

# Blurring the Lines of Live, Work, Play

373 NORTHLINE STREET LEANDER, TX 78641





## A Robust Live-Work-Play Destination

With a vision of a robust, new downtown district for the city of Leander, TX, Northline will soon deliver a unique 116-acre, live-work-play destination with 5 million square feet of retail, office, residential, hotel and green space, just 30 minutes north of downtown Austin. With 128,509 SF of Class A office space, The Offices at Northline offer an exciting new headquarters opportunity and a gateway into the region's vibrant new mixed-use environment.

### PROPERTY HIGHLIGHTS

- Up to 128,509 SF of available
- Suites available starting at 2,000 SF
- Full-building leasing opportunity
- 4/1,000 surface parking
- Located directly off 183A Toll Road
- LEED Certified building
- Private terraces on each floor (option of shared amenity contingent on lease terms)
- Open tenant lounge area
- High-quality finishes and floor-to-ceiling windows
- Walking access to abundant Northline retail and dining amenities
- Retail + restaurant on ground floor



## Where Routine Becomes Remarkable

From morning coffee to happy hour and fun summer events, Northline's 116 acres, including 225,000 SF of retail space and significant public green space, offers a destination for every occasion, providing office tenants with a robust menu of casual and fine dining, boutique shops and services, as well as an exciting slate of events and festivals.

### DAY IN THE LIFE AT NORTHLINE

#### 8:00 AM

Enjoy a quick and convenient commute up the 183A Toll Road from Austin or live local and either enjoy a morning walk, or take advantage of CapMetro's nearby stops to make a quick detour to your favorite coffee shop before heading into the office.



#### 10:00 AM

Jump into an impromptu brainstorming session in the Offices' private terraces or plentiful exterior collaboration spaces.



#### 12:00 PM

Head over to the retail options around Town Square to grab a quick lunch with the team at any number and variety of surrounding fast-casual restaurants.



#### 3:00 PM

Take advantage of Northline's Smart City technologies to get away from the desk to take a midday call outside, using the public WiFi.

#### 5:00 PM

Grab a quick workout at one of the boutique retail gyms before walking over to meet friends for happy hour, or attend one of Leander's summer festivals hosted at Northline.

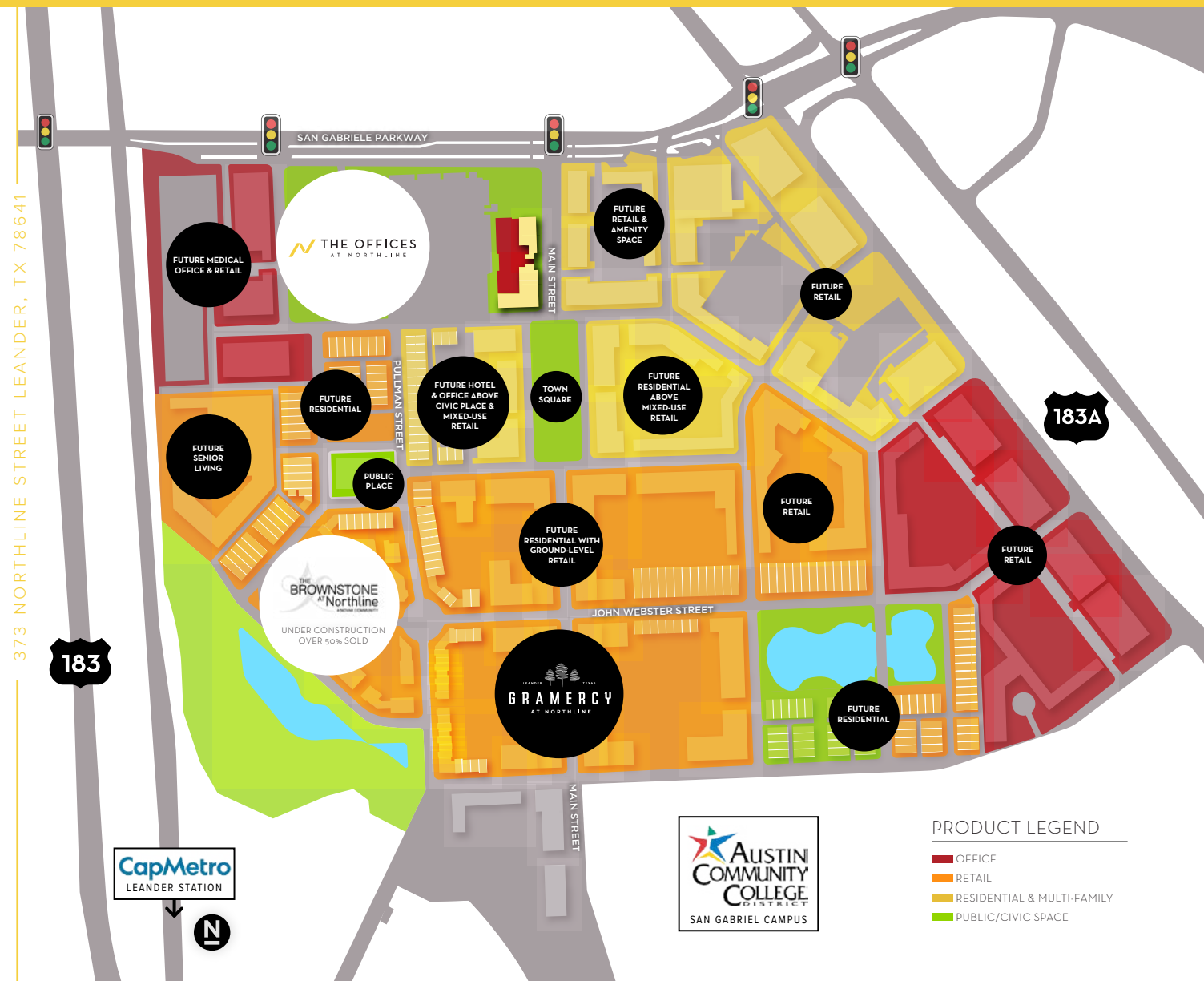
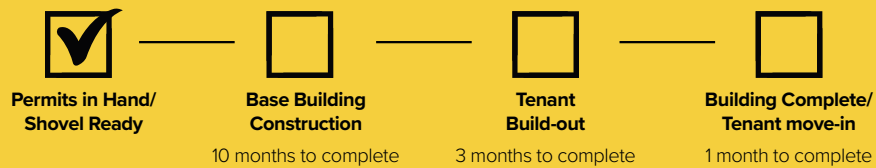




