ISA SILLAGE

RETAIL, DINING AND ENTERTAINMENT OPPORTUNITIES

3500 E PARMER LANE AUSTIN, TEXAS

FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL





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FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL



A NEW ANTHEM FOR AUSTIN

Introducing EastVillage, a highly anticipated 425-acre mixed use residential community conveniently located on Parmer Lane in the heart of the northeast tech corridor Positioned across from Samsung Austin Semiconductor and within close proximity of Dell, National Instruments, General Motors, The Home Depot Technology Center, Amazon and numerous other major employers, EastVillage offers the perfect combination of urban living with a wealth of planned shopping, dining, entertainment and outdoor amenities





Austin's explosive growth and appetite for commercial, residential and retail expansion makes the city's Upper East Side the new coveted district for development and the new frontier for the best elements of Austin to come together EastVillage pinpoints a new cultural and business cornerstone of Austin's Upper East Side, where urban density and expansive green spaces commingle with life, work, and entertainment

The mixed-use urban center is alive during the day with entrepreneurial and corporate activity and features a rich local collection of retail and restaurants. In the evening, the bustling crowd of residents who live above the shops and businesses walk and dine throughout the downtown-like atmosphere. EastVillage is a dynamic destination for the neighboring Tech Ridge Center area, the entire city of Austin and the nearby suburbs of Manor, Pflugerville, and Round Rock

The urban core of commercial, residential, and retail mix, woven with sustainable parkland and amenities, surrounds a 15-acre village green that is a magnet for meet-ups, family gatherings, festivals, outdoor concerts, and more



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425-ACRE MASTER PLAN DEVELOPMENT





BY THE NUMBERS

SHOPPING

350k SF

Retail & Restaurants

38k SF

Entertainment Space

37k SF

Grocery Store

ENTERTAINMENT

1.5 Acres

Village Green + Center Stage

150 Acres

Natural Preserve

5+ Miles

Hiking + Biking Trails

LIVING

2,400

Multi-Family Units

466

Single-Family Homes

Hotels

Three (3) with 417 Rooms

WORKING

Office

Five Multi-Level Buildings

1.5M SF

Class A Office/Life Science

5.5k

Parking Spaces





BUILDINGS 182

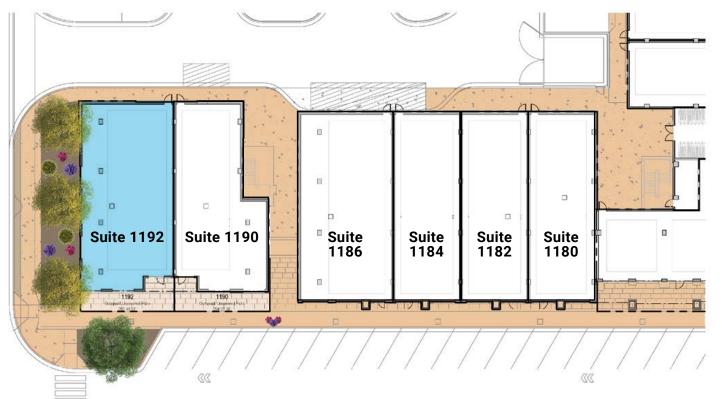
Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Highly visible along the ring road

Across from Curio Collection by Hilton (Building 1)

Views and access to the Village Green and Center Stage

BUILDING 1A



RING ROAD VISIBILITY

Retail Centric Space Suite 11910 G Medicered Patio	±2,737 SF ±292 SF
Retail Centric Space Suite 1190 Uncovered Patio	±2,365 SF ±294 SF
Retail Centric Space Suite 1186	±2,780 SF
Retail Centric Space Suite 1184	±1,977 SF
Retail Centric Space Suite 1182	±1,977 SF
Retail Centric Space Suite 1180	±2,003 SF







