

# ONE || UPTOWN

AT UPTOWN ATX



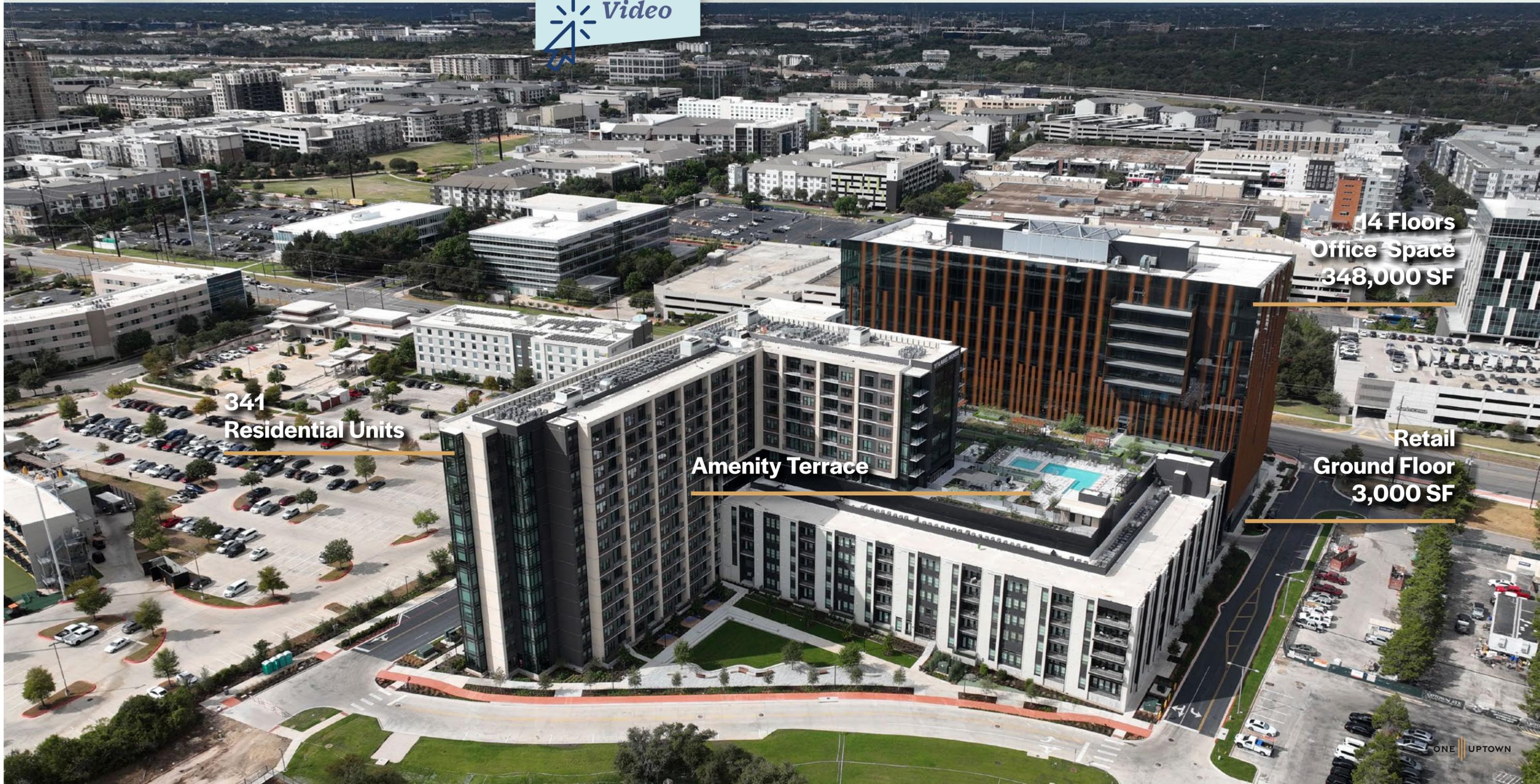


Known for decades as “The IBM Campus,” Uptown ATX is an integral part of Austin’s growth into a dynamic technology hub. Developer Brandywine Realty Trust is transforming this 66-acre campus into a mixed-use community made up of workspace, multi-family units, retail and hospitality, and a brand-new CapMetro Rail station.

Situated between the Charles Schwab campus and The Domain, Uptown ATX will serve as a talent magnet for employers, a cultural and entertainment district for the community, and a vibrant place for all Austinites to share.

