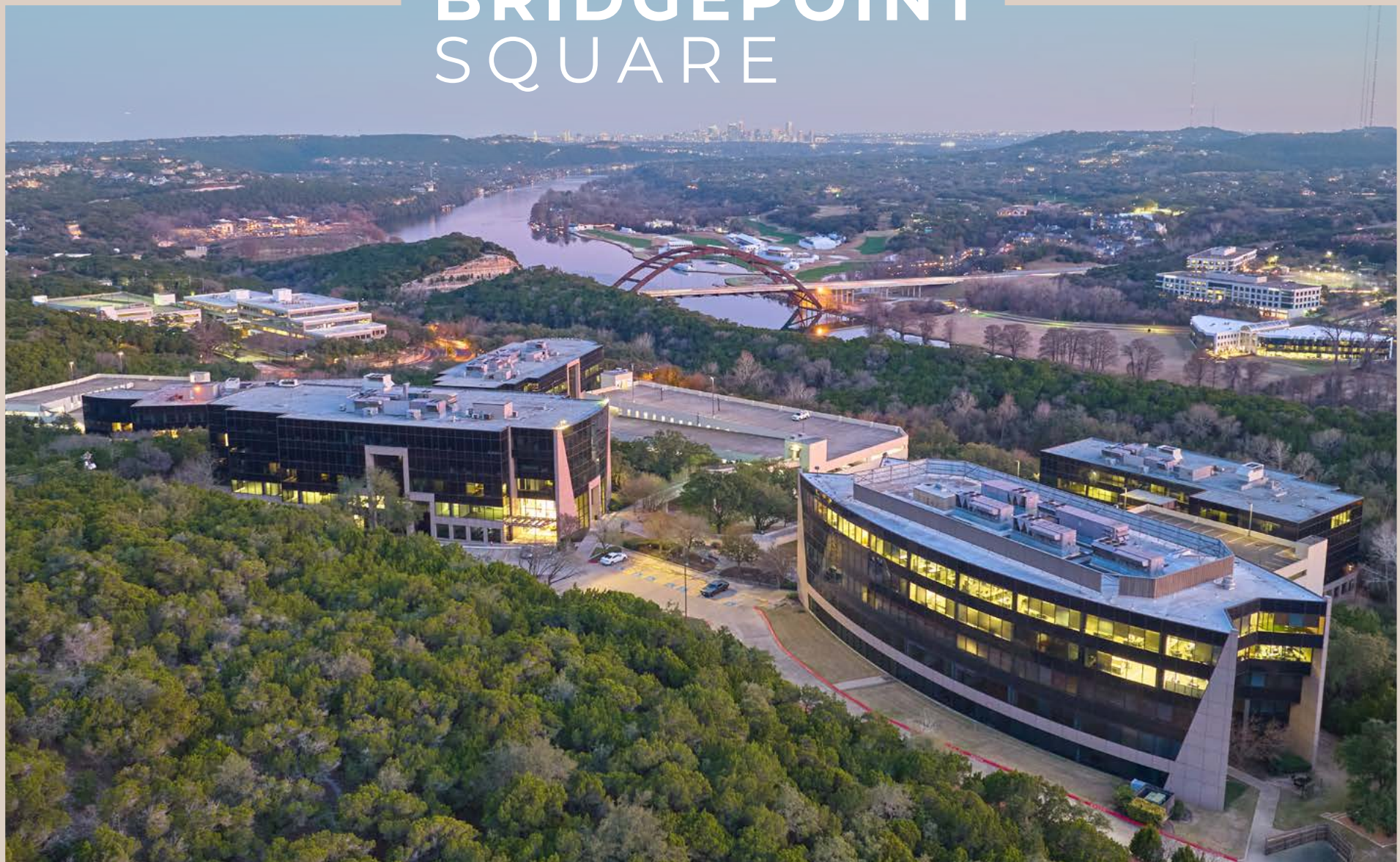




BRIDGEPOINT SQUARE

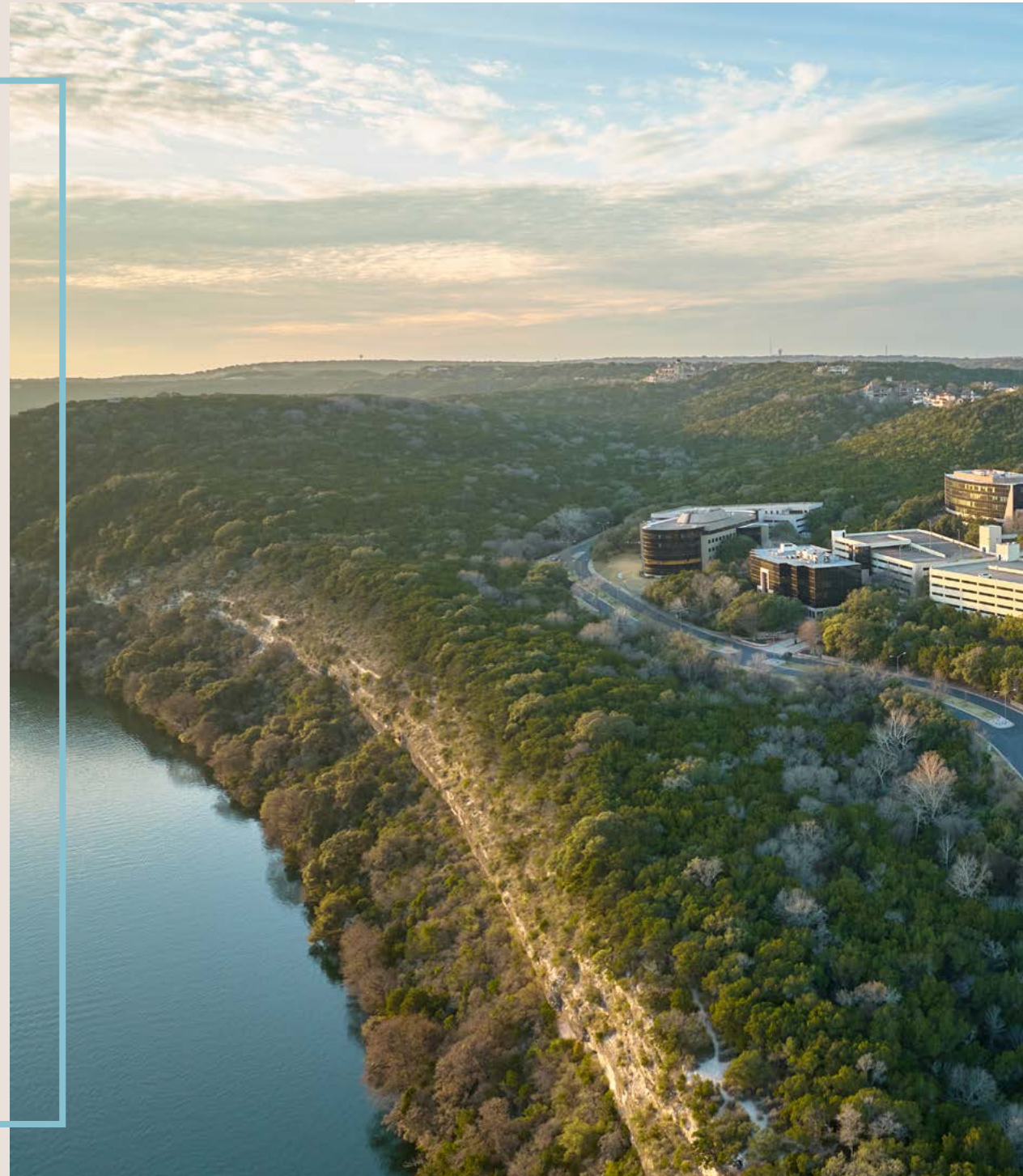


5 BUILDINGS TOTALING 440,007 SQUARE FEET ON LOOP 360
OFFERING SUMMARY



Executive Summary

Jones Lang LaSalle (“JLL”) has been exclusively retained to offer qualified investors the opportunity to purchase Bridgepoint Square 1-5 (the “Property”), a five-building, 440,007 square foot, office complex overlooking Lake Austin in the hills of Austin, Texas. Located on 27.7-acres on the bluff northwest of the Pennybacker Bridge on Capital of Texas Highway (Loop 360), the Property commands the most iconic views in the city and is surrounded by some of the premier developments in West Austin, including West Lake Hills, Austin Country Club