



FOR IMMEDIATE RELEASE

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Manpro Capital Acquires Brushy Creek Corporate Center in Cedar Park, Texas

CEDAR PARK, TEXAS - AQUILA Commercial today announced the sale of Brushy Creek Corporate Center. Manpro Capital purchased the property, and IGX Southwest, the building's developer, was the seller.

Brushy Creek Corporate Center is located at 1200 BMC Drive in Cedar Park, Texas.

Brushy Creek Corporate Center is a 231,030-sf, two-building industrial campus that sits on 16 acres. The property is above 70% leased with 61,257 square feet still available for lease in Building 1.

Current tenants in the project include:

- Additive Manufacturing Technologies (AMT) Inc., a manufacturer of 3D printing technology
- Evets Global, a semiconductor equipment refurbishment company
- Hyliion Inc., a provider of electric commercial transportation solutions

With the acquisition of Brushy Creek Corporate Center, Manpro intends to build upon the existing tenant set to attract other high-end manufacturing and R&D tenants that will complement the research and development hub that already exists within the campus.

"We are location and tenant driven in order to add value for our investors," says Marcelo M. Gutierrez, Co-Founder of Manpro Capital.

"We are seeing a lot of growth in Cedar Park, particularly in manufacturing and tech," says Leigh Ellis, Principal with AQUILA. "Because Cedar Park is so close to Austin's northwest tech hub, we're also seeing a lot of defense, software and aerospace tenants interested in the area."

Cedar Park is approximately 16 miles northwest from Downtown Austin and is one of the fastest-growing large cities in the country.



“Cedar Park proves to be an attractive destination for both inbound and local companies,” says Blake Patterson, Senior Vice President with AQUILA. “We’ve found both the City of Cedar Park and the Cedar Park Chamber of Commerce to have a number of resources and incentives available to help attract companies. Additionally, the relatively affordable housing prices when compared to Austin and the excellent school systems make the city attractive to employers looking to locate near their employees.”

Leigh Ellis, Blake Patterson and Omar Nasser with AQUILA Commercial handle the leasing for Brushy Creek Corporate Center.

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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 11 million square feet of office, industrial and retail properties and has over 600 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.

About Manpro Capital

Manpro is an industrial real estate asset manager out of Monterrey, Mexico with strong relationships with Texas based companies in order to operate their business. Their experience and knowledge in the industrial real estate is primarily in the state of Texas and the northern regions of Mexico. Manpro seeks to own AAA properties and to have AAA tenants, building sustainable landlord-tenant relationships for the long term that add clear value to the properties that they own.

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