

Tower of the HILLS

13809 RESEARCH BLVD



PROPERTY OVERVIEW

Tower of the Hills features 174,826 SF of modern office space with excellent parking. Amenities include a grand two-story atrium, state-of-the-art fitness center. Located near Avery Ranch, Bella Vista, and Cedar Park it offers convenient access to dining and retail, promoting work-life balance.



STRUCTURED AND SURFACE PARKING 3.9/1,000

14,500 SF FLOOR PLATES

10-STORY OFFICE

CERTIFIED BY AUSTIN ENERGY'S GREEN BUILDING PROGRAM

FITNESS CENTER WITH SHOWERS

ACCESS TO CAMPUS AMENITY CENTER

ONSITE SECURITY



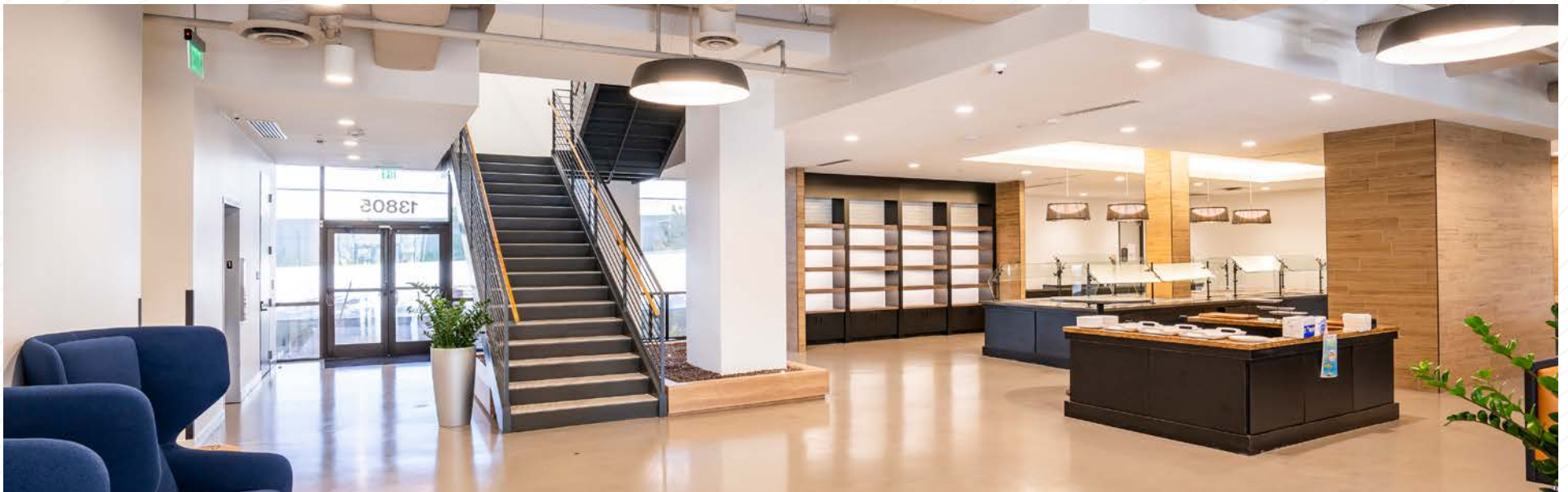
CAFE SEATING



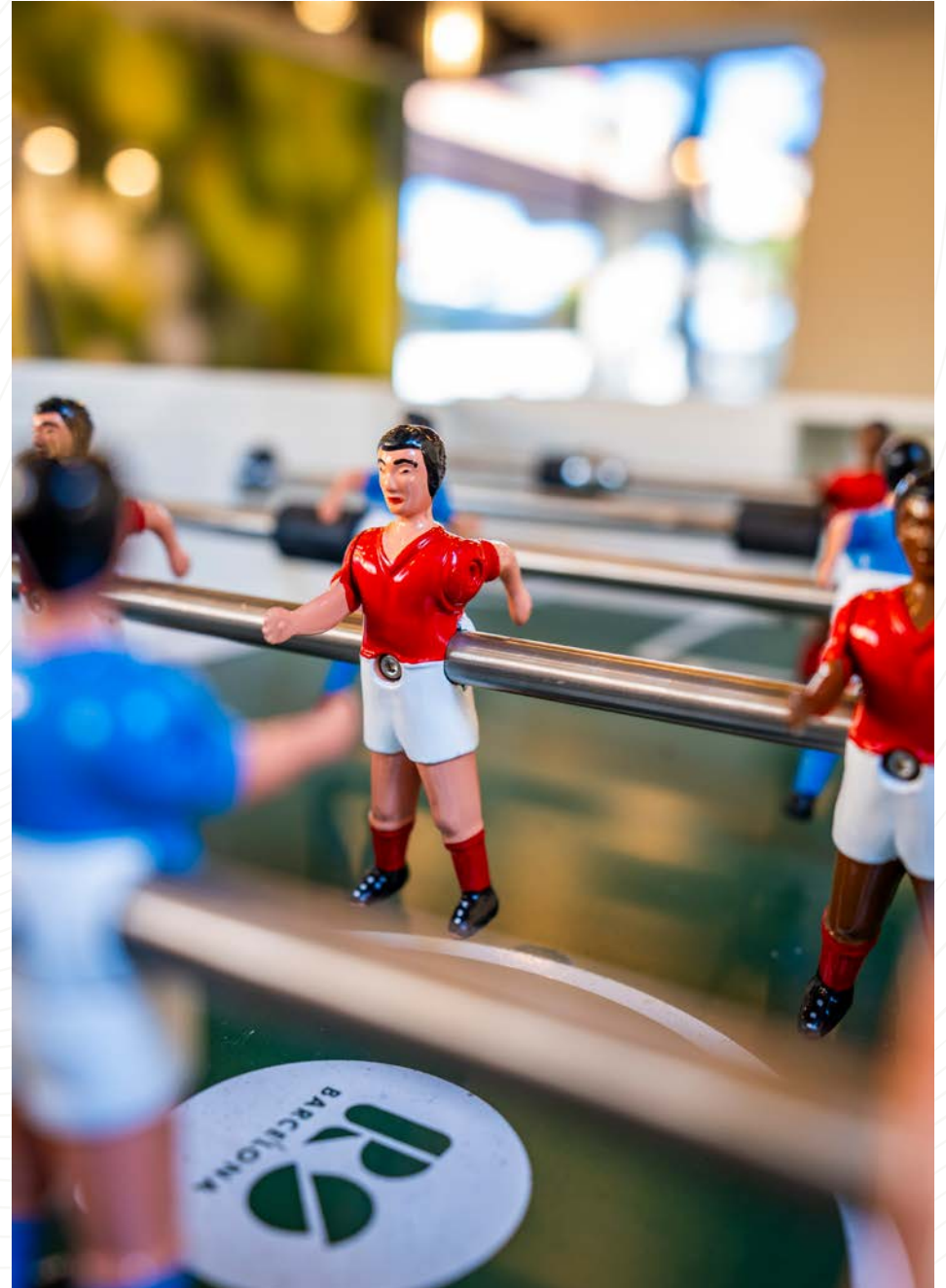
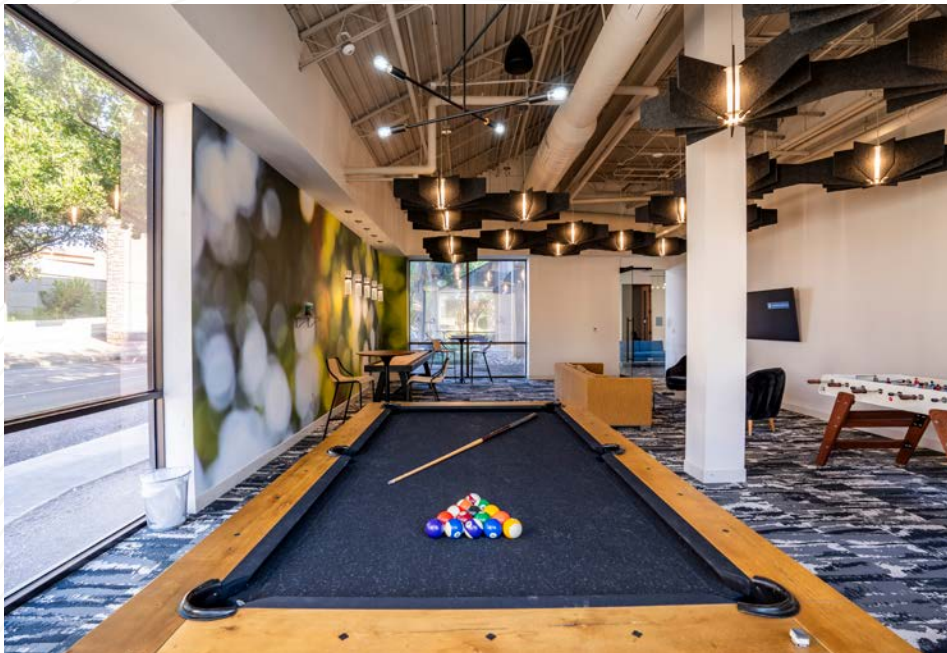
PHONE ROOMS



