

THE PARK

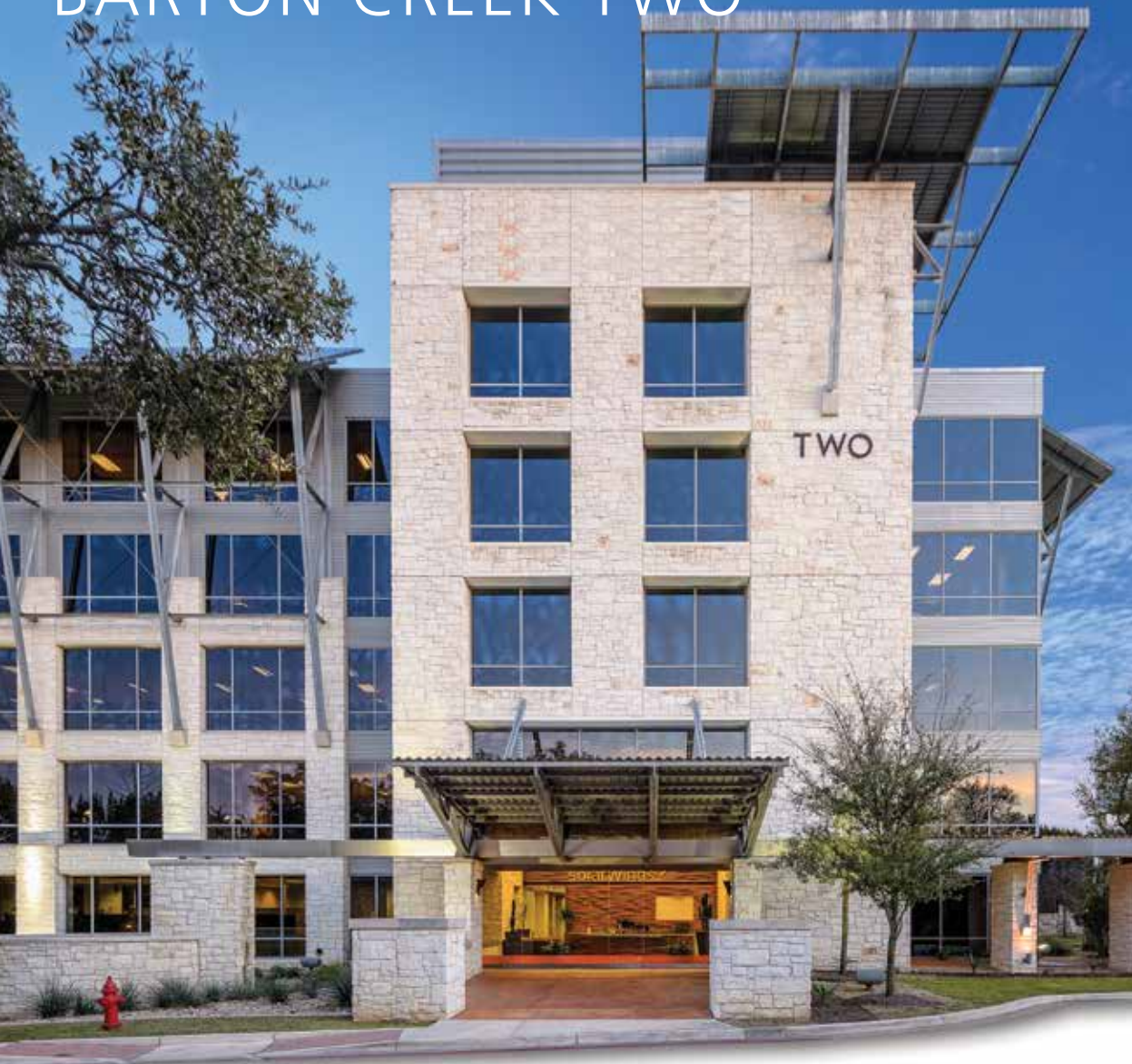
BARTON CREEK TWO



BrandywineRealtyTrust

THE PARK

BARTON CREEK TWO



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ADDRESS	3711 S. MoPac Expressway Austin, TX 78746
SUBMARKET	Southwest Austin
BUILDING SIZE	102,587 SF
YEAR BUILT	2007
PARKING	4.2/ 1,000 SF (structured)
AVAILABILITY	Suite 100 - 18,762 RSF Suite 200 - 20,228 RSF Suite 300 - 21,195 RSF Suite 400 - 21,195 RSF Suite 500 - 21,207 RSF
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	TOTAL 102,587 RSF
2014 OPEX	\$12.53

