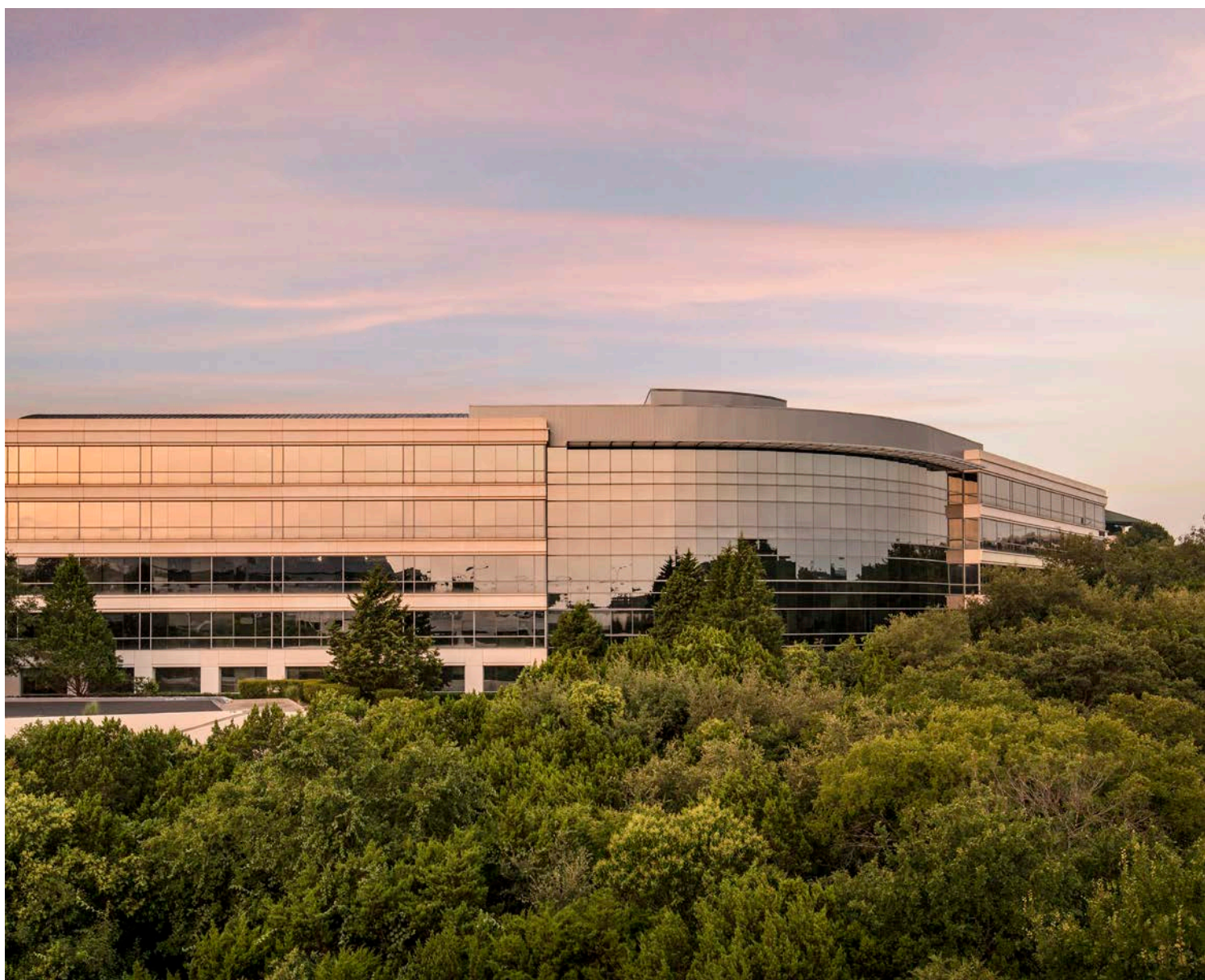

ONE-FOUR BARTON SKYWAY

Austin, TX



Barton Skyway is a 25.57 acre, four building, Class A office park in Southwest Austin. Located at the Barton Skyway exit and South Mopac, the complex offers views of Downtown Austin, and overlooks the Spyglass Creek section of the Barton Creek Greenbelt. Barton Skyway tenants are within walking distance of the Spyglass trailhead and Zilker Park, less than a mile from Barton Creek Square Mall, and only four miles from downtown.





HIGHLIGHTS

- Four 4-story Class A buildings
- 4:1,000 SF structured parking
- Sand volleyball court
- On-site fitness center with showers and lockers
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Tenant lounge equipped with Wi-Fi, and grab-and-go food options
- Rotating food trucks on-site
- Wired Score Gold certified
- All Energy Star certified buildings, meaning they use on average 35% less energy than typical buildings and release 35% less carbon dioxide into the atmosphere
- Community features:
 - Barton Creek Greenbelt
 - Barton Creek Mall
 - Zilker Park



COMMON AREA IMPROVEMENTS

Brandywine is working on various interior and exterior building improvements intended to add value for our tenants, campus, and community.