KITCHEN AREA GRAB-N-GO



GAME ROOM



AMENITY CENTER

with Conference Rooms and Cafe



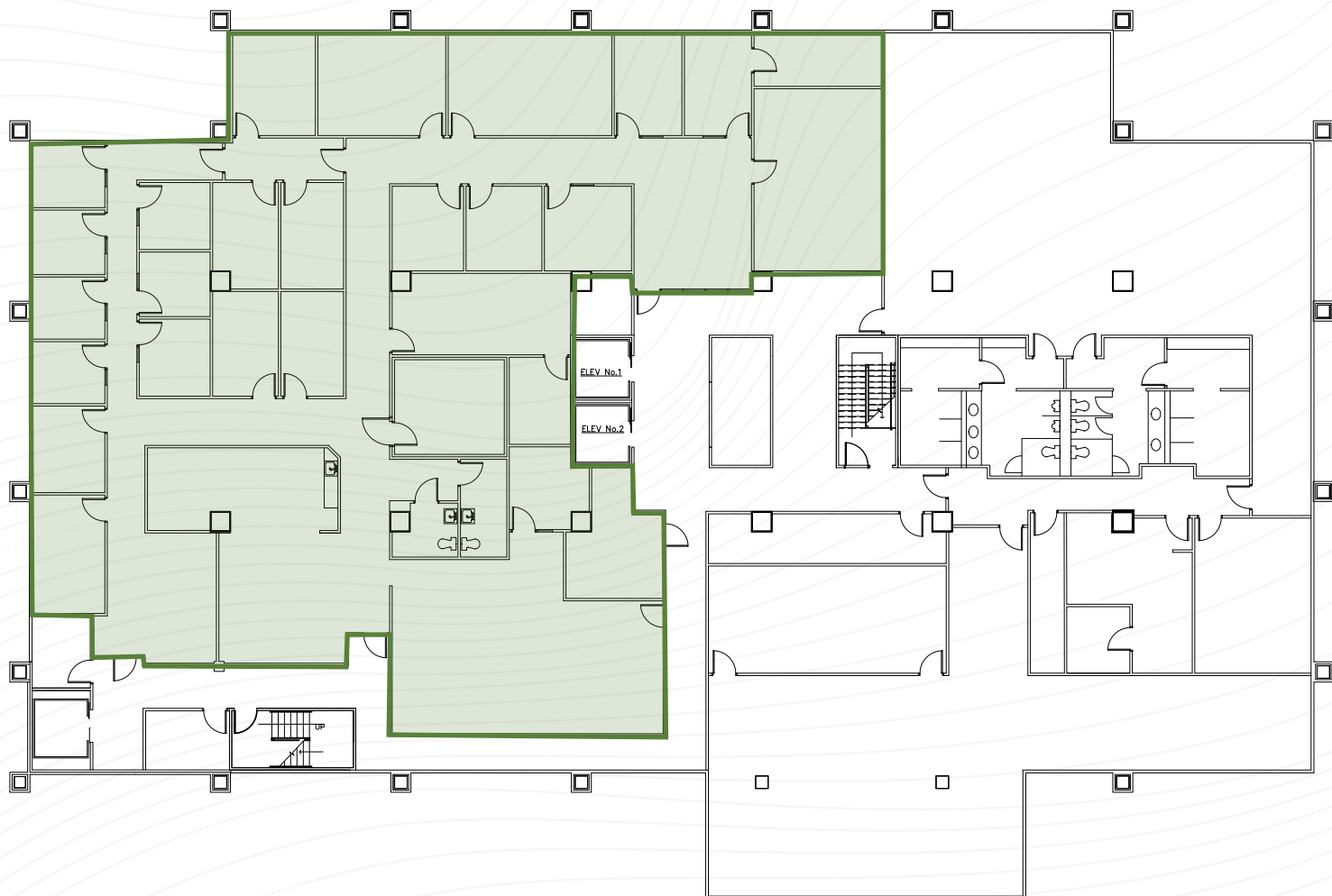
AMENITY CENTER



SUITE DETAILS

Lower Level

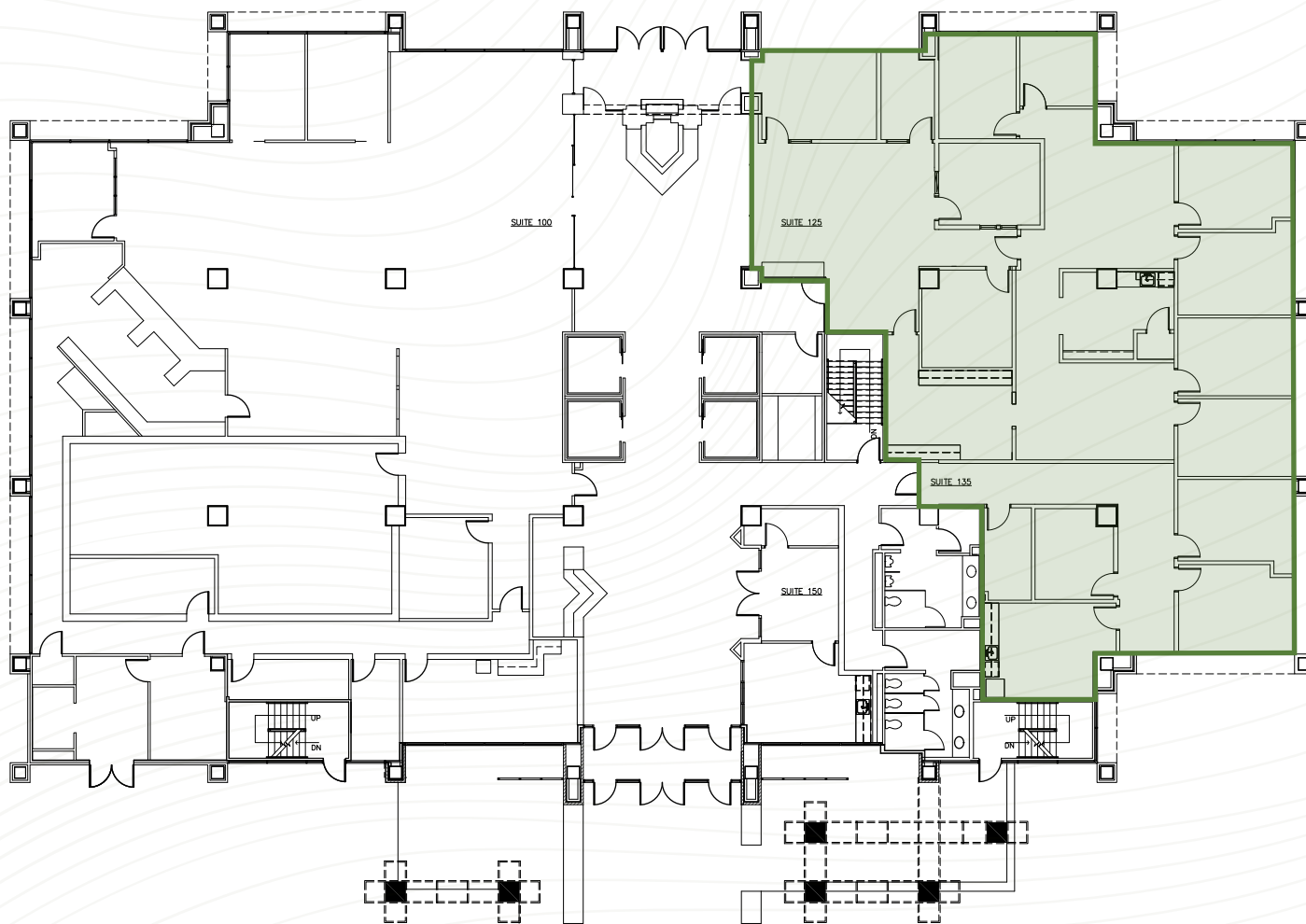
Suite LL600 - 8,939 SF



SUITE DETAILS

First Floor

Suite 125 - 5,505 SF



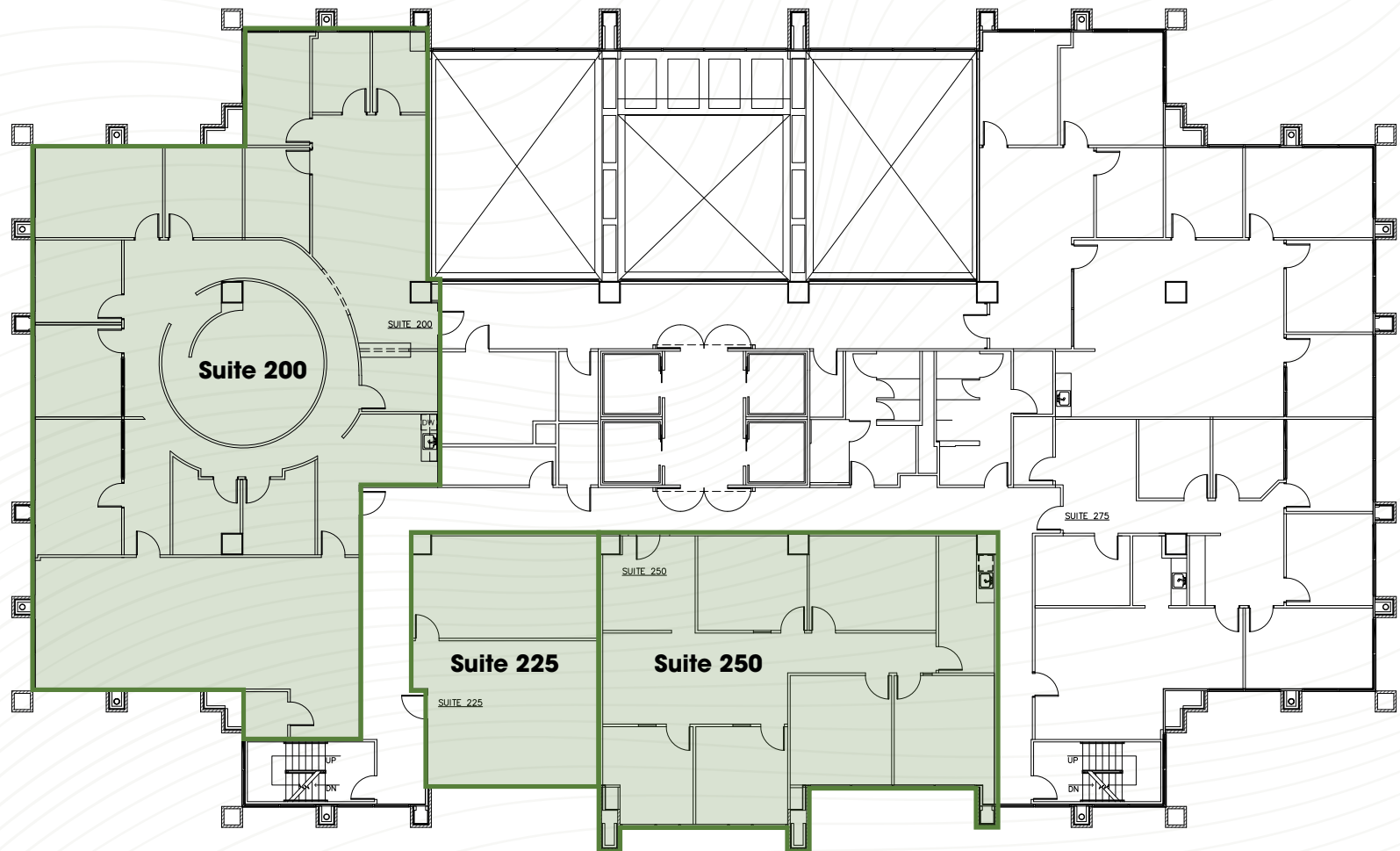
SUITE DETAILS

Second Floor

Suite 200 - 4,305 SF

Suite 225 - 977 SF

Suite 250 - 2,052 SF