BUILDING HIGHLIGHTS

- Conveniently located at the convergence of Loop 360 & Mopac
- Wooded 20.63 acre site with spectacular views overlooking the Barton Creek Greenbelt and great visibility along major thoroughfares
- Two-story entry lobby with finishes of natural cherry wood paneling and field cut cream limestone
- On-site fitness center equipped with showers and lockers
- On-site security and 24-hour key card access
- Less than 1/2 mile to two of the best Barton Creek Greenbelt access points: Twin Falls and Loop 360

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LOCATION MAP



THE PARK ON BARTON CREEK is a unique office complex that contains two five-story office buildings of 105,000 square feet each, located at South MoPac and Loop 360. Situated on a beautiful 20 acre parklike tract, the design of The Park on Barton Creek blends in with the surrounding hill country through the use of local stone and natural building materials, and even includes a cistern to recycle rainwater. Located only six miles from the Central Business District and less than a mile from Barton Creek Mall. The Park on Barton Creek is easily accessible from South MoPac and Loop 360.

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DRIVING DISTANCES

**Austin Bergstrom
International Airport**
11 miles, 14 minutes

Downtown Austin
5.4 miles, 10 minutes

Barton Creek Mall
.7 miles, 2 minutes

Brodie Oaks Shopping Center
2.6 miles, 5 minutes

Zilker Park & Barton Springs
2.6 miles, 5 minutes

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BARTON CREEK SQUARE MALL

EAT

Abuelo's Mexican Food
Auntie Anne's Pretzels
California Pizza Kitchen
Chick-fil-A
Frullati Cafe
Godiva Chocolatier
Great American Cookie Co.
Marble Slab Creamery
Panda Express
Popcornopolis
Pretzelmaker
Paradise Yogurt

PLAY

AMC 14 Theater

SHOP

A Pea In The Pod
Abercrombie & Fitch
Ace Tailors
Aeropostale
Aldo Shoes
Al's Formal Wear
American Eagle Outfitters
Ann Taylor
APEX by Sunglass Hut
Apple Computer
AT&T
Aveda Lifestyle Store
BabyGap
Bag 'n Baggage
Banana Republic
BareMinerals

Bath & Body Works
BCBGMAXAZRIA
bebe
Ben Bridge Jewelers
Body Shop
Brookstone
Buckle
Build-A-Bear Workshop
Caché
Castle Dental Center
Cellairis
Champs
Chico's
Claire's
Clarks
Coach
Coldwater Creek
Cotton On
Crocs
Claire's Accessories
Day Spa & Salon
Dillard's
Express
Fanzz
Fast Fix Jewelry Repair
GameStop
Gap
Hot Topic
IBC Bank
J.Crew
James Avery
jCPenney
Kay Jewelers
Lady Foot Locker
Lane Bryant
LEGO Store
LensCrafters
Limited

Lucky Brand
Coach
Macy's
Men's Wearhouse
Motherhood Maternity
New York & Company
Nordstrom
Oakley
PacSun
Papaya
Payless ShoeSource
Picture People
Pottery Barn Kids
Regis Salons
Sarku Japan
Sears
Sephora
Skechers
Sleep Number
Solstice
Sprint
Steve Madden
Sunglass Hut
Talbots
Teavana
The Art of Shaving
T-Mobile
Vans
Verizon Wireless
Victoria's Secret
Visible Changes
Visionworks
Wet Seal
White House Black
Williams-Sonoma
Yankee Candle
Zales Jewelers

BRODIE OAKS SHOPPING CENTER

EAT

Bombay Bistro
Freebirds
Hunan Lion
Olive Garden
Pei Wei
The Park
Planet Subs
Pok-E-Jo's
Starbucks Coffee
Texican Café

