

# BROADMOOR







A DYNAMIC, TRANSIT-ORIENTED,  
MIXED-USE COMMUNITY

WITH AN AUSTIN STATE OF MIND.

# BROADMOOR

[CLICK FOR PROJECT VIDEO](#)

STARTING WITH 11 ACRES OF PARKS AND CREATIVE PUBLIC SPACES, BROADMOOR IS AN INNOVATION CAMPUS, A DOWNTOWN DISTRICT AND AN URBAN NEIGHBORHOOD COMBINED INTO ONE. KNOWN FOR DECADES AS “THE IBM CAMPUS”, BROADMOOR HAS BEEN AN ACTIVE PART OF AUSTIN’S DEVELOPMENT AS A DYNAMIC TECHNOLOGY HUB.

LOCATED ADJACENT TO THE DOMAIN, THIS 66-ACRE TRANSIT-ORIENTED, MIXED-USE DEVELOPMENT SHOWCASES WHAT MAKES AUSTIN AUTHENTIC.



BROADMOOR AND THE DOMAIN SIT AT THE CULTURAL AND PHYSICAL CROSSROADS OF AUSTIN'S NORTHSIDE—WITH MAJOR TECH FIRMS CONCENTRATED TO THE NORTH, THE STUNNING HILL COUNTRY TO THE WEST AND THE VIBRANT URBAN AREAS OF DOWNTOWN AND AUSTIN'S EASTSIDE TO THE SOUTH—MAKING THE LOCATION BOTH CONVENIENT TO A GROWING, DIVERSE AND HIGHLY-EDUCATED POPULATION.



THE DOMAIN WILL ALSO BE HOME TO AUSTIN FC UPON COMPLETION OF THE SOCCER STADIUM IN 2021.





# BROADMOOR



OVER 20+ ACRES OF  
PARK SPACE



MORE THAN 23 MILES OF  
EXISTING AND PLANNED  
JOGGING TRAILS AND  
BIKE ROUTES



OVER 60 RESTAURANTS



9 HOTELS =  
1,438 ROOMS



17 MULTIFAMILY  
PROJECTS = 6,328 UNITS



2.6+ MILLION SF OF RETAIL  
INCLUDING TOPGOLF AND  
WHOLE FOODS MARKET

CHARLES SCHWAB

IBM

TOP GOLF

TREND MICRO

INDEED

INDEED

AUSTIN FC STADIUM

BRAKER LANE

DILLARDS

AMAZON

NORDSTROM

CENTRAL PARK

LONE STAR COURT

HANGER

BURNET RD

EXPEDIA

FACEBOOK

WHOLE FOODS

WEWORK

EXPEDIA

LE CORDON BLEU

NATIONAL INSTRUMENTS CAMPUS

WESTIN

ALOFT

BLACKBAUD

MOPAC EXPRESSWAY

	OFFICE/EMPLOYERS
	HOTELS
	RETAIL
	ENTERTAINMENT

## A NEW DESTINATION IN THE BOOMING NORTHSIDE

### DIRECTLY ADJACENT TO THE DOMAIN

THE DOMAIN, A 1.22 SQUARE MILE MIXED-USE DEVELOPMENT IS A MAJOR RESIDENTIAL, RETAIL, ENTERTAINMENT, AND OFFICE DESTINATION FOR LOCALS AND VISITORS, WITH ALL OF THE URBAN AMENITIES EXPECTED, BUT AT A MUCH LOWER COST THAN THE CBD.









