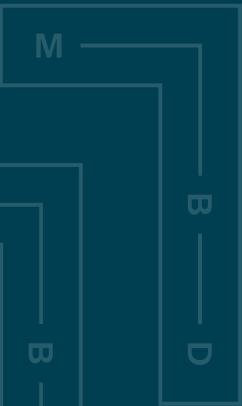
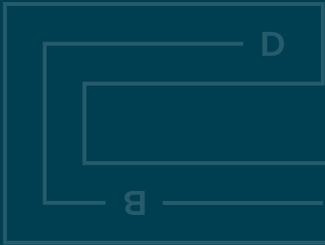


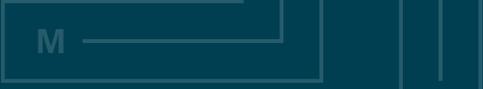
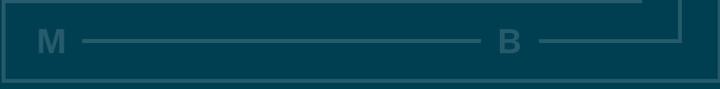
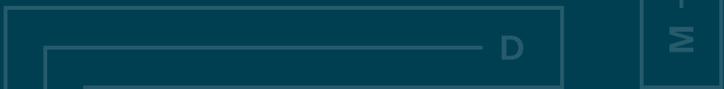
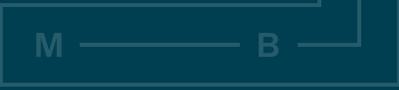
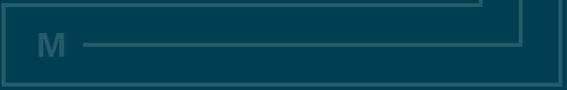
Business — District

Mueller



Business — District

Mueller



District

Mueller — Business



Room for headquarters, and shoulders, knees, and toes quarters.

The Mueller Business District offers Class A office space in the heart of the Mueller neighborhood in East Austin. All of the proposed buildings will provide corporate users state-of-the-art resources surrounded by an abundance of campus and commercial amenities. High-end restaurants and bars are accessible on foot, quality lunch spots are peppered throughout the neighborhood, and Alamo Drafthouse Cinema borders the site. It's the kind of place you'd visit on your day off.



Mueller Business District completes the original vision for Mueller as a live-work-play hub and a second city center.

At this scale, it's truly alpha level office space

with buildings Bravo, Charlie, and Delta on the way.

The Mueller Business District is a three-phase plan that sets a fully-integrated campus in a thriving neighborhood replete with amenities and resources.

Four buildings with capacity for over 795,000 SF of office space.

Alpha	236k RSF*
Bravo	235k RSF
Charlie & Delta	350k RSF

*Includes 26k RSF retail



• — Alpha

The four planned buildings in Mueller Business District are designed for companies who value their employees and culture. Each building features large shell spaces to be finished out per company specifications into Class A office space.

Campus buildings will be connected by a series of courtyards, walkways, and sidewalks. Tenants will find ample space to walk, connect, and even sit down and recharge during their day.

Floor 1	26,000 SF Retail + 5,134 SF Office
Floor 2	47,131 SF Office
Floor 3	47,991 SF Office
Floor 4	38,371 SF Office
Floor 5	35,834 SF Office
Floor 6	35,967 SF Office
Total	+/- 236,000 SF
Parking Ratio	3.8/1000

Four Buildings.

One connected campus.

Residential, retail, and even medical come together within Mueller to provide anything workers might need within walking distance from the office.

Medical



Residential



Retail



Mueller Business District





Regional Retail District

Barbara Jordan Boulevard

Dell Pediatric Research Institute

51st Street

AISD Performing Arts Center
200+ events per year

Aldrich 51
240 units

Ascension Seton Corporate Offices
150,000 SF
650 employees

Dell Children's Medical Center of Central Texas
1,400 employees

Office Phase 3
+/- 350K RSF

Barbara Jordan Boulevard

Berkman Boulevard

Greenway Lofts

American Institute for Research
100 employees

Austin Energy HQ
950 employees

Amli on Aldrich
318 units

Overture Mueller
201 units

Mueller Market District

Texas Mutual
700 employees

H-E-B
335 employees

Mueller Boulevard

Philomena St.

