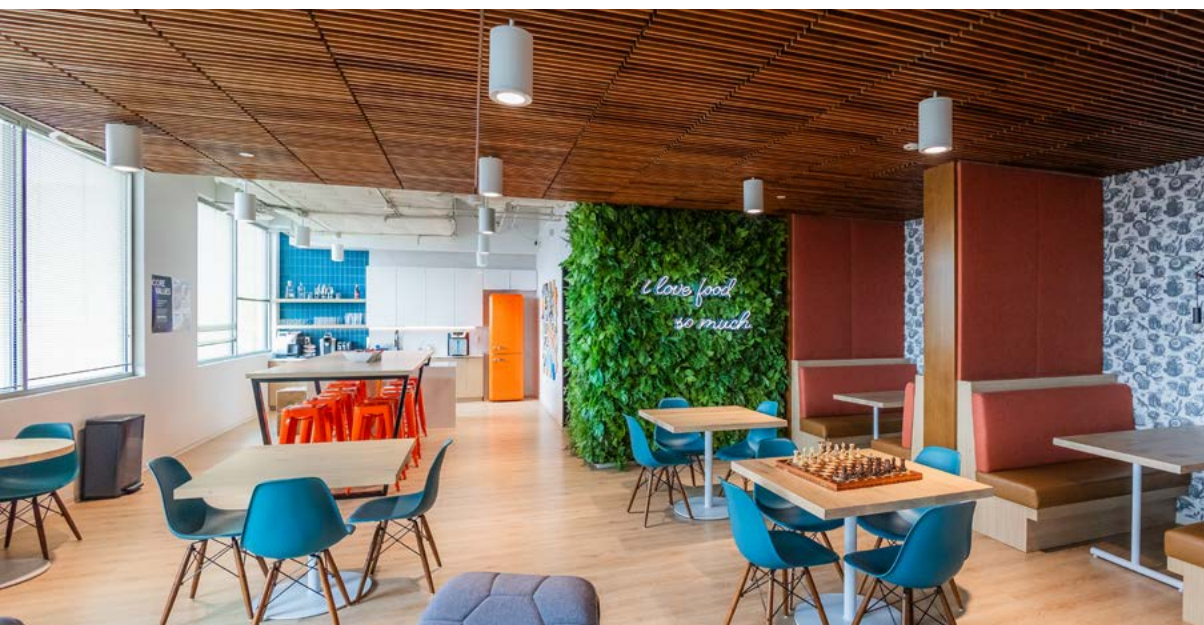





**THE OFFICES AT
THE DOMAIN[®]**
A SIMON PROPERTY



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.



