



UPLANDS

Corporate Center

5301 Southwest Pkwy, Austin, Texas 78735

UplandsCorporateCenter.com



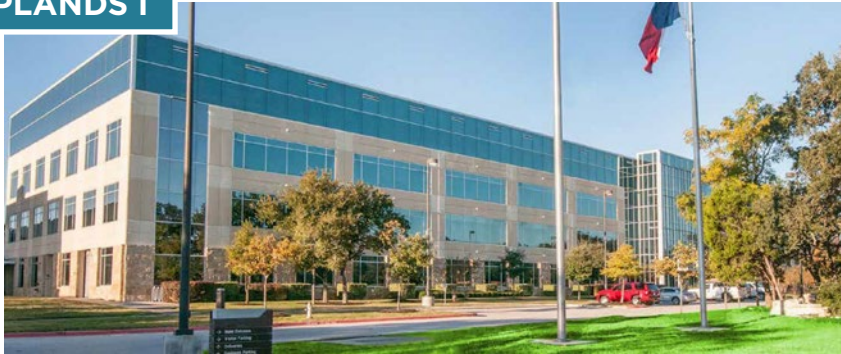
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OVERVIEW *Uplands I & II*

UPLANDS I



11,652 SF
Suite 150

4.5:1,000 SF Parking

UPLANDS II



view
Dynamic Glass

44,806 SF

Full 3rd Floor Available

Available for T.I.

4.5:1,000 SF

Structured Parking

PROJECT OVERVIEW

- New dedicated traffic light on Southwest Parkway
- Quick & convenient access to Downtown & Austin-Bergstrom International Airport
- Private walking/running trails on site
- Onsite fitness center with showers and lockers
- New outdoor amenity center
- EV charging stations
- Beautiful views of the Hill Country and CBD
- Surrounded by affluent neighborhoods, upscale restaurants and highly-rated schools



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UPLANDS II *Lobby*

NOW COMPLETE



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UPLANDS II *Floorplans*

THIRD FLOOR
44,806 SF



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VIEW DYNAMIC *Smart Glass*

INTELLIGENT WINDOWS

With View Dynamic Glass, tenants will be able to enjoy windows that do not require blinds or shades, preserving the panoramic hill country and greenbelt views surrounding the property. Powered by a sophisticated intelligence engine that adapts to outdoor conditions and occupant preferences, View Dynamic Glass automatically adjusts tint levels based on Uplands Corporate Center's design, location, orientation, sun position and cloud cover. By letting in natural light and blocking unwanted solar heat during Austin's 300 days of sunshine per year, View Dynamic Glass will significantly reduce Uplands Corporate Center's energy bill.

view

Dynamic Glass



Clear when you want it. Tints when you need it.

DAYLIGHT IN THE WORKPLACE STUDY

How natural light improves health, wellness & productivity



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LEED & WELL Certified

[DOWNLOAD PDF](#)

Health & Sustainability Features

LEED CERTIFIED™
WELL COMPLIANT™ SILVER BUILDING
RESET® AIR STANDARD CERTIFIED



ELECTRIC VEHICLE CHARGING + BICYCLE PARKING

Promotes daily physical activity through the provision of complimentary on-site support for active commuting.



PAVILION + TRAILS

Allows building occupants to enjoy a natural habitat, passive recreation and social interaction through pedestrian-friendly site amenities.



ENERGY EFFICIENT SYSTEMS

Entire building envelope and energy efficient systems have been through rigorous quality assurance. Energy-efficient chillers, energy recovery ventilators, and energy-efficient LED lighting reduce the operating energy use.



INDOOR AIR QUALITY

World-Class real-time indoor air quality monitoring ensures a high-level of indoor air quality regarding volatile substances, particulate matter, inorganic gases, CO2, and humidity.



VIEW DYNAMIC SELF-TINTING GLASS

Maximizes daylight while reducing eye strain, headaches and drowsiness.



