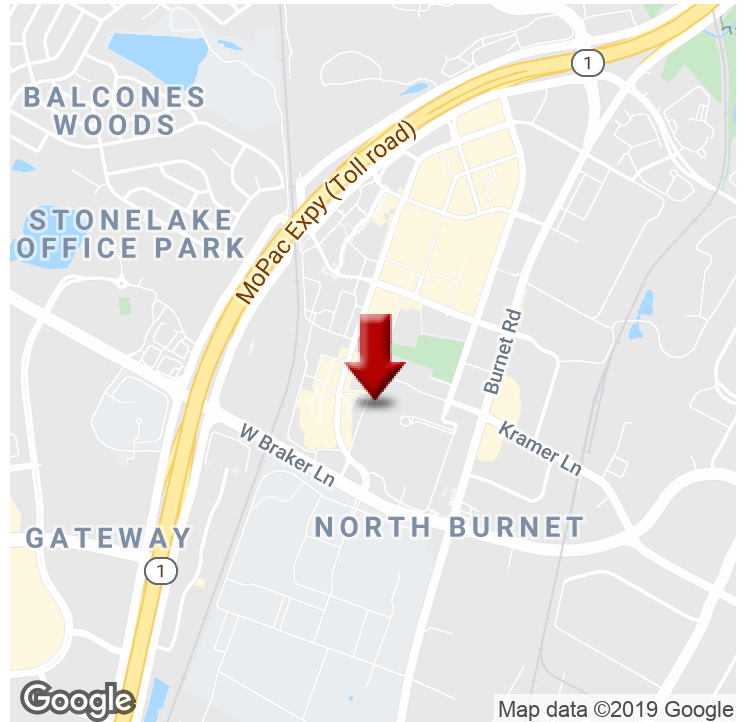


DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



OFFERING SUMMARY

AVAILABLE SF:	3,635 - 7,900 SF
LEASE RATE:	Contact Broker
LOT SIZE:	0 Acres
YEAR BUILT:	2019
BUILDING SIZE:	38,632 SF
ZONING:	Office
MARKET:	Austin North
SUBMARKET:	Domain

PROPERTY OVERVIEW

Client is starting a new lease beginning Feb 2020 and desires to have a short term sublease available on the market for 1-3 years. Lease may be for the entire floor or 1 side per plan. Starting build-out in December and expect to be available by end of Q1.

PROPERTY HIGHLIGHTS

- Class A 3rd Floor in highly coveted Domain Mixed Use Work/Play/Eat
- Short term lease available 1-3 yrs
- 25 Parking Spaces included with lease.
- Easy walking distance to multiple dining establishments
- Austin's top tech and retail tenants are your neighbors
- Rock Rose entertainment district makes the Domain Austin's second downtown
- Great lease to 'grow' into larger spaces available in 2021 in the Domain
- Residential opportunities make walking to work a reality
- Easy access to the MoPac Corridor and State Highway 183

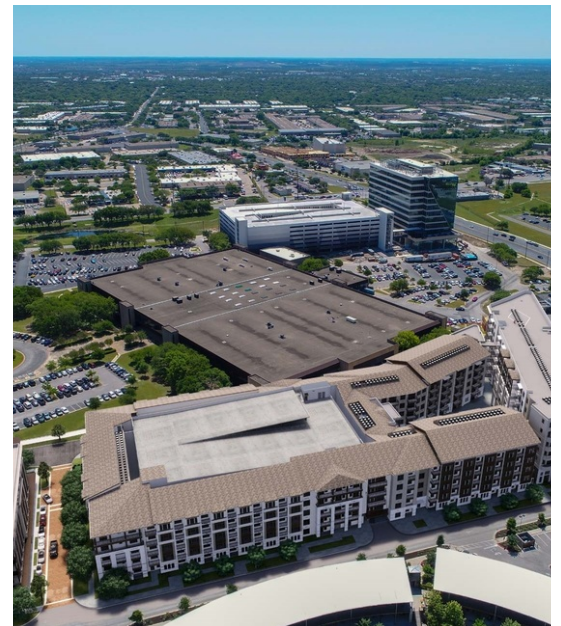
KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

RICHARD GARY
Associate
O: 512.415.9367
C: 512.415.9367
richgary@kwcommercial.com
TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

RICHARD GARY
Associate
O: 512.415.9367
C: 512.415.9367
richgary@kwcommercial.com
TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

RICHARD GARY
Associate
O: 512.415.9367
C: 512.415.9367
richgary@kwcommercial.com
TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



(Not to Scale)



Suite entry points on right side- center.

KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

RICHARD GARY
Associate
O: 512.415.9367
C: 512.415.9367
richgary@kwcommercial.com
TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



LEASE RATE: - **TOTAL SPACE:** 3,635 - 7,900 SF
LEASE TYPE: NNN + OpEx **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3200 Gracie Kiltz	Contact Broker	NNN + OpEx	3,635 - 7,900 SF	Negotiable	Sublease space available is the entire floor or optionally 1/2 of the floor. Each floor is close to the same size with slight differences. See plan attached. Each side has a small break area available, conference rooms, private phone open work areas. Pictures of interior features are for simulation only. Contact broker for final build-out features.	