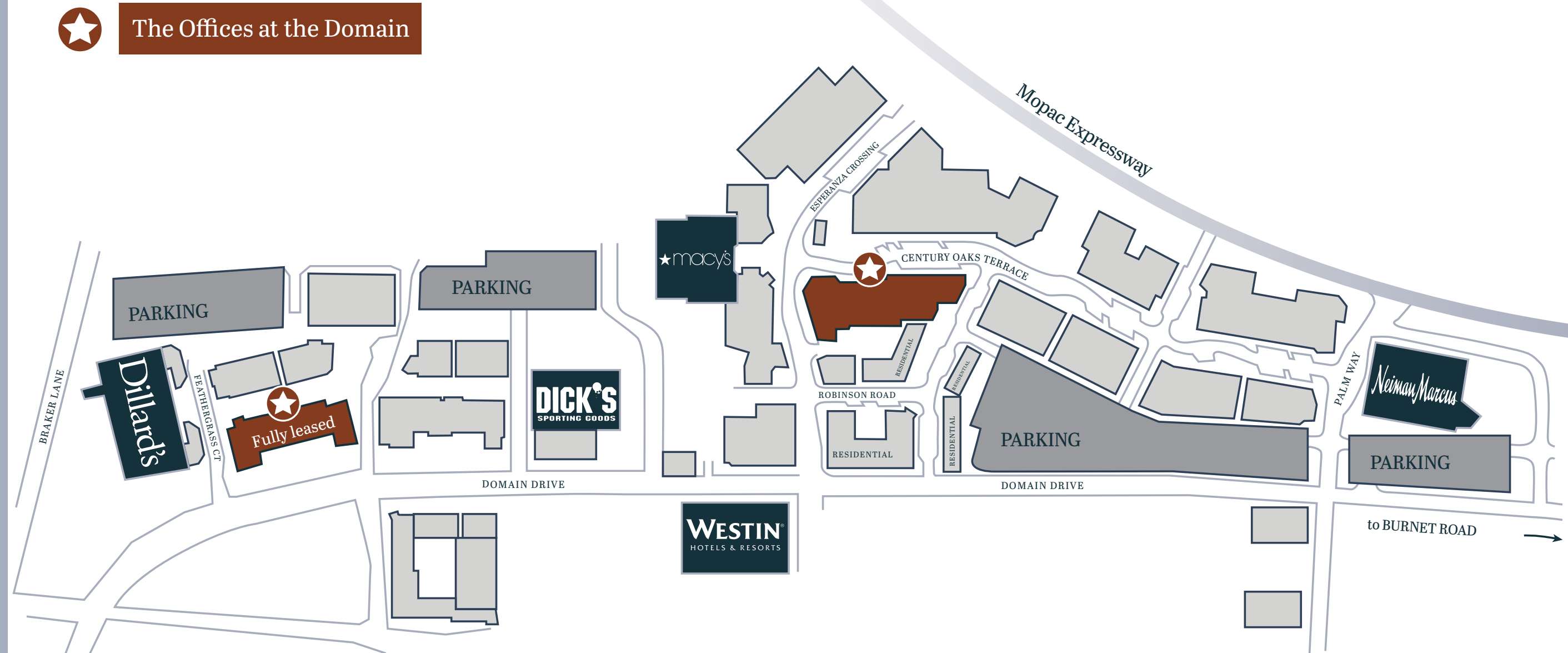
The Offices at The Domain

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

3 Suites Available



Available Space

4	LEASED	AVAILABLE Suite 470 12,938 SF <i>*available 1/1/2027</i>		AVAILABLE Suite 430 10,604 SF <i>*available 5/1/2026</i>	
3	LEASED			AVAILABLE Suite 350 4,282 SF	
2	RETAIL	LEASED	LEASED	LEASED	
1	RETAIL			OFFICE LOBBY	