# Extraordinary HQ Opportunity

With over 128,509 SF of headquarters-worthy, Class A space, The Offices at Northline offer a portal to a vibrant, highly-amenitized tenant experience within a world-class mixed-use campus that sits along the 183A Toll Road.

## CONSTRUCTION TIMELINE



## Why Leander?

One of the fastest-growing cities in America, the population of Leander has more than doubled in the past eight years, allowing Northline to establish itself as a true central destination. The region is ushering in an exciting new era of companies looking to grow with the region's top talent, including Apple, IBM, Amazon, Samsung, Tesla and more.

### KEY LEANDER STATS

**POPULATION:** 100,166

**MEDIAN AGE:** 38.2

**MEDIAN HOUSEHOLD INCOME:** \$127,641

**POPULATION GROWTH 2014-2023:** 133%

**UNIVERSITIES WITHIN 50 MILES:** 30

**UNEMPLOYMENT RATE:** 3.8%

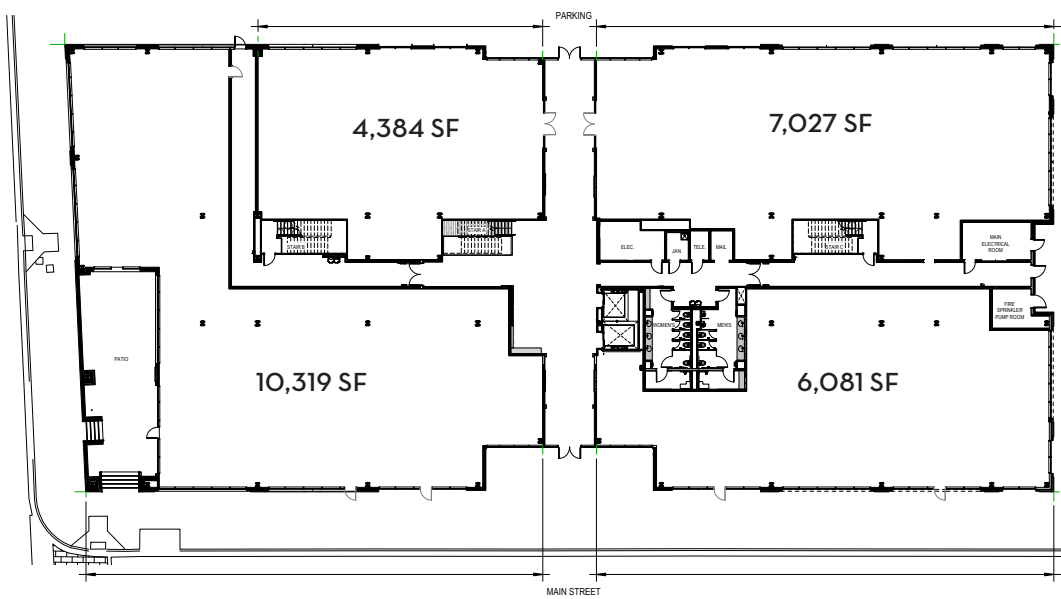
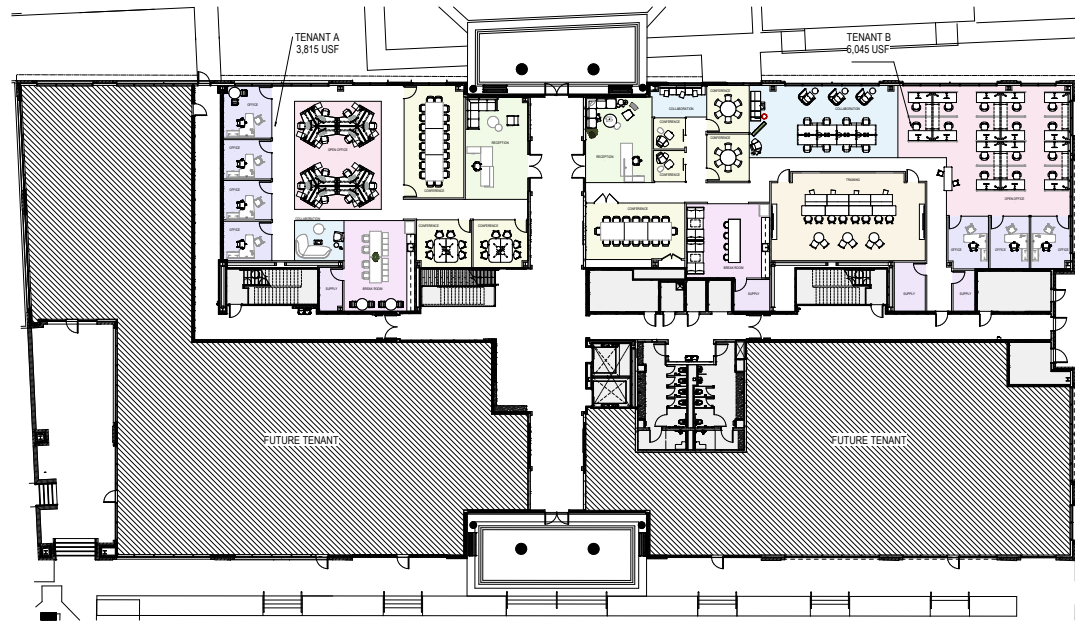
**PERCENTAGE WITH BACHELOR'S DEGREE OR HIGHER:** 47.01%

