

THE STRATUM  
nuveen

unparalleled office

ELEVATING THE WORK EXPERIENCE ON EVERY LEVEL

# campus feel

## OFFICE EFFICIENCY

Tenants at The Stratum experience a coveted campus-like environment featuring winding walking trails, a cutting-edge fitness center complete with showers and locker rooms, and a meticulously groomed outdoor courtyard. Beyond these on-site amenities, they enjoy unparalleled convenience with nearby retail and dining options just moments away. The Arboretum and The Domain, both within a mere two miles, provide effortless access to some of Austin's most coveted shopping destinations.



# hospitality

## MEETS OFFICE HARMONY

The team at The Stratum curates a highly desirable work environment with unmatched concierge-level service. Our seasoned building team is dedicated to delivering exceptional service, supported by state-of-the-art building technology and elevated amenities, making tenant life and business operations seamless.



### AMENITIES

- Fitness center with showers & lockers
- Conference room
- Fully landscaped courtyard with seating
- Covered walkways
- Private tenant balconies
- Less than two miles from The Domain & The Arboretum

### BUILDING DETAILS

- Building A: 62,110 SF  
» *LEED Certified*
- Building B: 62,768 SF  
» *LEED Certified*
- Building C: 61,502  
» *LEED Certified*
- Building D: 61,264 SF  
» *LEED Certified*



# OUTDOOR LOUNGE AREA

Escape from the office in a lush oasis for relaxation and connection

# abundant amenities await

## ENHANCING THE WORK/LIFE BALANCE

Nestled in a vibrant urban setting along Research Blvd, The Stratum offers unparalleled access to surrounding amenities. Just minutes from The Domain and The Arboretum, The Stratum is surrounded by countless retail shops, cozy cafes, and diverse dining options, providing an ideal environment for both work and relaxation.

The Stratum's prime location boasts excellent connectivity to major highways, ensuring easy access to all essential amenities and making it a perfect choice for businesses seeking a dynamic and inspiring workspace.





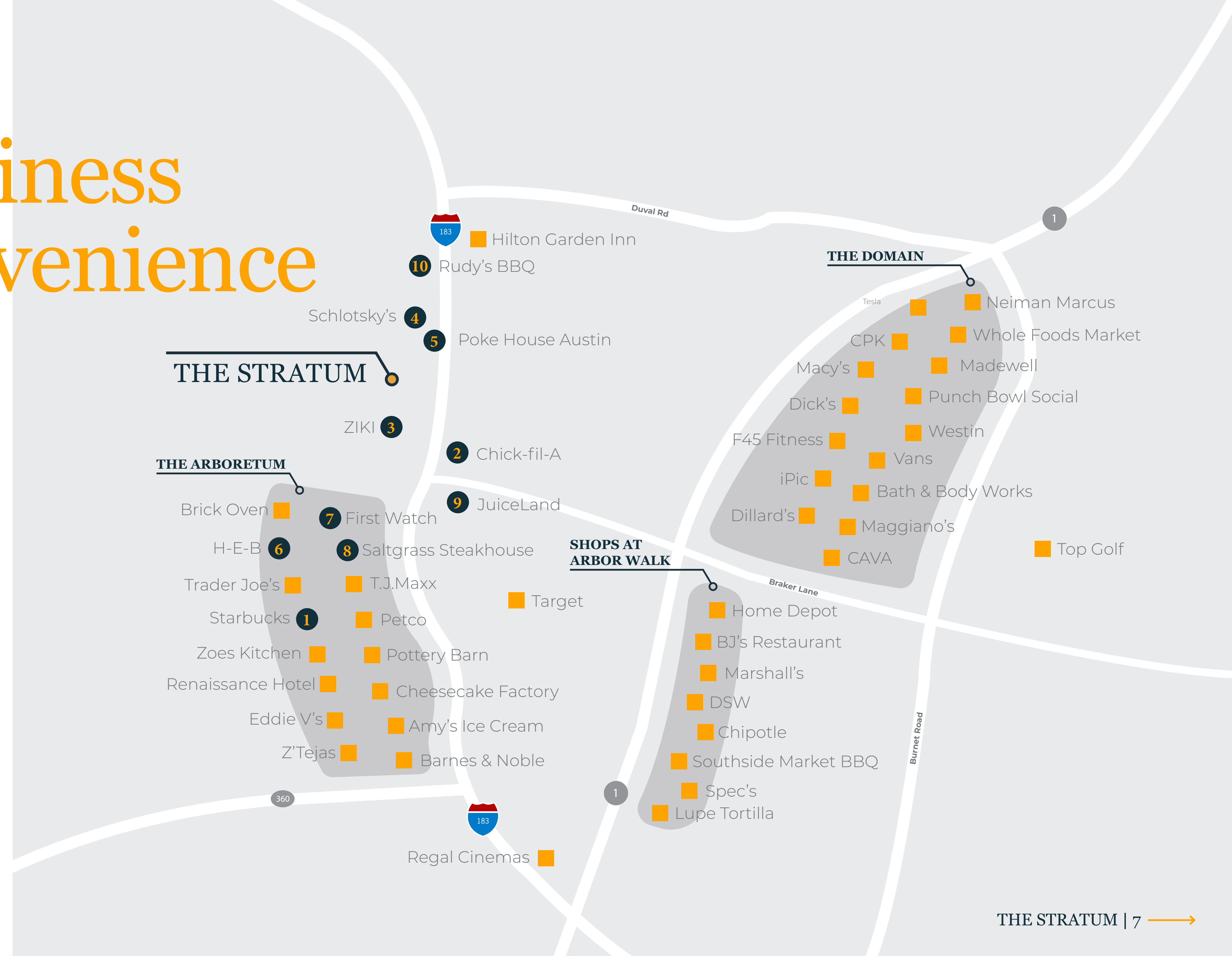
## BUILDING CONFERENCE CENTER

Offers a bright, comfortable space for productive and inspiring meetings

# where business meets convenience

## AMENITIES WITHIN 5 MINUTES

- 1 Starbucks
- 2 Chick-fil-A
- 3 ZIKI
- 4 Schlotzky's
- 5 Poke House Austin
- 6 H-E-B
- 7 First Watch
- 8 Saltgrass Steakhouse
- 9 JuiceLand
- 10 Rudy's BBQ



# THE STRATUM

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Nuveen is dedicated to transforming the workplace into an immersive, collaborative hub for today's professionals. Through our hospitality-driven approach, we offer enriching experiences and services that prioritize the wellbeing of all tenants and visitors.

elevate your  
work experience

Leased By

  
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