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



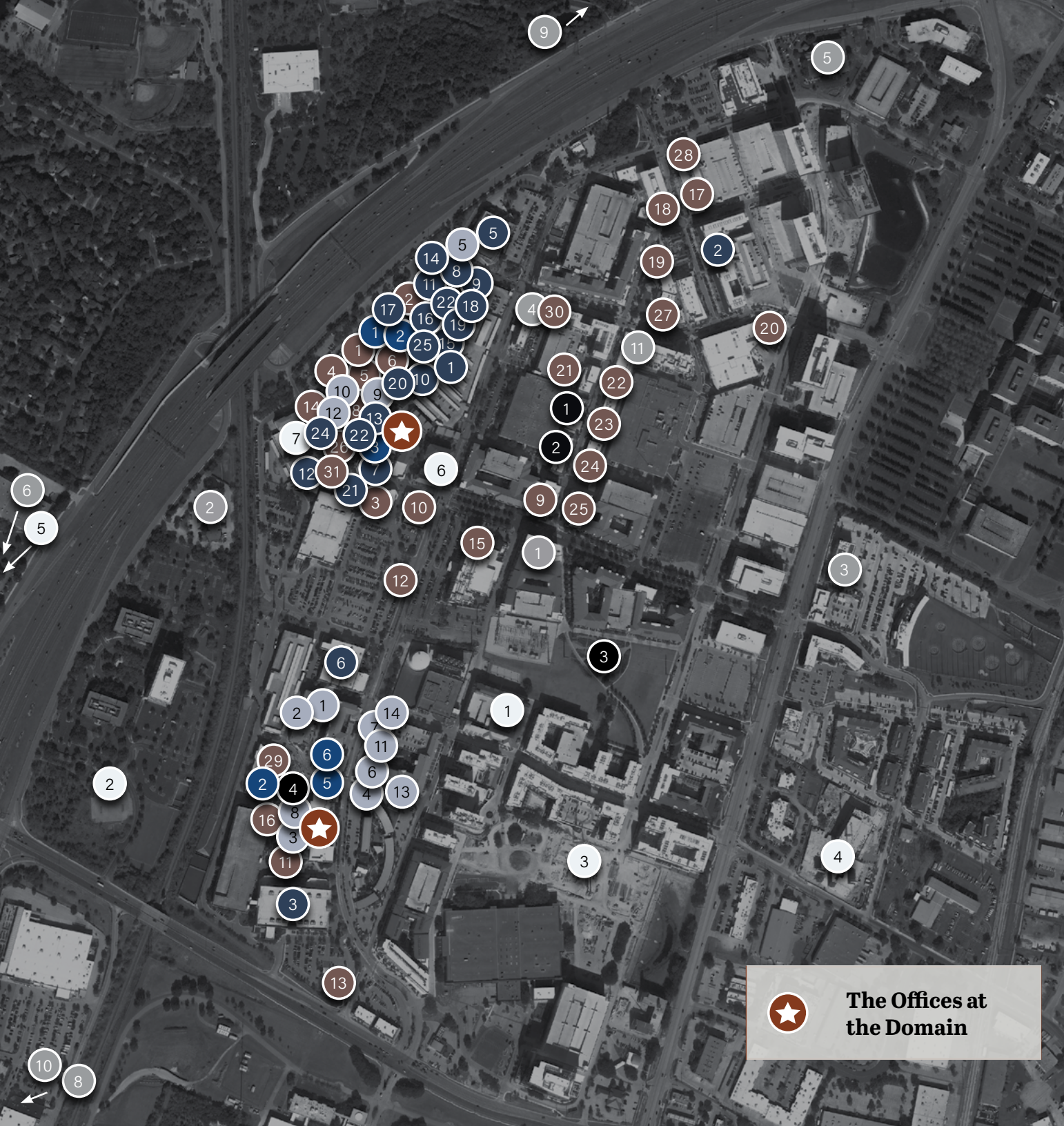
Unparalleled walkability to high end retail, hotels, entertainment, bars, coffee shops and a plethora of eateries from chef-driven fine dining to casual lunches, sit down to order ahead




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



 **The Offices at the Domain**

Restaurants

1. Cru Food and Wine Bar
2. Fleming's Prime Steakhouse
3. Gloria's Latin Cuisine
4. True Food Kitchen
5. 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
17. Perry's Steakhouse & Grille
18. Yard House
19. Culinary Dropout
20. Doc B's Restaurant
21. Bakery Lorraine
22. Thai Kun
23. 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
30. Loro
31. Sixty Vines

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
14. Louis Viutton
15. Tory Burch
16. David Yarman
17. Golden Goose
18. Gucci
19. Saint Laurent
20. Versace
21. Arhaus
22. Lucchese
23. Jhonny Was
24. Peter Millar
25. Ben Bridge Jeweler

Hotels

1. The Westin Austin at The Domain
2. Fairfield Inn & Suites Austin
3. Home2 Suites by Hilton Austin
4. Aloft Austin at The Domain
5. La Quinta Inn & Suites by Wyndham
6. Hampton Inn Austin NW
7. Element Austin at The Domain
8. Hyatt Place Austin/Arboretum
9. Cambria Hotel Austin Uptown
10. Courtyard Austin
11. Archer Hotel Austin

