

# QUARRY LAKE II

4616 Seton Center Pkwy | Austin, TX



## BUILDING HIGHLIGHTS

- 8.66 Acres
- Year Built: 1998
- Floors: 3
- Parking: 4.2/1000

## RECENT IMPROVEMENTS

- 1st and 2nd floor lobby renovation by Gensler Architecture
- Landscape upgrades to include an outdoor amenity courtyard with shaded and open air seating

Class A Office Building

**120,559 SF**

## AVAILABILITY

- Suite 110 - 3,010 SF
- Suite 115 - 1,300 SF
- Suite 135 - 6,010 SF
- Suite 250 - 19,288 SF
- Suite 300 - 42,905 SF

for more information:

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RALPH BISTLINE  
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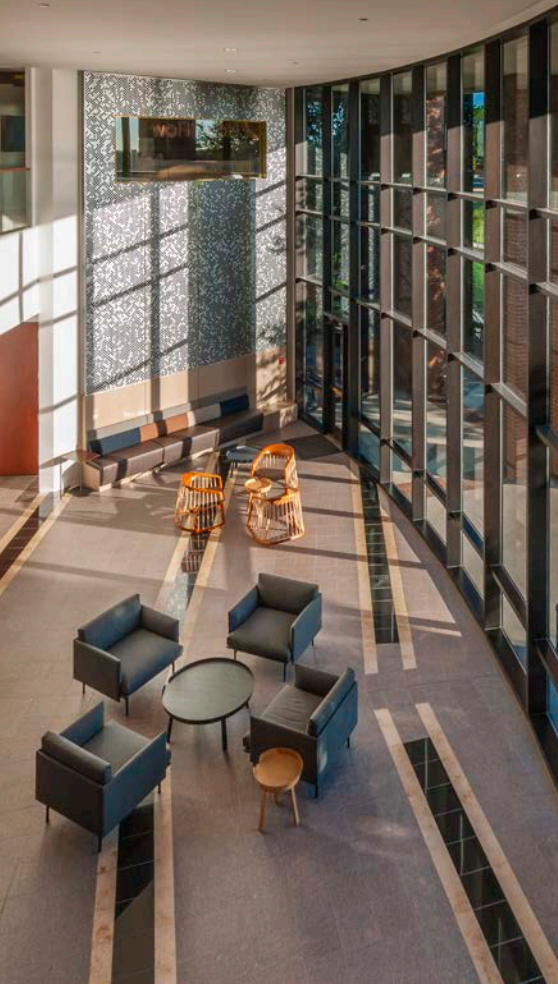
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## LOCATION AND NEIGHBORHOOD AMENITIES

- Adjacent to Quarry Lake
- Less than one mile from the Domain with direct access via Braker Lane
- Walking distance to Pure Austin Fitness, Roaring Fork, and Red's Porch
- Over 50 restaurants, 5 hotels, 4,000 multi-family units and 2 million square feet of retail between the Arboretum and the Domain
- Tenant access to a 0.8-mile hike and bike trail surrounding Quarry Lake

Brandywine Realty Trust 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.