**LEANDER SCHOOL DISTRICT:** A+ OVERALL RATED

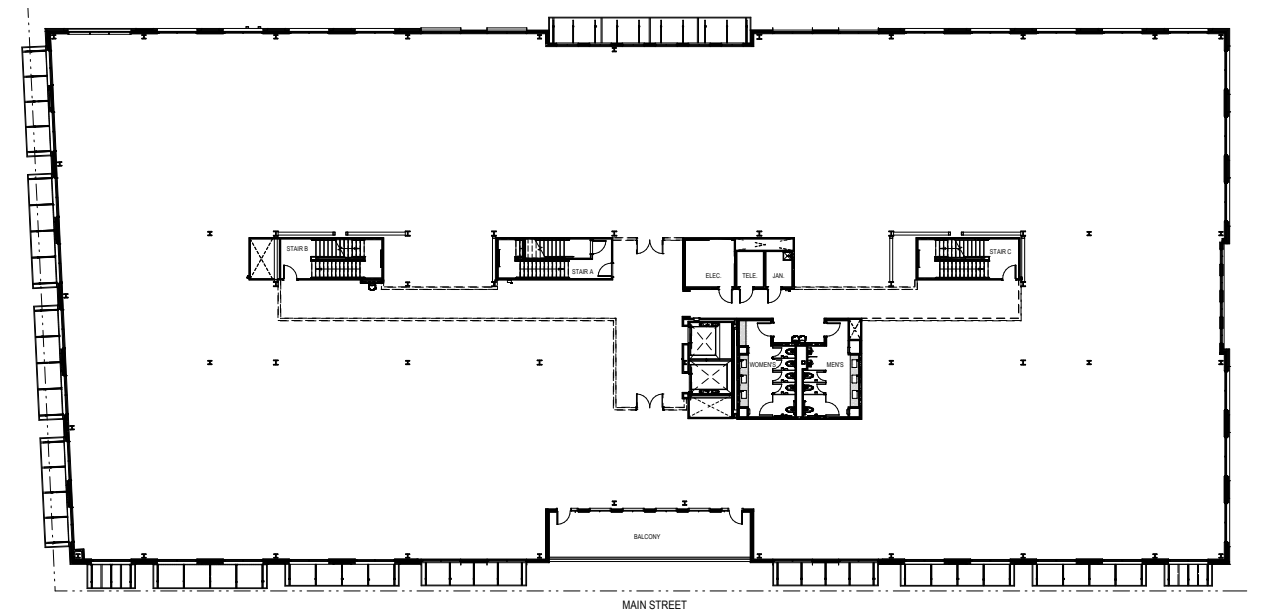
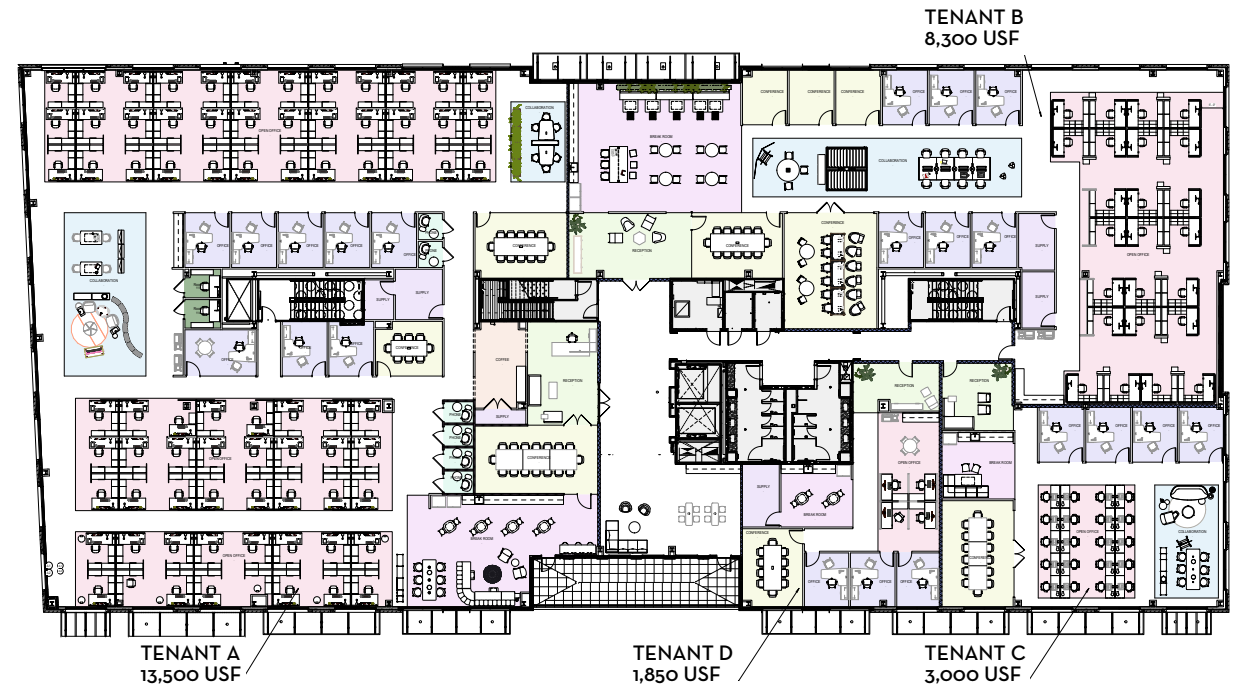
*\*2023 Data from City of Leander*



