

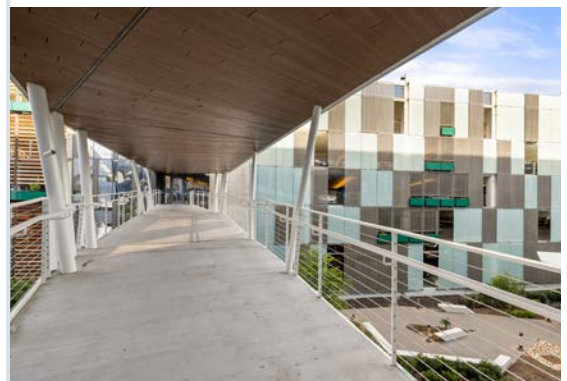


• — Alpha

Alpha Building, the first multi-tenant office opportunity within Mueller Business District, offers the entire second floor and portion of third floor for lease. Tenant's will enjoy a state of the art new building experience with best in class amenities in a walkable setting proximate to a beautiful courtyard area, numerous restaurants/retail, and the Origin Hotel.

### Building Details and Amenities

- 210,428 SF office
  - » **Level 02 - +/- 20,000 - 43,409 RSF**
- 6 stories
- 3.25/1000 parking in connected garage. Additional parking available in connected garage at market rates.
- Fitness center with showers and lockers
- Vibrant courtyard with ample outdoor seating & meeting areas
- Outdoor amphitheater perfect for company events
- Conference center on Level 1
- Grab-and-go market on Level 3
- Private balcony space available on floor 2

