

Cielo



BrandywineRealtyTrust

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512.306.1994

RALPH BISTLINE | ralph.bistline@bdnreit.com

BO BEACHAM | bo.beacham@bdnreit.com

BLAIR HUNTER | blair.hunter@bdnreit.com

ADDRESS

1250 Capital of Texas Hwy.
Austin, TX 78746

SUBMARKET

Southwest Austin

BUILDING SIZE

270,711 SF

PARKING

3.7 / 1,000 SF

2017 OPEX

\$13.48

AVAILABILITY

Bld. 1, Suite 1410 - 1,050 SF, available 1.1.17

Bld. 1, Suite 1460 - 2,907 SF, available 1.1.17

Bld. 1, Suite 1470 - 3,838 SF, available 6.1.17

Bld. 1, Suite 1475 - 2,238 SF, available 1.1.17

Bld. 1, Suite 1555 - 1,889 SF, available 2.1.17

Bld. 3, Suite 3250 - 6,272 SF, divisible

BUILDING HIGHLIGHTS

- Expansive fitness facilities with showers and lockers
- Onsite banking, deli, community conference and lounge centers in three Class A six-story buildings connected by walkways
- Limitless Downtown and Hill Country views on 14 wooded acres of land at one of Austin's highest elevations
- On-site security, 24-hour key card access
- Private balconies available for select vacancies
- Wired Certified Silver



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BUILDING ONE

BUILDING TWO

BUILDING THREE



BEFORE



AFTER



BUILDING THREE LOBBY RENOVATIONS
Underway

LOCATION MAP



Zilker Park & Barton Springs 5 miles, 9 minutes

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1250 CAPITAL OF TX HWY.

RALPH BISTLINE
512.306.1994
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BO BEACHAM
512.306.1284
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BLAIR HUNTER
512.872.7193
blair.hunter@bdnreit.com

