



## BUILDING OVERVIEW

### RENTABLE AREA

BUILDING 1 (B1) OFFICE	388,700 RSF
BUILDING 2 (B2) OFFICE	449,900 RSF
EAST SIDE CLUB	22,500 RSF
GARAGE ANNEX	10,000 RSF
RETAIL	8,000 RSF

### TOTAL RENTABLE

# 881,400 RSF

### NUMBER OF FLOORS

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

### TYPICAL FLOOR SIZE

BUILDING 1	64,800 SF
BUILDING 2	75,000 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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## CRAFTED FOR WORK. ROOTED IN NATURE.

More than an office, Springdale Green is a full lifestyle experience. Think coffee in the garden, workouts with a view, meetings under oak canopies, and happy hours that feel like a getaway.

### LOCATION

1017 Springdale Road  
Austin, TX

### BUILDING OWNER

Jay Paul Company

### ARCHITECT

Gensler

### CONTRACTOR

Level 10 Construction

### CERTIFICATIONS



LEED v4 CS:  
Gold



FITWEL:  
2-Star



Sustainable Sites:  
Gold



Austin Energy Green Building:  
3-Star




Designed to Earn Energy Star



### TRANSIT

 1/4 MILE TO MASS TRANSIT,  
SITE LOCATED ON 3 BUS LINES

 10 MINUTE DRIVE TO  
AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

 10 MINUTE DRIVE TO  
DOWNTOWN AUSTIN

 20 MINUTE BICYCLE RIDE  
TO DOWNTOWN AUSTIN

## 30 ACRES

Restored ecology with native landscape, woodland and creek environments.

## .62 MILE

Elevated boardwalk and jogging loop weaves through the site.

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

 **SUSTAINABILITY FEATURES**

### FITWEL BUILDING MEASURES

Fitwel is a commercial building certification focused on creating healthier places to work, offering practical, research-backed strategies that enhance tenant wellbeing. From indoor air quality and water access to building entry, stairwells, ground floors, and outdoor spaces, the system prioritizes the everyday experience of the people inside.

These buildings are designed to perform, consuming 35 percent less energy than a typical baseline building under ASHRAE 2010 standards. High-performance systems such as demand control ventilation, an energy recovery wheel, and efficient fans work behind the scenes to deliver both energy savings and a more comfortable environment for tenants.

- Large windows allow natural light to provide a welcoming environment
- Integrated bike lanes and bike storage
- Outdoor pollution control
- Stairs are highlighted in prominent and visible areas to promote their use

### ENTRANCE LOBBIES

Completed ground-floor lobbies, including a dramatic double-height main lobby and ground-floor passenger elevator lobbies.

Perimeter exterior walls feature floor-to-ceiling vision glass, maximizing natural light and transparency.

### EAST SIDE CLUB

The East Side Club features light-filled, open spaces for activity and lounge reception, and includes a fully equipped fitness area, individual fitness rooms and showers and locker facilities.

### OUTDOOR TERRACES

Each building features a fully landscaped terrace, with an additional terrace designed to accommodate future tenant improvements.

### SUSTAINABLE SITES MEASURES

The Sustainable Sites Initiative, or SITES, is a voluntary rating system similar to LEED that guides land development and management toward smarter, more resilient design.

Created to protect and restore critical ecosystem services such as flood mitigation, air purification, and carbon storage, SITES focuses on how a site actually performs.

Designated open space supports native plants and wildlife, while the project restores and protects the land with native and adaptive vegetation. Stormwater runoff is directed to a regional detention pond system and managed through Low Impact Development strategies and green infrastructure that mirror natural hydrology, allowing the site to function more like the landscape it was meant to be.

## 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



### HVAC/COOLING CAPACITY

The building's HVAC system is designed for performance, featuring roof-mounted units and built-up equipment housed in a penthouse with vertical distribution to each floor.

High-efficiency MERV 15 filters are integrated throughout, supporting enhanced indoor air quality and a healthier, more comfortable environment for occupants.



### ELECTRICAL CAPACITY

The office tenant electrical load capacity is designed at 6.5 watts per square foot, with 4,000-amp service provided per building to support the warm shell and accommodate future tenant build-out, including 4.5 VA/SF for receptacles, 1 VA/SF for lighting, and an additional 1 VA/SF for other tenant loads; the garage is also serviced by a dedicated 4,000-amp electrical service.

## 600,000 GAL

rainwater collected from the cistern to be used for irrigation

### GENERATORS

Each building is equipped with a 750 kVA emergency generator supporting life safety systems, with provisions for a future tenant-installed diesel generator.

### ELEVATORS

Each building is served by six 4,000-lb passenger elevators, including associated equipment, shafts, and a destination dispatch hall call system, as well as one 4,500-lb service elevator with a dedicated service elevator lobby at every floor and access to the penthouse.

 **PARKING FEATURES**

**PARKING RATIO**  
**3/1000** RSF

**PARKING GARAGE**  
**797,134 SF WITH**  
**2,312 STALLS**



### EV/FUEL-EFFICIENT PARKING

**47 EV +**  
**1 LEVEL 3**  
**FAST CHARGER**

**24 STALLS**

**301 STALLS**

(Day 1) charging stations with capacity for expansion up to 373 stalls

pre-wired for EV

provided with conduit-only for future EV (Level 2)

### BICYCLE PARKING



## 308

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