

2500 BEE CAVE RD

ROLLINGWOOD  
CENTER

AUSTIN, TX 78746





## MORE THAN A PLACE TO WORK

Smart, beautifully appointed, and flawlessly situated on a hilltop overlooking downtown, Rollingwood Center offers a natural business environment with the power to spark your success and satisfaction for decades. It's more than a place to work—it's a place to thrive.

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*Rollingwood Center  
is designed for LEED  
Core and Shell by the US  
Green Building Council.*



“DON’T MAKE SOMETHING YOU ARE NOT GOING TO  
BE PROUD OF IN YOUR LIFETIME, LET ALONE ONE  
HUNDRED YEARS FROM NOW. DON’T BUILD FOR  
THE MOMENT...MAKE A CLASSIC.”

—MICHAEL GRAVES



## THE ADDRESS YOUR BUSINESS CARD IS BEGGING FOR

In this new, almost urban retreat, even the basics are superlative—spacious, column-free, customizable floor plans; mature oak trees throughout the property; the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood accents; and floor-to-ceiling windows of high-quality vision glass that provide beautiful, unobstructed views of the downtown skyline.

**14%**

*Rollingwood has a 14% lower property tax rate than Austin, based on 2013 tax rates.*

**19%**

*Designed for LEED, Rollingwood uses 19% less electricity than non-LEED buildings.*

**20%**

*More vision glass makes for better views of Lady Bird Lake and Downtown Austin.*

*Spacious interiors feature the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood accents.*





“ARCHITECTURE SHOULD NOT BE SIMPLY ABOUT  
THE DESIGN BUT ALSO ABOUT THE CULTURAL  
SETTING, THE AMBIENCE, THE WHOLE AFFAIR.”

—MICHAEL GRAVES



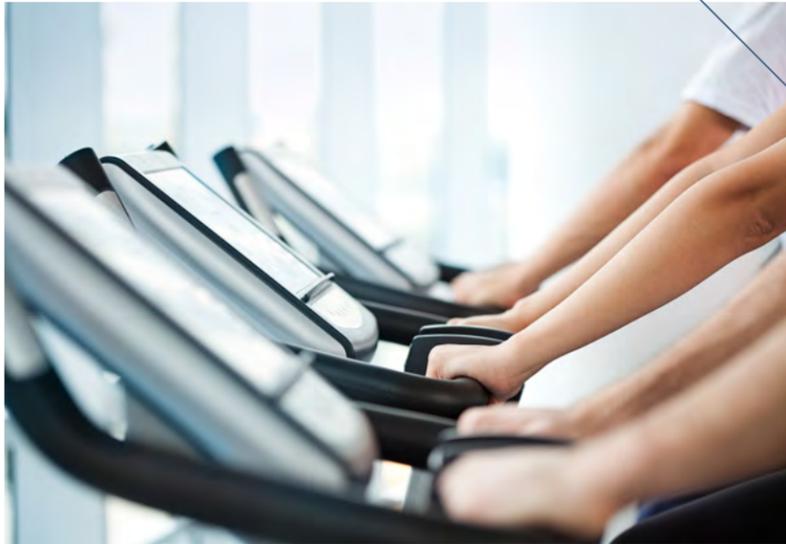
FLOOR TO CEILING  
VISION GLASS  
WINDOWS



