



CENTENNIAL TOWERS

505 EAST HUNTLAND DRIVE, AUSTIN, TX 78752



CENTENNIAL TOWERS

BUILDING INFORMATION

Centennial Towers has it all! In the immediate area surrounding Centennial Towers you will find dozens of restaurants, bars, and other entertainment retail at nearby developments like Highland Mall and The Link. The property is also conveniently located adjacent to a nationally recognized community college with access to top talent, a public transit line, IH-35 and Hwy 290, all of which enable convenient connectivity throughout Austin. Centennial Towers has been recently renovated and provides employees access to a fitness center with state-of the art equipment, showers, locker rooms, and a sauna, secured garage parking, outdoor seating/amenity area, and a shared conference facility.



Alpaca Market
Providing Farm
Fresh Food



Fitness Center +
Shower & Lockers



On-Site Conference
Facility for Tenants



Recently
Upgraded Lobby



Secured Garage
Parking



Outdoor Seating/
Amenity Area



Nearby Retail



CENTENNIAL TOWERS

CAPITAL IMPROVEMENTS

Centennial Towers is proudly underway with a host of capital improvements, including exterior landscaping, parking lot re-pavement and garage painting, interior window filming, and renovations to the common area restrooms, tenant lounge and fitness center! By upgrading common areas of the project, the building is attracting new tenants and accommodating existing tenant's desire for modern amenities and flexible work environments. Centennial Towers is a one-stop shop for working indoors, working outdoors, exercising, and gathering with employees outside of a daily workspace.