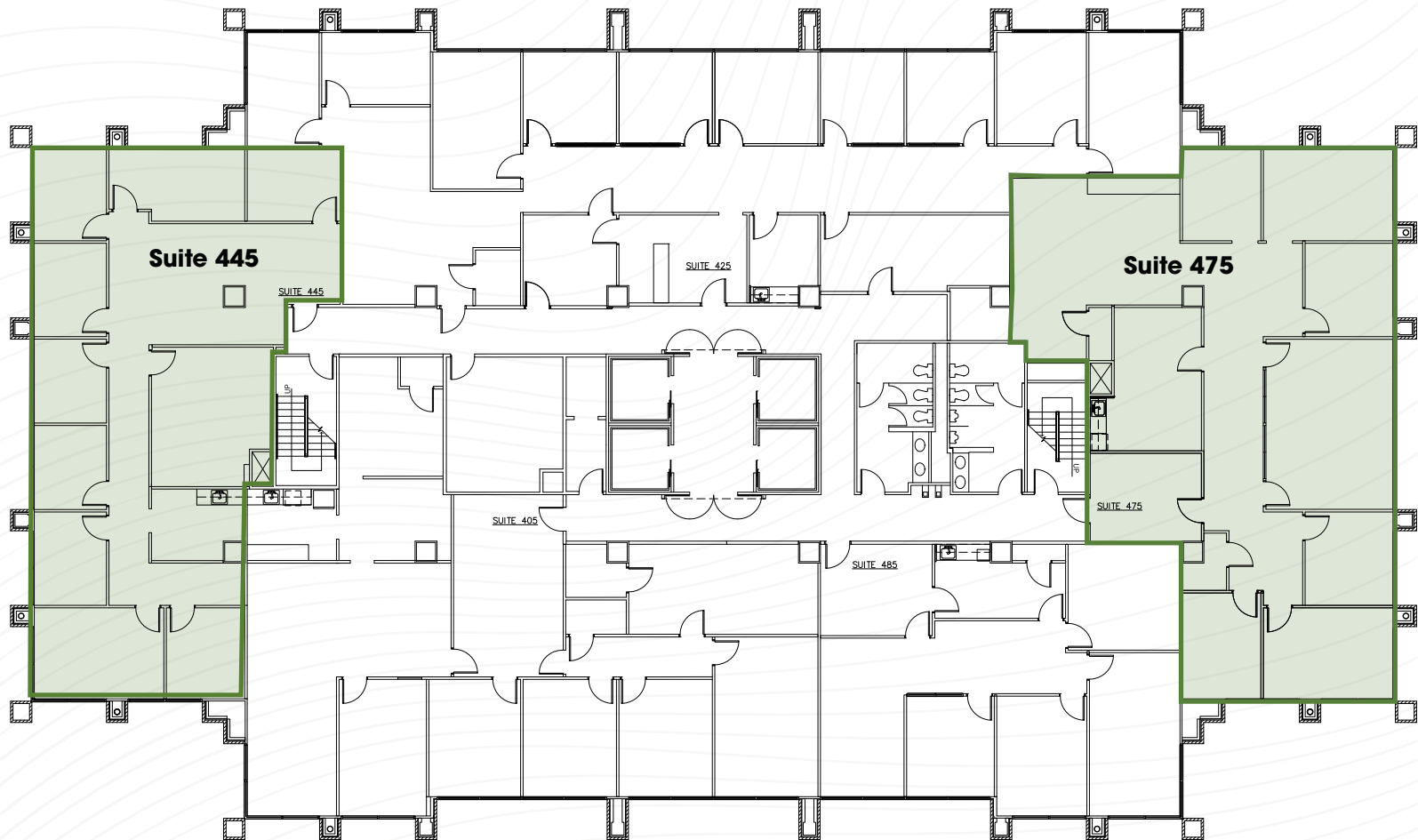


SUITE DETAILS

Fourth Floor

Suite 445 - 2,565 SF

Suite 475 - 3,103 SF

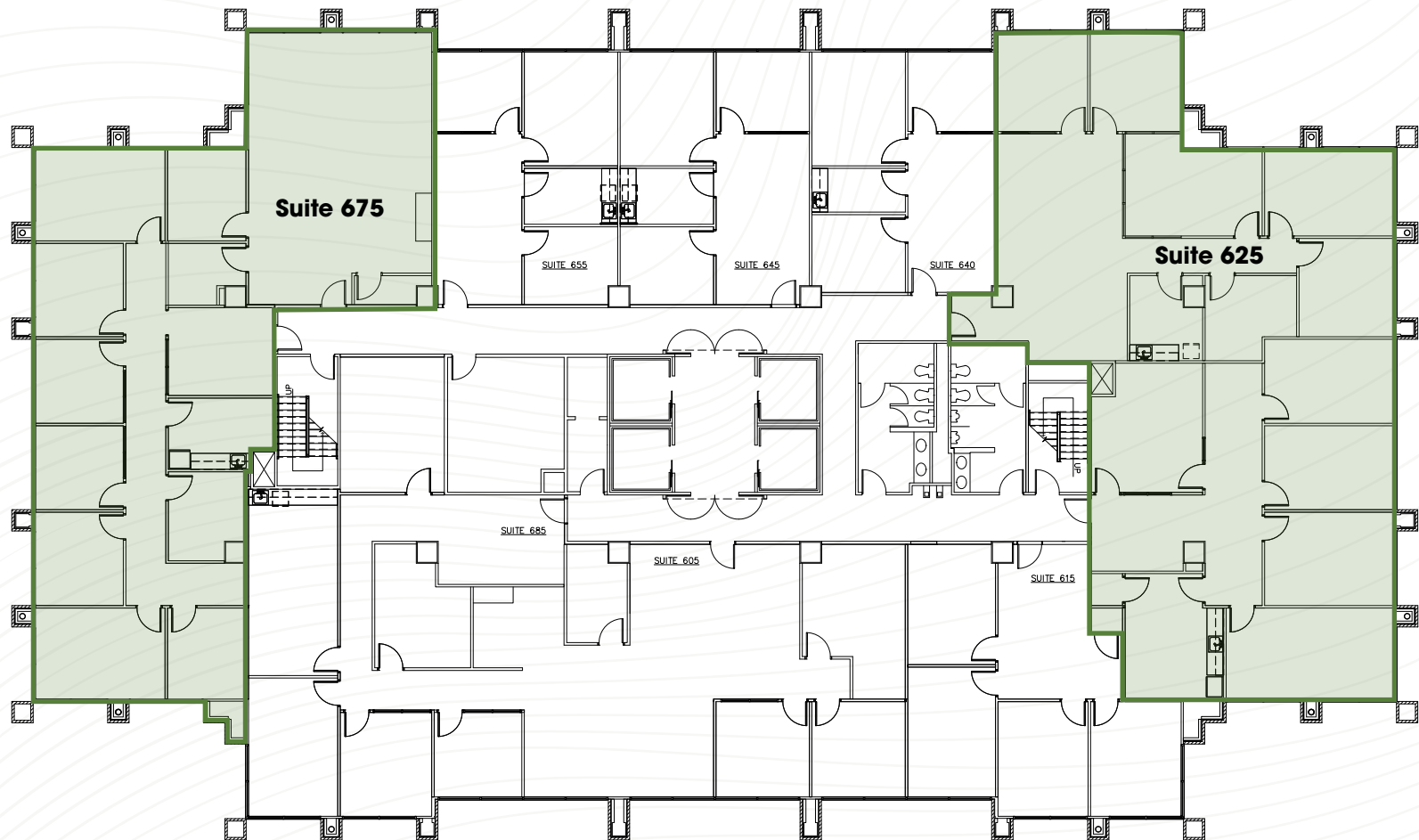


SUITE DETAILS

Sixth Floor

Suite 625 - 3,045 SF

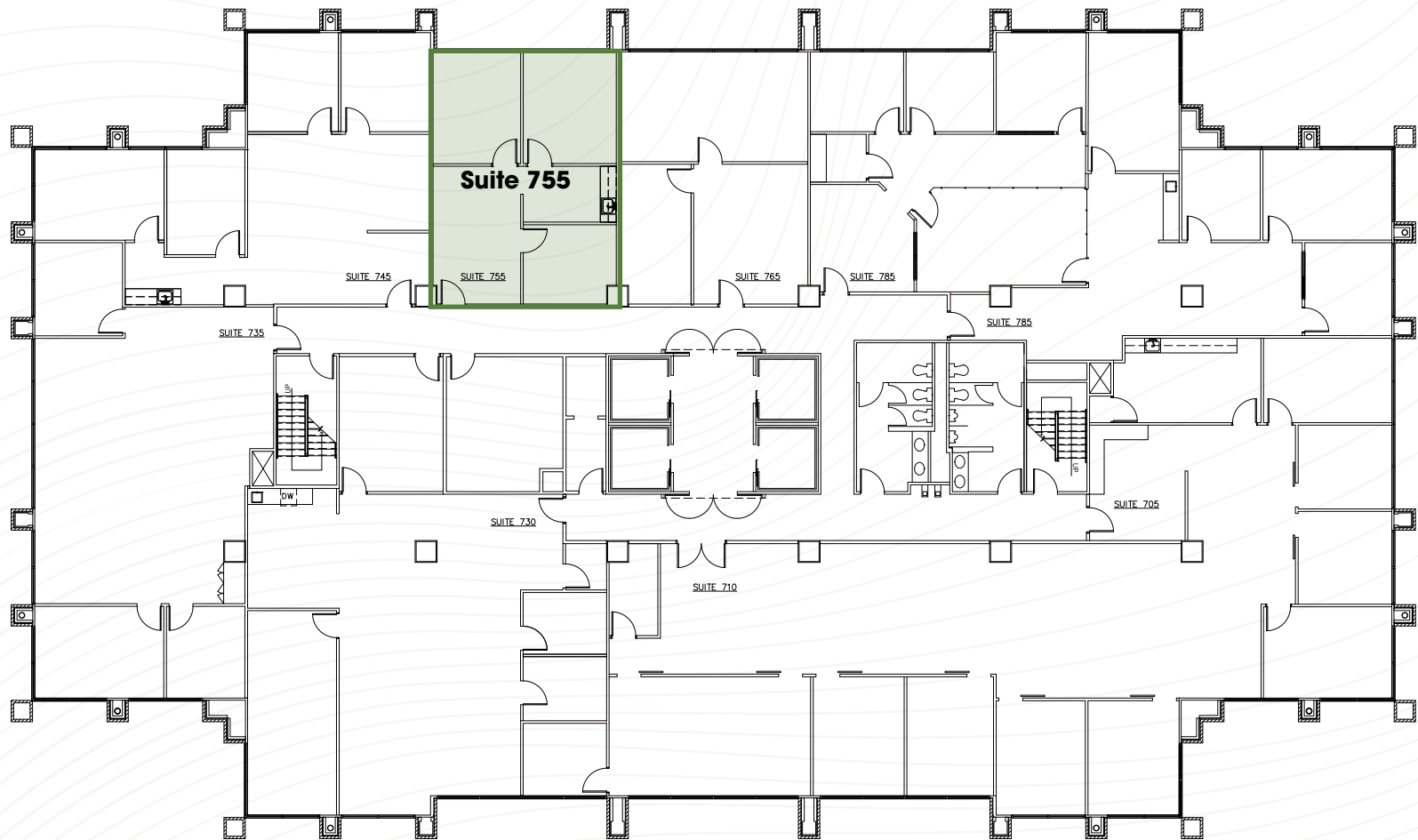
Suite 675 - 3,229 SF



SUITE DETAILS

Seventh Floor

Suite 755 - 844 SF

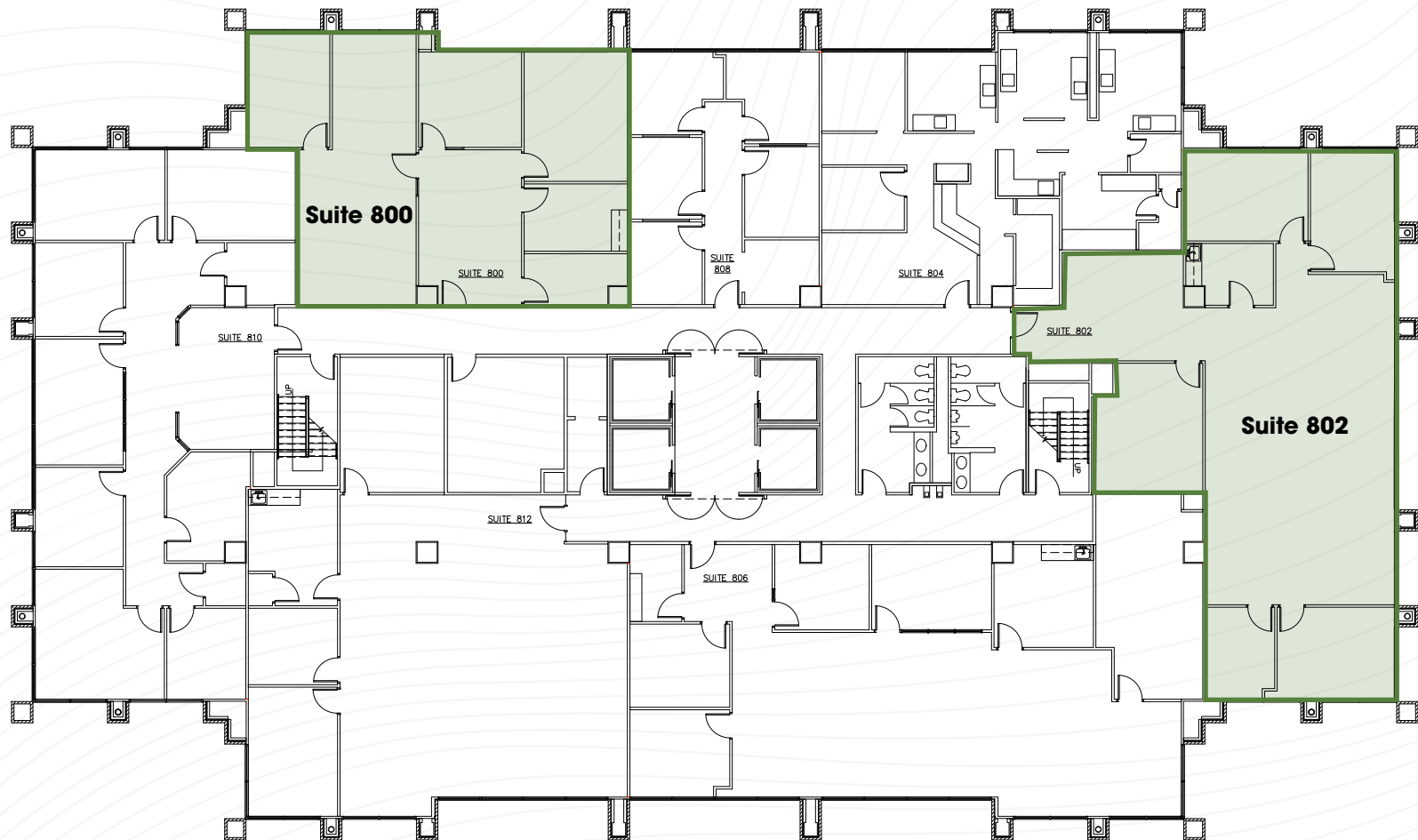


SUITE DETAILS

Eighth Floor

Suite 800 - 1,732 SF

Suite 802 - 2,620 SF

