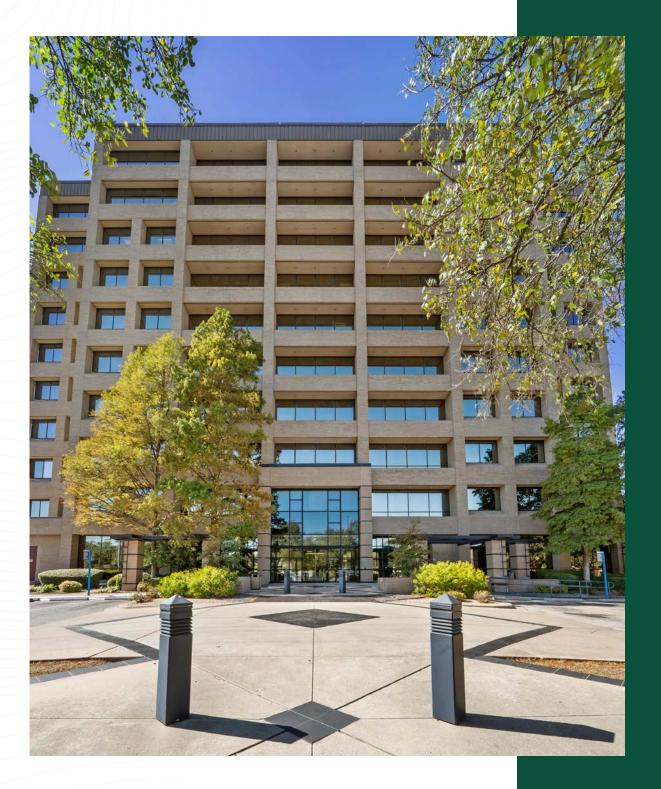


13809 RESEARCH BLVD

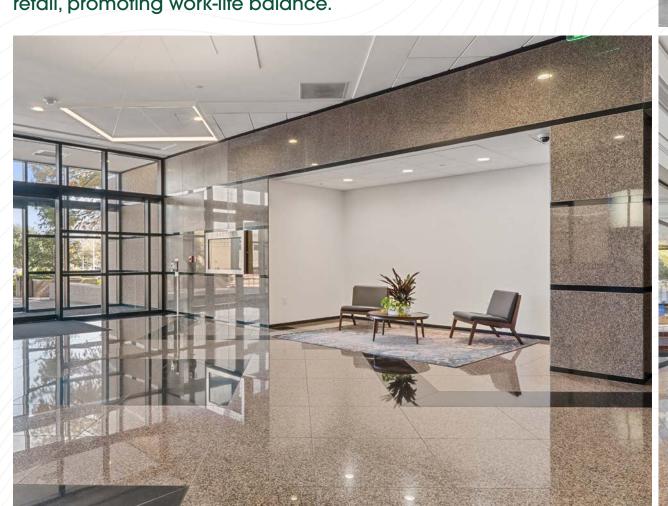




PROPERTY

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.







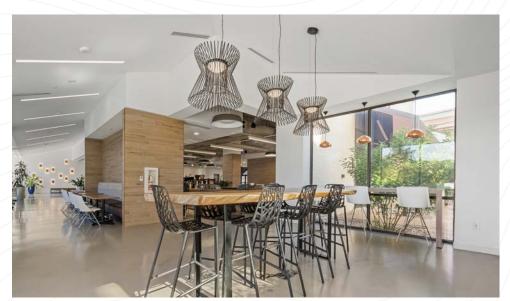


- STRUCTURED AND SURFACE PARKING 3.9/1,000
- 14,500 SF FLOOR PLATES
- 10-STORY OFFICE
- CERTIFIED BY AUSTIN ENERGY'S GREEN BUILDING PROGRAM
- FITNESS CENTER WITH SHOWERS
- ACCESS TO CAMPUS AMENITY CENTER
- ONSITE SECURITY



