




**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

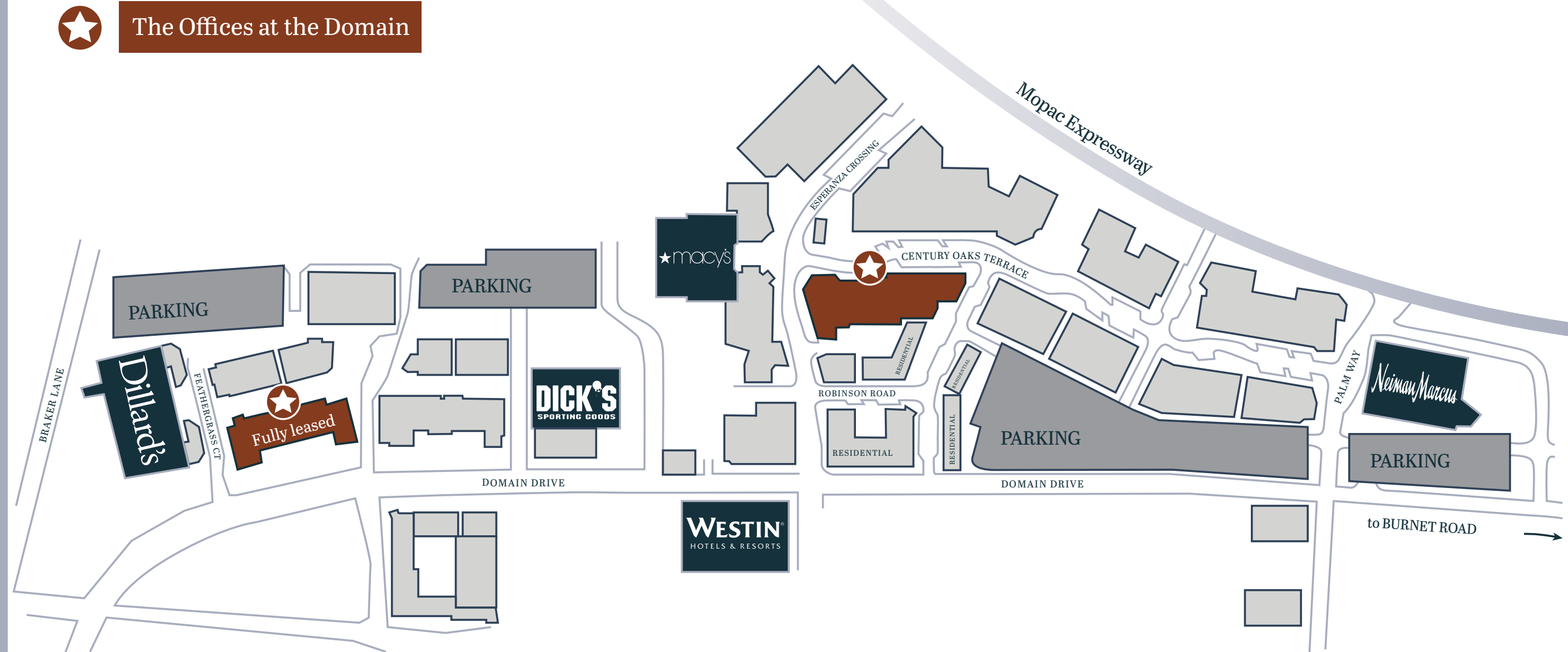
The Offices at the Domain are centered in the ideal mixed-use environment where employees want to work and clients want to visit. Meet a client for coffee, get lunch catered in for an in-office meeting and meet your team for happy hour – all while never having to get in your car.



11401 Century Oaks Terrace
1,411 - 23,659 RSF Available



10910 Domain Drive
100% Leased



Available Space

4	LEASED	AVAILABLE Suite 470 12,938 SF <i>*available 1/1/2027</i>	LEASED	AVAILABLE Suite 420 5,609 SF
3	LEASED	AVAILABLE Suite 300 23,659 SF <i>*available 10/1/2027</i>	AVAILABLE Suite 350 4,282 SF	
2	RETAIL	AVAILABLE Suite 240 1,411 SF <i>*available 2/1/2027</i>	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. Mexican Sugar
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. Corinne
16. Yogurt Planet
17. Perry's Steakhouse & Grille
18. Yard House
19. Culinary Dropout
20. Doc B's Restaurant
21. Bakery Lorraine
22. Taverna
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. The Water Trough
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. Dior
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. Johnny Was
24. Peter Millar
25. Kendra Scott