Upgraded Lobbies

- Installed modern, real-time information directories with HD displays, and touch screen capabilities
- Modernized furniture selections to promote alternative, open collaboration spaces
- Partnered with a local artist to commission custom, high-end pieces

Outdoor Improvements

- Enhanced the sand volleyball court by adding a shaded patio area with ample seating for outdoor lunches, meetings, or happy hours
- Added a food truck drive-up to host many of Austin's best food vendors on-site

Two Barton Skyway

- Added a fitness center with modern equipment, including: multiple cardio machines, free weight area, stretching area, and upgraded showers and locker rooms
- Common area restrooms were refreshed with modern, high-end finishes







DRIVING DISTANCE

in miles

Barton Creek Greenbelt Trailhead	.5
Zilker Park	1
Barton Creek Square Mall	2.3
Downtown Austin	3.5
University of Texas	4
Austin Bergstrom International Airport	13

LOCATION

Situated next to the MoPac Expressway and five minutes from the Central Business District, Barton Skyway has exceptional accessibility. Its location affords stunning views of both Downtown Austin and the Barton Creek Greenbelt.





1501 SOUTH MOPAC EXPRESSWAY

ONE

BARTON SKYWAY

195,324 SF / 4 FLOORS

AVAILABILITY: SUITE 150 - 12,950 SF
SUITE 200 - 24,711 SF

CLICK HERE TO
TOUR NOW @ ONE BARTON SKYWAY



1601 SOUTH MOPAC EXPRESSWAY

TWO

BARTON SKYWAY

195,639 SF / 4 FLOORS

AVAILABILITY: SUITE 200D - 12,626 SF
SUITE 425 - 8,828 SF

CLICK HERE TO
TOUR NOW @ TWO BARTON SKYWAY





1221 SOUTH MOPAC EXPRESSWAY

THREE

BARTON SKYWAY

173,302 SF / 4 FLOORS

AVAILABILITY: SUITE 365 - 2,718 SF*

*AVAILABLE 10.1.2021

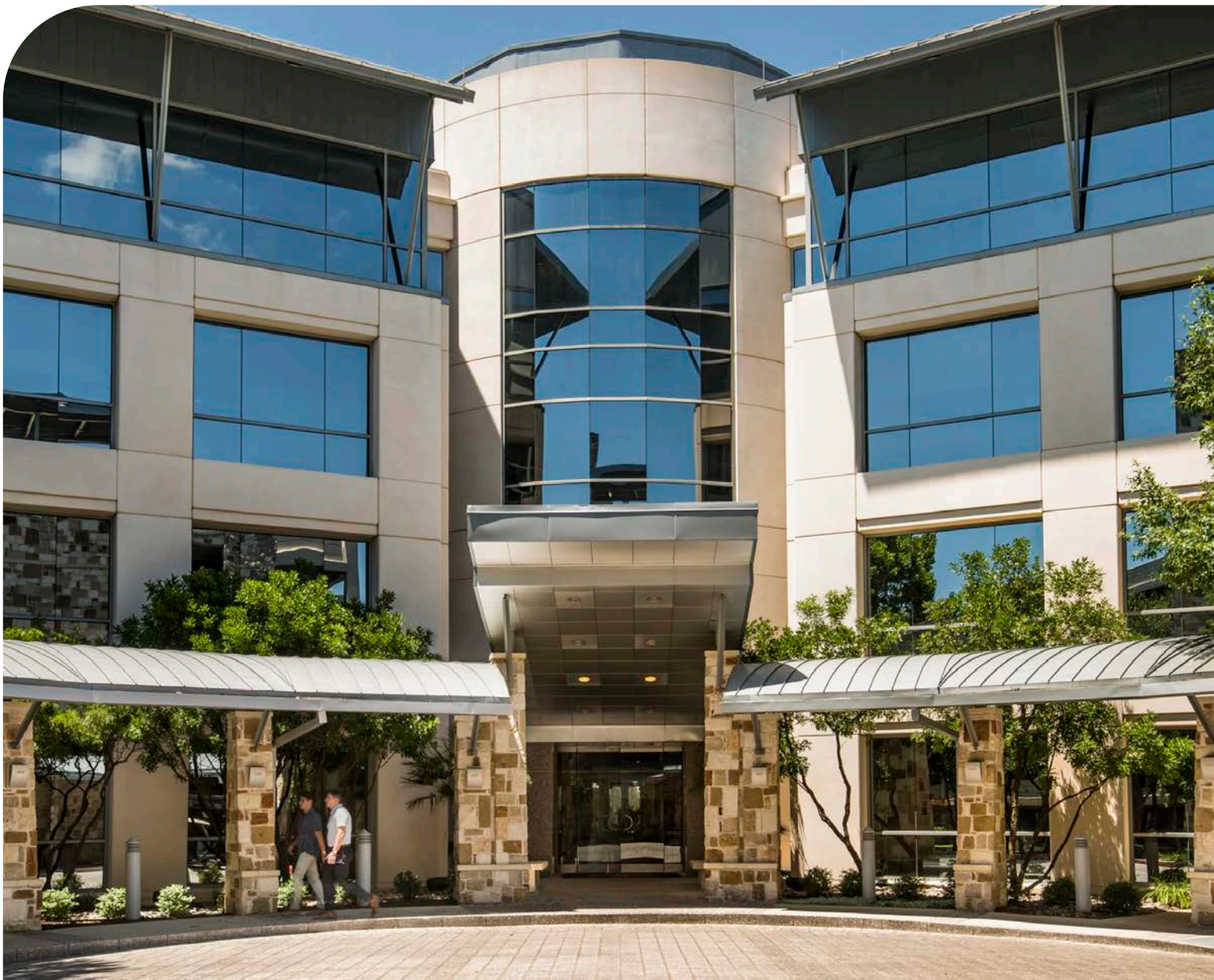
1301 SOUTH MOPAC EXPRESSWAY

FOUR

BARTON SKYWAY

222,580 SF / 5 FLOORS

AVAILABILITY: SUITE 150 - 4,670 SF
SUITE 320 - 6,900 SF



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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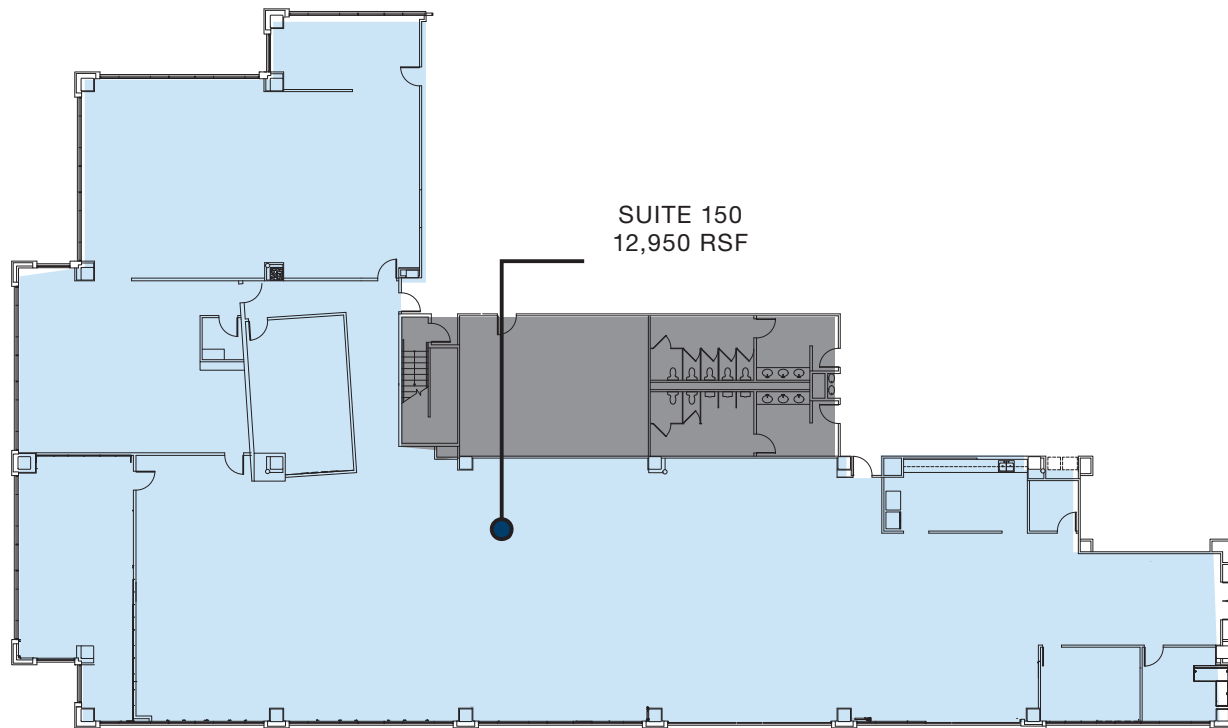
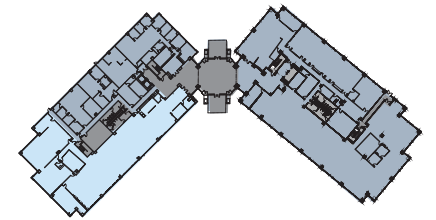


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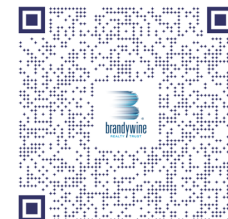
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USING YOUR MOBILE'S
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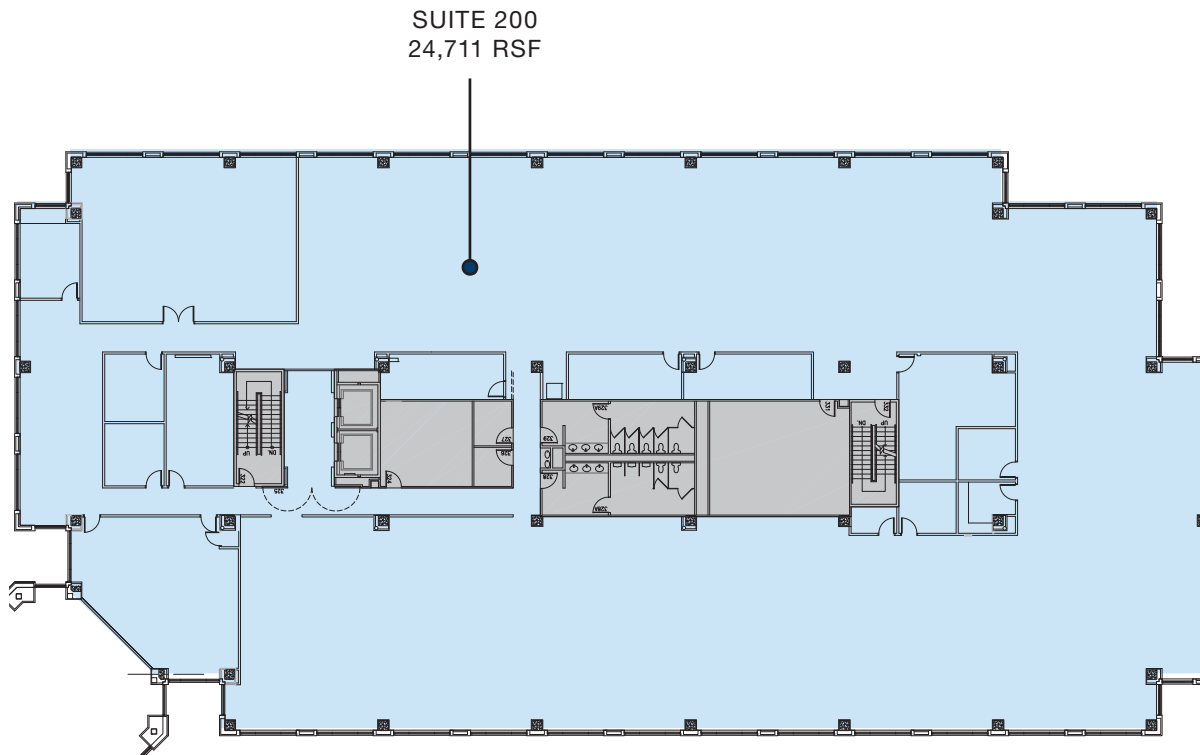
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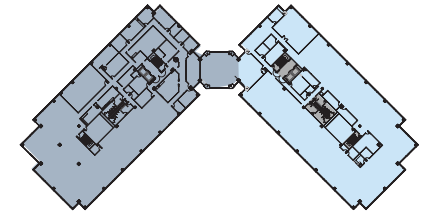
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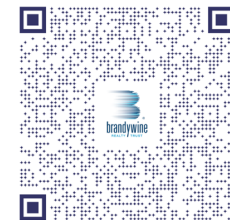
SECOND FLOOR