CENTENNIAL TOWERS

AMENITIES



CENTENNIAL TOWERS

AREA AMENITIES

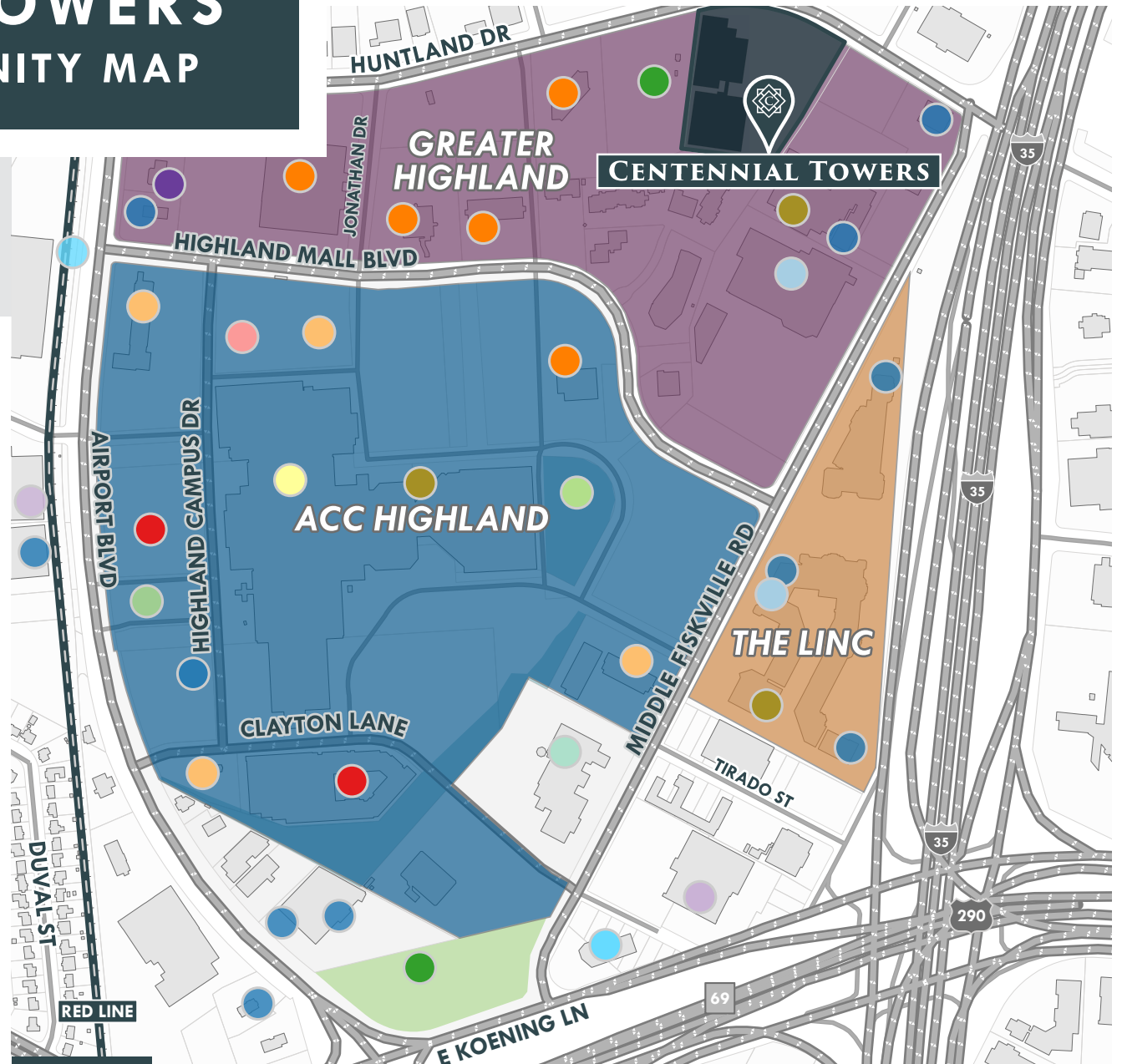


CENTENNIAL TOWERS

HIGHLAND AREA AMENITY MAP

DISCOVER THE NEWLY
INVIGORATED HIGHLAND AREA
OF THE IH-35 CORRIDOR!

