

D O M A I N



DOMAIN 7

A 221,973 RSF CLASS "A" OFFICE
PROJECT AT THE DOMAIN

11501 ALTERRA PARKWAY



Anne Swift
(512) 682 5564
aswift@endeavor-re.com

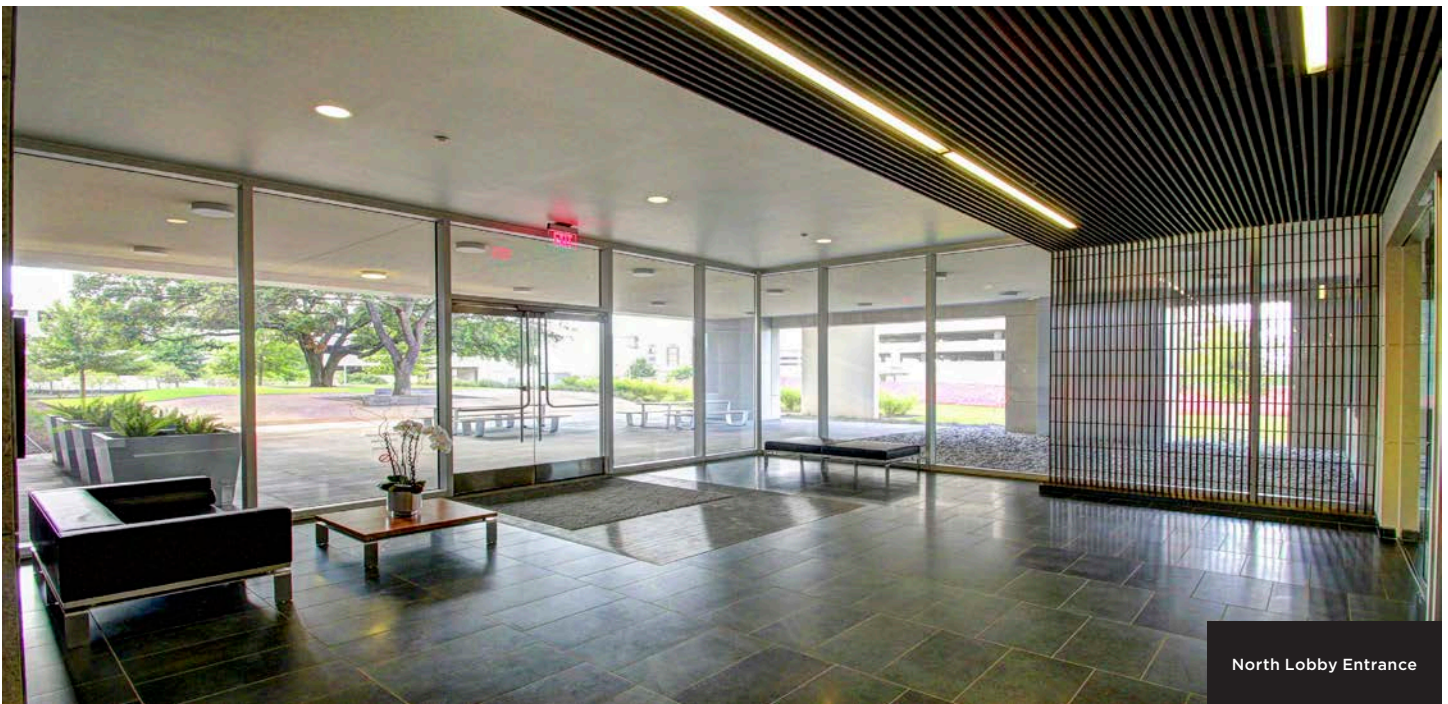
Jonathan Tate
(512) 682 5560
jtate@endeavor-re.com

DOMAIN 7

A 221,973 RSF CLASS "A" OFFICE PROJECT AT THE DOMAIN



- Energy-efficient design and sustainable building
- Award-winning architectural team
- Structured parking at 4.0/1000 ratio
- Large 38,000 SF floor plates
- Efficient floor plates:
 - 1.15 multi-tenant CAF
 - 1.07 single-tenant CAF
- LEED® Silver Certified
- Multi-modal transportation options including MetroRail train, MetroRapid bus service, and bike trails
- Blocks from Rock Rose Entertainment District
- Views over the Domain and Texas Hill Country
- Access to a 1.5 mile jogging trail plus multiple fitness concepts
- Walk to dozens of restaurants & bars