HIKE AND BIKE  
TRAIL ACCESS



PRESENTATION AND  
CONFERENCE ROOM



FITNESS CENTER  
AND LOCKER ROOM



## YOUR URBAN WORKPLACE IN THE HEART OF THE CITY

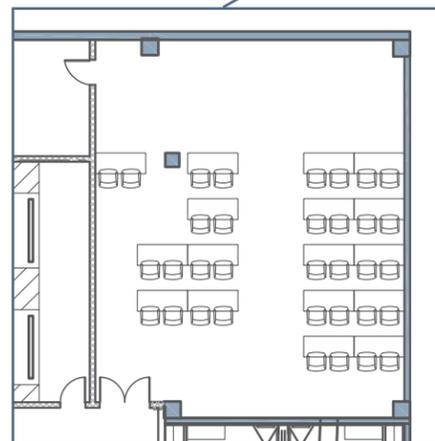
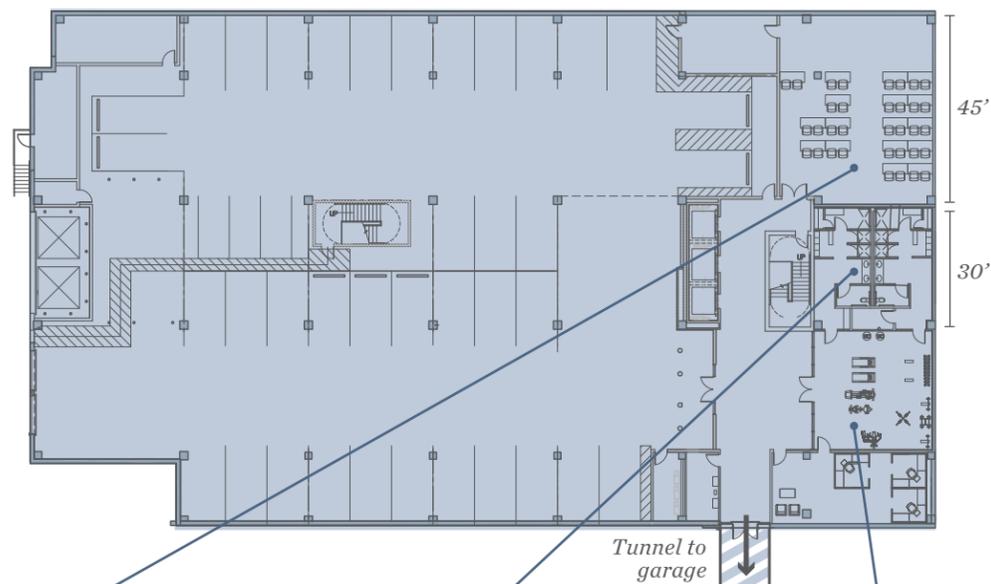
Just two miles from downtown, Rollingwood Center is situated across Mopac from Zilker Park, on Bee Cave Road (2244). Easy access to Mopac (Loop 1) and 360 makes any commute a breeze. Rollingwood's proximity to Zilker Park provides easy access to any of the park's popular festivals, such as ACL, the Kite Festival, or the Fourth of July celebration. Rollingwood has proposed access to the Austin hike & bike trail system, which connects to Barton Springs, Lady Bird Lake, and downtown. Ride to Whole Foods in just 9 minutes, or enjoy on-site food truck service in the courtyard. For more food options, drive to Trader Joe's in 3 minutes, or the Austin Central Business district in 5.



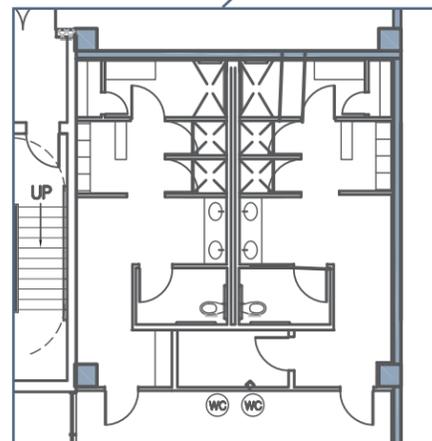
## FLOOR PLANS

Floor-to-ceiling windows in a park-like setting and downtown views from every floor create the perfect working experience. Building One's sublevel provides executive reserved parking, as well as direct, easy access to the garage via underground tunnel. The sublevel also boasts a well-appointed amenities annex, including a spacious conference room and fully-equipped fitness facilities. Advanced state-of-the-art technologies used throughout the property make Rollingwood Center more efficient than a traditional office space.

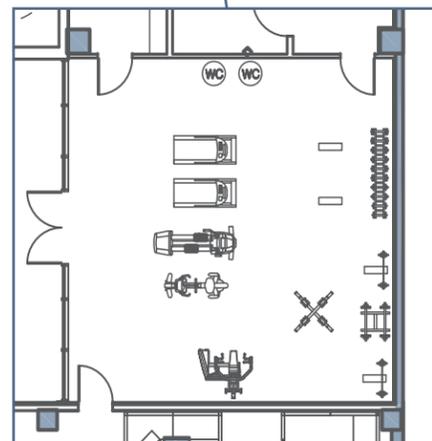
### BUILDING ONE SUBLEVEL *Executive Reserved Parking*



CONFERENCE ROOM  
1,500 sq.ft.

