



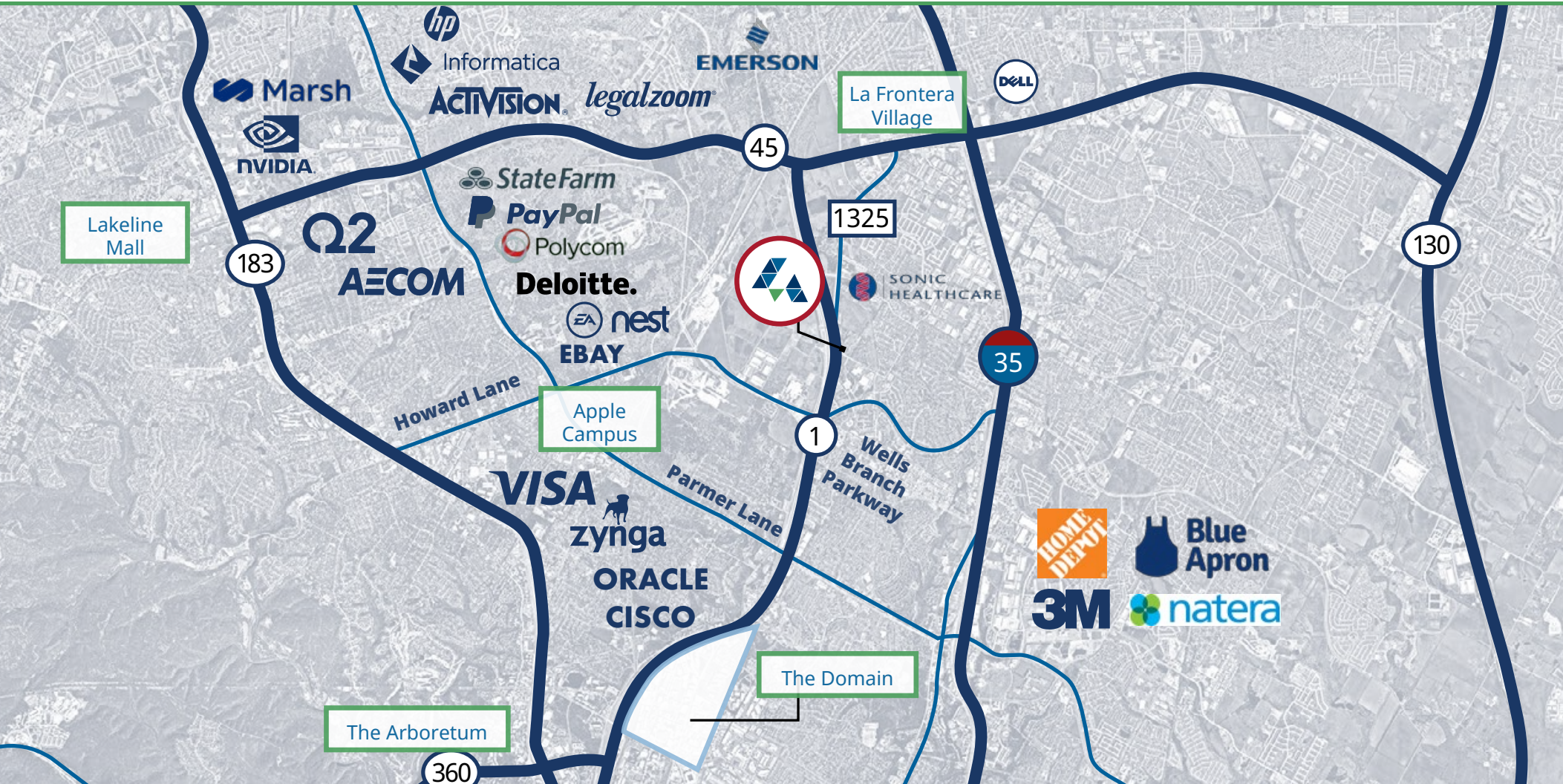
14231 TANDEM BOULEVARD | AUSTIN, TEXAS

SOUTHWEST VALUE PARTNERS



Jones Lang LaSalle Brokerage, Inc.

NEARBY AMENITY DISTRICTS



LA FRONTERA VILLAGE - 2 MINUTES

- | | |
|----------------------|---------------------|
| Marriott Hotel | Brooklyn Pie Co. |
| Hyatt Place | Longhorn Steakhouse |
| Hilton Home 2 Suites | Red Lobster |
| Barnes & Noble | Chipotle |
| Men's Warehouse | Fire Bowl Cafe |

THE DOMAIN - 5 MINUTES

- | | | |
|-----------------|-------------------|--------------|
| Westin Hotel | Louis Vuitton | Yard House |
| Aloft Hotel | iPic Theater | North Italia |
| Archer Hotel | Whole Foods | Cru Wine Bar |
| TopGolf | Punch Bowl Social | Starbucks |
| Neiman Marcus | True Food Kitchen | |
| Banana Republic | Shake Shack | |

THE ARBORETUM - 7 MINUTES

- | | |
|---------------------|--------------------|
| Renaissance Hotel | Eddie V's |
| Embassy Suites | Brio Tuscan Grille |
| Regal Arbor Theater | Cheesecake Factory |
| Barnes & Noble | Five Guys |
| Pottery Barn | Jason's Deli |
| The Gap | Zoe's Kitchen |
| Jos. A Bank | |