Multifamily

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

Rooftops/Green Space

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

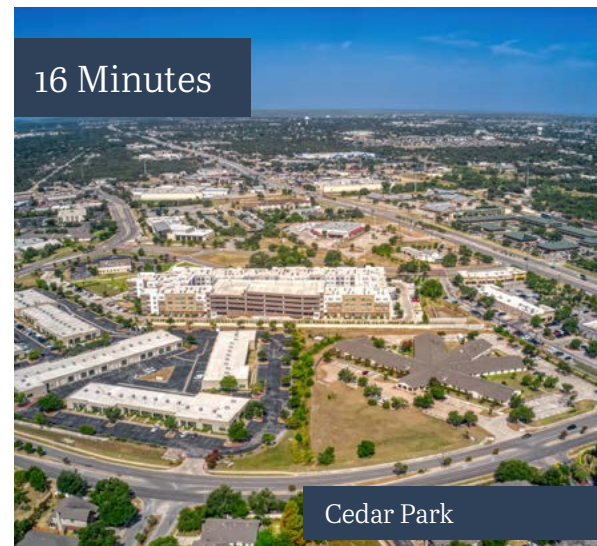
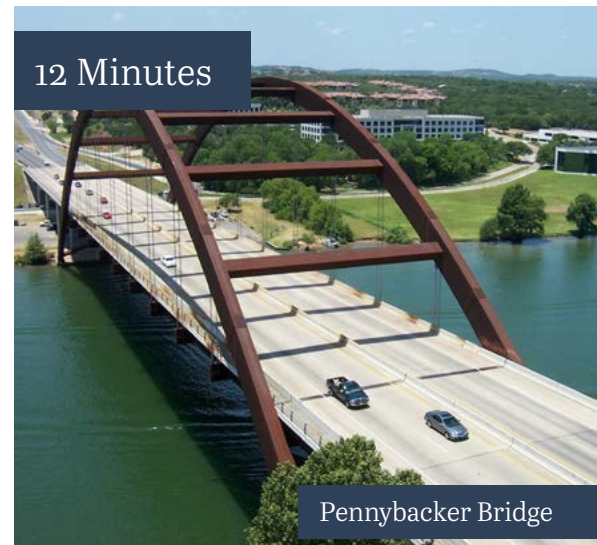
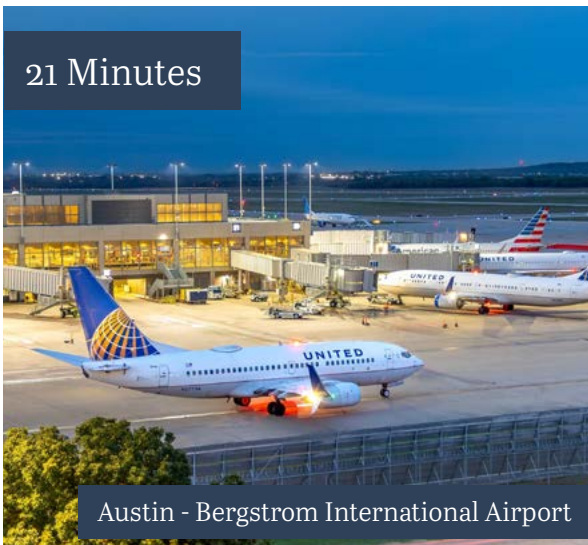
Wellness & Beauty

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 Reveal
13. The DRIPBaR Austin The Domain
14. Waxxpot Austin Domain