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

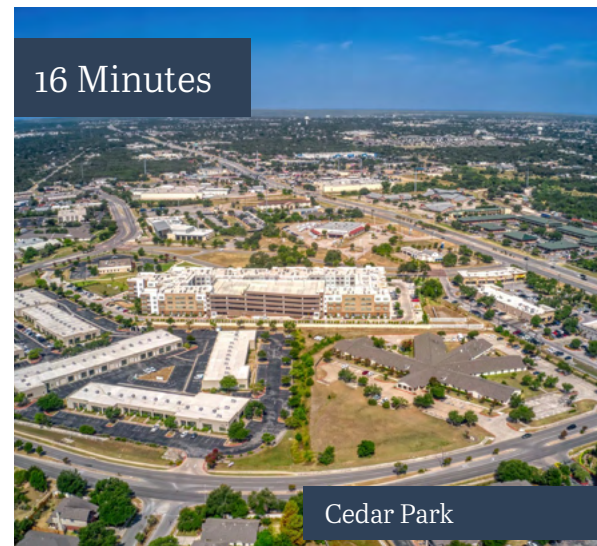
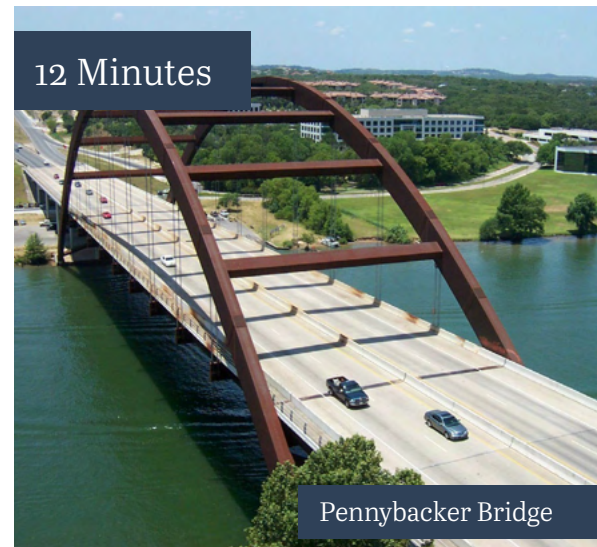
Wellness & Beauty

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

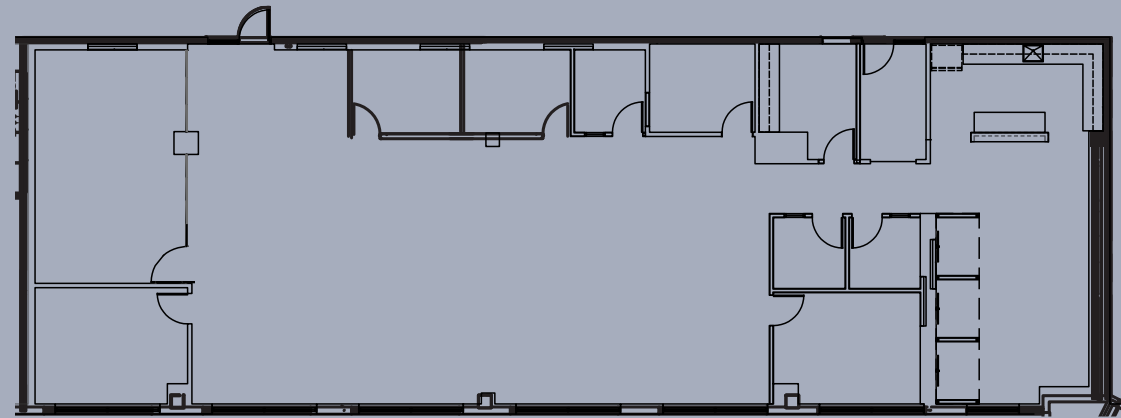
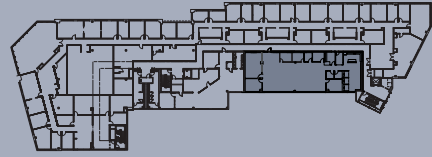
1. IPIC Theaters
2. Capitol City Comedy Club
3. RazerStore Austin
4. The Dirdie Birdie
5. Museum of Illusions Austin

