVATED BOARDWALK + JOGGING LOOP

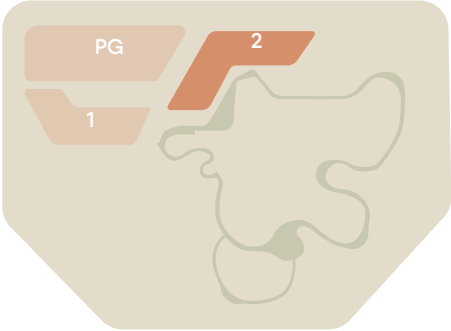


**76,800**

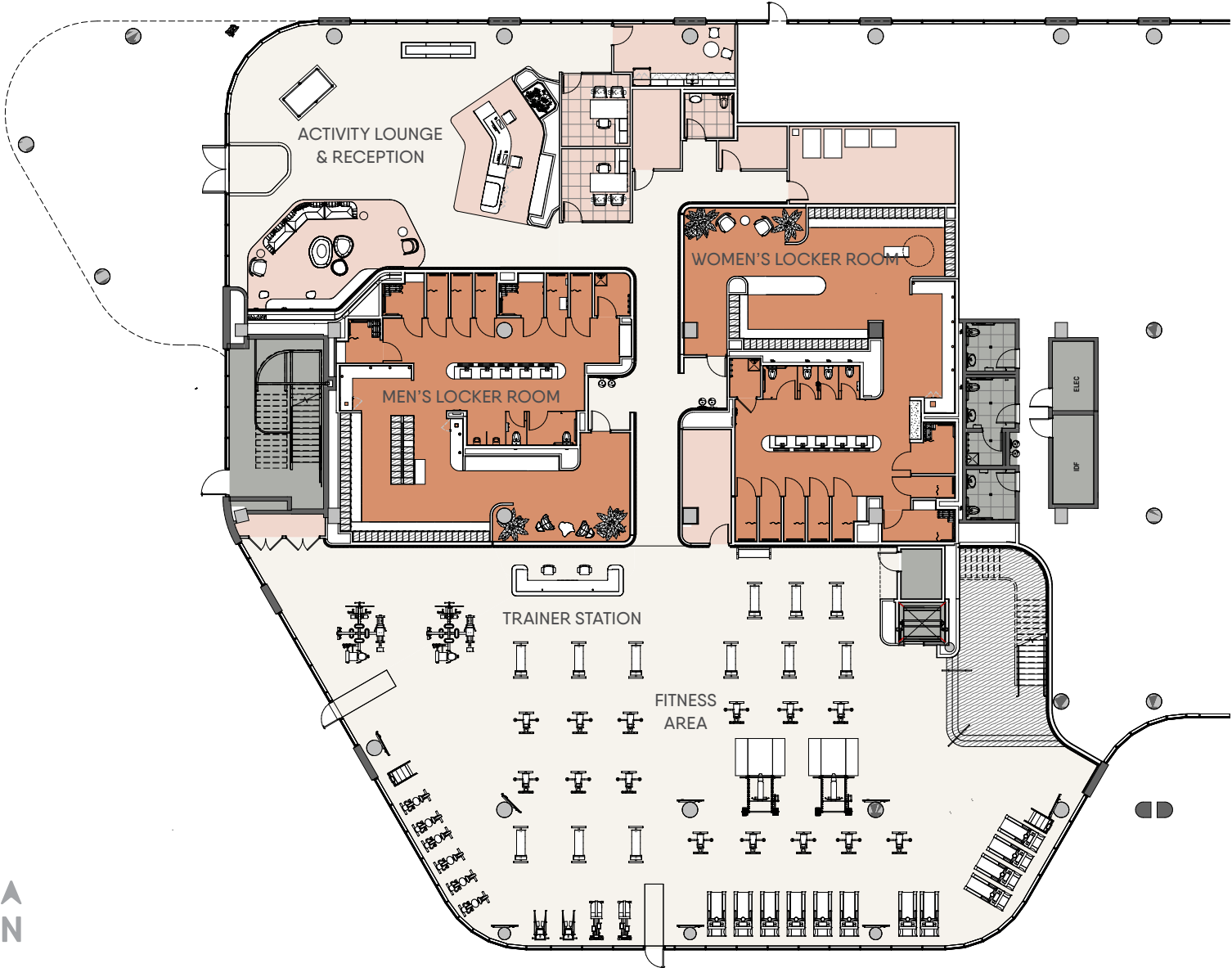
SF YOGA DECK, BASKETBALL AND SAND  
VOLLEYBALL COURTS, PICKLEBALL COURTS,  
MULTIPURPOSE EVENT LAWN + BOOTCAMP  
SPACE



