

An Authentic Austin  
Creative Office

9001 N. IH 35





# NORTHVIEW

AUSTIN

## BUILDING FEATURES

**ADDRESS**  
9001 N. IH-35  
AUSTIN, TEXAS 78753

**AVAILABILITY**  
Contiguous up to 161,133 SF  
Suite 100 – 18,206 SF  
Suite 150 – 95,907 SF  
Suite 105 – 39,054 SF  
Suite 104 – 7,966 SF

**CREATIVE OFFICE**  
Open Office Concept  
Skylights  
Indoor-Outdoor Space  
16' Ceiling Height

## PROPERTY VIDEO



**DEDICATED PARKING**  
6 spaces per 1,000 SF Leased  
Complimentary Covered  
Parking & Charging Stations

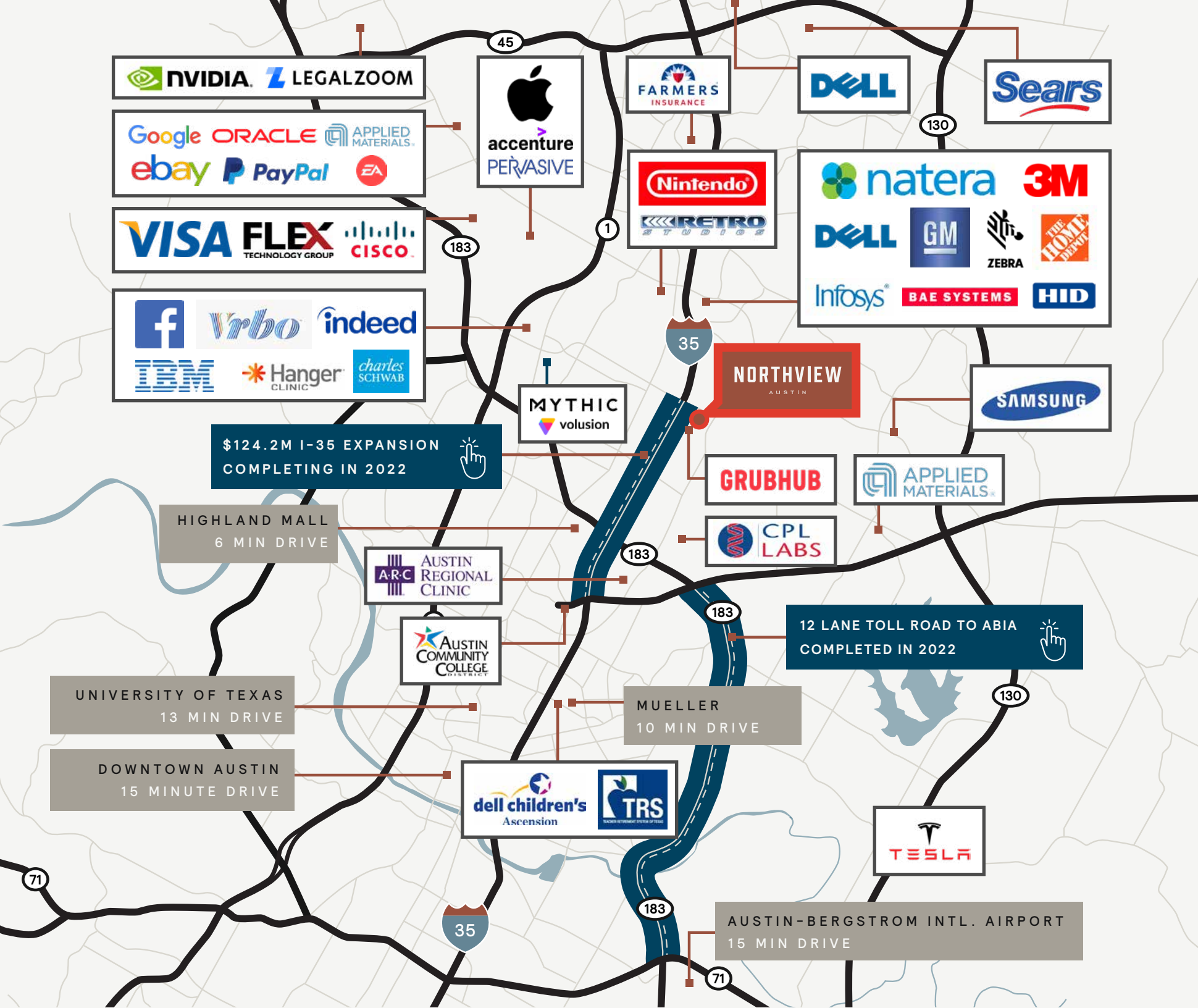
## AMENITIES

- Private Outdoor Space
- Fire Pit
- Tenant Dedicated Signage
- Patio & Gathering Spaces
- Food Truck Park
- Recreation Space
- Urban Loop Access
- On-site Property Team



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INTERIOR PRECEDENTS  
R2 Case Studies

Location &  
Nearby Amenities



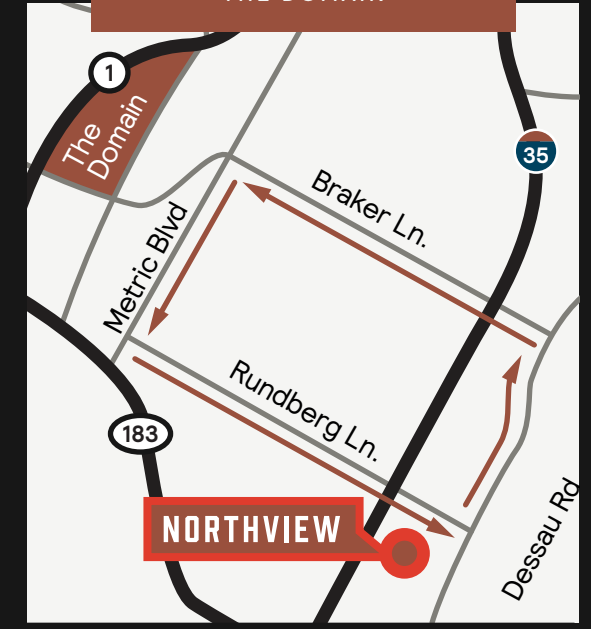
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## CENTRAL LOCATION

Conveniently located on Interstate 35 between Highway 183 and Parmer Lane. Within close proximity to Mueller, Highland Mall redevelopment, Domain and the new Austin FC soccer stadium. The location provides tenants quick access to Downtown Austin, the highly populated residential areas in northwest, northeast and north Austin and easy access to the Austin-Bergstrom International Airport.