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BUILDING 1

SUITE 1410

1,050 SF

*available 4.1.17

SUITE 1460

2,907 SF

*available 1.1.17

SUITE 1470

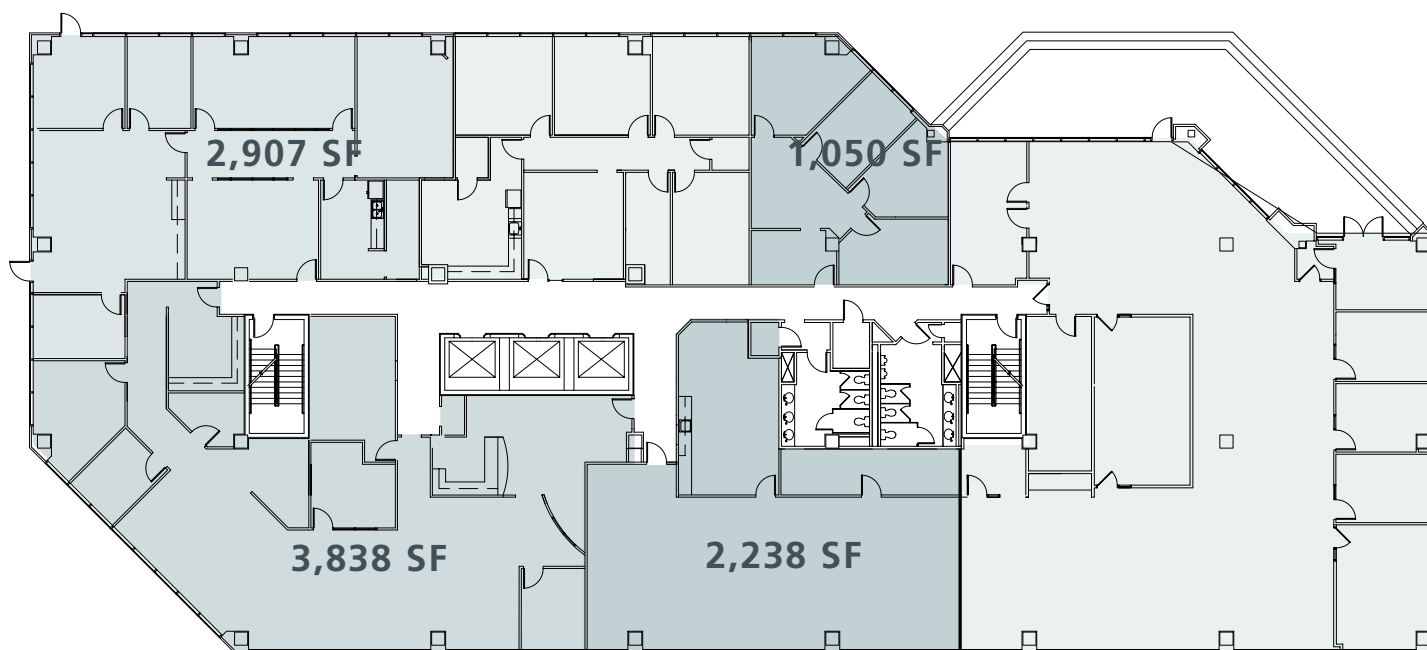
3,838 SF

*available 6.1.17

SUITE 1475

2,238 SF

*available 1.1.17



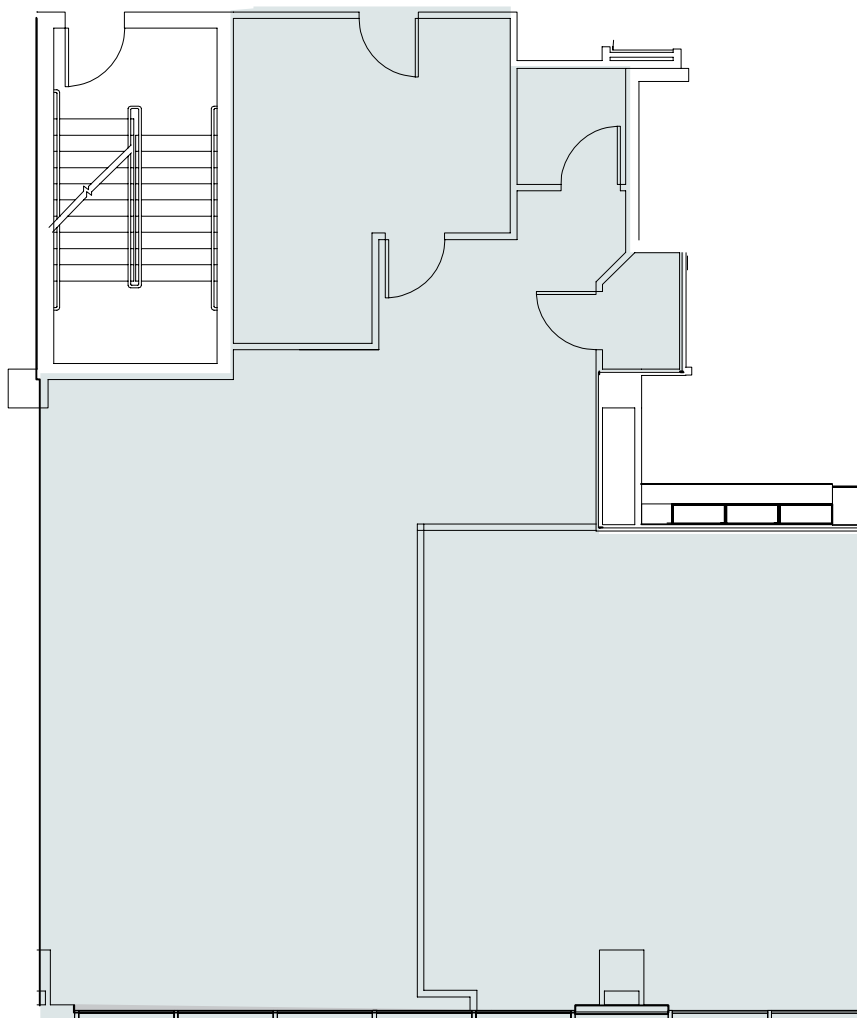
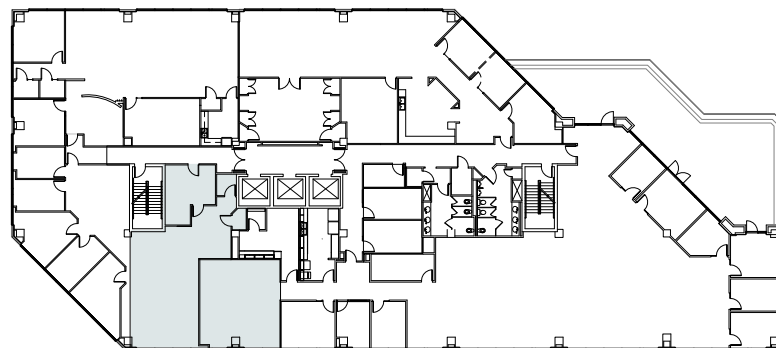