NEARBY RESTAURANTS



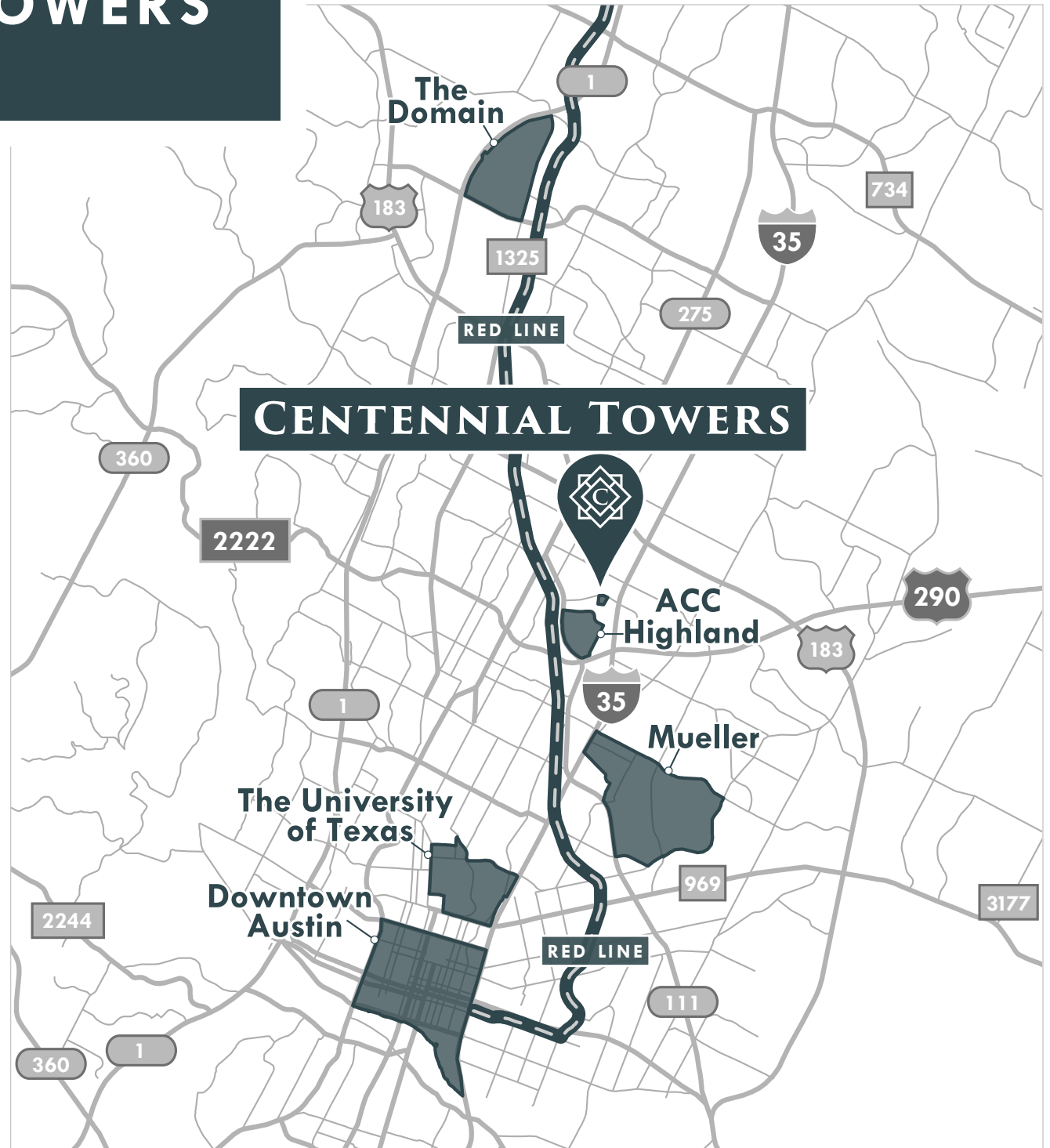
LEGEND

- Retail (2)
- Greenspace (2)
- Proposed Office (4)
- Bank (1)
- Hotel (2)
- Food and Beverage (11)
- Proposed Multifamily (1)
- Office (5)
- College (1)
- Transportation (2)
- Planned Greenspace (2)
- Multifamily (2)
- Gym (2)
- Theater (3)

