





CO THE OFFICES AT THE DOMAIN®

A SIMON PROPERTY





Welcome to The Domain

Situated in a beautiful park like setting, The Domain features over 100 upscale and mainstream retail stores and restaurants, almost half of which are exclusive in the market. The Domain also features 800+ residential units, four hotels and Class A office space.

The Domain is also undergoing a multi-million dollar makeover with new luxe brands, updated storefronts and reimagined outdoor space.

Level up at The Domain, Austin's ultimate live, work, play, stay, shop destination.











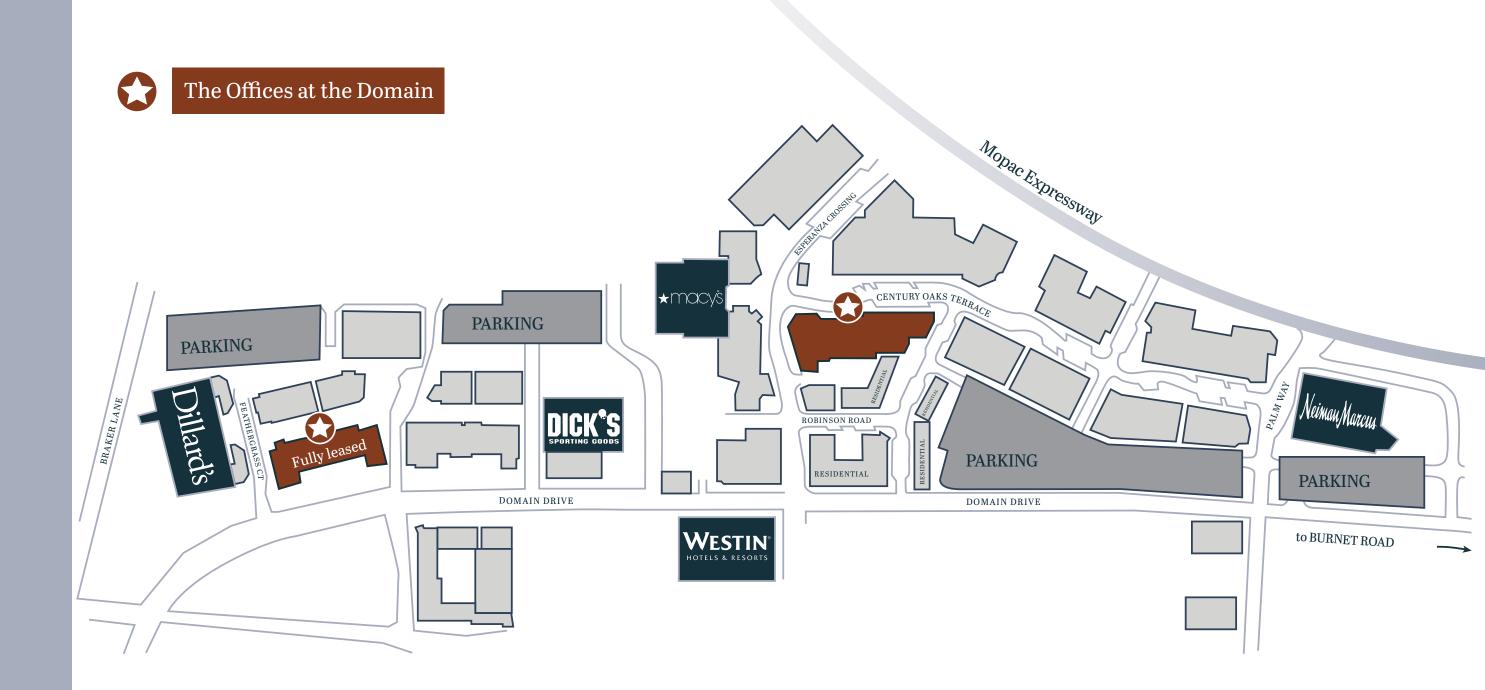
The Offices at The Domain

The Offices at the Domain are centered in the ideal mixed-use environment where employees want to work and clients want to visit. Meet a client for coffee, get lunch catered in for an in-office meeting and meet your team for happy hour – all while never having to get in your car.