CAFE SEATING

PHONE ROOMS





KITCHEN AREA GRAB -N- GO



GAME ROOM

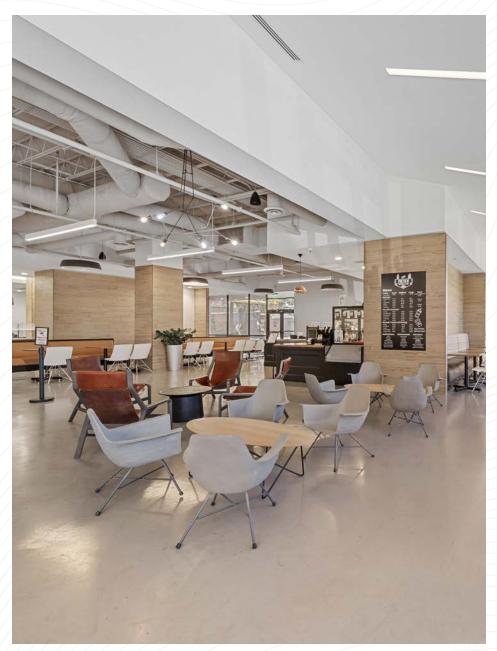






AMENITY CENTER

with Conference Rooms and Cafe







AMENITY

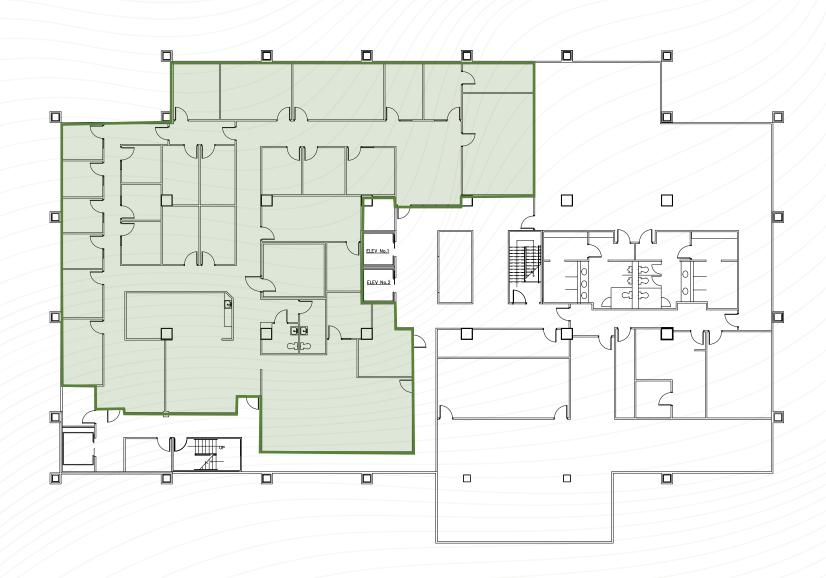
CENTER



DETAILS

Lower Level

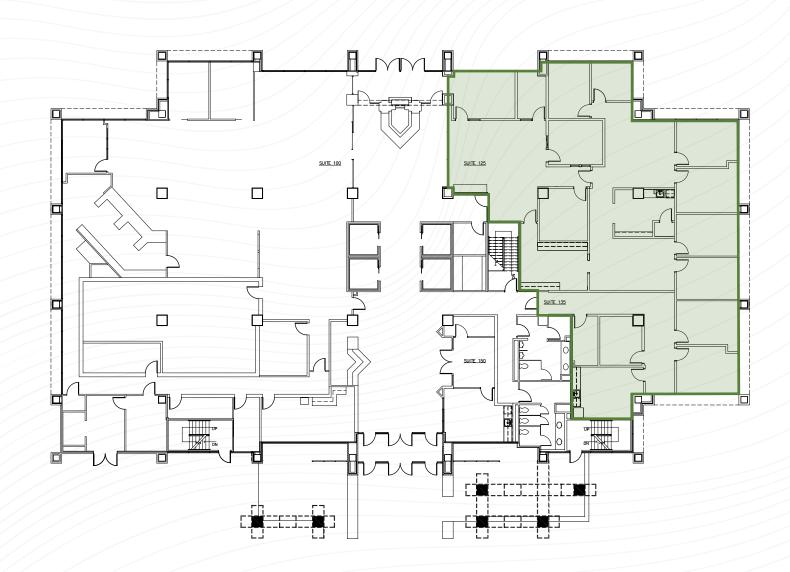