TOUCHLESS ENTRY & ELEVATOR ACCESS

Protects building occupants from germ and virus transmission.



SUSTAINABLE, LOW VOC MATERIALS

Maximized the opportunities, as of 2020, of non-hazardous building material ingredients on indoor air quality, protecting the environment and health of workers.



WATER QUALITY

Perform water testing for the presence of contaminants, dissolved metals and pollutants in drinking water, as well as the presence of disinfectants, disinfectant products, and fluoride.



FITNESS CENTER

Promotes both cardiovascular and muscle-strengthening exercise by providing complimentary access to on-site fitness equipment. Showers and lockers located in both buildings.



RAINWATER HARVESTING

Project reduces 100% runoff volume and improves water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region.

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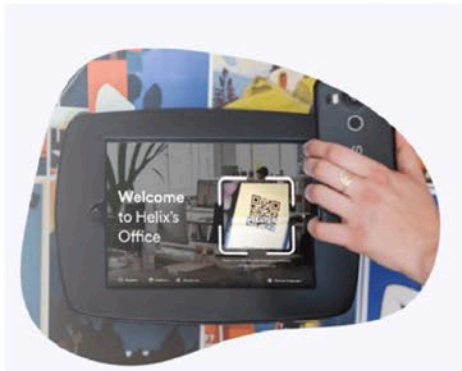


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POST COVID-19 *Building Features and Opportunities*



Touchless Check-In Kiosk



Create Division with Partitions & Dividers



Barriers with Added Storage



Partitions Added at Open Work Spaces



Touch-free Hand Sanitizer Stations



Add Additional Health & Directional Signage



Add Plantings for Increased Air Quality



Additional Single Use Work Areas

POST COVID-19 Workplace Floorplan



HEALTHY AND WELLBEING

- Update millwork for built in sanitation areas
- Reinvent shared spaces by providing a variety of arrangements for flexibility of teamwork while keeping distance



ISOLATION ROOMS

Re-purpose a wellness room or focus room to an isolation room.



SIGNAGE & COMMUNICATION

- Provide clear signage at entry, exit and public spaces
- Provide directional signage for suggested one way circulation patterns and spacing



DISTANCING

Create division & barriers with the use of partition screens, mobile mark-boards or freestanding cleanable surfaces.



CHECK IN EXPERIENCE

Provide a touch-less check in kiosk for employees and visitors health survey.