## INGRESS/EGRESS TO/FROM THE DOMAIN





—  
HIGHLAND MALL



—  
THE DOMAIN



—  
MUELLER DISTRICT



—  
Q2 STADIUM

## THE DOMAIN - 12 MIN. DRIVE



BEARD PAPA'S  
BLUE SUSHI  
CALIFORNIA PIZZA KITCHEN  
COFFE + CRISP  
GLORIA'S LATIN CRUISINE  
MAGGIANO'S  
XIAN NOODLES  
ANTHROPOLOGIE

ARHAUS  
ARITZIA  
AMERICAN EAGLE  
ATHLETA  
PLANK SEAFOOD  
SUSHI ZUSHI  
SWEET PARIS CAFE  
THE BRASS TAP

THE YARD MILKSHAKE BAR  
BATH & BODY WORKS  
CAP CITY COMEDY CLUB  
COACH  
DIAMONDS DIRECT  
DILLARD'S  
DICK'S SPORTING GOODS

## Q2 STADIUM - 10 MIN. DRIVE



## NORTH LAMAR & RUNDBERG - IMMEDIATE VICINITY



## THE ARBORETUM - 12 MIN. DRIVE



STARBUCKS  
ESTANCIA STEAKHOUSE

FIVE GUYS  
HANARA SUSHI & GRILL

TEAPIOCA LOUNGE

## WEST ANDERSON PLAZA & BURNET RD - 7 MIN. DRIVE



HOPDODDY BURGER BAR  
TARKA INDIAN KITCHEN  
BARLETT'S RESTAURANT  
CONAN'S PIZZA  
PROJECT POLLO  
KOREA HOUSE  
DOS BATOS  
SCHLOTZKYS  
PHO TIN  
CHIPOTLE MEXICAN GRILL  
JASON'S DELI

DESANO PIZZERIA  
TOP NOTCH BURGERS  
MCDONALD'S  
BILL MILLER'S BBQ  
ALAMO DRAFTHOUSE  
SUMMER MOON COFFEE  
TACO BELL  
PANDA EXPRESS  
WALMART  
ICHIMI RAMEN & POKE  
ENCHILADAS Y MAS

JACK ALLEN'S KITCHEN  
CABO BOB'S BURRITOS  
WHATABURGER  
ONETACO TAQUIERA  
JUICELAND  
EL MERCADO  
ICHIBAN  
TUMBLE 22 CHICKEN  
DAIRY QUEEN  
PRECISION CAMERA

## MUELLER - 10 MIN. DRIVE



POKEATERY  
MOD PIZZA  
HEB  
REBEL CHEESE  
CONCIOUS CRAVINGS  
XIAN SUSHI NOODLES  
CAFE MUELLER

STARBUCKS  
BAO'D UP ASIAN EATS  
MAIN STREET FOOD  
HALCYON COFFEE  
L'OCA D'ORO  
MUM FOODS  
TSUKE EDOMAE SUSHI

CHI'LANTRO  
THE HALAAL CORNER  
LADY QUACKENBUSH  
STREAMWAY COFFEE  
WHICHCRAFT TAPROOM

## HIGHLAND MALL - 6 MIN. DRIVE



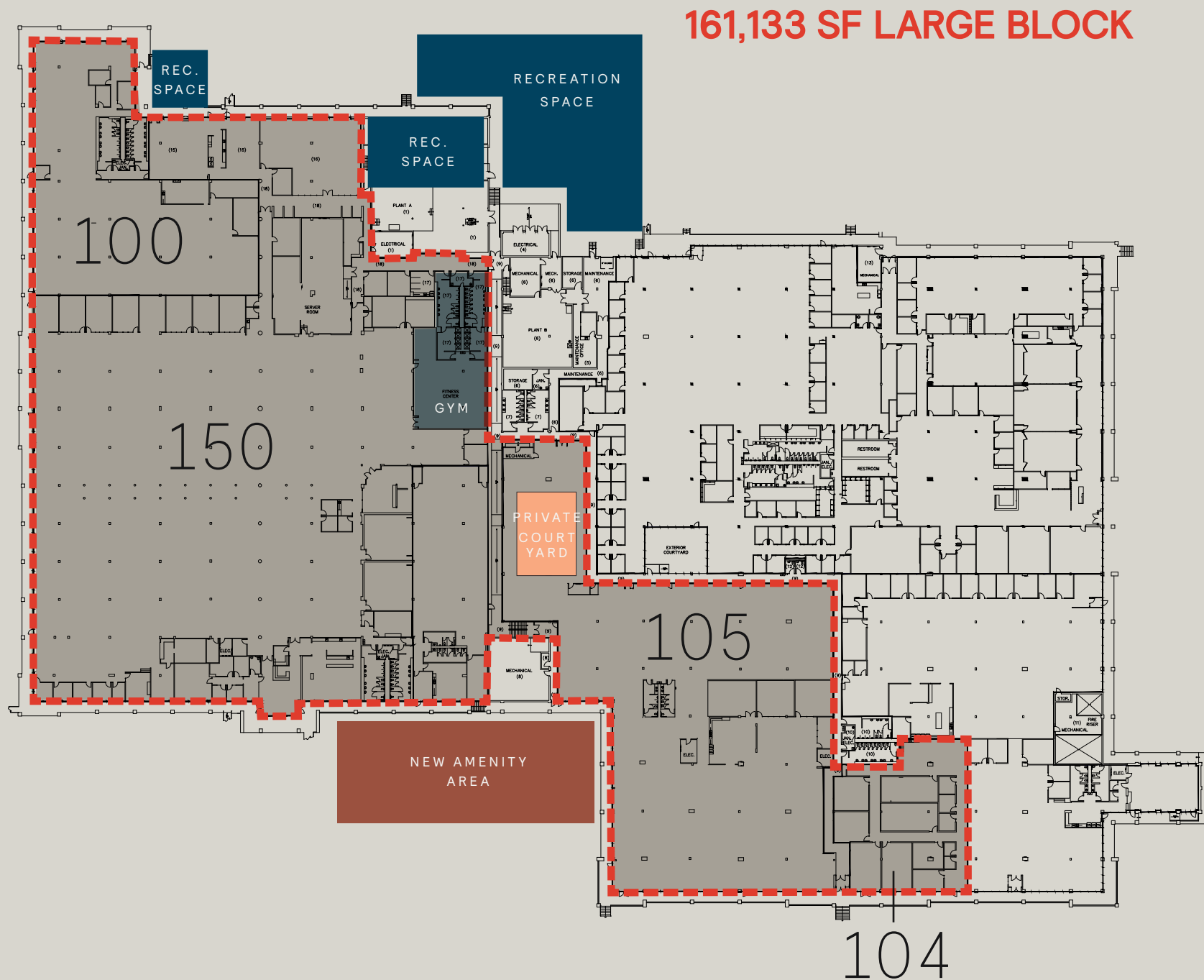
BRAZAS TACO HOUSE  
ARPEGGIO GRILL  
SAZAN RAMEN  
VIVO  
TIO PEPE CHICKEN  
EPIC POKE MICHU RAMEN  
OLA POKE  
PHO ASIAN FUSION