SUITE 200
24,711 RSF



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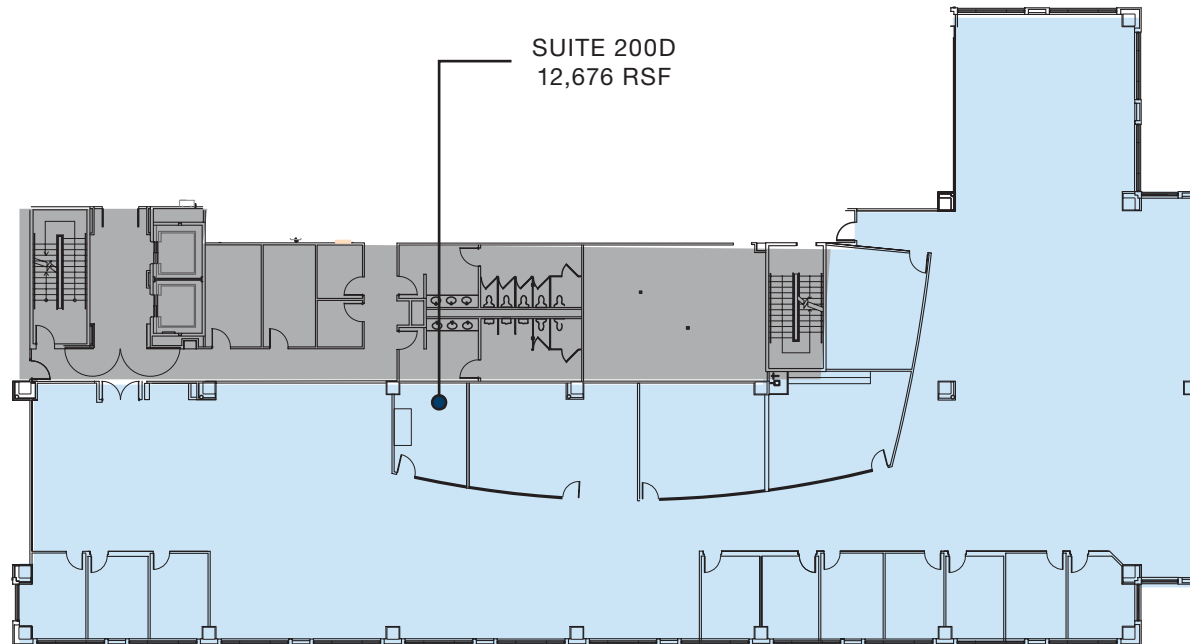
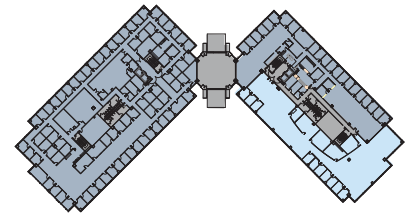
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TWO BARTON SKYWAY