Aldrich Street

Sync at Mueller
301 units

Planned Multi-Family

Robert Browning St.

Office Phase 2
+/- 235K RSF

Office Phase 1
+/- 236K RSF

Mosaic at Mueller
441 units

Planned Condo/Residential

Simond Ave.

Alamo Drafthouse Cinema

Single-Family Residential

Aldrich Street

Diamond Building

Future Origin Hotel

Thinkery

Amli Mueller
279 units

levar

**It's easier to
think about it in
terms of what
you don't need.**

The Mueller neighborhood prides itself on amenities—over 30 million SF, in fact. Beyond ground level retail, restaurants, bars, and an H-E-B grocery store with pharmacy, café and fuel station, Mueller is enriched by a series of hike and bike trails that meander through open green areas. Business District tenants will find that a break for a walk or jog around the lake is right outside.



750,000 SF of retail space

140 acres of public parks



It's all of Austin in one happening place.



The greater Mueller community is active in its programming, with multiple events and festivals throughout the year. Highlights include:

- Ronald McDonald House's Lights of Love
- Mueller's Annual Movies in Your Park
- Mueller Farmers' Market (Every Sunday from 10am-2pm)



This isn't your run of the mill neighborhood. It has a grand pavilion, a dedicated food truck park, and Austin's only children's museum, Thinkery. Walkability is only as good as the places you can walk to. Mueller has over 80 restaurants, shops, and offices, from higher-end fine dining and fast local favorites to boutiques and national chains.





Parks

Ella Wooten Park

Lake Park

Northwest Greenway

Paggi Square

Southwest Greenway



Many ways to thrive.

Call Mueller home. The neighborhood features both single and multi-family living as the neighborhood has come to embrace both families and young professionals.



Home Types

Yard Houses

Garden Court Houses

Row Houses

Condominiums

Apartments

By the Numbers

	As of February 2020	Upon Completion
Single-family Homes and Condos	1,800+	2,600+
Apartments	2,100+	3,650+

Community takes flight.



Mueller is a second city hub northeast of downtown with easy access throughout the city, including to downtown, the University of Texas, and Austin's international airport. Residents and retail have flocked to the dense and vibrant development given its walkable lifestyle and seamless connectivity to the best aspects of Austin. With its wealth of amenities and flourishing culture, it's no surprise that many Austinites spend their time in Mueller or are lucky enough to call it home.



A Commitment to the Future.

Sustainability is a guiding principle in the development of the Mueller Business District. Currently, the Mueller commercial community alone has 55 LEED and AEGB certified products.



“What started as an experiment in sustainable construction 15 years ago is now known as the largest green community in Texas. A focus has been on keeping it green, not just with plants and parks, but by building super-efficient homes and offices with as many recycled materials as possible.”

Spectrum News, November 2017



Mueller Commercial Energy Savings:

18 million kWh in electricity annually

10.7 million gallons of water annually

467,250 kWh in solar energy produced

44,154 tons of construction waste
diverted

What it means you'll find:

A neighborhood that serves the densest parts of our city
while avoiding sensitive groundwater resources

140 acres of parkland and ponds sitting underneath
15,000 newly planted trees

A landscape featuring more trees than cars and rich
with native plants

An oasis where you can find cooler temperatures on hot,
summer days

Roads and bikeways made from recycled runway

Access to all forms of public transit Austin has to offer



Shorenstein Properties LLC is a privately-owned, real estate firm that has owned and operated high-quality office, residential and mixed-use properties across the U.S., with offices in San Francisco and New York since 1924.

Shorenstein's Austin portfolio includes the development and leasing of Domain 2, 7 and 8, which is comprised of over 628,000 square feet of office space.

Team Overview



With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities.

As master developer, vertical developer or both, Catellus creates places that thrive in their urban locations and attract some of the nation's top tenants and builders. Anchored by corporate headquarter facilities, hospitals, universities and other service organizations, Catellus mixed-use developments are highly valued in the local communities they serve.



