



WEST AUSTIN OFFICE COLLECTION

708,777 SF CLASS A OFFICE SPACE IN SOUTHWEST & NORTHWEST AUSTIN

OFFERING SUMMARY



CIELO CENTER



THE PARK ON BARTON CREEK



THE CROSSINGS AT LAKELINE



EXECUTIVE SUMMARY

JLL (Jones Lang LaSalle Americas, Inc.) is pleased to present the opportunity to acquire a fee simple interest in Cielo Center, The Park on Barton Creek, and The Crossings at Lakeline (the "Portfolio"), a collection of Class A office buildings totaling 708,777 square feet. Located in the booming Southwest and Northwest Austin submarkets, the Portfolio is located within Austin's most popular neighborhoods including Rollingwood, West Lake Hills, Barton Creek, Cedar Park, and Round Rock. The Portfolio is currently 73.4% leased to a diversified roster of tenants with 3.4 years of WALT and anchored by credit tenants including NVIDIA (S&P: AA-), Torc Robotics (subsidiary of Daimler, S&P: A), and NFP Insurance (subsidiary of Aon, S&P: A-). The Properties enjoy superior locations along Austin's most traveled and convenient highways including Loop 360, MoPac and US-183. This Portfolio presents a unique opportunity to purchase several Class A office buildings at a massive discount to replacement cost in one of America's most dynamic cities: Austin, Texas. The Properties are available as a portfolio or on an individual basis.



W A
O C73.4%
OCCUPANCY708,777 SF
TOTAL SIZE3.4 YRS
WALT

PORTFOLIO SUMMARY

	CIELO CENTER	THE PARK ON BARTON CREEK	THE CROSSINGS AT LAKELINE
SIZE	270,711 SF	205,293 SF	232,773 SF
OCCUPANCY	87.0%	42.3%	84.9%
WALT	3.0 YRS	4.0 YRS	3.2 YRS
KEY TENANT	NFP Insurance (Subsidiary of Aon)	Torc Robotics (Subsidiary of Daimler)	NVIDIA (NVDA)
Credit Rating	A-	A	AA-
Market Cap	\$72.01B	\$70.20B	\$3.02T

- Market cap as of 8/16/24
- Credit rating and market cap reflect the aggregate valuation of the respective parent company