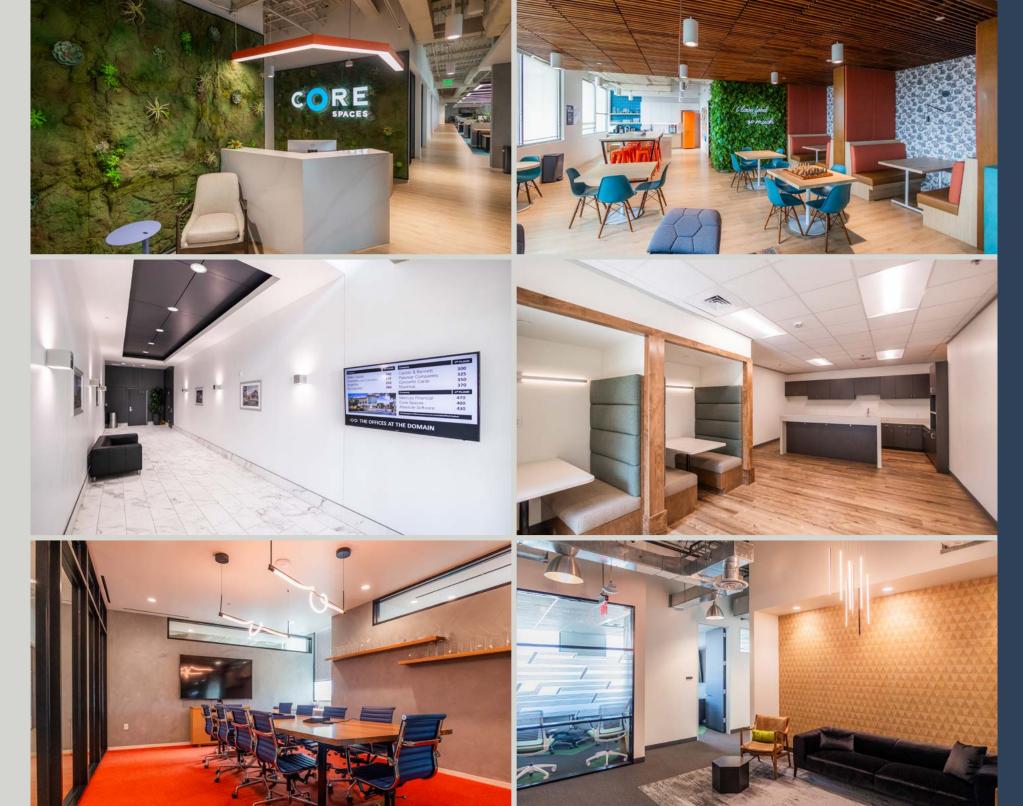
11401 Century Oaks Terrace

1 Suite Available



Available Space





Defining Details



Rare, boutique feel office opportunity in the heart of the Domain



Abundant covered parking (3.7/1,000 sf) adjacent to prominent, secured office lobby entry



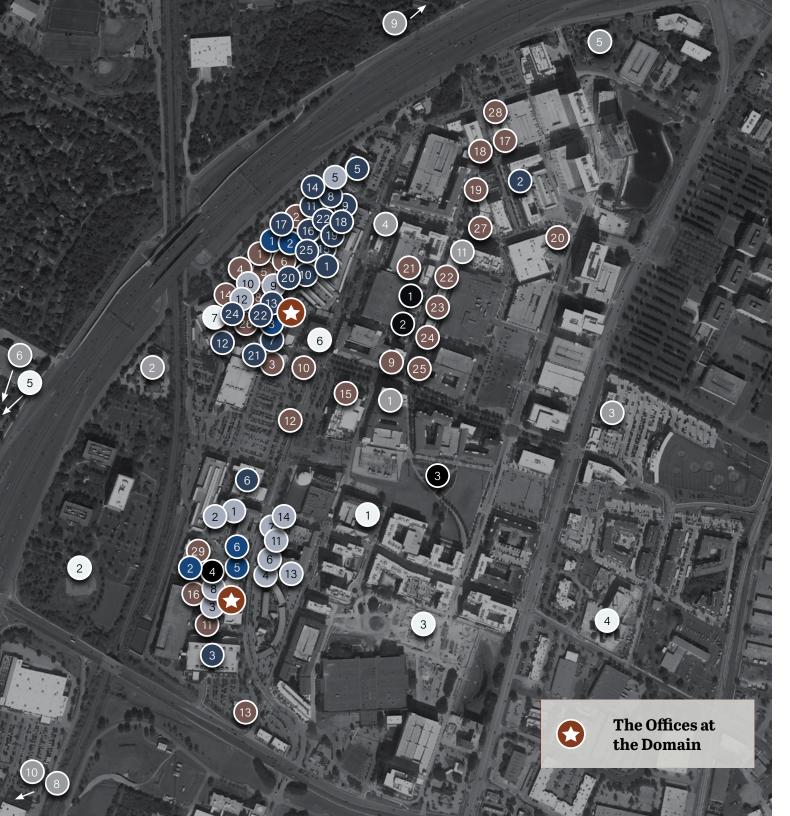
Unparalleled walkability to high end retail, hotels, entertainment, bars, coffee shops and a plethora of eateries from chef-driven fine dining to casual lunches, sit down to order ahead



