



KENNEDY WILSON

Austin Office Listings Over 30,000 SF
November 17, 2011

SQFT	PROPERTY	PRICE	PRICE /SQFT	BROKER CONTACT INFO.	COMMENTS
30,041	Kingstones Building 11675 Jollyville Road Austin, TX 78759 1985	\$3,750,000	\$124.83	Jay Theisen The Kucera Companies (512) 346-0025 Ext: 240	<i>Class B. Vacant/Owner-User. Three story Multi-Tenant Office Building. Hwy 183 and Duval.</i>
40,798	5508 Parkcrest Drive 5508 Parkcrest Drive Austin, TX 78731	\$6,500,000	\$159.32	Helen Jobses Kennedy Wilson (512) 483-3808	<i>Purchased vacant in 2010, fully leased. Five year leased with increases, credit tenants.</i>
44,250	8011 Cameron Road 8011 Cameron Road Austin, TX 78754	\$3,318,751	\$75.00	David Buttross Buttross Properties (512) 320-0888	<i>Class B, Two buildings for sale or separate. One single story building, second is two story. One mile east of IH35 off of 183.</i>
44,808	5900 Shepherd Mountain 5900-2 Shepherd Mountain Cove Austin, TX 78730	\$5,500,000	\$122.75	Matt Levin Equitable Commercial Realty (512) 476-3400 Ext: 100	<i>Class A. Vacant/Owner-User. 2222 and 360. Situated at the top of Shepherd Mountain. 76% occupied. Highly affluent area.</i>
49,055	7901 Cameron Building 2 7901 Cameron Road Austin, TX 78754	\$5,000,000	\$101.93	David Simmons Retail Solutions (512) 474-5557	<i>Small business incubator. Lease starts at \$200/month or \$1/square foot. Easy access to Hwy 183.</i>
49,055	One Cameron Place II 7901 Cameron Road Austin, TX 78754	\$4,169,675	\$85.00	David Buttross Buttross Properties (512) 320-0888	<i>Class B. Multi-tenant investment with high occupancy level in convenient location.</i>
50,644	1101 Camino La Costa 1101 Camino La Costa Austin, TX 78752	\$3,350,000	\$66.15	Greg Gaynor Marcus & Millichap (512) 338-7835	<i>Class C. Built in 1981. Vacant concrete-tilt office bldg. CS zoning, flexible floor plate and ample parking. Convenient access to Austin's major roadways.</i>

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9442 N. Capital of Texas Hwy., Plaza II, Suite 140
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54,707	3001 Bee Caves Rd 3001 Bee Caves Rd Austin, TX 78746	Not Disclosed	N/A	Ben Tolson AQUILA Commercial (512) 684-3819	<i>Class B. Office/Medical. 65% occupied. Built in 1985. Conferencing Facility.</i>
55,216	Vista Ridge II 916 Capital of Texas Hwy Austin, TX 78746	\$14,000,000	\$253.55	Jason McMillon Asterra Properties (512) 705-2504	<i>Class A. 100% Occupied. Renovated by Apple, Inc. in 2011 for \$15M. Located in scenic Westlake Hills.</i>
55,375	Wells Fargo-Ben White 2028 E. Ben White Blvd. Austin, TX 78741	Not Disclosed	N/A	Kelly Stradler PRE Management, Inc. (512) 891-0300	<i>Class A. 91% Occupied. 100% Retention rate. Located in SE Austin. Built in 1985. Multi-level atrium lobby with granite floors. Wells Fargo Bank.</i>
57,971	7901 Cameron Building 3 7901 Cameron Road Austin, TX 78754	\$4,200,000	\$72.45	David Simmonds Retail Solutions (512) 474-5557	<i>Small business incubator. Lease starts at \$200/month or \$1/square foot. Easy access to Hwy 183.</i>
61,192	3003 Bee Caves Rd 3003 Bee Caves Rd Rollingwood, TX 78746	Not Disclosed	N/A	Victor Young AQUILA Commercial (512) 684-3811	<i>Class B. Office/Medical. Built in 1997. 100% leased. 40 free covered and 100 surface parking spaces available.</i>
61,949	9130 Jollyville Rd 9130 Jollyville Rd Austin, TX 78759	\$12,389,800	\$200.00	Weston E. Walters Wes Walters Realty, Inc. (512) 345-2060	<i>Class B. 100% leased. Built in 1985. Scenic views. Corner lot. Property manager on site.</i>
64,158	Executive Plaza 14205 Burnet Rd Austin, TX 78728	Not Disclosed	N/A	Michael J. Murphy AQUILA Commercial (512) 684-3800	<i>Class B Office Bldg. 90.1% leased. On Site Management. Signage opportunities available.</i>
65,868	Baker Center 3908 Avenue B Austin, TX 78751	\$7,500,000	\$113.86	Daniel L. Roth Southwest Strategies Group (512) 458-8153 x201	<i>Class A. 100% Leased. Central submarket. Austin Public Schools.</i>