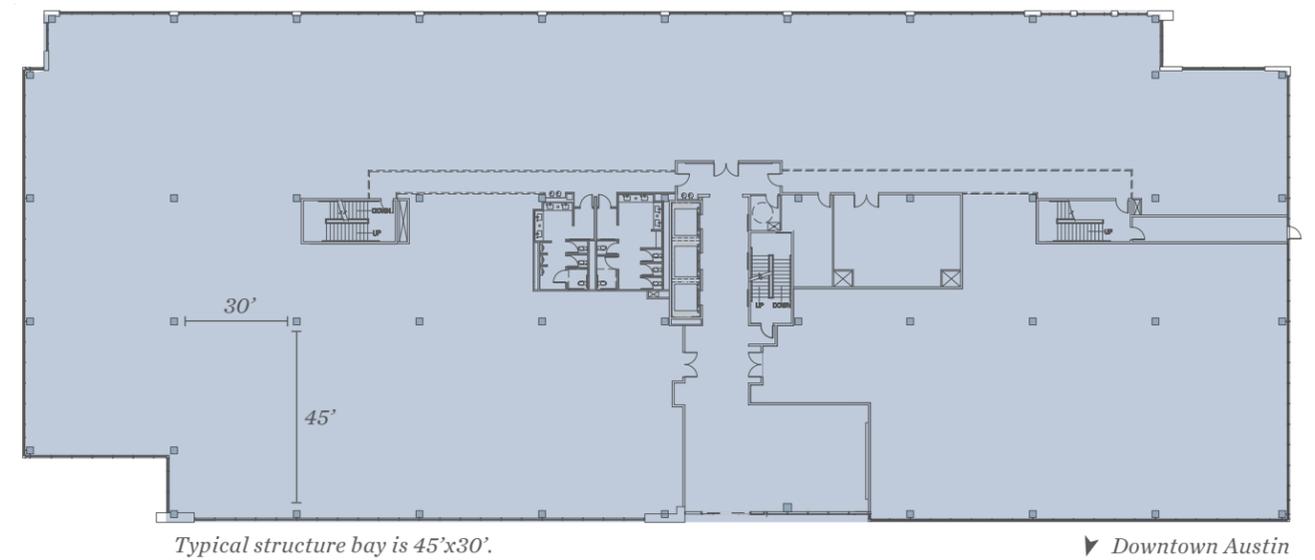


LOCKER ROOM  
900 sq.ft.

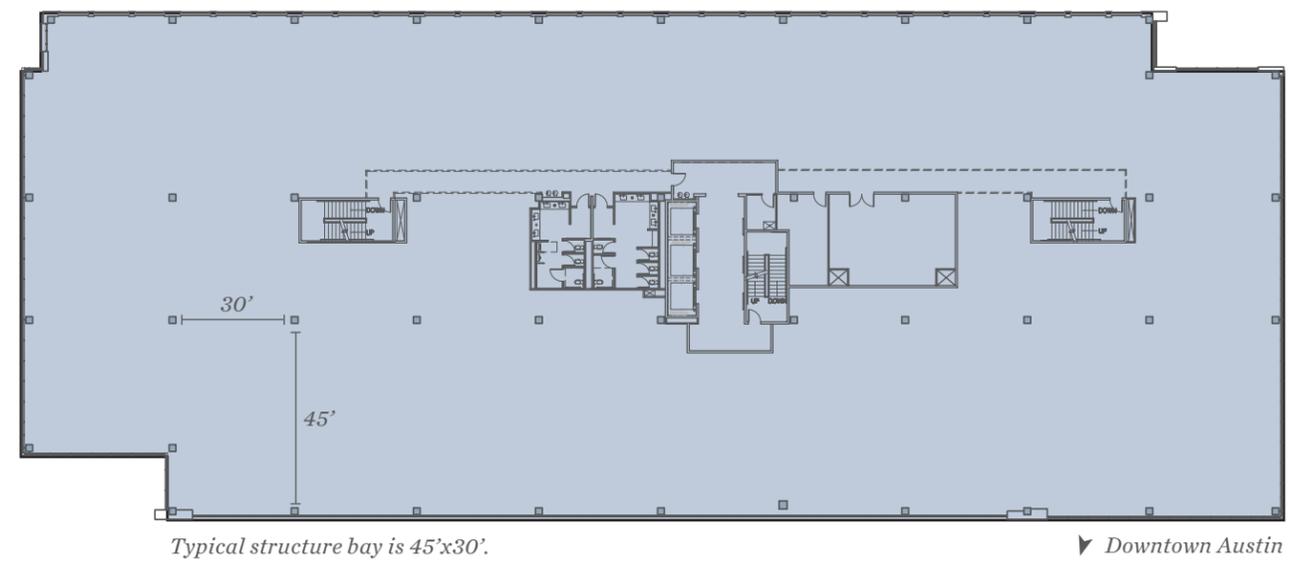


FITNESS ROOM  
1,000 sq.ft.