KICK BUTT COFFEE  
THE BREWATORIUM  
CHINA FAMILY RESTAURANT  
BBQ CHICKEN HIGHLAND  
FISH & RICE POKE BAR  
KIM PHUNG  
STILES SWITCH BBQ  
TACOS LA ESMERELDA

**NORTHVIEW**  
AUSTIN

Availability

INTERSTATE 35



# NORTHVIEW

AUSTIN

## AVAILABILITY

SUITE 100\*

18,206 SF

AVAILABLE WITH 30 DAYS' NOTICE

SUITE 150\*

95,907 SF

SUITE 105\*

39,054 SF

SUITE 104\*

7,966 SF

\* CONTIGUOUS TO 161,133 SF

## NEW EXISTING AMENITIES

- PATIO
- GAZEBO
- FOOD TRUCK PARK
- RECREATION SPACE
- FIRE PIT

## PLANNED AMENITIES

- PRIVATE COURT YARD
- DEDICATED SIGNAGE
- PRIVATE GYM / LOCKER ROOM
- RECREATION SPACE

# NORTHVIEW

A U S T I N

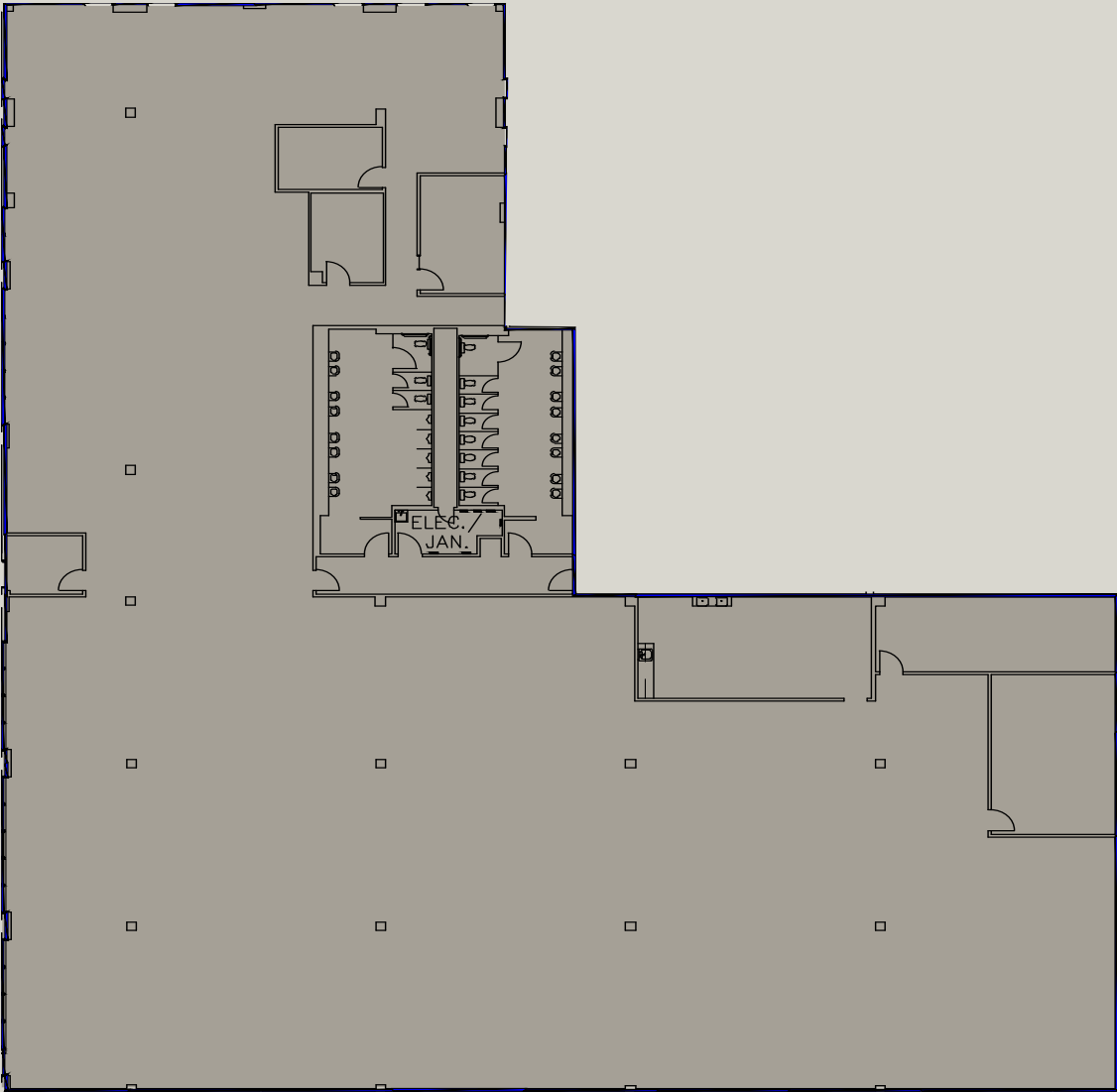
## AVAILABILITY

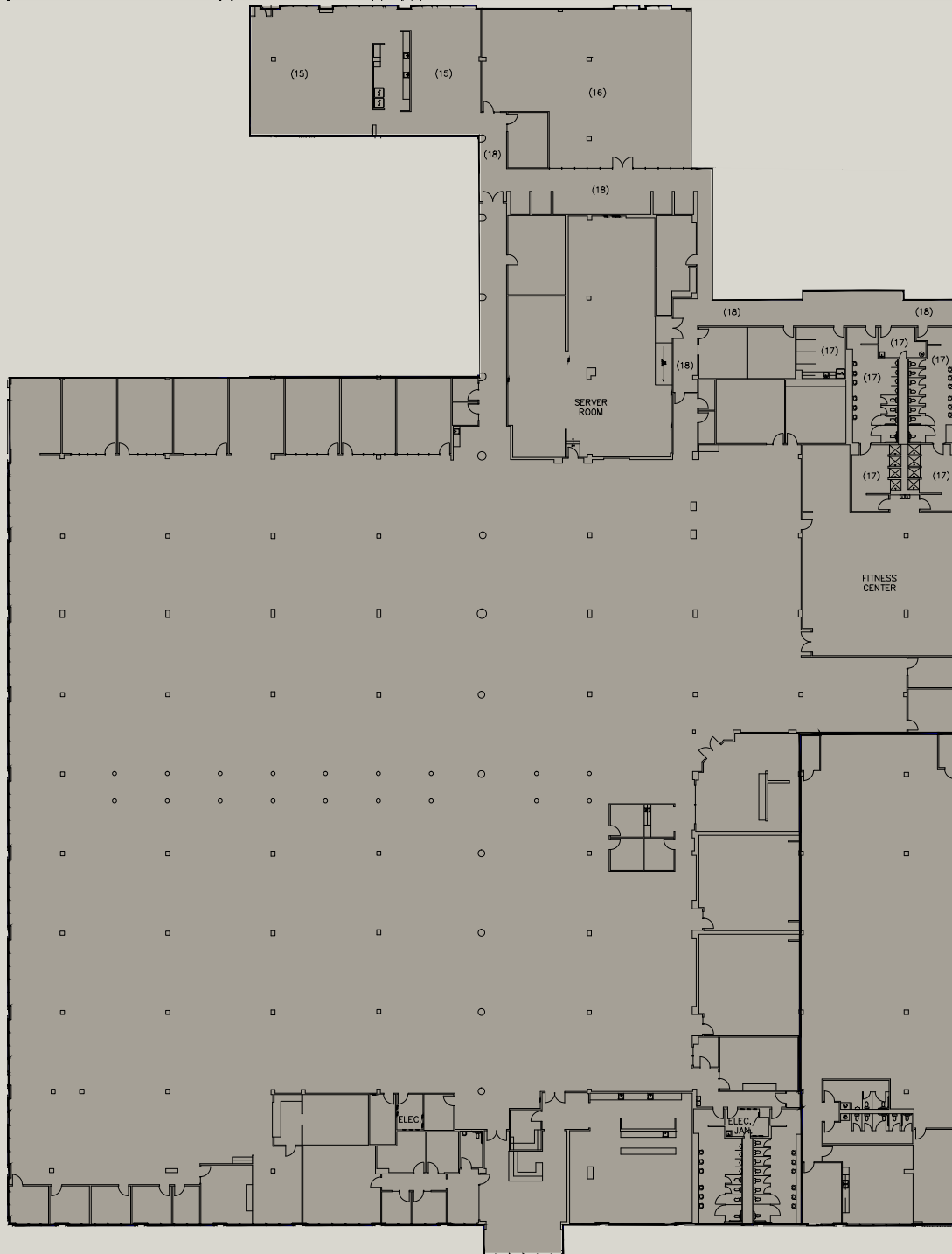
SUITE 100  
18,206 SF  
AVAILABLE WITH 30 DAYS' NOTICE

- Open, creative space suited for innovative and technology companies
- Monument and building signage available
- Easy access to 6:1000 parking
- Prominent visibility and access from IH-35

## SUITE

100





# NORTHVIEW

AUSTIN

## AVAILABILITY

SUITE 150  
95,907 SF

- Open, creative space suited for innovative and technology companies
- Exclusive outdoor amenity area
- Twelve skylights maximizing a natural light setting
- Monument and building signage available
- Easy access to 6:1000 parking
- Direct access to food truck court

