

garza

RANCH



6316 Legado Lane | Austin, TX 78749

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PROPERTY OVERVIEW



FULL OFFICE BUILDING AVAILABLE

- ★ **BUILDING TWO**
Total RSF: 150,000 SF
Parking: 4.5/1000 Parking
100% Structured Parking
Avg. Floorplate: 38,000 SF
15-Month build

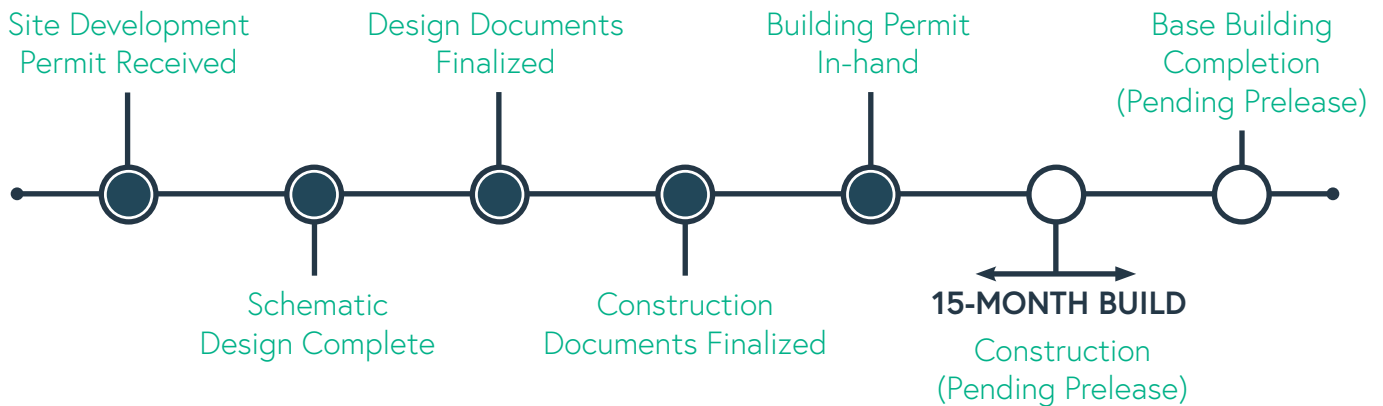
- A VIOLET CROWN TRAIL**
Hop on the trail to take a jog or bike ride to nearby Zilker Park
- B CENTRAL COMMONS**
Grab lunch from an array of food trucks near the pavilion, then enjoy it in our amphitheater-style public park
- 1 SHI HQ**
Total RSF: 250,000 SF
- 2 ALOFT HOTEL**
Upscale Boutique Hotel
140 Rooms
- 3 ALEXAN**
Class AA Multifamily
369 Units

CONSTRUCTION TIMELINE

View from Central Commons



15-MONTH BUILD



NO FINANCING NEEDED

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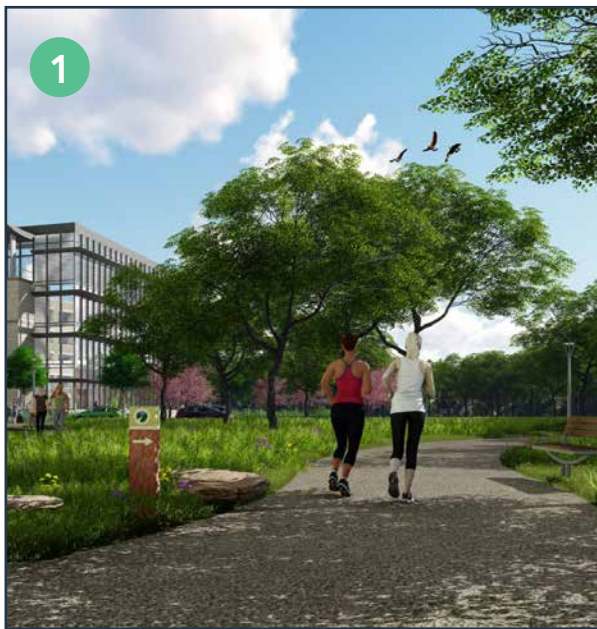
LOBBY RENDERING



LOBBY RENDERING



PROJECT AMENITIES



1

1

VIOLET CROWN TRAIL

Hop on the trail and get your daily workout in, or commute to Zilker Park via bike



2

2

PEDESTRIAN FRIENDLY STREETS

Getting around Garza Ranch is easy with wide sidewalks and ample lighting



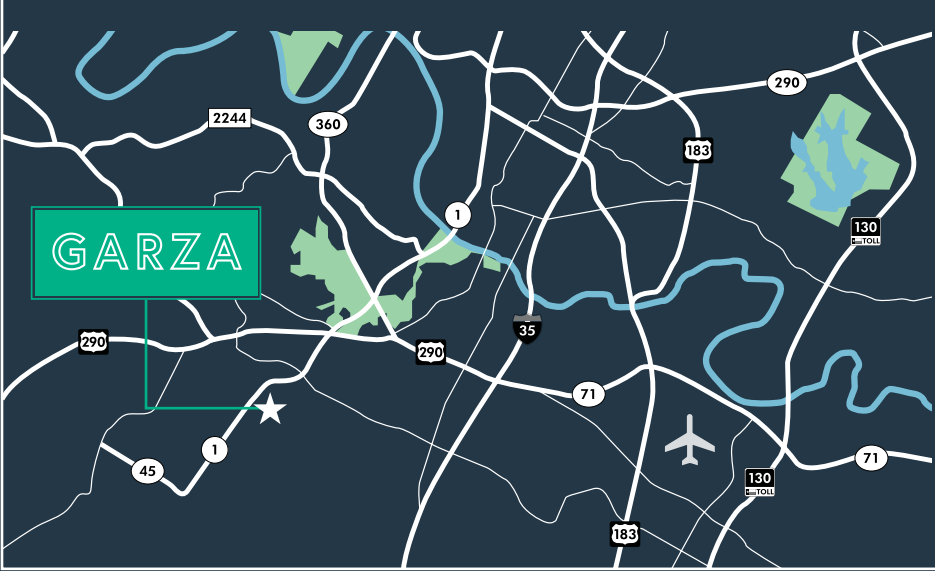
3

3

CENTRAL COMMONS

Grab lunch from the food trucks near the pavilion and lounge in the amphitheater style park, known as Garza Commons

AMENITIES & DRIVE TIMES



CBD
5 MINS.

AIRPORT
10 MINS.

UT
12 MINS.

DOMAIN
18 MINS.

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