**TEST FIT**  
FIRST FLOOR : 27,811 RSF



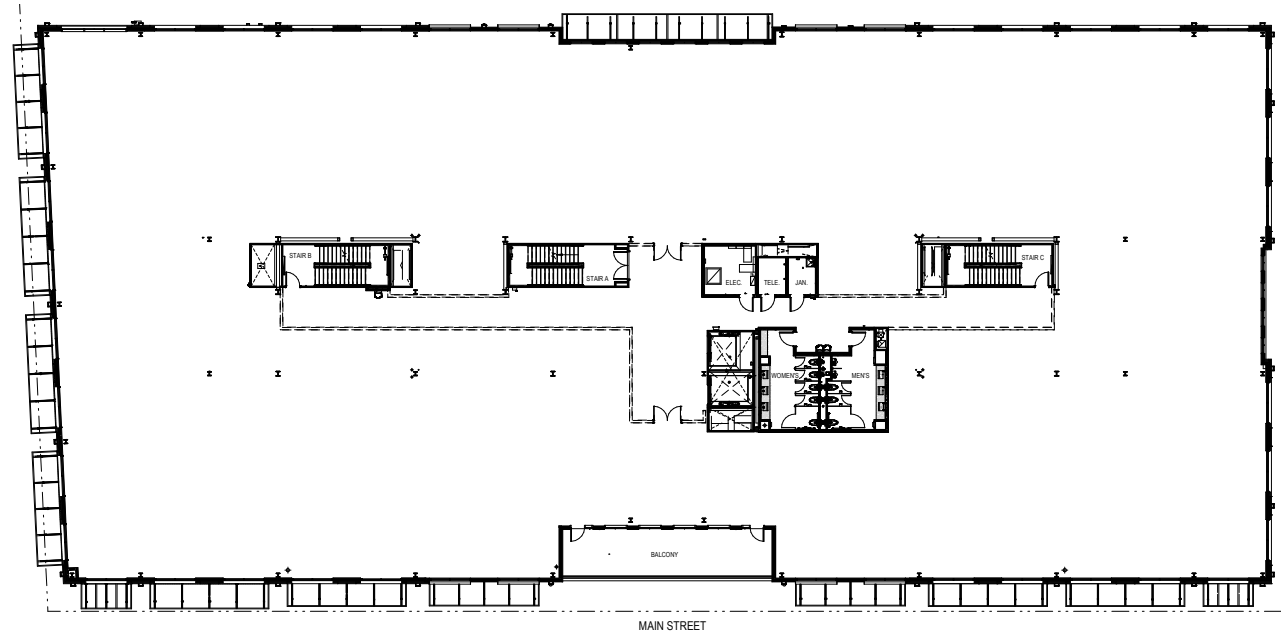
**TEST FIT**  
SECOND FLOOR: 33,680 RSF





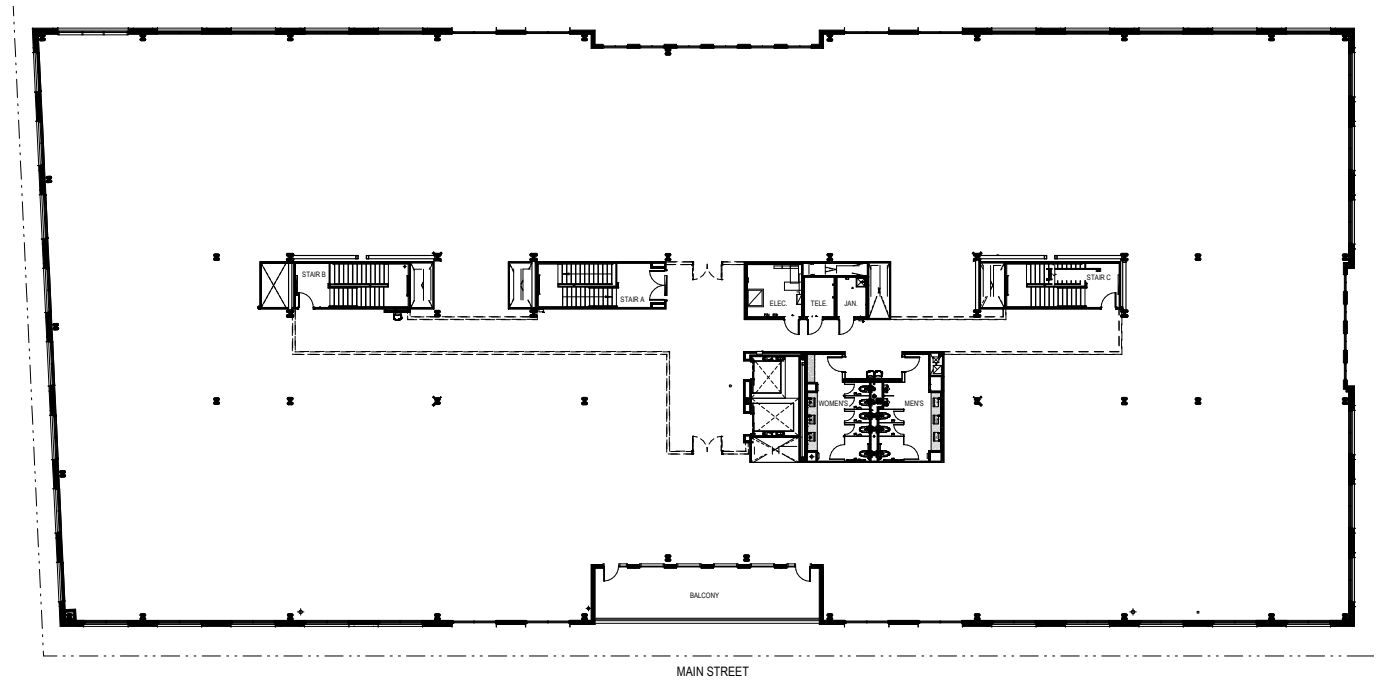
# THIRD FLOOR

33,570 RSF







# FOURTH FLOOR

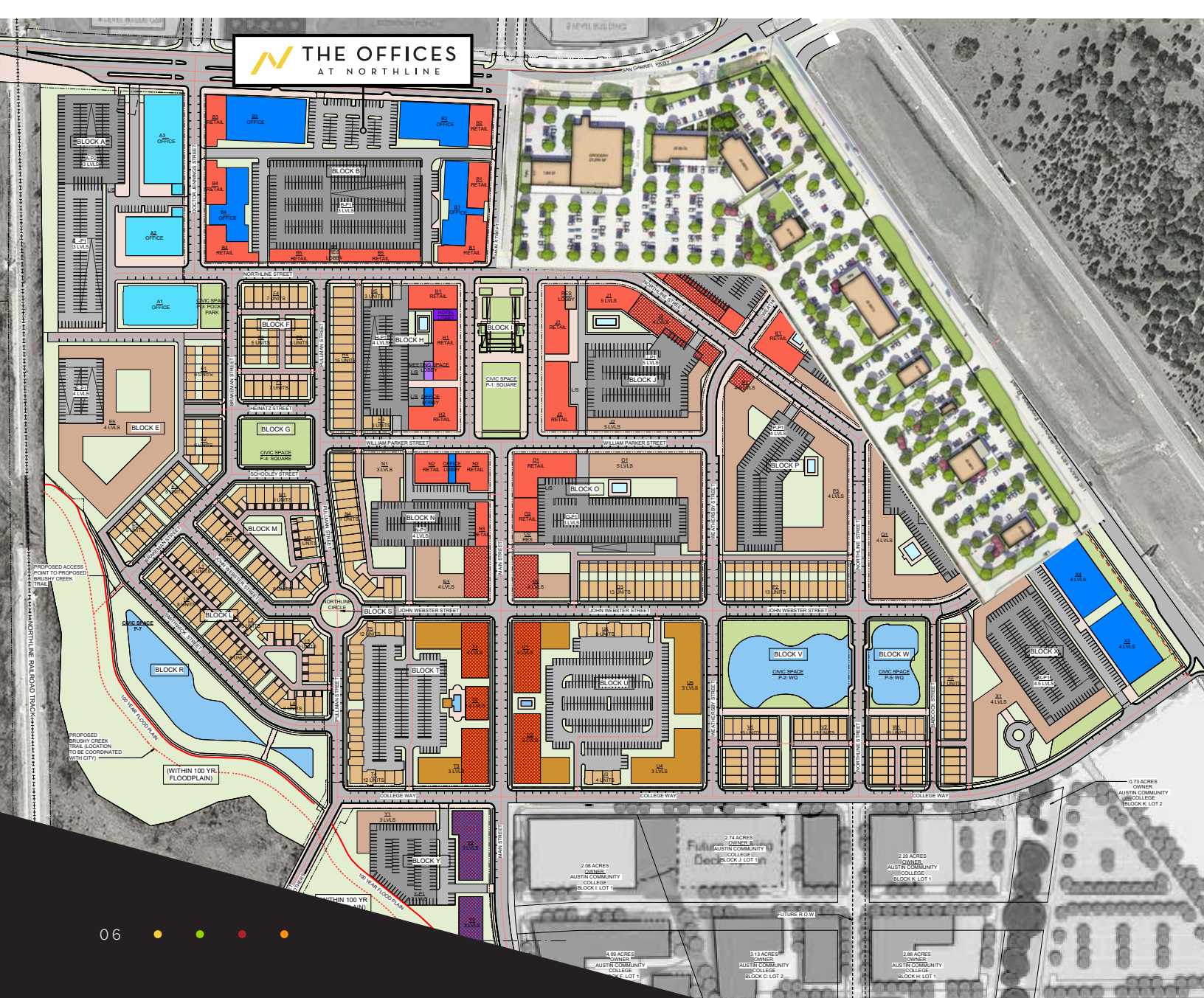
33,448 RSF





# Endeavor Retail Area

- |  |   |  |
|--|---|--|
|  RESIDENTIAL - TOWN HOUSE       |  ANCHOR RETAIL             |  CONVERTIBLE RETAIL USE |
|  RESIDENTIAL - GARDEN APARTMENT |  HOTEL                     |  PROPERTY LINE          |
|  RESIDENTIAL - MULTI-FAMILY     |  MEETING SPACE             |  EASEMENT               |
