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# BROADMOOR

11501 Burnet Road | Austin, TX



Known for decades as “The IBM Campus,” Broadmoor has played an active role in Austin’s rise as a dynamic technology hub. Located at the nexus of three major highways in the thriving northwest corridor, Broadmoor’s redevelopment will create additional capacity in the city’s newly-emerging social and economic core.

Broadmoor was recently rezoned to accommodate redevelopment vision, which will enhance the campus, and better serve the surrounding communities.

Brandywine hopes to begin this process in 2019.





## HIGHLIGHTS

- Existing amenities include a café, fitness center, conference facility, and surface and structured parking
- Planned 66-acre site redevelopment will create 6M SF of office space, 400 hotel rooms, and 138K SF of retail space spread across an urban, walkable grid
- Located directly adjacent to The Domain—a large-scale, mixed-use environment with exceptional retail, entertainment, park space and trails
- Situated at the crossroads of MoPac Expressway / Loop 1, Highway 183 and Capital of Texas 360
- Served by the MetroRail and MetroRapid bus line, with the possibility of a proposed MetroRail station on-site



# BROADMOOR REDEVELOPMENT

The Vision. Broadmoor Austin is a mixed-use, 66-acre, transit-oriented community with an extraordinary existing amenity base at The Domain – Austin’s “2nd Downtown”.

Broadmoor and The Domain sit at the population center of the greater Austin area, and near the crossroads of three major highways: MoPac/Loop 1, Hwy 183 and Hwy 45. The area is served by multi-modal transportation options including Austin’s train service, “MetroRail”, and a MetroRapid bus line that provides connection with the CBD and many other neighborhoods.

Fantastic accessibility, along with the vibrancy of the existing live-work-play environment is a strong draw for Austin’s deep and growing talent pool.

## FOR MORE INFORMATION:

PLEASE VISIT: [WWW.BROADMOORAUSTIN.COM](http://WWW.BROADMOORAUSTIN.COM)



66  
ACRES

3.2M  
SF OF OFFICE

2M  
SF OF MULTIFAMILY

3M  
SF OF CONDOS/  
TOWNHOMES

382K  
SF OF RETAIL SPACE

248K  
SF OF HOTEL SPACE

1  
NEW METRO  
RAIL STATION

# NEIGHBORHOOD AMENITIES

## Entertainment

- iPic
- The Escape Mystery Room
- Punch Bowl Social
- Viva Day Spa

## Fitness

- Orangetheory Fitness
- Soul Cycle
- Flywheel
- F45 Training
- NeuFit Domain

## Convenience

- Whole Foods

## Retail

- Nordstrom
- Neiman Marcus
- Macy's
- Kendra Scott
- Dick's Sporting Goods

## Dining

- Paul Martin's
- Second Bar + Kitchen
- Fleming's Prime Steakhouse
- Shake Shack