and the adjacent proposed Four Seasons Lake Austin Private Residences. Currently 53% leased to a diverse tenant roster, the Property offers value creation through the lease-up and repositioning of the remaining vacancy. Bridgepoint Square offers a unique opportunity to acquire a significant presence in the Austin market with an exceptional value-enhancement opportunity in the most robust market in the United States.





SIGNIFICANT VALUE ENHANCEMENT OPPORTUNITY

53% Leased Today / 3.8 Years of WALT



PRESTIGIOUS OFFICE ASSET

Most Prominent Suburban Location / Flexible Floorplates / Top of Market Amenities



LANDMARK LOCATION

Lake & Downtown Views / Hill Country Setting / Immediate Access to Loop 360 and RM 2222



LOOP 360 OFFICE MARKET

Austin's Premier Suburban Submarket / 9.4% Rent Growth Since 2020



AFFLUENT DEMOGRAPHICS

Executive Housing / Home Values Ranging From \$1.2M to \$8M in a 1-Mile Radius



AUSTIN #5 CITY FOR REAL ESTATE INVESTMENT

Source: ULI/PwC (2024)

Significant Value Enhancement Opportunity

- Ability for a new owner to completely reposition the Property through lease-up
- Opportunity for a full building lease in Building 2 with the best views at the Property
- Building 5 is in process on a full lobby / common area renovation with full floor leasing opportunities
- 53% leased today with 3.8-years of remaining lease term
- 1.2M SF of tenant demand in the submarket (40% of citywide demand)
- Over \$13.5 million in capital improvements since 2015