CIELO CENTER | 270,711 SF





THE PARK ON BARTON CREEK | 205,293 SF



THE CROSSINGS AT LAKELINE | 232,773 SF

CIELO CENTER

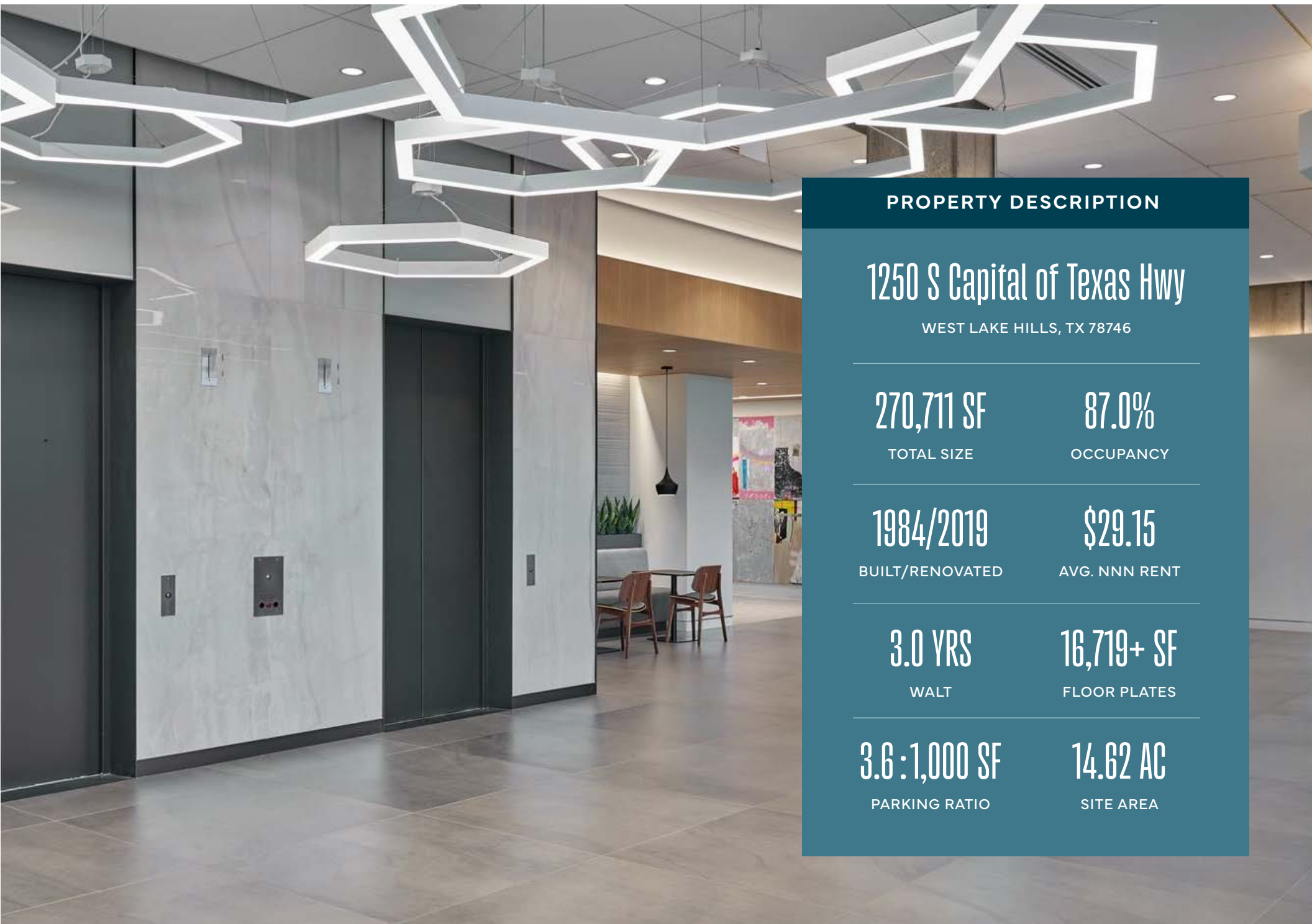
INVESTMENT HIGHLIGHTS

- Three (3) interconnected buildings with stunning views of Downtown Austin from over 15 outdoor balconies
- Underwent \$5 million renovation in 2019 including an overhaul of the ground-floor lobbies, outdoor landscaping, conference facilities, multi-tenant floor bathrooms, and more
- Current rates 14.9% below market average with strong historical rent growth (~17% since 2019)
- Located along Loop 360 in proximity to West Austin's most affluent neighborhoods of West Lake Hills, Rollingwood, and Lost Creek
- Short drive times to numerous shopping centers including Westbank Market, West Woods Shopping Center and Village at Westlake
- Significant landlord investment into ESG initiatives leading to an Energy Star score of 82

TENANT SUMMARY

- The Property benefits from a diverse tenant mix across multiple industries: technology, medical, banking, and insurance.
- The Property offers versatile leasing options, with a selection of spec suites and second-generation space which appeal to small (<10k SF) and medium sized tenants who are more likely to pursue immediately available and well-finished space.