- The Dogwood
- Thai Kun

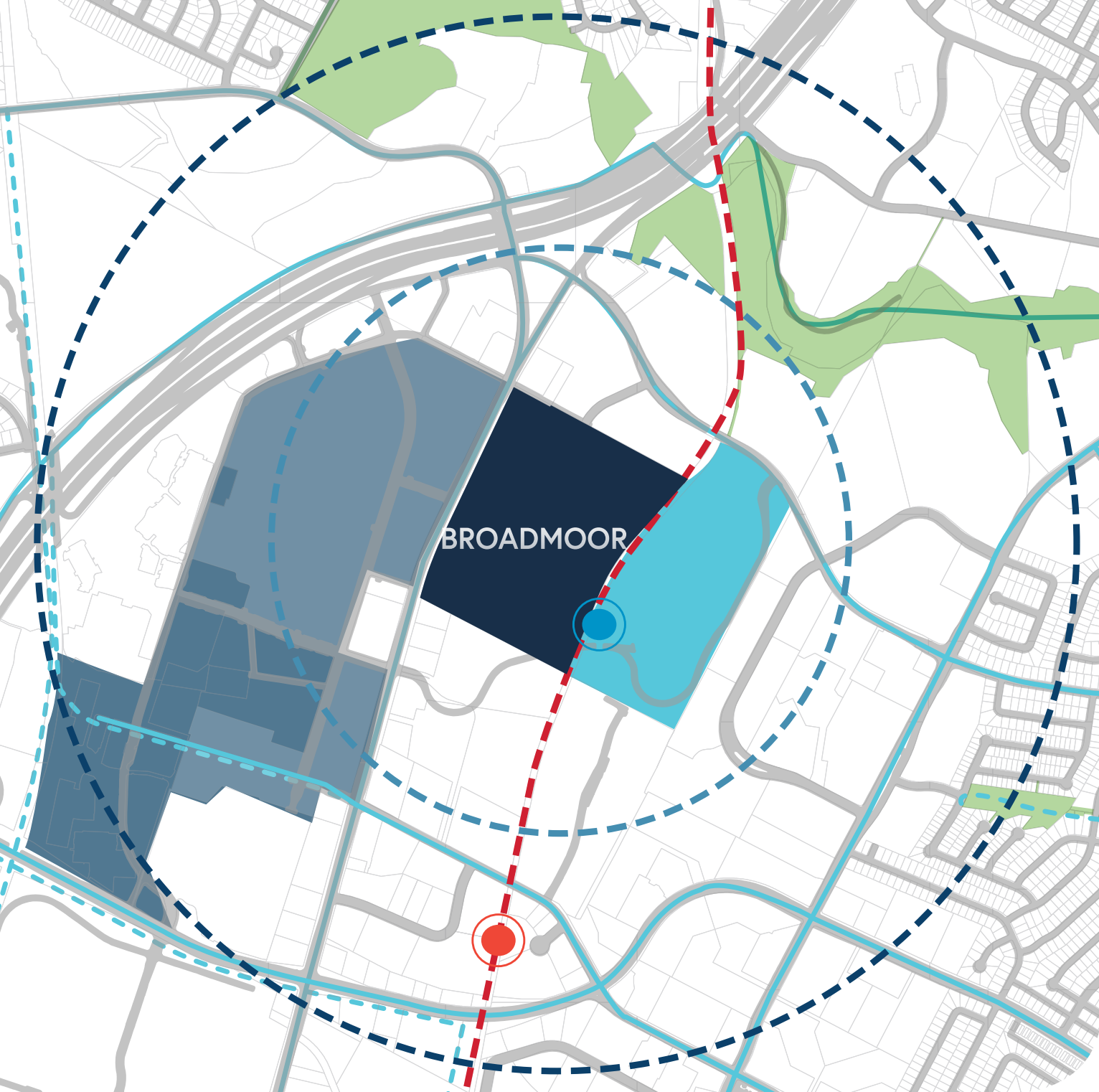
## Hotels

- Lone Star Court
- The Westin

## Major Employers

- HomeAway / Expedia
- Facebook
- Amazon
- Blackbaud
- Accruent





**URBAN TRAIL CONNECTIONS**

PLANNED      EXISTING

23 MILES OF PLANNED AND EXISTING TRAILS

**WALKABILITY**

.25 MILES      .50 MILES

THE DOMAIN

CHARLES SCHWAB CAMPUS

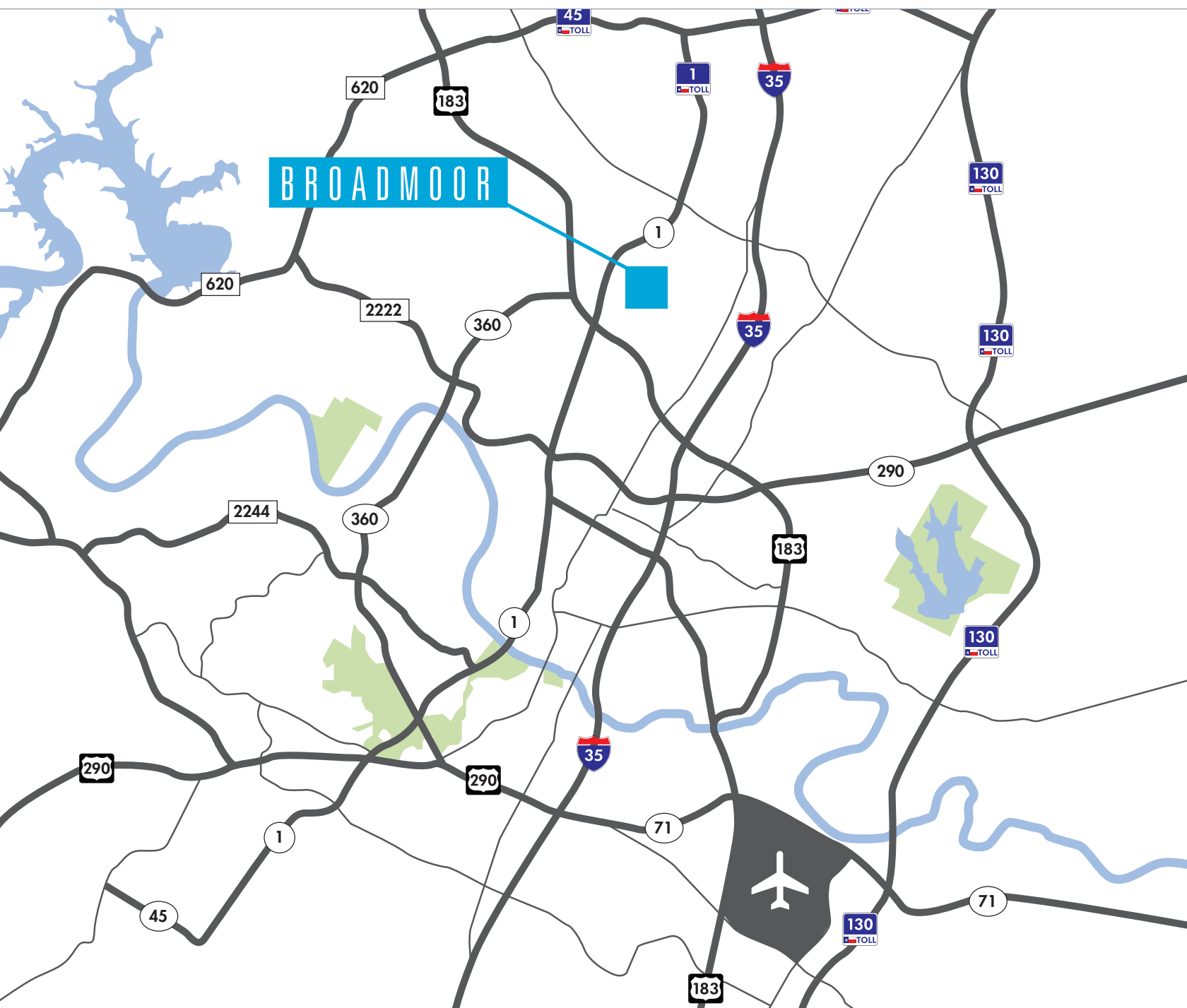
PROPOSED METRO RAIL STATION

KRAMER METRO RAIL STATION

# DRIVING DISTANCE

*in miles*

The Domain	<1
The Arboretum	3.5
The Shops at Arbor Walk	3.4
Downtown Austin	10.6
Austin Bergstrom International Airport	17.4
University of Texas	9.2



# 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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