|  OFFICE OR HOTEL                |  CIVIC/OFFICE              |  POWERLINE SETBACK      |
|  MEDICAL OFFICE                 |  STRUCTURED PARKING        |  |
|  RETAIL                         |  GROUND FLOOR LINER RETAIL |  |







## Seamless Connectivity

Uniquely positioned 27 miles north of downtown Austin, Northline's central location allows easy access to the city's major hubs. To help ensure quick and seamless travel to the office, the development sits along the 183A Toll Road and in great proximity to many popular communities north of downtown Austin.

### DRIVE TIMES

#### 183A (TOLL ROAD)

.2 miles | 1 min

#### INTERSTATE 35

12 miles | 20 min

#### GEORGETOWN

12 miles | 22 min

#### THE DOMAIN

18 miles | 22 min

#### ROUND ROCK, TX

19 miles | 21 min

#### AUSTIN, TX

27 miles | 29 min

#### AUSTIN-BERGSTROM AIRPORT

33 miles | 31 min

#### CAPMETRO

0.7 miles | 3 min drive | 13 min walk

## Full-Service Real Estate: All Under One Roof

St. John Properties is one of the most successful privately held commercial real estate firms in the nation, with over 50+ years' experience developing and managing more than 24 million square feet of flex R&D, office, retail, and more.