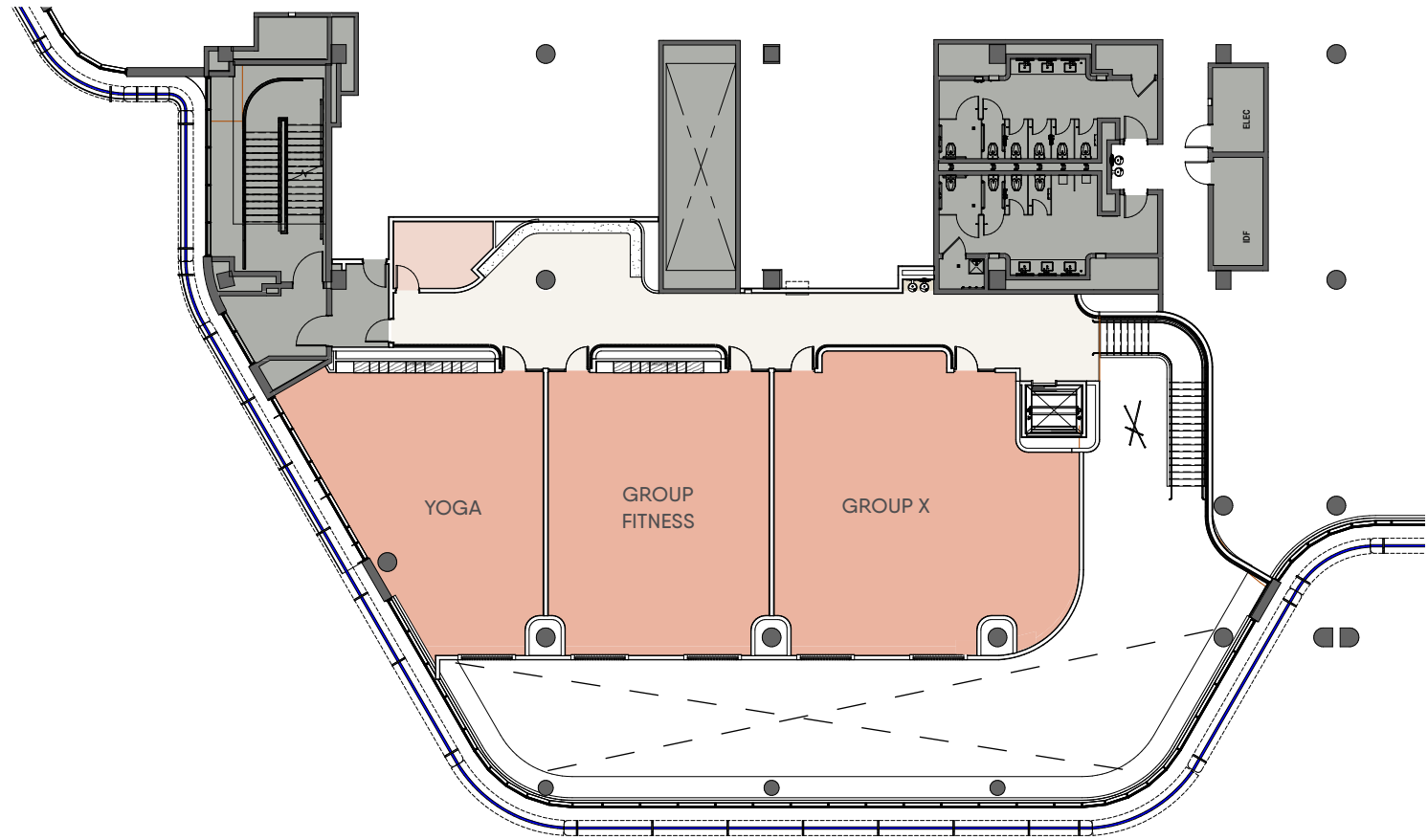
BUILDING 2 - EAST SIDE CLUB  
23,700 RSF