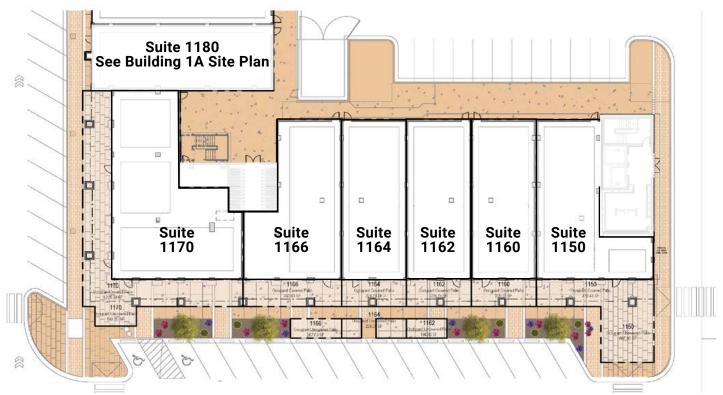
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BUILDING 1B



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Res	sta	urant	Centric	Space	
<u> </u>					

Suite 1170	±3,103 SF
Total Patio*	±1,774 SF

Retail Centric Space

Suite 1166	±2,129 SF
Total Patio*	±610 SF

Retail Centric Space

Suite 1164	±1,441 SF
Total Patio*	+454 SF

Retail Centric Space

Suite 1162	±1,234 SF
Total Patio*	+423 SF

Retail Centric Space

Suite 1160	±1,754 SF
Total Patio*	±229 SF

Retail Centric Space

Suite 1150	±2,169 SF
Total Patio*	+1.025 SF

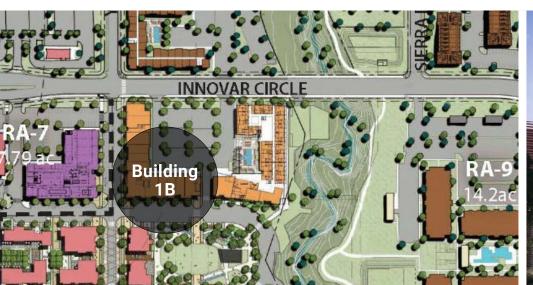






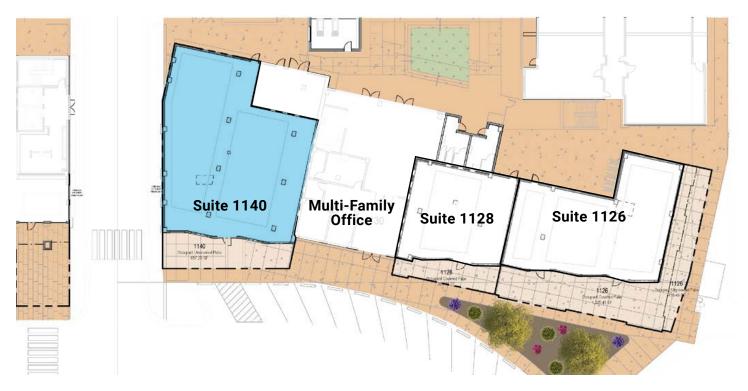
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^{*}Combined covered & uncovered patio space



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Restaurant Centric Space Suite WANG Whoovered Patio ±3,872 SF ±657 SF

Retail Centric Space

Suite 1128 ±1,634 SF Covered Patio ±391 SF

Restaurant Centric Space Suite 1126 ±2,620 SF Covered Patio ±1,325 SF **Uncovered Patio** ±418 SF

At Lease



Working LOI







BUILDING 2A



IN THE HEART OF THE RETAIL S TOWN CENTER

Retail Centric Space Suite 2176 Uncovered Patio	±1,441 SF ±234 SF
Retail Centric Space Suite 2174 Uncovered Patio	±2,328 SF ±193 SF
Retail Centric Space Suite 2172	±1,852 SF
Retail Centric Space Suite 2170	±1,852 SF
Retail Centric Space Suite 2168	±1,852 SF
Retail Centric Space Suite 2166	±1,852 SF
Retail Centric Space Suite 2164 Uncovered Patio	±1,852 SF ±193 SF
Retail Centric Space Suite 2162 Uncovered Patio	±1,924 SF ±232 SF
Retail Centro Space	±1,535 SF





