

the Stratum

11044 Research Blvd. | Austin, TX 78744





Welcome to

the Stratum

Situated directly between two of the largest premium retail centers in Austin with unmatched access to Hwy 183, The Stratum sets the standard for the suburban office user who doesn't want to pay the rates of the Domain or the Arboretum. With structured 4.4:1,000 parking, a conference center, and full fitness center with locker rooms, the project creates little reason for a tenant to leave over of the course of the day. Nearly all office suites enjoy floor-to-ceiling windows which provide abundant natural light and panoramic views of the hill country and onsite property management ensures that no tenant need goes unanswered.

**DOWNLOAD
AVAILABILITIES**



Four Building Project

253,402 Total Square Feet

A



Building A
62,110 SF | LEED Certified



Building B
61,768 SF | LEED Silver

B

C



Building C
61,502 SF | LEED Certified



Building D
61,264 SF

D



Property Summary

Click to view the campus environment and the 10.6 acres Stratum is located on.

| | |
|---------------------------------------|--------------------------|
| Property Name | The Stratum |
| Address | 11044 Research Boulevard |
| City, State, Zip Code | Austin, TX 78759 |
| Submarket | Northwest |
| Building Size SF (Re-Measured) | 253,402 SF |
| Site Area | 10.6 Acres |
| Year Built/Renovated | 1986-87 / 2015-19 |
| Buildings/Floors | 4 / 5 |
| Parking Ratio | 4.4 / 1,000 SF |

Property Highlights

Campus Environment With On-Site Amenities

Tenants at The Stratum enjoy a desirable campus environment with walking trails, a manicured outdoor courtyard with seating and Wi-Fi, a fitness center with showers and locker rooms, and a building conference center.

Unrivaled Access to Premier Retail Centers

In addition to the nearby retail and restaurants, The Arboretum and The Domain are both within 2 miles of the project, providing convenient access to some of the most desirable retail in the city.

Unmatched Visibility Along Highway 183

The Stratum's prime location offers outstanding building signage opportunities and a convenient commute from nearly all parts of Austin through its excellent regional access via Highway 183, MoPac and Loop 360.

Abundant Parking

4.4/1,000 SF parking ratio



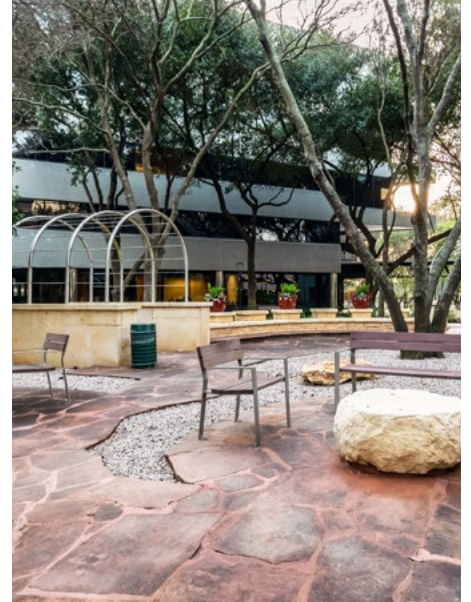
Building Amenities



Fitness Center with Showers and Locker Rooms



Building Conference Room



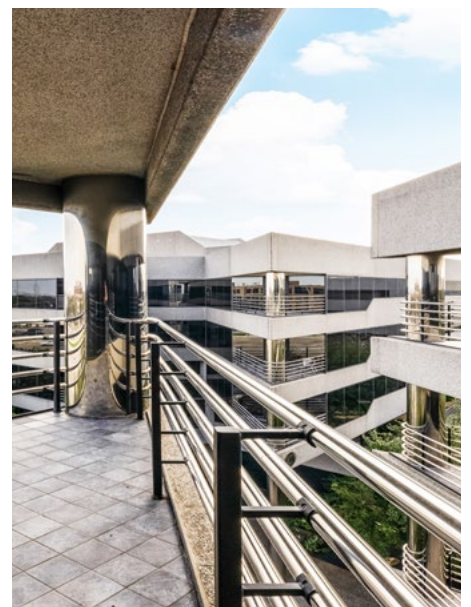
Fully Landscaped Courtyard With Seating



Less Than Two Miles from The Domain & The Arboretum



Covered Walkways



Private Tenant Balconies

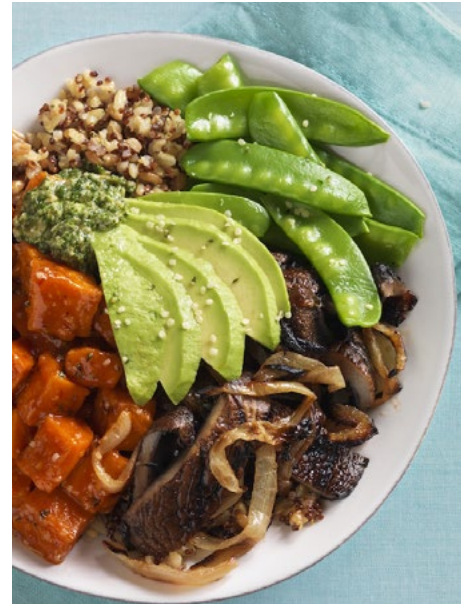
Surrounding Amenities



Urban | The Domain
Contemporary American Grill



5 Minute Drive to The Domain
100+ Upscale & Mainstream Retail Stores



True Food Kitchen | The Domain
Health Drive Seasonal Restaurant



Less Than Two Miles from
The Domain & The Arboretum



Punch Bowl Social | The Domain
Lofty Venue for Bowling, Karaoke & More



4 Minute Drive to The Arboretum
Top Outdoor Shopping Mall in Austin, TX

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The Arboretum

- Brick Oven
- H-E-B
- Trader Joe's
- Starbucks
- Zoes Kitchen
- Renaissance Hotel
- Eddie V's
- ZTejas
- Saltgrass Steakhouse
- WellsFargo
- TJ.Maxx
- Petco
- Pottery Barn
- Cheesecake Factory
- Amy's Ice Cream
- Barnes & Noble