SHOP

Accent Travel
Aesthetica Med Spa
Baubles & Beads
Diamond Nails
Edward Jones
Floor King
Games Workshop
Gymboree Play & Music
Hobby Lobby
Hoppin' House
J Co Salon
LC Nails
LuxBag Genie
Neiman Marcus Last Call
NewSound Hearing Aid Centers
Performance Bicycles
Play It Again Sports
Relax Day Spa
Sally Beauty
SAS Shoes
Second Looks

Sewing by Norma
Sprouts
Sylvan Learning
Todd Pilates
Toys "R" Us
Traditional Martial Arts
Tuesday Morning
Velocity Credit Union
Water 2 Wine

NEARBY RETAIL

EAT

Rudy's Country Bar-B-Q
IHOP
Outback Steakhouse
Pluckers Wing Bar
Tacodeli
Texas Land & Cattle Steak House

PLAY

Barton Creek Greenbelt
Barton Springs Pool
Lady Bird Lake
Lions Municipal Golf Course
Zilker Botanical Garden
Zilker Metropolitan Park

SHOP

Best Buy
Dollar Tree
Garden Ridge
Sam's Club
Spec's
Target
Walmart Supercenter

STAY

Barton Creek Resort
Extended Stay America
Hampton Inn
Holiday Inn Express
La Quinta Inn & Suites

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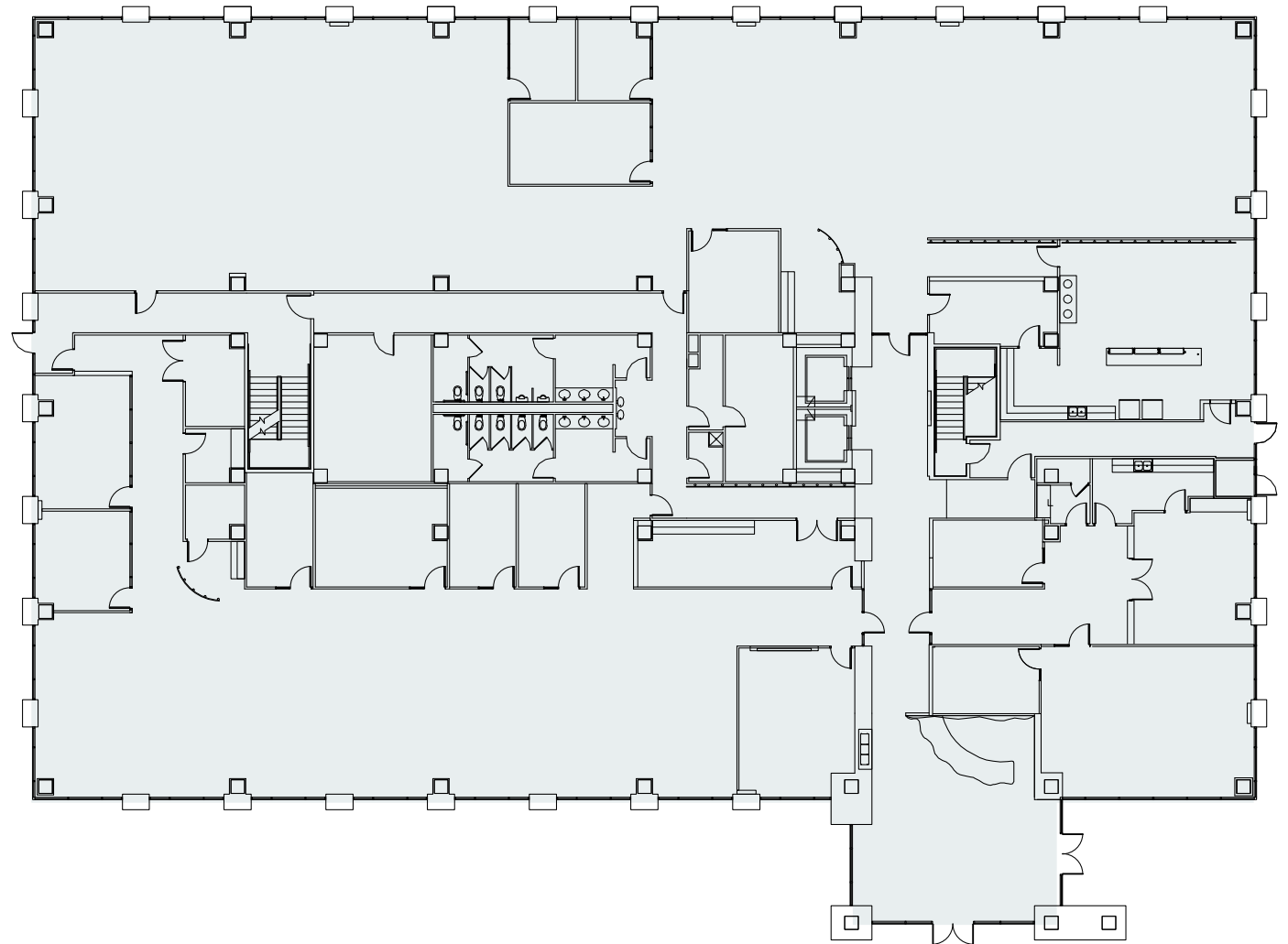