Entertainment

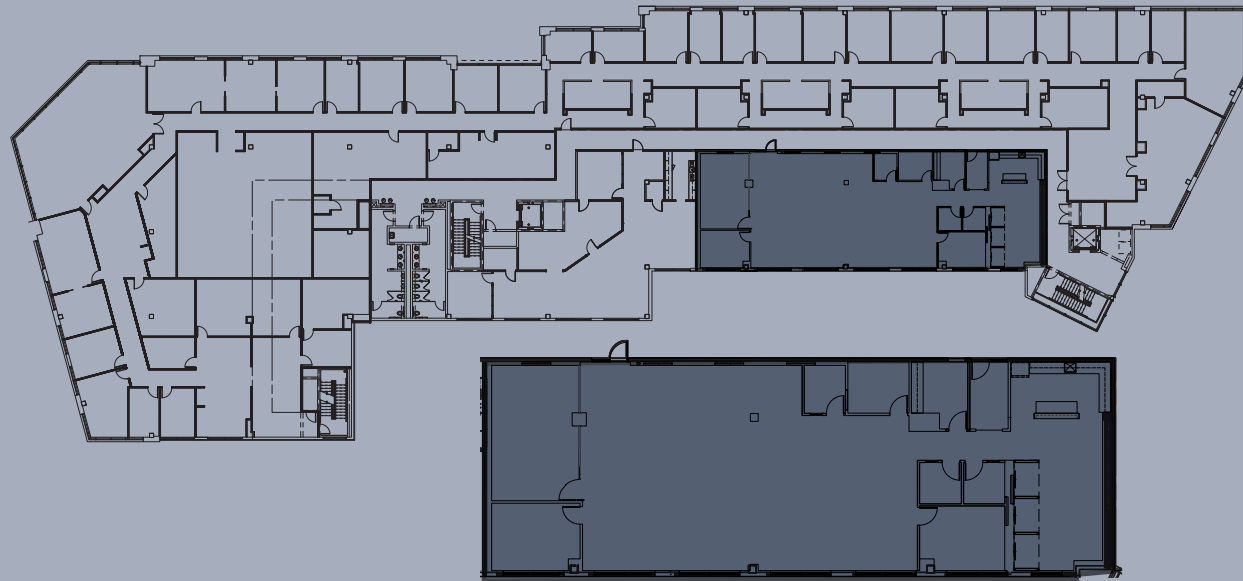
1. Museum of Ice Cream Austin
2. IPIC Theaters
3. Capitol City Comedy Club
4. RazerStore Austin
5. The Dirdie Birdie
6. Museum of Illusions Austin