# LIVE, WORK, THRIVE AT UPTOWN ATX.

Welcome to a destination where upscale living, innovative companies, and premier retailers come together to create an exceptional experience. **One Uptown**, the first phase of Uptown ATX, provides the ultimate live-work environment with distinct spaces for office and residences, complete with market-leading amenities. **One Uptown** is a place where people will thrive, whether you live here, work here, or both.



341  
Residential Units

Amenity Terrace

14 Floors  
Office Space  
348,000 SF

Retail  
Ground Floor  
3,000 SF



# THE UPSIDE OF YOUR MORNING ROUTINE.

The 6,000 SF lobby complements the building's sleek exterior. Sunlight pours in through floor-to-ceiling windows, illuminating the rich terrazzo, marble, and white oak finishes. The smell of freshly brewed coffee from the coffee shop creates an inviting atmosphere. It's the perfect spot to relax and recharge in between meetings or to catch up with colleagues.

Every detail,  
designed to impress.

Lobby VR  
Tour



Lobby Finishes



Ground Floor



LOBBY ENTRY



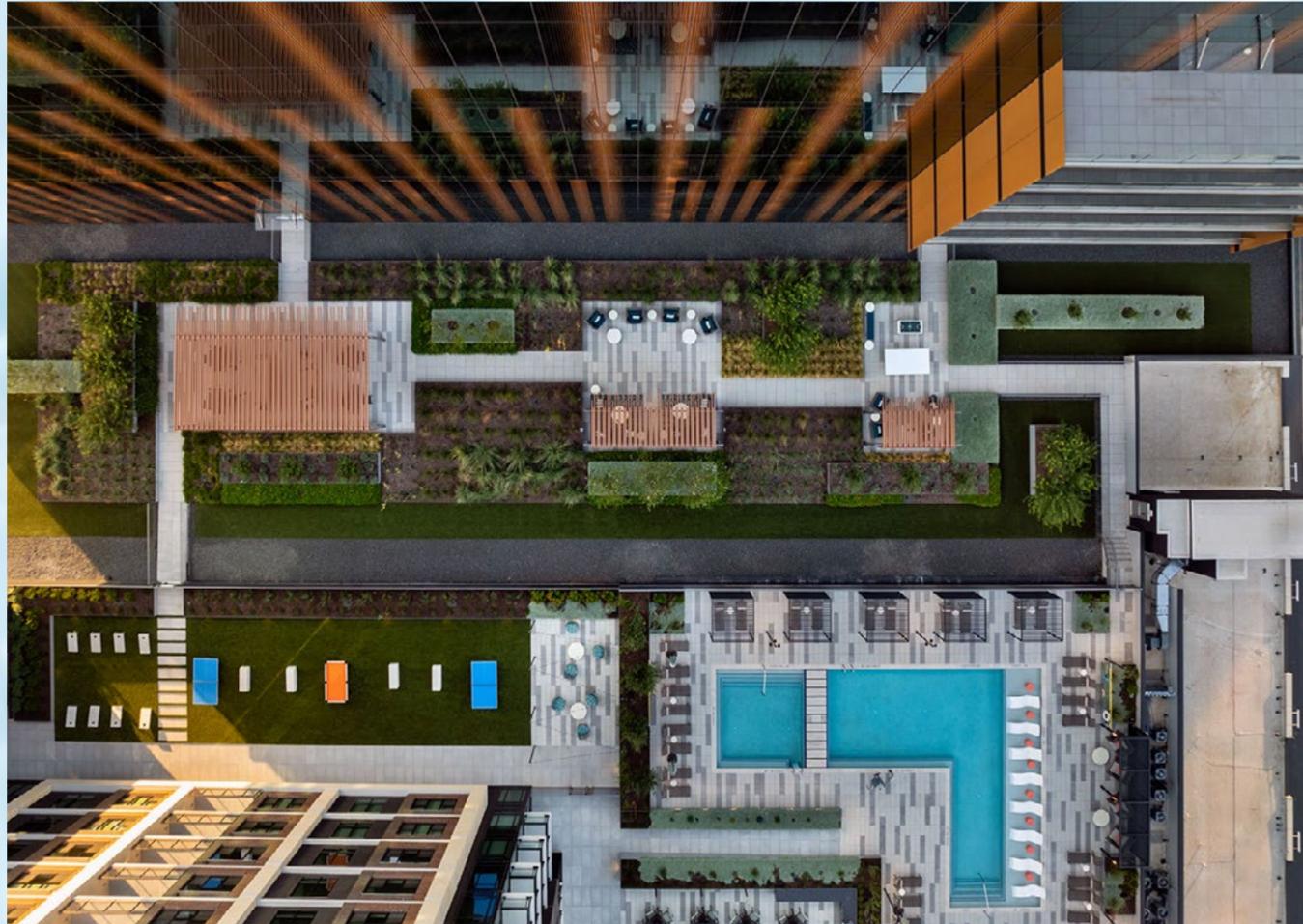
**Amenity  
VR Tour**

Meet you at the amenity deck, a 24,000 SF elevated urban oasis. Whether you're looking to host lively company gatherings or find a quiet spot to focus, this versatile space has something for everyone. The outdoor coworking areas provide teams with productive space to enjoy fresh air and natural surroundings. After hours, employees can unwind in the social area or at the pool – an unbeatable office perk just steps from the desk.

# THE UPSIDE OF ENDLESS AMENITIES.

# Unbeatable office perks — steps from your desk.

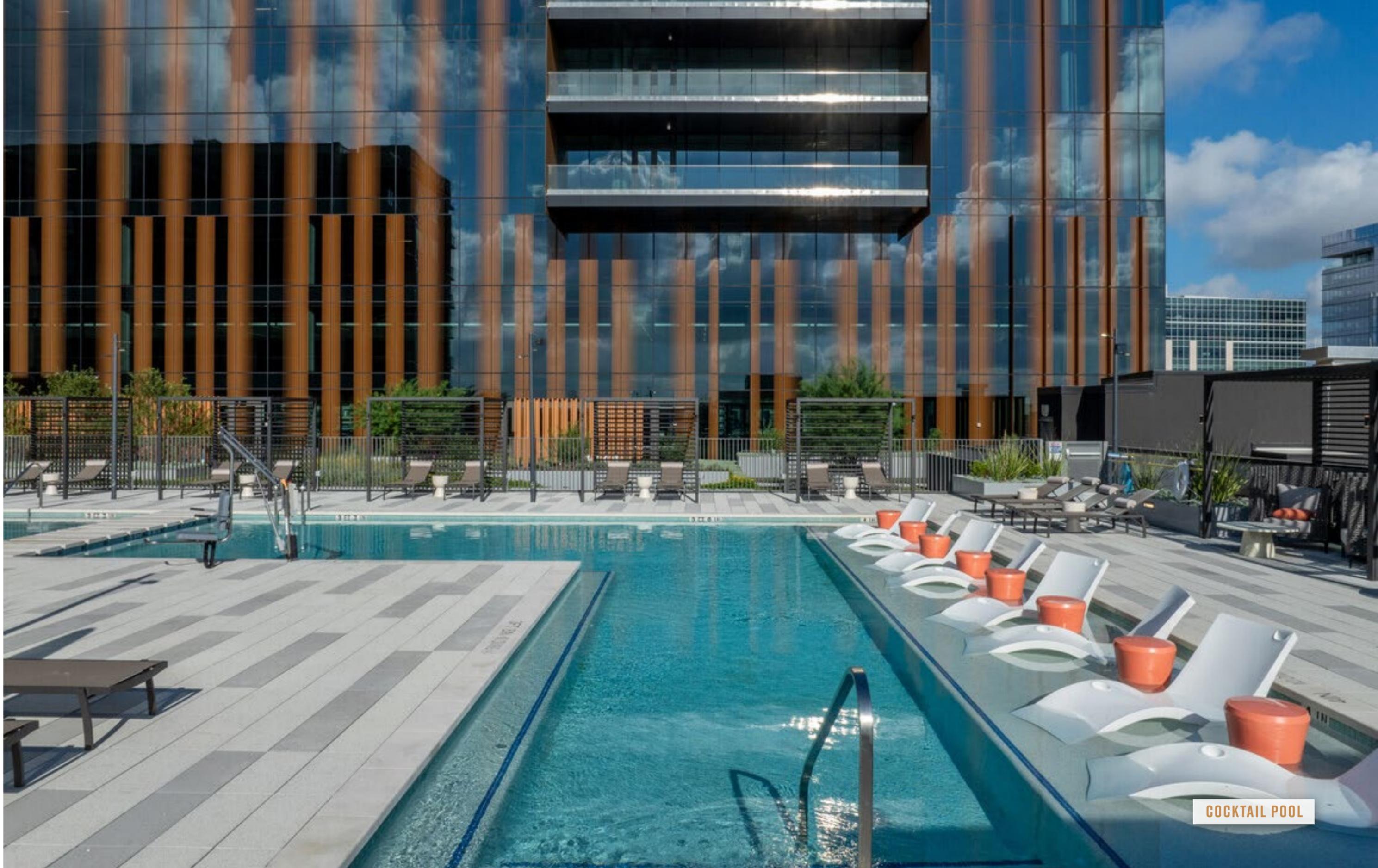
- Coworking area and outdoor game room
- Hill country gardens with native plants
- Cocktail pool connected to the main pool
- Outdoor kitchen & dining with BBQ grills
- Lounge room for relaxation and socializing
- Fully equipped gym and club style locker room