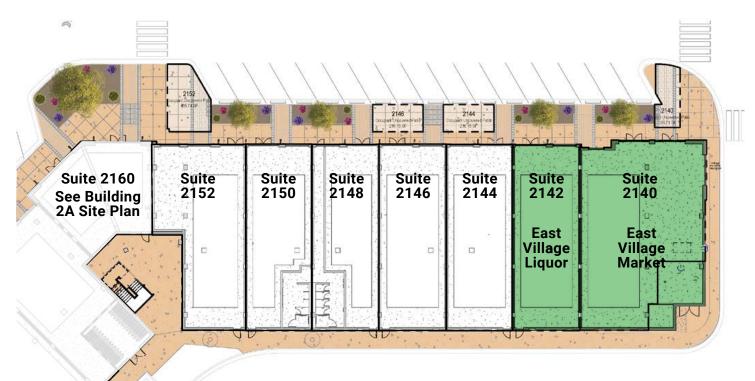


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VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail	Centric	Space
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Suite 2152 ±2,271 SF **Uncovered Patio** ±405 SF

Retail Centric Space

Suite 2150 ±1,654 SF

Retail Centric Space

Suite 2148 ±1,404 SF

Retail Centric Space

Suite 2146 ±1,949 SF **Uncovered Patio** ±216 SF

Retail Centric Space

Suite 2144 ±1,949 SF **Uncovered Patio** ±216 SF

Retail Centuc Space

±1,949 SF

Restaurant Centric Space Suite Storic Vicovered Patio ±3,154 SF ±236 SF

At Lease





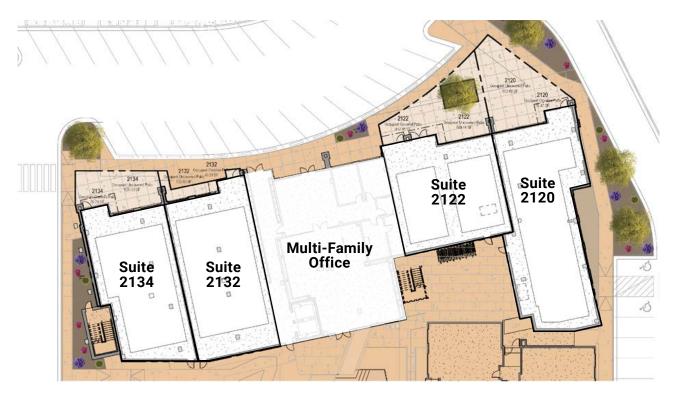
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BUILDING 2C



