

garza  
RANCH

A DEVELOPMENT OF BRANDYWINE REALTY TRUST



Garza Commons, Central Pavilion

# DISCOVER GARZA

A vibrant community of thinkers, doers, and creators, tucked away in the inspiring, green Hill Country.

As a young, energized, and fast-growing community, Austin is a place for culture, collaboration, and innovation. In and around the city, Brandywine Realty Trust develops, leases and manages some of the region's most remarkable properties, with 2.8 million SF in development opportunity.

At Garza Ranch, we are cultivating Class A office buildings, an upscale boutique hotel, and luxury multifamily units, all nestled within a verdant natural setting. There, tenants and visitors alike can connect, create, and unwind in a way that is uniquely Austin.



# SITE MAP



it all happens here

**1 REGIONAL HQ**  
  
 Est. Completion: 2Q 2020

**2 BUILDING TWO**  
 Total RSF: 150,000 SF  
 Parking: 4/1,000  
 Avg. Floorplate: 38,000 SF

**3 UPSCALE BOUTIQUE HOTEL**  
 140 keys  
 Est. Completion: 2Q 2020

**4 CLASS AA MULTIFAMILY**  
 369 units  
 Est. Completion: 2Q 2020

**A VIOLET CROWN TRAIL INTEGRATION**  
 Hop on the trail to take a jog or bike ride to nearby Zilker Park

**B GARZA COMMONS**  
 Grab lunch from an array of food trucks near the pavilion, then enjoy it in our amphitheater-style public park



# THE NEIGHBORHOOD



## in the zone

Many tech and creative companies call Austin home because of the deep, multi-tiered talent pool, low cost-of-living, and irresistible quality of life. Garza Ranch sits in the center of it all: restaurants to try, local merchants to discover, and experiences to enjoy. At Garza, it's all at your fingertips.

### ARBOR TRAILS

- Whole Foods
- Costco
- Chuy's
- Mandola's
- Torchy's Tacos
- P. Terry's
- 24 Hour Fitness

### SUNSET VALLEY

- Lowe's
- Home Depot
- Nordstrom Rack
- World Market
- Barnes & Noble
- Academy
- Kohl's

### BRODIE OAKS

- Target
- Last Call
- Pinthouse Pizza
- Hobby Lobby
- LA Fitness
- Spec's
- Best Buy



Dynamic public spaces like **Garza Commons** have the power to define entire communities.

## let's get together

Whether you're holding an important business meeting, linking up for a friendly book club, or spreading a blanket for an impromptu picnic, Garza Commons is the place where people come together to share food, stories, and experiences.





With Garza's network of walkways and direct connection to the [Violet Crown Trail](#), the great outdoors are always only a step away.

## a breath of fresh air

At Garza, it's easier than ever to get outside and get moving. The campus is connected by shade-covered sidewalks, and sprinkled with intermittent resting areas and gathering nodes.

With a direct connection to the Violet Crown Trail, you have access to surrounding outdoor amenities like Austin's world-renowned Barton Creek Greenbelt.