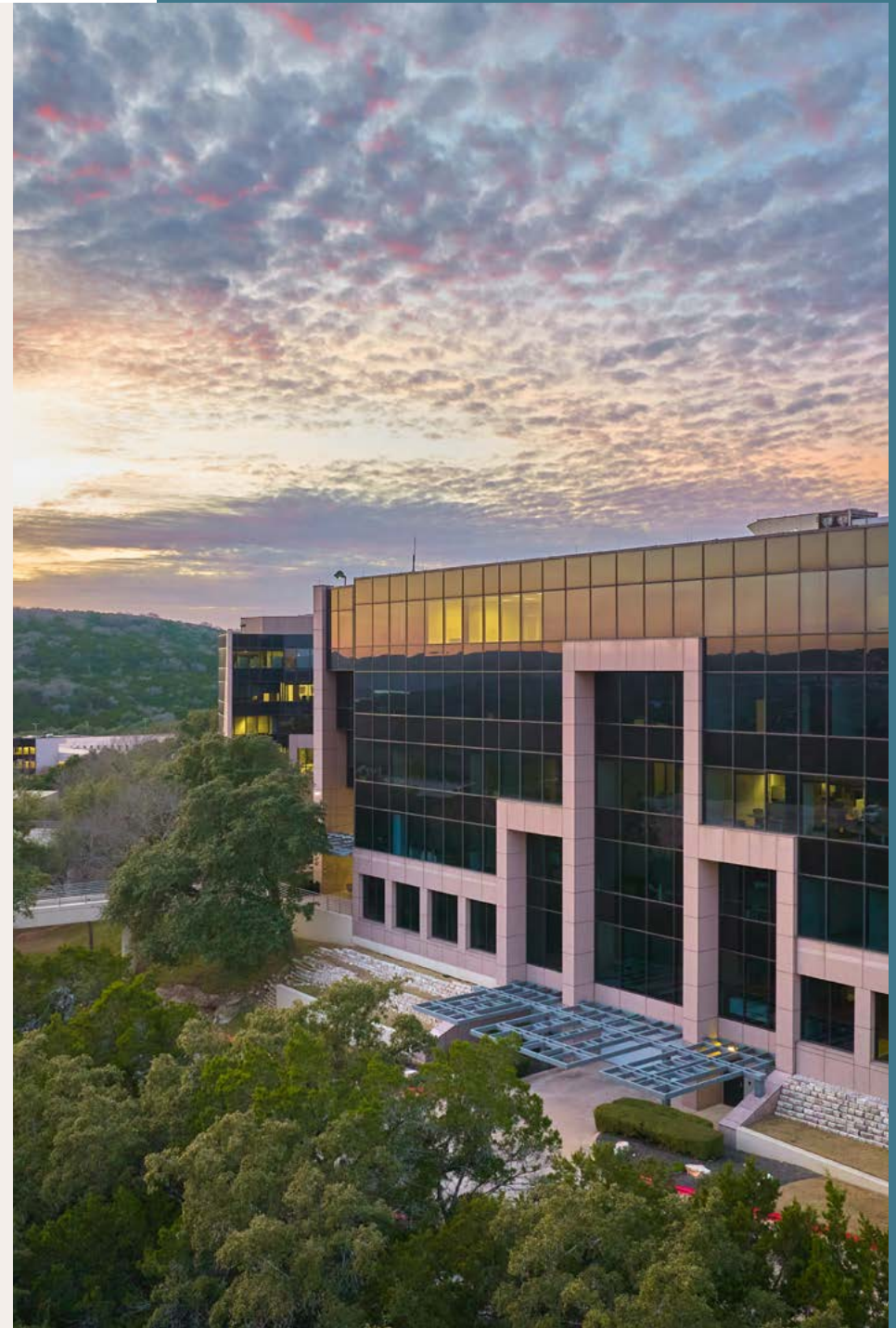


Property Overview

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	TOTAL/AVG.
ADDRESS	6300 BRIDGE POINT PKWY. AUSTIN, TX 78730			6200 BRIDGE POINT PKWY. AUSTIN, TX 78730	6011 W. COURTYARD DR. AUSTIN, TX 78730	
BUILDING SIZE	85,174	91,796	78,731	109,175	75,131	440,007
PERCENT LEASED	76%	5%	73%	79%	24%	53%
WALT	4.3 YEARS	2.1 YEARS	4.0 YEARS	3.0 YEARS	5.1 YEARS	3.8 YEARS
YEAR BUILT	1987/1995	1997	1996	1996	1998	
# OF STORIES	5 STORIES	5 STORIES	5 STORIES	5 STORIES	4 STORIES	
AVERAGE FLOOR PLATE	17,000	18,000	16,000	22,000	19,000	
PARKING	3.28 PER 1,000	4.11 PER 1,000	3.26 PER 1,000	3.92 PER 1,000	3.49 PER 1,000	3.64 PER 1,000
SITE AREA						27.70 ACRES

Prestigious Austin Office Asset

- Five buildings on 27.7 acres which offer multiple floor plates providing diversity for a variety of users as well as floors designed for single or multi-tenant uses
- Timeless architectural design with panoramic views of Lake Austin and Downtown
- High barriers to entry due to extensive preserved lands with stringent development restrictions resulting in no office development sites along Loop 360
- Highly amenitized with structured parking, on-site management and an updated amenity package which includes:
 - ❖ Fitness Center + Showers
 - ❖ Volleyball, Basketball Courts, Bocce Ball and Pickle Ball Courts
 - ❖ Rotating Food Truck Service
 - ❖ Tenant Lounge with Food Service
 - ❖ Conference Center
 - ❖ Outdoor Patio Space with Wi-Fi