## CURRENT STATUS OF BROADMOOR CAMPUS





A DESTINATION FOR ALL AUSTINITES

THE DOMAIN

BURNET RD

HIGHLY AMENITIZED.  
CULTURALLY VIBRANT.  
IMMEDIATE ACCESS TO  
MASS TRANSIT

66  
ACRES

3.2M  
SF OF OFFICE SPACE

11  
ACRES OF GREEN SPACE

382K  
SF OF RETAIL SPACE

248K  
SF OF HOTEL SPACE

ONE  
NEW METRO RAIL SPACE

**A**



360,000 SF OFFICE  
DELIVERS Q3 2022



TRIANGLE  
PARK

**L2**



BUILDING TWO  
550,000 SF OFFICE  
DELIVERS Q1 2023

RECREATION PARK

**B**  
GROCEER

GROVE  
PARK

**D**  
LUXURY HOTEL

**F**  
MULTI-FAMILY

NEW YORK  
LIFE  
IBM  
CISCO

PALM WAY

TRIANGLE  
PARK

**L1**



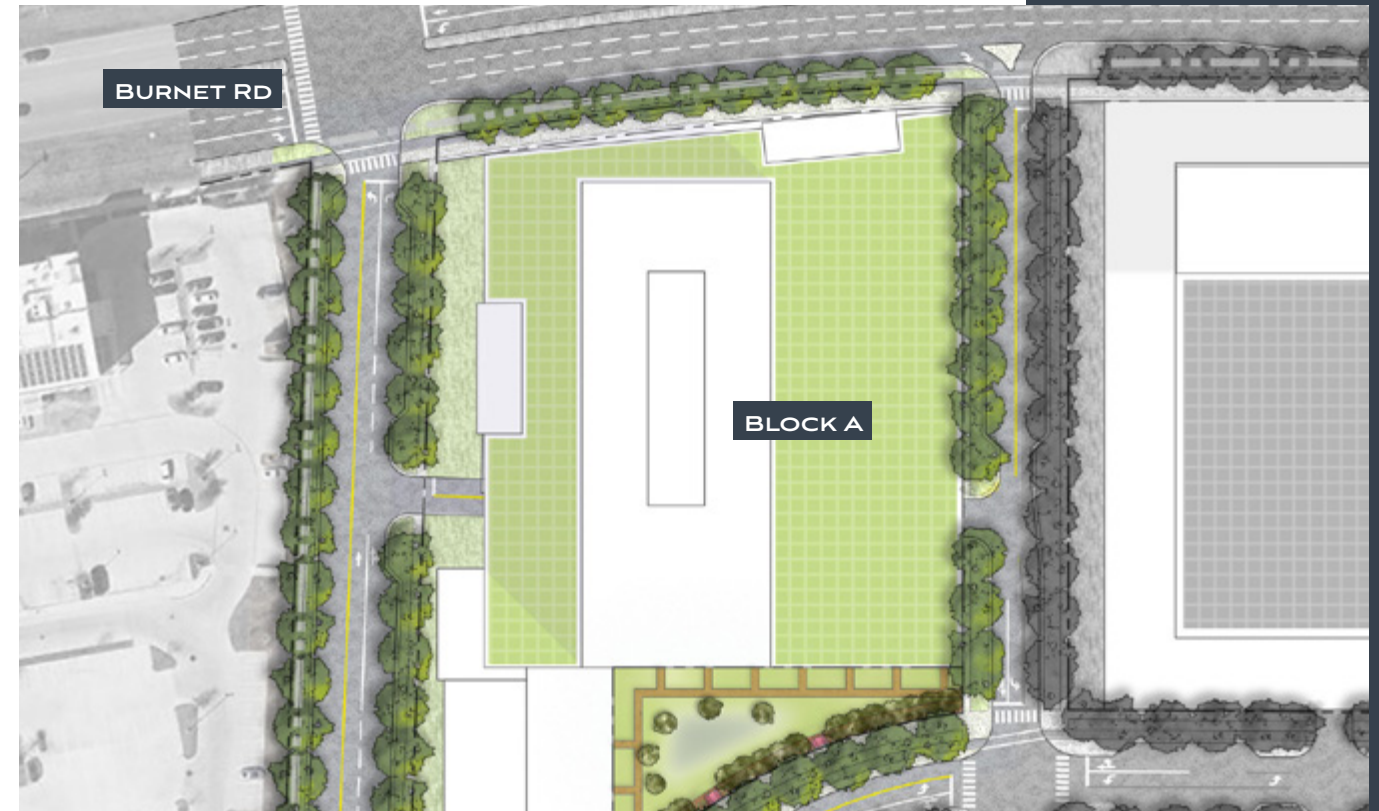
BUILDING ONE  
750,000 SF OFFICE  
DELIVERS Q1 2023

TRANSIT STATION

LAKE PARK



## BLOCK A



- 44,000 SF FLOOR PLATES
- FLOOR TO CEILING GLASS WITH GREAT VIEWS
- 9'10" FINISHED CEILINGS TYPICAL, 12'10" OPEN
- MODERN CONFERENCE AND FITNESS CENTER
- 4/1,000 PARKING RATIO
- OUTDOOR TERRACES THROUGHOUT
- 14 FLOORS (8 OFFICE)
- CAR CHARGING STATIONS AND SECURED BIKE STORAGE
- ELEVATOR DESTINATION DISPATCH SYSTEM
- LEED SILVER
- 45' BAY DEPTHS

