



EA
ST
VILLAGE

EASTVILLAGE DEFINES THE NEW FRONTIER.



OFFICE CAMPUS // FOR LEASE // 3500 EAST PARMER LANE, AUSTIN, TEXAS 78754



VILLAGE GREEN / TOWN CENTER



A NEW CULTURAL AND BUSINESS CORNERSTONE OF AUSTIN'S UPPER EAST SIDE.



EastVillage is located on East Parmer Lane, in an area known as Tech Ridge, directly across from Samsung Austin Semiconductor and less than 30 minutes from Tesla's Gigafactory manufacturing facility. This 425-acre project is just inside Loop 130, with quick access to Austin Executive Airport and multiple major highways. The strategic location of EastVillage makes this project easily accessible to the increasing employee presence and corporate business activities in the surrounding five-mile radius. Nearby premiere business park, Parmer Austin's complementary corporate lab and office tenancy includes Dell, General Motors, 3M, Apple, and a growing number of international tech start-ups.

It all comes together in Austin's Upper East Side, as one of the city's largest commercial real estate projects currently underway, where EastVillage defines the new tech frontier the area's leading commercial real estate market.

The developer, Reger Holdings LLC, is a successful, third-generation real estate investment and development company focused on commercial and industrial value-add real estate acquisitions and asset management, as well as residential and mixed-use real estate development.

The commercial tenant mix of corporate and businesses includes more than 1.5 million square-feet of office space, three-hundred and thirty thousand square-feet of retail space, ninety-five thousand square-feet of restaurant space, up to seventy thousand square-feet of grocery store space, a thirty-eight thousand square-foot theater, three hotels with five hundred keys, twenty-four hundred multi-family units, and four hundred and sixty-six single-family homes designed by KB Home.

This is active living at its best. The massive, mixed-use urban center features multi-family residential living over a rich collection of retail and restaurants in a corporate environment with a 1.4-acre village green, that includes an outdoor amphitheater. The project's 150-acre wooded preserve contains more than five miles of hiking and biking trails and a network of bridge and pedestrian pathways connecting nature to this dynamic, urban setting. Multiple living options incorporate a collection of both work and lifestyle amenities, naturally attracting the creative class that is making its mark on the future of the technology, art, business, and social scenes of Austin.

**A VIBRANT PLACE TO LIVE,
WORK, AND HAVE FUN
VERY CLOSE TO HOME.**



THE OFFICE PLAN

PHASE I:

Building 1: 160,000 SF (4-Story Office)

Building 6: 105,000 SF (3-Story Science/Technology/Lab)

PHASE II:

Building 2: 105,000 SF (3-Story Science/Technology/Lab)

Building 5: 160,000 SF (4-Story Office)

PHASE III:

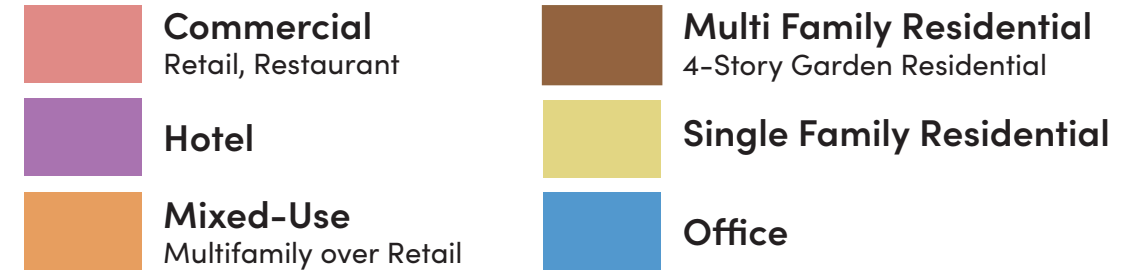
Building 3: 665,400 SF (15-Story Office)

Building 4: 339,200 SF (8-Story Office)



THE MASTER PLAN

Diagram Legend



**NATURALLY ATTRACTING THE
CREATIVE CLASS THAT IS MAKING ITS
MARK ON THE FUTURE OF TECHNOLOGY,
ART, BUSINESS, AND THE SOCIAL SCENE
OF AUSTIN.**

