

ONE UPTOWN AT UPTOWN ATX

DELIVERING FALL 2023

A DEVELOPMENT OF

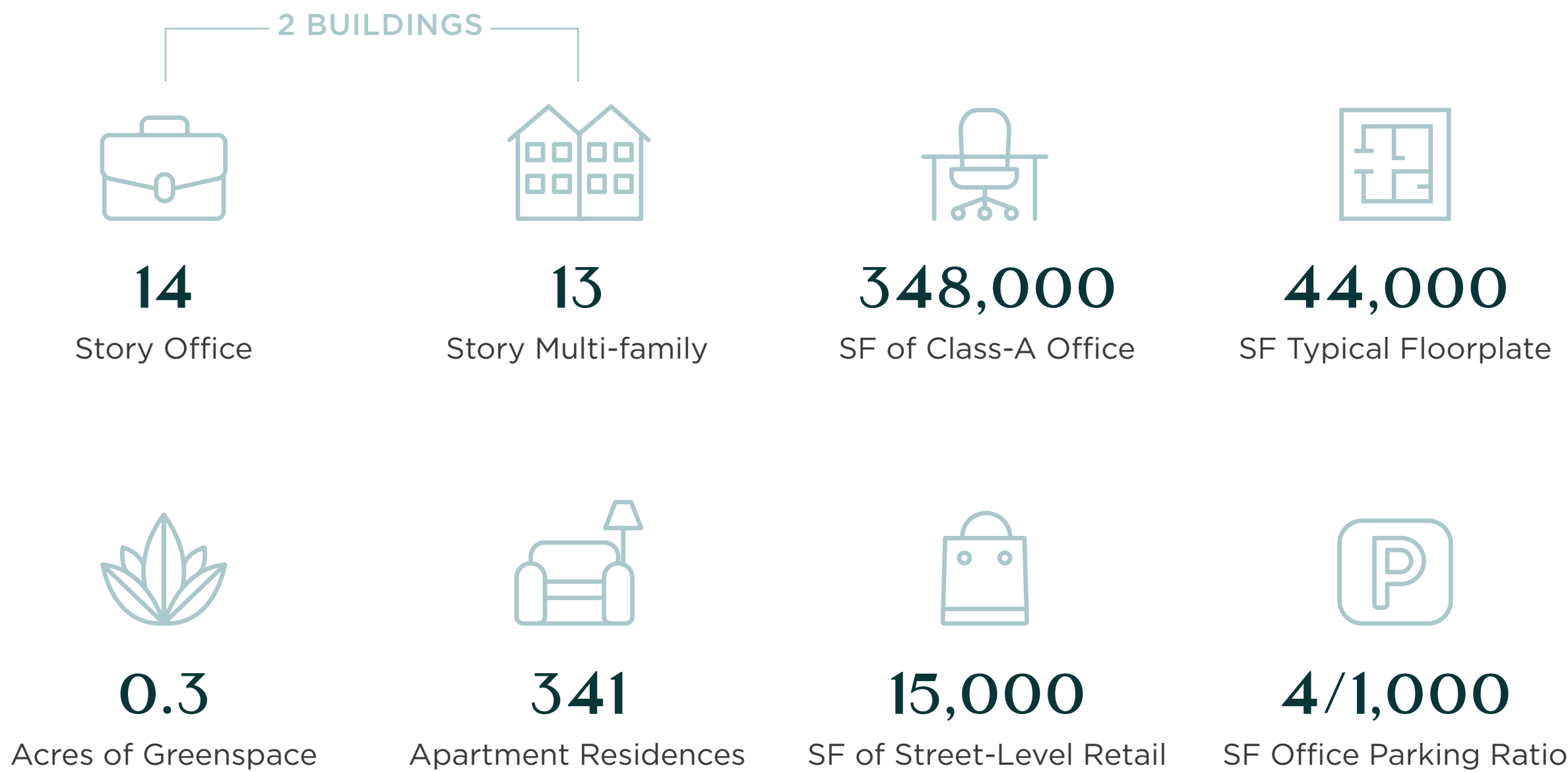


brandywine[®]
REALTY TRUST



Welcome to One Uptown, an iconic mixed-use property offering wellness-oriented workspace, residential and leisure environments designed for productivity and fulfillment in both business and life.

AT A GLANCE



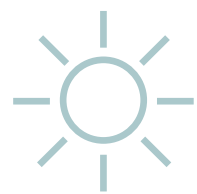


DELIVERING 2023

Situated on 4.2 acres within the vibrant 66-acre Uptown ATX community, One Uptown features two distinct buildings, designed to complement one another while maximizing the unique experiences and desires of both the office and residential user.