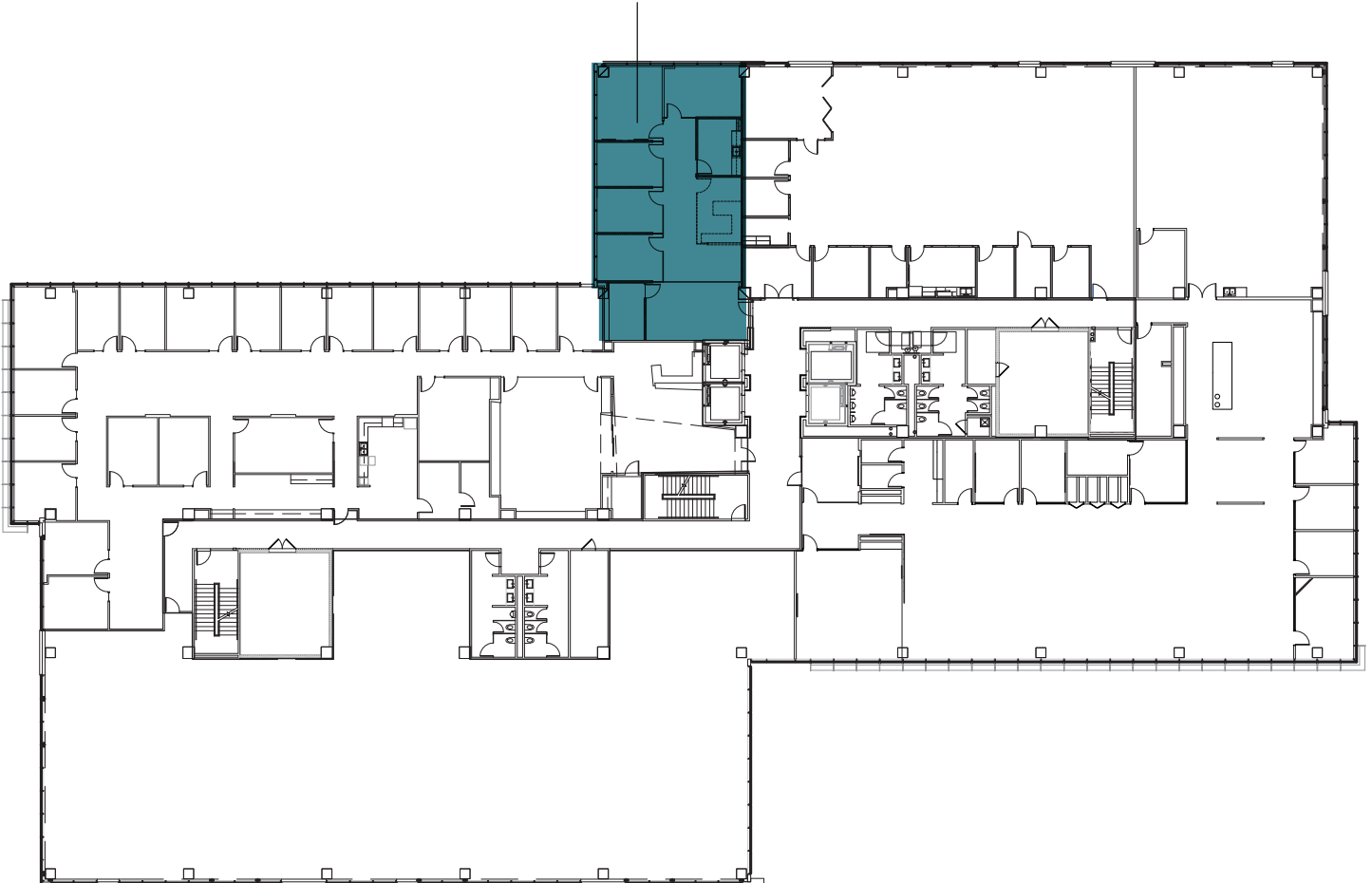


TOTAL AVAILABLE

Suite 440 - 2,816 SF

Available: 7/1/2024

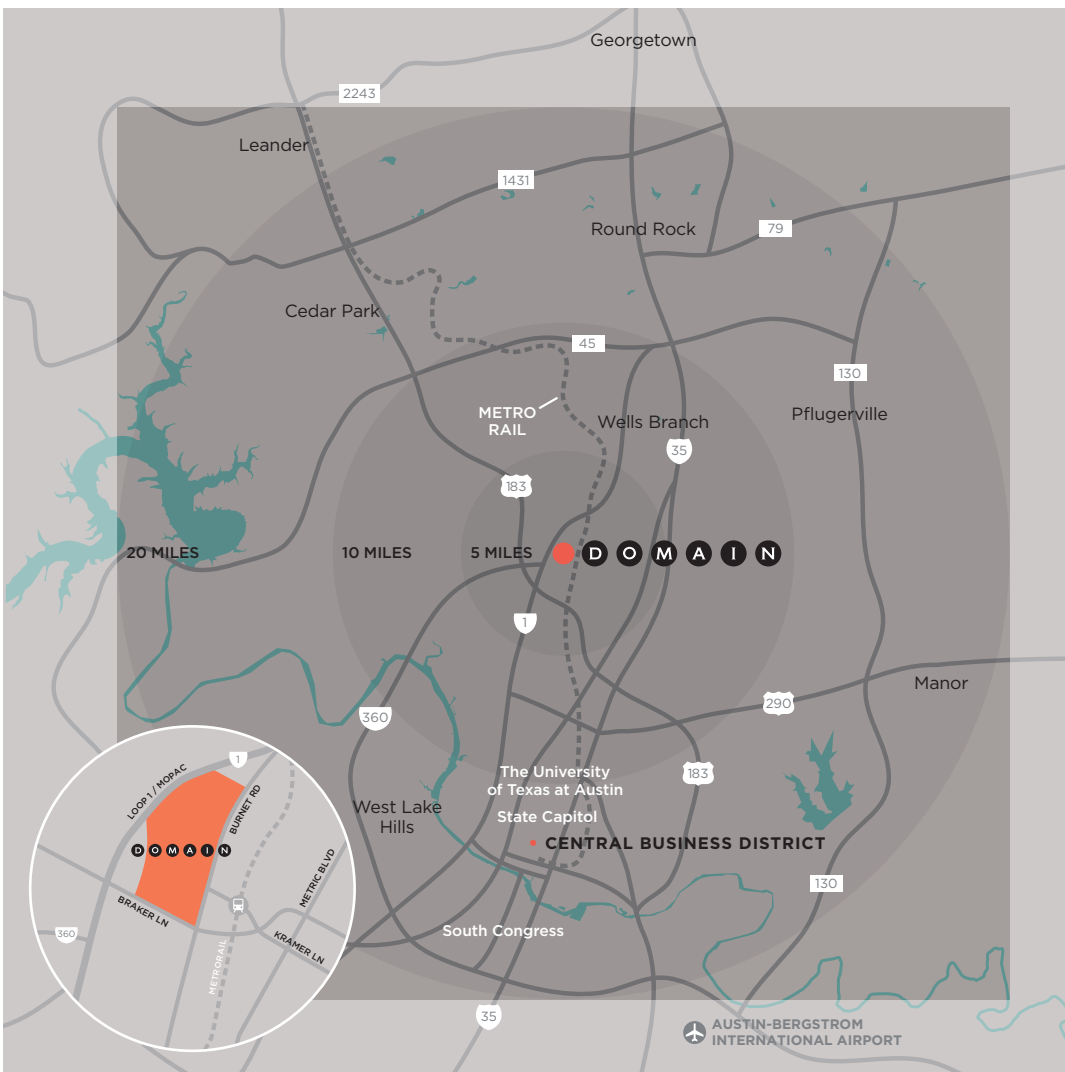
SUITE 440
2,816 RSF
AVAILABLE
7/1/2024



AUSTIN HAS IT

AN EDGE, A TONE, A DISTINCT AMBIENCE—THAT SETS IT APART FROM CITIES THAT ARE AS BIG OR BIGGER, BUT NOT SO COMPELLINGLY HIP.

AUSTIN ALSO HAS THE DOMAIN, a vibrant mixed use community that sets new standards for living, working, dining, and having fun. It's Austin's hottest place to see and be seen. And, a strategic venue for employers looking for a home from which to recruit talented employees.



- Office Buildings
- Apartments & Retail
- Hotels
- Rock Rose Entertainment District & Restaurants
- Parking

