FAA SJAGE







VILLAGE GREEN / TOWN CENTER



A NEW CULTURAL AND BUSINESS CORNERSTONE OF AUSTIN'S UPPER EAST SIDE.



EastVillage is located on East Parmer Lane, in an area known as Tech Ridge, directly across from Samsung Austin Semiconductor and less than 30 minutes from Tesla's Gigafactory manufacturing facility. This 425-acre project is just inside Loop 130, with quick access to Austin Executive Airport and multiple major highways. The strategic location of EastVillage makes this project easily accessible to the increasing employee presence and corporate business activities in the surrounding five-mile radius. Nearby premiere business park, Parmer Austin's complementary corporate lab and office tenancy includes Dell, General Motors, 3M, Apple, and a growing number of international tech start-ups.

It all comes together in Austin's Upper East Side, as one of the city's largest commercial real estate projects currently underway, where EastVillage defines the new tech frontier the area's leading commercial real estate market.

The developer, Reger Holdings LLC, is a successful, third-generation real estate investment and development company focused on commercial and industrial value-add real estate acquisitions and asset management, as well as residential and mixed-use real estate development.

The commercial tenant mix of corporate and businesses includes more than 1.5 million square-feet of office space, three-hundred and thirty thousand square-feet of retail space, ninety-five thousand square-feet of restaurant space, up to seventy thousand square-feet of grocery store space, a thirty-eight thousand square-foot theater, three hotels with five hundred keys, twenty-four hundred multi-family units, and four hundred and sixtysix single-family homes designed by KB Home.

This is active living at its best. The massive, mixed-use urban center features multi-family residential living over a rich collection of retail and restaurants in a corporate environment with a 1.4-acre village green, that includes an outdoor amphitheater. The project's 150-acre wooded preserve contains more than five miles of hiking and biking trails and a network of bridge and pedestrian pathways connecting nature to this dynamic, urban setting. Multiple living options incorporate a collection of both work and lifestyle amenities, naturally attracting the creative class that is making its mark on the future of the technology, art, business, and social scenes of Austin.





A VIBRANT PLACE TO LIVE, WORK, AND HAVE FUN VERY CLOSE TO HOME.



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THE OFFICE PLAN

PHASE I:

Building 1: 160,000 SF (4–Story Office) Building 6: 105,000 SF (3–Story Science/Technology/Lab)

PHASE III:

Building 3: 665,400 SF (15-Story Office) Building 4: 339,200 SF (8-Story Office)

PHASE II:

Building 2: 105,000 SF (3-Story Science/Technology/Lab) Building 5: 160,000 SF (4-Story Office)



Diagram Legend Commercial Retail, Restaurant Hotel

Mixed-Use Multifamily over Retail





THE MASTER PLAN

Multi Family Residential 4-Story Garden Residential

Single Family Residential

Office



NATURALLY ATTRACTING THE CREATIVE CLASS THAT IS MAKING ITS MARK ON THE FUTURE OF TECHNOLOGY, ART, BUSINESS, AND THE SOCIAL SCENE OF AUSTIN.



BUILDING 1 160,000 SF



BUILDING 2 105,000 SF Stor<u>y Science</u>

HOUR AR DECKER NORMALE HILL

BUILDING 6 105,000 SF -Story Science/

Technology/Lab





A NATURAL FUSION OF GENERATIONS AND CULTURAL INFLUENCES.



OFFICE CAMPUS // FOR LEASE // 3500 EAST PARMER LANE, AUSTIN, TEXAS 78754



WHERE URBAN DENSITY AND EXPANSIVE GREEN SPACES MERGE WITH LIFE, WORK, AND ENTERTAINMENT.



OFFICE CAMPUS // FOR LEASE // 3500 EAST PARMER LANE, AUSTIN, TEXAS 78754





LIVE, WORK, & PLAY. THIS IS ACTIVE LIVING AT ITS BEST.