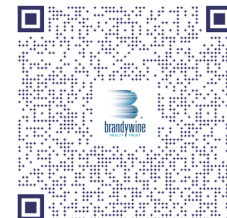
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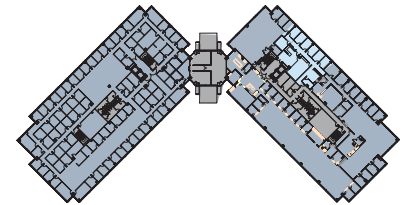
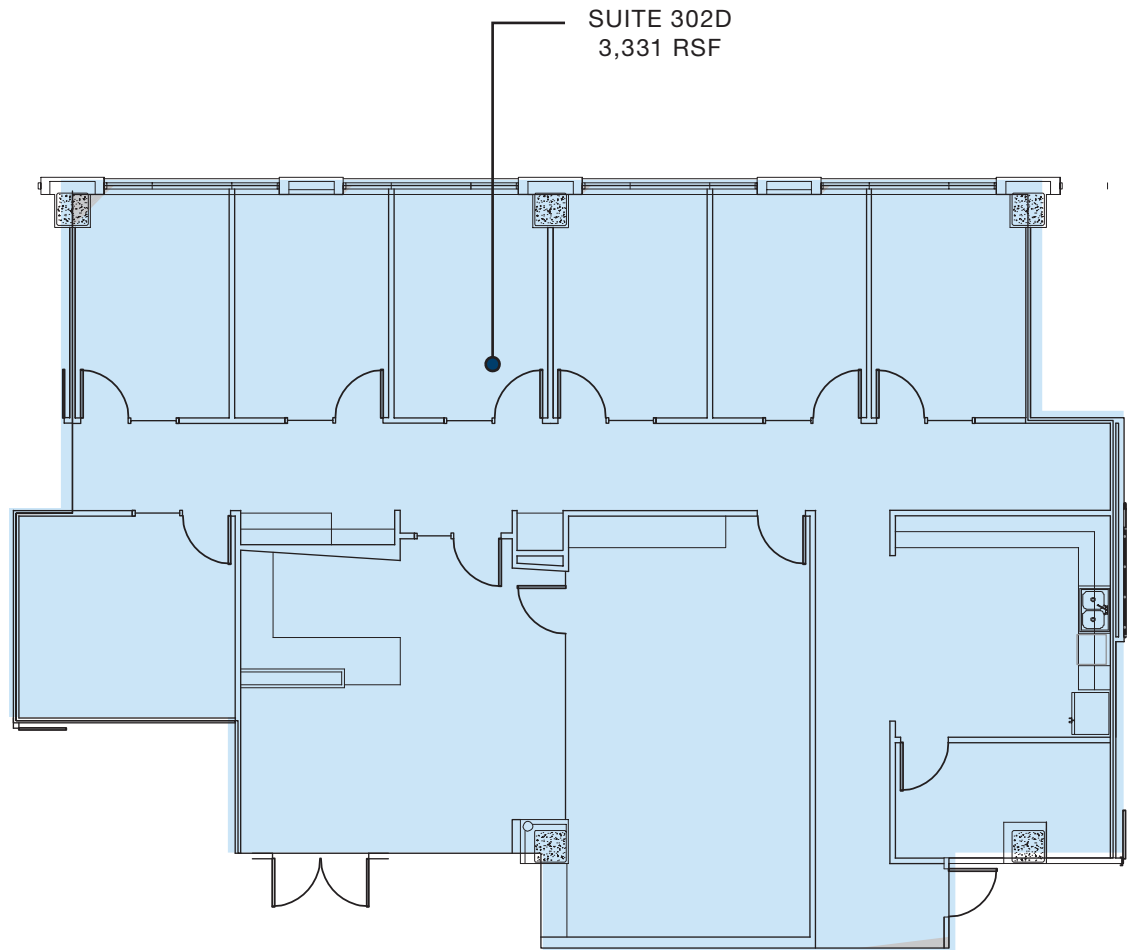
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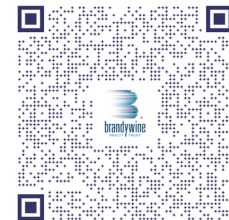
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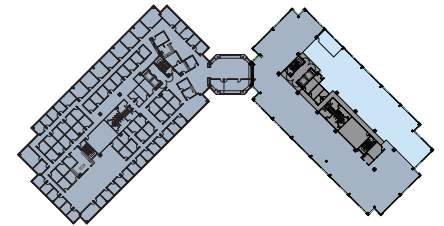
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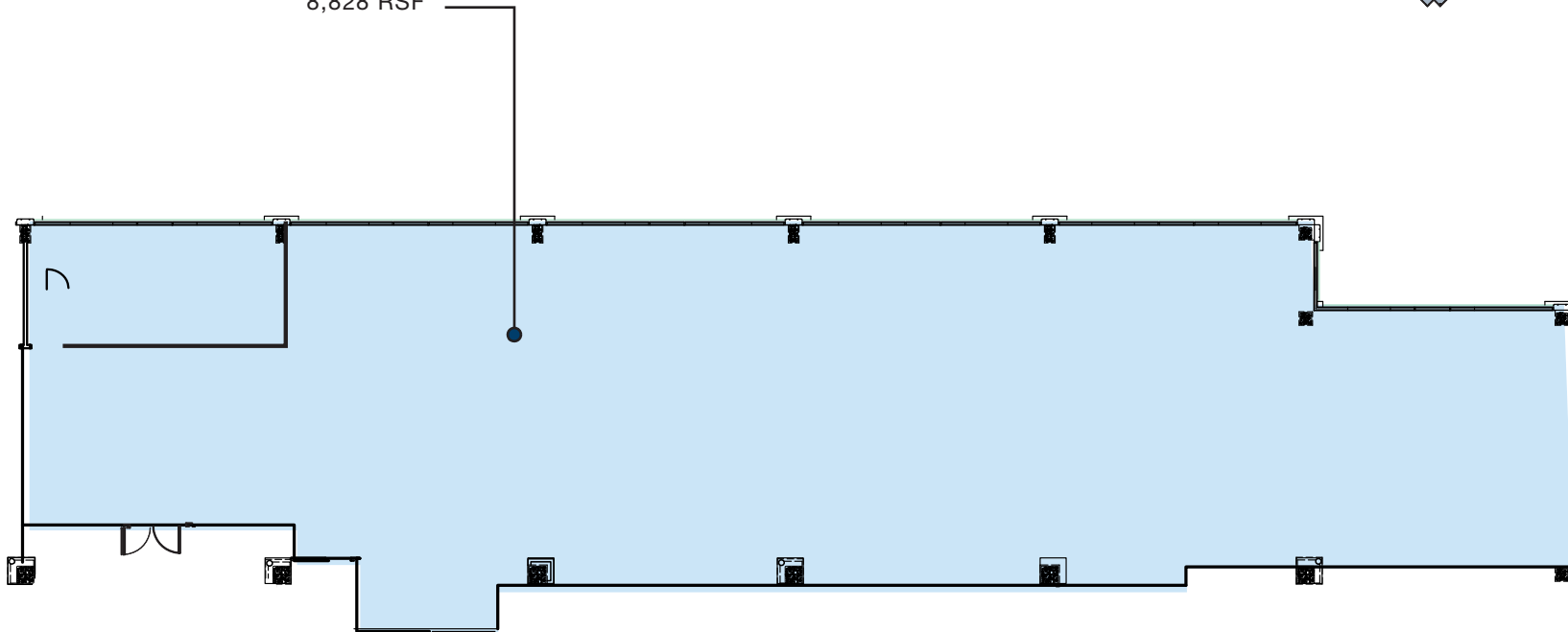
1601 South MoPac Expressway | Austin, TX