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail Centric Space

Suite 2134 ±2,507 SF Uncovered Patio ±526 SF Covered Patio ±76 SF

Retail Centric Space

Suite 2132 ±2,728 SF Uncovered Patio ±132 SF Covered Patio ±43 SF

Restaurant Centric Space

Suite 2122 ±2,303 SF Uncovered Patio ±769 SF Covered Patio ±117 SF

Restaurant Centric Space

Suite 2120 ±3,198 SF Uncovered Patio ±903 SF Covered Patio ±76 SF

At Lease



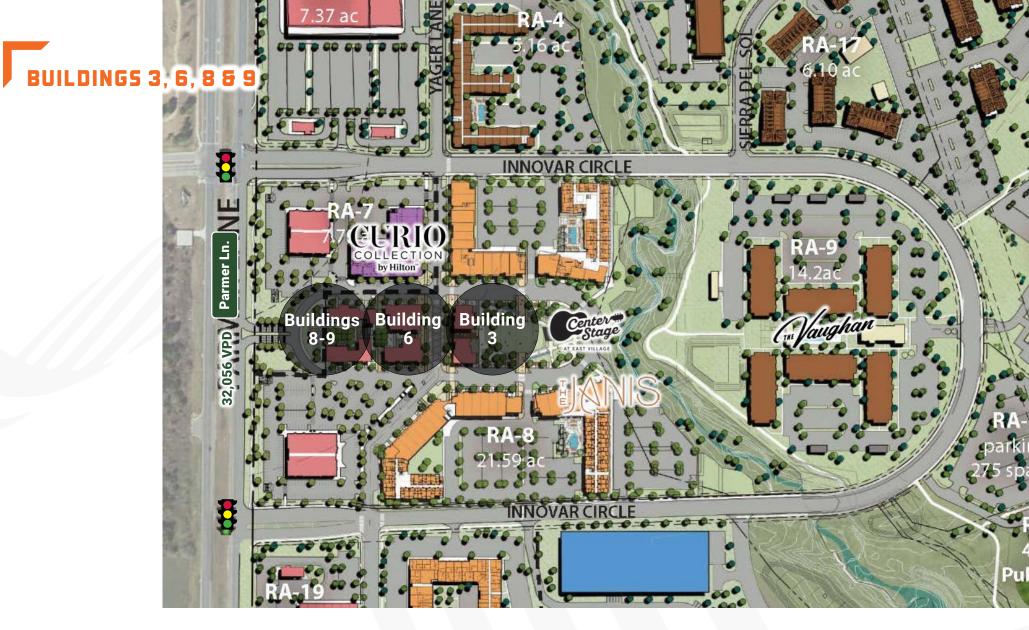


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BUILDINGS 3, 6, 8 & 9

Predominant gateway location and highly visible along Parmer Lane

Across from Curio Collection by Hilton

Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Overlooks the Village Green and Center Stage (Building 3)

ILDING 3 · LEVEL 1



HEART OF VILLAGE GREEN/ CENTER STAGE

Restaurant Gentric Space ±1,538 SF ±152 SF Covered Patio

Restaurant Centric Space Suite 3110

±2,895 SF Covered Patio ±841 SF

Restaurant Centro Space Suite a With Severed Patio ±3,787 SF ±1,680 SF

Available



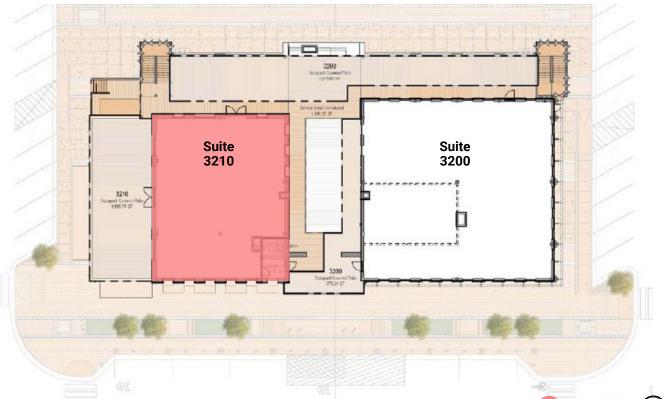
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BUILDING 3 · LEVEL 2



OVERLOOKING VILLAGE GREEN/ CENTER STAGE

Restaurant Centric Space Suite 3210 ASE Covered Patio ±3,080 SF ±1,555 SF

Restaurant Centric Space Suite 3200 ±5,126 SF Covered Patio ±2,794 SF

At Lease





Working LOI







BUILDING 6 · LEVEL 1



IN THE HEART OF THE RETAIL 8 TOWN CENTER

Retail Centric Space ±2,432 SF Suite 6160 Retail Centric Space Suite 6150 ±1,272 SF Retail Centric Space Suite 6140 ±2,005 SF Retail Centric Space Suite 6130 ±2,387 SF **Retail Centric Space** Suite 6120 ±1,928 SF Retail Centric Space ±2,165 SF Retail Centric Space Suite 6100 ±3,988 SF

At Lease





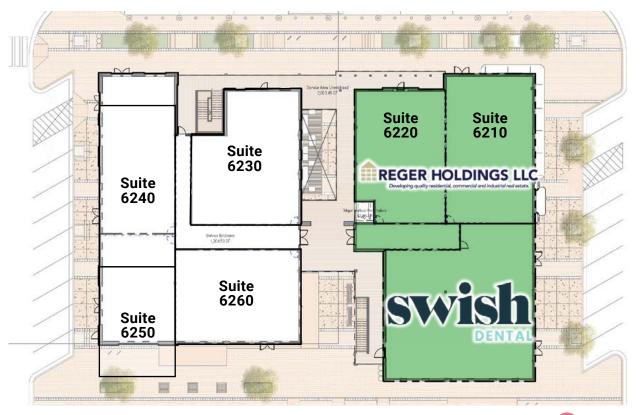
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BUILDING 6 · LEVEL 2



IN THE HEART OF THE TOWN CENTER

Class A Office Space Suite 6260	±1,902 SF
Class A Office Space Suite 6250	±1,365 SF
Class A Office Space Suite 6240	±2,000 SF
Class A Office Space Suite 6230	±2,181 SF
Retail Centric Space	±1,928 SF
Retail Centric Space	±2,188 SF
Retail Contric Space	±3,559 SF