Drive Times



Suite 350

4,282 SF



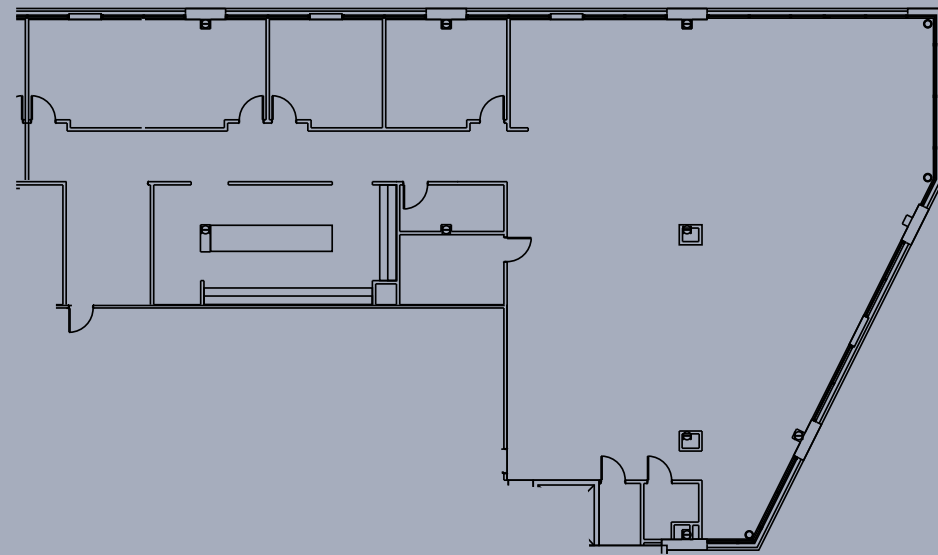
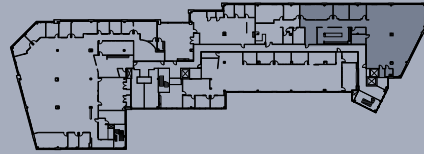
Suite features

- Break room with built in booth seating
- Open office area with expansive window line
- Large conference room with floor to ceiling glass
- 2 private phone rooms
- 5 private offices/huddle rooms
- Reception area with glass entry
- IT and copy room