FOURTH FLOOR



SUITE 425
8,828 RSF



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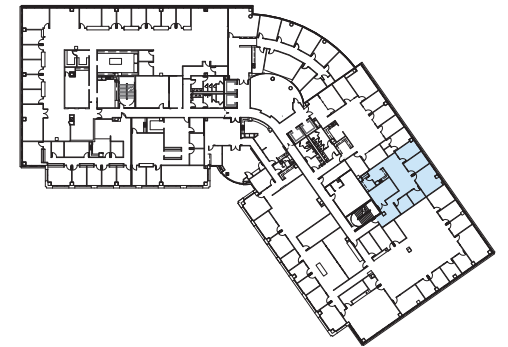
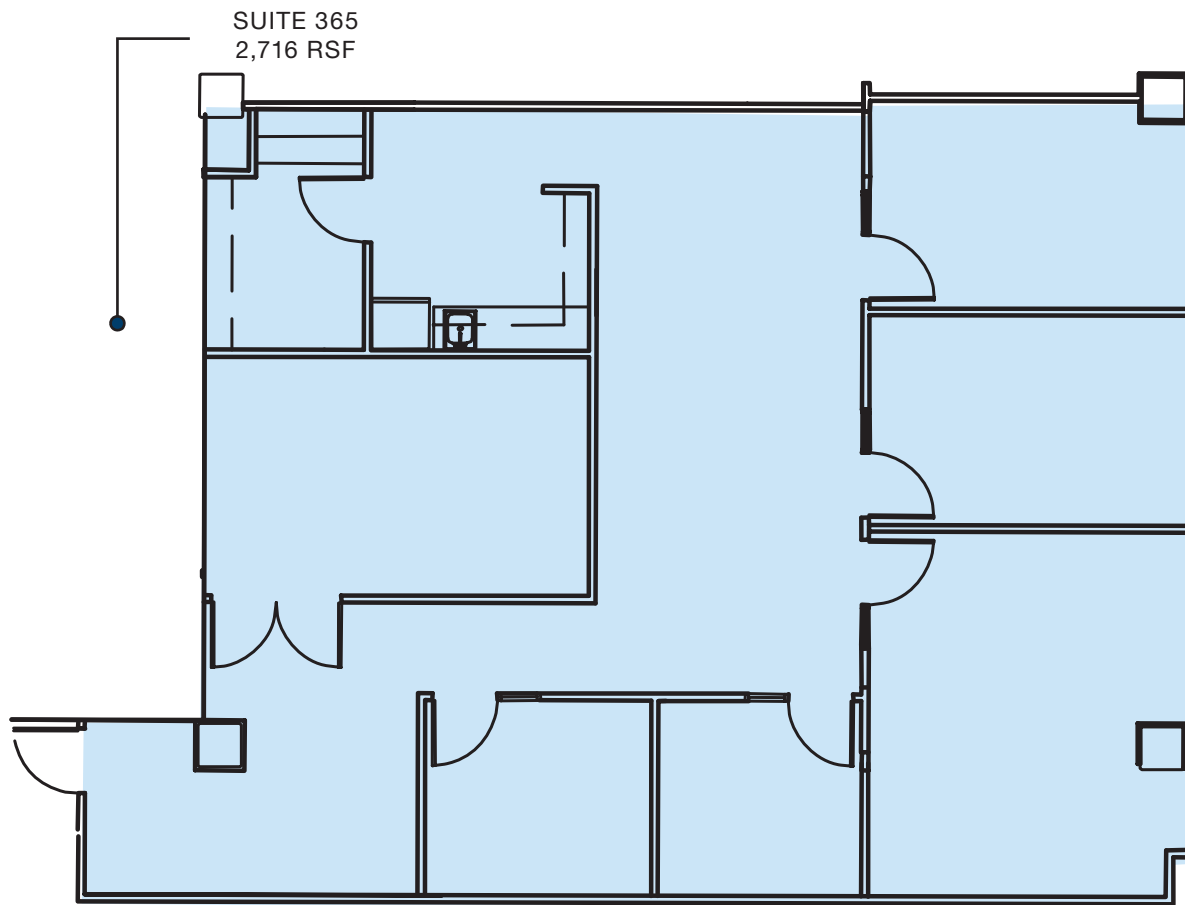
THREE BARTON SKYWAY

