



FOR LEASE

BRAKER POINTE I & II

10801 NORTH MOPAC EXPY • AUSTIN, TEXAS 78759

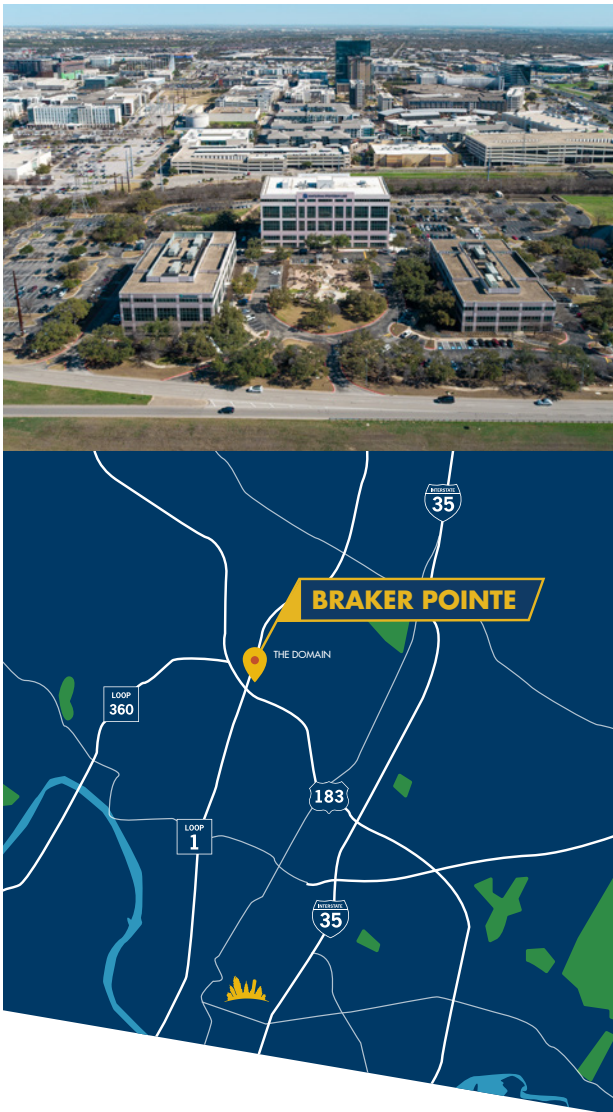


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Located adjacent to The Domain at the intersection of Braker Lane and Mopac, Braker Pointe I & II offer tenants numerous nearby restaurant, hospitality and entertainment options, as well as easy access to all of Austin via Mopac, 360 and US-183. The two Energy Star Certified buildings total over 180,000 square feet of Class A office space in the heart of the Northwest.



Amenities

First-floor full-service gym with lockers and a tenant lounge with comfortable seating, accessible wifi, and private work spaces



Great Location with Excellent Visibility

Highly visible from Mopac Expressway with close proximity to The Domain, The Arboretum, Gateway and Arbor Walk



Outdoor Appeal

Beautiful common courtyard with outdoor seating and polished landscaping



Energy Star Certified

Both buildings are Energy Star Certified, which saves energy, money and helps protect the environment



Lunch Shuttle

Lunch shuttle that runs twice a week to Rock Rose and Whole Foods at the Domain



Bipolar Ionization Technology

NPBI technology integrated into the building's HVAC system that purifies air



Ben Tolson
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Top, left, right: Tenant lounge (located in Building II), tenant lounge alternate view, lobby of Building I



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Top, left, right: Fitness center (located in Building II), exterior, shared conference room (located in Building II)