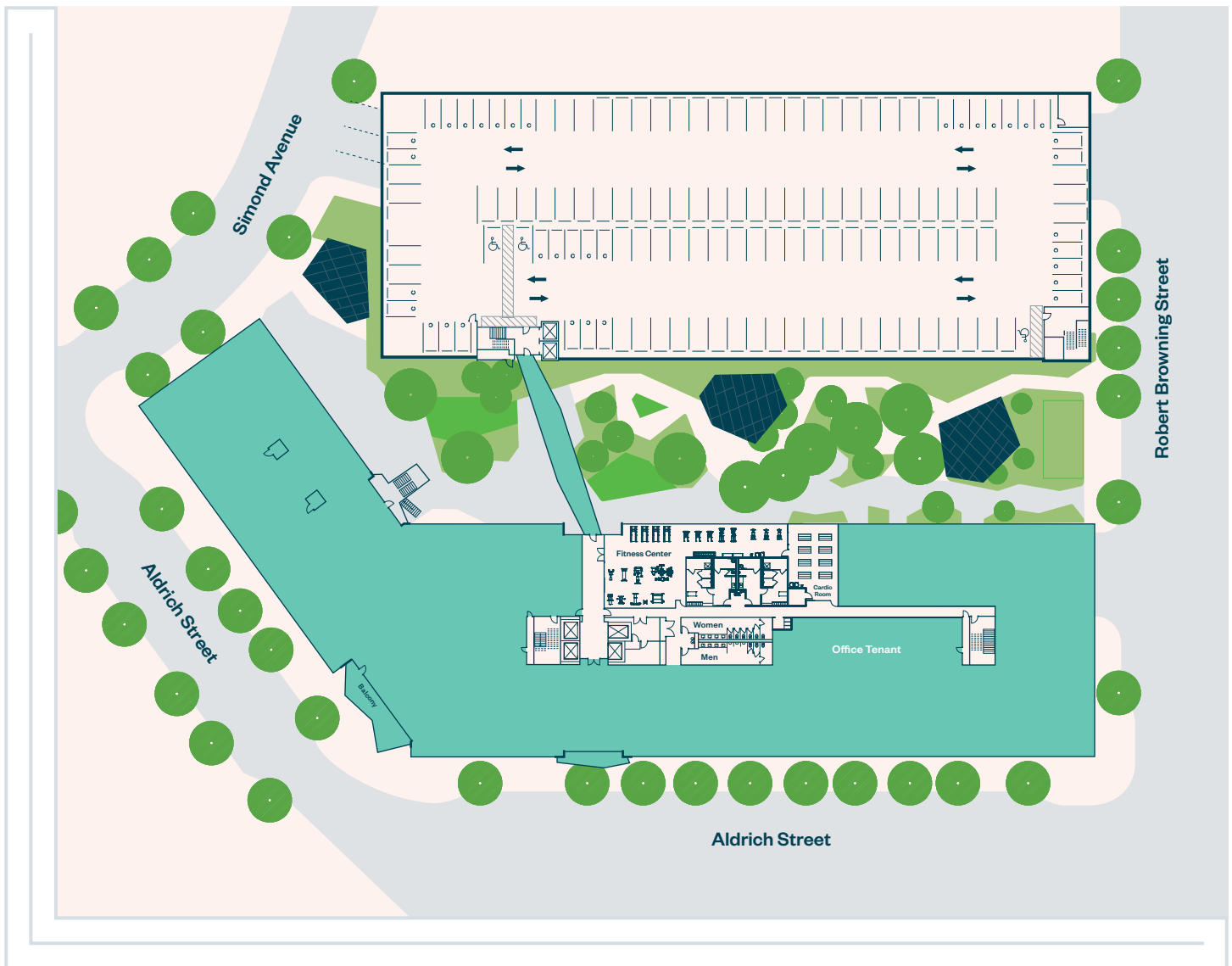


### Contact

Ben Tolson  
tolson@aquilacommercial.com  
512.684.3819

David Putman  
putman@aquilacommercial.com  
512.684.3820

Bart Matheney  
matheney@aquilacommercial.com  
512.684.3808



## Site Plan

The Mueller Business District is designed to seamlessly connect to the vibrant surrounding neighborhood. The initial phase will connect Alpha Building with ample parking through a meandering landscaped courtyard. This courtyard also acts as an activated thoroughfare connecting the campus to Robert Browning St, Aldrich St, and Simond Ave and all of their retail amenities.

## Level 2 Floorplan

Floor 2	± 20,000 - 43,409 RSF OFFICE
---------	------------------------------

### Contact

Ben Tolson  
tolson@aquilacommercial.com  
512.684.3819

David Putman  
putman@aquilacommercial.com  
512.684.3820

Bart Matheney  
matheney@aquilacommercial.com  
512.684.3808

Mueller — Business — District



**Regional Retail District**

Ascension Seton Corporate Offices  
150,000 SF  
650 employees

Greenway Lofts

American Institute for Research  
100 employees

Sync at Mueller  
301 units

Mosaic at Mueller  
441 units

Planned Condo/Residential

**Charlie + Delta Buildings**  
+/- 330K RSF

Austin Energy HQ  
850 employees

Texas Mutual  
700 employees

Planned Multi-Family

**Bravo Building**  
+/- 248K RSF

**Alpha Building**  
+/- 236K RSF

Alamo Drafthouse Cinema

Future Origin Hotel

Thinkery

AMLI Mueller  
279 units

Overture Mueller  
201 units

AMLI on Aldrich  
318 units

H-E-B  
335 employees

Mueller Market District

Single-Family Residential

Streets: Barbara Jordan Boulevard, 51st Street, Berkman Drive, Aldrich Street, Simond Ave., Robert Browning St., Philomena St., Garcia St., Mueller Boulevard, Aldrich Street.

Other labels: Dell Pediatric Research Institute, ASD Performing Arts Center (200+ events per year), Aldrich 51 (240 units), Dell Children's Medical Center of Central Texas (1,400 employees).



# Area Amenities



## Unique Retail

Austin's children's museum Thinkery is one example of the retail diversity within the Mueller neighborhood. This includes restaurants, bars, Alamo Drafthouse Cinema, and an H-E-B grocery store.

## Greenspace

Green recreational and community spaces run throughout the neighborhood. Parks and trails are widely accessible and sculptures from local artists add independent character to the landscaping.

Mueller Lake Park features an amphitheater, loop trail and hosts weekly events, including a farmer's market and yoga.



## A Thriving Community

Mueller is considered Austin's fastest growing community. From community events, to nightlife and even simple neighborhood amenities such as grocery stores, Mueller residents find that everything they need is right here.



# Alpha Building



Scan or click to watch the video



Fitness Center



Interior Shell Space



Micromarket



Alpha Courtyard

# Area Amenities Map