Suite LL600 - 8,939 SF



DETAILS

First Floor

Suite 125 - 5,505 SF



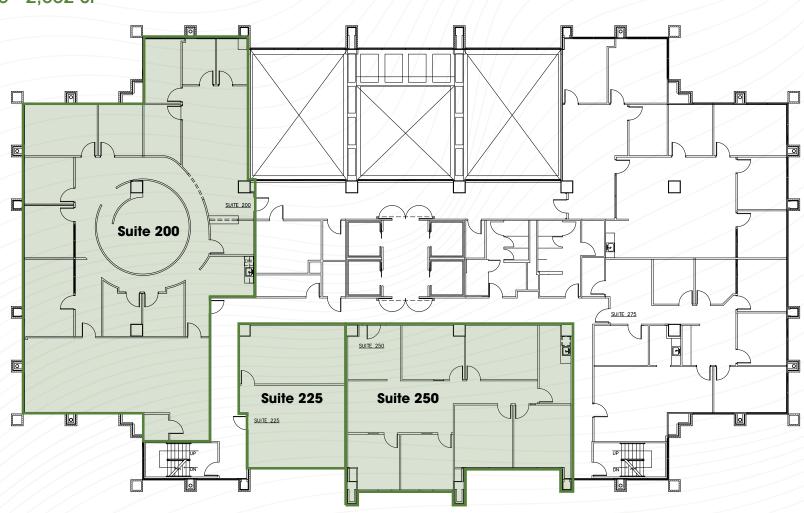
DETAILS

Second Floor

Suite 200 - 4,305 SF

Suite 225 - 977 SF

Suite 250 - 2,052 SF

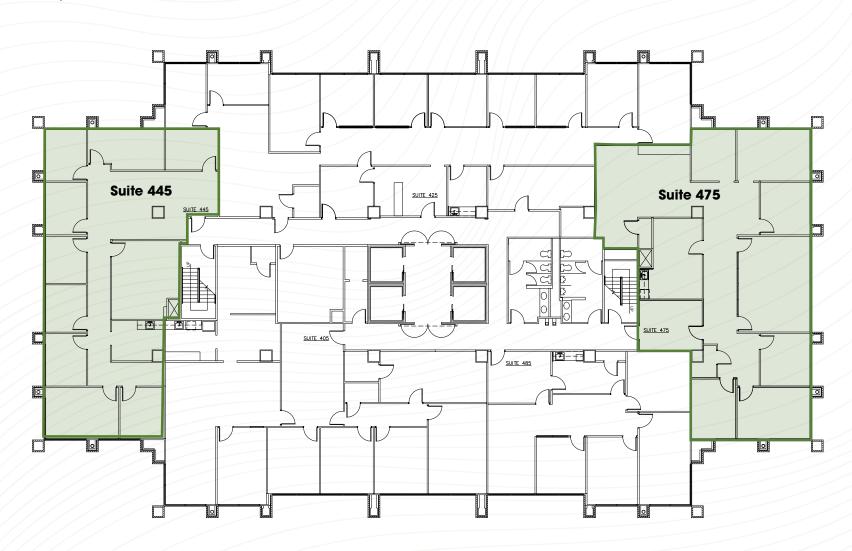


DETAILS

Fourth Floor

Suite 445 - 2,565 SF