Landmark Location

- Prominently located on the bluffs above Lake Austin and Pennybacker Bridge, with superior visibility to the surrounding area and Loop 360 and RM 2222 commuters offering signage opportunities
- Immediate access to Capital of Texas Highway (Loop 360) and RM 2222
- Neighborhood access via W. Courtyard Drive and City Park Road
- Adjacent to Four Seasons Private Residences Lake Austin – 196 residences ranging from \$4M to \$50M with expected delivery in 2028
- Surrounded by Austin’s most renowned neighborhoods such as West Lake Hills, Rob Roy, Cat Mountain, Davenport and Barton Creek, where average home values range from \$1.2M - \$8.0M



10 Restaurants
WITHIN A 3 MINUTE DRIVE



Arboretum
6 MINUTE DRIVE



Domain
11 MINUTE DRIVE



THE ARBORETUM

1 MM+ SF Retail • 665,000 SF Office
100 Acres • 478-room Renaissance Hotel

- Pottery Barn
- Z Gallerie
- Gap
- Jos. A. Bank
- The Cheesecake Factory
- Barnes & Noble
- Banana Republic
- Zoe's

NORTHWEST HILLS

BRIDGEPOINT SQUARE

FOUR SEASONS PRIVATE RESIDENCES LAKE AUSTIN
196 CONDO UNITS
\$4-50 MILLION PER UNIT
2028 DELIVERY

FUTURE BRIDGEPOINT PKWY
EXTENSION TO ACCESS
FOUR SEASONS PRIVATE
RESIDENCES LAKE AUSTIN

THE DOMAIN

2.2 MM SF Retail • 4.4 MM SF Office
4,541 Apartments • 1,084 Keys in 5 Hotels

- Nordstrom
- Neiman Marcus
- Apple
- Macy's
- Restoration Hardware
- Whole Foods Market
- Dillard's
- iPic Theater



CAT MOUNTAIN

LAKE AUSTIN



Loop 360 Corridor

TOP SUBURBAN OFFICE SUBMARKET

- The Loop 360 Corridor is characterized by permanence and irreplaceable views due to the environmentally sensitive and preserved areas in the foothills of Austin
- Defined by its high barriers to entry and accessibility to premier executive housing options
- Blue-chip tenants and institutional ownership recognize the permanence of the area - with over 65% of the Class A office stock owned by institutions
- Current market rates of \$26.54 per square foot net in the Loop 360 office market are half of the \$48.33 per square foot net rental rates (parking cost included) in Downtown, offering a well-located and quality alternative for companies with executives who live nearby

\$207,869

AVG. HOUSEHOLD INCOME

(1-MILE RADIUS)

\$911,250

AVG. HOUSING VALUE

(3-MILE RADIUS)

10.0%

POPULATION GROWTH

SINCE 2010 (5-MILE RADIUS)

Austin's Unmatched Economic Performance



Austin was named the #5 Market Overall Real Estate Prospects by PWC Emerging Trends in 2024 and #5 for US Real Estate Investment by AFIRE in 2023 with real estate investors taking note of its rapid population growth, large influx of corporate relocations and expansions, quality of life, economic resilience, and relative affordability.