## SUITE

# 150



—  
SUITE 150  
at Northview



R2 COMPANIES

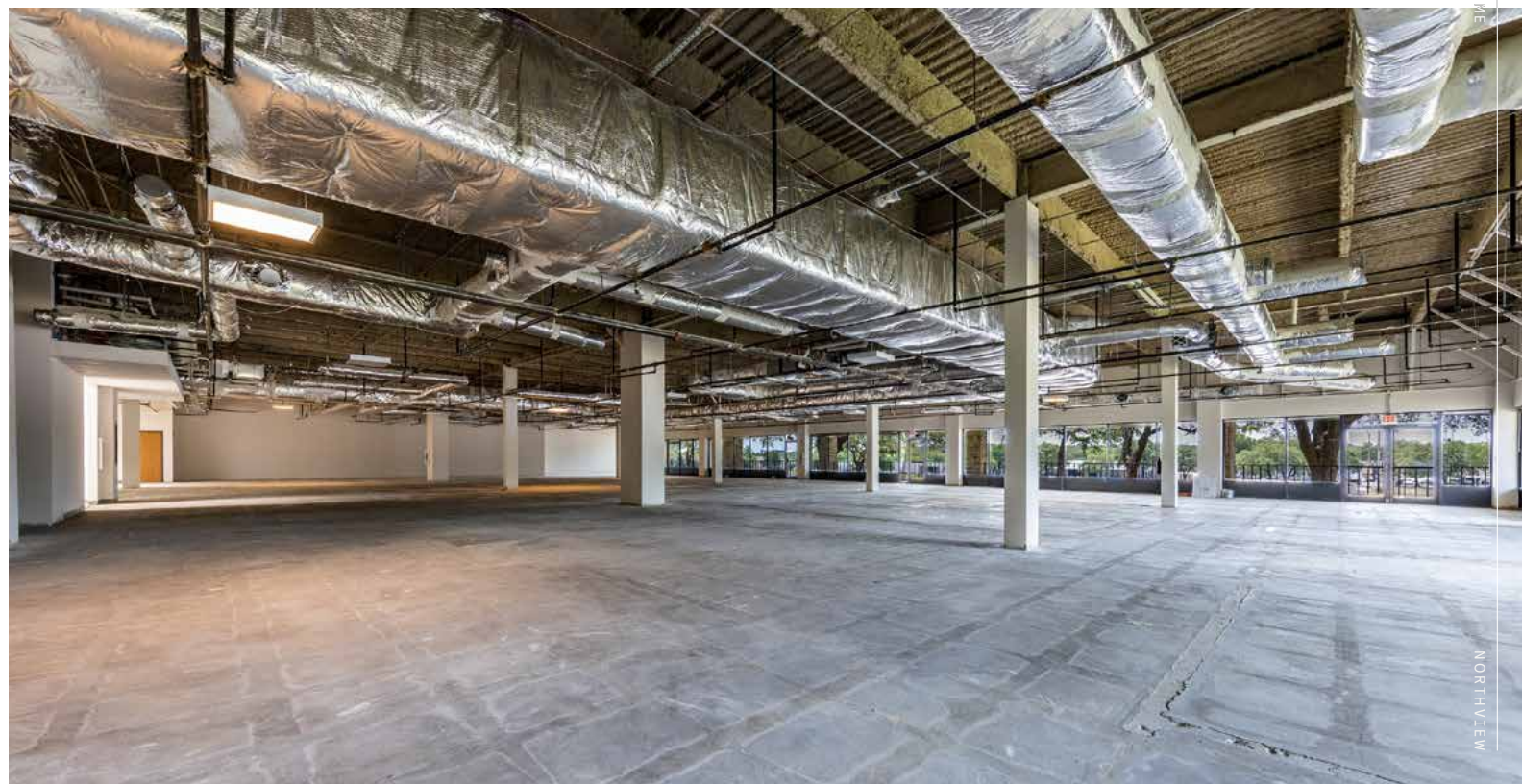