**PROPERTY DESCRIPTION****1250 S Capital of Texas Hwy**

WEST LAKE HILLS, TX 78746

270,711 SF

TOTAL SIZE

87.0%

OCCUPANCY

1984/2019

BUILT/RENOVATED

\$29.15

AVG. NNN RENT

3.0 YRS

WALT

16,719+ SF

FLOOR PLATES

3.6 : 1,000 SF

PARKING RATIO

14.62 AC

SITE AREA

THE PARK ON BARTON CREEK

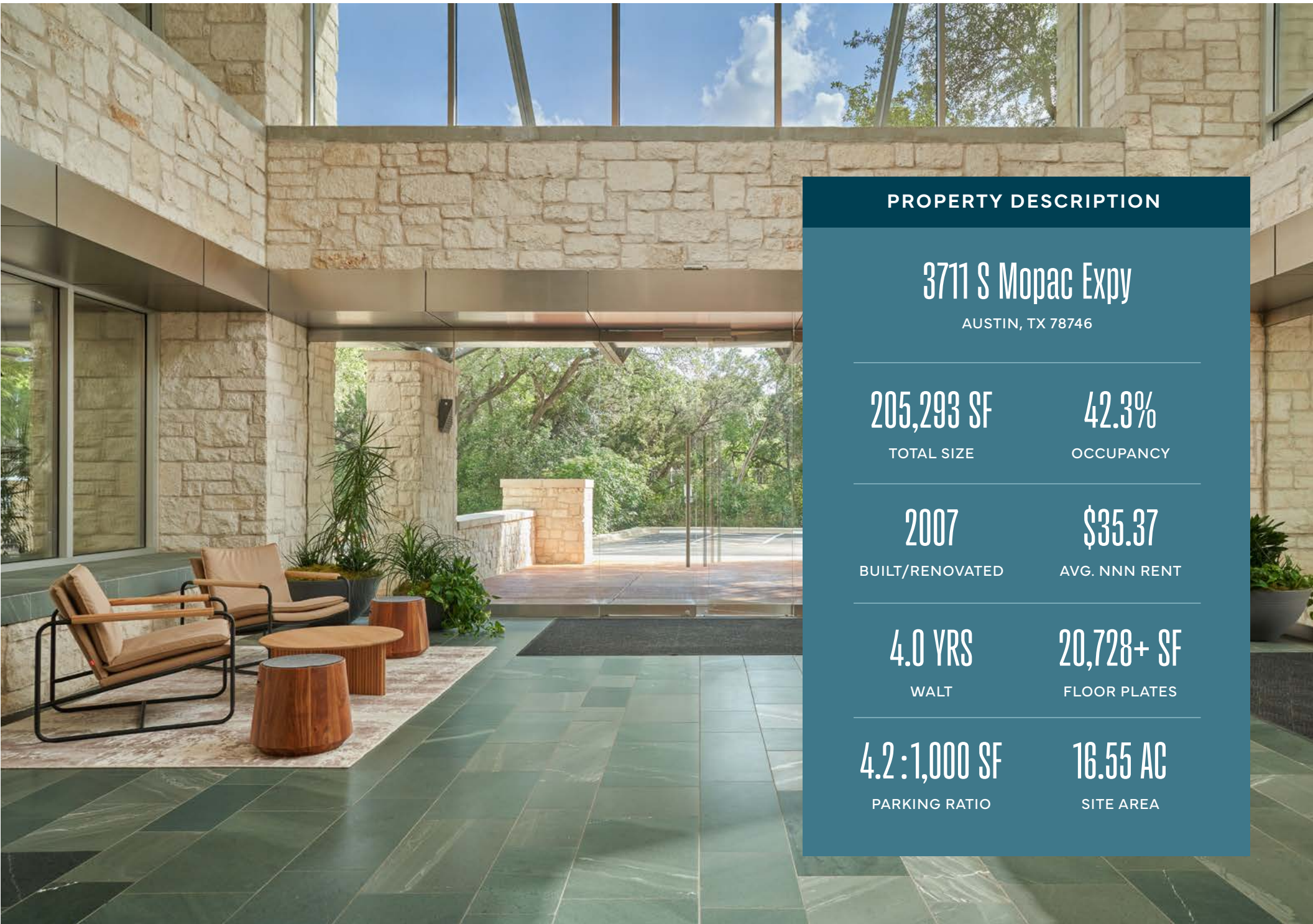
INVESTMENT HIGHLIGHTS

- Centrally located at the corner of South MoPac and Loop 360, two of the major arteries for the MSA
- High-quality construction and long-term institutional ownership allow for strong value-add with limited capital investment
- Highly amenitized with an on-site fitness center with showers/lockers and a wooded 20.63-acre site with immediate access to the Barton Creek Greenbelt and 12+ miles of hiking/bike trails
- Ease of access to affluent neighborhoods: Rollingwood, Barton Hills & West Lake Hills
- Enhanced tenant experience with \$1.3 million capital investment to renovate the lobby and add ground-floor tenant lounge/training center in Building Two
- Significant landlord investment into ESG initiatives and use of PropTech such as VTS Rise and Enertiv to boost tenant engagement and lower energy usage

TENANT SUMMARY

- Building One is 60% leased to a diverse mix of tenants in robotics, technology, finance and legal industries.
- Building Two is 15% leased today with tenant relocation rights allowing for a variety of leasing options from single-floor users (20,000 SF) to full-building users (100,000 SF).
- A strong mix of high-quality second-generation spaces and spec suites provide immediate leasing options for a plethora of tenant needs.





PROPERTY DESCRIPTION

3711 S Mopac Expy

AUSTIN, TX 78746

205,293 SF

TOTAL SIZE

42.3%

OCCUPANCY

2007

BUILT/RENOVATED

\$35.37

AVG. NNN RENT

4.0 YRS

WALT

20,728+ SF

