



BLD  
4

# A solution for small business.



## Close to home.

More than ten years ago, local developer and entrepreneur, Todd Fletcher, envisioned a place where small businesses, like his, could put down long term roots in our Lakeway community. He conceived a place that would be financially attainable for small businesses to build individual wealth, while also building their businesses and serving our area. He imagined place that would bring iconic architecture to Lakeway both as an inspiring place to work and a recognizable place for clients to visit.

Understanding the busy life of an entrepreneur, he sought to bring ease and flexibility to the design process, allowing businesses to design a space that would work for their needs and brand.

Born of this vision was the overwhelmingly successful Cherry Peak Phase One, which allowed busy professionals the dream of owning their own beautifully designed building in a vibrant business area, rich in amenities and synergistic opportunities - all close to home.

Todd is thrilled to bring Cherry Peak Phase Two to the Lake Travis community, allowing more local businesspeople to realize the dream of building wealth while also building their business.





# An unparalleled location

Close proximity to Lakeway's largest and most affluent neighborhoods, medical care, golf, athletic clubs & schools. Easy access to 620.



## Neighborhoods

Ridge at Alta Vista  
 Flintrock Falls  
 The Hills  
 Serene Hills  
 Falconhead & Falconhead West  
 Falconhead Luxury Apartments  
 Cielo Apartments

## Highway Access

620 South, less than 1 minute away  
 Highway 71, less than 5 minutes away  
 BeeCaves Road/2244 less than 7 minutes away

## Schools

Serene Hills Elementary School  
 Lakeway Elementary School  
 Lake Travis High School  
 The Goddard School of Lakeway

## Hotels

Spring Hill Suites

## Hospitals & Medical

Baylor Scott & White Hospital  
 Medical Business Center  
 Austin Cancer Center - Lakeway

## Senior Living & Rehab

Arbor Terrace Lakeway  
 Belmont Village  
 Brookdale Lakeway  
 Longleaf Bee Cave  
 The Auberg Bee Cave  
 Lake Travis Independent Living

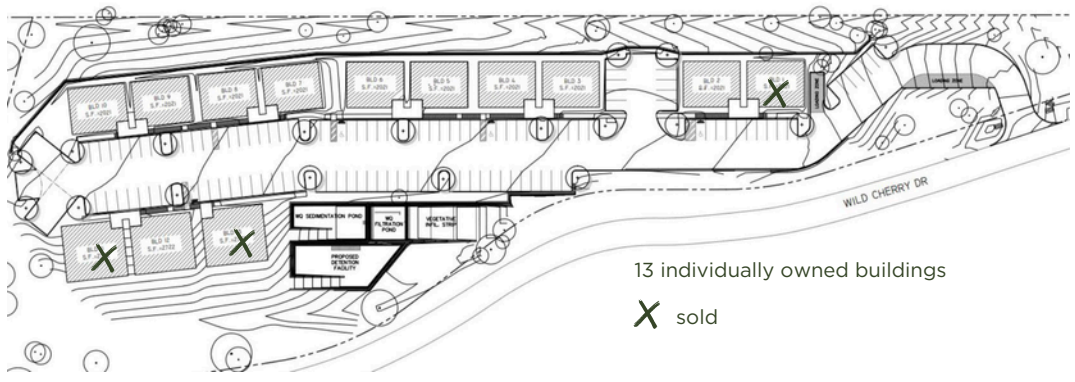
## Restaurants & Retail

The Grove  
 Paos Mandarin House  
 Southern Steer Butcher  
 The Wine Cellar  
 Craigo's  
 Wallgreens & CVS  
 HEB, Randalls  
 Juiceland  
 Starbucks

## Athletics

The Hills Golf & Tennis Club  
 Falconhead Golf Club  
 Hill Country Indoor

# Thirteen buildings, intentionally placed.



13 individually owned buildings  
X sold

- No lobbies. No elevators. No parking garages.
- Elevated, greenspace & community views
- Ample parking, equally distributed throughout.
- Cohesive, clear signage.
- Professionally maintained, client-ready landscape.
- Iconic modern design is easy to find for clientele.
- Phase 2 proven proof of concept, momentum & visibility.