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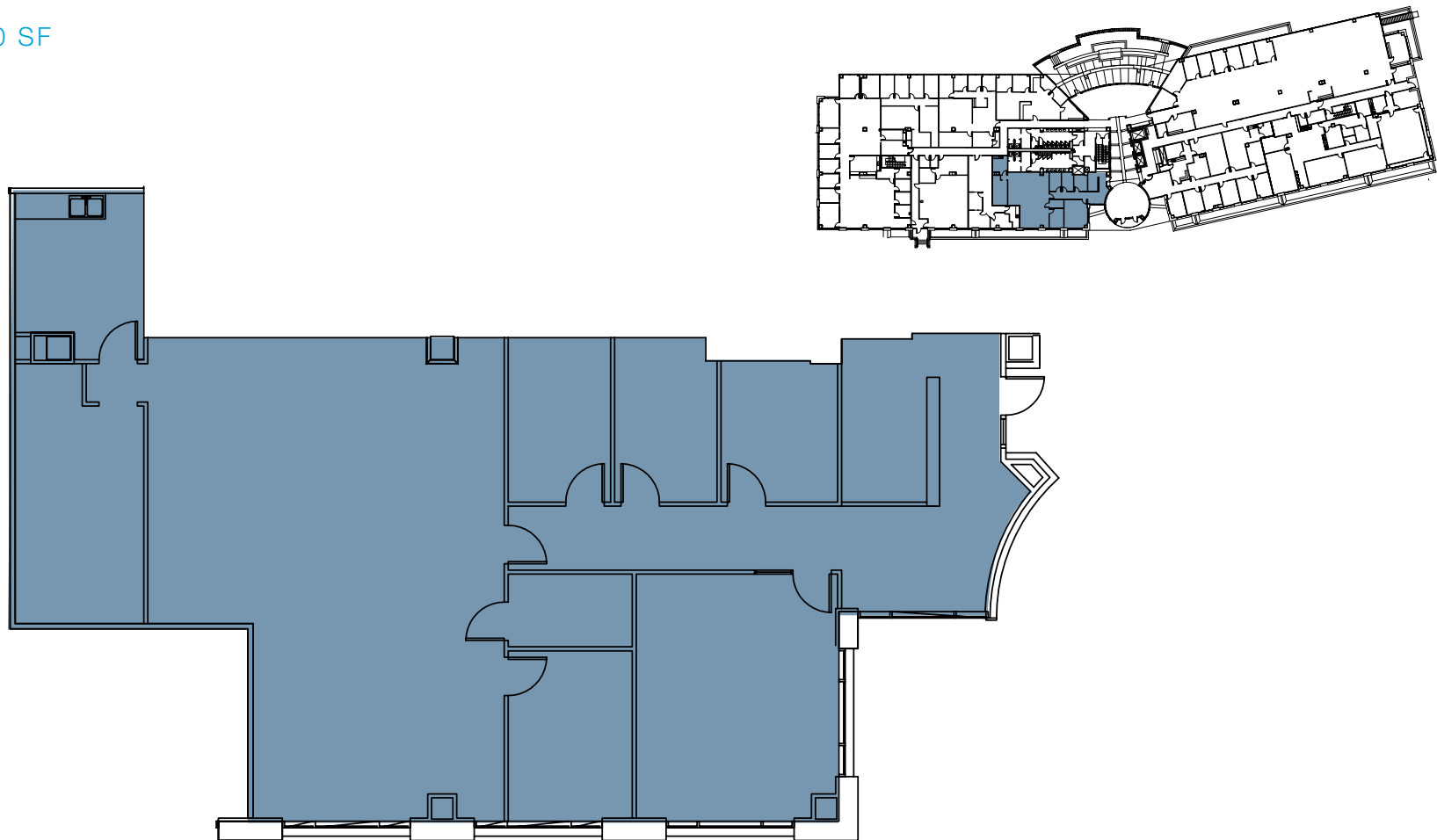
# QUARRY LAKE II

4516 Seton Center Pky. | Austin, TX



## FIRST FLOOR SUITE 110: 3,010 SF

*Available in 90 Days*



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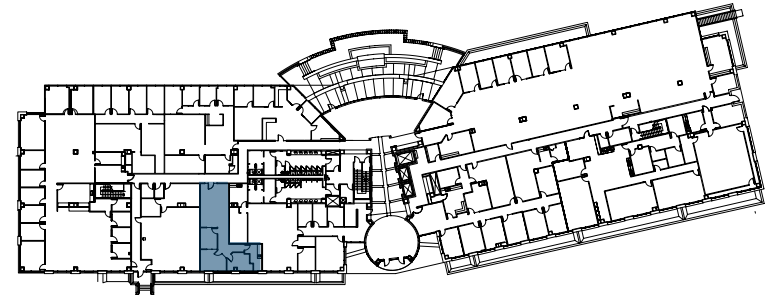
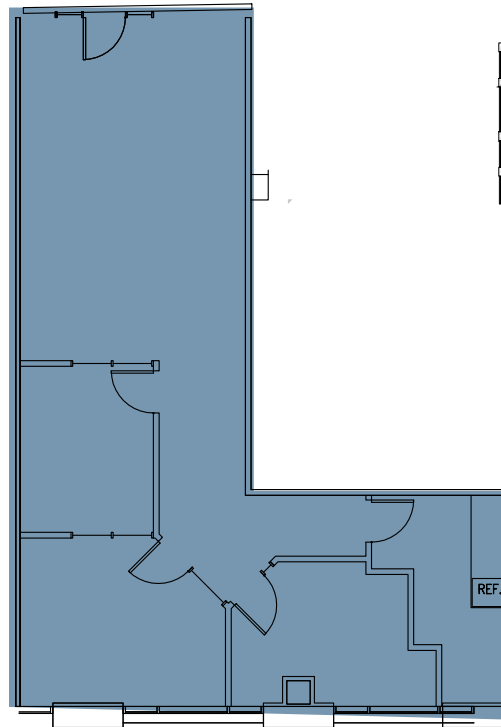
# QUARRY LAKE II

