

garza

RANCH

A DEVELOPMENT OF BRANDYWINE REALTY TRUST



Garza Commons, Central Pavilion

DISCOVER GARZA

A vibrant community of thinkers, doers, and creators, tucked away in the inspiring, green Hill Country.

As a young, energized, and fast-growing community, Austin is a place for culture, collaboration, and innovation. In and around the city, Brandywine Realty Trust develops, leases and manages some of the region's most remarkable properties, with 2.8 million SF in development opportunity.

At Garza Ranch, we are cultivating Class A office buildings, an upscale boutique hotel, and luxury multifamily units, all nestled within a verdant natural setting. There, tenants and visitors alike can connect, create, and unwind in a way that is uniquely Austin.



it all happens here



1 REGIONAL HQ



Est. Completion: 2Q 2020

2 BUILDING TWO

Total RSF: 150,000 SF

Parking: 4/1,000

Avg. Floorplate: 38,000 SF

3 UPSCALE BOUTIQUE HOTEL

140 keys

Est. Completion: 2Q 2020

4 CLASS AA MULTIFAMILY

369 units

Est. Completion: 2Q 2020

A VIOLET CROWN TRAIL INTEGRATION

Hop on the trail to take a jog or bike ride to nearby Zilker Park

B GARZA COMMONS

Grab lunch from an array of food trucks near the pavilion, then enjoy it in our amphitheater-style public park



in the zone

Many tech and creative companies call Austin home because of the deep, multi-tiered talent pool, low cost-of-living, and irresistible quality of life. Garza Ranch sits in the center of it all: restaurants to try, local merchants to discover, and experiences to enjoy. At Garza, it's all at your fingertips.

ARBOR TRAILS

Whole Foods
Costco
Chuy's
Mandola's
Torchy's Tacos
P. Terry's
24 Hour Fitness

SUNSET VALLEY

Lowes
Home Depot
Nordstrom Rack
World Market
Barnes & Noble
Academy
Kohl's

BRODIE OAKS

Target
Last Call
Pinthouse Pizza
Hobby Lobby
LA Fitness
Spec's
Best Buy



Dynamic public spaces
like **Garza Commons**
have the power to define
entire communities.

let's get together

Whether you're holding an important business meeting, linking up for a friendly book club, or spreading a blanket for an impromptu picnic, Garza Commons is the place where people come together to share food, stories, and experiences.





With Garza's network of walkways and direct connection to the **Violet Crown Trail**, the great outdoors are always only a step away.

a breath of fresh air

At Garza, it's easier than ever to get outside and get moving. The campus is connected by shade-covered sidewalks, and sprinkled with intermittent resting areas and gathering nodes.

With a direct connection to the Violet Crown Trail, you have access to surrounding outdoor amenities like Austin's world-renowned Barton Creek Greenbelt.