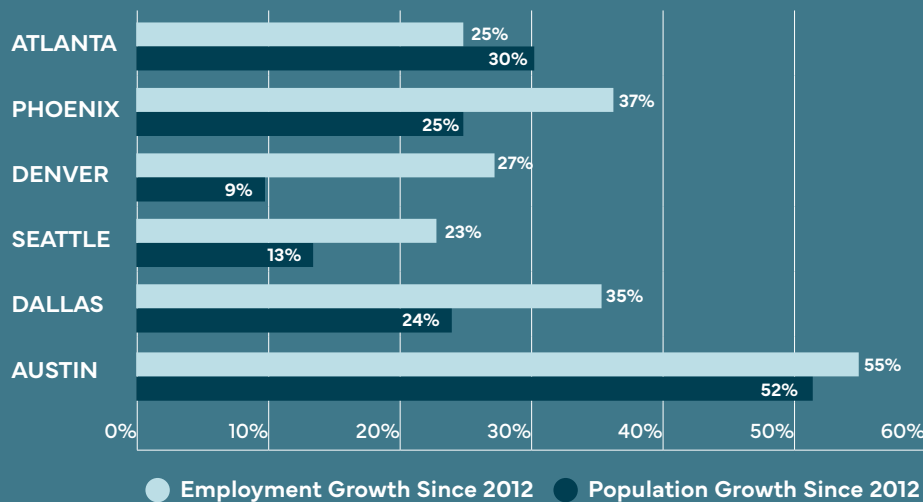
BOOMING POPULATION & EMPLOYMENT GROWTH

Austin's employment and population growth since 2012 sit at 47% and 52%, respectively, leading all major Sunbelt Metros. leading all major Sunbelt Metros.

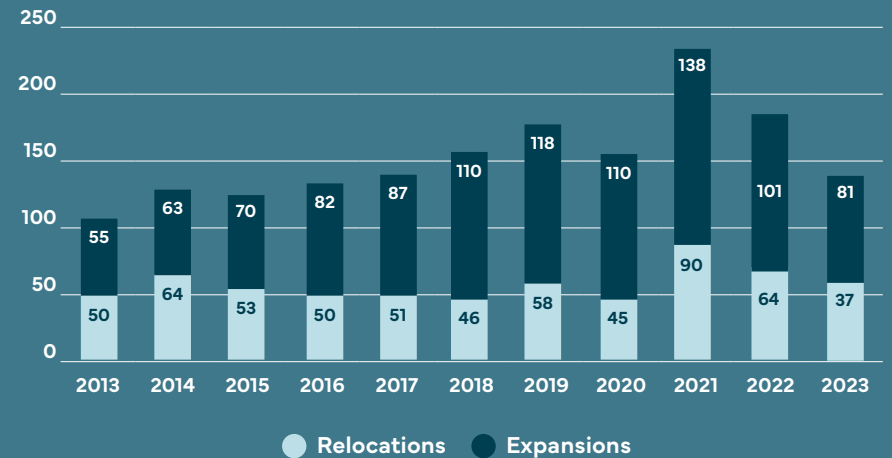
BUSINESS MAGNET

Austin saw 118 corporate relocations/expansions in 2023 that created over 19,856 new jobs, a 38% increase when compared to relocations/expansions a decade ago.

EMPLOYMENT & POPULATION GROWTH



AUSTIN CORPORATE RELOCATIONS & EXPANSIONS





PROVEN RESILIENCE

Austin has proven to be resilient during US recessions; during the Great Recession Austin's employment exceeded its pre-recession peak just two years later, whereas the US remained below its pre-recession peak for six years.

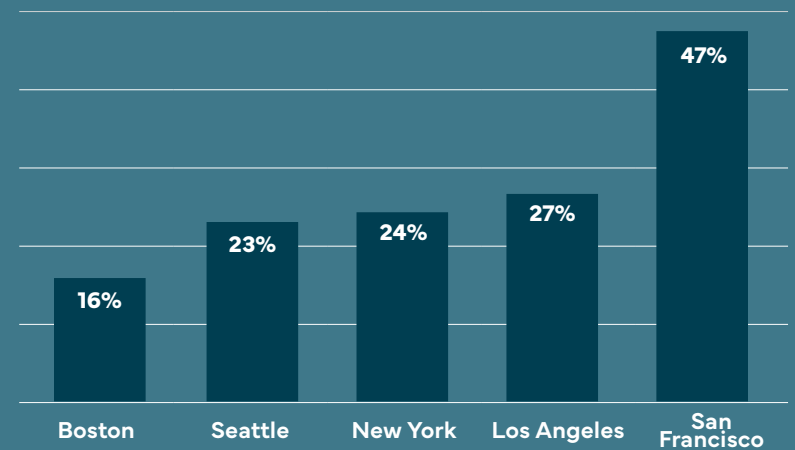
COMPELLING AFFORDABILITY

Despite the economic prosperity of the city, it still remains 24% more affordable than New York and 47% more affordable than San Francisco.