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3711 S. Mopac Expwy

SUITE 100
18,762 RSF



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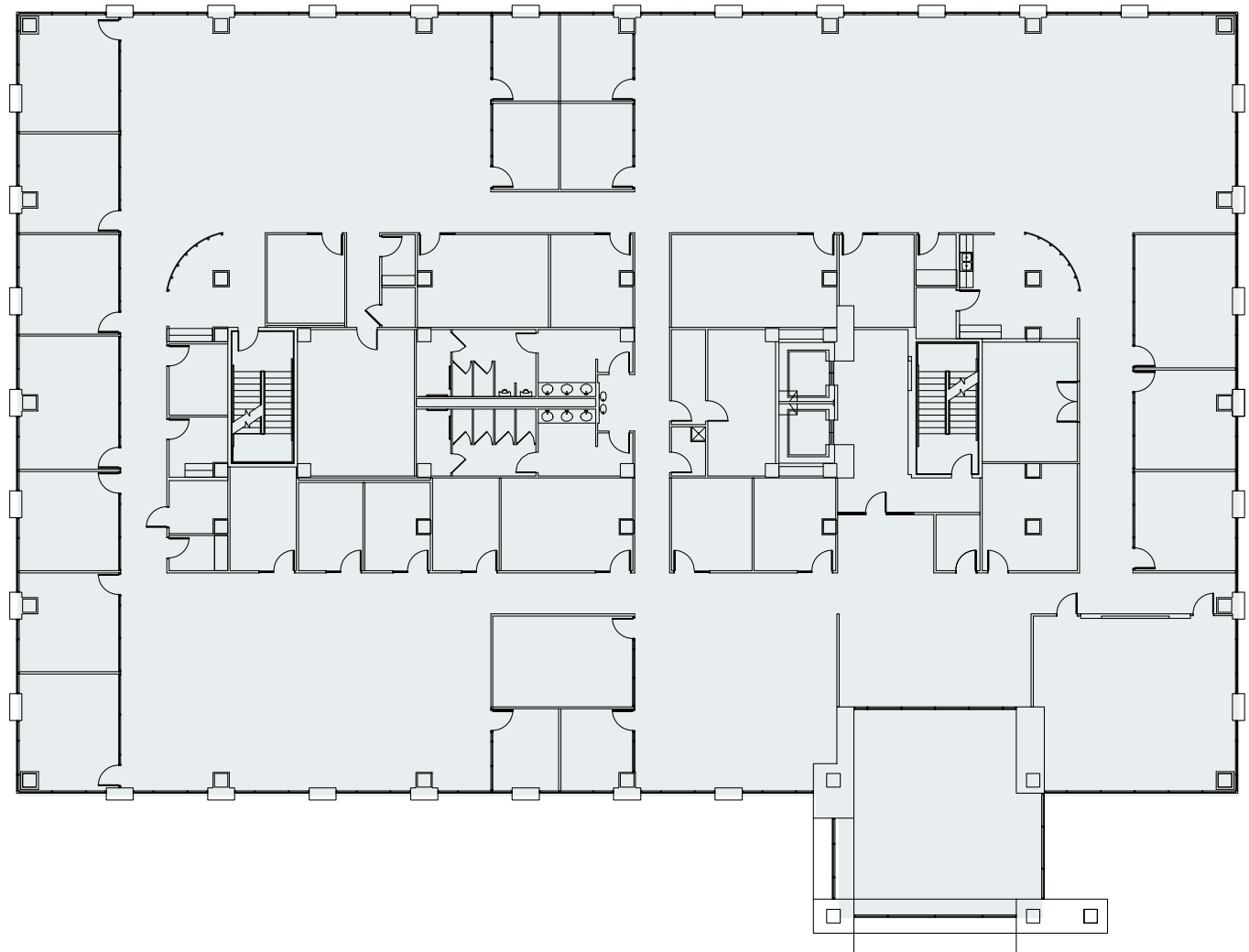
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3711 S. Mopac Expwy