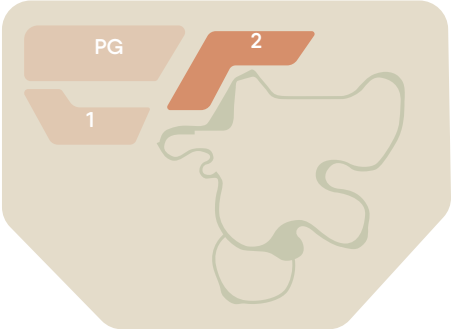
LEVEL 1



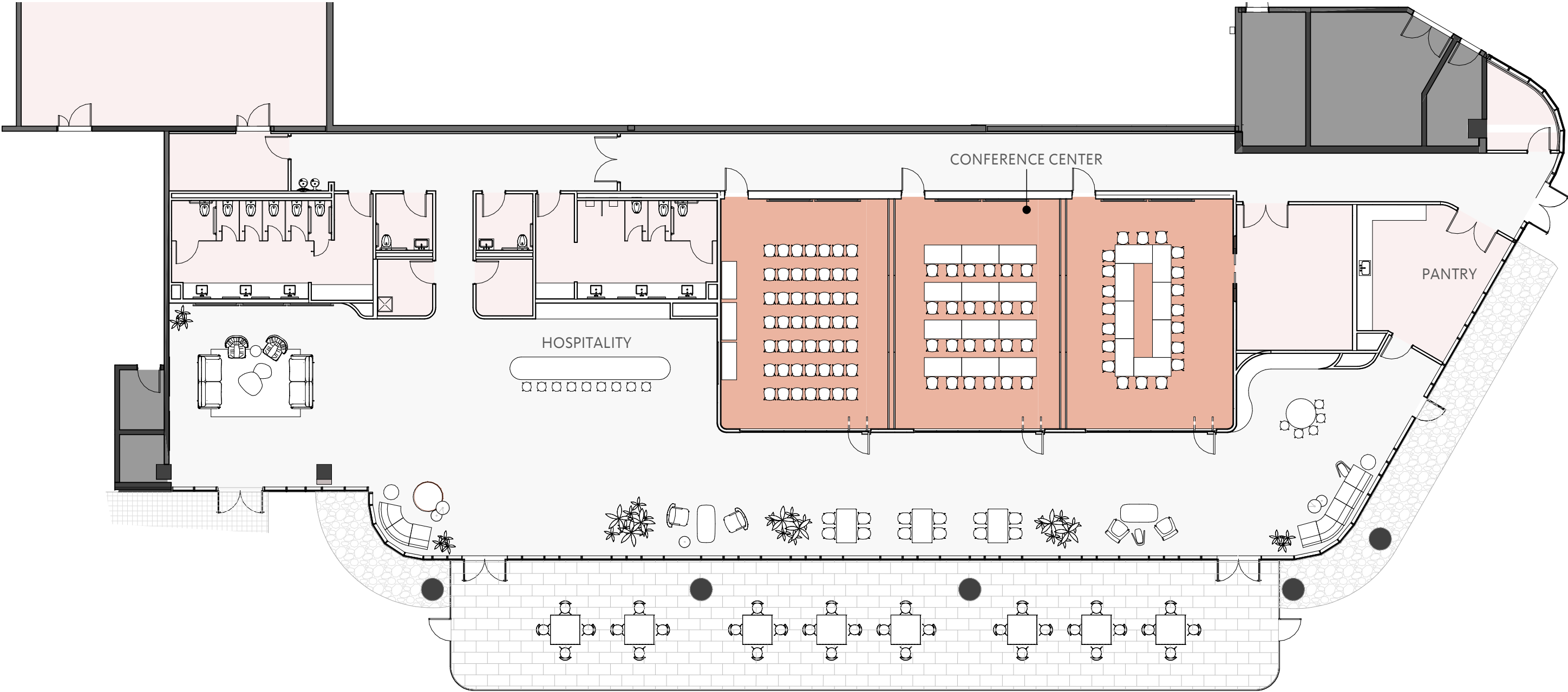
LEVEL 2







**BUILDING 3 - ANNEX SPACE**  
10,000 RSF

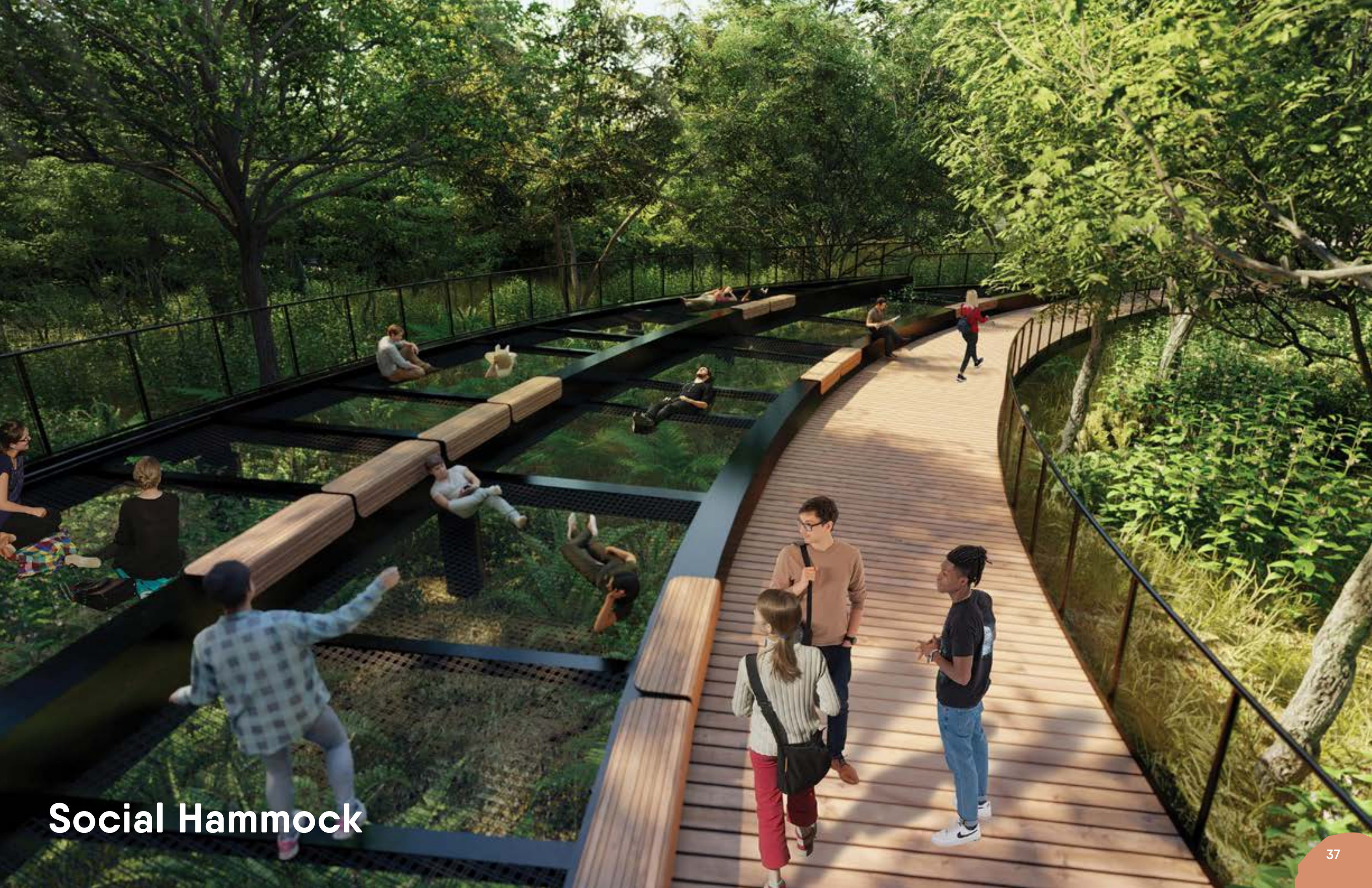






## Bird Blind





**Social Hammock**





## FLEX/CONFERENCE SPACE

Situated at ground level, 10,000 SF of flex space gives tenants the opportunity to meet their needs. With spacious 16' ceilings and a dedicated outdoor patio, this space is perfectly positioned to serve as a cafeteria, conference center, or flexible work space.

## PARKING

Whether you prefer four wheels, two wheels, or no wheels, Springdale Green's Parking Space has your ride covered. With multiple floors dedicated to tenant and guest parking of bikes and motor vehicles, space exists for almost every mode of transportation.

## parking highlights



**46**

EV CHARGING STATIONS WITH CAPACITY FOR EXPANSION TO 345 STALLS



**308**

SECURE INDOOR BICYCLE PARKING SPACES



**3.00/1,000**

PARKING RATIO





Bee Meadow



## OUTDOOR AREAS

### A LANDSCAPE BOTH INNOVATIVE AND NATURAL

a healing resilient refuge

Springdale Green celebrates a native ecological landscape that is both innovative and natural. Over 20 acres of the site are preserved and restored with native meadows, woodland and plantings to create a highly performative and functional landscape that achieves the highest standards of sustainable design. The landscape is designed to be explored and highly immersive and engaging – part backyard, part conference room, part social lounge.

Meandering throughout this restored landscape of meadows, woodland and creek is a signature elevated boardwalk that encourages tenants and guests to stroll through the landscape; spend an afternoon hosting meetings in the bird blind; take a break and stare at the tree canopies at the social hammock and host an event at the bee meadow pavilion.

Each of these spaces is designed to be a one-of-a-kind immersive experience with nature and the landscape of East Austin.