Access to outdoor space including green space, outdoor patios and rooftops for the ultimate team happy hours



Easy ingress/egress to MoPac Expressway offering quick access to all of Austin



Restaurants

- 1. Cru Food and Wine Bar
- 2. Fleming's Prime Steakhouse
- 3. Gloria's Latin Cuisine
- 4. True Food Kitchen
- Sweet Paris Creperie & Cafe
- 6. North Italia
- 7. Starbuck's
- 8. Plank Seafood Provisions
- 9. Hat Creek Burger Company
- 10. Punch Bowl Social
- 11. Maggiano's Little Italy
- 12. Shake Shack
- 13. CAVA
- 14. Blue Sushi Sake Grill
- 15. Urban, an American Grill
- 16. Yogurt Planet
- 7. Perry's Steakhouse & Grille
- . Yard House
- 9. Culinary Dropout
- 20. Doc B's Restaurant
- 21. Bakery Lorraine
- 22. Thai Kun
- 3. Velvet Taco
- 24. Houndstooth Coffee
- 25. JINYA Ramen Bar
- 26. The Yard Milkshake Bar of Austin
- 27. Paul Martin's Austin Grill
- 28. Capital One Café
- 29. Beirut Restaurant

Retail (Partial list)

- 1. Free People Movement
- 2. Vuori
- 3. Dillard's
- 4. Neiman Marcus
- 5. Macy's
- 6. DICK'S Sporting Goods
- 7. H&M
- 8. Lululemon
- 9. Tiffany & Co
- 10. Madewell
- 11. Vince
- 12. Zara
- 13. Aritzia
- 4. Louis Viutton
- 15. Tory Burch
- 16. David Yarman
- . Golden Goose
- 18. Gucci
- . Saint Laurent
- 20. Versace
- 21. Arhaus
- 22. Lucchese
- 3. Jhonny Was
- 24. Peter Millar
- 25. Ben Bridge Jeweler

Hotels

- 1. The Westin Austin at The Domain
- 2. Fairfield Inn & Suites Austin
- 3. Home 2 Suites by Hilton Austin
- 4. Aloft Austin at The Domain
- La Quinta Inn & Suites by Wyndham
- 6. Hampton Inn Austin NW
- . Element Austin at The Domain
- . Hyatt Place Austin/Arboretum
- . Cambria Hotel Austin Uptown
- 10. Courtyard Austin
- 11. Archer Hotel Austin

Multifamily

- 1. Overture Domain
- 2. Alexan Braker Pointe
- The Bowen
- Esperanza Domain
- Cortland Arboretum
- Residences at the Domain
- . Villages At The Domain building 7

Rooftops/Green Space

- 1. 77 Degree Rooftop Patio Bar
- 2. The Dogwood Domain
- Domain Central Park
- 4. The Domain Lawn

Wellness & Beauty

- 1. F45 Training Domain
- 2. IV RELIFE Massage Chairs & Devices
- 3. 3 KINGS Barbershop
- 4. LaserAway
- 5. M. Vince' Nail Spa
- 6. Dolce Blu Eyelash Studio
- 7. Organic Bronze Spray Tanning Airbrush Tanning Austin
- 8. Personique On The Spot
- 9. Pressed Juicery
- 10. Pure Barre
- 11. Pure Pilates Austin
- 12. Spa Reveil
- 13. The DRIPBaR Austin The Domain
- 14. Waxxpot Austin Domain

Entertainment

- 1. Museum of Ice Cream Austin
- . IPIC Theaters
- 3. Capitol City Comedy Club
- 4. RazerStore Austin
- The Dirdie Birdie
- 6. Museum of Illusions Austin