A U S T I N
C O N T I N U U M

DRIVE TIMES

LA FRONTERA
2 MINUTES

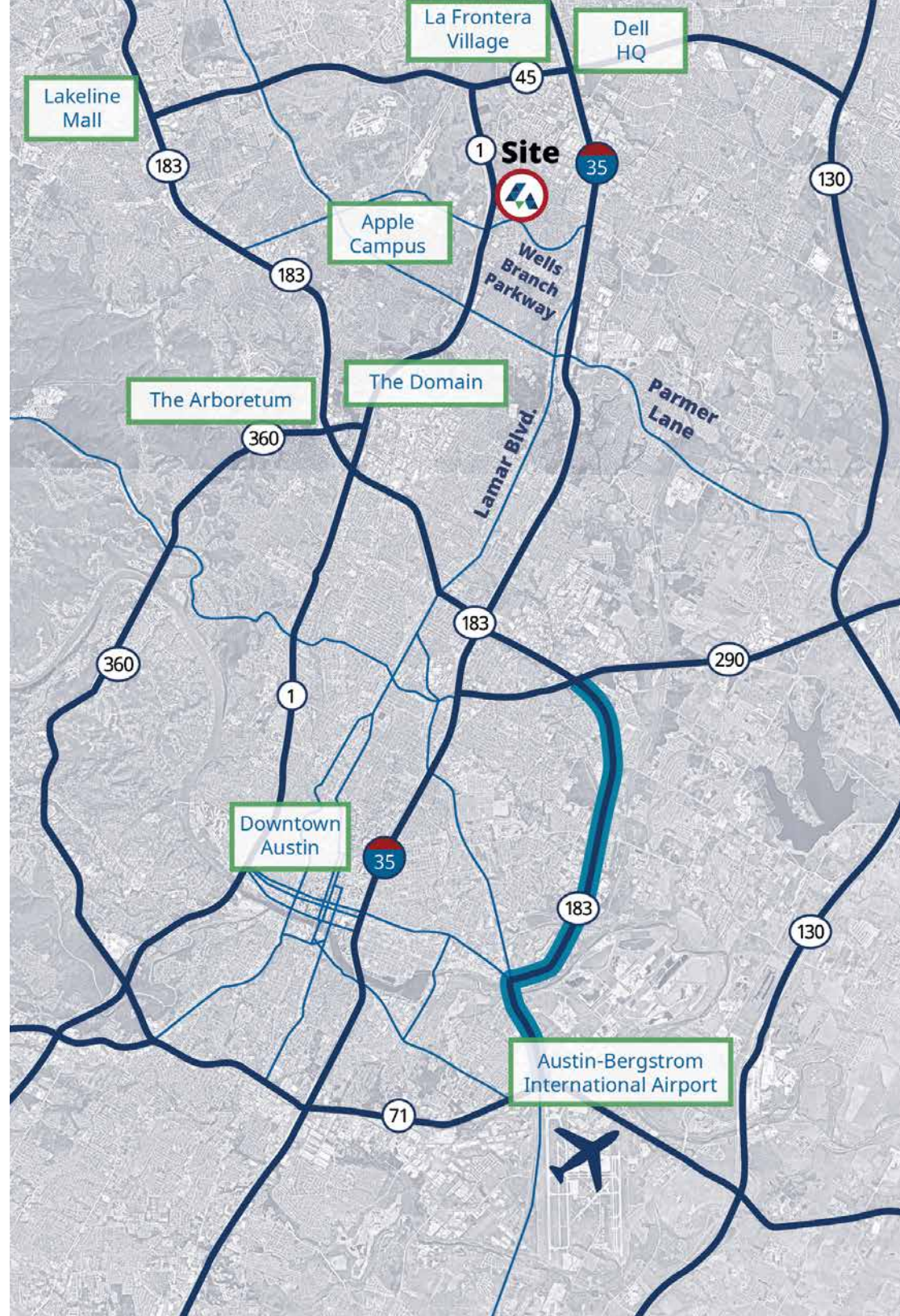
THE DOMAIN
5 MINUTES

THE ARBORETUM
7 MINUTES

APPLE CAMPUS
4 MINUTES

DOWNTOWN AUSTIN
15 MINUTES

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
18 MINUTES





**AUSTIN
CONTINUUM**

NEARBY BARS & RESTAURANTS

LA FRONTERA 3 MIN

Chipotle
Veracruz All Natural
Tokyo Steakhouse
Chick-fil-A
Applebee's
Longhorn Steakhouse
Jack in the Box
Brooklyn Pie Co.
Red Lobster
Olive Garden
Hooters

THE DOMAIN 5 MIN

Whole Foods
Chipotle
Tacodeli
Culinary Dropout

Yard House
Punch Bowl Social
Velvet Taco
Gloria's Latin Cuisine
Mad Greens
CAVA
Maggiano's Little Italy
Shake Shack
Modern Market
Flemings's Steak House
North Italia
Doc's Backyard & Grille
MAD Greens
Copper Restaurant
CRU Wine Bar
Flower Child
Truluck's Seafood

THE ARBORETUM 7 MIN

Five Guys Burgers
Eddie V's Prime Seafood
Jason's Deli
Zoe's Kitchen
P.F. Chang's
The Cheesecake Factory
Z'Tejas
Newk's Eatery
Snap Kitchen'
Saltgrass Steakhouse
La Madeline

NEARBY RESTAURANTS

Wise Guys
Texas Roadhouse
Sonic Drive-in
Jason's Deli

Tony's Jamaican
Chennai Cafe
Round Rock Tavern
Taste of Ethiopia
Fogonero
Cafe Eden
Baris
Rollie Roll's Ice Cream
IHOP
Huckleberry
P. Terry's Burger Stand
Pok-e-Jos
Garbo's
Roaring Fork
Taco House
Ramos Tex-Mex
Cover 2
Cheddar's
The Melting Pot

First Watch
Thai Time Cafe
Papalote
Curry Kitchen
Inchin's
Bill Miller BBQ
Freda's
Cedro
Foxhole Culinary
DGM BBQ
Crawfish Shack
Branch Bar B Que
Sip Saam
The Rolling Rooster
Twin peaks
FD's Grillhouse
Sushi Nini
Inka Chicken
Java Cafe ... & many more!

AUSTIN CONTINUUM IS TRANSFORMING



 **Existing Office**
255,000 SF

 **Future Multi-Family**
693 Units

 **Future Garage**

 **Future Office**
500,000 SF

 **Future Retail**
24,000 SF

 **Outdoor Space**

TRANSFORM AT **AUSTIN CONTINUUM**



NEW FRONT DOOR ENTRANCE

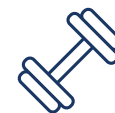
AUSTIN CONTINUUM is a complete transformation of a 255,000 sf office building that has been modernized to cater to office tenants looking to build their culture in the ever growing North Austin submarket. In addition, **AUSTIN CONTINUUM** has a total of 52 acres with Mopac frontage that offers future expansion for growing companies.