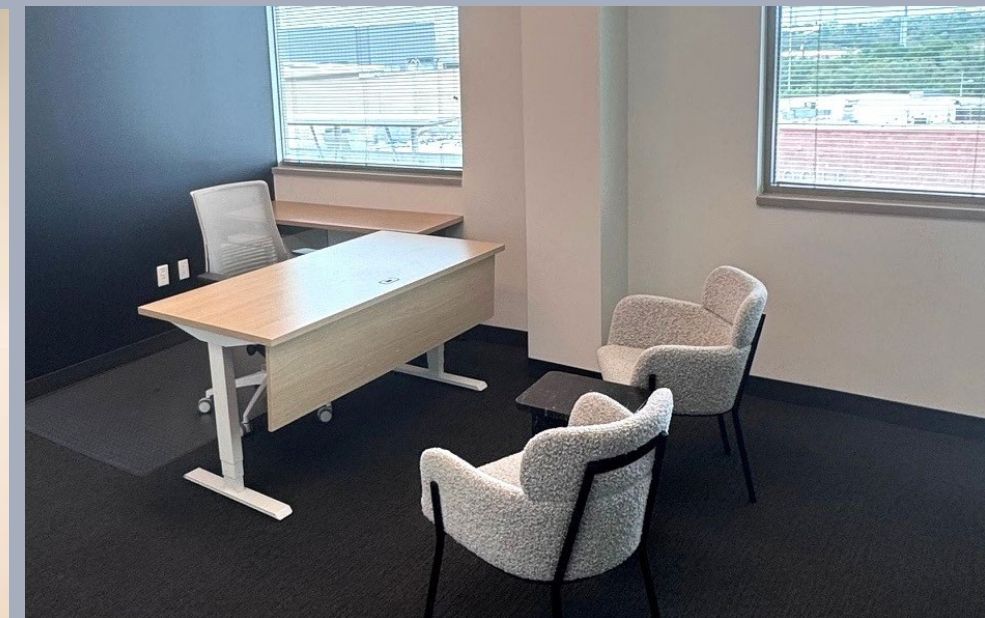
Suite 420

5,609 SF



Suite features

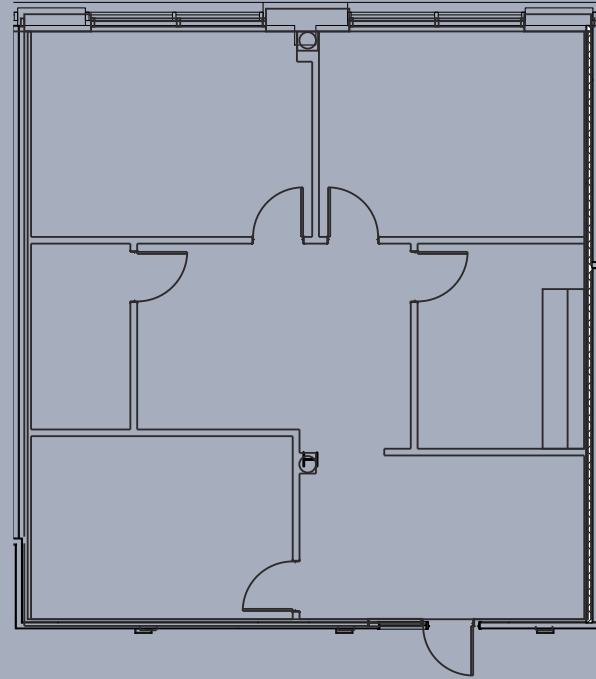
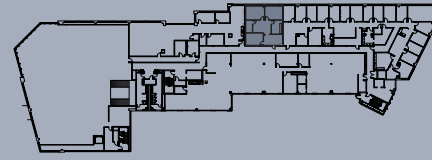
- Reception area
- Large breakroom
- 1 large conference room
- 1 phone room and a mothers/wellness room
- 2 private offices
- Large open office area with expansive window line
- Storage and IT rooms
- Plug and play opportunity with most furniture in place



Suite 240

1,411 SF

Available 2/1/2027



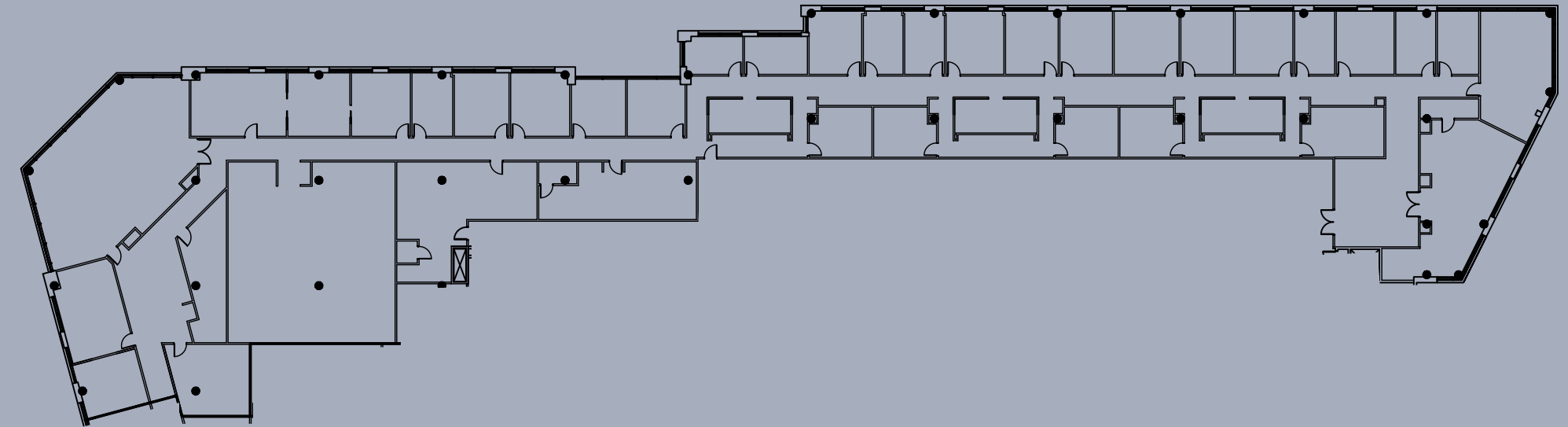
Suite features

- Large reception area
- 1 conference room off of the reception area
- 2 large private offices with great window line
- Break room
- IT/Storage room

Suite 300

23,659 SF

Available 10/1/2027



Suite features

- Well configured layout featuring offices along an expansive window line
- 80% hardwall, 20% support area
- Multiple various sized conference, training and meeting rooms
- Large break room
- Large professional reception area
- Adaptable to various professional service configurations

Suite 470



12,938 SF
Available 1/1/2027



Suite features

- Prominent entry with reception/seating area
- 1 large conference/training room
- 3 conference/huddle rooms
- 9 private perimeter offices/huddle rooms
- Large open office area with expansive window line
- 3 private phone rooms
- Mother/wellness room
- Ample storage and IT room





THE OFFICES AT THE DOMAIN[®]

A SIMON PROPERTY

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