



QUARRY LAKE II

Austin, Texas

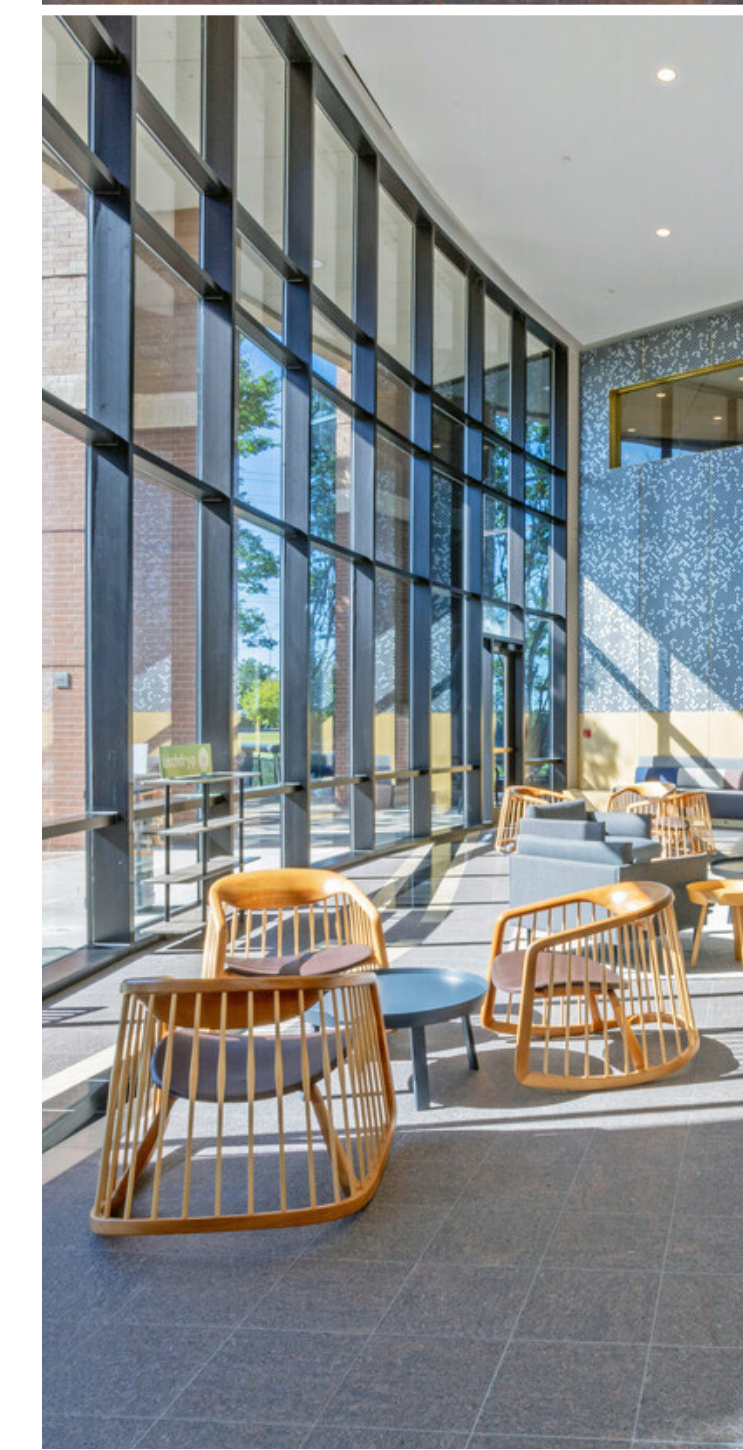