Working LOI









PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

Retail Centric Space Suite 8050 Uneovered Patio ±3,251 SF ±1,122 SF

Retail Centric Space Suite South G Wered Patio ±2,895 SF ±1,772 SF

At Lease



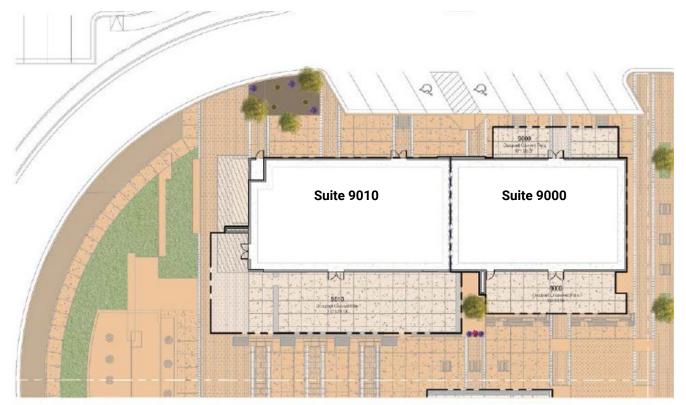








BUILDING 9



PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

Retail Centric Space

 Suite 9010
 ±3,350 SF

 Covered Patio
 ±2,479 SF

Retail Centric Space

Suite 9000 ±2,979 SF
Uncovered Patio ±828 SF
Covered Patio ±571 SF

At Lease



Available

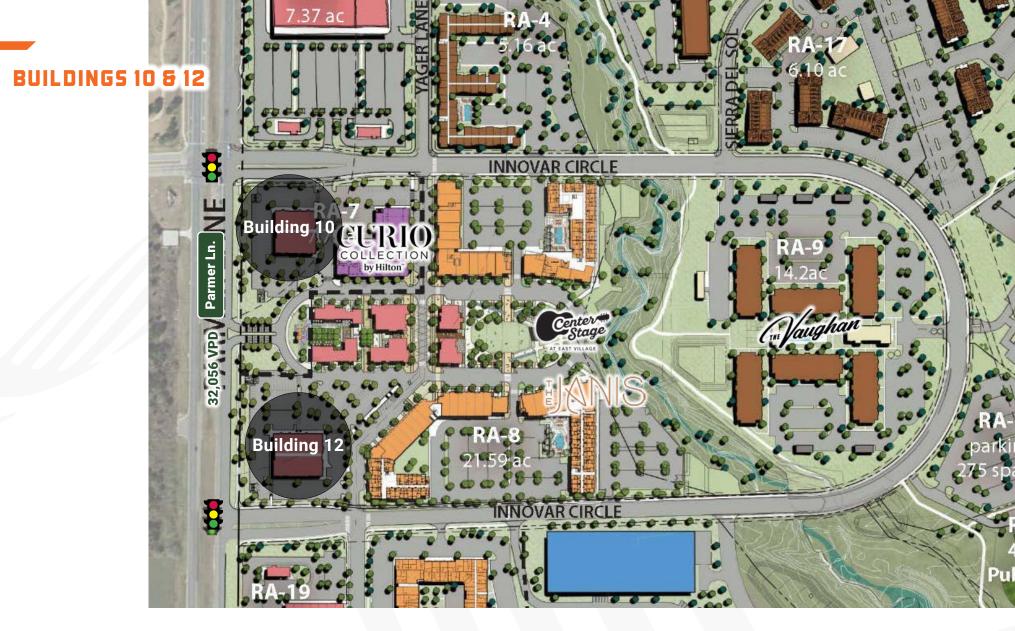


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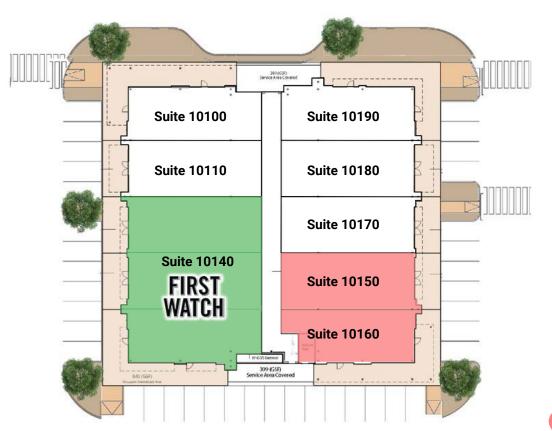


