



● — Alpha

Alpha Building, the first multi-tenant office opportunity within Mueller Business District, offers the entire second floor and portion of third floor for lease. Tenant's will enjoy a state of the art new building experience with best in class amenities in a walkable setting proximate to a beautiful courtyard area, numerous restaurants/retail, and the Origin Hotel.

### Building Details and Amenities

- 210,428 SF office
  - » Available - +/- 20,000 - 57,378 RSF
  - » Level 02 - +/- 20,000 - 43,409 RSF
  - » Level 03 - +/- 13,969 RSF
- 6 stories
- 3.25/1000 parking in connected garage. Additional parking available in connected garage at market rates.
- Fitness center with showers and lockers
- Vibrant courtyard with ample outdoor seating & meeting areas
- Outdoor amphitheater perfect for company events
- Conference center on Level 1
- Grab-and-go market on Level 3
- Private balcony space available on floors 2-3

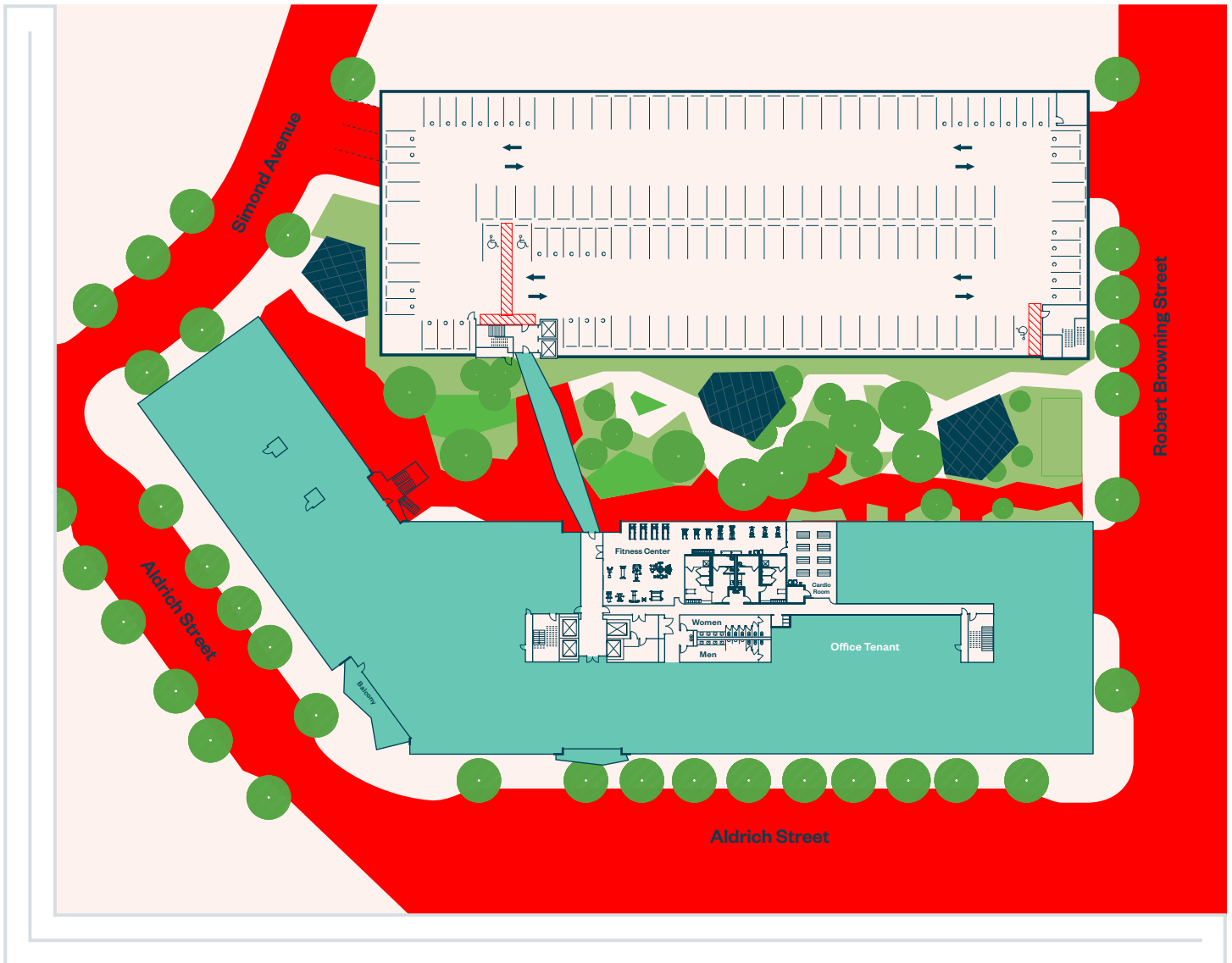


### Contact

Ben Tolson  
tolson@aquilacommercial.com  
512.684.3819

David Putman  
putman@aquilacommercial.com  
512.684.3820

Bart Matheney  
matheney@aquilacommercial.com  
512.684.3808



## Site Plan

The Mueller Business District is designed to seamlessly connect to the vibrant surrounding neighborhood. The initial phase will connect Alpha Building with ample parking through a meandering landscaped courtyard. This courtyard also acts as an activated thoroughfare connecting the campus to Robert Browning St, Aldrich St, and Simond Ave and all of their retail amenities.