UP TO 500,000 SF
AVAILABLE FOR
EXPANSION



5:1,000
PARKING

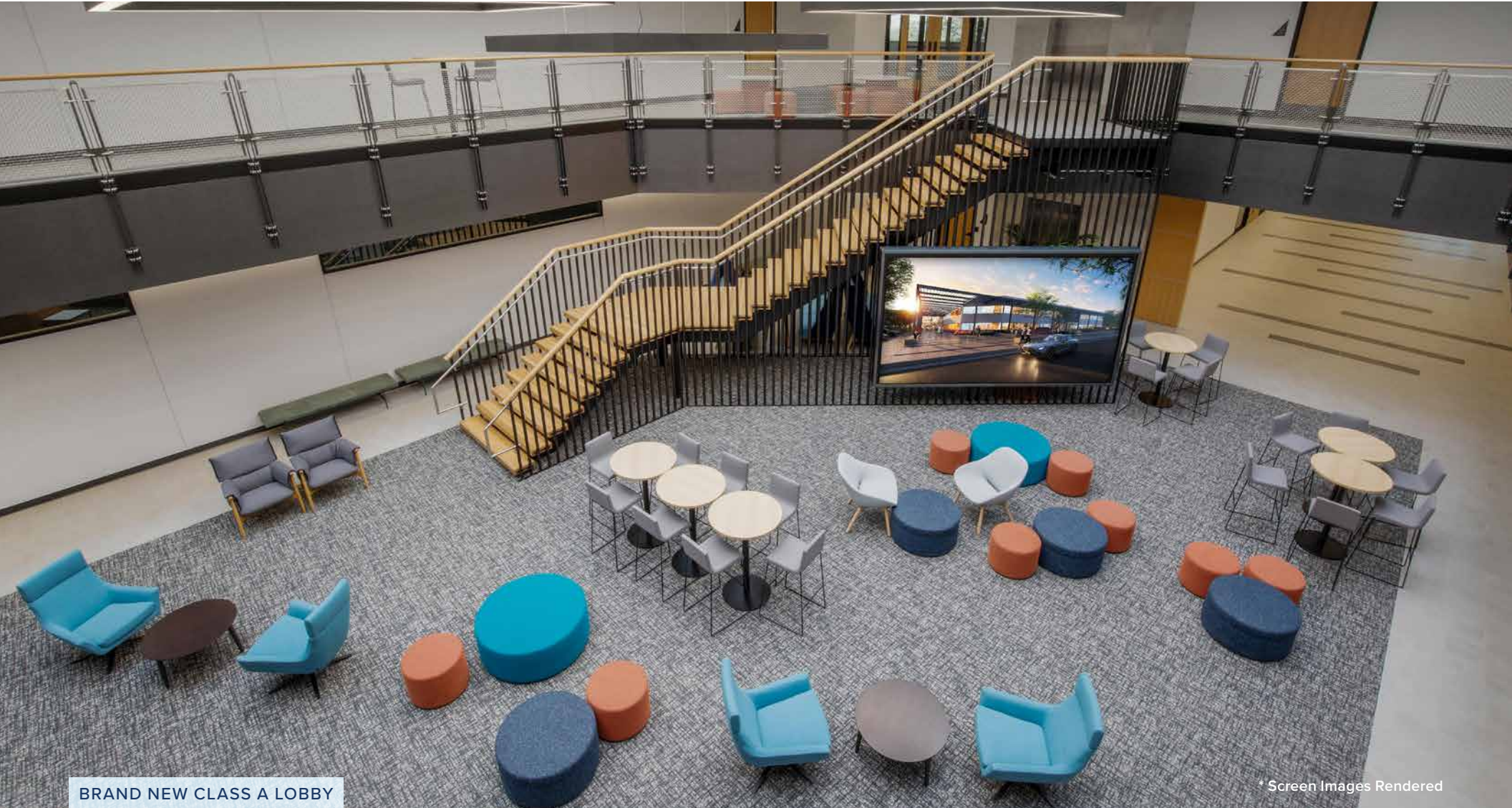


FITNESS
CENTER



9-HOLE DISC
GOLF COURSE

TRANSFORM YOUR BUSINESS AT AUSTIN CONTINUUM



BRAND NEW CLASS A LOBBY

* Screen Images Rendered



BUILDING TRANSFORMATION:
RENOVATIONS COMPLETE
Q4 2021



CENTER OF GRAVITY:
OFFICE WHERE YOUR EMPLOYEES LIVE, IN THE
GROWING NORTH AUSTIN, ROUND ROCK AND
CEDAR PARK COMMUNITIES



CAMPUS TRANSFORMATION:
NEW AMENITIES AND EXPANSION
OPPORTUNITIES

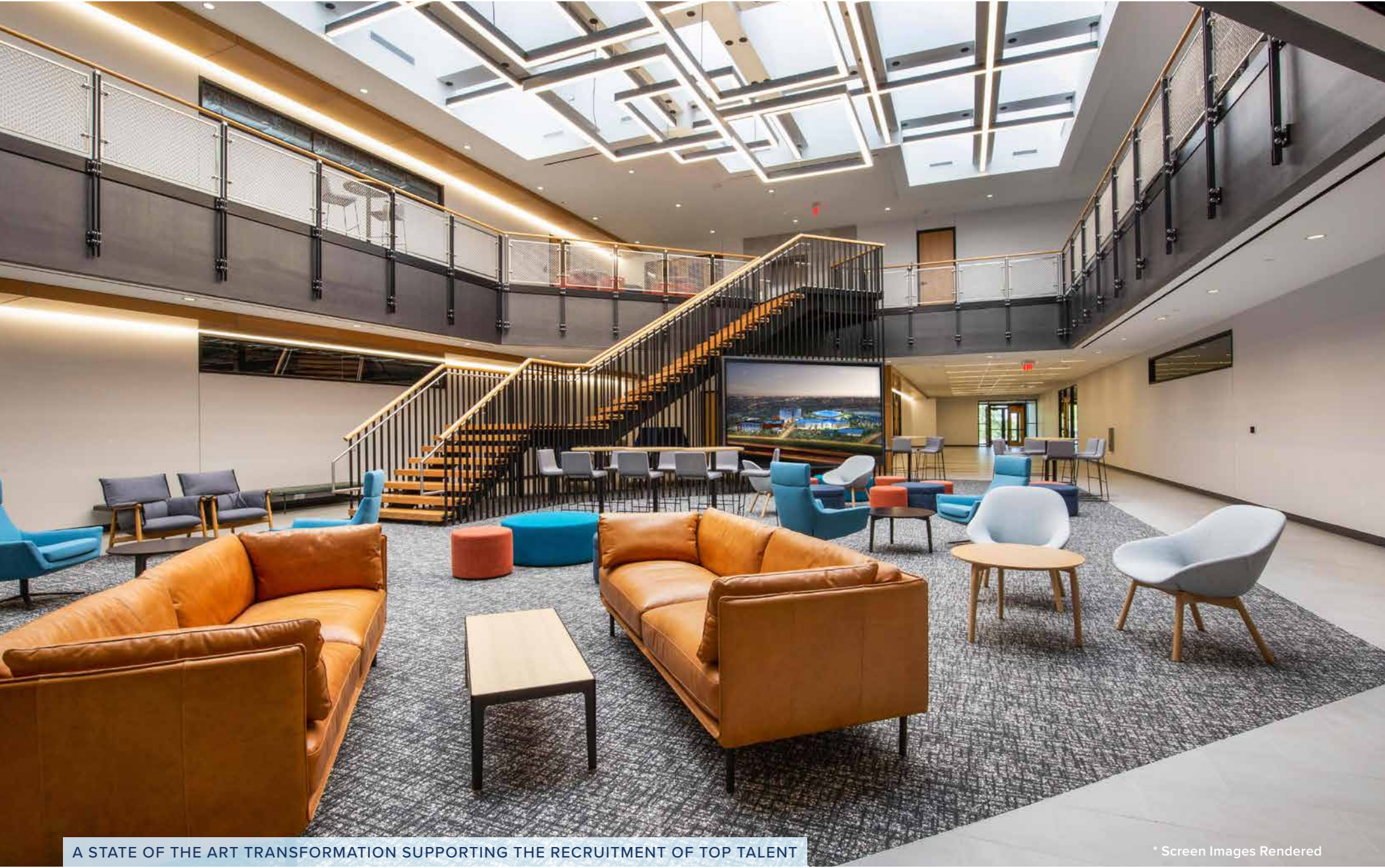
TRANSFORM YOUR BUSINESS AT AUSTIN CONTINUUM