FLOOR PLATES

4.2 : 1,000 SF

PARKING RATIO

16.55 AC

SITE AREA

THE CROSSINGS AT LAKELINE

INVESTMENT HIGHLIGHTS

- Convenient access for commuting employees with proximity to the major highway interchange of HWY-183 and SH-45
- Abundance of service retail and casual restaurants in the immediate surrounding area
- Adjacent to the Capital MetroRail's Lakeline Station providing access to destinations like Q2 Stadium and the Texas State Capitol via the Red Line Route
- Highly amenitized with on-site fitness center, showers, lockers and landscaped courtyard
- Flexible, functional space well-suited to tech tenants and professional service firms alike
- Significant landlord investment into ESG initiatives including 2,565 solar panels across building rooftops and 13 newly constructed carports



TENANT SUMMARY

- Building One is 70% leased with major national firms: Marsh & McLennan (S&P A-) and Continental General Insurance.
- Building Two is 100% leased with NVIDIA (82% of NRA, S&P AA-) as the anchor tenant.
- Continental General Insurance (April 2025) and NVIDIA (April 2026) are near-term expirations with extension opportunities.

**PROPERTY DESCRIPTION****11001 Lakeline Blvd**

AUSTIN, TX 78717

232,773 SF

TOTAL SIZE

84.9%

OCCUPANCY

2008

BUILT/RENOVATED

\$27.29

AVG. NNN RENT

3.2 YRS

WALT

40,000+ SF

FLOOR PLATES

3.9 : 1,000 SF

PARKING RATIO

19.14 AC

SITE AREA

AUSTIN, TEXAS

ECONOMIC OVERVIEW

LEADING THE NATION IN EVERYTHING

Named the #1 Market for Global Real Estate investment by AFIRE (2022), Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the, "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 18,000 acres of green space, and 227 miles of trails. Austinites enjoy a reasonable cost of living, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