DESIGNED FOR HEALTH & WELL-BEING



DAYLIGHT

13' floor-to-ceiling clear heights provide optimum natural daylight & generous mechanical space



RESTROOMS

Individual stalls provide maximum privacy, flexibility, and safety



OUTDOOR SPACES

Ground floor 0.3 acre park, private terraces and 23,434 SF amenity terrace



OPTIMIZED AIR

Uncompromising HVAC systems operate 24/7 to provide superior indoor air quality with up to 100% outside air



ELEVATORS

State-of-the-art destination dispatch system

WORK & LIFE AT ITS BEST

Steps from Uptown ATX's new MetroRail station, residents, workers, and visitors alike enjoy light-infused spaces, flexible layouts, stunning views, an abundance of outdoor collaboration spaces, an elevated green park and club room, all within a new neighborhood teeming with creative energy and top talent.



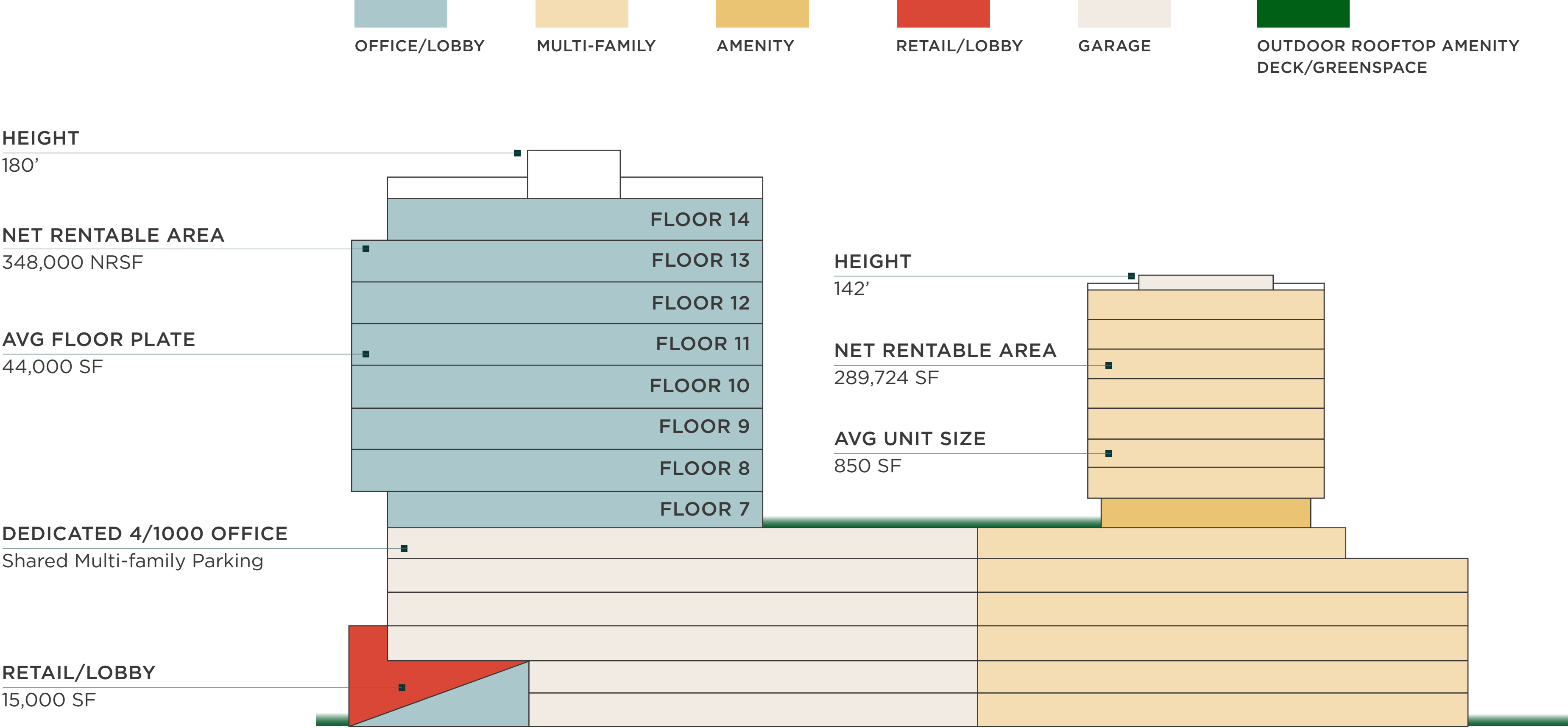


OFFICE HIGHLIGHTS

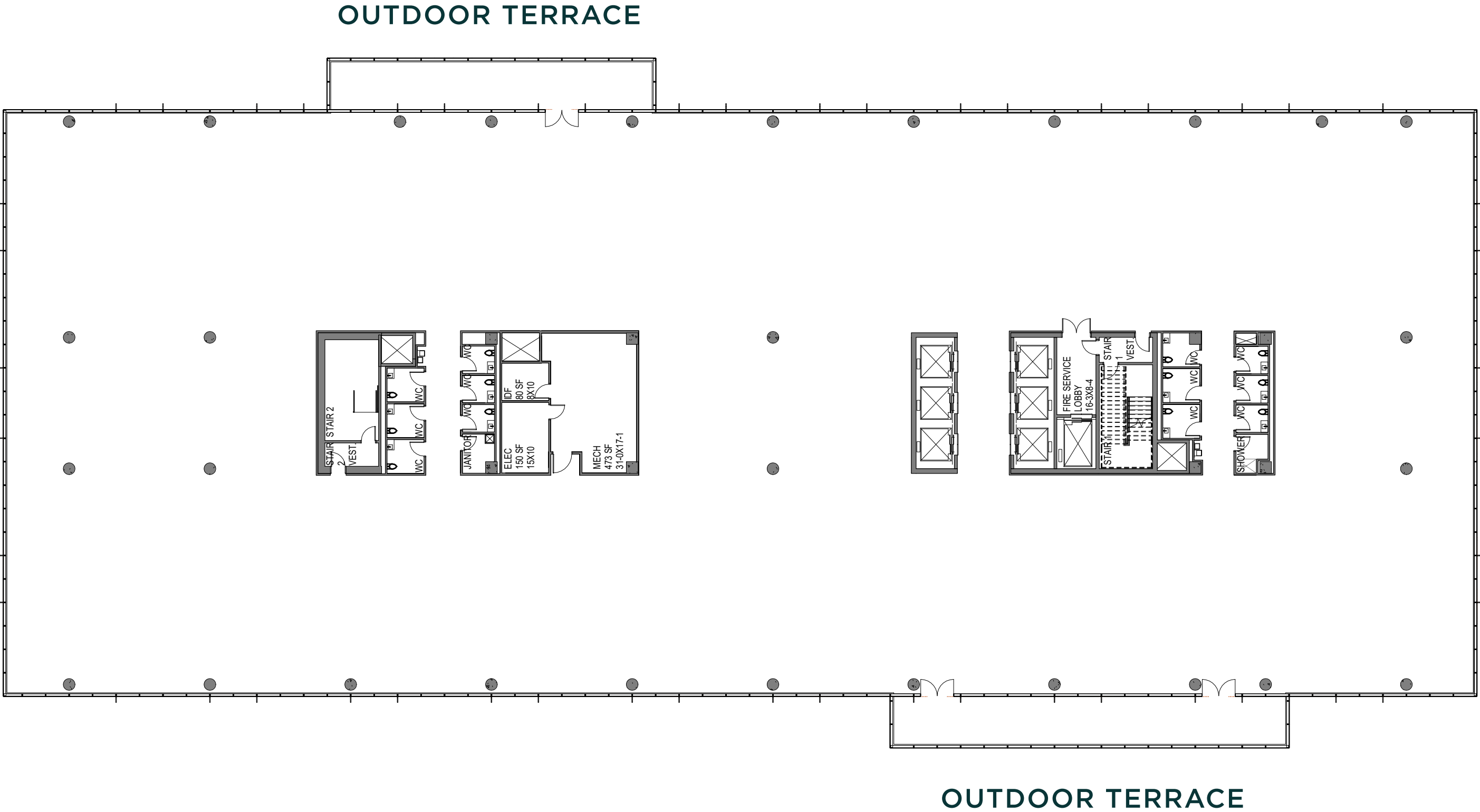
- 44,000 SF floor plates
- Floor-to-ceiling glass with great views
- 10" finished ceilings typical, 13" open
- Modern fitness center
- 4/1,000 parking ratio
- Outdoor terraces throughout
- 14 floors (8 office)
- Car charging stations and bike storage
- Elevator destination dispatch system
- Austin Energy Green Building (AEGB) One-Star
- 45' bay depths



ONE UPTOWN STACKING PLAN



ONE UPTOWN FLOOR PLAN



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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