1221 South MoPac Expressway | Austin, TX



THIRD FLOOR

AVAILABLE 10/1/2021



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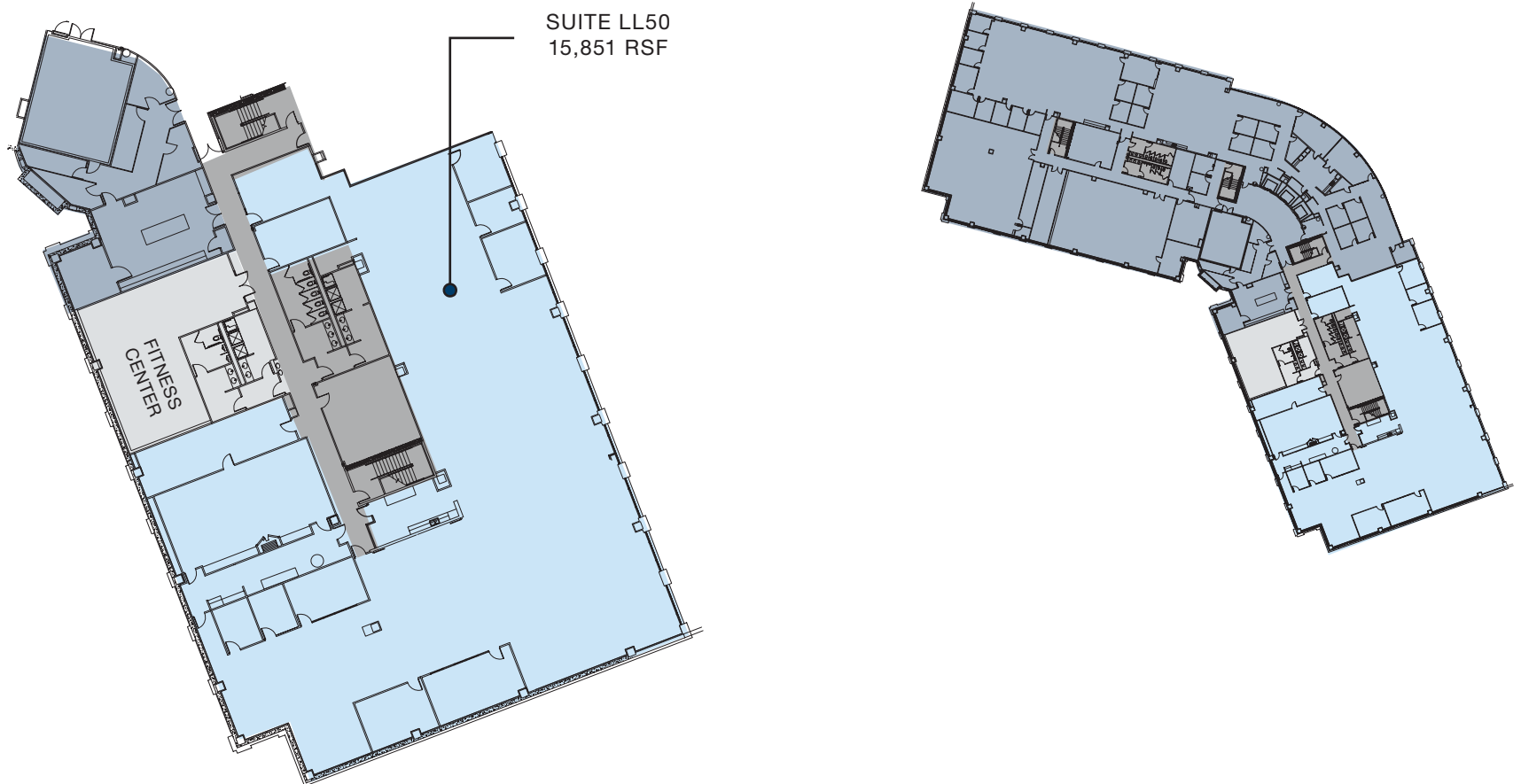
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LOWER LEVEL FLOOR