### BUILDING ONE LEVEL ONE *Approx. 34,500 sq. ft.*



### BUILDING ONE UPPER LEVELS *Approx. 37,800 sq. ft.*



Floor plates are approximately 37,800 sq.ft. and are 5.1% more efficient than our competitors, offering better layouts and more productivity for your company.

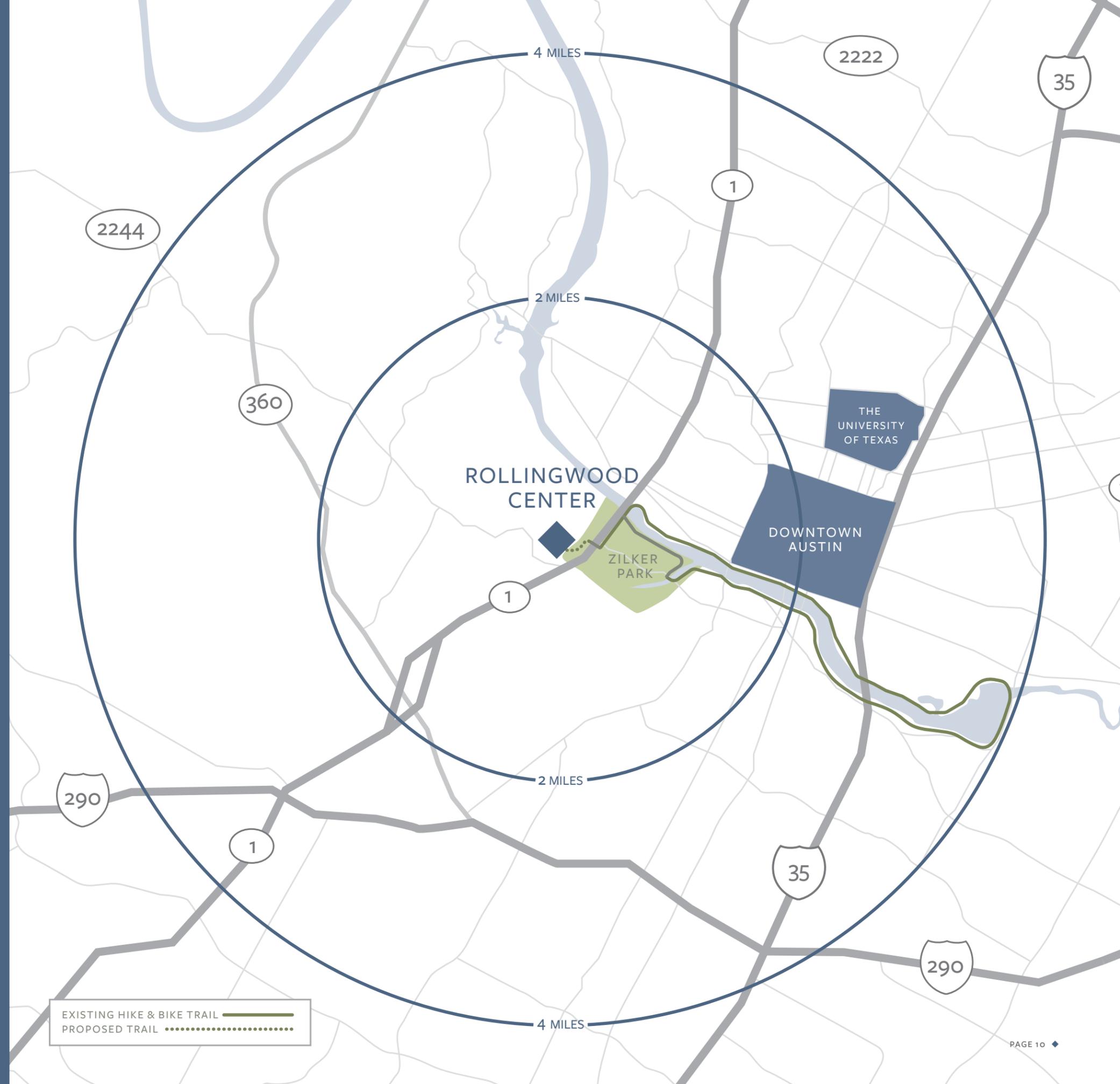
## OPERATING VALUE COMPARISON

Example for a 35,000 Square Foot Tenant

If base and operating expense rental rates (excluding utilities and property taxes) are equal between the competitive Class A office buildings in Southwest Austin, then a tenant at Rollingwood Center will spend \$1.44/sq.ft. less annually at Building One, due to lower utilities usage with LEED construction, lower City of Rollingwood property tax rates, and floor plate efficiency savings.