## Level 2 Floorplan

Floor 2	± 20,000 - 43,409 RSF OFFICE
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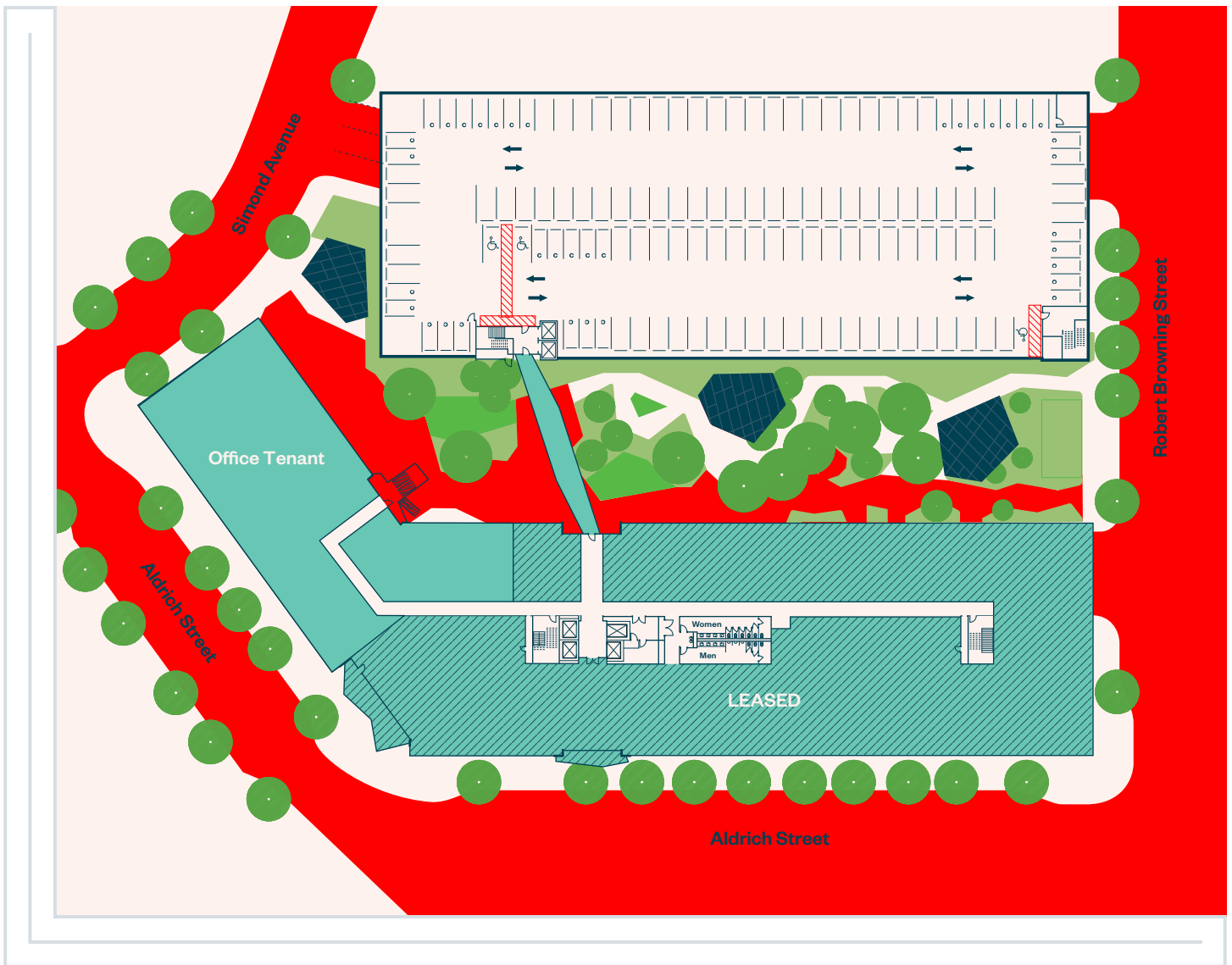
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Mueller — Business — District



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## Level 3 Floorplan

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Floor 3                      ± 13,969 RSF OFFICE

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Mueller — Business — District

# At this scale it's truly alpha level office space with buildings Bravo, Charlie, Delta, and Echo on the way.



# Area Amenities



## Unique Retail

Austin's children's museum Thinkery is one example of the retail diversity within the Mueller neighborhood. This includes restaurants, bars, Alamo Drafthouse Cinema, and an H-E-B grocery store.

## Greenspace

Green recreational and community spaces run throughout the neighborhood. Parks and trails are widely accessible and sculptures from local artists add independent character to the landscaping.

Mueller Lake Park features an amphitheater, loop trail and hosts weekly events, including a farmer's market and yoga.



## A Thriving Community

Mueller is considered Austin's fastest growing community. From community events, to nightlife and even simple neighborhood amenities such as grocery stores, Mueller residents find that everything they need is right here.

# Alpha Building



Scan or click to watch the video



Fitness Center



Interior Shell Space



Micromarket



Alpha Courtyard

# Area Amenities Map