**NAIOP**  
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION  
**NATIONAL DEVELOPER OF THE YEAR**  
— 2018 —



**100+**  
Green, LEED-Certified  
Buildings



**24+ MILLION**  
Square Footage  
Owned & Managed



**\$5+ BILLION**  
Real Estate  
Investment Value



**2,600+**  
Clients Across  
the Country



**250+**  
Employees Across  
the Country



# THE OFFICES AT NORTHLINE

## Amenities Within 5 Miles:

**27 +** RESTAURANTS

**24 +** FAST FOOD

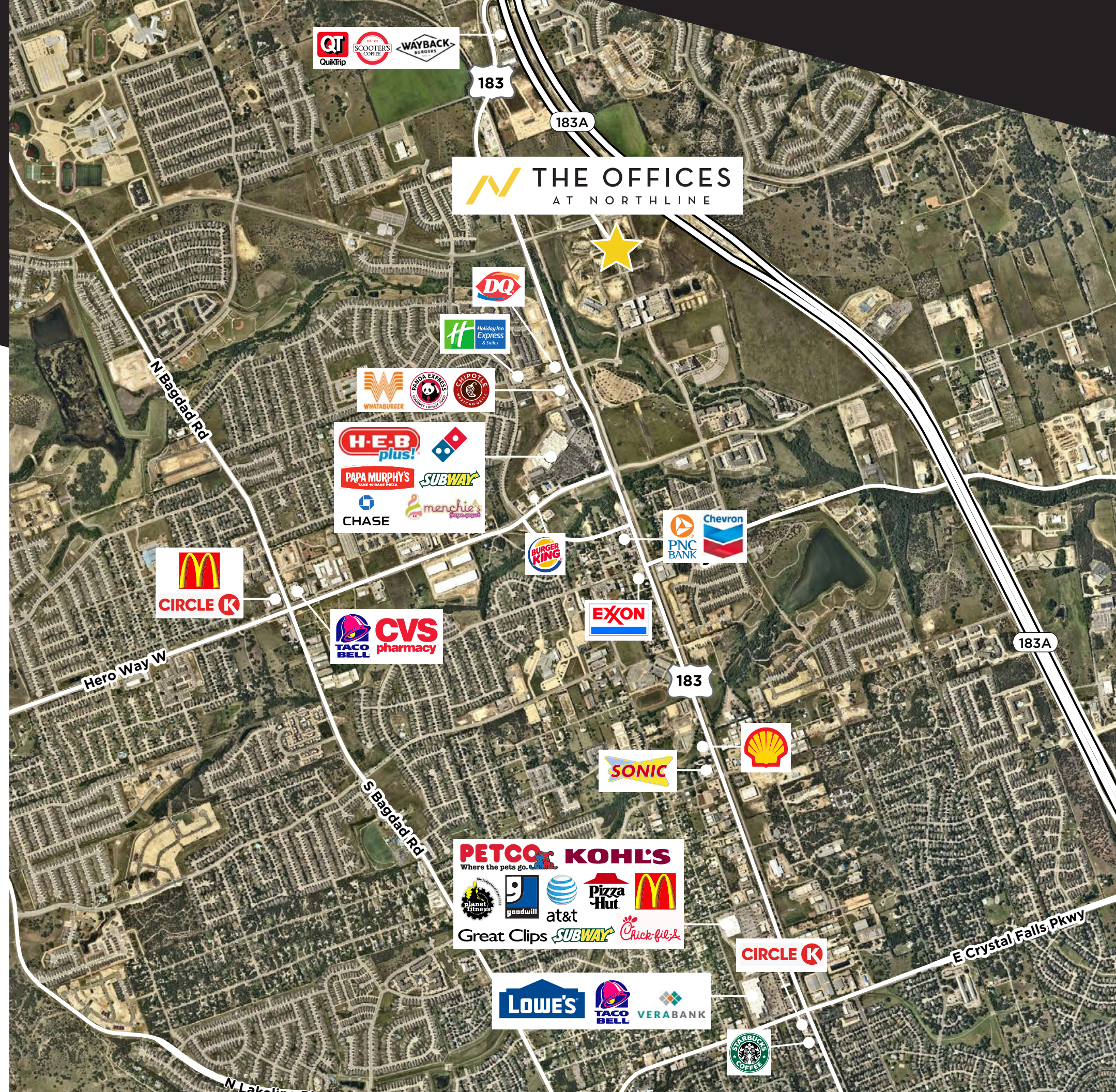