1,500,000 SF **Office Campus**



330,000 SF Retail **Office Space**



19 Restaurants, 95,000 SF



37,000 SF Grocery Space





38,000 SF Movie Theater

Green



3 Hotels with 500 Keys



Single Family Home Designs by **KB Home**



2,460 Multi-**Family Units**





1.4 Acre Village 150-Acre **Naturally Wooded** Preserve



Active Communities



More than 5 miles of Bridge and Pedestrian Connectivity

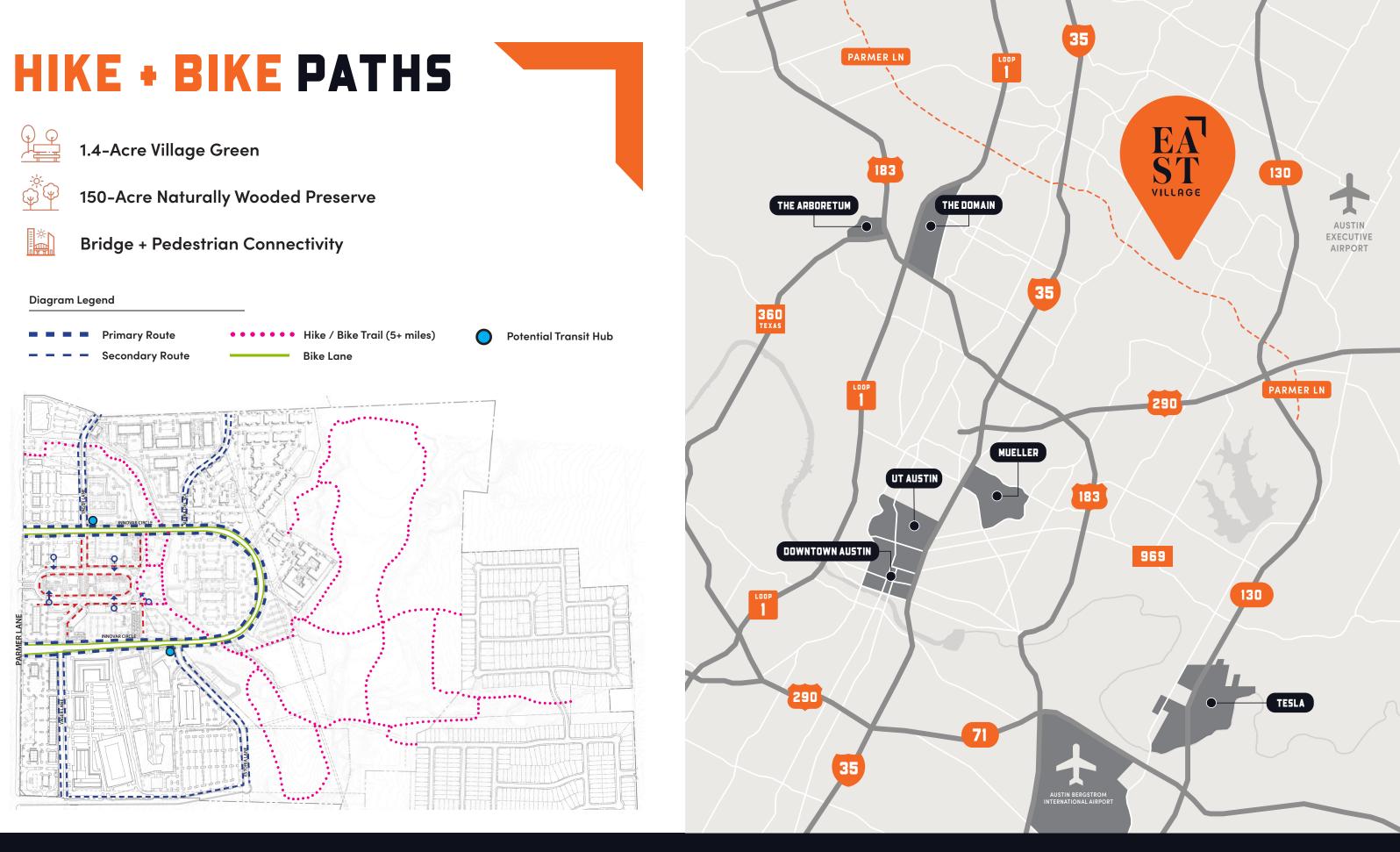




Pedestrian view of mixed-use multifamily

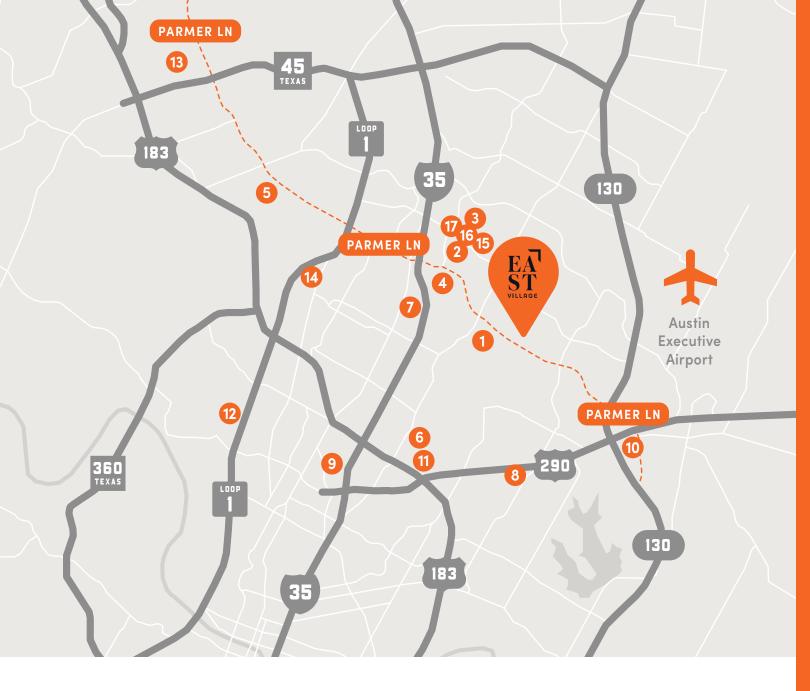












NEARBY BUSINESSES

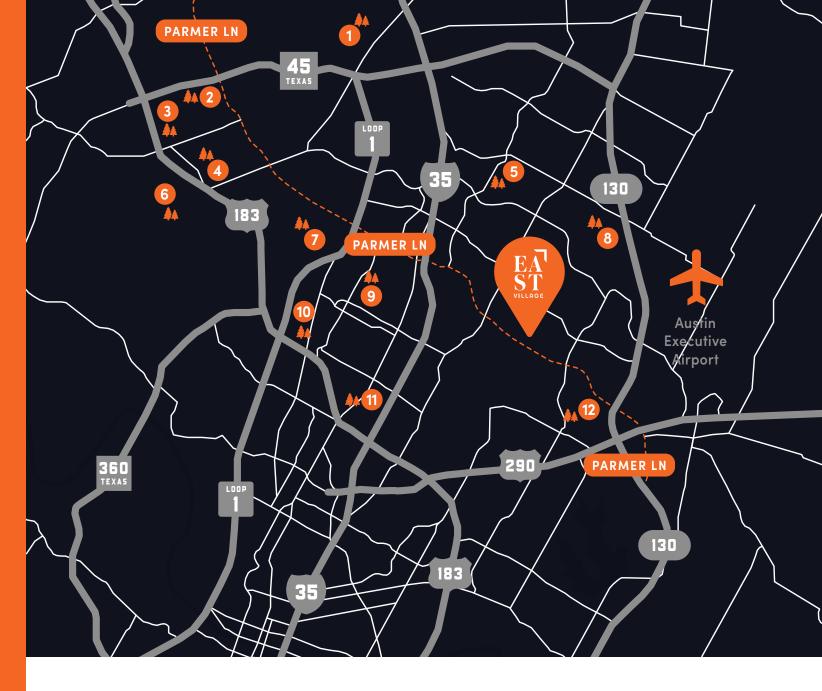
- 1. Samsung Austin Semiconductor
- 2. Home Depot Technology Center
- 3. General Motors
- 4. Dell
- 5. Apple
- 6. Marriott Customer Center

- 7. Web.com (Formerly Yodle)
- 8. ABC Home & Commercial
- 9. Pearson Assessments
- 10. Capitol Wright Distributing Company

12. Clinical Pathology Laboratories

11. GCA Customer Care

- 13. Applied Materials
- 14. Amazon
- 15. Facebook
- 16. Everise
- 17. Natera Labs



NEARBY PARKS + NATURE

- 1. Creekmont West Park
- 2. Robinson Park
- 3. Springwoods Park
- 4. Rattan Creek Park
- 5. Stoney Creek Park
- 6. Tanglewood Park
- 7. Balcones District Park
- - 9. North Star Park
 - 10. Domain Central Park



8. North East Metropolitan Park

- 11. Payton Gin Pocket Park
- 12. Walnut Creek Metropolitan Park



Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

AS SUBACENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Equitable Commercial Realty	603700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.
Matt Levin	548312
Designated Broker of Firm	License No.
Matt Levin	548312
Licensed Supervisor of Sales Agent/ Associate	License No.
Patrick Ley	593295
Sales Agent/Associate's Name	License No.

Buyer/Tenant/Seller/Landlor

Regulated by the Texas Real Estate Commission



VILLAGE

Don't miss your opportunity to become a part of this extraordinary project located just inside the very desirable 130 Loop, where EastVillage provides an anchor to Austin's Tech Ridge corridor.

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A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

• May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

• any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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