4.72  
ACRES

360K  
SF OF OFFICE

300  
MULTIFAMILY UNITS

Q3 2022  
DELIVERY



# BLOCK A LOBBY RENDERINGS





# BLOCK A LOBBY RENDERINGS



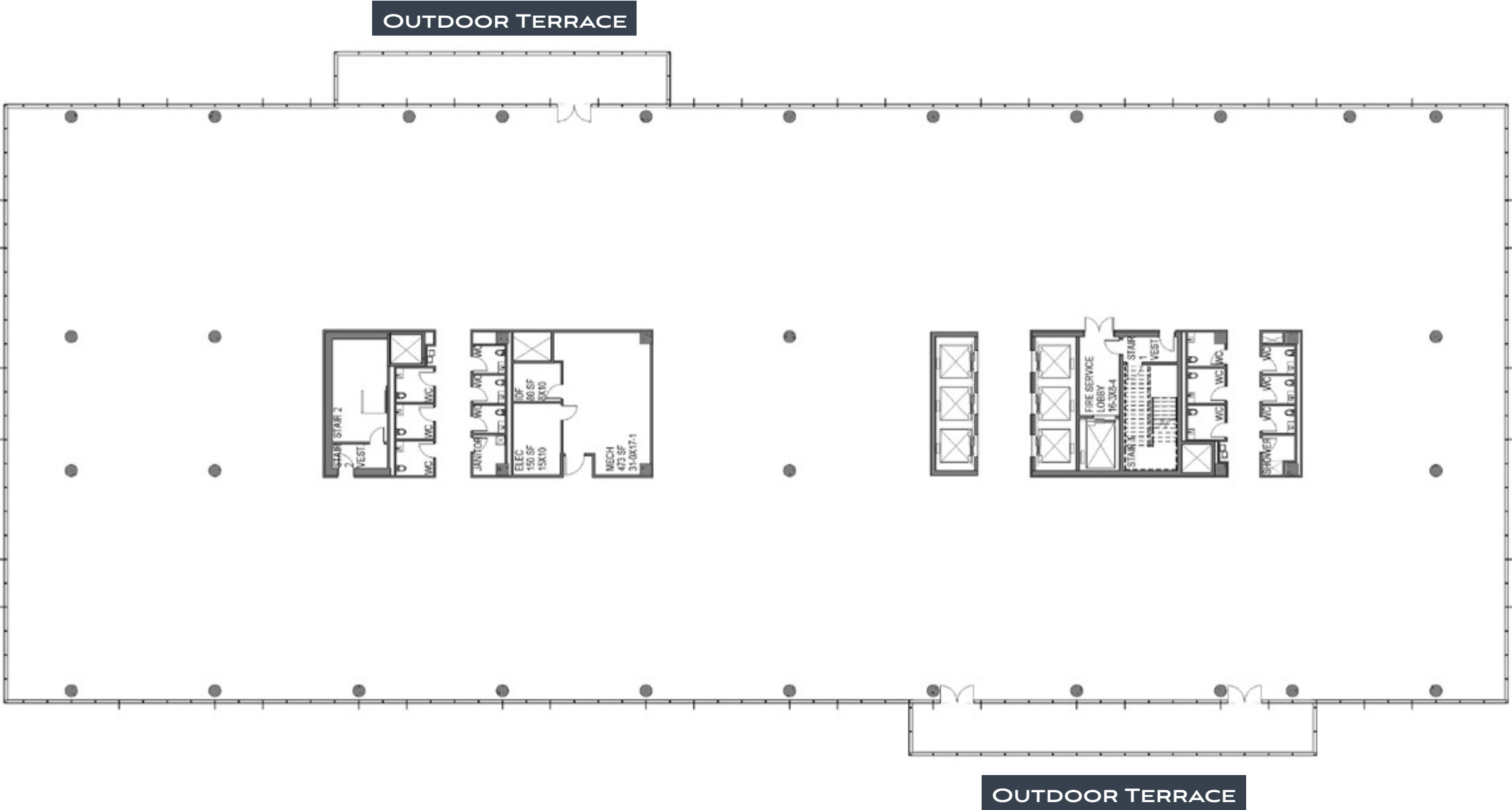


# BLOCK A LOBBY RENDERINGS





BLOCK A FLOORPLAN



14TH  
LEVEL

45,193  
SF

Q3 2022  
DELIVERY



BLOCK L



BLOCK L

BROADMOOR'S BLOCK L PARCEL WILL CONSIST OF THE SITE'S ICONIC TOWER, LOW-RISE OFFICE, STRUCTURED PARKING, AND THE TRAIN STATION. THE BLOCK WILL ALSO HAVE A FULLY PROGRAMMED PLAZA CONNECTING THE TRANSIT PLATFORM AND OFFICES.