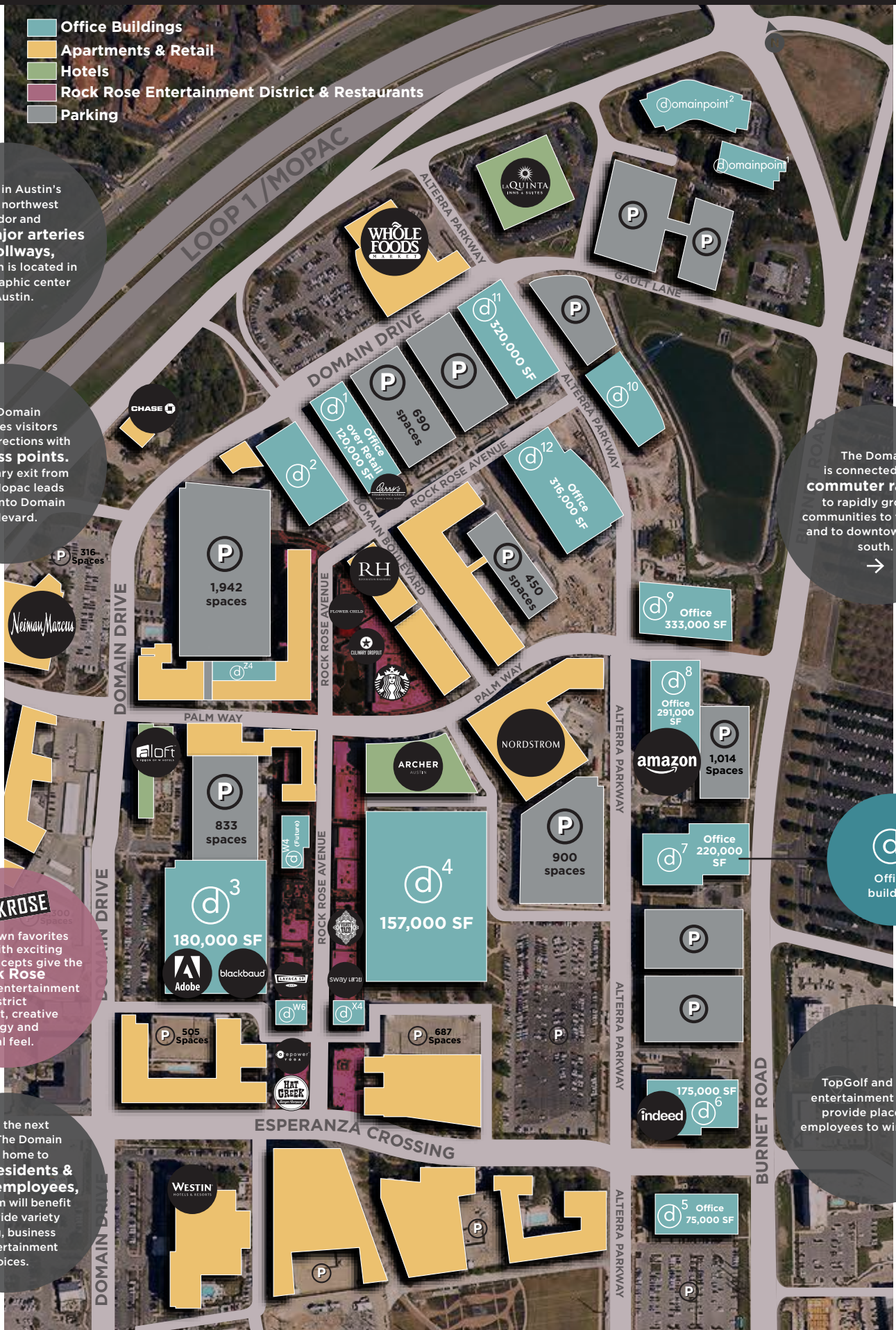
Located in Austin's affluent northwest corridor and fed by major arteries and tollways, The Domain is located in the geographic center of Austin.

The Domain welcomes visitors from all directions with **13 access points**. The primary exit from Loop 1/Mopac leads directly into Domain Boulevard.

The Domain is connected via a **commuter rail line** to rapidly growing communities to the north and to downtown to the south.

ROCKROSE
Homegrown favorites mixed with exciting national concepts give the **Rock Rose** dining and entertainment district a vibrant, creative energy and local feel.

Within the next decade The Domain will be home to **6,000 residents & 20,000 employees**, all of whom will benefit from a wide variety of living, business and entertainment choices.



d⁷
Office building

TopGolf and other entertainment venues provide places for employees to wind down.

d⁸
Office 291,000 SF

d⁷
Office 220,000 SF

d⁶
indeed 175,000 SF

d⁵
Office 75,000 SF

d¹¹
320,000 SF

d¹²
Office 316,000 SF

d⁹
Office 333,000 SF

d⁸
Office 291,000 SF

d⁷
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ROCK ROSE ENTERTAINMENT DISTRICT

REVEL IN IT

ROCK ROSE IS WHERE THE DOMAIN LETS ITS HAIR DOWN. The district mixes some of Austin’s most buzzed-about homegrown restaurants and shops with new transplants that locals will love, in an energetic, creative environment perfectly suited to socializing and people watching.



DOMAIN EXISTING



DOMAIN AT FULL BUILDOUT