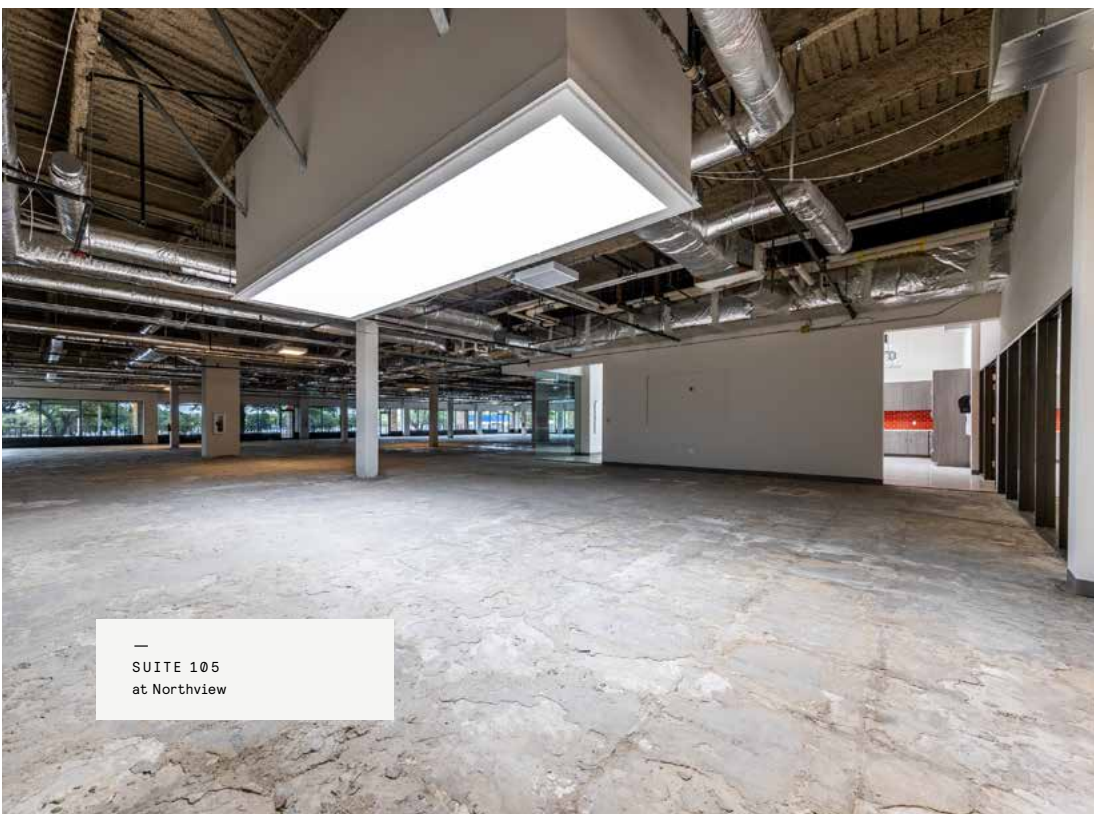
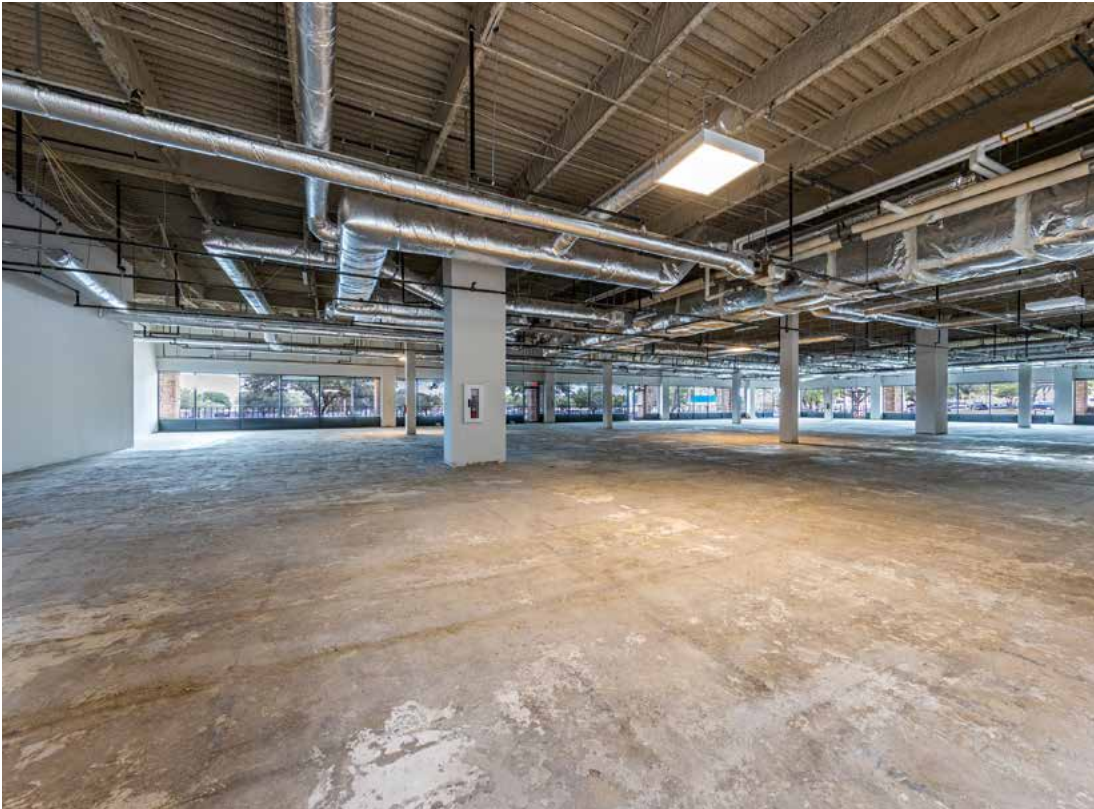
R2/VE