14.75  
ACRES

750K  
SF BUILDING ONE

550K  
SF BUILDING TWO

NEW  
METRO RAIL  
STATION

Q1 2023  
DELIVERY



# BLOCK L



- MODERN, ICONIC DESIGN
- 30,000 SF FLOOR PLATES
- FLOOR TO CEILING GLASS WITH PANORAMIC VIEWS
- 10’ FINISHED CEILINGS TYPICAL, 14’ OPEN
- MODERN CONFERENCE AND FITNESS CENTER
- OUTDOOR TERRACES THROUGHOUT
- 2.5/1,000 PARKING RATIO
- 25 FLOORS
- CAR CHARGING STATIONS AND SECURED BIKE STORAGE
- ELEVATOR DESTINATION DISPATCH SYSTEM
- LEED SILVER
- 38'-46' BAY DEPTHS



- 18,000 - 30,000 SF FLOOR PLATES
- FLOOR TO CEILING GLASS WITH GREAT VIEWS
- 10’ FINISHED CEILINGS TYPICAL, 14’ OPEN
- MODERN CONFERENCE AND FITNESS CENTER
- OUTDOOR TERRACES THROUGHOUT
- 2.5/1,000 PARKING RATIO
- 19 FLOORS
- CAR CHARGING STATIONS AND SECURED BIKE STORAGE
- ELEVATOR DESTINATION DISPATCH SYSTEM
- LEED SILVER
- 45’ BAY DEPTHS

## BLOCK L

BROADMOOR’S BLOCK L PARCEL WILL CONSIST OF THE SITE’S ICONIC TOWER, LOW-RISE OFFICE, STRUCTURED PARKING, AND THE TRAIN STATION. THE BLOCK WILL ALSO HAVE A FULLY PROGRAMMED PLAZA CONNECTING THE TRANSIT PLATFORM AND OFFICES.