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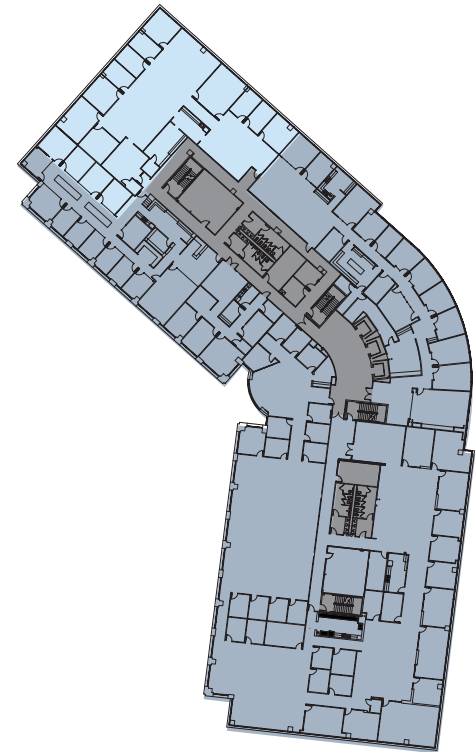
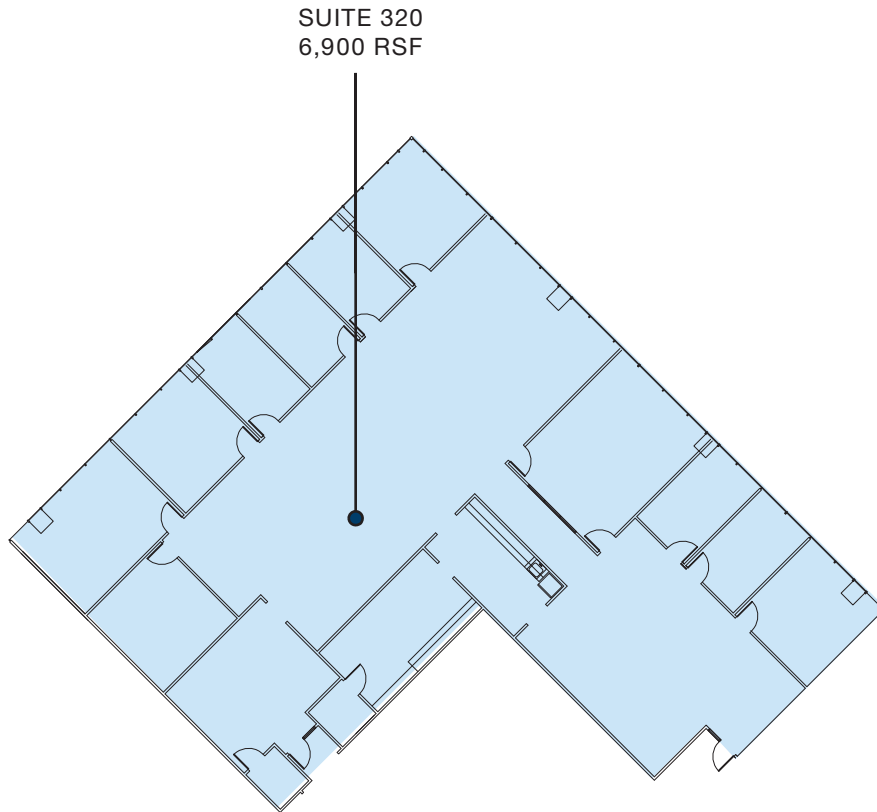
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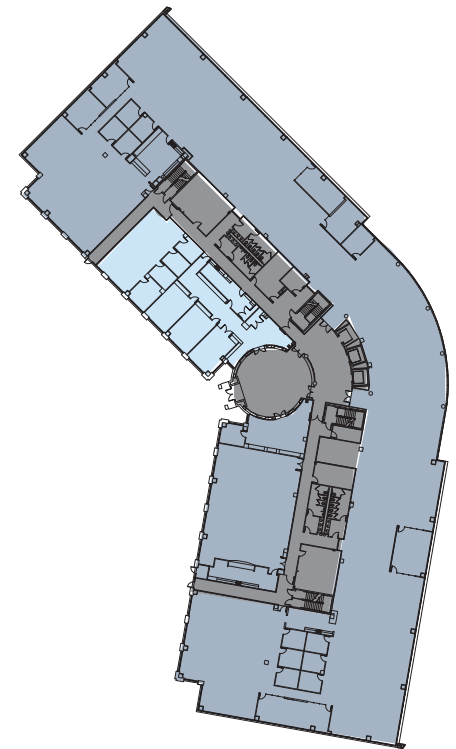
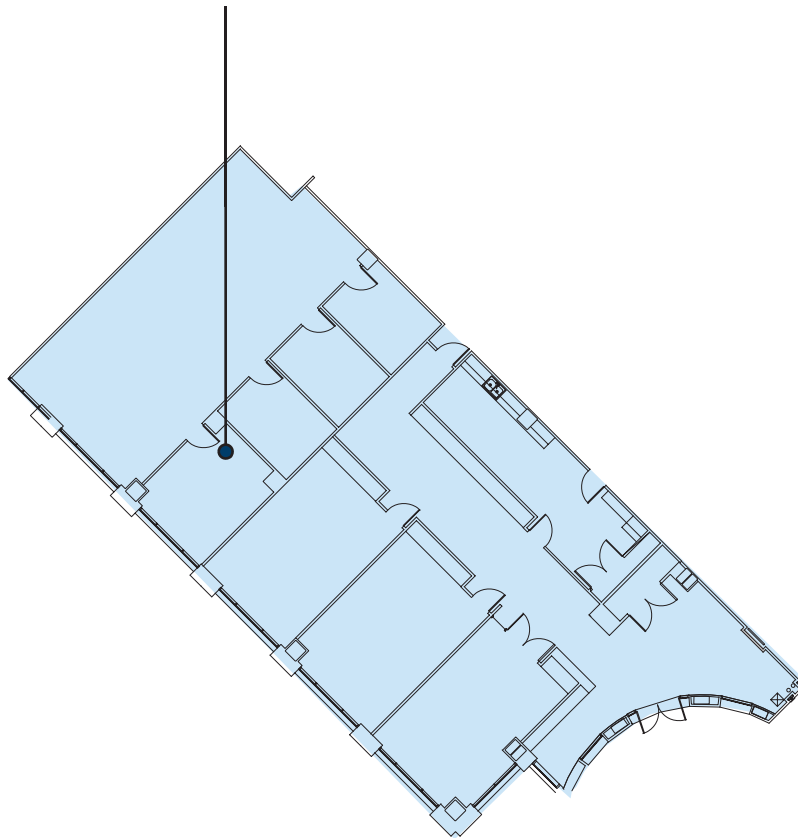
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FIRST FLOOR

SUITE 110
4,670 RSF*

*AVAILABLE 3.1.2022



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