Amenity Level



HILL COUNTRY GARDENS



COCKTAIL POOL



OUTDOOR KITCHEN & DINING

# THE UPSIDE OF A BALANCED LIFESTYLE.

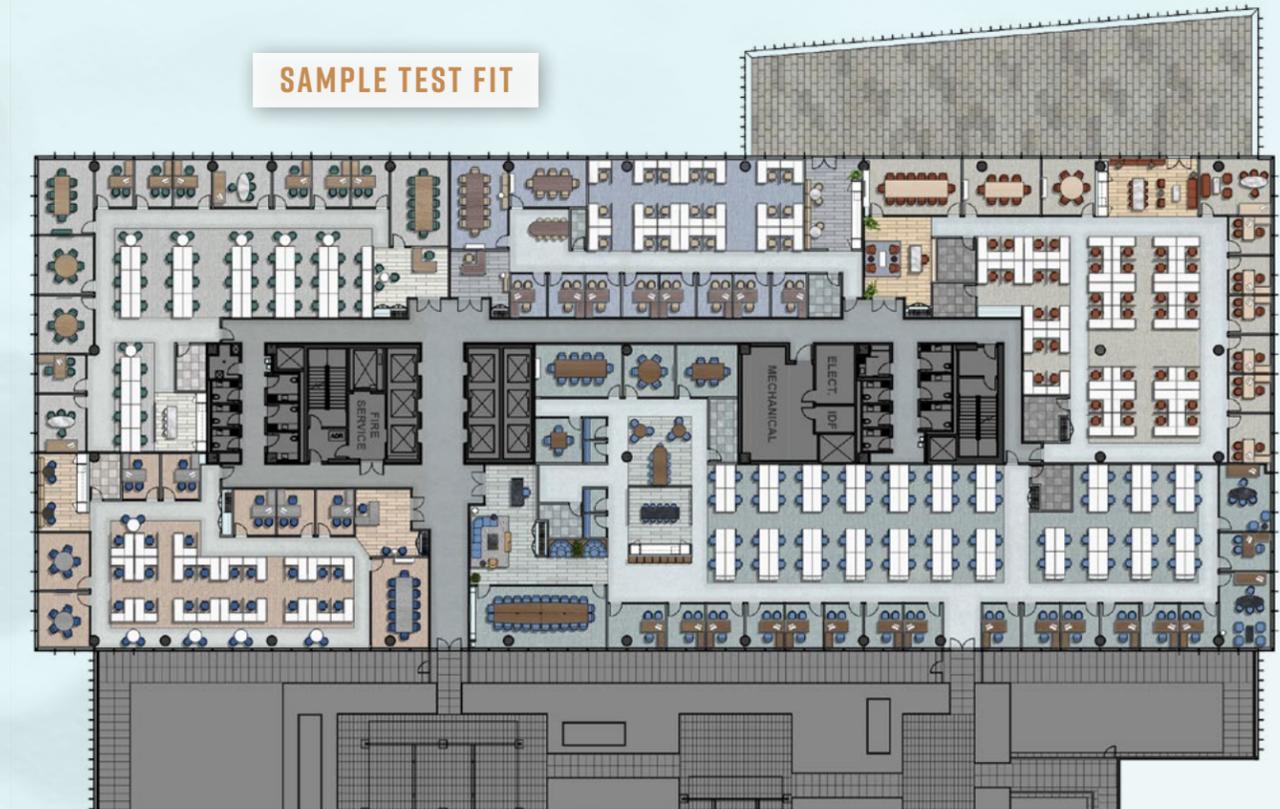
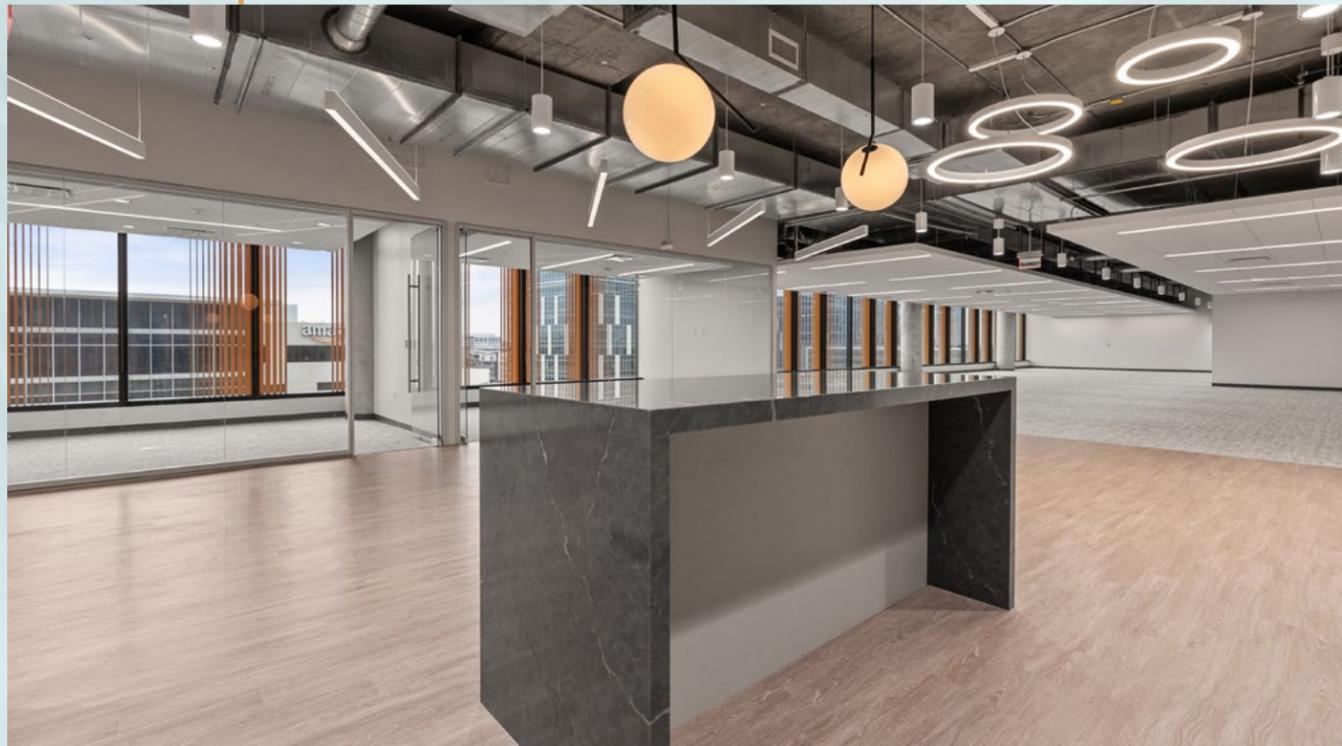
Keep health & wellness at the forefront with a state-of-the-art fitness center featuring cutting-edge gym equipment and spa-quality locker rooms and showers. Available to all tenants in the building, day and night.



