



FOR IMMEDIATE RELEASE

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450,000-SF Office Building Planned for Site Next to New MLS Soccer Stadium

AUSTIN, TEXAS – Capella Capital Partners (“Capella”) today announced plans for a 450,000-square-foot Class A office development on a site adjacent to the future MLS Soccer Stadium in northwest Austin.

The project, Arena Tower, will be located at 10615 Burnet Road just south of Braker Lane and one block from The Domain.

Todd Dailey, Capella principal commented on the project: “We are beyond thrilled to bring Arena Tower, a best-in-class office building to Austin’s ‘second downtown.’ The project is in the heart of the city’s North Burnet Gateway plan, with easy access to the vibrancy of the Domain and directly adjacent to the home of Austin’s first major professional sports team, Austin FC. Precourt Sports Ventures’ stadium project will serve as an entertainment and multi-purpose event venue for the city and will also include public green space. Arena Tower will truly be a one-of-kind office space, providing tenants a unique amenity rich experience.”

Rising 19 stories high, Arena Tower will offer 10 floors of office on top of 9 levels of structured parking and retail on the ground floor. The parking ratio of 4 spaces per 1,000 SF will include three levels underground followed by 9 levels above ground and two access points to direct traffic flow. The office floors will start on level 10 and feature 35,000 to 50,000-square-foot floorplates with private tenant balconies. The generous parking and large floor plates are designed to maximize efficiency.

Arena Tower will include a state-of-the-art amenity center on the 10th floor that spills out to a 7,500-square-foot sky terrace with vast views of the city. The outdoor terrace will wrap around the tenant lounge and provide an ideal spot for large company events. The floor-to-ceiling glass will bring the outdoors in and make the entire space feel truly connected. The amenity level will also include a first-class fitness center with showers, locker rooms, cycling studio, juice bar and outdoor yoga area. The multiple conference facilities were designed with flexibility in mind and will be able to seat up to 200+ people and will open onto the integrated outdoor terrace.



The lobby, much like the amenity level, will have a high-end hospitality feel with diverse seating and co-working areas, a sizeable coffee bar that opens onto outdoor seating at the front of the building, a security desk, and a large, digital screen that can be used to announce company events, cast games ongoing next door and much more.

Page, the architect behind the building, has designed an iconic tower which will boldly announce the emerging stadium district. The building has been designed as a series of terraces which step back from Burnet and culminate in two interlocking glass-clad towers punctuated by viewing platforms. Double-height ground floor retail fronts Burnet and leads to a monumental lobby that spills out onto an outdoor plaza and recreation area. A unique reticulated aluminum cladding sheathes the garage and provides a distinctive street presence for Arena Tower.

Talmadge Smith, design principal at Page shares Capella's enthusiasm for the project. "We believe Arena Tower will set the new standard for office design in North Austin by virtue of its elegance, richness of materials and overwhelmingly fantastic amenity spaces."

Capella expects to receive a site development permit from the city this summer and plans to break ground in the fourth quarter of 2019. Under this timeline, the building will deliver in the first quarter of 2021.

Ben Tolson, Bethany Perez and Bart Matheney with AQUILA Commercial have been selected to lease Arena Tower.

"We are extremely excited about working with Capella to bring this first-of-its-kind building to market in Austin. Arena Tower is a great example of Austin shifting to become a trend-setter nationally for how people design, use and experience commercial real estate," says AQUILA Commercial principal Ben Tolson.

For more information on the project or to schedule interviews with stakeholders, contact Lauren Little at 512.684.3833.

Renderings of Arena Tower can be found here:

https://www.dropbox.com/sh/pqtsmnvuy2k57jb/AABKkfUxDs8AX9OKd1QzW_mxa?dl=0

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About Capella

Capella is a full service commercial real estate firm based in Austin, Texas. Capella Capital Partners, the development arm, was recently ranked by the Austin Business Journal as the areas 9th largest real estate development firm. Capella and its principals



have delivered over one million square feet of development to the market, across various asset classes including office, retail, self-storage, and multi-family. For more information, visit: www.capellatx.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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