

# UPTOWN ATX

A DYNAMIC, TRANSIT-ORIENTED, MIXED-USE COMMUNITY  
IN THE HEART OF AUSTIN'S SECOND DOWNTOWN



A DEVELOPMENT OF

**brandywine**<sup>®</sup>  
REALTY TRUST



# THE UPSIDE OF EVERYTHING

Bringing together ease of commute, sophisticated living, and seven parks with access to 23 miles of trails — Uptown ATX is the place to work, live, play, shop, and dine within Austin's most forward-thinking corridor. At full buildout, the 66-acre mixed-use community features 3.2 million SF of smart workspace, vibrant residential, and locally inspired retail, plus its own dedicated MetroRail stop. Here, quality of life is paramount, creating an environment for people to thrive in business and in life.

# THE VISION

Known for decades as “The IBM Campus,” Uptown ATX has been an integral part of Austin’s growth into a dynamic technology hub.

Now, developer Brandywine Realty Trust envisions a bright future for the 66-acre site, transforming the campus into a mixed-use community made up of work space, multi-family units, retail and hospitality, and a brand-new CapMetro Rail station.

Situated between the Charles Schwab campus and The Domain, Uptown ATX will serve as a talent magnet for organizations, a cultural and entertainment district for the community, and a vibrant place for all Austinites to share.