CENTENNIAL TOWERS

CENTRAL AUSTIN MAP

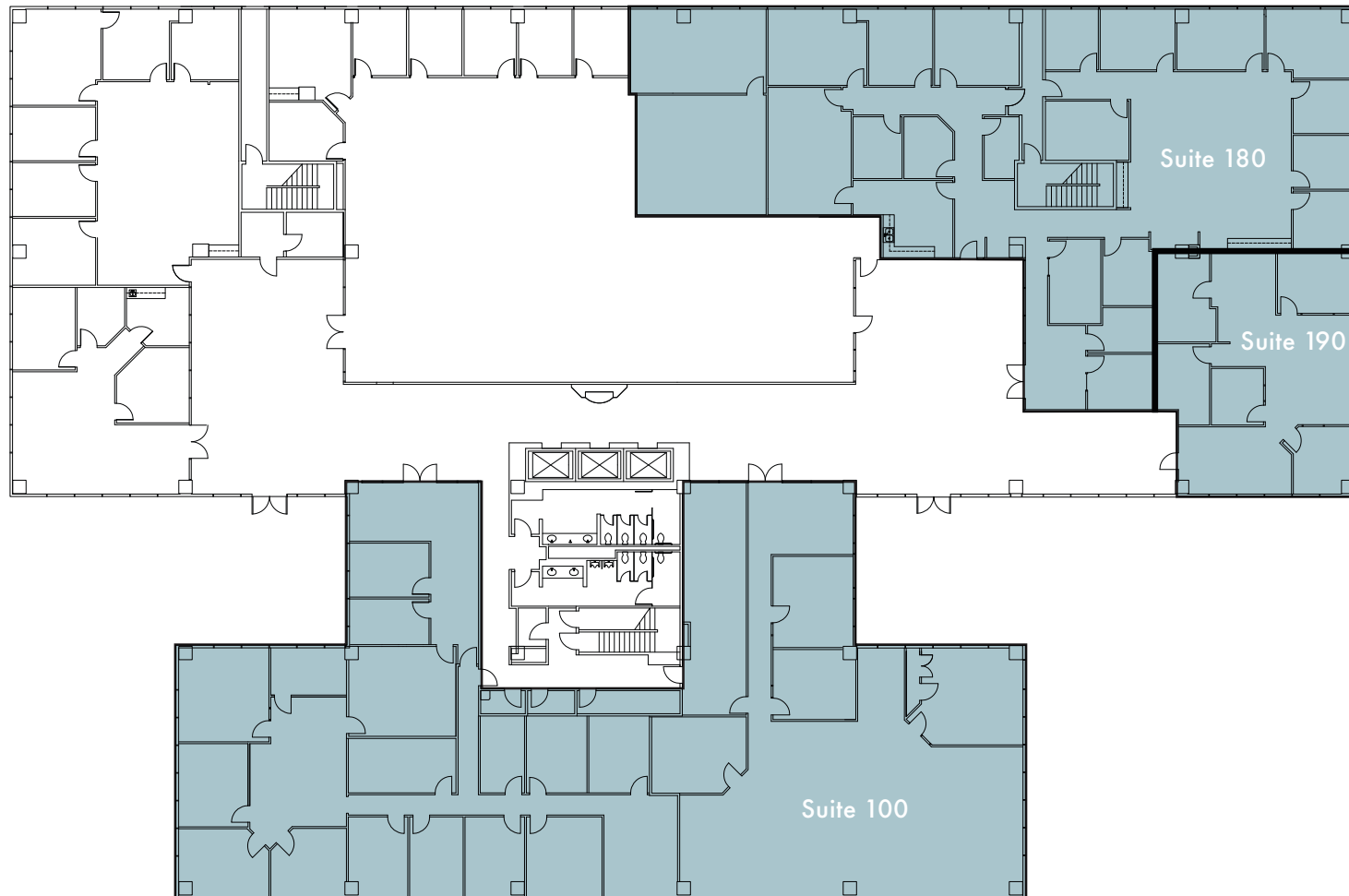
Destination	Travel Time	Distance
Mueller	6 min	1.8 mi
The Domain	13 min	4.9 mi
Downtown	14 min	4.7 mi
Airport	17 min	8.5 mi
Pflugerville	18 min	9.9 mi
Cedar Park	20 min	15.6 mi