# TRAILS & PARKS

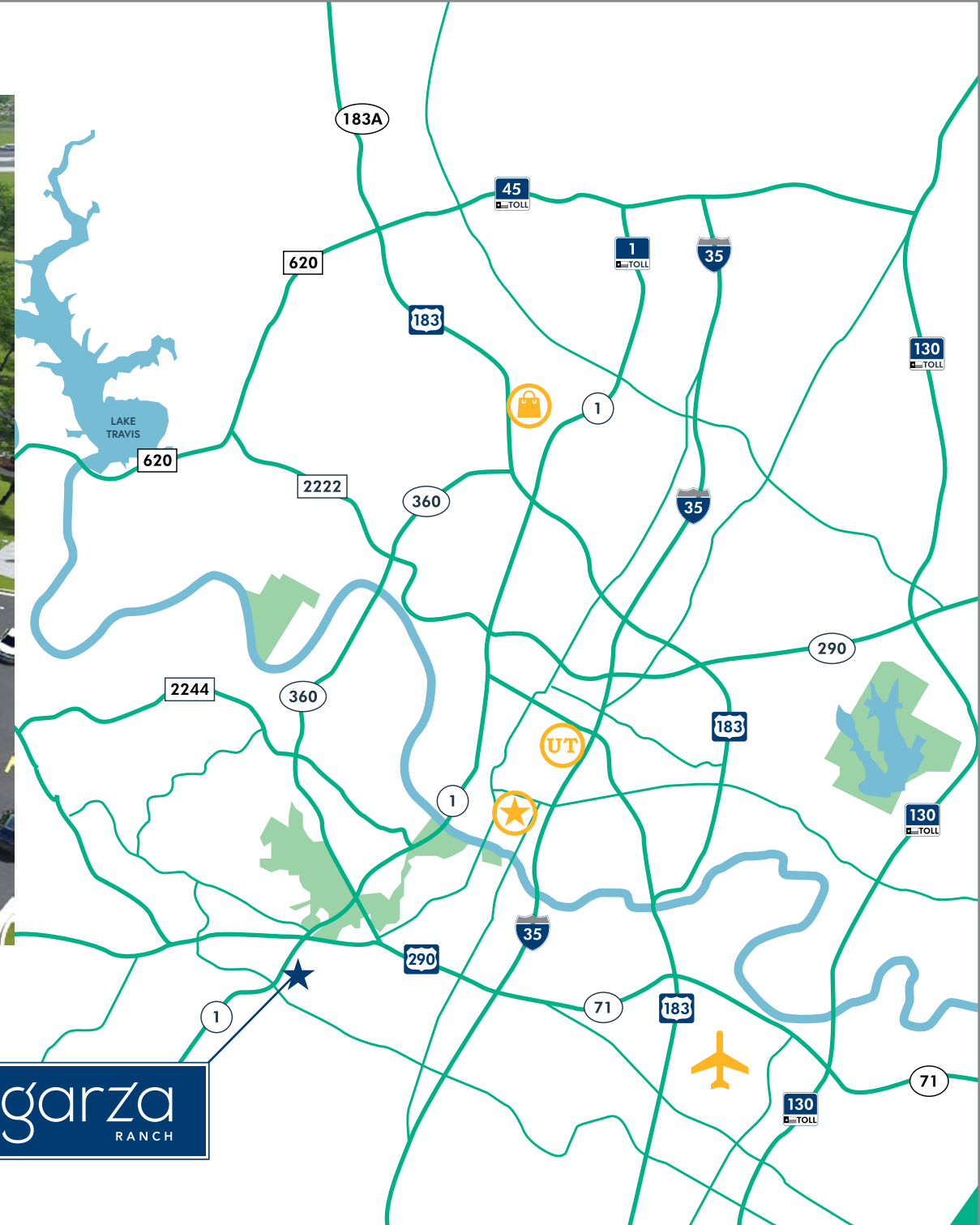


# ACCESSIBILITY

## getting there is easy

With its central location, Garza is just a short drive from downtown Austin, the University of Texas, and a quick, highway-only trip to the Austin International Bergstrom Airport. Just jump in your car and go!

**DRIVE TIMES**  
 CBD: 15 min.  
 Airport: 17 min.  
 UT: 20 min.  
 Domain: 30 min.



# a place for you

Total RSF: 150,000 SF

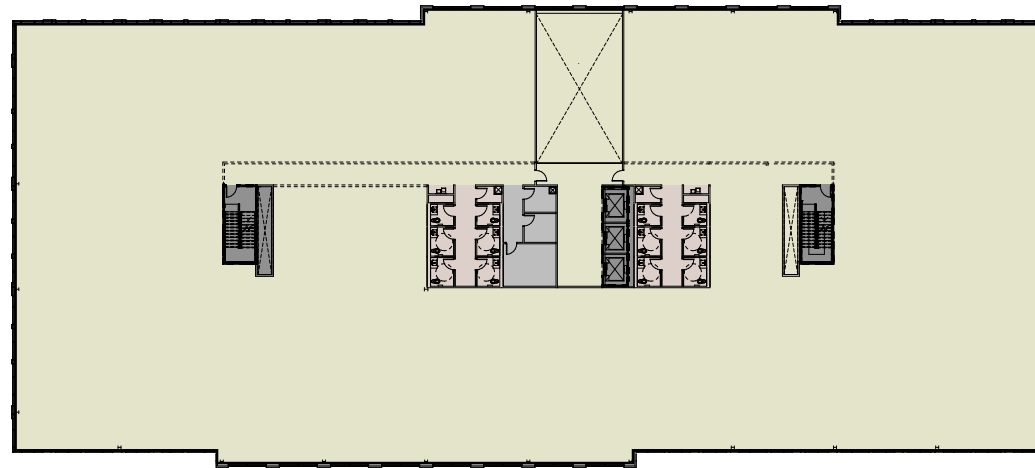
Parking: 4/1,000 Parking

Avg. Floorplate: 38,000 SF

Features: Floor-to-ceiling glass with panoramic views, Mopac facing signage opportunities

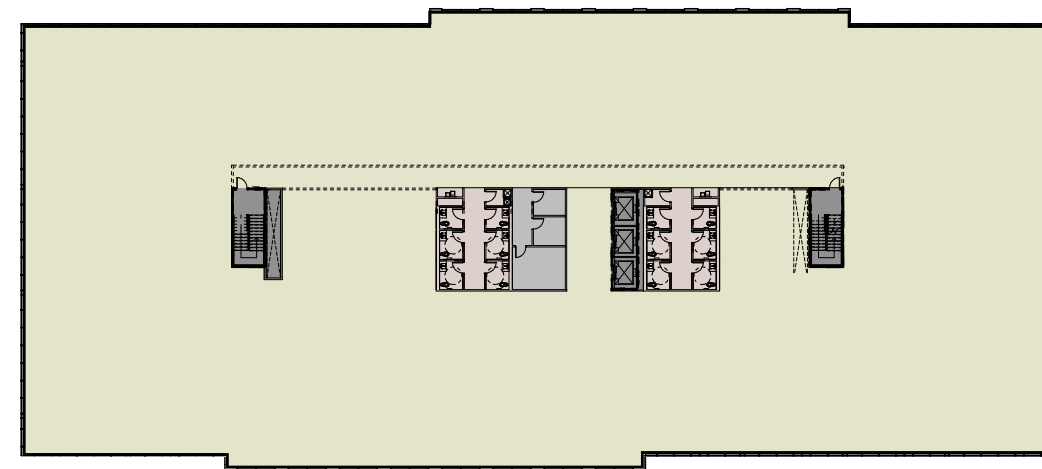


TYPICAL FLOORPLATE



# BUILDING TWO

FOURTH FLOOR





# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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