BUILDING 1
160,000 SF
4-Story Office

BUILDING 6
105,000 SF
3-Story Science/
Technology/Lab

BUILDING 2
105,000 SF
3-Story Science/
Technology/Lab

BUILDING 3
665,400 SF
15-Story Office

BUILDING 4
339,200 SF
8-Story Office

BUILDING 5
160,000 SF
4-Story Office



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BUILDINGS 2 AND 6. WHERE SCIENCE, & TECHNOLOGY MEET.

The buildings are well designed to meet the STEM needs of today, including the following:

- ▶ Purpose Built, S&T/Lab Buildings of approximately 105,000 SF each
- ▶ Level 1 live load 150 PSF, Level 2 and 3 live load 125 PSF
- ▶ 17'-0" to 18'-0" floor to floor heights
- ▶ Base Design 25 watts/SF of electrical service
- ▶ 33' column bay spacing with support beams at increments 11' on center
- ▶ 6" thick composite deck supported by indicate structure steel framing on upper levels
- ▶ Base design vibration criterion to have a rating approx. 6,000 uin/sec.
- ▶ 5,000 lb service elevator
- ▶ Loading docks
- ▶ Generator pad with conduit to electrical switch gear
- ▶ 4" water lines
- ▶ 6" sanitary lines
- ▶ Shaft spacing with roof space/support for lab infrastructure



**A NATURAL FUSION
OF GENERATIONS AND
CULTURAL INFLUENCES.**

WHERE URBAN DENSITY
AND EXPANSIVE GREEN
SPACES MERGE WITH
**LIFE, WORK, AND
ENTERTAINMENT.**



LIVE, WORK, & PLAY. THIS IS ACTIVE LIVING AT ITS BEST.



1,500,000 SF Office Campus



330,000 SF Retail Office Space



19 Restaurants, 95,000 SF



37,000 SF Grocery Space



38,000 SF Movie Theater



3 Hotels with 500 Keys



Single Family Home Designs by KB Home



2,460 Multi-Family Units



1.4 Acre Village Green



150-Acre Naturally Wooded Preserve



Active Communities



More than 5 miles of Bridge and Pedestrian Connectivity

Pedestrian view of mixed-use multifamily residential over retail/restaurant offerings



Pedestrian view of mixed-use multifamily residential over retail/restaurant offerings