NORTHVIEW

105





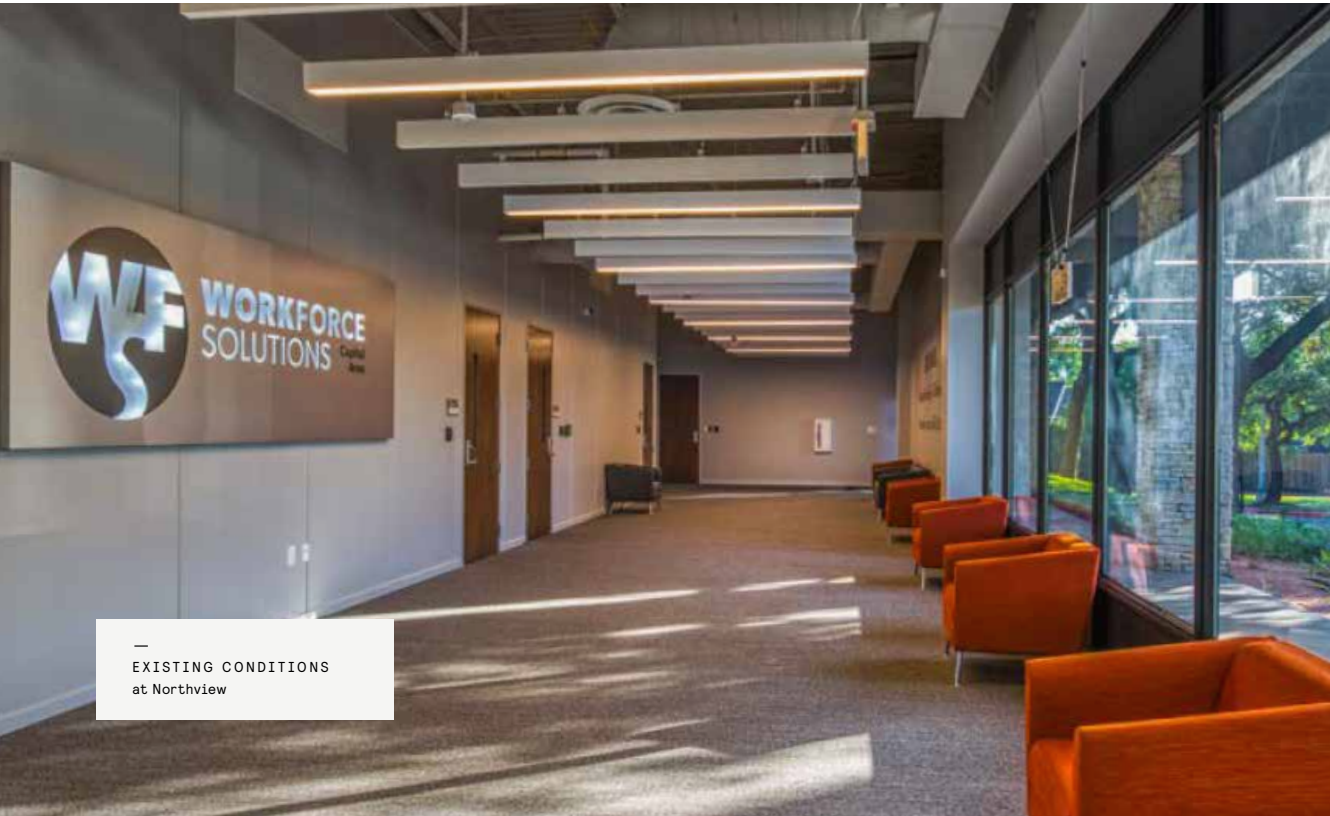
SUITE 105  
at Northview

104

Existing  
Conditions



EXISTING CONDITIONS  
at Northview



—  
EXISTING CONDITIONS  
at Northview