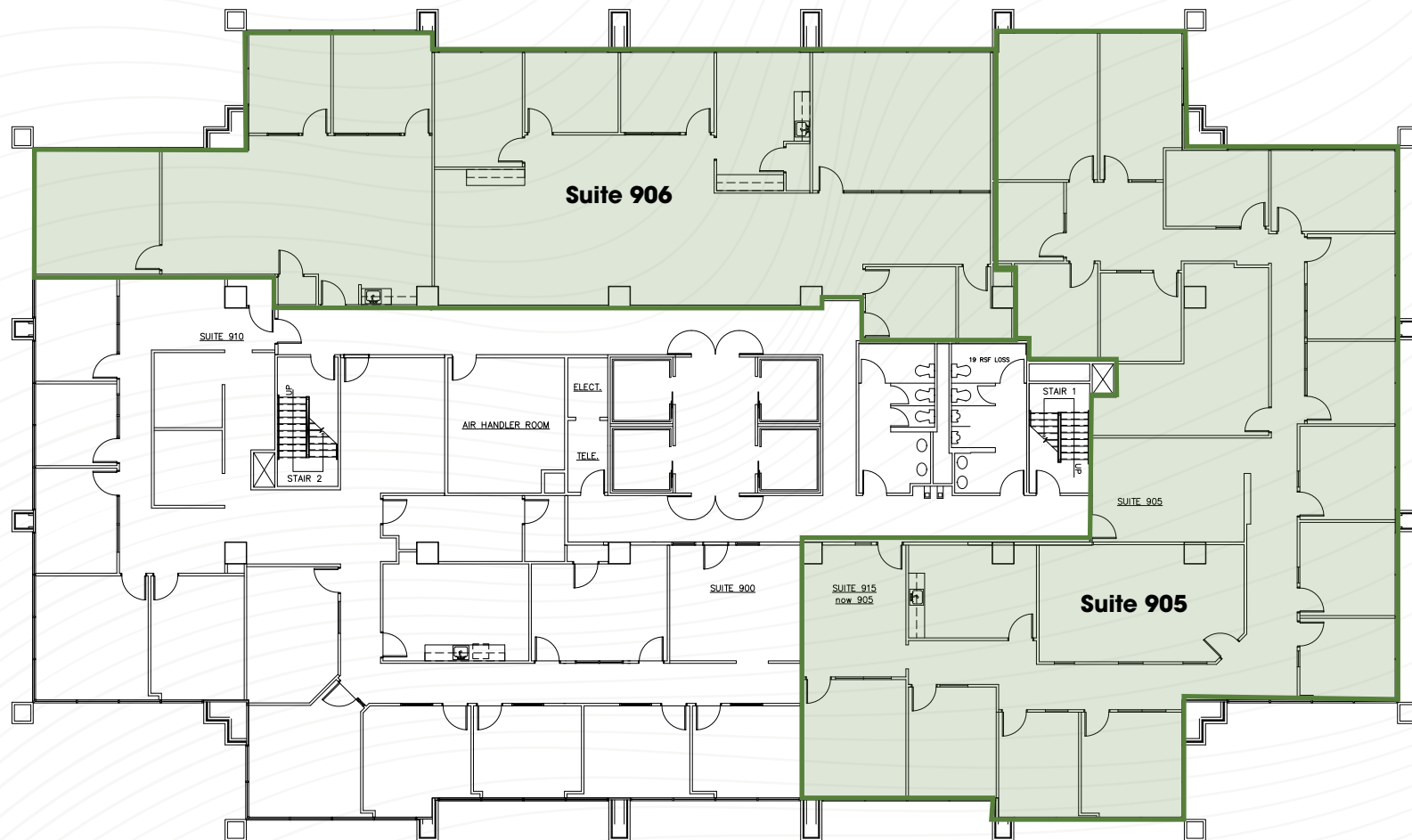


SUITE DETAILS

Ninth Floor

Suite 905 - 5,484 SF

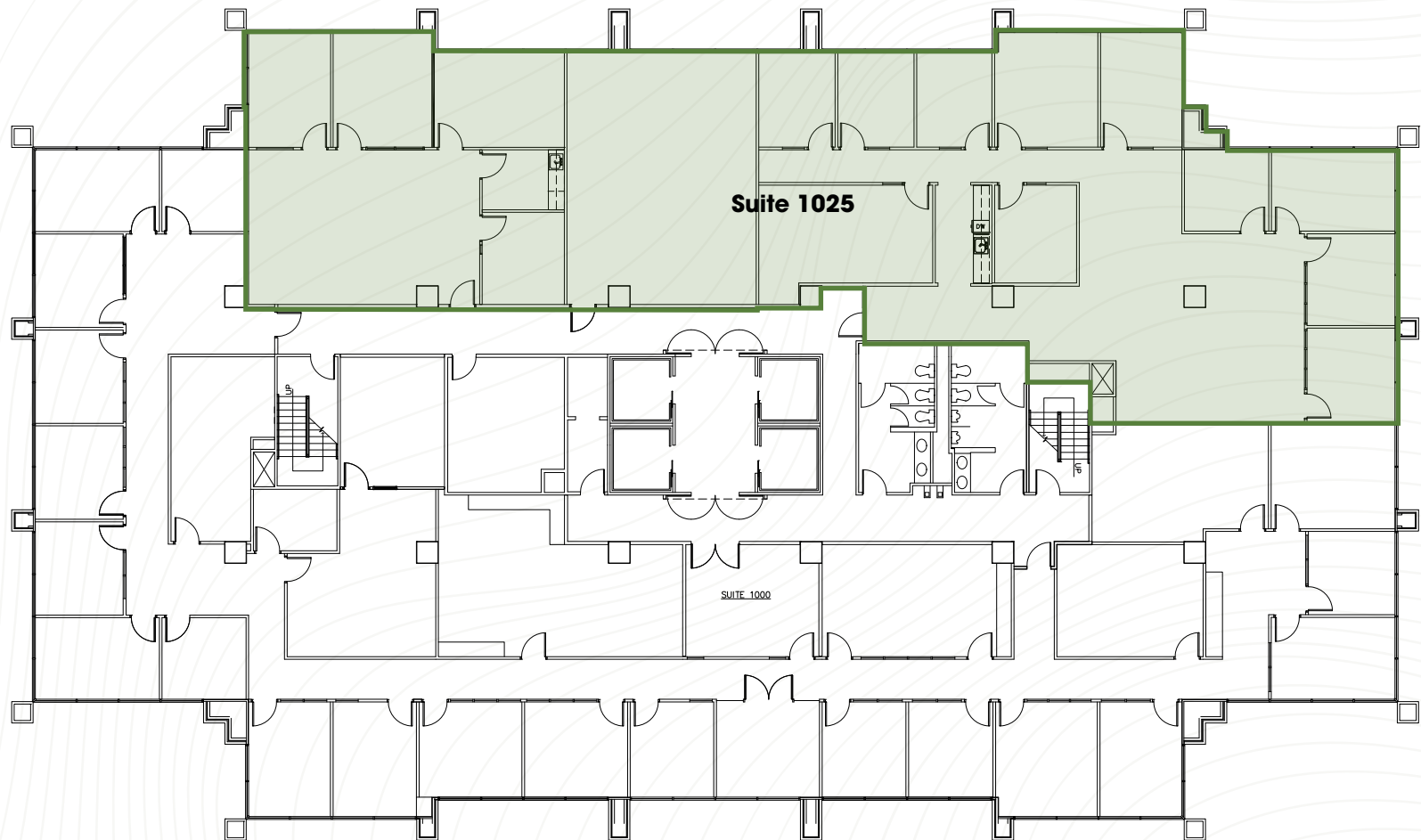
Suite 906 - 4,194 SF



SUITE DETAILS

Tenth Floor

Suite 1025 - 5,362 SF



PROPERTY PLAN



45

Chick-fil-A
WHATABURGER
IN-N-OUT
verizon

Walmart

ihop

Lowe's

Schlotzsky's Deli

PECAN PARK BLVD

Tower of the Hills
Garage



Tower of the
HILLS

UNITED STATES
POST OFFICE

183

Aspen Lake
Parking

LAKE CREEK PKWY

TOWER POINT