14.75  
ACRES

750K  
SF BUILDING ONE

550K  
SF BUILDING TWO

NEW  
METRO RAIL  
STATION

Q1 2023  
DELIVERY



TOTAL PARK AREA - 10.8 ACRES

5 MINUTE WALK

Alterra Parkway

Palm Way

Burnet Road

Duval Road

Mopac Expressway

Connector Street

Gracy Farms Lane

Walnut Creek Greenbelt

Schwab Campus

1.0  
acres

1.1  
acres

0.45  
acres

1.4  
acres

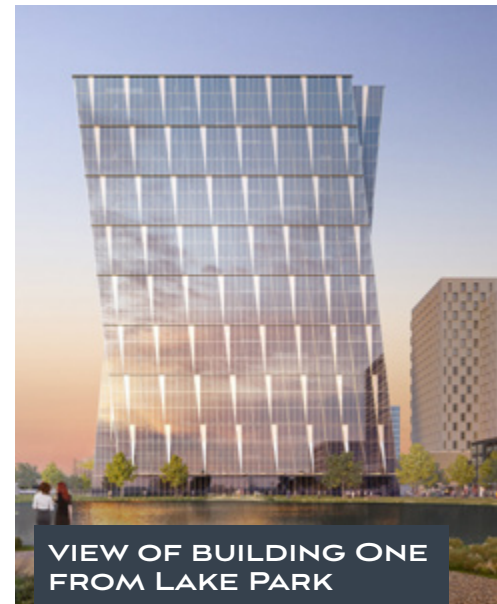
6.9  
acres



# A REFLECTION OF THE AUSTIN SPIRIT



LAKE PARK



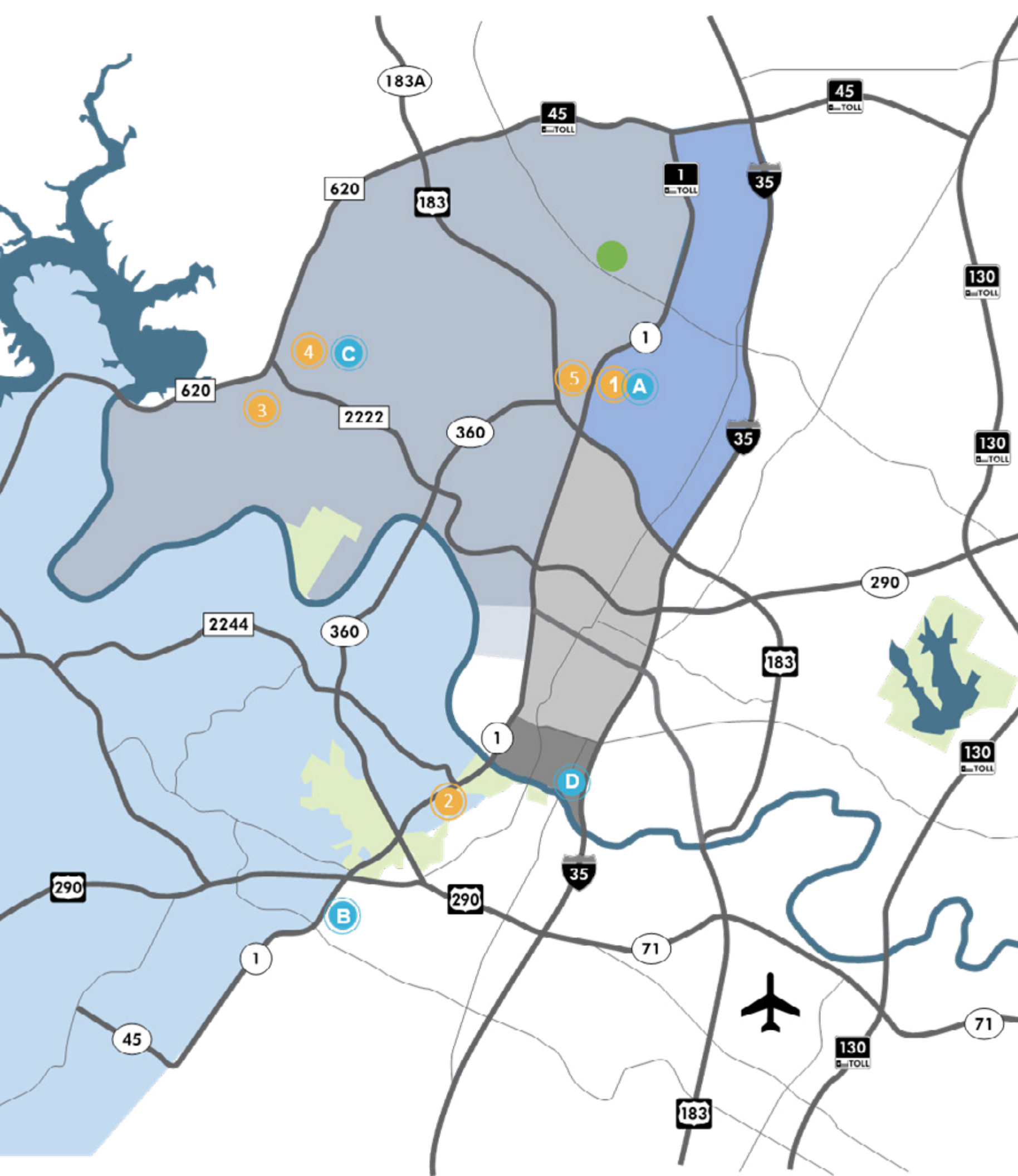
VIEW OF BUILDING ONE  
FROM LAKE PARK



TRANSIT STATION







# 2.9M SF

## EXISTING PROJECTS

- ① BROADMOOR
- ② ONE - FOUR BARTON SKYWAY
- ③ RIVER PLACE
- ④ FOUR POINTS: I-III
- ⑤ QUARRY LAKE II

# 7.2M SF

## DEVELOPMENT PROJECTS

- Ⓐ BROADMOOR REDEVELOPMENT
- Ⓑ GARZA RANCH
- Ⓒ FOUR POINTS: IV
- Ⓓ 405 COLORADO

NORTH

NORTHWEST

CENTRAL

CBD

SOUTHWEST



# BROADMOOR





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FOR MORE INFORMATION CONTACT

512.306.1994

512.499.4900

**RALPH BISTLINE**

RALPH.BISTLINE@BDNREIT.COM

**TROY HOLME**

TROY.HOLME@CBRE.COM

**DON WEEKLEY**

DON.WEEKLEY@BDNREIT.COM

**CASEY FORD**

CASEY.FORD@CBRE.COM

**BLAIR NELSON**

BLAIR.NELSON@BDNREIT.COM

**KATIE EKSTROM**

KATIE.EKSTROM@CBRE.COM

[WWW.BROADMOORAUSTIN.COM](http://WWW.BROADMOORAUSTIN.COM)



**CBRE**