New On-site  
Amenities

# NORTHVIEW

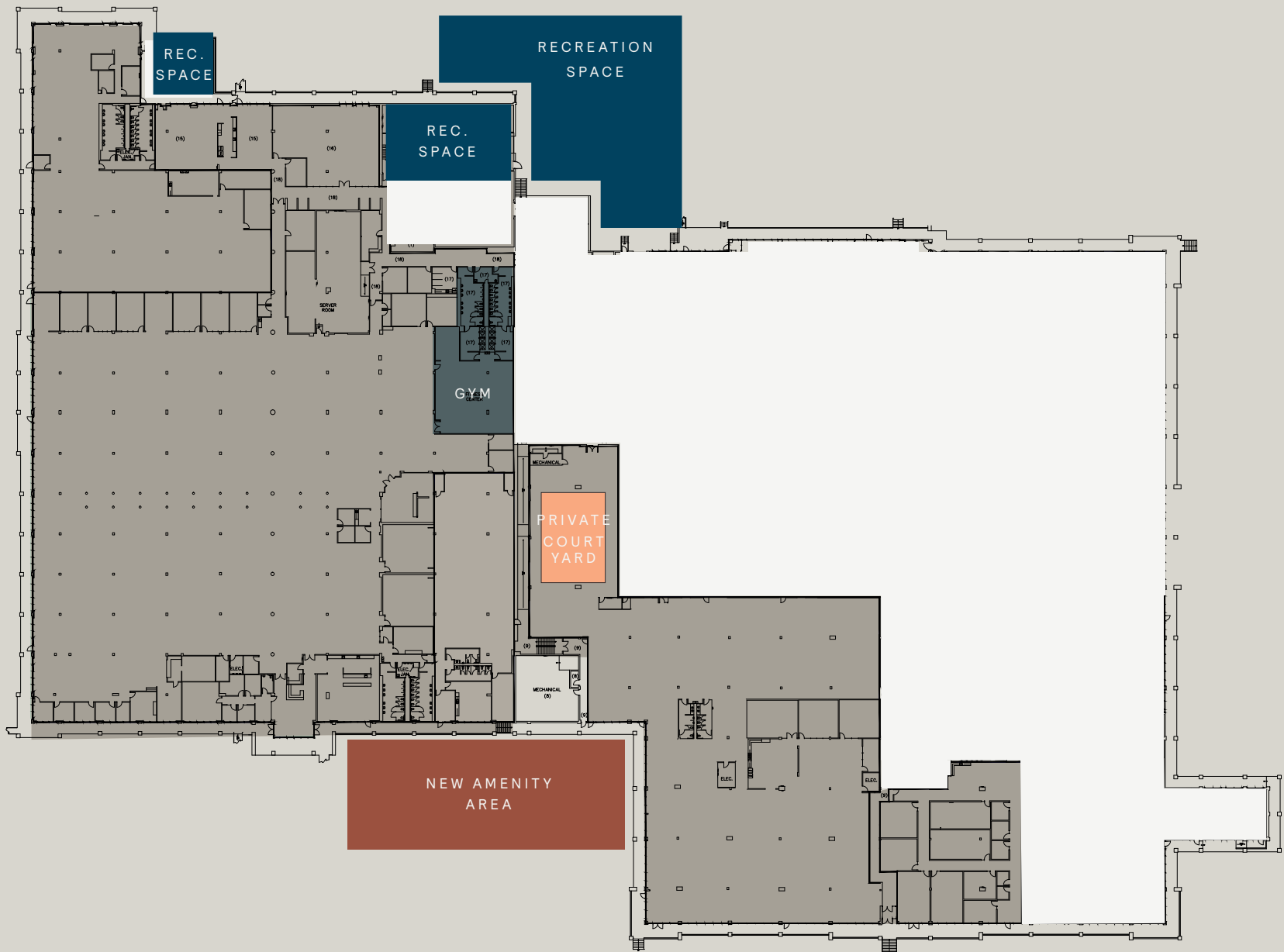
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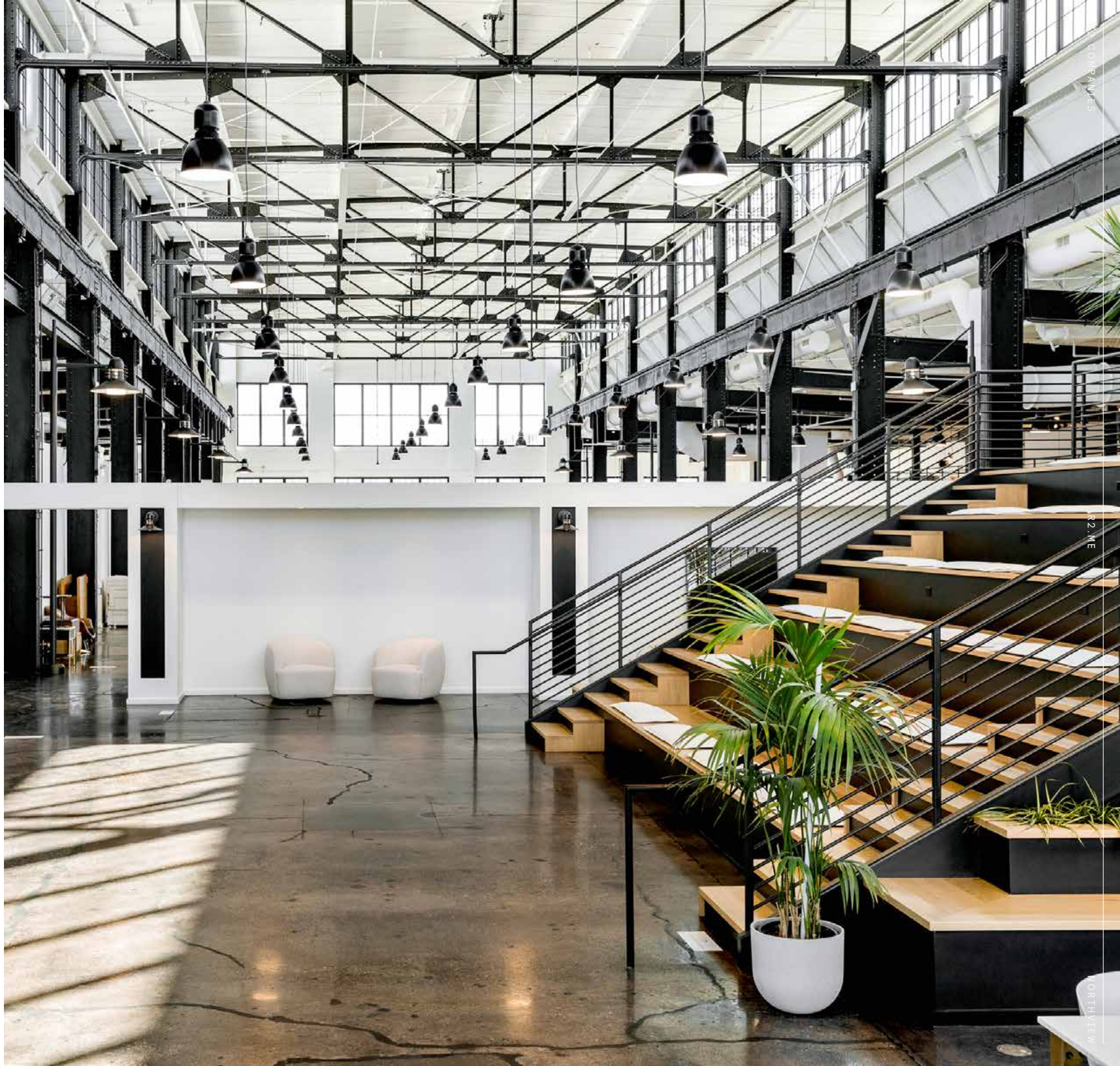
NEW AMENITIES  
at Northview