# THE UPSIDE OF A MOTIVATIONAL ENVIRONMENT FOR YOUR TEAM.

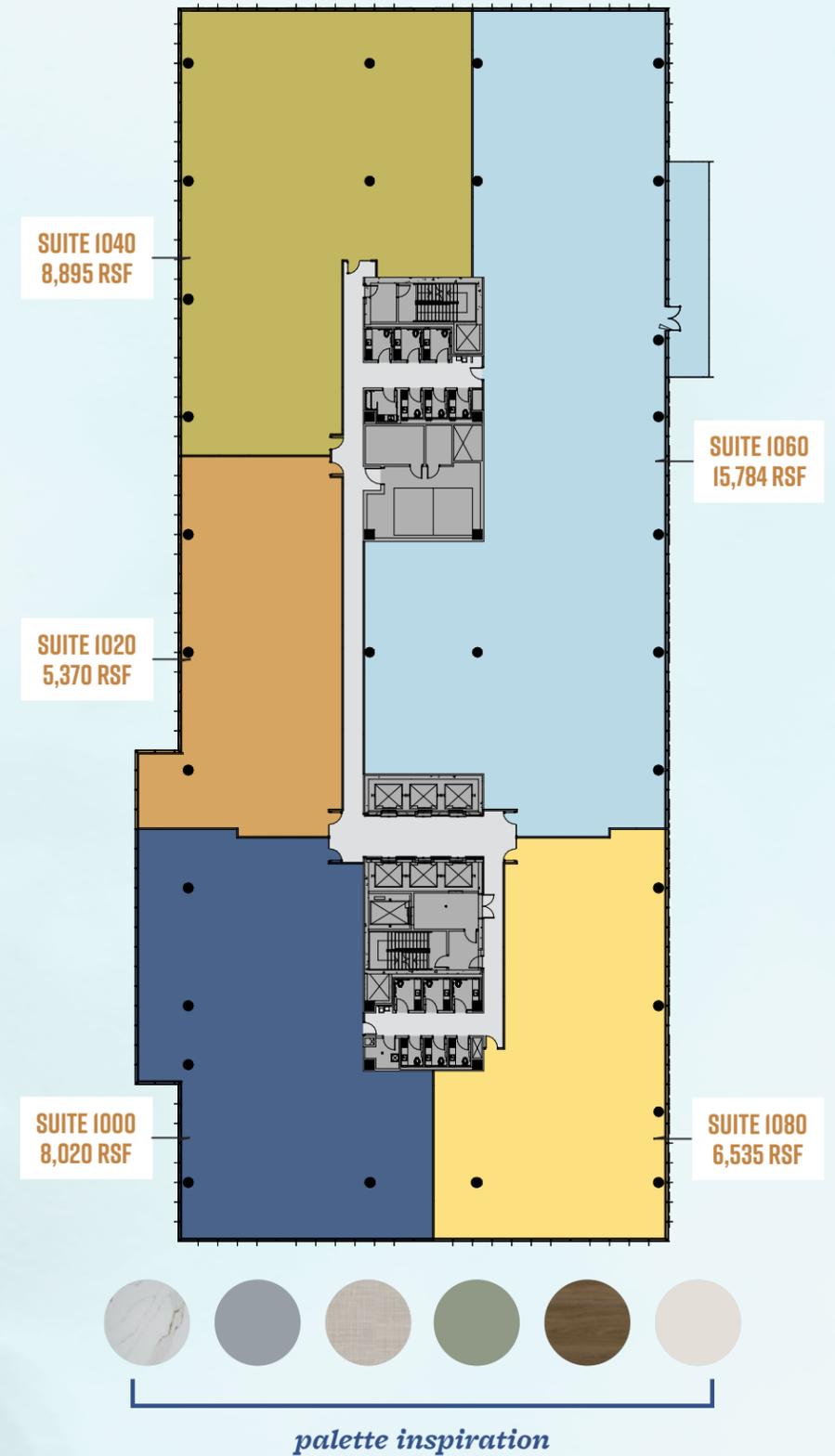
Customize your ideal office space fitted with 10' floor-to-ceiling glass windows, 13' - 14' floor to-to-ceiling clear and optimum natural light.

- 14 floors | 348,000 SF of office
- 44,000 SF typical floor plate
- 10' finished ceilings typical
- 13' - 14' floor-to-ceiling clear
- Optimum natural light
- Private outdoor terraces



# THE UPSIDE OF PRE-BUILT OFFICE SPACE.

Each move-in ready suite features functional footprints with conference rooms, break rooms, reception areas, open workspaces, and ample natural light through 12-foot-high windows. All that's left for you to do is choose your preferred finishes!





## Premier office space, simplified.

Let our design and construction experts bring your brand to life in a suite that suits your needs. We use our resources to do the work of delivering a high-quality workspace — so you can save time, money, and avoid the headache of managing the details.

Plus, all of these suites are designed with flexibility in mind, allowing for combination into larger suites, depending on space requirements.