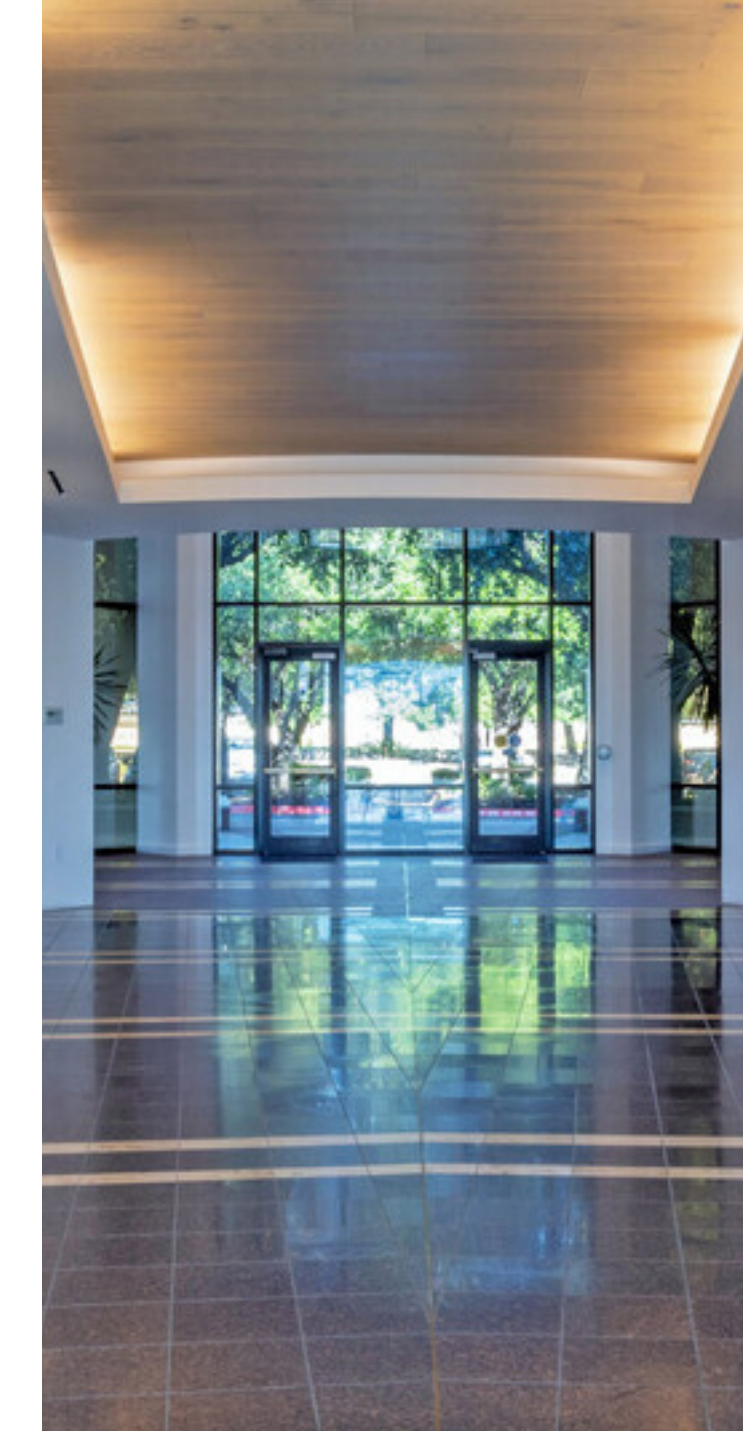