## highlights



**30+**

ACRES OF NATIVE LANDSCAPE



**20**

ACRES OF RESTORED ECOLOGICAL MEADOWS,  
WOODLAND, AND CREEK LANDSCAPES



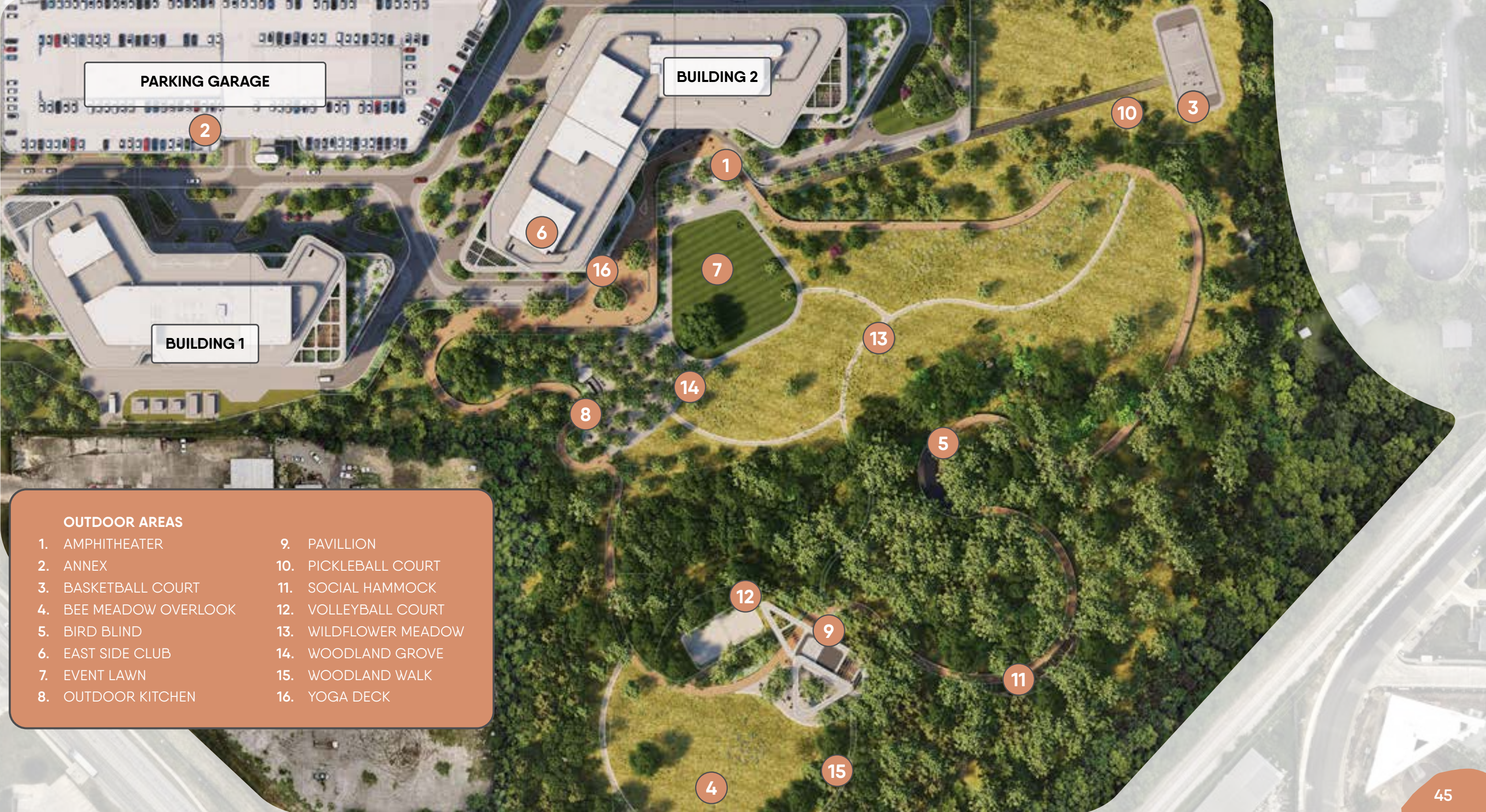
**1+**

MILE OF BOARDWALKS, PATHS, NATURE  
TRAILS AND ELEVATED DECKS





OUTDOOR AREAS  
A LANDSCAPE BOTH  
INNOVATIVE AND NATURAL



OUTDOOR AREAS

- |                        |                       |
|------------------------|-----------------------|
| 1. AMPHITHEATER        | 9. PAVILLION          |
| 2. ANNEX               | 10. PICKLEBALL COURT  |
| 3. BASKETBALL COURT    | 11. SOCIAL HAMMOCK    |
| 4. BEE MEADOW OVERLOOK | 12. VOLLEYBALL COURT  |
| 5. BIRD BLIND          | 13. WILDFLOWER MEADOW |
| 6. EAST SIDE CLUB      | 14. WOODLAND GROVE    |
| 7. EVENT LAWN          | 15. WOODLAND WALK     |
| 8. OUTDOOR KITCHEN     | 16. YOGA DECK         |





Deck & Event Lawn



# A MODERN WORKPLACE THAT PROMOTES HEALTH + WELL-BEING

a dynamic environment that promotes  
innovation, big ideas, and community



LEED v4 CS: GOLD



FITWEL: 2-STAR



SUSTAINABLE  
SITES: GOLD



AEGB: 3-STAR



ENERGY STAR

Designed to earn  
ENERGY STAR





SHOP, EAT, DRINK + PLAY

a collection of our favorite neighborhood spots



EAT

- |                                    |                          |
|------------------------------------|--------------------------|
| 1 B Cooper Barbeque                | 13 La Barbeque           |
| 2 Bento Picnic                     | 14 Los Comales Mexican   |
| 3 Casa Colombia                    | 15 Marcelino's           |
| 4 Eden East                        | 16 Nixta Taqueria        |
| 5 Flyrite Chicken Sandwiches       | 17 Rockstar Bagels       |
| 6 Gourmands Neighborhood Pub       | 18 Sa-Ten Coffee & Eats  |
| 7 Grizzelda's                      | 19 Sam's BBQ             |
| 8 Intero Restaurant                | 20 Sawyer & Co.          |
| 9 Jacoby's Restaurant & Mercantile | 21 Suerte                |
| 10 Juan in a Million               | 22 Tillery Kitchen & Bar |
| 11 Juniper                         | 23 Uroko Sushi           |
| 12 Kemuri Tatsu-ya                 | 24 Veracruz All Natural  |
|                                    | 25 Vixen's Wedding       |