AUSTIN VS. US EMPLOYMENT GROWTH



% HIGHER COST OF LIVING COMPARED TO AUSTIN



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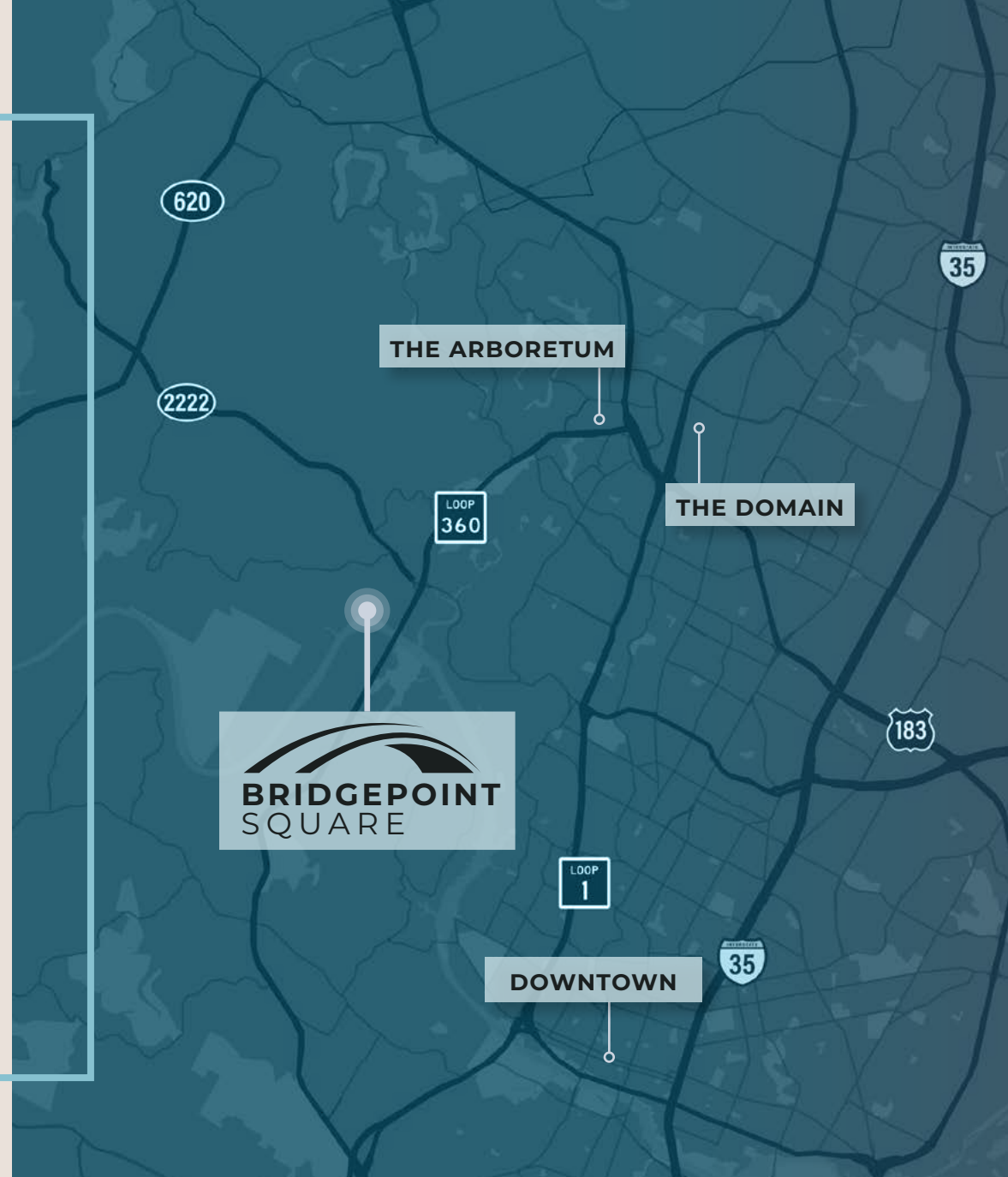
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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.