SUITE 200

20,228 RSF



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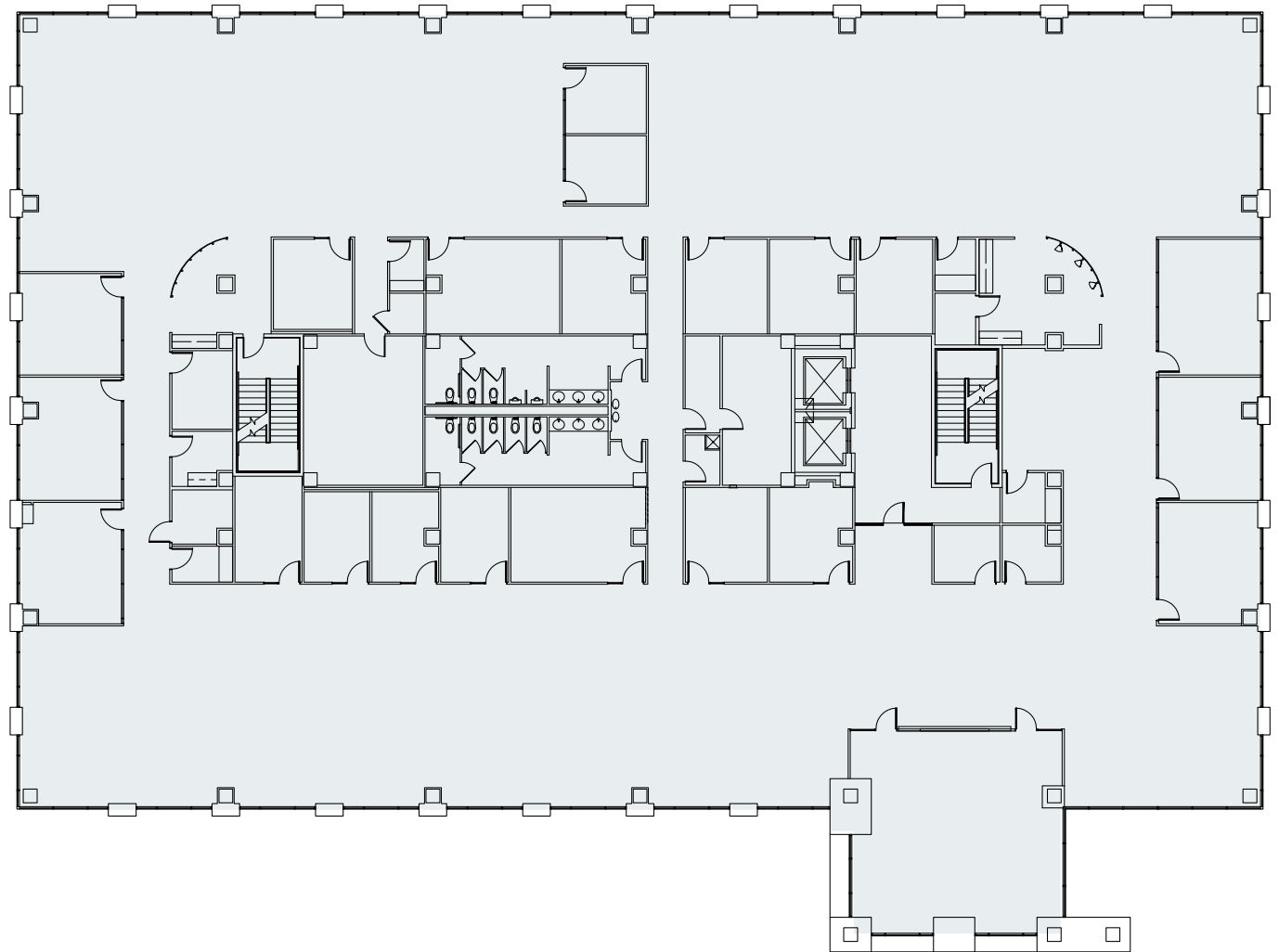
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3711 S. Mopac Expwy