Suite 475 - 3,103 SF

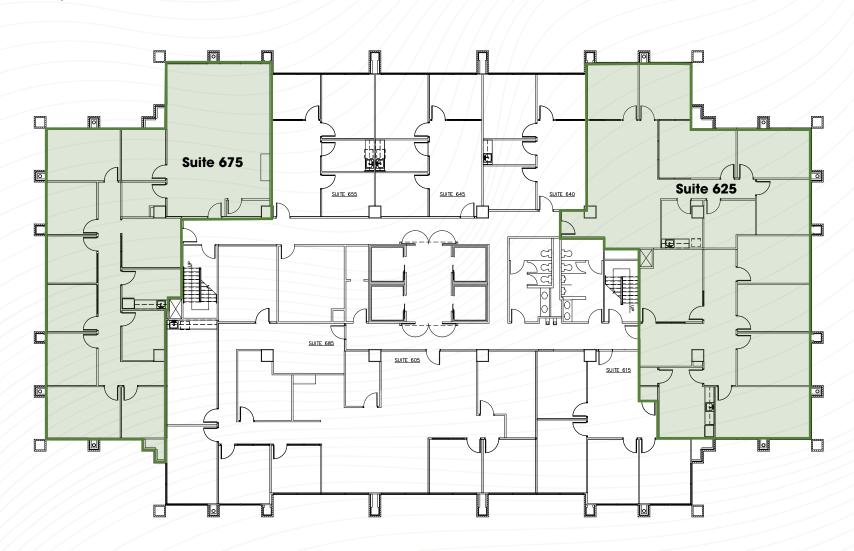


DETAILS

Sixth Floor

Suite 625 - 3,045 SF

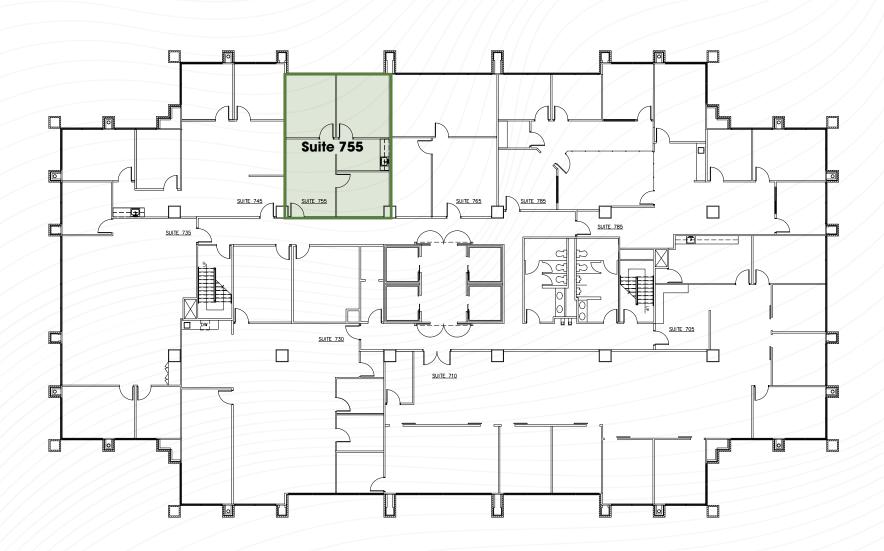
Suite 675 - 3,229 SF



DETAILS

Seventh Floor

Suite 755 - 844 SF



DETAILS

Eighth Floor

Suite 800 - 1,732 SF

Suite 802 - 2,620 SF

