

# QUARRY LAKE II

4616 Seton Center Pkwy | Austin, TX



## BUILDING HIGHLIGHTS

- 8.66 Acres
- Year Built: 1998
- Floors: 3
- Parking: 4.2/1000

## RECENT IMPROVEMENTS

- 1st and 2nd floor lobby renovation by Gensler Architecture
- landscape upgrades to include an outdoor amenity courtyard with shaded and open air seating

Class A Office Building

**120,559 SF**

## AVAILABILITY

Suite 120 - 1,724 SF  
Available 08.01.2019

for more information:

RALPH BISTLINE  
512.306.1283  
[Ralph.Bistline@bdnreit.com](mailto:Ralph.Bistline@bdnreit.com)

BLAIR NELSON  
512.872.7193  
[Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)

111 Congress Ave,  
Suite 3000 Austin, TX 78701

[www.bandywinerealty.com](http://www.bandywinerealty.com)





## LOCATION AND NEIGHBORHOOD AMENITIES

- Adjacent to Quarry Lake
- Less than one mile from the Domain with direct access via Braker Lane
- Walking distance to Pure Austin Fitness, Roaring Fork, and Red's Porch
- Over 50 restaurants, 5 hotels, 4,000 multi-family units and 2 million square feet of retail between the Arboretum and the Domain
- Tenant access to a 0.8-mile hike and bike trail surrounding Quarry Lake

Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.



for more information:

RALPH BISTLINE  
512.306.1283  
[Ralph.Bistline@bdnreit.com](mailto:Ralph.Bistline@bdnreit.com)

BLAIR.NELSON  
512.872.7193  
[Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)

111 Congress Ave,  
Suite 3000 Austin, TX 78701

[www.brdwinerealty.com](http://www.brdwinerealty.com)