BIOPHILLIA

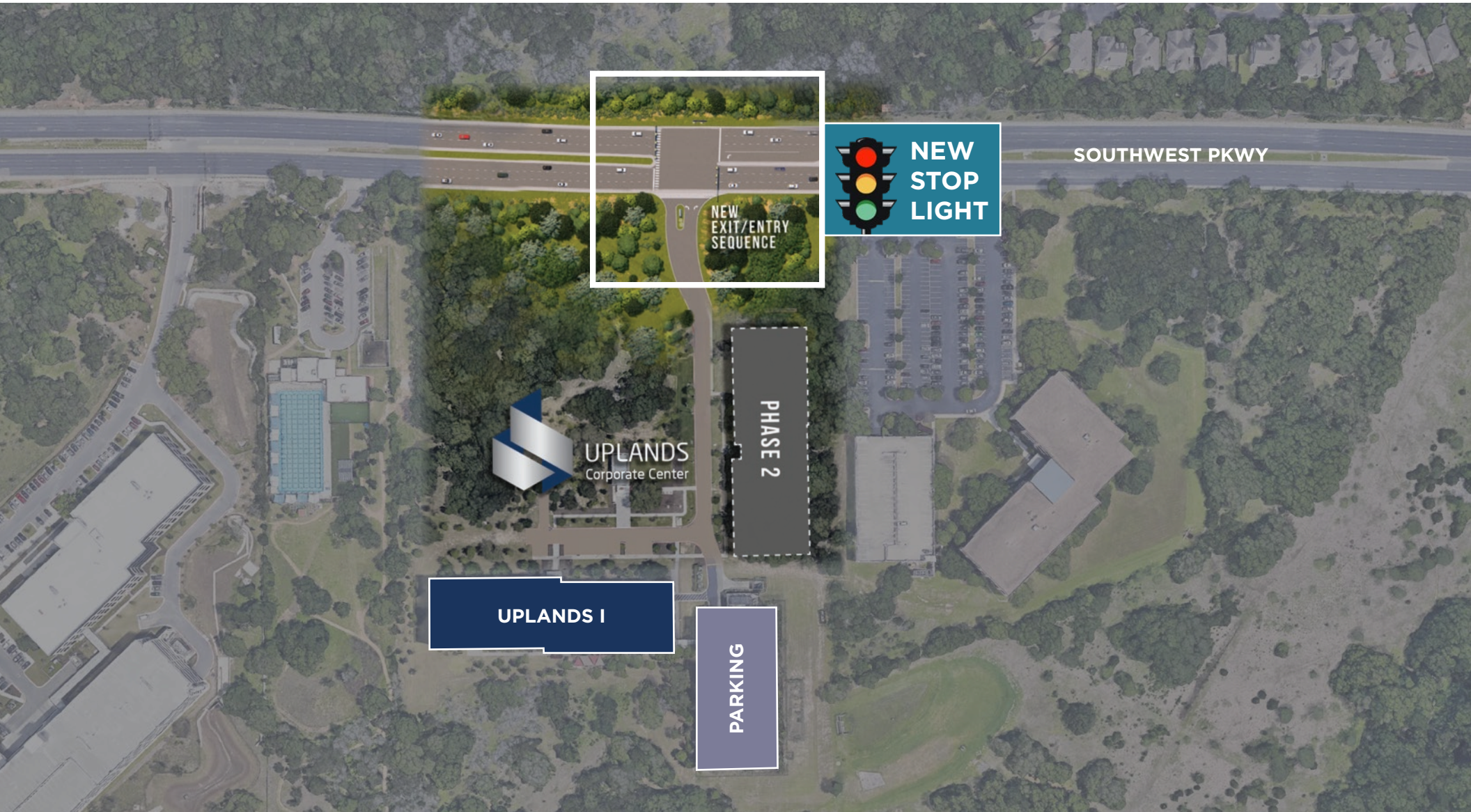
Add Biophilia throughout the space to help with air quality and provide a sense of outdoor environmental presence to the space.



REDUCE DENSITY

- Reduced density by alternating work days based on Teams (A) or (B).
- Temporarily remove chairs to reduce headcount or provide assigned seating

SITE PLAN *Uplands II New Entry*



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UPLANDS I *Availability & Floorplan*