Simple for you. Simple for clients.



# SOLUTIONS TAILORED TO YOU

Allowing you to do  
what you do best,  
while we worry about  
*the rest.*

Interior finishes tailored to fit  
your needs, with ease.

To ease permitting & interior finish-out  
timelines, all units are delivered with pre-  
placed restroom & core building functions.

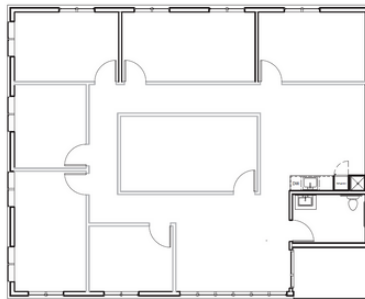
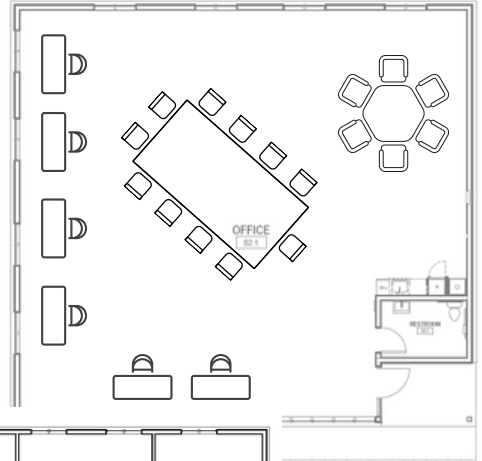
Complete break room with European-style  
cabinetry, quartz counter tops, backsplash,  
sink, dishwasher and built-in refrigerator.

Designer-inspired ADA-compliant  
restrooms with designer plumbing and  
accessories

12-foot ceilings throughout

Warm shell left open with visible studs,  
ready for your interior finish materials

Space delivered as warm shell, ready for your finish-out  
Furniture for illustrative purposes only. Not to scale.



Potential floorplan illustration. SPRINGS 110 - FLOOR PLAN - 02/21/17



## Design & construction team cohesion

We help to build your dream team (or bring  
your own) and then work seamlessly  
together to achieve an office that is warm,  
inviting, efficient and functional.

Proven track record of success in design +  
build commercial & residential construction.

Flexible, turn-key solution for the busy  
entrepreneur

# Efficient, modern exterior design



- 12' ceilings
- 2x6 exterior walls
- Open-cell spray foam insulation in roof
- Fiberglass batts in walls
- Metal roof with gutter system

- Durable limestone skirting
- Warm cedar accent at entry
- Energy efficient windows
- 3-coat stucco system



- Steel accent awnings
- Storefront glass at entry
- Fiber internet service
- High-efficiency HVAC



# Enjoy ultimate flexibility with a lease.



## 2021 sf

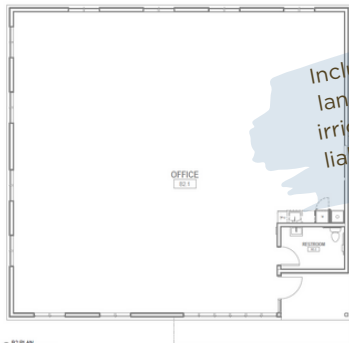
- ADA restroom
- Breakroom with kitchen

Base Rent \$32/sf/year  
 NNN expenses  
 \$11.46/sf/year

## 2722 sf

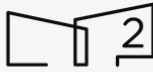
- 2 ADA restrooms
- Breakroom with kitchen

Base Rent \$32/sf/year  
 NNN expenses  
 \$11.46/sf/year



Included: Common area landscaping, lighting, & irrigation. Common area liability insurance. Trash removal.





**CHERRY PEAK**  
OFFICE PARK PHASE 2