ASPEN LAKE

24 FITNESS

Curlington
HOBBY LOBBY

Wendy's

TACO
BELL

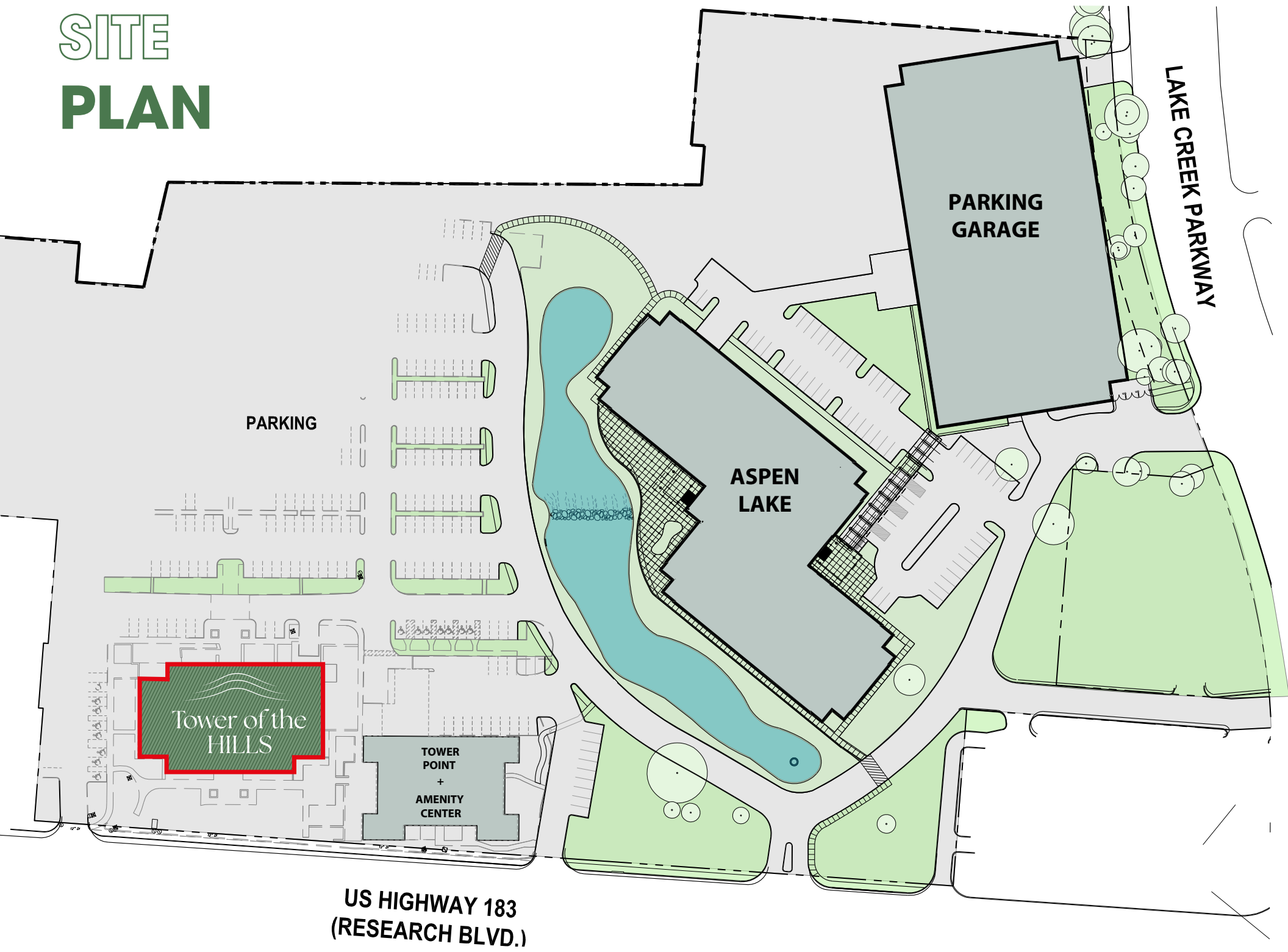
Little Caesars

Church's
McDonald's
EASTDIL
SECURED

O'Reilly
AUTO PARTS

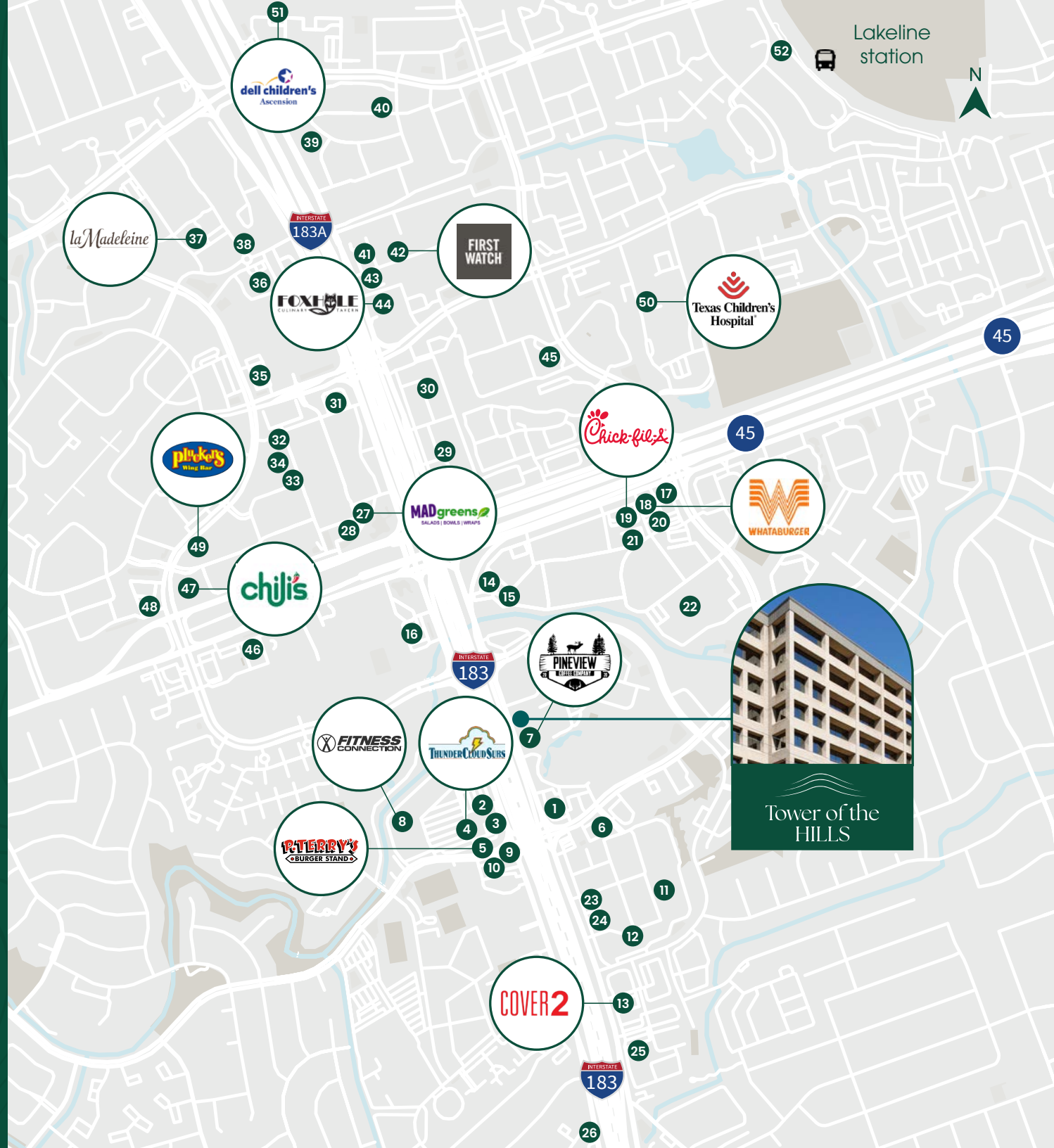
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SITE PLAN



AREA AMENITIES

1. Bombay Street Food
2. Pita Fusion
3. Taco Bell
4. ThunderCloud Subs
5. P. Terry's Burger Stand
6. Wendy's
7. Pineview Coffee Company