**18 +** RETAIL

**12 +** ENTERTAINMENT

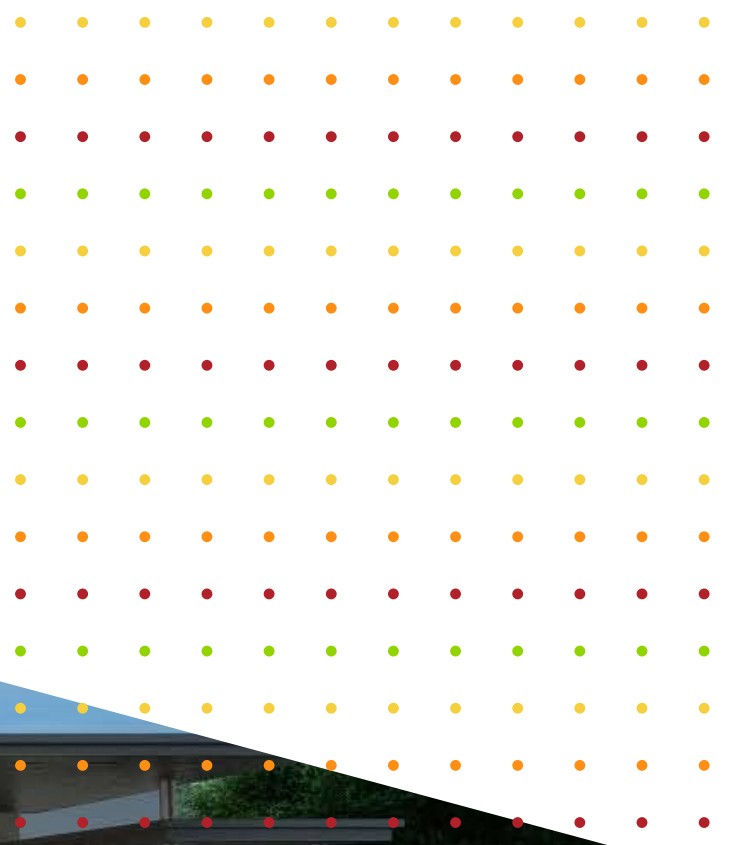
**8 +** FITNESS

**4 +** HOTELS

**4 +** GAS STATIONS







# For more information, contact:

**MELISSA TOTTEN**  
Director  
Direct: +1 512 370 2430  
melissa.totten@cushwake.com

**MARK GREINER**  
Executive Director  
Direct: +1 512 370 2420  
mark.greiner@cushwake.com

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