Pedestrian view of retail/restaurant offerings



Pavilion at Village Green



Village Green



HIKE + BIKE PATHS



1.4-Acre Village Green



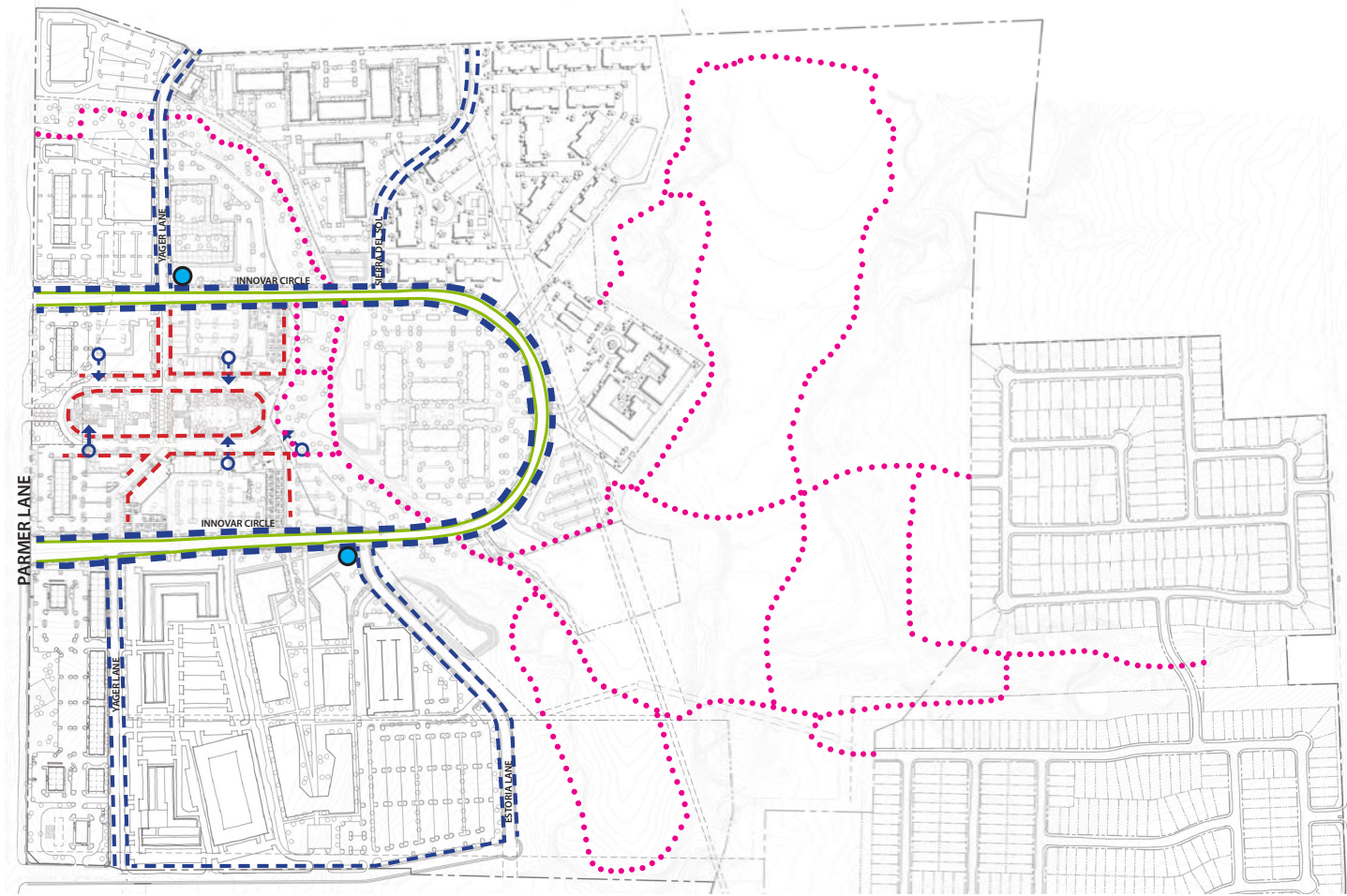
150-Acre Naturally Wooded Preserve

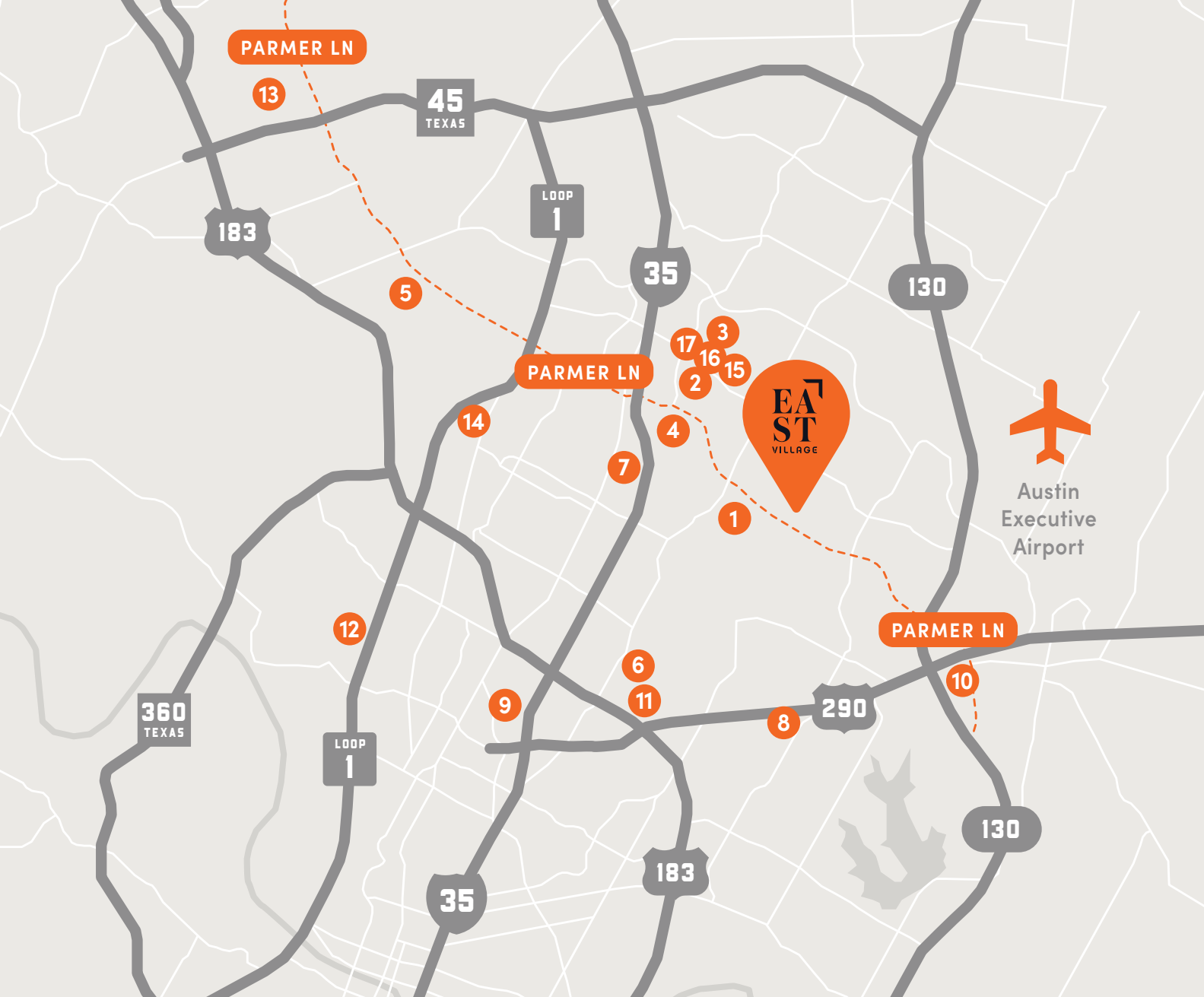


Bridge + Pedestrian Connectivity

Diagram Legend

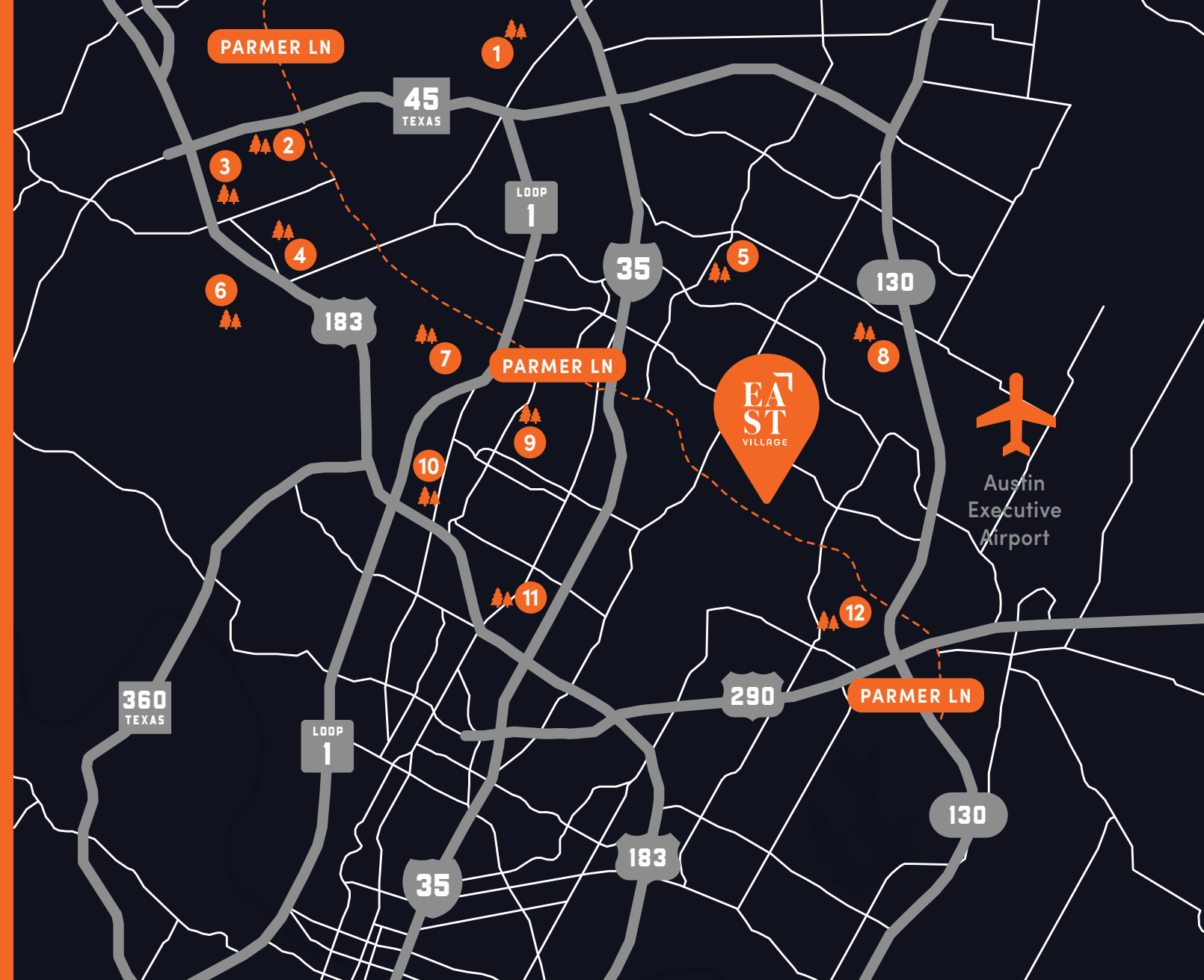
- Primary Route
- Hike / Bike Trail (5+ miles)
- Potential Transit Hub
- - - Secondary Route
- Bike Lane





NEARBY BUSINESSES

- | | | |
|---------------------------------|---|-----------------------|
| 1. Samsung Austin Semiconductor | 7. Web.com (Formerly Yodle) | 13. Applied Materials |
| 2. Home Depot Technology Center | 8. ABC Home & Commercial | 14. Amazon |
| 3. General Motors | 9. Pearson Assessments | 15. Facebook |
| 4. Dell | 10. Capitol Wright Distributing Company | 16. Everise |
| 5. Apple | 11. GCA Customer Care | 17. Natera Labs |
| 6. Marriott Customer Center | 12. Clinical Pathology Laboratories | |



NEARBY PARKS + NATURE

- | | | |
|------------------------|---------------------------------|------------------------------------|
| 1. Creekmont West Park | 6. Tanglewood Park | 11. Payton Gin Pocket Park |
| 2. Robinson Park | 7. Balcones District Park | 12. Walnut Creek Metropolitan Park |
| 3. Springwoods Park | 8. North East Metropolitan Park | |
| 4. Rattan Creek Park | 9. North Star Park | |
| 5. Stoney Creek Park | 10. Domain Central Park | |

EAST VILLAGE

Don't miss your opportunity to become a part of this extraordinary project located just inside the very desirable 130 Loop, where EastVillage provides an anchor to Austin's Tech Ridge corridor.



Information About Brokerage Services

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 interest 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.

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 written agreement must say 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 and buyer) to communicate with, provide opinions and advice to, 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 offer; and
 - any confidential information that a party specifically instructs the 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 without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD 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 the payment will be calculated.

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

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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