SUITE 300
21,195 RSF



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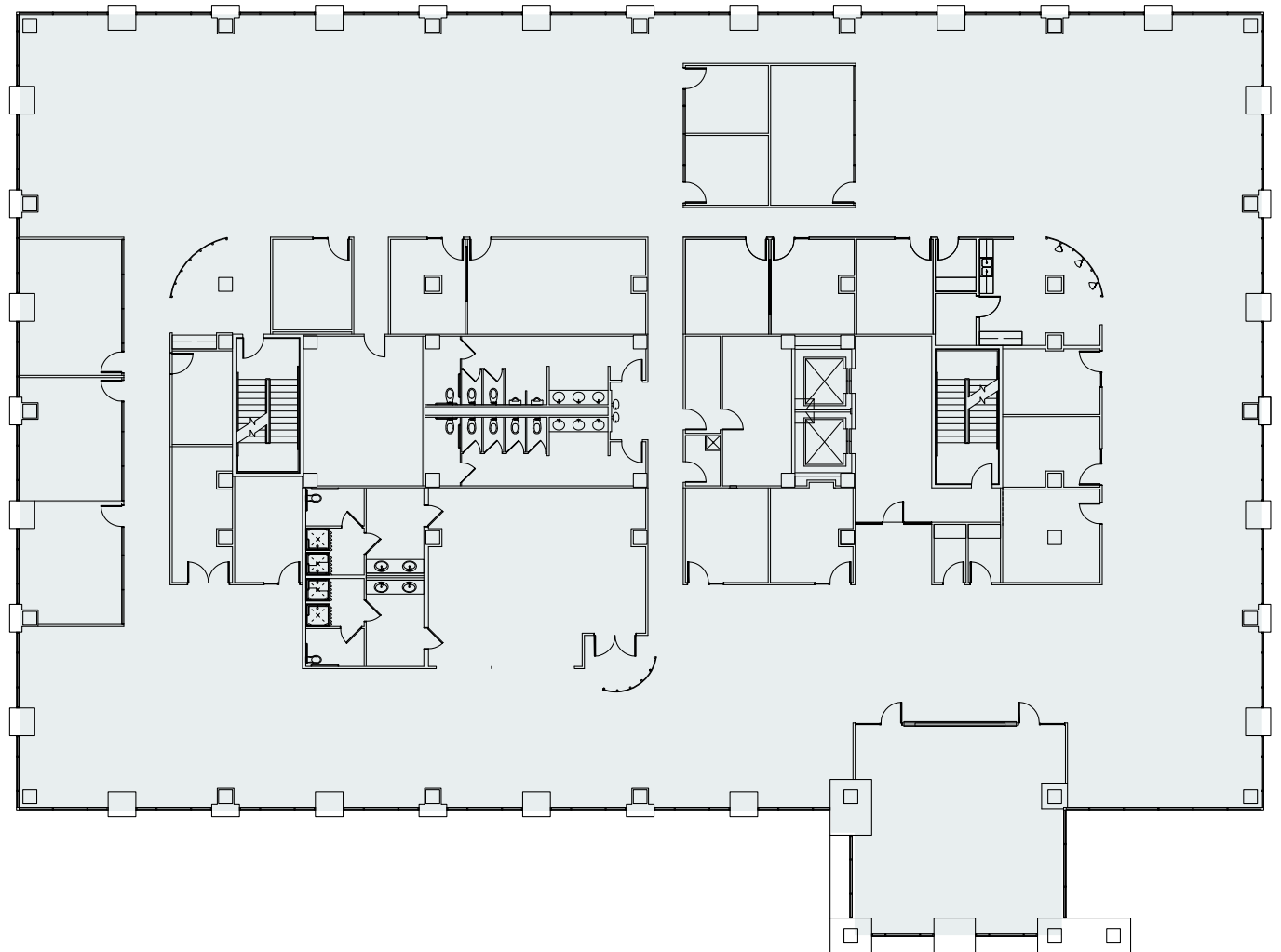
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3711 S. Mopac Expwy