BUILDINGS 10 & 12

Predominant gateway location

Highly visible from Parmer Lane at lighted intersection of Innovar Circle

Across from Curio Collection by Hilton (Building 10)



PREDOMINANT GATEWAY LOCATION

Retail Centric Space

Suite 10190 ±1,687 SF Uncovered Patio ±849 SF

Retail Centric Space

Suite 10180 ±1,743 SF Uncovered Patio ±281 SF

Retail Centric Space

Suite 10170 ±1,743 SF Uncovered Patio ±285 SF

Retail Centric Space
Suite 10160 \$ ±1,738 SF
Uncovered Patio ±285 SF

Retail Centric Space

±1,436 SF ±848 SF

Retail Centric Space

\$uite 10.455 ±4,253 SF Labovered Patio ±1,410 SF

Retail Centric Space

Suite 10110 ±2,011 SF ±281 SF Uncovered Patio

Retail Centric Space

±1,634 SF Suite 10100 Covered Patio ±923 SF





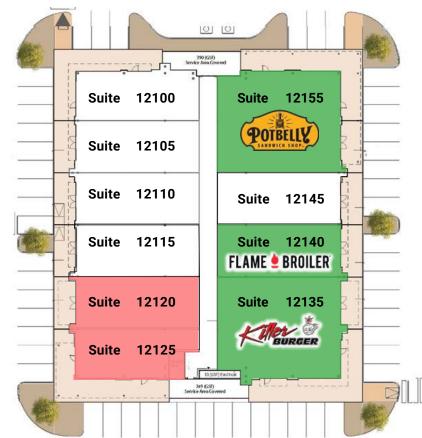


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PREDOMINANT GATEWAY LOCATION