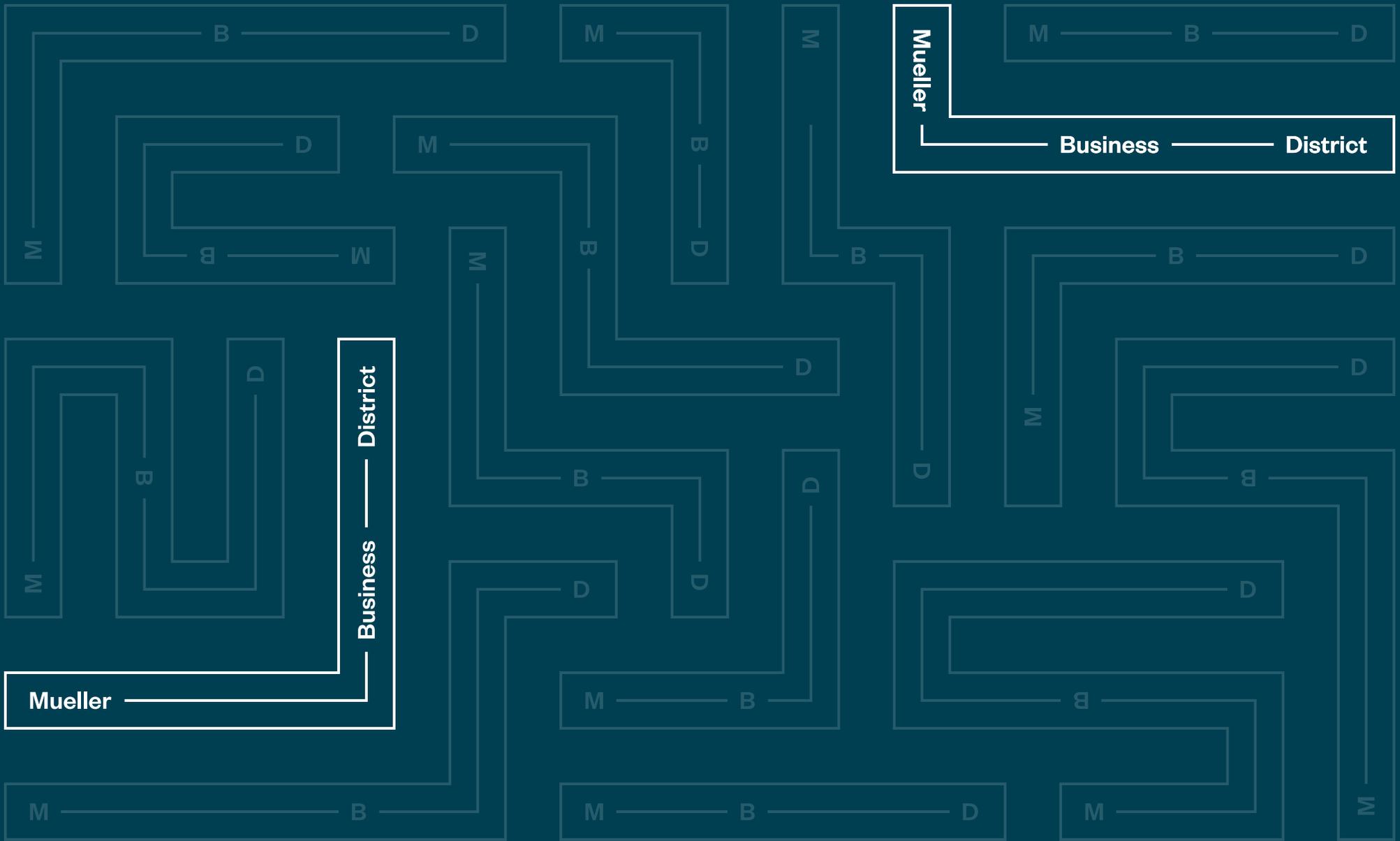
With roots extending back to a two-person partnership formed in 1898 in Austin, Texas, Page is one of the most prolific and enduring architecture and engineering design practices. From offices in Austin, Dallas, Denver, Dubai, Houston, Mexico City, San Francisco and Washington DC —as well as international affiliate offices—over 600 Page architects, planners, engineers, and interior designers provide services throughout the United States and in over 50 countries. Our diverse, international portfolio includes projects in the corporate/commercial, civic, urban housing, government and science and technology sectors, as well as academic and healthcare projects.

Page has designed over 25 million square feet of office space within the last 20 years. Recent Austin corporate/commercial projects includes Block 71, Arena Tower, UT System Administration Building, Schwab Campus and the Broadmoor Campus Master Plan.



Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 10 million square feet of office, industrial and retail properties and has over 550 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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