DRINK

- |                                 |                        |
|---------------------------------|------------------------|
| 1 Central Machine Works         | 8 Kinda Tropical       |
| 2 Figure 8 Coffee Purveyors     | 9 Kitty Cohen's        |
| 3 Flitch Coffee                 | 10 La Holly            |
| 4 Greater Goods Coffee Roasters | 11 Lazarus Brewing Co. |
| 5 Hops & Grain Brewing          | 12 Lefty's Brick Bar   |
| 6 Joe's Bakery & Coffee Shop    | 13 Lustre Pearl East   |
| 7 Juiceland                     | 14 Medici Roasting     |
|                                 | 15 Whisler's           |

PLAY

- |                                   |  |
|-----------------------------------|--|
| 1 Austin Bouldering Project       | 8 Kawi Crossfit                          |
| 2 Austin Eastciders               | 9 Millennium Youth Entertainment Complex |
| 3 Canopy Austin                   | 10 Pan Am's Roller Derby Track           |
| 4 Carver Branch Public Library    | 11 Treegarden                            |
| 5 Esquina Tango                   | 12 Urban Axes Austin                     |
| 6 George Washington Carver Museum | 13 Yellow Jacket Stadium                 |
| 7 grayDUCK Gallery                |  |

SHOP

- |                          |                             |
|--------------------------|-----------------------------|
| 1 Armadillo Clay         | 10 Poco Loco Supermercado   |
| 2 BLK Vinyl              | 11 Small World Goods        |
| 3 Bright Beam Goods      | 12 soFly Social             |
| 4 Earth Commons          | 13 Son of a Sailor          |
| 5 East Austin Succelents | 14 Treasure City Thrift     |
| 6 Goodwill               | 15 Tillery Street Plant Co. |
| 7 H-E-B Grocery          | 16 Walgreens                |
| 8 Native                 | 17 7-Eleven                 |
| 9 Planet K               |                             |



TRANSIT

convenient access to Downtown Austin and beyond by road, light rail, or bike trails



10  
MINUTE DRIVE TO  
DOWNTOWN AUSTIN



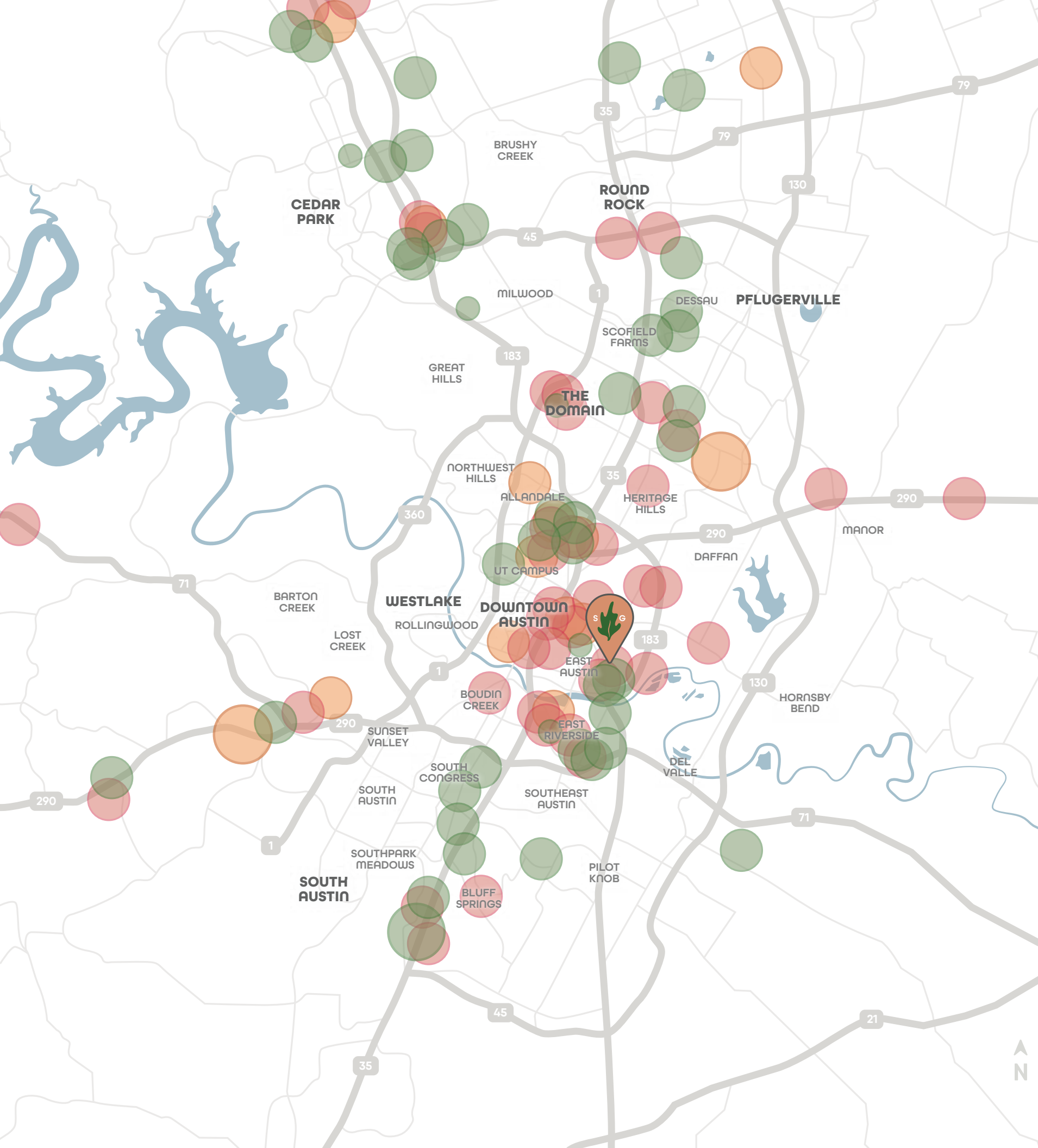
10  
MINUTE DRIVE TO  
AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT



20  
MINUTE BICYCLE RIDE  
TO DOWNTOWN AUSTIN







## MULTIFAMILY MARKET

Austin is one of the hottest multifamily markets in the country due to its exceptional economic and population growth.

Land availability, a business-friendly climate, good weather and high quality of life all contributed to the rapid expansion of the local housing market.

9,554  
UNITS IN  
LEASE-UP

21,731  
UNITS UNDER  
CONSTRUCTION

10,650  
UNITS PROPOSED  
CONSTRUCTION

## AUSTIN MULTI-FAMILY PIPELINE

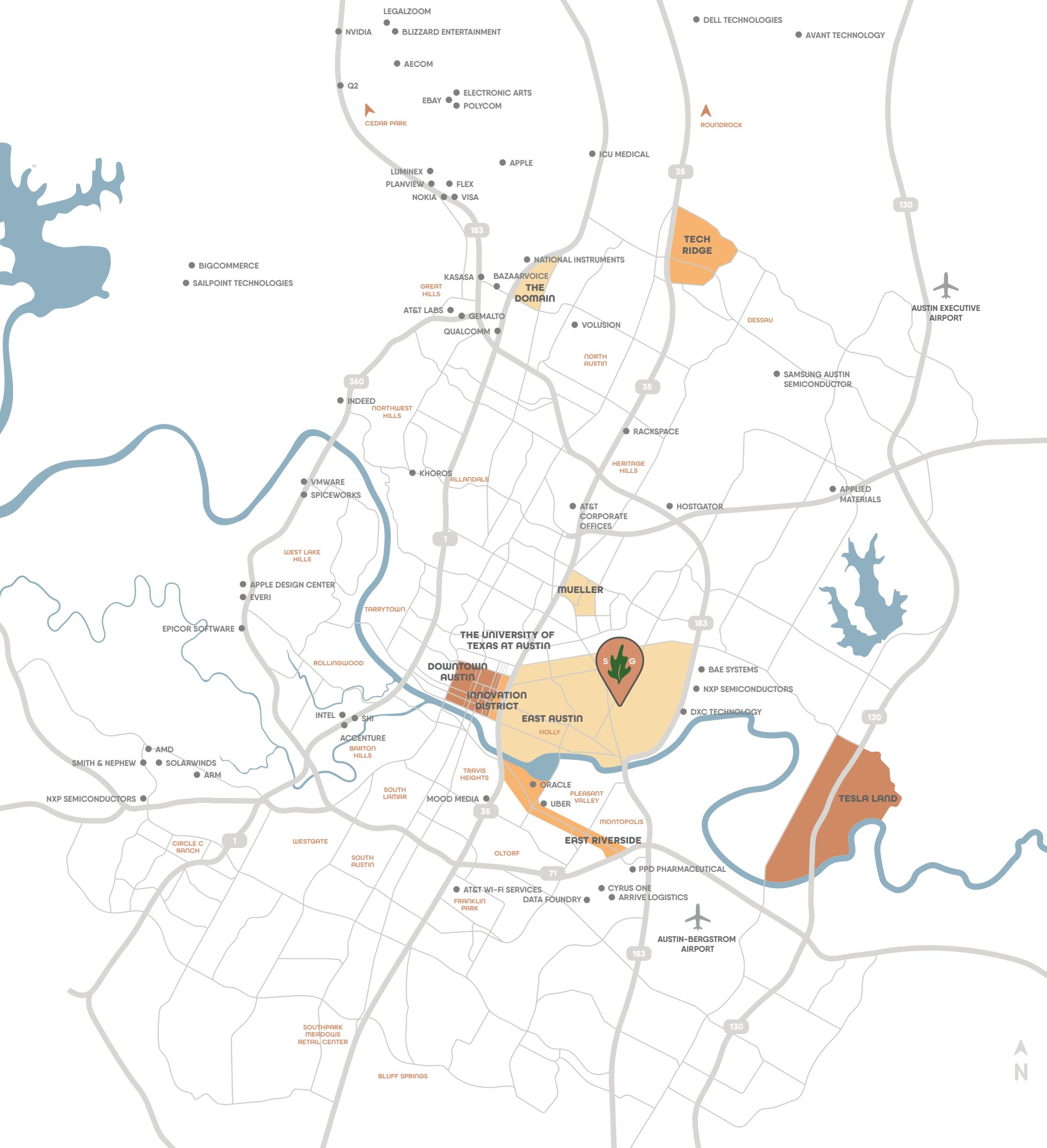
### PROPERTIES

- Proposed Construction
- Under Construction
- In Lease-Up

### NUMBER OF UNITS

- < 50
- 200-400
- 500+





# TECH LOVES AUSTIN

Texas’ business-friendly climate paired with the Austin region’s abundant talent pool and incredible quality of life makes us a magnet for business.

Austin continues to attract some of the highest-profile corporations to “Silicon Hills”, the city’s apt nickname as several of Silicon Valley’s most iconic businesses are establishing roots in the area.

35

CORPORATE  
RELOCATIONS

9,790

JOBS CREATED  
BY RELOCATIONS

5.3

UNEMPLOYMENT  
RATE

#1

BEST PERFORMING  
METRO

## HIGH TECH EMPLOYERS

DOWNTOWN AUSTIN 10 MINUTE DRIVE		
ARMY FUTURES ATLASSIAN BOX CIRRUS LOGIC COMMAND DROPBOX DXC TECHNOLOGY FACEBOOK	GERSON LEHRMAN GOOGLE INDEED MIRO SOFTWARE NETSPEND PROCORE TECH RETAILMENOT SALESFORCE	SILICON LABS SOFTWARE SPREDFAST STITCH FIX UPLAND SOFTWARE WP ENGINE