Retail Centric Spaces E

Suite 121**5**550 ±3,334 SF Osciered Patio ±1,133 SF

Retail Centric Space

Suite 121205ES ±1,729 SF Undovered Patio ±256 SF

Retail Centric Space

Suite 12145 ±1,724 SF ±259 SF Uncovered Patio

Retail Centric Space

Suite 12115 ±1,724 SF ±259 SF **Uncovered Patio**

Retail Centric SpaceS

Suite 12140 ±1,724

Uncovered Patio ±256 ±1,724 SF ±259 SF

Retail Centric Space

Suite 12110 ±1,724 SF **Uncovered Patio** ±259 SF

Retail Centric Space 5 Suite 1213 5 80 ±3,343 SF U500vered Patio ±1,135 SF

Retail Centric Space

Suite 12105 ±1,725 SF **Uncovered Patio** ±258 SF

Retail Centric Space

±1,436 SF ±886 SF Retail Centric Space

Suite 12100 ±1,663 SF **Uncovered Patio** ±803 SF





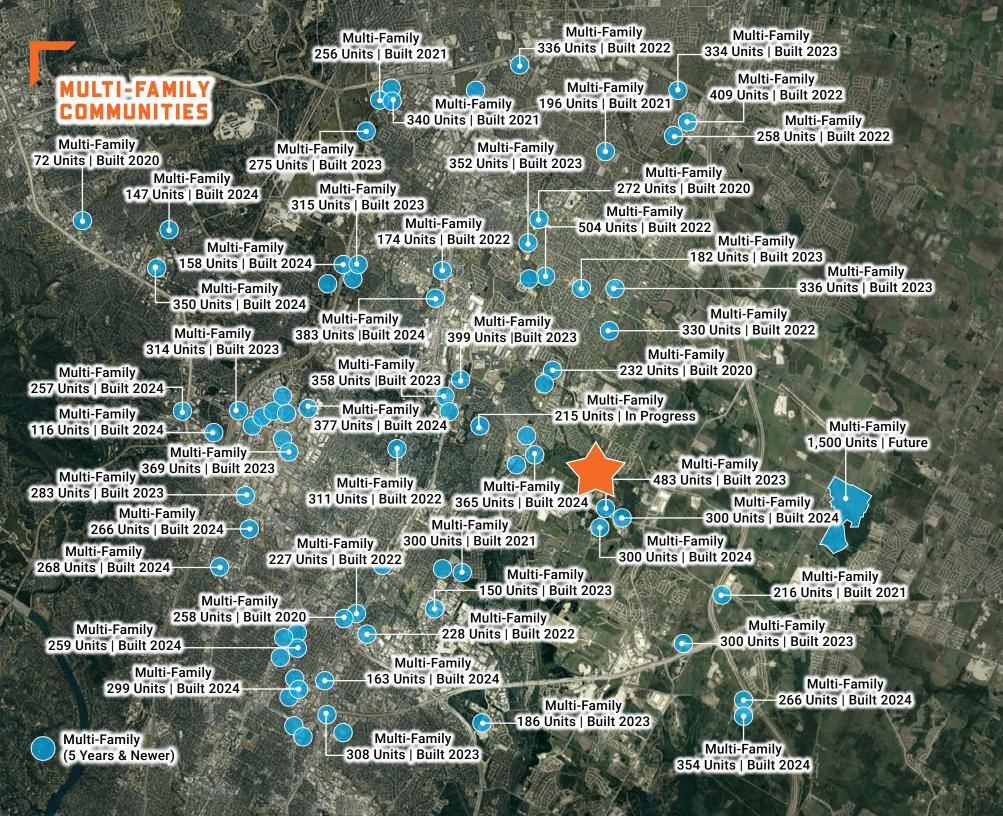


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SINGLE-FAMILY DEVELOPMENTS

Whisper Valley Village 5,000 Lots & 2,500 Units

Shadow Glen 3,500 Lots

Lagos 2,300 Lots

Wildhorse 1,850 Lots | 1,260 Units

Fossil Creek
933 Lots

Braker Valley 612 Lots

Gregg Manor Phase I 353 Lots

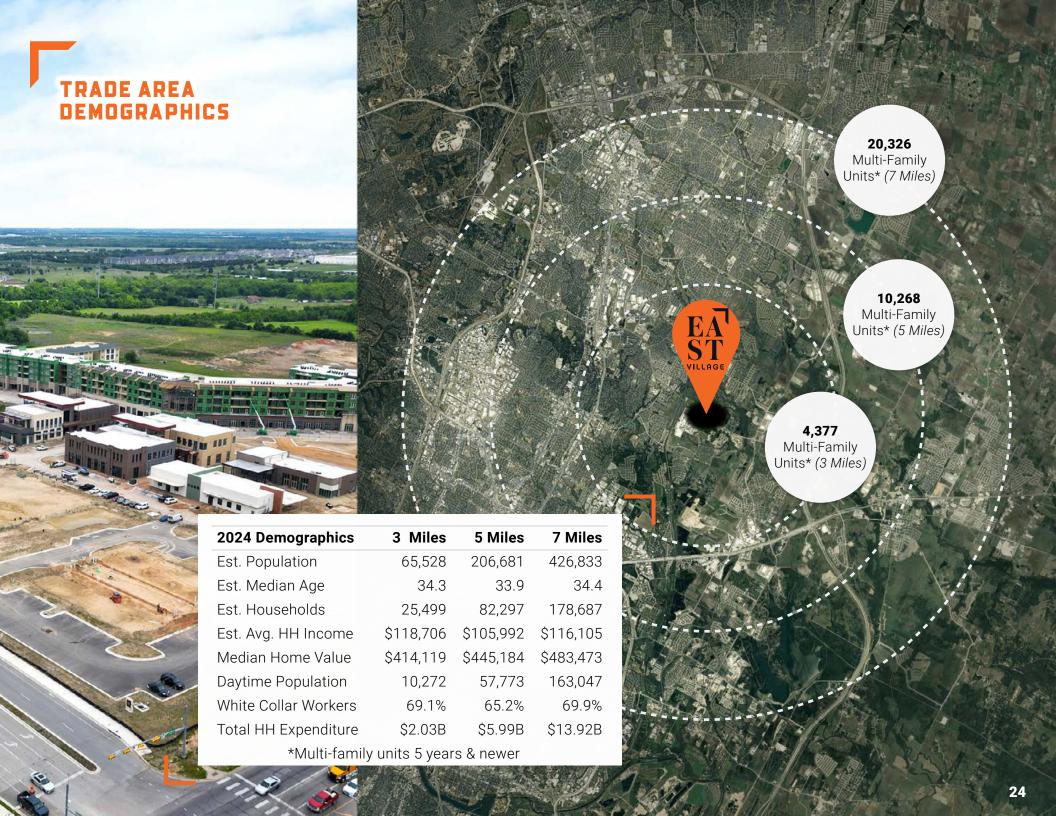
Newhaven 278 Lots

Bellingham Meadows Phase 1 & 2 193 Lots

Mixed-Use Development The Ridge at Blackhawk (243 Acres) (690 Lots) Lakeside Meadows (500 Lots) Grove at Blackhawk (404 Lots) Mixed-Use Development (420 Acres | 305 Lots) Mixed-Use Development Kuempel Estates (86 Lots) (29 Acres) Murchison Tract (210 Lots) Lisso (114 Lots) Carmel East (536 Lots) Banyan Everton (234 Lots) Gullahorn (382 Lots) Okra (278 Lots) Fossil Creek (933 Lots) Newhaven (278 Lots) Monarch Ranch Copperfield Shadow Glen (3,500 Lots) EastVillage (400 Lots) (1,457 Lots) (466 Lots) Gregg Manor (353 Lots) Carillon Single-Family by DR Horton (297 Acres | Pending) Pres. Heights Pioneer Crossing (206 Lots) (1,147 Lots) **Bellingham Meadows** (193 