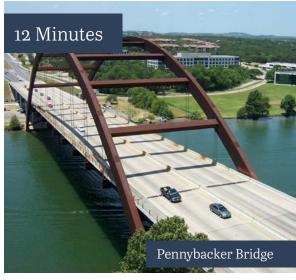
Drive Times



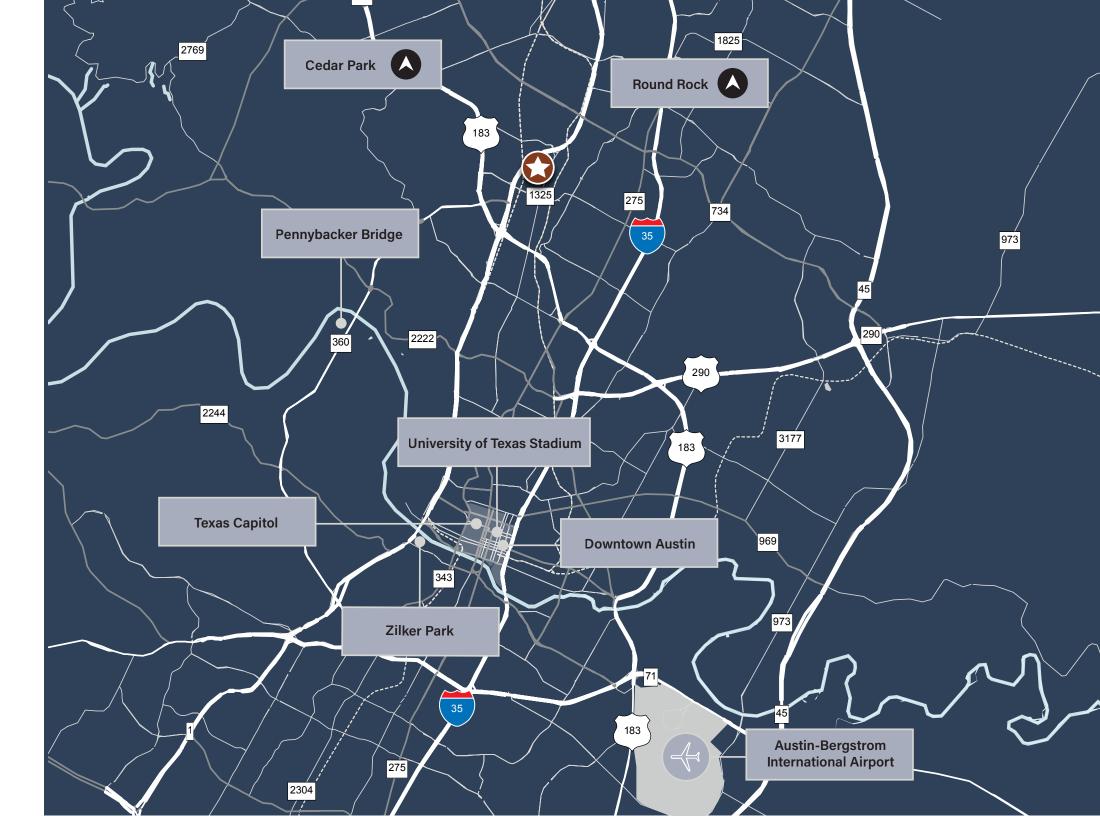






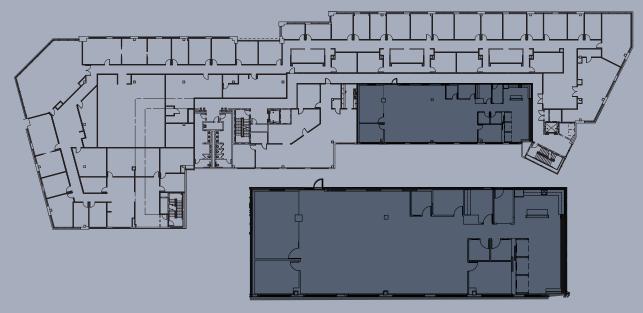






Suite 350

4,282 SF



Suite features

- Expansive window lines
- Break room with built in booth seating
- Storage
- Copy room
- Glass entry

- 2 large private offices
- 4 smaller offices/huddle rooms
- Reception area
- Open office area





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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 108,000 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 WAYS^M. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.









Information About Brokerage Services

2-10-2025

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. 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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Land	lord Initials Date	