BRAND NEW CLASS A LOBBY

* Screen Images Rendered

TRANSFORM YOUR BUSINESS AT AUSTIN CONTINUUM



A STATE OF THE ART TRANSFORMATION SUPPORTING THE RECRUITMENT OF TOP TALENT

* Screen Images Rendered

TRANSFORM YOUR BUSINESS AT AUSTIN CONTINUUM



BRAND NEW CLASS A LOBBY

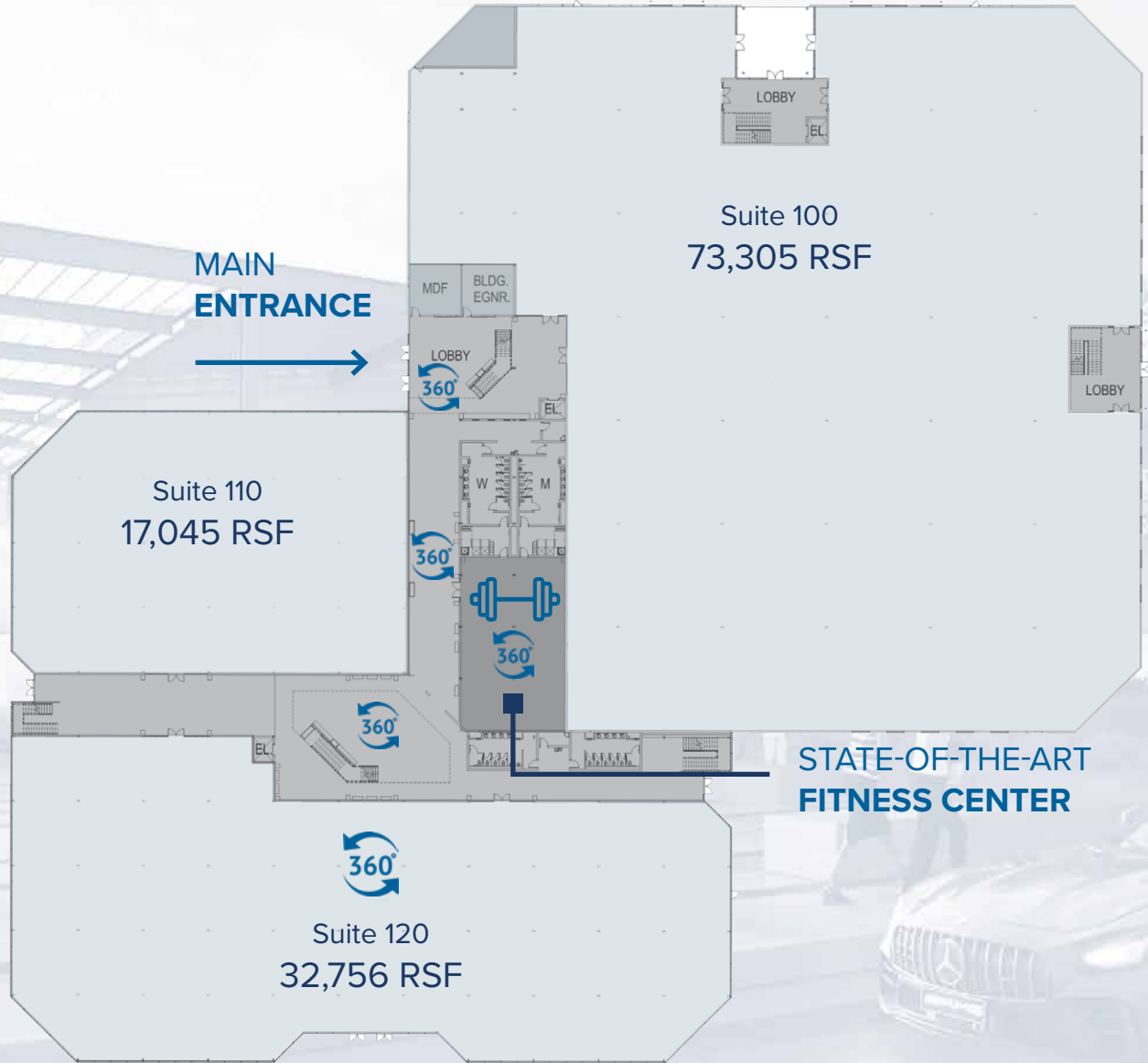
* Screen Images Rendered



A U S T I N
C O N T I N U U M

FIRST FLOOR
17,045 - 123,106 RSF

**MAIN
ENTRANCE**



Suite 100
73,305 RSF

Suite 110
17,045 RSF

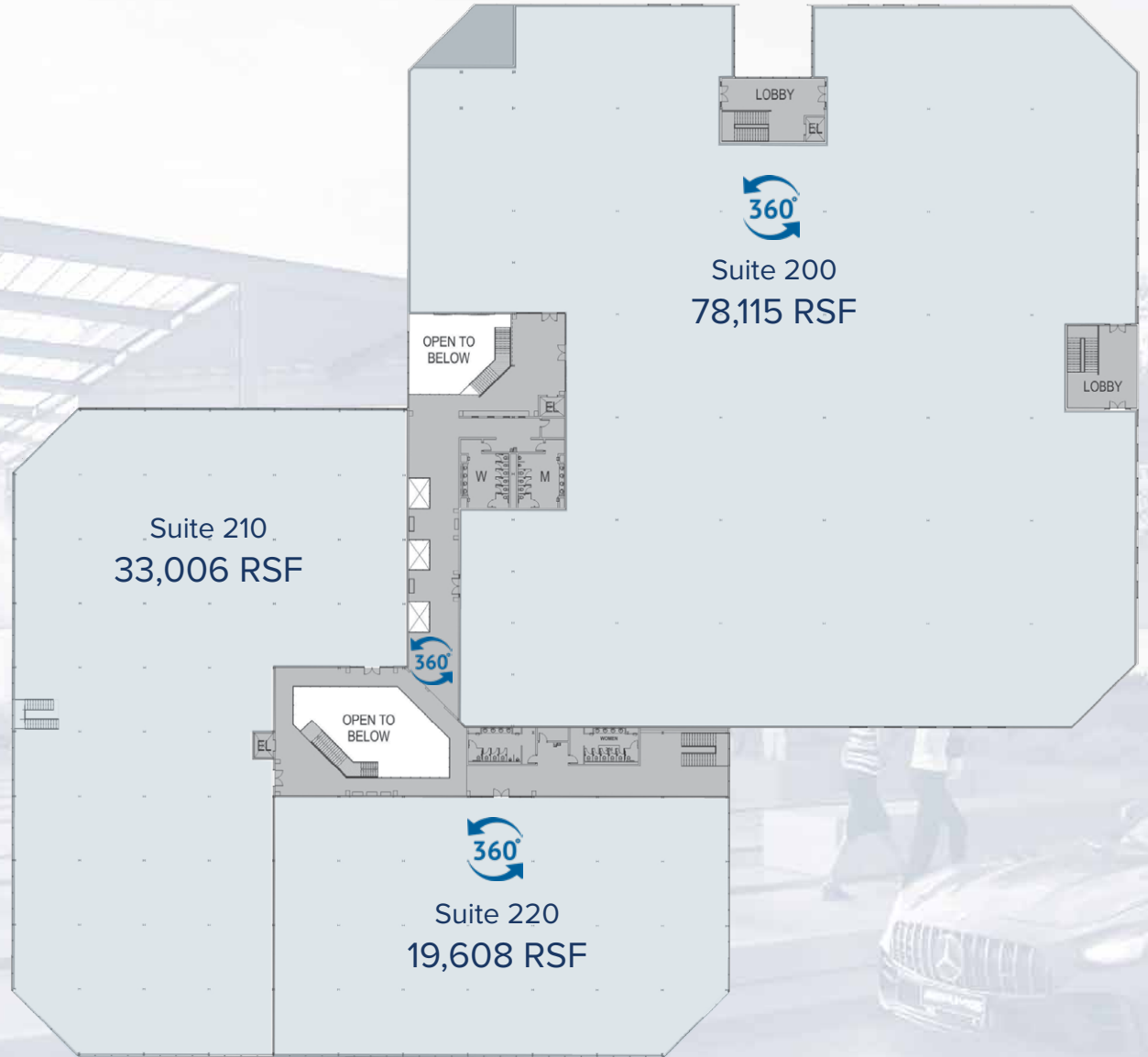
Suite 120
32,756 RSF

**STATE-OF-THE-ART
FITNESS CENTER**



AUSTIN
CONTINUUM

SECOND FLOOR
19,608 - 130,729 RSF



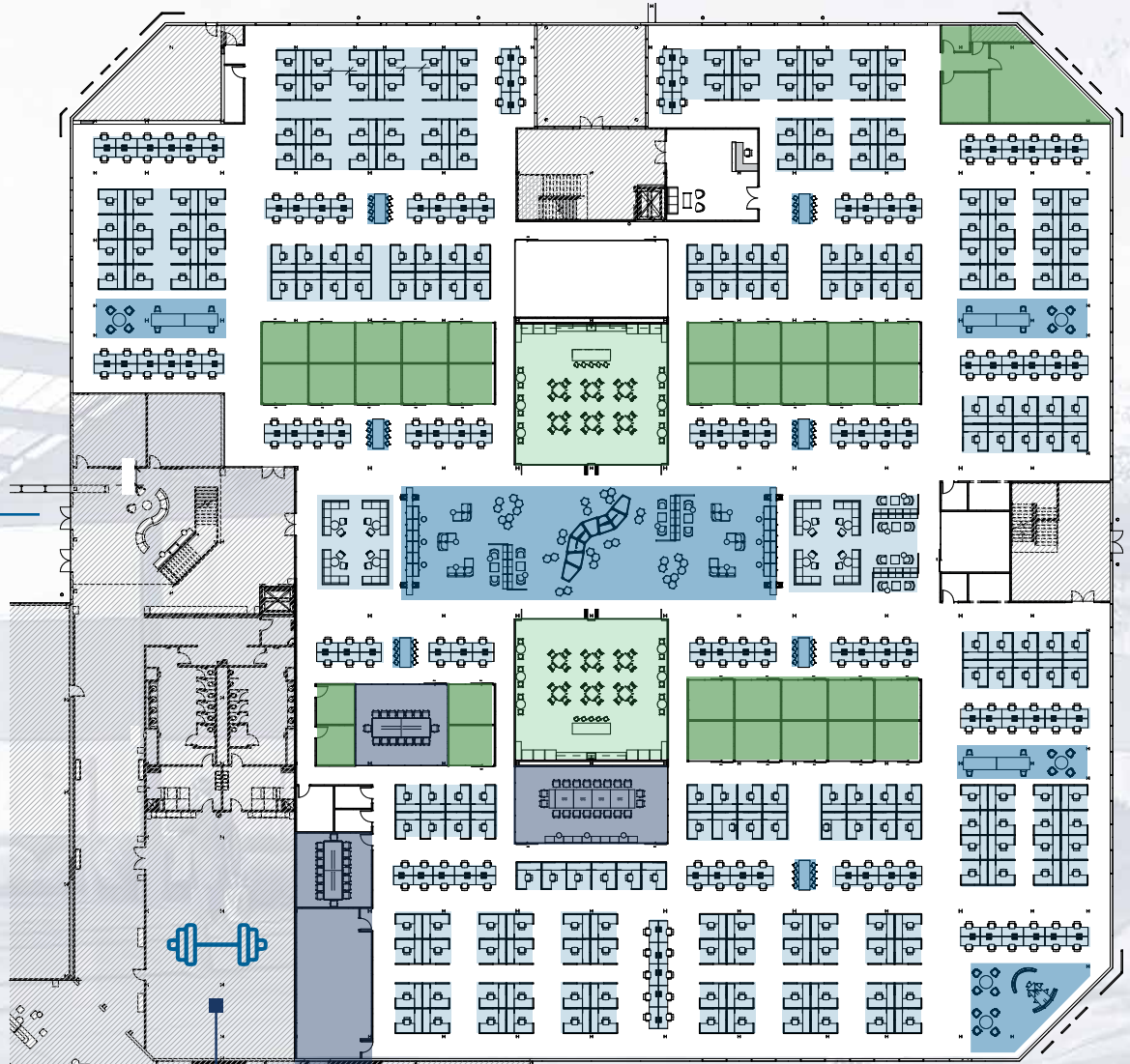
Suites 210 & 220 contiguous to 52,614 RSF



AUSTIN CONTINUUM

FIRST FLOOR