Shops at Arbor Walk

BRAKER LANE

- Regal Cinemas Gateway 16 & iMax

The Domain

- Hilton Garden Inn
- Rudy's BBQ
- Neiman Marcus
- Whole Foods Market
- Madewell
- Punch Bowl Social
- Westin
- Vans
- Bath & Body Works
- Maggiano's
- CAVA
- Top Golf
- Target
- Home Depot
- BJ's Restaurant
- Marshall's
- DSW
- Chipotle
- Southside Market BBQ
- Spec's
- Lupe Tortilla
- Tesla
- CPK
- Macy's
- Dick's
- F45 Fitness
- iPic
- Dillard's

CEDAR PARK

PFLUGERVILLE

EA ebay PayPal

VISA ORACLE

THE STRATUM



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Qualcomm

indeed





Click to View
Drone Video



The Domain
5 Min. ▶



B

Parking Garage
4.4:1,000

D

A

C

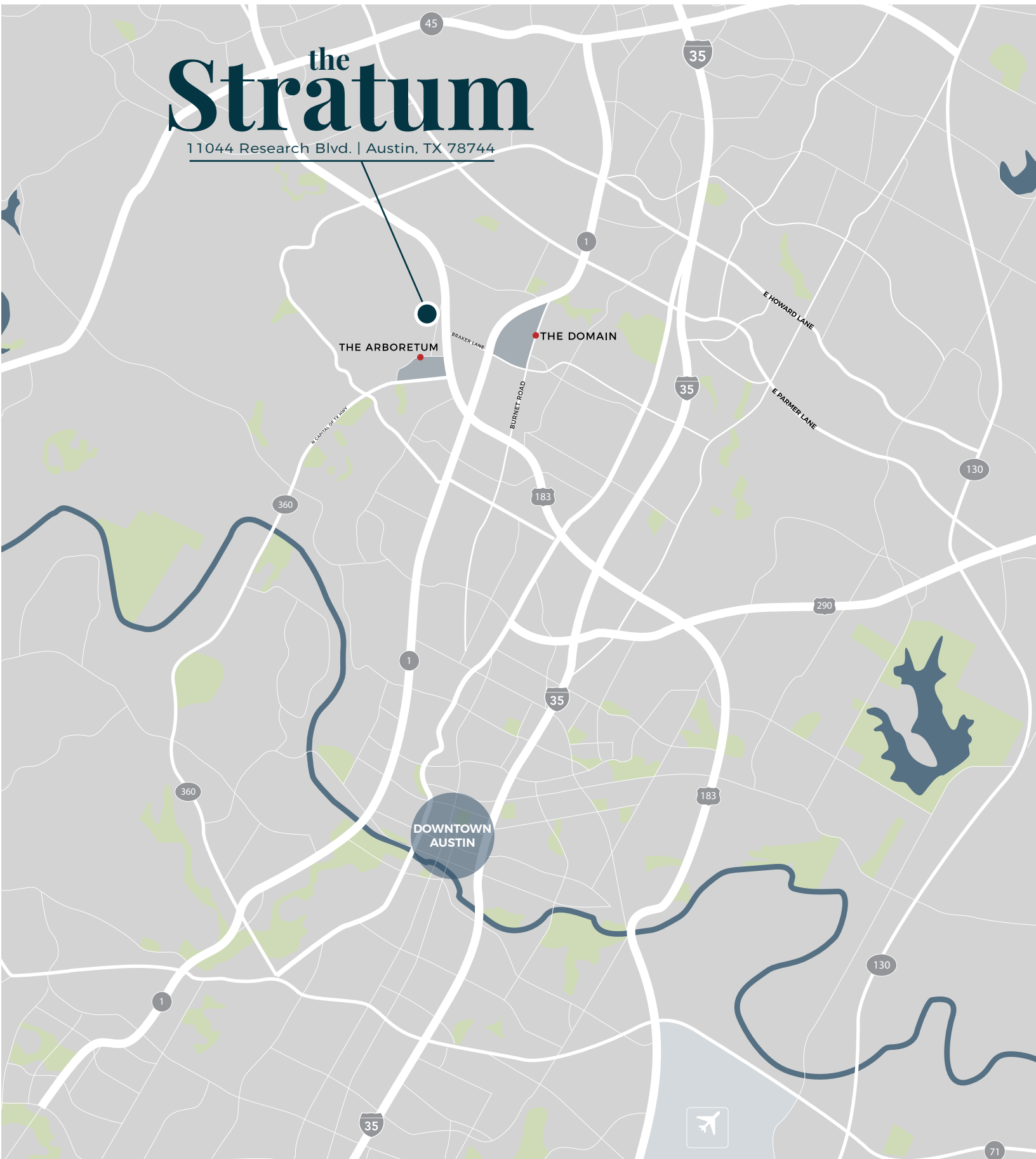
Parking Garage
4.4:1,000



The Arboretum
4 Min. ▼

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For More Information,
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