1250 CAPITAL OF TX HWY.

**BUILDING 1
SUITE 1555**

1,889 SF

* available 2.1.17



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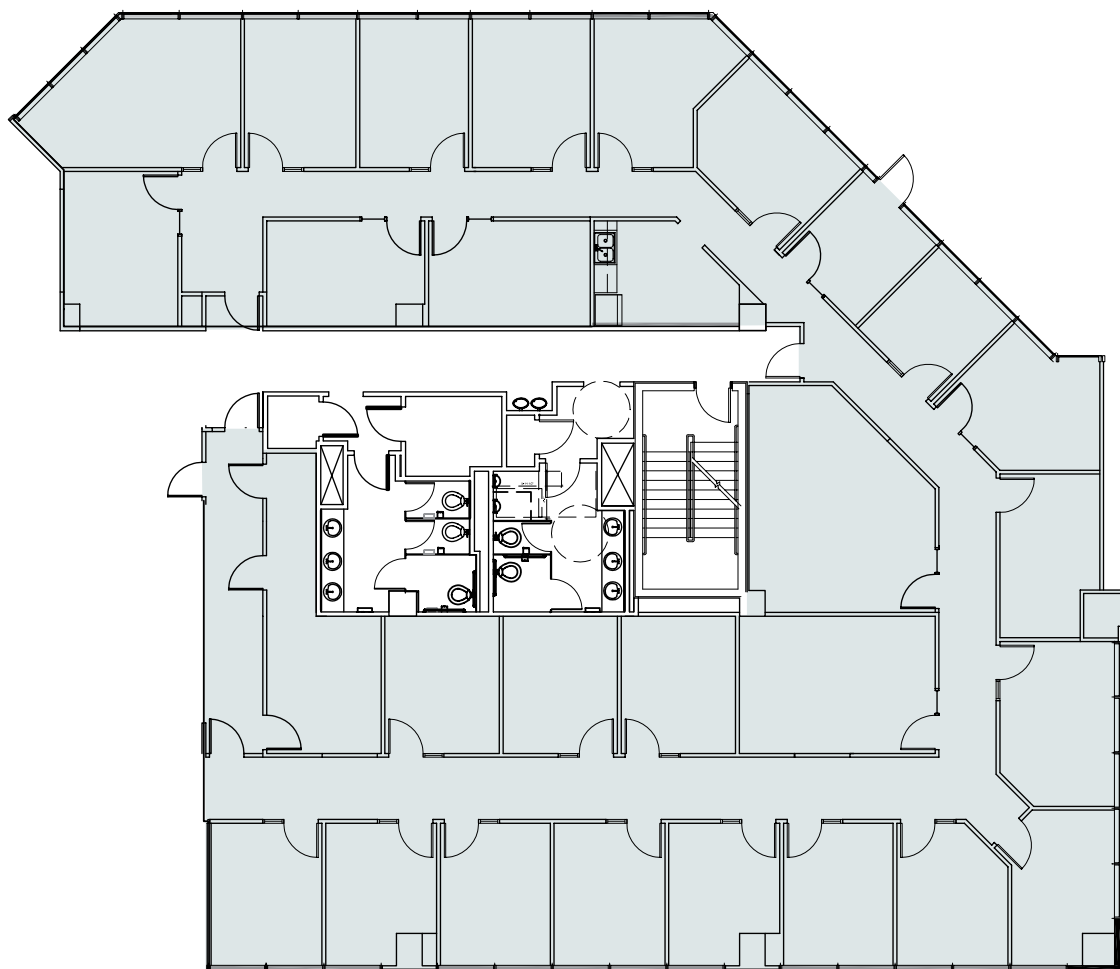
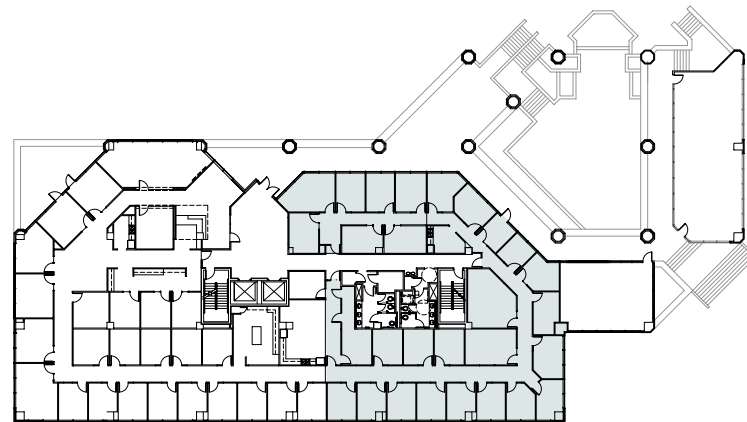
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1250 CAPITAL OF TX HWY.

BUILDING 3
SUITE 3250
6,272 SF (Divisible)



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