TEST FIT
73,305 RSF

PROGRAM	
RECEPTION.....	1
MAIL.....	1
STORAGE.....	2
BREAK ROOM.....	2
GAME ROOM.....	1
WELLNESS.....	2
I.T.....	1
PHONE.....	4
CONFERENCE.....	5
HUDDLES.....	8
COPY.....	2
OFFICES.....	24
CUBICLES.....	222
BENCHING.....	204



STATE-OF-THE-ART
FITNESS CENTER

- Conference Room
- Break Room
- Open Collaboration
- Desks
- Office

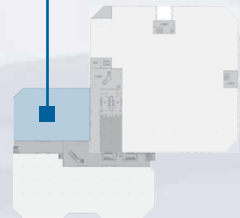
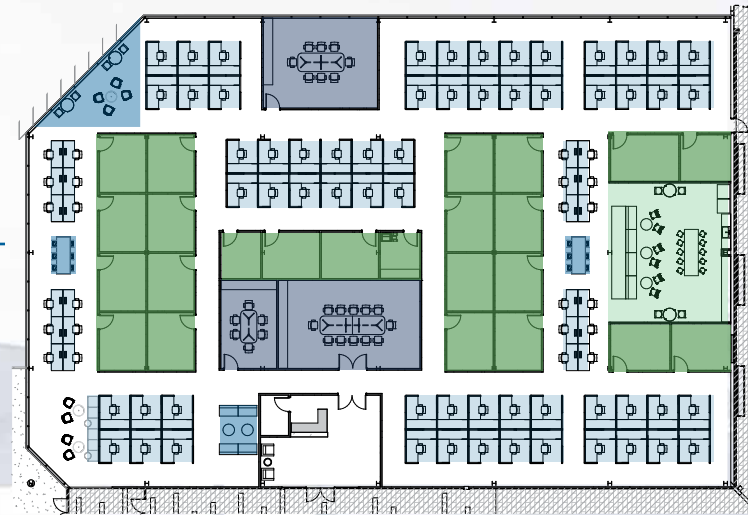
DENSITY: 1:165 RSF



AUSTIN CONTINUUM

FIRST FLOOR
TEST FIT
17,045 RSF

PROGRAM	
RECEPTION.....	1
MAIL.....	1
STG.....	1
IDF.....	1
BREAK ROOM.....	1
WELLNESS.....	1
PHONE.....	1
CONFERENCE.....	3
HUDDLES.....	3
COPY.....	1
OFFICES.....	16
CUBICLES.....	60
BENCHING.....	24
TOTAL SEATS.....	100