**66**  
ACRES



**2.9M**  
SF OF MULTI-FAMILY



**3.2M**  
SF OF OFFICE



**11**  
ACRES OF  
GREENSPACE



**600K**  
SF OF RETAIL AND  
HOSPITALITY



**NEW**  
METRO  
RAIL  
STATION





# MASTER SITE PLAN

**(A) ONE UPTOWN**

348K SF Office  
15K SF Street Level Retail  
341 Units of Multi-family

**(F) THE CHASE AT UPTOWN**

West - 272 Units of Multi-family  
East - 257 Units of Multi-family

**(L) SKYRISE**

One Skyrise - 750K SF Office  
Two Skyrise - 550K SF Office

**(B) BLOCK B**

Entertainment, Fitness,  
+ Urban Grocery  
±360K SF Multi-family

**(G) BLOCK G**

Flexible Program Possible  
457K SF Multi-family

**(E) BLOCK E**

Flexible Program Possible  
514K SF Multi-family  
842K SF Office

**(D) BLOCK D**

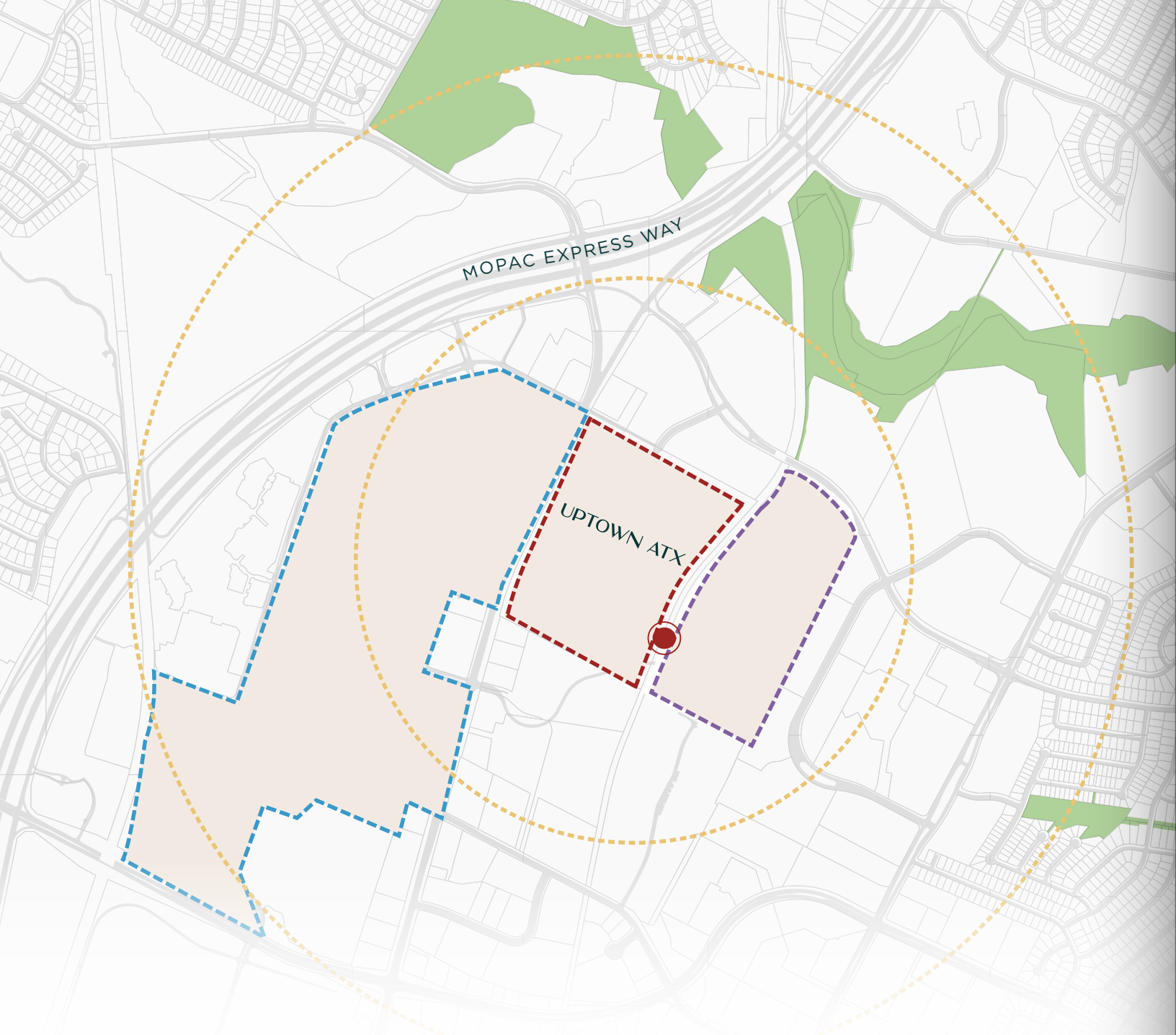
D1 - Full Service Hotel  
150-250 Keys  
D2 - 340K SF Office +  
Entertainment, Fitness/Retail

**(C) BLOCK C**

Flexible Program Possible  
426K SF Office  
452K SF Multi-family

**(K) BLOCK K**

Flexible Program Possible  
426K SF Multi-family



# PREMIERE LOCATION

- UPTOWN ATX
- THE DOMAIN
- CHARLES SCHWAB CAMPUS
- .5 MILES WALKABILITY
- .75-1 MILES WALKABILITY
- PLANNED UPTOWN STATION



# ONE UPTOWN

This 14-story office tower is comprised of 1 level of below-grade parking, lobby and retail level, 6 above-grade parking garage levels, and 8 office levels totaling 363,000 rentable square feet. The office tower's strong massing with dynamic projections and bold use of color will make it an easily recognizable and iconic piece of architecture on Burnet Road. The multi-family component is made up of 82 units in a 5-story structure surrounding the parking structure and 259 units within a 13-story concrete and glass tower. A showcase amenity deck serving both the office and multi-family components of the project includes a pool, fitness center, outdoor TVs, and gathering spaces. A pocket park on the eastern edge of the site provides a close greenspace that residents and employees can enjoy.

## ONE UPTOWN - OFFICE

- 43,480 RSF floor plates
- Floor to ceiling glass with great views
- 9'-10" finished ceilings typical
- Modern conference and 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



**348K**  
SF OF OFFICE



**341**  
UNITS OF  
MULTI-FAMILY



**15K**  
SF OF RETAIL





# THE CHASE AT UPTOWN

The Chase at Uptown will be a two-phase residential development that contains 529 multi-family units at full build-out — 272 multi-family units in the West Phase and 257 units in the East Phase. Both phases of The Chase at Uptown will be podium-style multi-family comprised of 2 levels of concrete garage, with 5 levels of residential units above as well as surrounding the garage. The site will also feature a triangular-shaped park on the southeast corner. Amenities (for both phases) include an Uber lounge, a pool courtyard, a quiet courtyard connected by an outdoor living room, a club room and fitness center, an outdoor sky lounge terrace and indoor terrace space, bike storage, and a dog washing station and fenced dog run.