EAST AUSTIN		
ATLASSIAN BOEING CLOUDFLARE DAIMLER DOOR DASH	FLOSPORTS GODADDY GOOGLE PEAK 6 CAPITAL REALTOR.COM	SKYWORKS SNOW SOFTWARE ZEBRA INSURANCE
MUELLER 10 MINUTE DRIVE		
TEXAS MUTUAL INSURANCE AUSTIN ENERGY HQ	ASCENSION SETON HQ TEXAS TEACHERS RETIREMENT SYSTEM	STANTEC
THE DOMAIN 19 MINUTE DRIVE		
ACCRUENT AMAZON BLACKBAUD FACEBOOK	HANGER IBM INDEED SPECTRUM	SUNPOWER TREND MICRO VRBO
TECH RIDGE 19 MINUTE DRIVE		
ALLERGAN BAE SYSTEMS BLUE APRON DIEBOLDNIXDORF FACEBOOK	GENERAL MOTORS HID GLOBA HOME DEPOT TECHNOLOGY CENTER MARCO FINE ARTS	NATERA LABS ZEBRA TECHNOLOGIES 3M
TESLA LAND 15 MINUTE DRIVE		



# SPRINGDALE GREEN

a unique campus that feels both familiar and out of this world

## HIGH LEVEL SUBTOTALS

BUILDING 1 OFFICE	385,013.34
BUILDING 2 OFFICE	444,087.56
EAST SIDE CLUB	23,741.58
ANNEX SPACE	9,987.64
RETAIL	8,370.50
OVERALL TOTAL	873,468.20







**WORLD CLASS TEAM**

delivering a world class project to the Austin market

**JAY PAUL**  
C O M P A N Y

**Gensler**  
**NEWMARK**

**dwg.**  
**LEVEL 10**  
CONSTRUCTION

**FOR LEASING INFORMATION**

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Executive Vice Chairman  
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SPRINGDALEGREEN.COM

NEWMARK

JAY PAUL  
C O M P A N Y



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua LaFico	603688	joshua.lafico@nmrk.com	737-236-0355
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)