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74,485	290 West Bldg 5508 W Hwy 290 Austin TX 78735	Not Disclosed	N/A	Kelly Stradler PRE Management, Inc. (512) 891-0300	<i>Class B. 96.2% Occupied. Built in 1985. Renovated in 2000. Three-story 61,771 sf building and a one-story 13,031sf building. Building features local limestone, slate and flagstone, as well as shading devices that add scale and provide protection from the sun.</i>
75,001	Balcones Centre 11149 Research Blvd. Austin, TX 78759	Not Disclosed	N/A	Luke Wood Haverwood Management (512) 241-0017	<i>Class A. 92% occupied. Built in 1985. Located in the thriving NW Austin submarket at a significant discount to replacement cost.</i>
82,909	Chase Northcross, Northcross Mall 7600 Burnet Rd Austin, TX 78757	Not Disclosed	N/A	Kelly Stradler PRE Management, Inc. (512) 891-0300	<i>Class B. Built in 1984. Located on Burnet at Northcross. Amenities include after hours HVAC, fire safety features, an indoor greenscape, an on-site parcel and postal service, a snack bar, space planning services, and video security.</i>
83,393	Cedar Park Regional Medical Center 1401 E Medical Pkwy Cedar Park, TX 78613	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class B. 100% leased. Built in 2008. Austin Regional Medical Clinic.</i>
97,619	Lake Pointe Center II 11612 Bee Cave Road Austin, TX 78746	Not Disclosed	N/A	Andrew Levy Holliday Fenoglio Fowler, LLC. (469) 232-1993	<i>Built in 1998. Two story building. Lake Pointe and Crystal Mt must be sold together.</i>
	Crystal Mt Office Park 9433 Bee Cave Road Austin, TX 78746	Not Disclosed	N/A	Andrew Levy Holliday Fenoglio Fowler, LLC. (469) 232-1993	<i>Built in 1997. Three building complex situated on 4.87 acres. Located near upper income residential areas in west Austin.</i>
118,413	Sierra Technology Center 3100 Alvin Devane Austin, TX 78741	\$7,104,780	\$60.00	John Barksdale CB Richard Ellis (512) 499-4976	<i>Class B. Two-building project with a total of 118,413 SF. Highly functional floor plates. Great visibility just off of E Ben White Blvd. Easy access to IH-35, US-183 and SH-130.</i>
128,000	Treaty Oak Office Bldg 1111 W 6th St Austin, TX 78703	\$32,000,000	\$250.00	Daniel L. Roth Southwest Strategies Group (512) 458-8153 x201	<i>Class A. Built in 1987. Seven building complex. Owned and occupied by Austin Independent School District. 100% Leased.</i>

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155,378	Rialto 1 & 2 7500 Rialto Blvd. Austin, TX 78735	Not Disclosed	N/A	Todd Mills CB Richard Ellis (512) 499-4906	<i>Class A. Built in 2001. 85% Occupied. Located on 29.24 acres. Positioned in the city's most desirable area with the highest income demographics.</i>
172,200	Capitol Tower 206 E 9th St Austin, TX 78701	Not Disclosed	N/A	Michael McDonald Eastdil Secured LLC (404) 487-1100 ext. 7492 phone	<i>Class A. Built in 1986. Approximately 172,837 SF of total rentable area that is divided into nine floors stacked over ten floors of garage and a lobby level. Renovated in 2007. Fantastic downtown location and views.</i>
271,889	Research Park Plaza I & II 12401 Research Blvd. Austin, TX 78759	Not Disclosed	N/A	Todd Mills CB Richard Ellis (512) 499-4906	<i>Class A. 93% Occupied. Leased by Charles Schwab through June 2019. Highly visible location in Austin's high-tech hub.</i>
416,376	7000 West I 7000 William Cannon Dr W Austin, TX 78735	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class A. 100% leased. Built in 1999. Access to major roadways. Efficient floor plates and abundant parking. Part of 6 building investment portfolio.</i>
	7000 West II 7000 William Cannon Dr W Austin, TX 78735	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class A. 100% leased. Built in 1999. Hill Country campus setting. Convenient location. Part of 6 building investment portfolio.</i>
	The Setting Building 1 1120 Capital of Texas Hwy S Austin, TX 78746	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class B. Part of 6 building investment portfolio.</i>
	The Setting Building 2 1120 Capital of Texas Hwy S Austin, TX 78746	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class B. Part of 6 building investment portfolio.</i>
	The Setting Building 3 1120 Capital of Texas Hwy S Austin, TX 78746	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class B. Part of 6 building investment portfolio.</i>
	City View Centre 1122 Capital of Texas Hwy Austin, TX 78746	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class A. Built in 1997. 100% leased. Energy Star label in 2010 for operating efficiency. Part of 6 building investment portfolio.</i>

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320,597	Parmer @ Tech Ridge Parmer @ Tech Ridge Austin, TX 78753	Not Disclosed	N/A	Todd Mills CB Richard Ellis (210) 507-1122	<i>Class B. 100% leased. Built in 2000. 1080 surface parking spaces.</i>
481,050	Domain 45 11400 Burnet Rd Austin, TX 78758	\$49,500,000	\$102.90	Thomas Strohbehn Grubb & Ellis (972) 450-3217	<i>Class B. Built in 1979. 100% Occupied. Leased to IBM for R&D laboratories through 2017. Located in renowned Domain Development. Meticulously maintained. Under Contract.</i>
935,255	3501 Ed Bluestein 3501 Ed Bluestein Blvd. Austin, TX 78721	\$9,000,000	\$9.62	Alan Lacey NAI REOC Austin (512) 346-5180	<i>Office, lab and Manufacturing space. Nine buildings on +/- 109 acres. Southeast Austin. Under Contract.</i>