<i>Building Size</i>	120,600 SF
<i>Typical Floor Plate</i>	42,000 SF
<i>Space Available</i>	3,000 - 43,000 SF
<i>Contiguous Space</i>	55,769 SF

At Quarry Lake II, functional footprints and state-of-the-art building systems are just the beginning. Nestled in one of Austin's most sought-after suburbs, Quarry Lake II offers Class-A office space amid serene outdoor surroundings. Its prime location ensures convenient access to nearby amenities, making it an ideal destination for businesses and their employees.

46146 SETON CENTER PKWY | AUSTIN, TEXAS



Elevate your 9-to-5

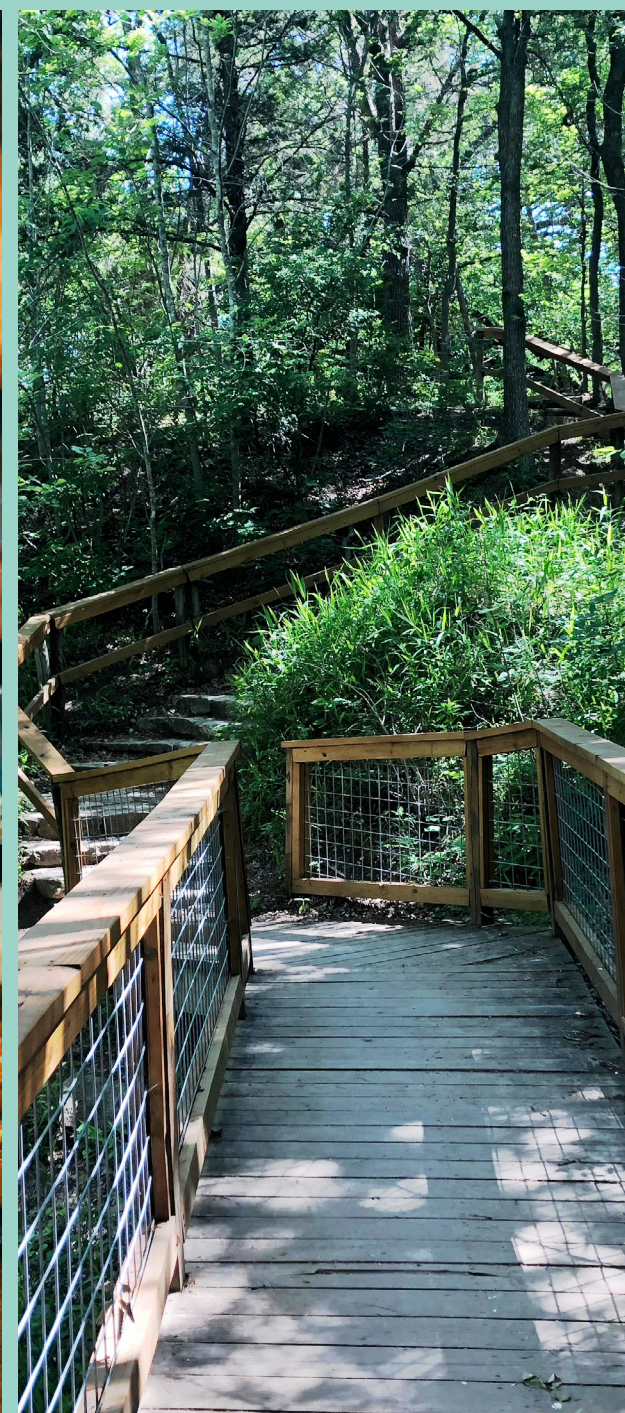
Situated between the iconic Arboretum and the lively Domain, Quarry Lake II places you in a vibrant setting full of Austin's charm and energy. Enjoy a meal with colleagues at Roaring Fork or head over to the Domain to entertain clients Austin FC game.

- + Welcoming lobby with touchdown workspaces
- + Lush green landscaping/outdoor area
- + Waterfront views of Quarry Lake
- + Scenic 0.8-mile hike & bike trail encircling Quarry Lake
- + Surface & subterranean parking (4.2/1,000 ratio)
- + Protected bike storage
- + New elevator cab finishes
- + Lifetime Fitness membership discounts available



Clockwise from top left:
Catch an Austin FC Game
Kayak on Quarry Lake
Dine at The Domain
Hike at Quarry Lake





experience *the best of both worlds*

Easy access to the Domain's bustling retail and dining scene, while enjoying a quality and scenic office environment at a fraction of the Domain's typical rental costs.

6

RETAIL CENTERS

70+

RESTAURANTS

5

NEARBY PARKS

NEIGHBORHOOD AMENITIES

grab a bite

- Roaring Fork
- Delucca Pizza & Wine
- The Boat
- Truluck's
- Manuel's
- First Watch
- Twin Lion

enjoy your life

- Q2 Stadium
- Dave & Busters
- Top Golf
- Regal Gateway Theater
- IPIC Theater
- Sandbox VR
- The Dirdie Birdie

treat yourself

- Trader Joe's
- HEB
- Whole Foods
- Target
- The Domain
- The Arboretum
- Shops at Arbor Walk



AUSTIN, TX

Adjacent to Quarry Lake, Gateway is ranked #1 out of 60 for best neighborhoods to live in Austin