Conference Room
 Break Room
 Open Collaboration
 Desks
 Office

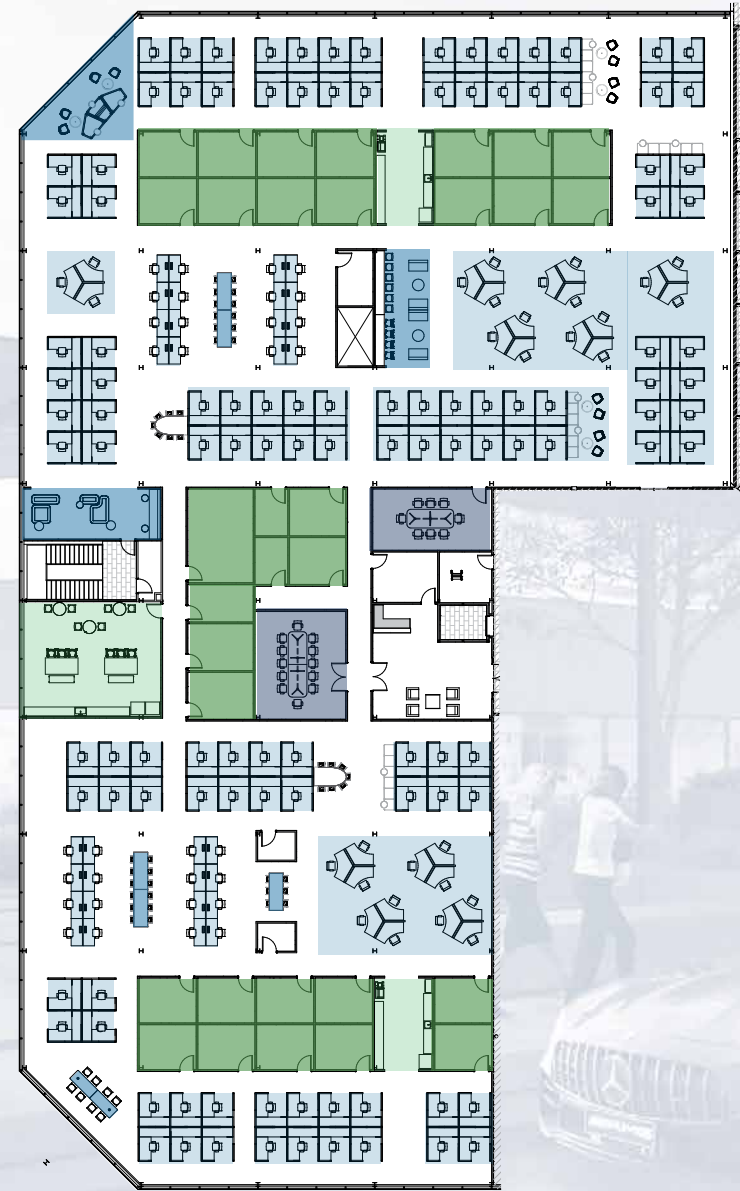
DENSITY: 1:170 RSF



AUSTIN CONTINUUM

SECOND FLOOR
TEST FIT
33,006 RSF

PROGRAM	
RECEPTION.....	1
MAIL.....	1
STG.....	1
IDF.....	1
BREAK ROOM.....	1
COFFEE BAR.....	2
WELLNESS.....	2
PHONE.....	4
CONFERENCE.....	3
HUDDLES.....	4
COPY.....	2
OFFICES.....	22
CUBICLES.....	116
BENCHING.....	62
TOTAL SEATS.....	200