Lots) Pioneer Crossing West (930 Lots) Mixed-Use Pioneer Crossing East Pres. Meadows Development / (665 Lots) (1,657 Lots) Glen East (350 Lots) Collier Woods (356 Lots) Belhaven **Braker Valley** (420 Lots) Estate at Wild Horse Lakeside (612 Lots) **Bell Farms** (572 Lots) Lagos (2,300 Lots) Wild Horse Parkside Braircreek (1,050 Lots) (1,278 Lots)

Single-Family (Newer & In Development)





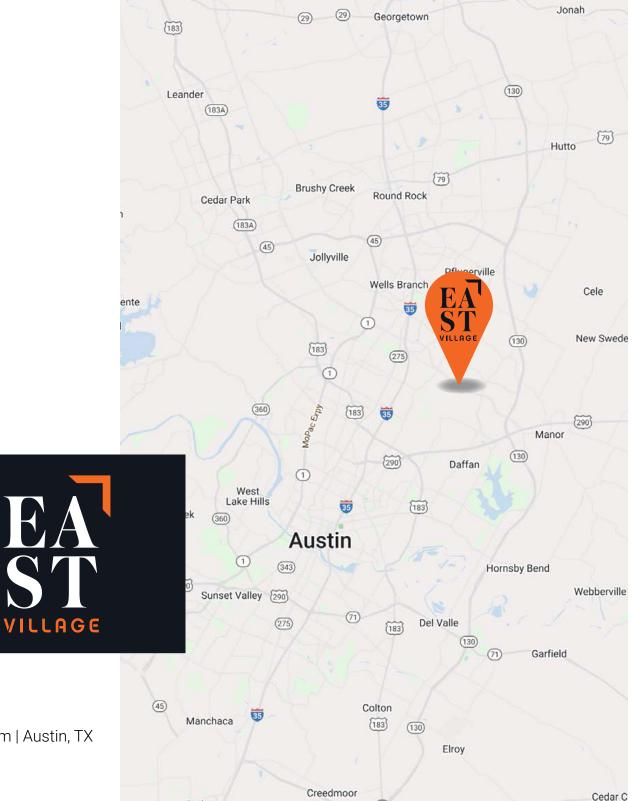
LET'S CONNECT

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Information About Brokerage Services - Texas Real Estate Commission

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

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.

Bridgepoint Real Estate	9016049	info@bridgepointatx.com	512.852.7960
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett W. Carr	519196	bcarr@gwptx.com	512.852.7930
Designated Broker of Firm	License No.	Email	Phone

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 writing 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 an buyer) to communicate with, provide opinions and advi
 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:
 - · that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offerand
 - any confidential information or any other information that a party specifically instruct: 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 wit an agreement to represent the buyer. A subagent can assist the buyer but does not represent buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOU 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 payment will be calculated.

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

Licensed Superviso	r of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Assoc	iate's Name	License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	