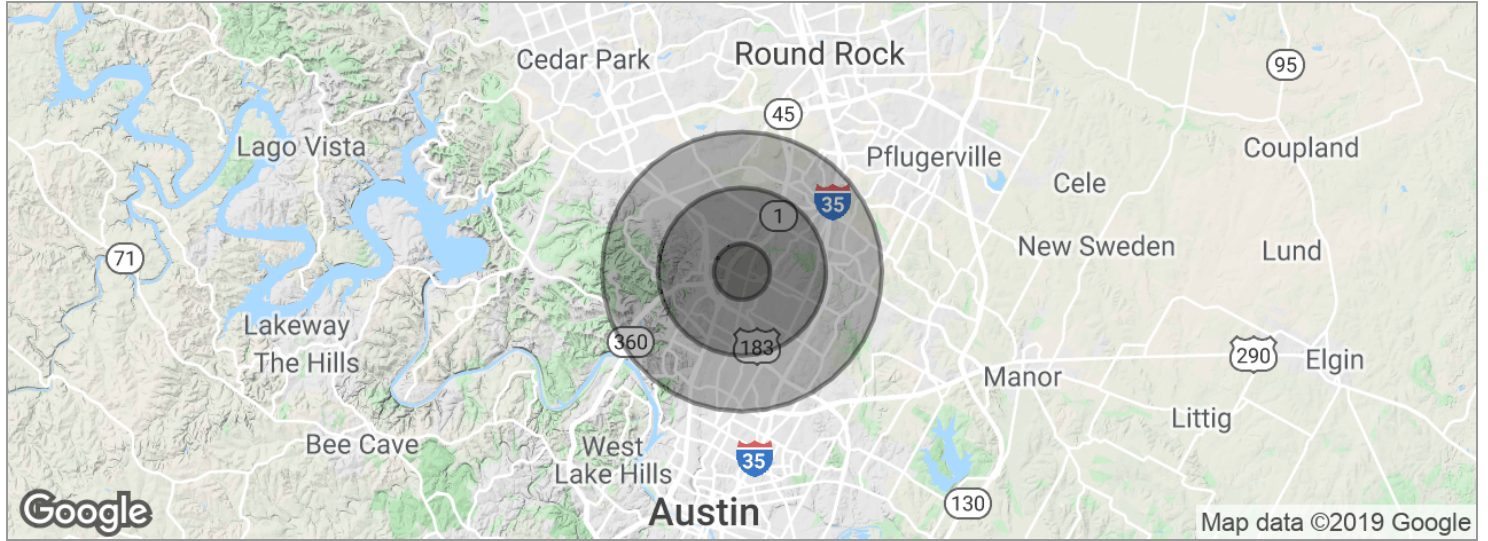
KW COMMERCIAL
 12515-8 Research Blvd.,
 Ste. 100
 Austin, TX 78759

RICHARD GARY
 Associate
 O: 512.415.9367
 C: 512.415.9367
 richgary@kwcommercial.com
 TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOMAIN PLACE

3200 Gracie Kiltz Lane, Austin, TX 78758



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,945	148,957	311,943
Median age	34.6	29.8	30.7
Median age (male)	35.0	30.0	30.8
Median age (Female)	33.6	29.4	30.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,861	64,004	132,002
# of persons per HH	1.9	2.3	2.4
Average HH income	\$101,766	\$64,768	\$66,041
Average house value	\$357,236	\$400,211	\$352,412

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
 12515-8 Research Blvd.,
 Ste. 100
 Austin, TX 78759

RICHARD GARY
 Associate
 O: 512.415.9367
 C: 512.415.9367
 richgary@kwcommercial.com
 TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Confidentiality & Disclaimer

AUSTIN, TX

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Austin NW in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

RICHARD GARY
Associate
O: 512.415.9367
C: 512.415.9367
richgary@kwcommercial.com
TX #0675838

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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 **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- 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 interests 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 state 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;
- 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.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

KW MANAGEMENT LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	0492214 <small>License No.</small>	alicecaron@kw.com <small>Email</small>	512-637-8311 <small>Phone</small>
JEAN GRUBB <small>Designated Broker of Firm</small>	0321636 <small>License No.</small>	jdgrubb@kw.com <small>Email</small>	512-448-4111 <small>Phone</small>
ALICE CARON <small>Licensed Supervisor of Sales Agent/ Associate</small>	0336633 <small>License No.</small>	alicecaron@kw.com <small>Email</small>	512-637-8311 <small>Phone</small>
Richard Gary <small>Sales Agent/Associate's Name</small>	0675838 <small>License No.</small>	richardgary@kw.com <small>Email</small>	512 415-9367 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date