4516 Seton Center Pky. | Austin, TX



## FIRST FLOOR

SUITE 115: 1,300 SF



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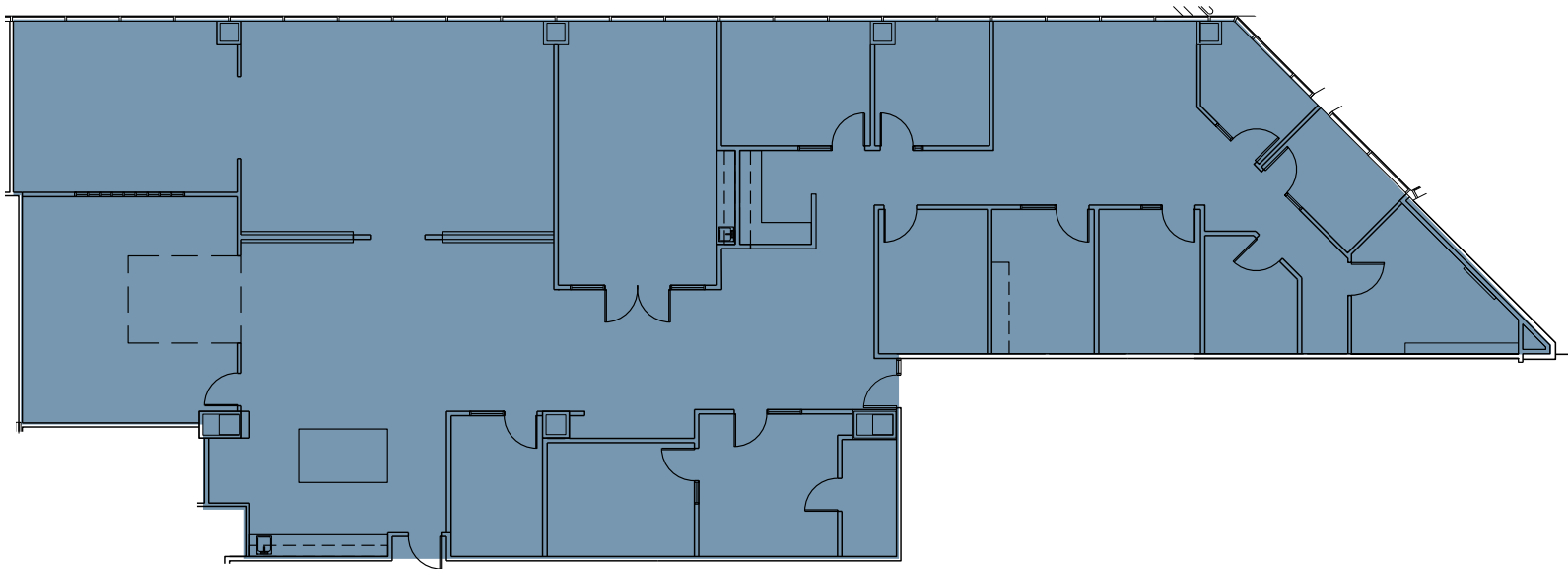
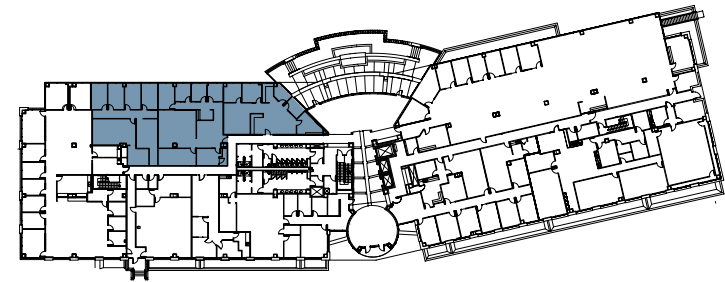
# QUARRY LAKE II