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Top, left, right: courtyard



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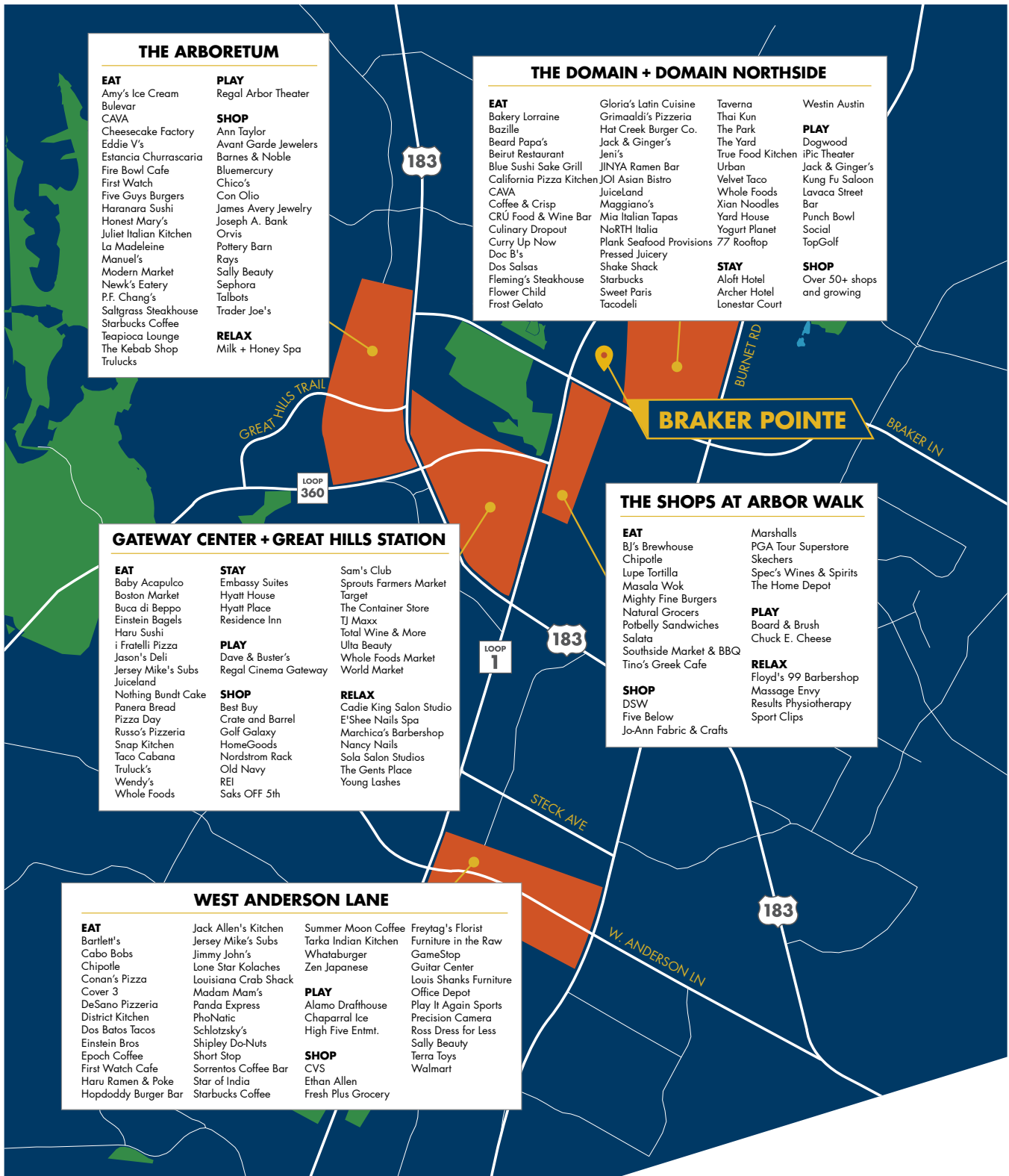
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SITE AERIAL

BRAKER POINTE I & II





THE ARBORETUM

- | | |
|------------------------|----------------------|
| EAT | PLAY |
| Amy's Ice Cream | Regal Arbor Theater |
| Bulevar | |
| CAVA | SHOP |
| Cheesecake Factory | Ann Taylor |
| Eddie V's | Avant Garde Jewelers |
| Estancia Churrascaria | Barnes & Noble |
| Fire Bowl Cafe | Bluemercury |
| First Watch | Chico's |
| Five Guys Burgers | Con Olivo |
| Haranara Sushi | James Avery Jewelry |
| Honest Mary's | Joseph A. Bank |
| Juliet Italian Kitchen | Orvis |
| La Madeleine | Pottery Barn |
| Manuel's | Rays |
| Modern Market | Sally Beauty |
| Newk's Eatery | Sephora |
| P.F. Chang's | Talbots |
| Sallgrass Steakhouse | Trader Joe's |
| Starbucks Coffee | |
| Teapiooca Lounge | RELAX |
| The Kebab Shop | Milk + Honey Spa |
| Trulucks | |