8. Fitness Connection
9. Lone Star Kolaches
10. Domino's Pizza
11. Pinballz Lake Creek
12. Special Noodle
13. COVER 2
14. IHOP
15. Hotpot Alley
16. Extended Stay America Select Suites
17. Arby's
18. Whataburger
19. Chick-fil-A
20. Think Lounge
21. Taco Palenque NW Austin
22. Walmart Bakery
23. McDonald's
24. Church's Texas Chicken
25. Comfort Suites Austin NW Lakeline
26. Cure Bakery Coffee
27. MAD Greens
28. Fire Bowl Cafe
29. Fast Eddie's Billiards Austin-Northfork
30. Madurai Mes Express
31. Applebee's Grill + Bar
32. Texican Cafe
33. Tarka Indian Kitchen
34. Happyrito Seafood
35. Serranos Cocina Y Cantina
36. Aloft Austin Northwest
37. la Madeleine
38. Snow Pea - Sushi, Chinese & Asian Bistro
39. MOOYAH Burgers, Fries & Shakes
40. Honey Pig BBQ Austin
41. Blaze Pizza
42. First Watch
43. Panera Bread
44. Foxhole Culinary Tavern
45. MUTTS Canine Cantina® - Austin
46. Olive Garden Italian Restaurant
47. Chili's Grill & Bar
48. Shogun Japanese Grill & Sushi Bar
49. Pluckers Wing Bar
50. Texas Children's Hospital North Austin Campus
51. Dell Children's Medical Center North Campus
52. Lakeline Station





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HILLS

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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/Tenant/Seller/Landlord Initials

Date