LEVEL ONE AVAILABILITY

SUITE	RSF	AVAILABILITY
100	9,389	7/1/2024
180	7,055*	7/1/2024
190	1,785*	3/1/2024

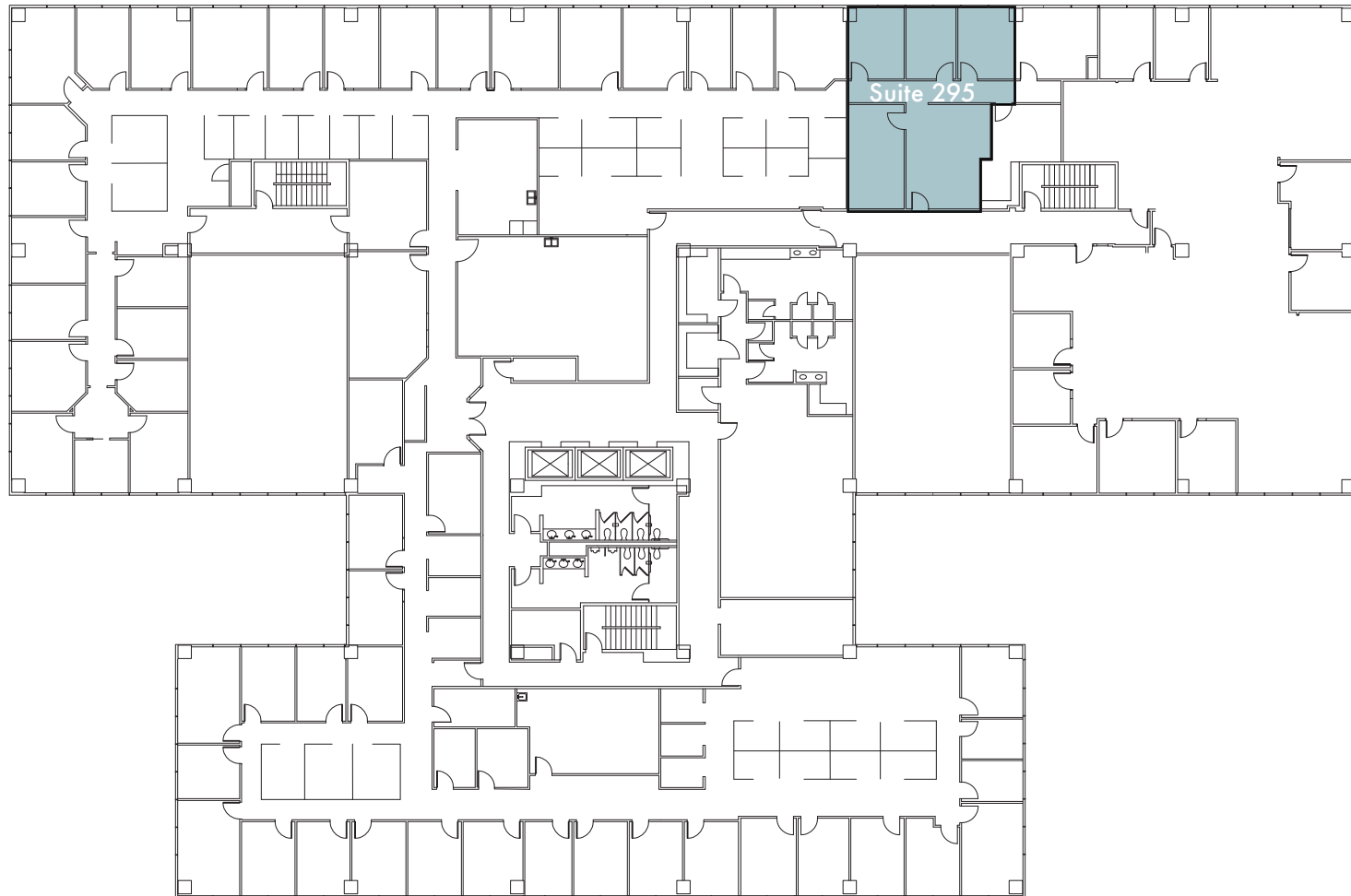
*Contiguous to 8,840 RSF



LEVEL TWO

AVAILABILITY

SUITE	RSF	AVAILABILITY
295	1,160*	IMMEDIATELY



LEVEL THREE

AVAILABILITY

SUITE	RSF	AVAILABILITY
300	2,660	IMMEDIATELY



LEVEL FOUR

AVAILABILITY

SUITE	RSF	AVAILABILITY
460	2,377*	8/1/2024
485**	5,374*	IMMEDIATELY
490**	2,722	IMMEDIATELY

*Contiguous to 7,751

**Spec suite underway



LEVEL FOUR

SPEC PLANS

SUITE 485*

SPEC PLAN

5,374 SF

AVAILABLE IMMEDIATELY

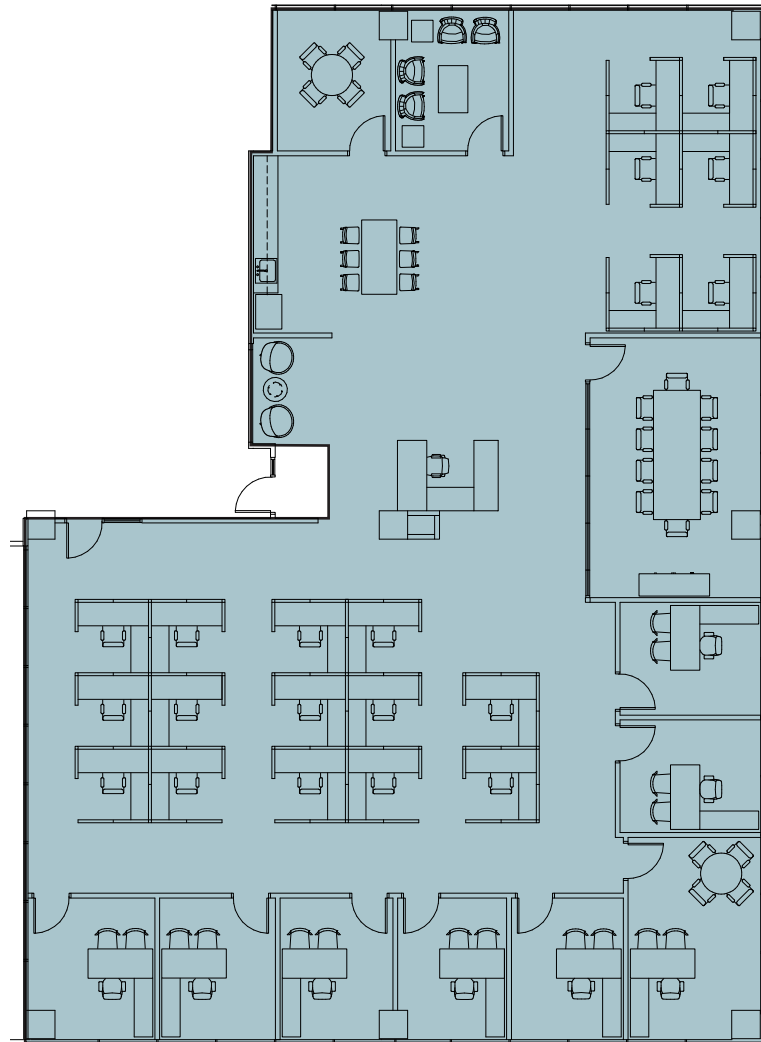
SUITE 490*

SPEC PLAN