SUITE 400
21,195 RSF



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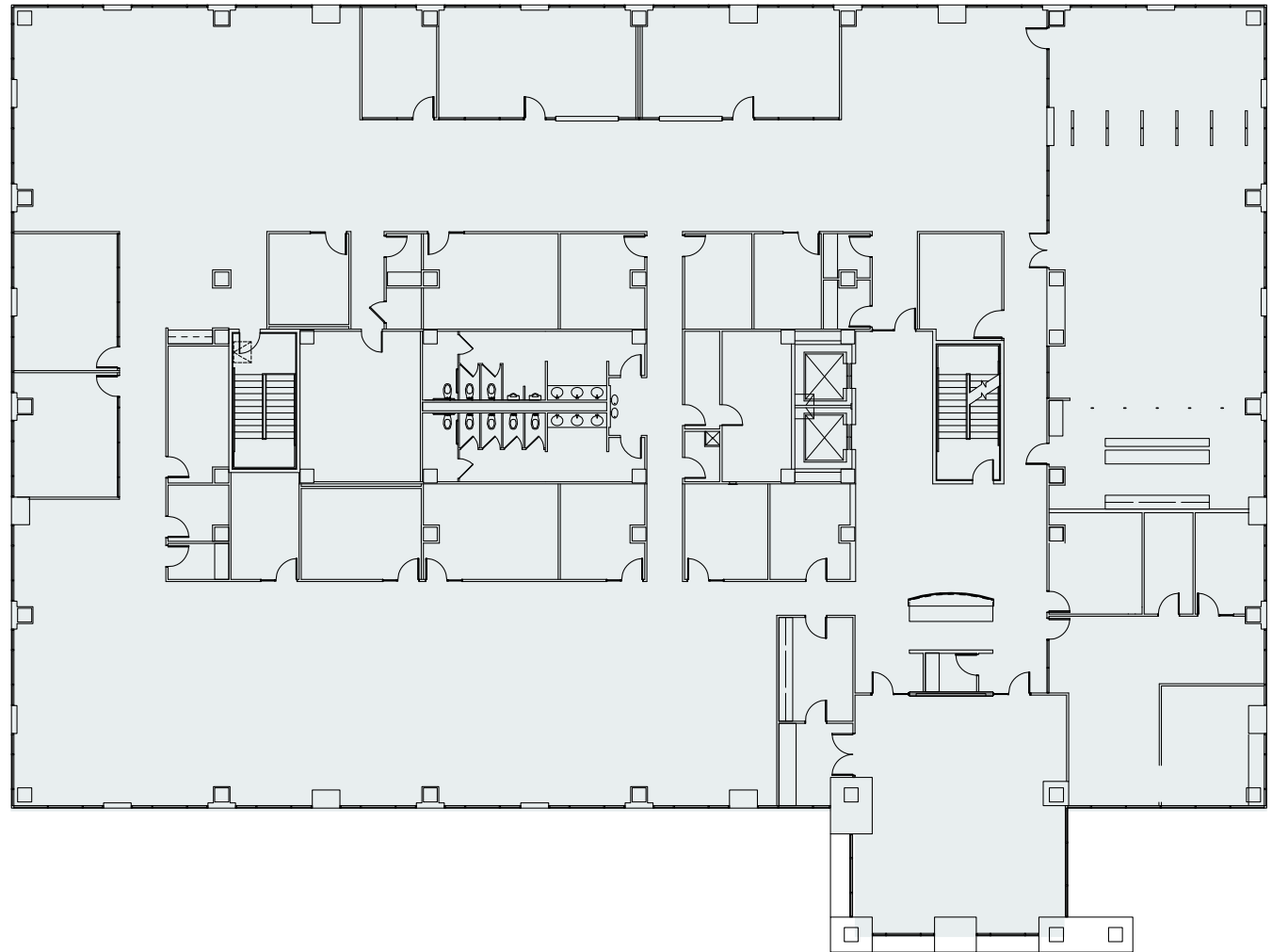
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SUITE 500
21,207 RSF



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