



**FOR IMMEDIATE RELEASE**

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## **New Ownership Brings New Name, Planned Improvements to Former Millennium Building**

Millennium Building is now Pennybacker Commons

**AUSTIN, TEXAS** – AQUILA Commercial today announced plans for a new name and new capital improvements for the office building at 6504 Bridge Point Parkway, formerly known as the Millennium Building, now Pennybacker Commons.

“The Pennybacker Bridge is an Austin icon,” says Seth Stuart, Vice President with AQUILA Commercial. “It was important to us to make sure that the new name gave a sense of place and an identity to the property.”

Madison Marquette announced its acquisition of the property earlier this month. AQUILA Commercial has been engaged to lease and manage the property.

“We are excited to work with Madison Marquette to present our market with the dynamic, multi-tenant opportunity at Pennybacker Commons” says Ben Tolson, Principal with AQUILA Commercial.

While the existing suite of common amenities includes two outdoor terraces that overlook the Texas Hill Country, Lake Austin and Downtown, a state-of-the-art fitness center and yoga studio with lockers and showers, and an on-site micromarket, there are, according to Tolson, “plans underway to augment and improve upon the existing experience with additional outdoor spaces accessible from current vacancies, an updated first floor plan that includes a tenant lounge and conferencing facilities and upgrades to the Building’s already impressive rooftop deck”.

Additionally, there are plans to build-out a spec suite on the first floor of the building. The +/- 4,229-SF spec suite will feature modern finishes, an open break area, a conference room and collaborative areas that open up onto the outdoor patio.

“There is a strong market for move-in ready spaces in this area and size range, and we believe our spec suite will fill that void and lease quickly,” commented Kaylee Aune, Associate with AQUILA Commercial.



Carson Design is the architect leading the renovations.

Pennybacker Commons is a 128,617-SF, Class A office building located along Bridge Point Pkwy, just west of Loop 360. The property currently has approximately 35,000 SF available for lease, with up to 24,561 contiguous square feet available.

Ben Tolson, Seth Stuart and Kaylee Aune with AQUILA Commercial are handling the listing.

Photos of the existing building can be found here:

<https://www.dropbox.com/sh/xihlx1bgfyfrezn/AAAKKAWNqAPVvyoMpECfvTiya?dl=0>

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### **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](http://www.aquilacommercial.com).

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