27.4M
ANNUAL
VISITORS

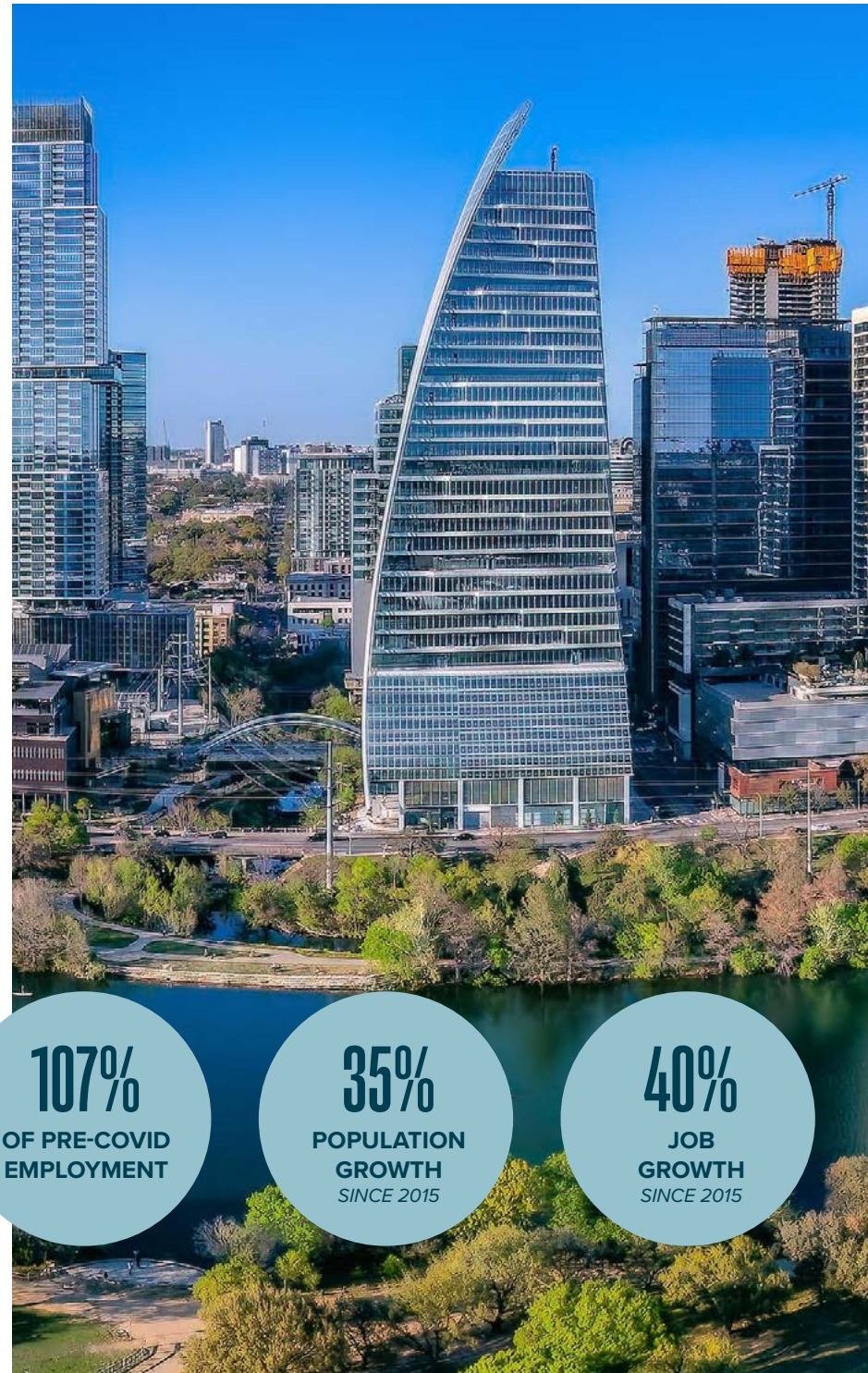
17.4%
MILLENNIAL
POPULATION

1,300+
EXPANSIONS &
RELOCATIONS
SINCE 2012

107%
OF PRE-COVID
EMPLOYMENT

35%
POPULATION
GROWTH
SINCE 2015

40%
JOB
GROWTH
SINCE 2015





WHY AUSTIN, TEXAS

A FEW REASONS:

#1

TECH JOB MARKET
World Population Review

#1

**BEST U.S. CITY TO
START A BUSINESS**
USA Today

#7

**HOTTEST U.S. JOB
MARKET**
WSJ

#1

HOUSING MARKET
KXAN

#2

**POPULATION
GROWTH**
U.S. Census Bureau

#4

**MOST EDUCATED
CITY IN THE U.S.**
Forbes

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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.