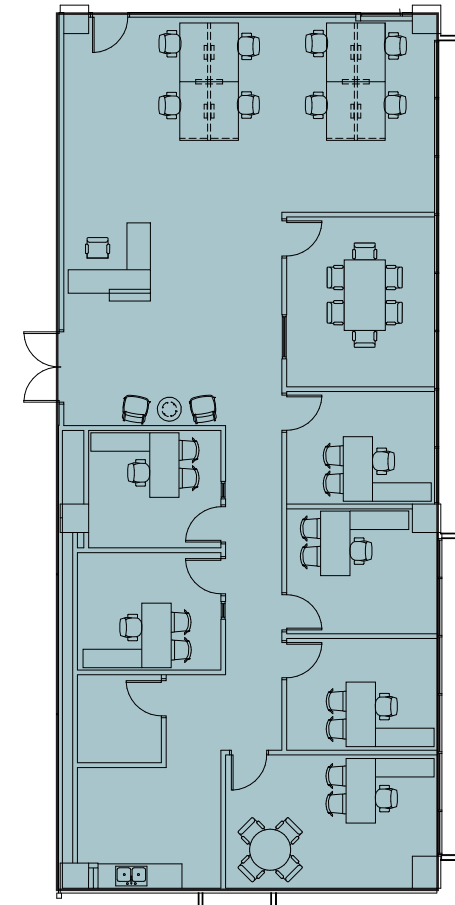
2,722 SF

AVAILABLE IMMEDIATELY

*Spec suite underway



485

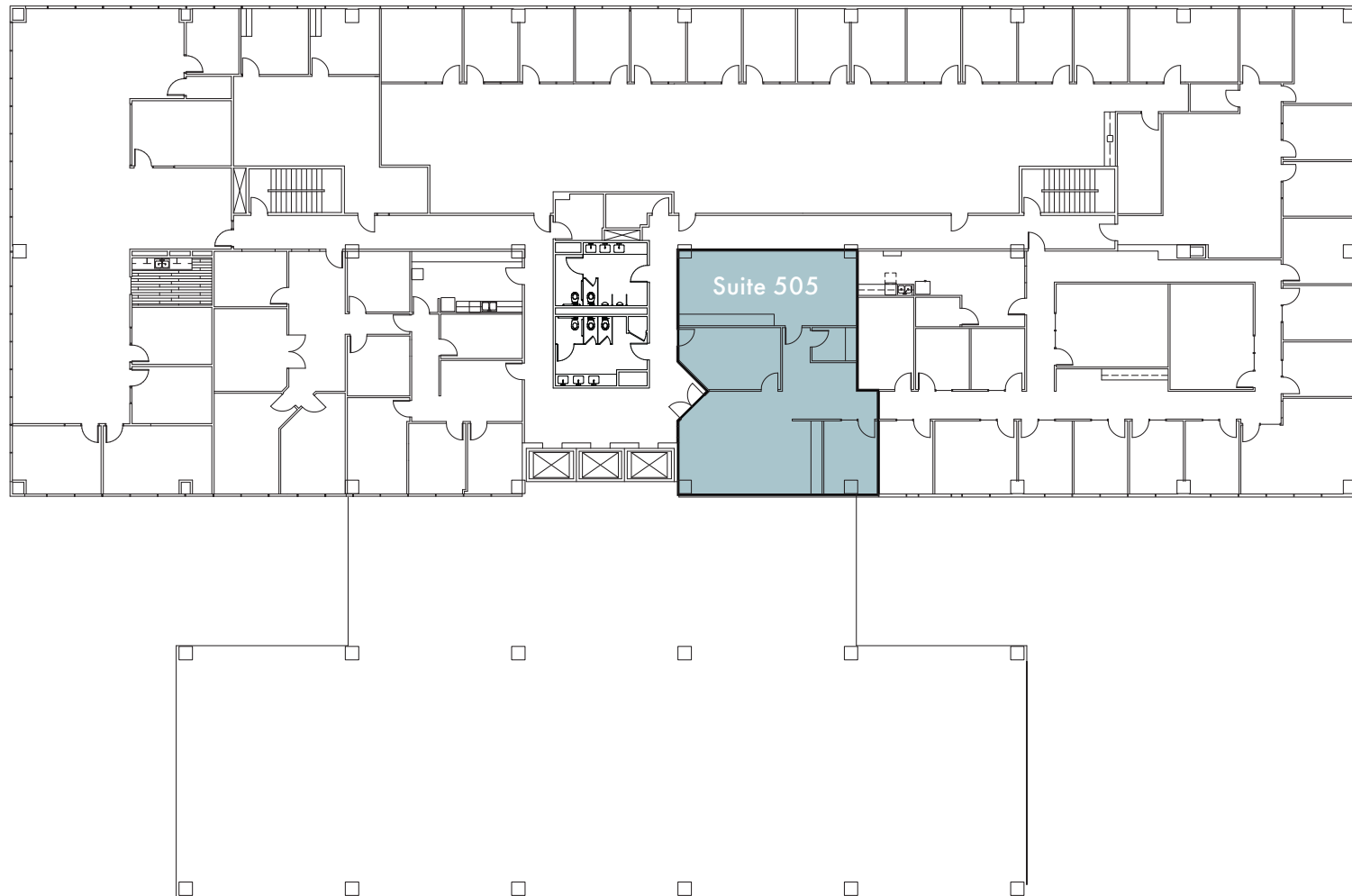


490

LEVEL FIVE

AVAILABILITY

SUITE	RSF	AVAILABILITY
505	1,711	IMMEDIATELY



Luke Barney
512 682-5587
lbarney@endeavor-re.com

Elisabeth Kleberg
512 532-2177
ekleberg@endeavor-re.com

Endeavor Real Estate Group
500 W 5th Street, Ste 700
Austin, TX 78701
P 512 682-5500



CENTENNIAL TOWERS

505

WASH GALLEGOS	Texas A&M Transportation Institute
TEXAS STATE BOARD OF PUBLIC ACCOUNTANCY	TRC Results you can rely on.
	CobbFendley



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 interests 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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Endeavor 2015 Management LLC 9003900 CNorthington@Endeavor-Re.com 512-682-5590

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Robert Charles Northington 374763 CNorthington@Endeavor-Re.com 512-682-5590

Designated Broker of Firm

Elisabeth Uhl 729657 Euhl@Endeavor-Re.com 512-532-2177

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Luke Barney 703265 LBarney@Endeavor-Re.com 512-682-5587

Sales Agent/Associate's Name License No. Email Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date