FLEXIBLE DESIGN  
CUSTOMIZATION

QUALITY  
CONSTRUCTION

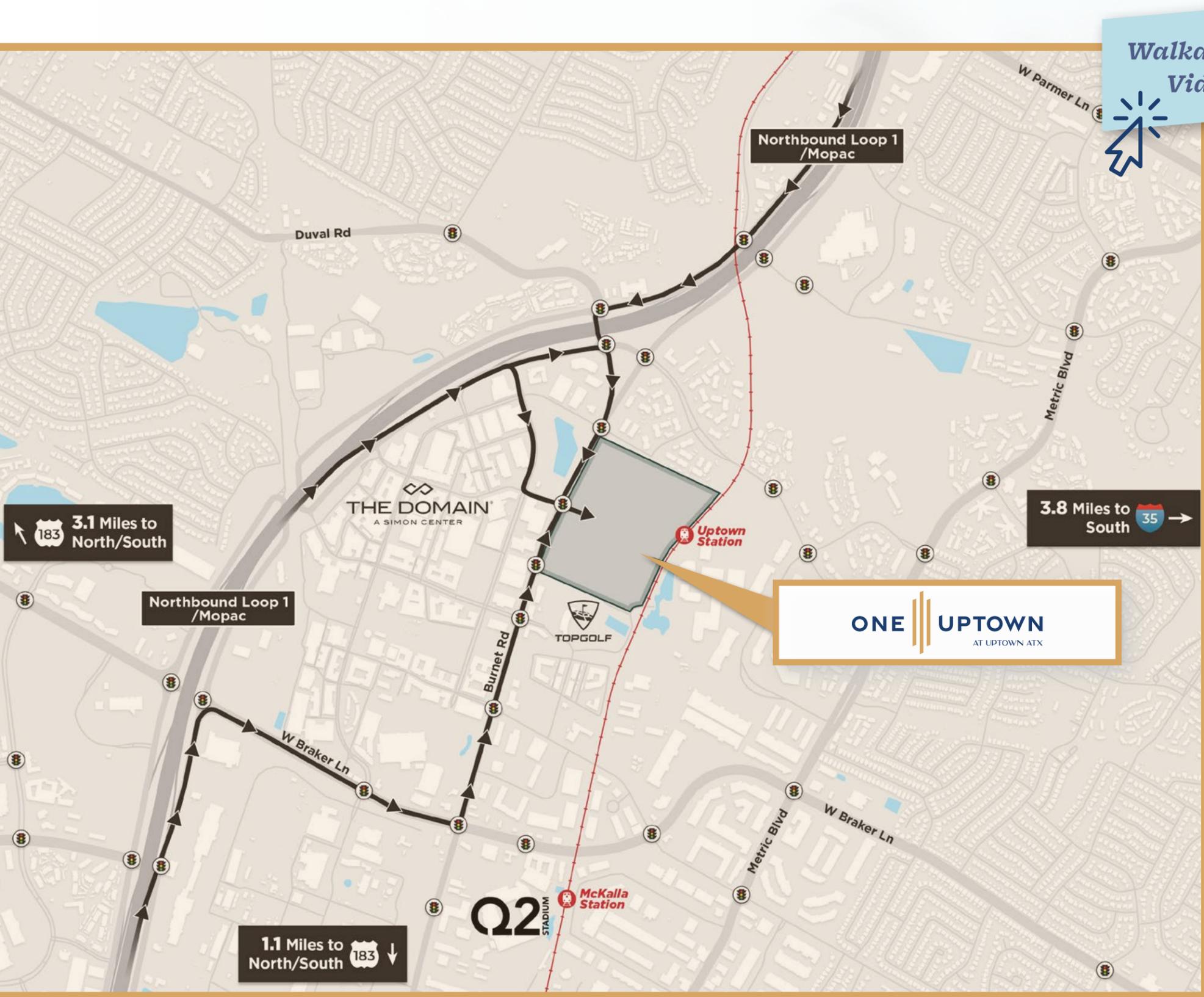
SOUND PROOFING  
FOR PRIVACY

### *Fast & Flexible:*

FLEXIBLE LEASE TERMS

SHORT FORM LEASES

QUICK MOVE-INS



Walkability  
Video

Uptown ATX offers seamless access to The Domain's vibrant retail, restaurants, and shopping hub *within a leisurely five-minute walk*.

Enhanced infrastructure, such as designated walk lanes and pedestrian-friendly stoplights along Burnet Road, ensures safer and more accessible pedestrian navigation. Plus, drivers benefit from direct access to major roadways for easy commuting from various Austin locations.