### COMBINED OCCUPANCY COST SAVINGS TO TENANT

	PSF	ANNUAL TOTAL	SAVINGS OVER 10 YEAR TERM
LEED Savings	\$0.46	\$16,100	\$161,000
Property Tax Savings	\$0.70	\$24,500	\$245,000
Floor Plate Efficiency Savings	\$0.28	\$9,800	\$98,000
<b>COMBINED SAVINGS</b>	<b>\$1.44</b>	<b>\$50,400</b>	<b>\$504,000</b>



# ROLLINGWOOD CENTER FACT SHEET



## SIZE

Building I – 4-story: 145,000 RSF  
 Building II – 2.5-story: 69,160 RSF  
 Shared 5-story parking garage. Buildings are inter-connected for seamless expansion opportunities.

## TYPICAL FLOOR SIZE / ADD-ON FACTORS

Building I – 36,400 RSF / 15.9% MT, 6–8% ST  
 Building II – 27,500 RSF / 12.8% MT, 5.15% ST

## ZONING

Planned Unit Development (PUD)

## BUILDING RATINGS/CERTIFICATIONS

Seeking LEED Certified Core & Shell designation.

## PARKING

5-Story garage tucked into hillside. Specially designated parking for hybrid vehicles. Designed with bridge connection to building one and for vehicular access, provided on 5th and 1st floors. Parking ratio is approximately 4 spaces/1,000 RSF.

Structured Parking Garage Spaces	786
Underground Spaces (Bldg 1)	40
Surface Spaces	34
Total Parking Spaces	860

## MECHANICAL SYSTEM

*HVAC Building I* – A state of the art water-cooled HVAC system will ensure fresh air and maintain optimum indoor temperatures despite extreme outside weather conditions. Outside air provided through an energy recovery unit.  
*HVAC Building II* – VAV rooftop units equipped with outdoor air economizers, providing free cooling when weather permits.

*Ductwork (Tenant)* – Primary medium pressure insulated (lined) sheet metal ductwork exiting mechanical room. Tenant responsible for low pressure ductwork variable air volume boxes and additional fan powered boxes as necessary for zoning to low pressure insulated sheet metal duct and diffuser run-outs. Purchased and installed from tenant allowance.

*Diffusers* – Provided at public common areas. Tenant area diffusers purchased and installed from tenant allowance.

*Control System* – Direct digital control building management system. Gross cooling capacity is 350 USF/ton.

## PLUMBING SYSTEM

Men's and Women's Toilets are ADA accessible with H.C. fixtures. Building I has 8 toilets per floor; Building II has 6 per floor. A typical floor contains a small janitor's closet. One drinking fountain per floor. Tenant Riser (wet stacks) – Four valved point of connection on each floor for cold water, point of connection for waste and vent stacks.

## FIRE PROTECTION/LIFE SAFETY

Shell building fully sprinklered for light hazard with brass heads turned up. Head spacing complies with NFPA 13. Fire alarm system – intelligent addressable, with capacity for tenant connections at each floor. Alarm devices – audible/visible strobes in all public common areas. Fire extinguishers, exit signs, smoke detectors and speakers/strobe lights – as required by code for shell building design.

## ELECTRICAL SYSTEM

Austin Electric transformers, 480/277 Volt 3-phase. 1–2,000A service per building. Lighting and Power – 11 watts/sq. ft. (4 watts/sq. ft. at 208/120 volts and 7 watts/sq. ft. at 408 volts. High voltage panels provided – (1) 2-section at 480/227V panel for each office floor. Low voltage panels provided – (1) 3-section at 208/120V panel for each office floor. Low voltage transformers provided – One 150 KVA K-13 transformer per floor. Surge suppression – Transient voltage surge suppression on service entrance. Building standard lighting – 2x4, 2-lamp, 18 cell Parabolic Fluorescent, Lithonia Paramax PM4 Series. Installed from tenant allowance. Compact fluorescent down-lights provide accent lighting in lobby. Parking garage lighting is metal halide. Emergency power generator location and conduit provided for tenant connection and installation, at tenant cost.

