



FOR IMMEDIATE RELEASE

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Unique Single-Story Class A Office Building with Large Block of Availability Delivering by End of Year

Preserve at 620 is a uniquely modern office project located in Northwest Austin

AUSTIN, TEXAS – The Preserve at 620, a unique office opportunity in Northwest Austin, is set to deliver by the end of 2018.

Currently under construction, Preserve at 620 will be a first of its class, modern single-story office building offering 225,000 square feet located at 8201 North FM 620 in Austin, Texas.

With 40,000 square feet already preleased to IAS, the property offers up to 185,000 square feet available for lease.

“A large block of available space like this is extremely rare in the northwest Austin market today,” says Ben Tolson, Principal at AQUILA Commercial. “In fact, it is one of only six availabilities over 100,000 square feet available for immediate occupancy. This, alongside the unique suite of on-site amenities makes Preserve at 620 a prime option for large local and national tenants.”

According to Costar, the other availabilities of this scale include:

- Domain Gateway
- The State Farm Sublease at 8900 Amberglen Blvd
- Domain 12
- Riata Corporate Park 2 & 3
- Parmer 3.4

Preserve at 620, however, stands apart from these other large block availabilities for two reasons: it is a single-story building, and it is the only one in the Shepherd Mountain/2222 micro-market.



As the only single-story, over 100,000-square foot availability currently in the market, Preserve at 620 offers tenants a large, contiguous floorplate which invites community and efficiency and offers some very desirable economies of scale.

The location along RR 620, near FM 2222, provides convenient access to Austin's most desirable neighborhoods and executive housing, as well as Lake Travis, Lakeline Mall and several other amenities.

Preserve at 620 features a single floor plate with 23-foot ceilings and a system of over 100 skylights. In addition, the property will offer a rich tenant experience with numerous amenities including abundant parking, a series of covered and uncovered parks and courtyards spaces, a premier fitness center, a dog run, games lawn and a sports court.

IAS is scheduled to occupy 40,000 square feet in December 2018.

PacVentures owns the project. AQUILA Commercial is leading the redevelopment and leasing efforts. Nelsen Partners is the project architect, and S. Watts is the general contractor.

High resolution renderings and more information about Preserve at 620 are available for download here:

<https://www.dropbox.com/sh/ap0gvkd2sjoyhrm/AABu7xGQu4NPeCaaFUGSJRBWa?dl=0>

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About PacVentures

PacVentures, Inc. is a commercial real estate investment firm based in San Diego, California. The company specializes in the acquisition and development of industrial, retail and office properties located in the Southwestern United States. Privately owned, PacVentures focuses on value enhancing opportunities with significant principal involvement. Its extensive knowledge and experience allows us to quickly identify and decisively act upon acquisition, leasing, development and disposition opportunities. For more information, visit: www.pacventures.com.

About AQUILA Commercial

Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 8 million square feet of office, industrial and retail properties and has over 450 corporate tenant representation clients. AQUILA offers clients full-service real estate solutions, providing tenant representation, project leasing and asset, property and project management services for office, industrial and retail properties. For more information, visit: www.aquilacommercial.com.



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