THE DOMAIN + DOMAIN NORTHSIDE

- | | | | |
|--------------------------|--------------------------|-------------------|-----------------|
| EAT | Gloria's Latin Cuisine | Taverna | Westin Austin |
| Bakery Lorraine | Grimaaldi's Pizzeria | Thai Kun | |
| Bazille | Hat Creek Burger Co. | The Park | PLAY |
| Beard Papa's | Jack & Ginger's | The Yard | Dogwood |
| Beirut Restaurant | Jeni's | True Food Kitchen | iPic Theater |
| Blue Sushi Sake Grill | JINYA Ramen Bar | Urban | Jack & Ginger's |
| California Pizza Kitchen | JOI Asian Bistro | Velvet Taco | Kung Fu Saloon |
| CAVA | Juiceland | Whole Foods | Lavaca Street |
| Coffee & Crisp | Maggiano's | Xian Noodles | Bar |
| CRU Food & Wine Bar | Mia Italian Tapas | Yard House | Punch Bowl |
| Culinary Dropout | NoRTH Italia | Yogurt Planet | Social |
| Curry Up Now | Plank Seafood Provisions | 77 Rooftop | TopGolf |
| Doc B's | Pressed Juicery | | |
| Dos Salsas | Shake Shack | STAY | SHOP |
| Fleming's Steakhouse | Starbucks | Aloft Hotel | Over 50+ shops |
| Flower Child | Sweet Paris | Archer Hotel | and growing |
| Frost Gelato | Tacodeli | Lonestar Court | |

BRAKER POINTE

GATEWAY CENTER + GREAT HILLS STATION

- | | | |
|---------------------|----------------------|-------------------------|
| EAT | STAY | Sam's Club |
| Baby Acapulco | Embassy Suites | Sprouts Farmers Market |
| Boston Market | Hyatt House | Target |
| Buca di Beppo | Hyatt Place | The Container Store |
| Einstein Bagels | Residence Inn | TJ Maxx |
| Haru Sushi | | Total Wine & More |
| i Fratelli Pizzeria | PLAY | Ulta Beauty |
| Jason's Deli | Dave & Buster's | Whole Foods Market |
| Jersey Mike's Subs | Regal Cinema Gateway | World Market |
| Juiceland | | |
| Nothing Bundt Cake | SHOP | RELAX |
| Panera Bread | Best Buy | Cadie King Salon Studio |
| Pizza Day | Crate and Barrel | E'Shee Nails Spa |
| Russo's Pizzeria | Golf Galaxy | Marchica's Barbershop |
| Snap Kitchen | HomeGoods | Nancy Nails |
| Taco Cabana | Nordstrom Rack | Sala Salon Studios |
| Truluck's | Old Navy | The Gents Place |
| Wendy's | REI | Young Lashes |
| Whole Foods | Saks OFF 5th | |

THE SHOPS AT ARBOR WALK

- | | |
|------------------------|------------------------|
| EAT | Marshalls |
| BJ's Brewhouse | PGA Tour Superstore |
| Chipotle | Skechers |
| Lupe Tortilla | Spec's Wines & Spirits |
| Masala Wok | The Home Depot |
| Mighty Fine Burgers | |
| Natural Grocers | PLAY |
| Potbelly Sandwiches | Board & Brush |
| Salata | Chuck E. Cheese |
| Southside Market & BBQ | |
| Tino's Greek Cafe | RELAX |
| | Floyd's 99 Barbershop |
| SHOP | Massage Envy |
| DSW | Results Physiotherapy |
| Five Below | Sport Clips |
| Jo-Ann Fabric & Crafts | |

WEST ANDERSON LANE

- | | | | |
|---------------------|----------------------|----------------------|------------------------|
| EAT | Jack Allen's Kitchen | Summer Moon Coffee | Freytag's Florist |
| Bartlett's | Jersey Mike's Subs | Tarka Indian Kitchen | Furniture in the Raw |
| Cabo Bobs | Jimmy John's | Whataburger | GameStop |
| Chipotle | Lone Star Kolaches | Zen Japanese | Guitar Center |
| Conan's Pizza | Louisiana Crab Shack | | Louis Shanks Furniture |
| Cover 3 | Madam Mam's | PLAY | Office Depot |
| DeSano Pizzeria | Panda Express | Alamo Draffhouse | Play It Again Sports |
| District Kitchen | PhoNatic | Chaparral Ice | Precision Camera |
| Dos Batos Tacos | Schlotzsky's | High Five Entmt. | Ross Dress for Less |
| Einstein Bros | Shipley Do-Nuts | | Sally Beauty |
| Epoch Coffee | Short Stop | SHOP | Terra Toys |
| First Watch Cafe | Sorrentos Coffee Bar | CVS | Walmart |
| Haru Ramen & Poke | Star of India | Ethan Allen | |
| Hopdaddy Burger Bar | Starbucks Coffee | Fresh Plus Grocery | |

NEARBY AMENITIES BRAKER POINTE I & II





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.

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.

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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date