Drive Times



Suite 350

4,282 SF



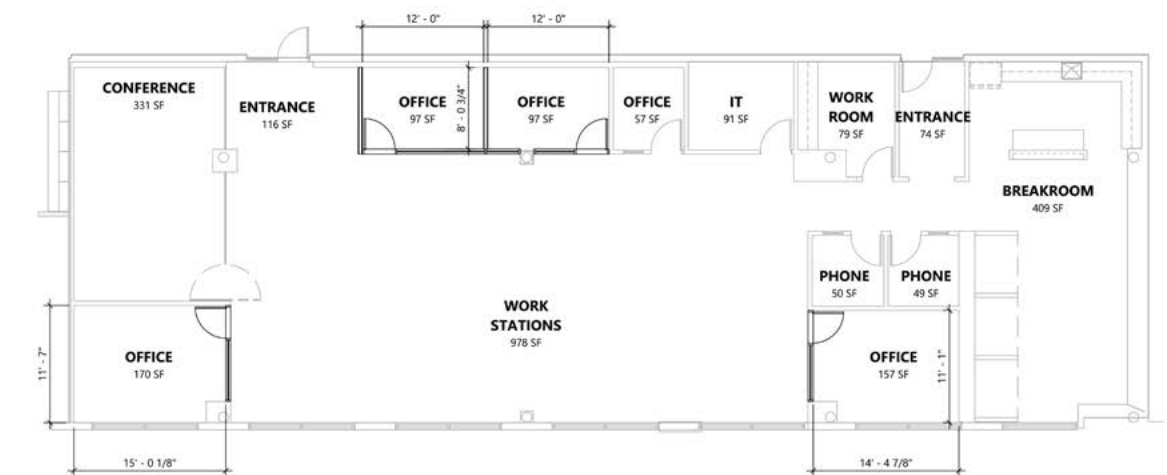
See following page for Test Fit

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



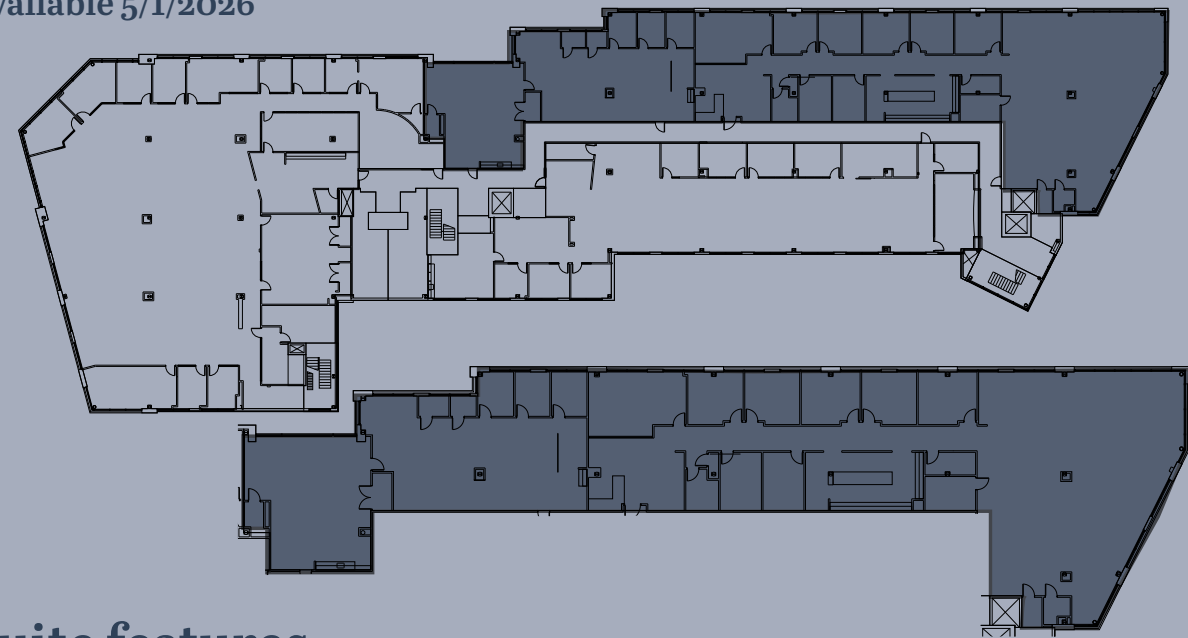
Suite 350 Test Fit



Suite 430

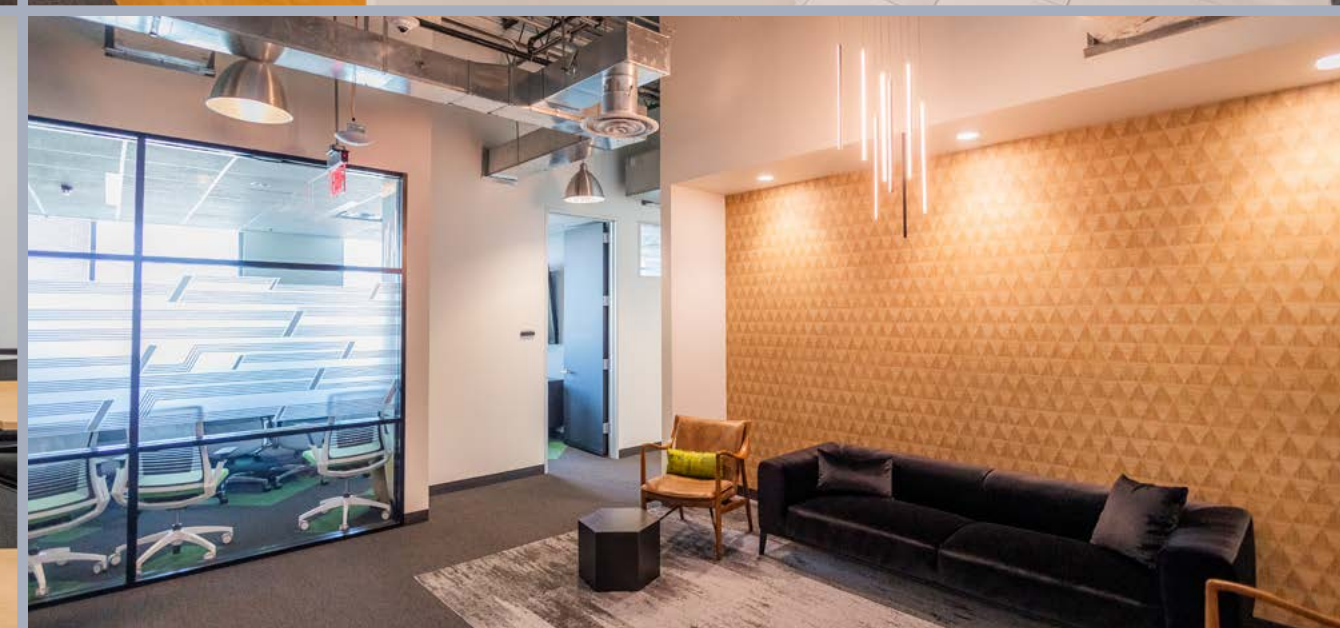
10,604 SF

Available 5/1/2026



Suite features

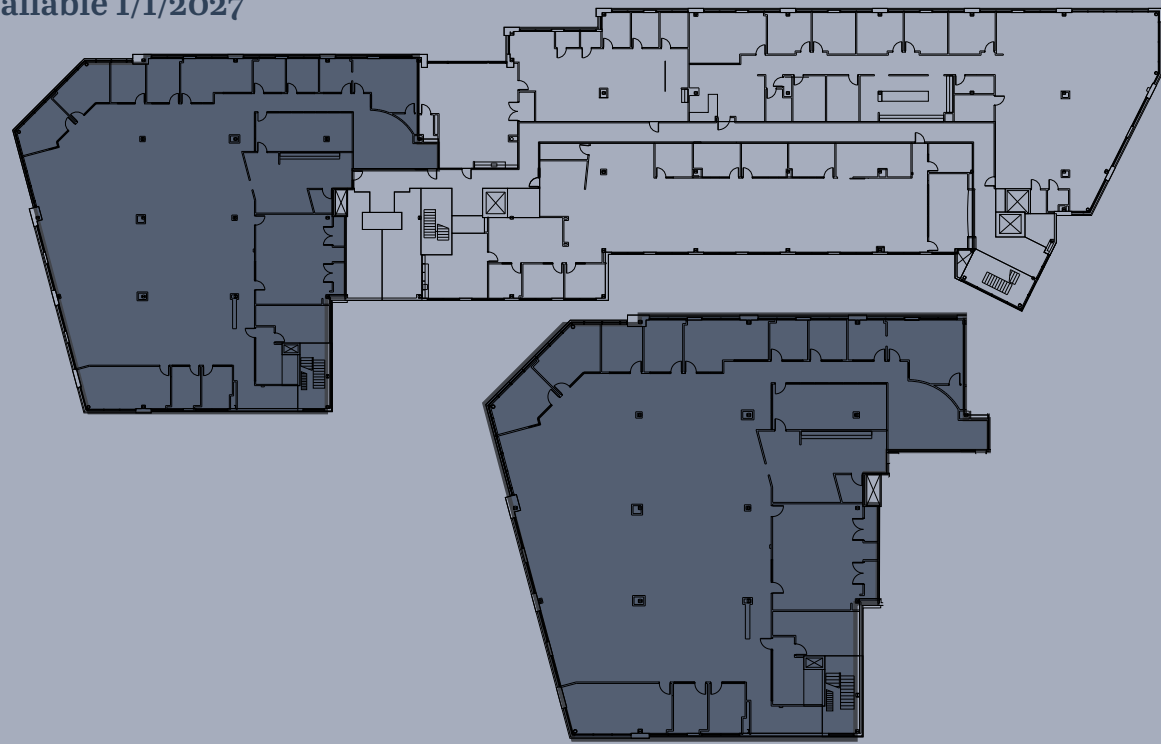
- Prominent reception area with glass entry
- Large breakroom
- 1 large conference room
- 2 conference/huddle rooms
- 3 phone rooms and a mothers/wellness room
- Large training/board room with dedicated kitchenette and island
- 7 private offices
- Expansive window lines
- Large open office area and open huddle areas
- Ample storage and IT rooms



Suite 470

12,938 SF

Available 1/1/2027



Suite features

- Large breakroom
- 4 large conference rooms
- 9 conference/huddle rooms
- 3 phone rooms and a mothers/wellness room
- Large open office area
- Ample storage and IT rooms





THE OFFICES AT THE DOMAIN®

A SIMON PROPERTY

Office Leasing Contacts:

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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 WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.





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:
 - 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.

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
Kevin Kimbrough	483093	kevin.kimbrough@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date