## TELECOMMUNICATIONS SYSTEM

*AT&T* – Copper to site and Fiber potentially available/all connections and installations from infrastructure at tenant's sole cost.  
*Time Warner Telecom* – Basic services over AT&T copper or TWT Fiber/all connections and installations from infrastructure at tenant's sole cost.  
*Time Warner Cable* – Television/all connections and installations from infrastructure at tenant's sole cost.  
*Grande Communications* – Fiber/all connections and installations from infrastructure at tenant's sole cost.

## SHELL BUILDING DATA

### STRUCTURAL SYSTEM

Post-tensioned girder and reinforced concrete pan joist system. Typical structure bay, 30'x45'

### FLOOR CONSTRUCTION

Reinforced concrete slab and pan joist system. Floor flatness is 30 for office areas.

### ROOF CONSTRUCTION

Reinforced concrete slab and pan joist system with TPO roofing on rigid insulation.

### DESIGN LOADS

100 lbs/sf live load, 20 lbs/sf partition load, 100 lbs/sf on center bay.

### BUILDING EXTERIOR

Leuders limestone cladding, contemporary tall aluminum curtain wall system featuring insulating vision glass with reflective Low-E coating.

### WINDOWS

Vision glass from finished floor to 9' AFF and from 2'9" AFF in areas with ribbon windows and openings. Spandrel glass/panels/masonry from 9" AFF to slab above. All surfaces above and below exterior windows shall be framed and insulated, all in accordance with the plans & specs.

### CURTAIN WALL

Aluminum mullion frames, front glazed 2-coat exterior surfaces and 1-coat interior surfaces fluoropolymer finish, all in accordance with the plans & specs.

### GLASS

1" insulated clear, Low-E glass.

## FLOOR-TO-FLOOR HEIGHT

14'-4" at first floor; 13'-4" at upper floors

## TYPICAL CEILING HEIGHT

9' (min.) Tenant can have exposed ceilings.

## CEILING SYSTEM TENANT SPACE

Ceiling tile to be 2'x2' Armstrong Dune fine texture. Ceiling grid to be Armstrong Prelude 15/16", white. Both purchased and installed from tenant allowance.

## ELEVATORS

Building I has 3 and Building II has 2. 6'8" wide x 5'5" deep clear inside, 9' cab height, 3500 lb. capacity at 200'/minute. Garage has 2 Elevators. One at 200'/minute and one at 150'/minute. 9' cab height.

## FINISHES INCLUDED UNDER SHELL BUILDING CONSTRUCTION

### LOBBY

Walls are Leuders limestone and painted gypsum board with wood/metal base. Floors are honed Leuders limestone. Lobby corridor walls are wood paneling with reveals and painted gypsum board with wood/metal base. All in accordance with plans and specs. Multi-tenant floor elevator lobby Floor – concrete; ceiling – painted gypsum board; walls – hung gypsum board (TBD).

### RESTROOMS (TBD)

Walls and floor are porcelain tile. The counter-tops are Cambria Quartz stone. Toilet partitions feature flush wood doors and tile walls.

### SHOWERS

6 total located in Building I. Porcelain tile floors 18"x18". Walls are porcelain tile and vinyl wall covering (TBD).

### GYM

Recycled rubber flooring, wood lockers.

### CEILING SYSTEM PUBLIC AREAS

Painted gypsum board ceiling in corridors.

### EXIT STAIR

Floors – Sealed concrete with painted railings. Walls & Ceilings – Ceiling tile and grid

### WINDOW COVERINGS

Mini-blinds to be 1" perforated with Brushed Aluminum finish by Springs Window Fashion, Inc (TBD). Purchased and installed from tenant allowance.

### DOORS (CORE AND SHELL)

Flush wood doors to be 5 or 7 ply construction with veneer (TBD). Stain to match building standard (TBD). Interior frames to be Raco Classic Series anodized aluminum. Door hardware to be Falcon LM Series mortised locksets with SG lever trim, finish to be BHMA 626. ADA compliant and FSC Certified (building shell only).

### CORE WALLS

Core side corridors and core rooms are gypsum board, taped, bedded, sanded, and ready to paint. Tenant side of corridor exposed framing. Perimeter walls framed and insulated. All finished on tenant side to be completed with tenant finish.

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