- Conference Room
- Break Room
- Open Collaboration
- Desks
- Office

DENSITY: 1:168 RSF

TRANSFORM YOUR OFFICE



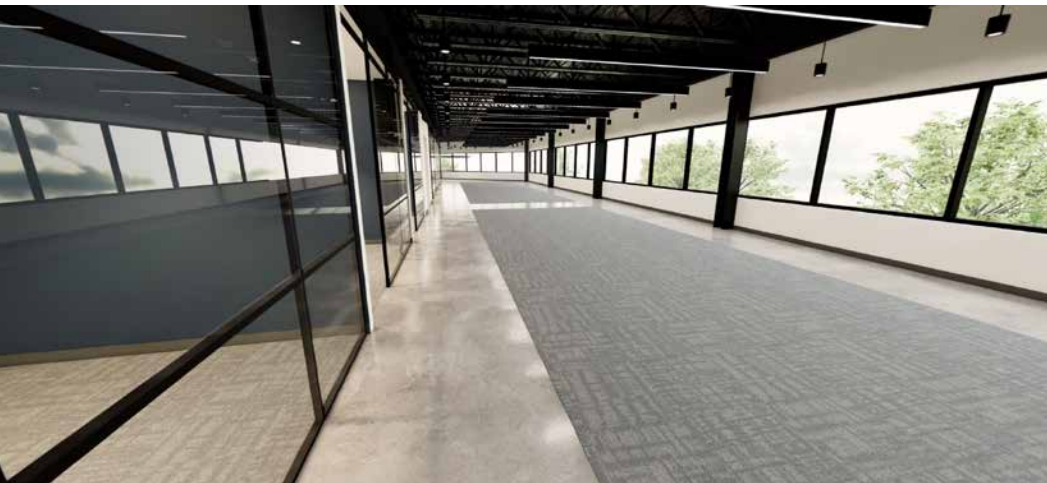
AUSTIN
CONTINUUM



VIEW
ANIMATION

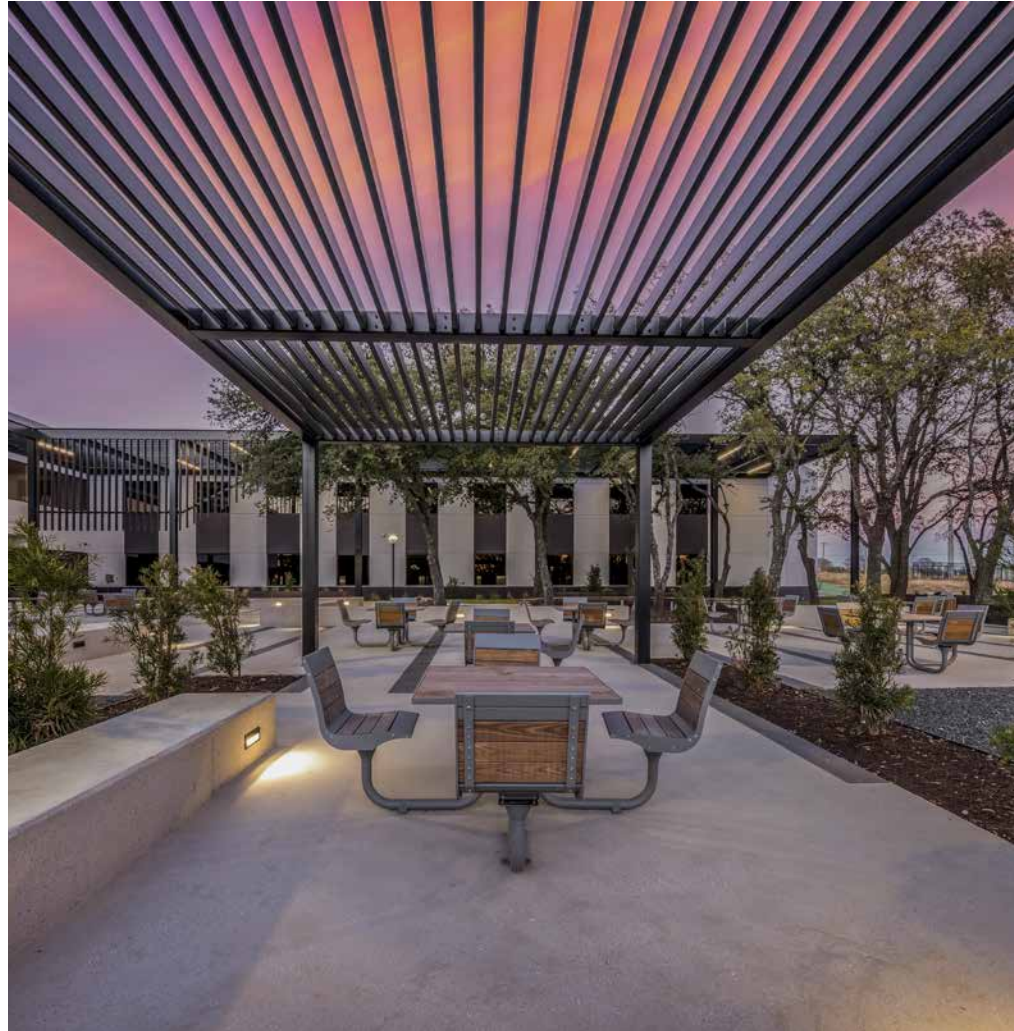
* IMAGINED INTERIOR RENDERINGS

TRANSFORM
YOUR OFFICE



* IMAGINED INTERIOR RENDERINGS

NEW OUTDOOR
AMENITY ZONE



AUSTIN
CONTINUUM

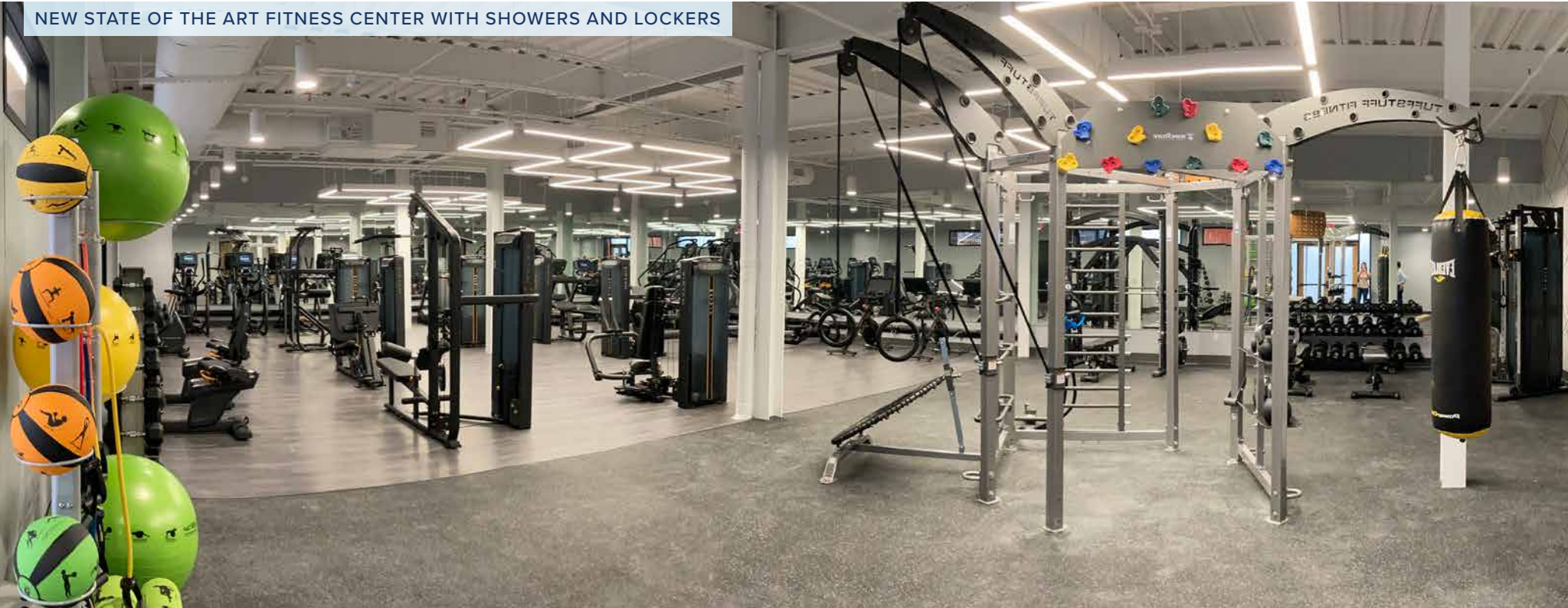


A U S T I N
C O N T I N U U M

AMENITIES



NEW STATE OF THE ART FITNESS CENTER WITH SHOWERS AND LOCKERS





SOUTHWEST VALUE PARTNERS

Southwest Value Partners is a privately held real estate investment company founded in 1990. SWVP currently owns and manages more than \$4 Billion in assets across the United States, and has substantial experience investing in office, hospitality, multi-family, residential and commercial land investments. Currently, SWVP owns approximately four million square feet of office related investments in Atlanta, Austin, Nashville, Orlando, Phoenix, and Portland. SWVP has extensive experience developing ground up office projects, as well as undertaking substantial renovation and reposition of office developments.





A U S T I N C O N T I N U U M

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