stay the night

- Renaissance Hotel
- Hyatt Place Austin – Arboretum
- The Westin
- Archer Hotel

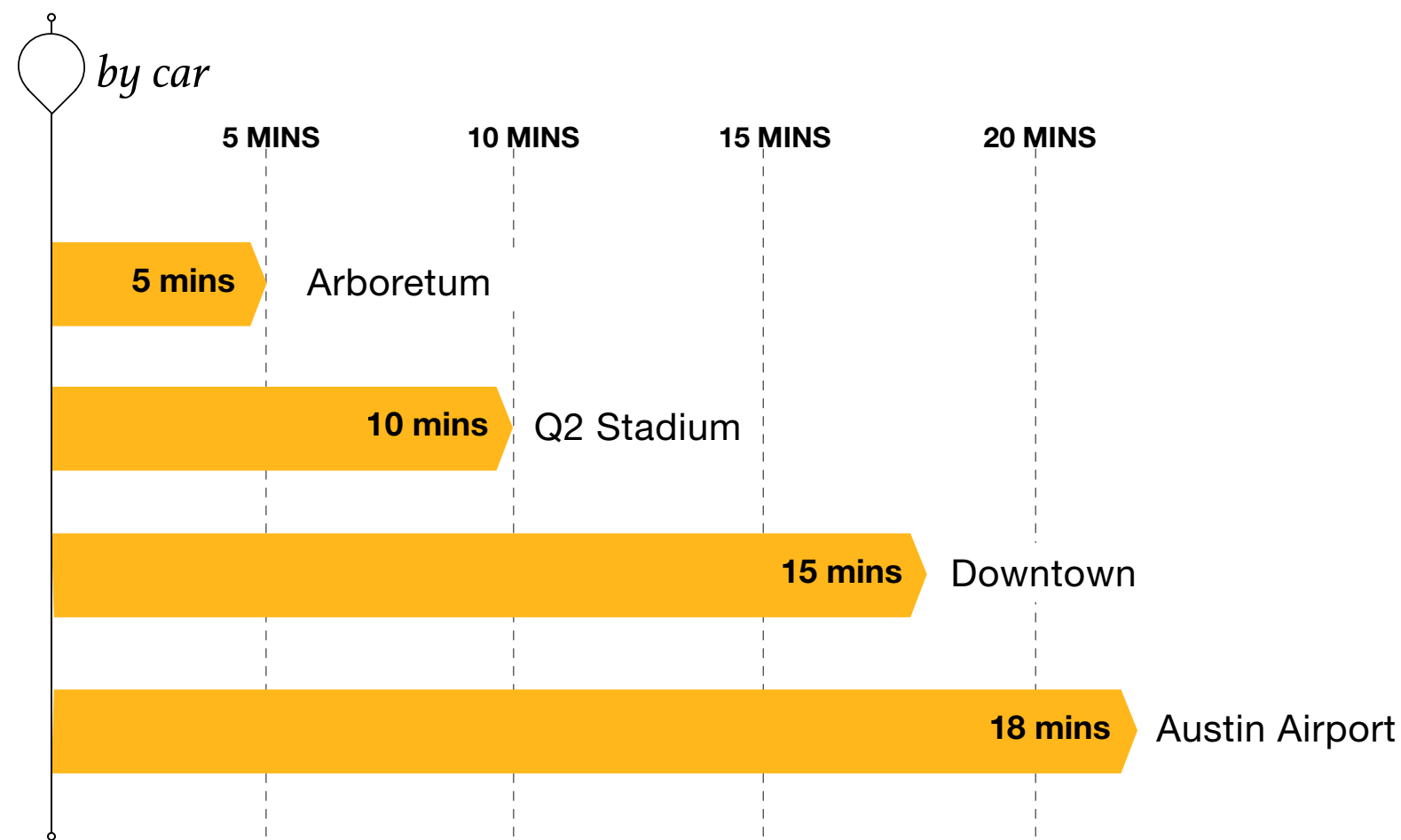


take a walk

- Domain Central Park
- Great Hills Park
- Floral Park Trailhead
- Balcones District Park
- Quarry Lake Trail

Seamless Access Meets Scenic Views

Located between US-183 and MoPac off of Braker Lane, the area's top talent finds coming to and from the office a breeze, bridging the gap between hustle and home seamlessly.



THE DOMAIN

PICTURE THESE VIEWS

With a compelling blend of nature and urban accessibility, Quarry Lake II is more than a place to do business — it's where your team will be inspired amidst Austin's charm and culture.

A BRANDYWINE WORKSPACE

where you work matters

The right workspace makes a significant impact creativity, productivity, and overall well-being. Our buildings are designed to optimize wellness and productivity with:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



405 COLORADO

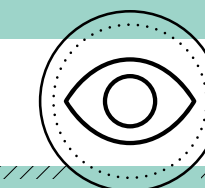


FOUR POINTS CENTRE



ONE UPTOWN

Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



[View availabilities](#)



The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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