**5.07**  
ACRES



**272**  
WEST UNITS OF  
MULTI-FAMILY



**257**  
EAST UNITS OF  
MULTI-FAMILY

# ONE & TWO SKYRISE

Skyrise occupies a landmark location at the symbolic terminus of Uptown Boulevard at the new CapMetro transit stop.

Consisting of two high-rise office buildings, one above-grade parking garage, and another large below-grade parking garage connecting all the buildings, the Skyrise project will deliver roughly 1.3 million gross square feet of office space.

Each tower's massing and architectural expression seeks to optimize views from the workplace and respond to the broader context.

In addition to the two office towers, three large parks and gathering plazas have been woven into the urban terrain with special attention to the pedestrian experience, incorporating active street level retail uses, generous shaded canopies and trellises, native plantings and trees, and multiple active outdoor areas.



**1.3M**  
SF OF OFFICE

## ONE SKYRISE

- Modern, iconic design
- 30,000 SF floor plates
- Floor to ceiling glass with panoramic views
- 10' finished ceilings typical, 14' open
- Modern conference and fitness center
- Outdoor terraces throughout
- 2.5/1,000 parking ratio
- 25 floors
- Car charging stations and bike storage
- Elevator destination dispatch system
- Austin Energy Green Building (AEGB) One-Star
- 38'-46' bay depths

## TWO SKYRISE

- 18,000 - 30,000 SF floor plates
- Floor to ceiling glass with great views
- 10' finished ceilings typical, 14' open
- Modern conference and fitness center
- Outdoor terraces throughout
- 2.5/1,000 parking ratio
- 19 floors
- Car charging stations and bike storage
- Elevator destination dispatch system
- Austin Energy Green Building (AEGB) One-Star
- 45' bay depths





ONE SKYRISE - OFFICE LOBBY



# LIVE IT UP

Planned so there is abundant greenspace wherever you are in the district, Uptown ATX offers 11 acres of parks and open spaces that will enhance the public realm. Each park will serve a distinct purpose from recreation to relaxation.

- - - - - 5 MINUTE WALK
- - - - - PLANNED TRAILS



# RIDE IT UP

With the rapid growth taking place in Austin, Uptown ATX and The Domain have become the geographic center for the greater 2M population of the Austin metro area. CapMetro currently provides a commuter rail service that connects Austin and Leander and passes along the eastern boundary of Uptown ATX. Via a new public/private partnership, a new CapMetro rail station will be developed on-site, giving the project a true mass transit component and linking it for the long term to the rest of Central Texas. Further improvements include adding a transit station at the new Major League Soccer stadium, approximately 1 mile south of Uptown ATX. These transformative additions will integrate with a comprehensive mass transit program and vision by CapMetro.

**25,000 EMPLOYEES**  
In a Half Mile Radius to Uptown Station

**RESIDENTIAL CONNECTIONS**  
Connections to Major Suburban Areas  
Beyond Austin: Leander, Cedar Park, Jollyville

**REGIONAL CONNECTIONS**  
Connection to Major Population and Business Districts

SWA/BALSLEY WITH COLEMAN & ASSOCIATES - LANDSCAPE ARCHITECTS



**TRIANGLE PARKS:**  
1.5 ACRES COMBINED



**UPTOWN COMMONS PARK:**  
1 ACRE

SWA/BALSLEY WITH COLEMAN & ASSOCIATES - LANDSCAPE ARCHITECTS



**CONFETTI SPORTS PARK:**  
1.4 ACRES OF ACTIVATED OUTDOOR SPORTING FACILITIES

SWA/BALSLEY WITH COLEMAN & ASSOCIATES - LANDSCAPE ARCHITECTS



**WALNUT SPRINGS LAKE PARK:**  
6.9 ACRES

# THE TEAM

Committed to delivering a best-in-class product, Brandywine Realty Trust develops, builds, and manages high-quality spaces across the nation. Brandywine has curated a team of the world's most celebrated designers, engineers, architects and partners to bring the vision for Uptown ATX to life.



VIEW OF PARK ADJACENT TO THE CHASE AT UPTOWN

# 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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