# R2 Case Studies

BEFORE & AFTER



BEFORE





BEFORE

R  
2  
COMPANIES



R2 COMPANIES

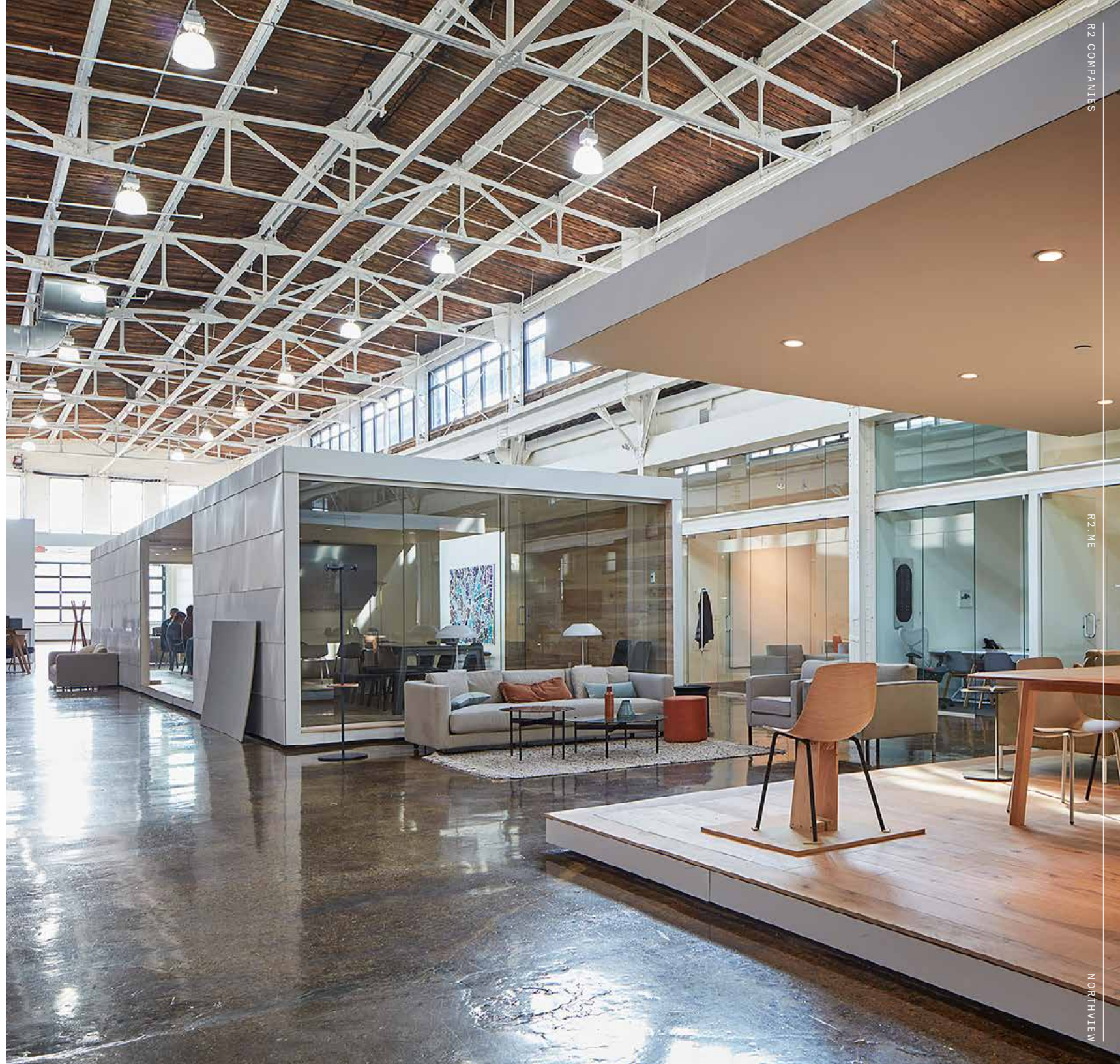
R2 ME

NORTHVIEW



BEFORE

R  
2  
COMPANIES



R2 COMPANIES

R2 ME

NORTHVIEW



01 NORTHVIEW, AUSTIN



02 1900 LAKE AVENUE



03 2222 ROSA PARKS BLVD



04 1221 NORTH LASALLE



05 770 NORTH HALSTED



06 224 NORTH DESPLAINES



07 WGN CAMPUS



08 CHAUNCEY SQUARE



09 1110 WEST MONROE



10 811 WEST EVERGREEN



11 1165 NORTH CLARK



12 1001 NORTH BRANCH



13 934 NORTH BRANCH



14 1200 NORTH BRANCH



15 GERMANIA PLACE



16 SKOKIE TOWHY DEVELOPMENT



17 THE 15 BUILDING



18 811 WEST LAKE



19 2059 WEST HASTINGS



20 1315 NORTH BRANCH



21 MILWAUKEE POST OFFICE



22 FLOUR EXCHANGE BUILDING



23 855 BELMONT



24 1262 NORTH WELLS



25 1400 KINGSBURY



26 7855 GROSS POINT ROAD



27 375 WEST ERIE



28 800 WEST WASHINGTON



29 1760 NORTH MILWAUKEE



30 164 EAST GRAND



31 2001 NORTH CLYBOURN



32 JP MORGAN CHASE - LOUISVILLE



33 800/810 WEST FULTON



34 445 WEST ERIE



35 645 WEST LAKE



36 901 WEST JACKSON



37 642 SOUTH DEARBORN



38 130 SOUTH JEFFERSON



39 79 WEST MONROE



40 40-50 EAST HURON



41 118 SOUTH CLINTON



42 1000 WEST WASHINGTON



43 ASO CENTER



44 CROWN ARTS, MINNEAPOLIS



45 CROWN ARTS, MINNEAPOLIS



46 CROWN ARTS, MINNEAPOLIS



47 BALT DISTRICT



48 ALDEN HOTEL - MIAMI BEACH



49 1325 QUINCY, MINNEAPOLIS (QUINCY HALL BUILDING)



50 1325 QUINCY, MINNEAPOLIS (CRANE BAY BUILDING)



51 THE TANNERY, MILWAUKEE (TRADE CENTER BUILDING)



52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



53 THE TANNERY, MILWAUKEE (TIMBERS BUILDINGS)



54 1422 KINGSBURY (FLAGSHIP REI)



55 LUMBER EXCHANGE BUILDING, MINNEAPOLIS



56 CROWN ARTS, MINNEAPOLIS

# R2 Companies

BY THE NUMBERS

5.2M+  
Square Foot Portfolio

\$600M  
Assets Under Management

+40 Assets  
Currently Owned

Offices  
in Chicago, Milwaukee,  
Minneapolis, Nashville  
& Austin

50+  
R2 Operating Team

2007  
Year Founded

## In Relentless Pursuit of Opportunity.

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R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.ME](https://r2.me)

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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
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Date