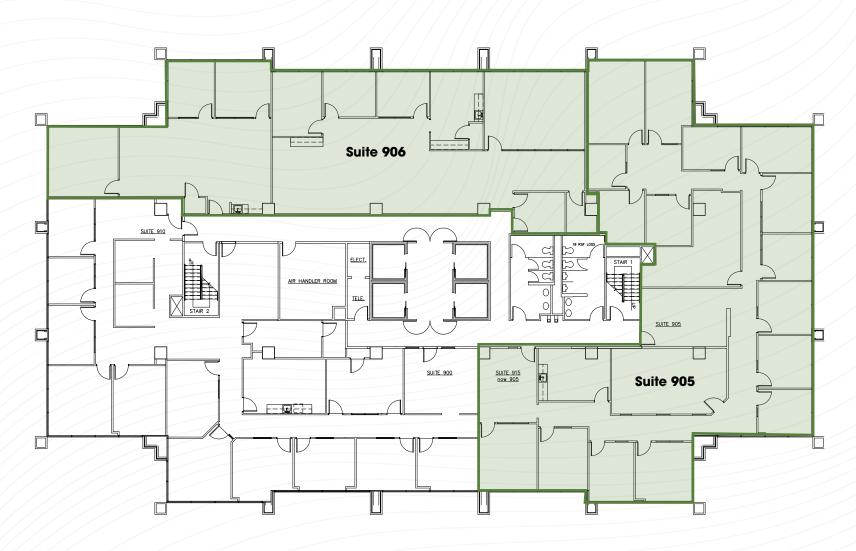


DETAILS

Ninth Floor

Suite 905 - 5,484 SF

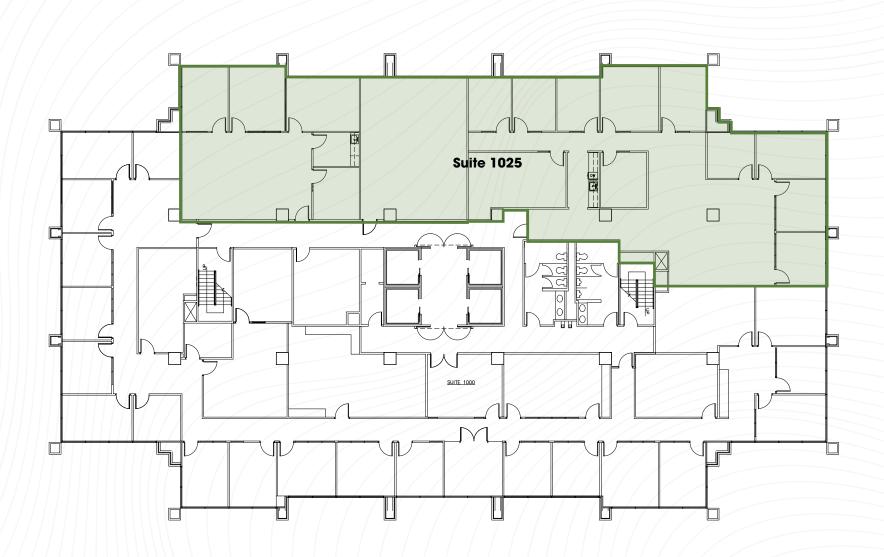
Suite 906 - 4,194 SF



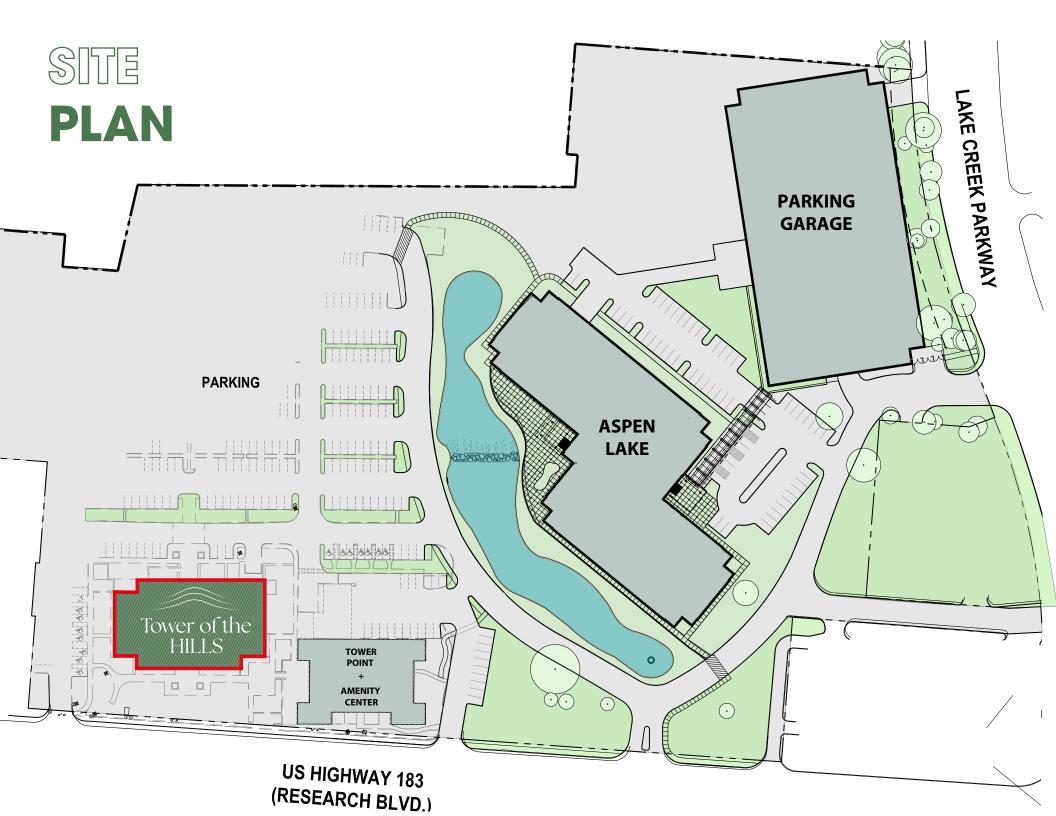
DETAILS

Tenth Floor

Suite 1025 - 7,032 SF

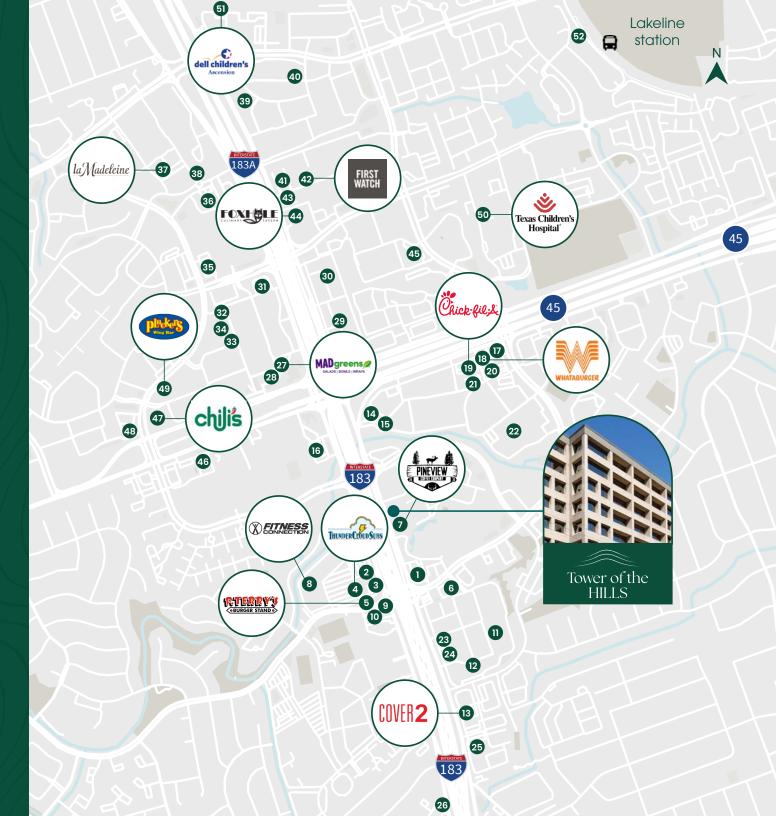






AREA AMENITIES

- 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







13809 RESEARCH BLVD, AUSTIN, TX 78750

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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.

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/Landl	ord Initials Date	