4516 Seton Center Pky. | Austin, TX



## FIRST FLOOR SUITE 135: 6,010 SF

*Available in 60 Days*



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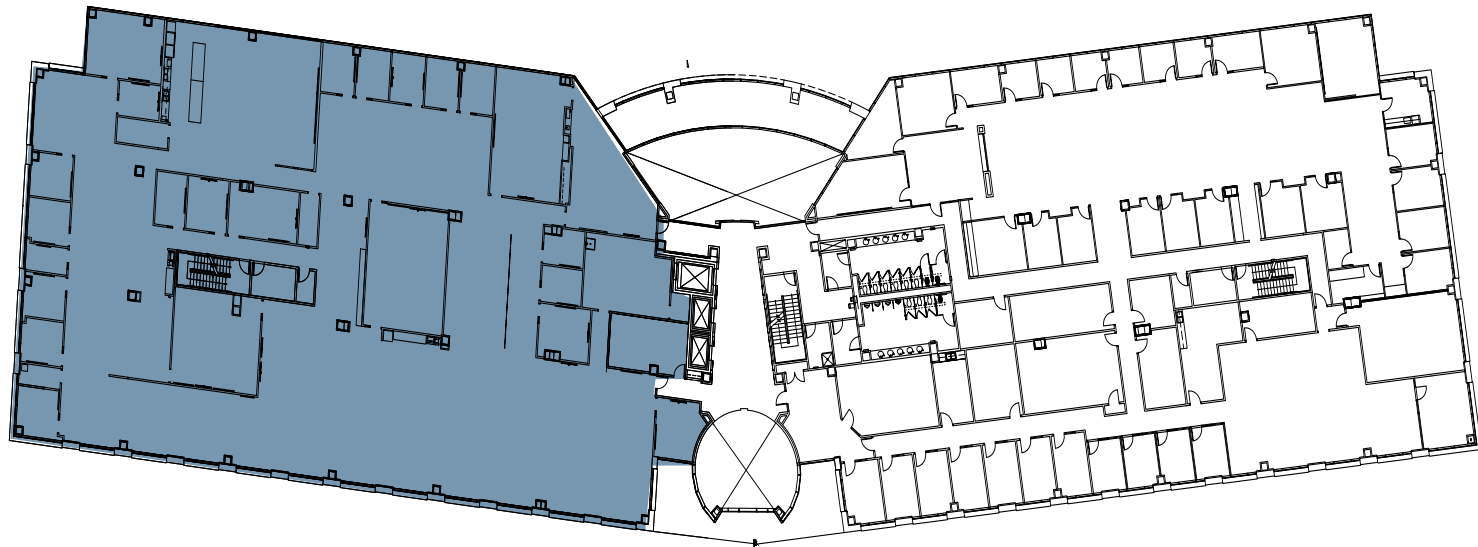
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# QUARRY LAKE II

4516 Seton Center Pky. | Austin, TX



SECOND FLOOR  
SUITE 250: 19,288 SF



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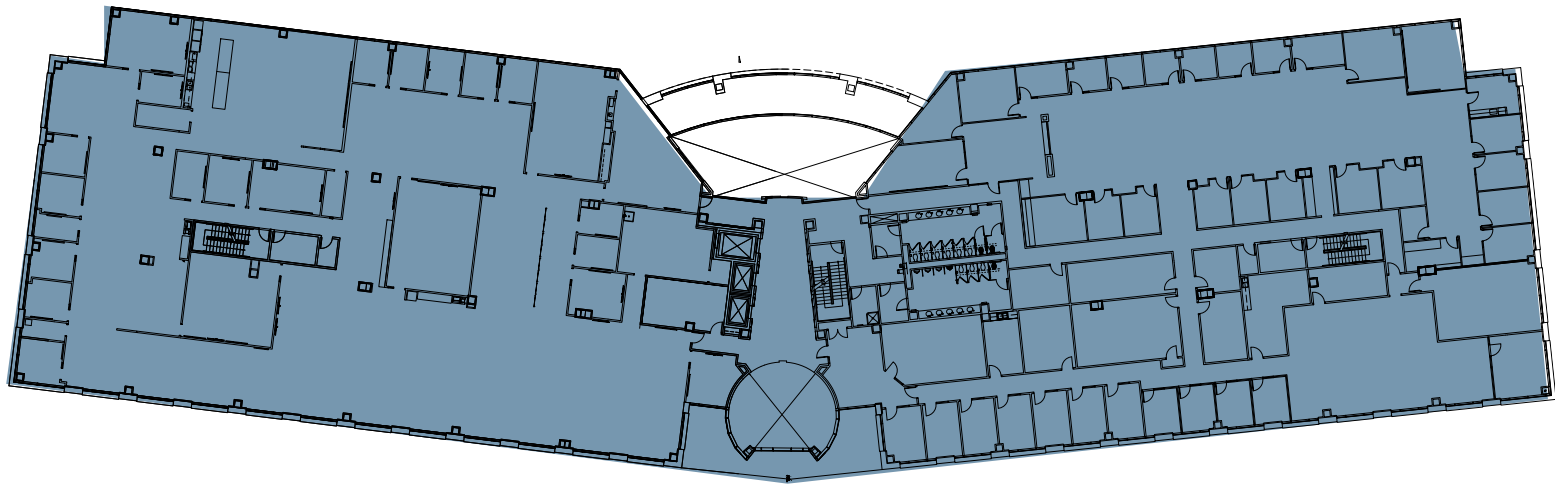
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# QUARRY LAKE II

4516 Seton Center Pky. | Austin, TX



THIRD FLOOR  
SUITE 300: 42,905 SF



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