TRAILS & PARKS



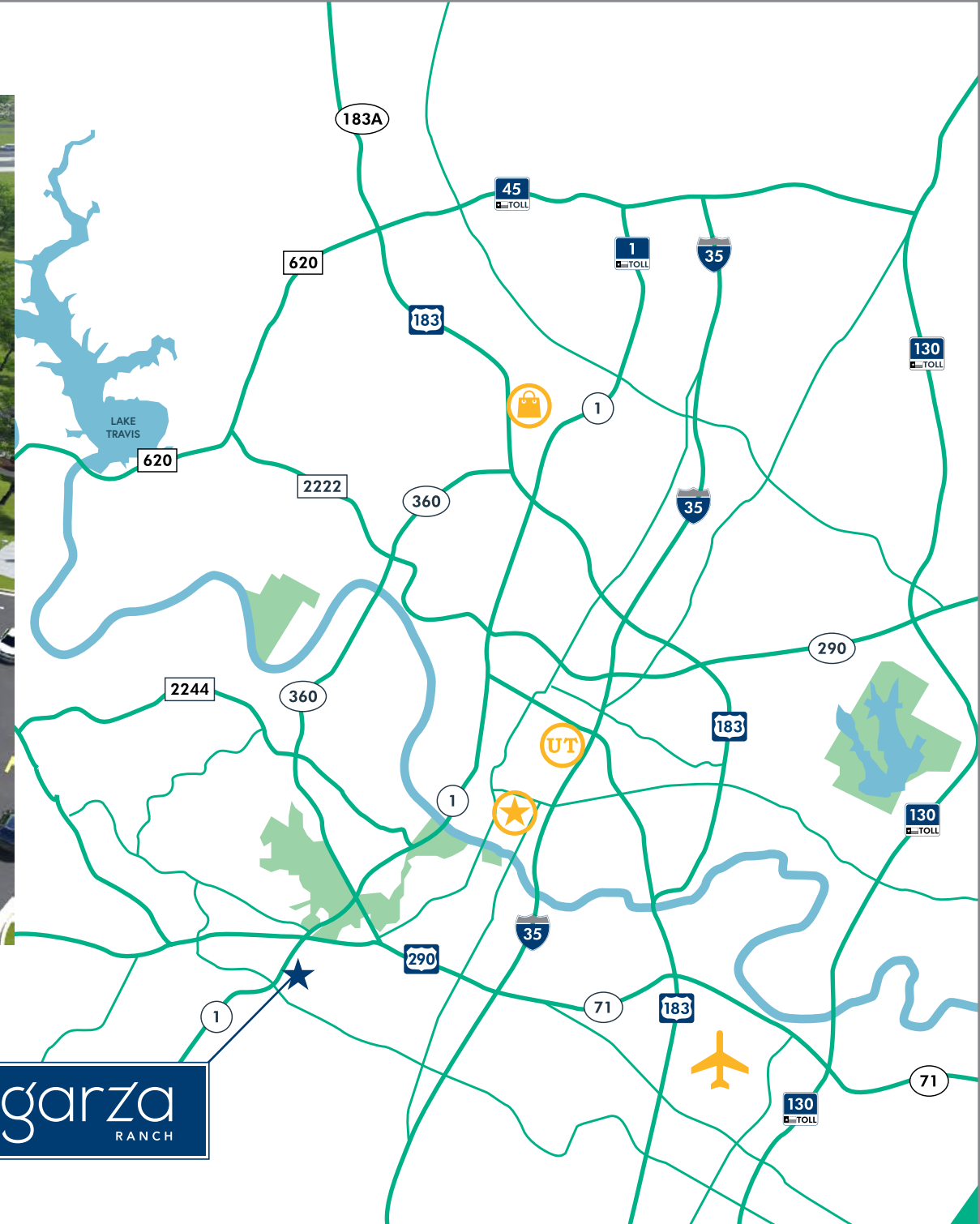
ACCESSIBILITY

getting there is easy

With its central location, Garza is just a short drive from downtown Austin, the University of Texas, and a quick, highway-only trip to the Austin International Bergstrom Airport. Just jump in your car and go!

DRIVE TIMES

CBD: 15 min.
Airport: 17 min.
UT: 20 min.
Domain: 30 min.

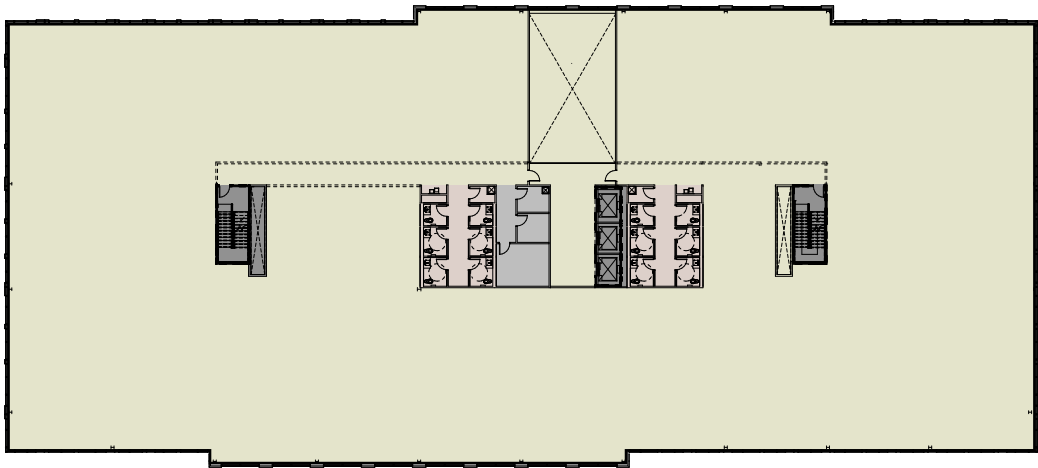


a place for you

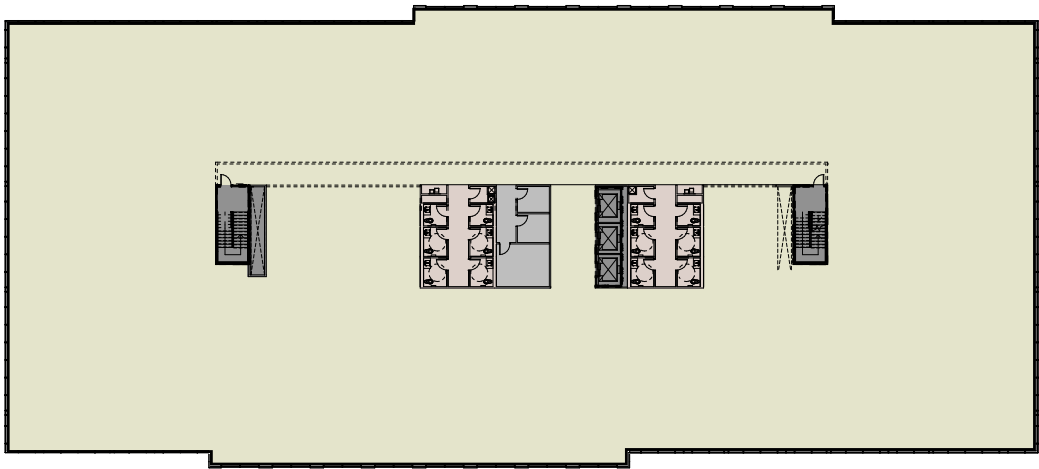
Total RSF: 150,000 SF
Parking: 4/1,000 Parking
Avg. Floorplate: 38,000 SF
Features: Floor-to-ceiling glass with panoramic views, Mopac facing signage opportunities



TYPICAL FLOORPLATE



FOURTH FLOOR



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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