ONE UPTOWN  
AT UPTOWN ATX

# IN AND OUT, SEAMLESSLY.

UPTOWN ATX | SITE INGRESS

# *live, work play – just steps away!*



**4000 Apartment Units**  
in the immediate area



**Whole Foods Market**  
Flagship Store

**700+ Hotel Rooms**



**11 Parks**



**8 Miles of Trails**



**Abundant Meeting Space**

**10+ Coffee Shops**



**25+ Happy Hour  
Destinations**



**50+ Walkable Restaurants**



**8+ Fitness Venues**

# THE UPSIDE OF AUSTIN LIVING

*Eclectic, Festive,  
Nature-centric.*



20,000 Acres of maintained Greenspace



265 Miles of hike and bike trails



Live Music Capital of the World



Host city of SXSW and Austin City Limits



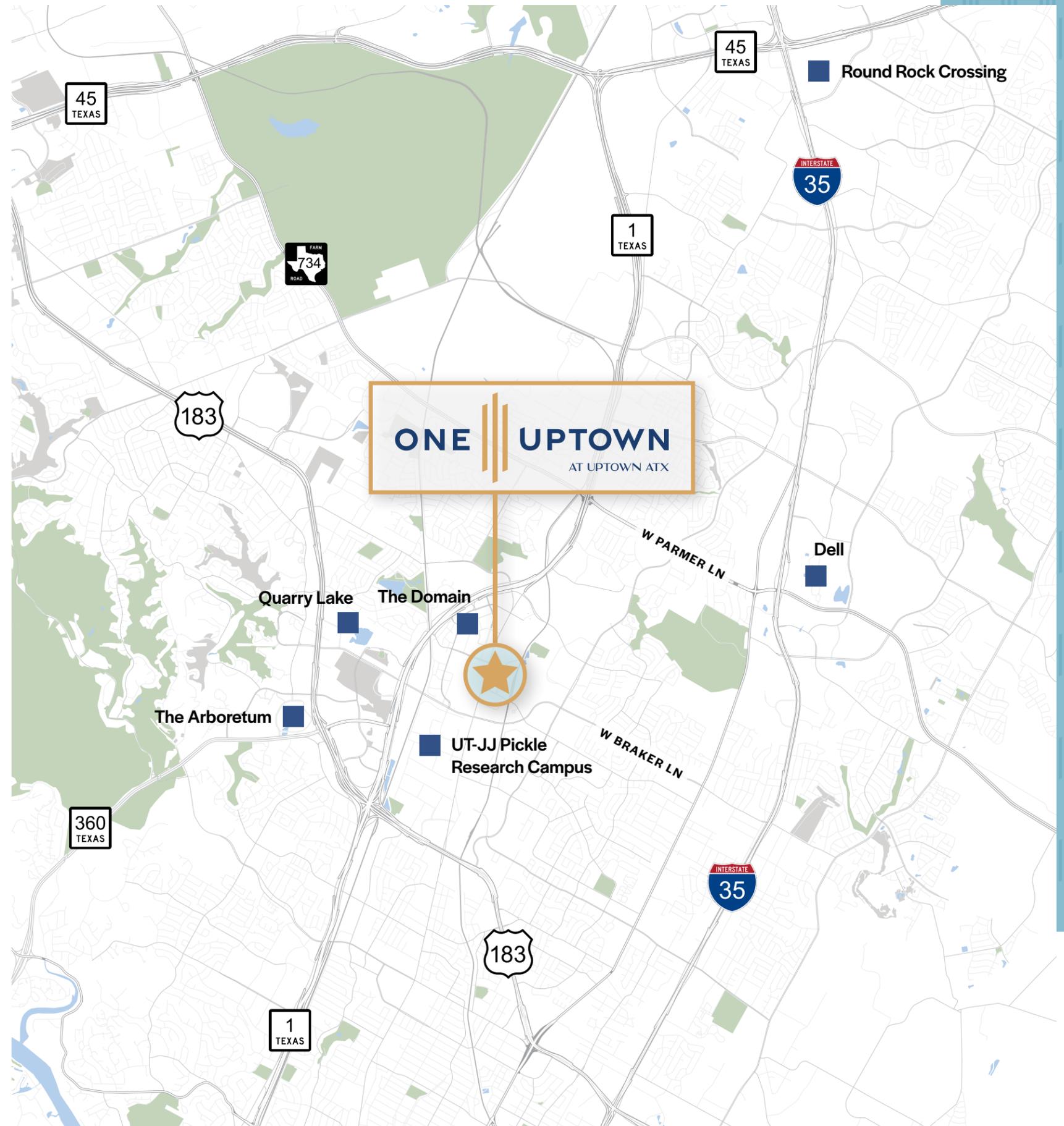
6 James Beard Award Nominated Restaurants



Home to top ranked University of Texas



Tech and Life Sciences Hub



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AT UPTOWN ATX

## *For Leasing Information*



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