1ST FLOOR

Suite 150* // 11,652 SF

Suite 160* // 5,480 SF

**Contiguous up to 17,132 SF*



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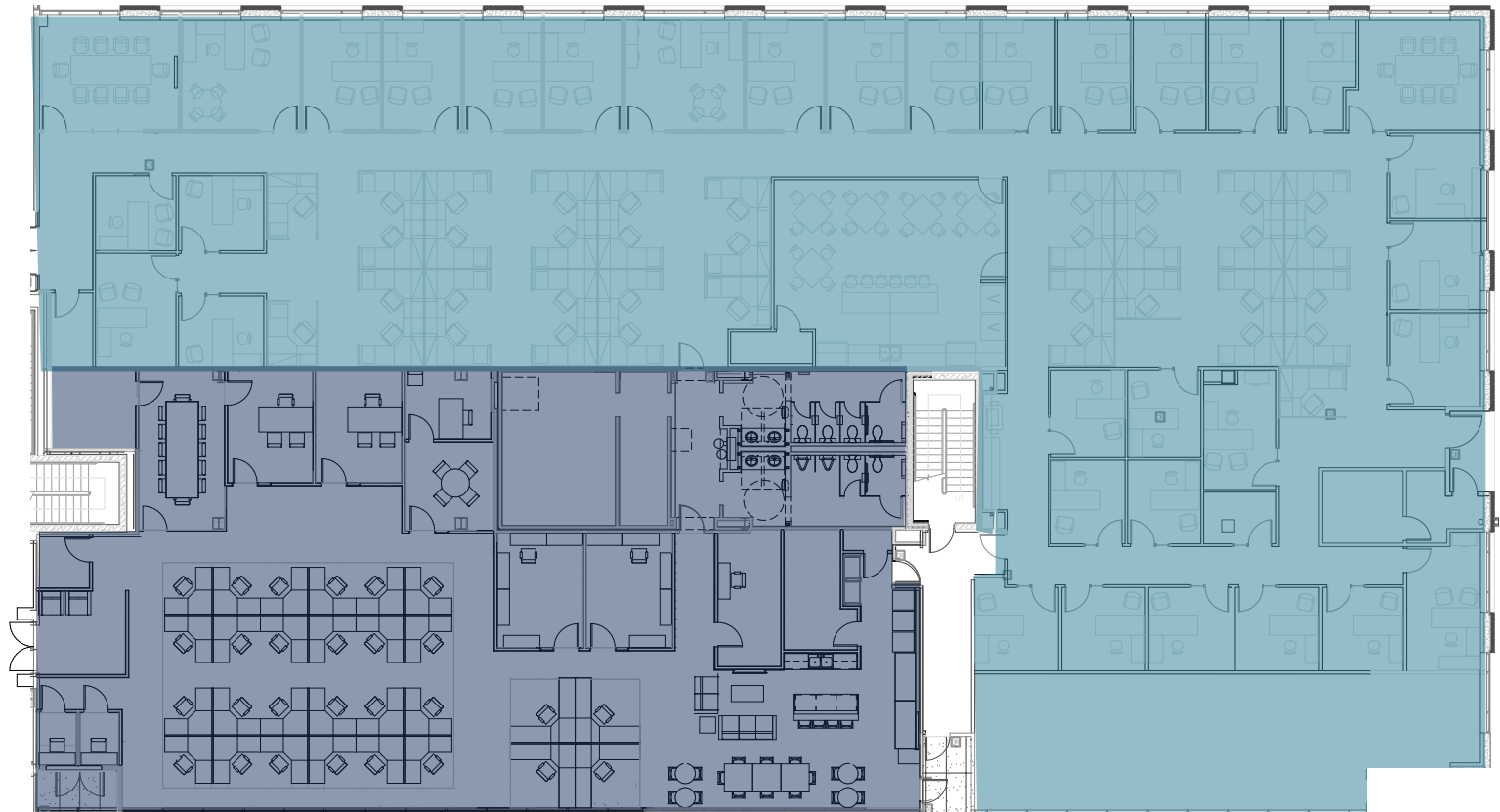
UPLANDS I *Availability & Floorplan*

1ST FLOOR

Suite 150* // 11,652 SF (Potential Furniture Layout)

Suite 160 // 5,480 SF (Potential Furniture Layout)

**Contiguous up to 17,312 SF*



LOCATION & Drive Times



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NEARBY *Amenities*



Hill Country Galleria | 10 Mins

- | | |
|---|---------------------------|
| All Star Burger | Jersey Mike's Subs |
| Amy's Ice Creams | Mimi's Café |
| Bee Cave Coffee Company | Panera Bread |
| Buenos Aires Cafe | Pei Wei |
| Café Blue | Tadashi Sushi |
| Chili's Grill & Bar | Tony C's Coal Fired Pizza |
| Einstein Bros. Bagels | We Olive & Wine Bar |
| Hasler Brothers Steakhouse | Whole Foods |
| Iron Cactus Mexican Grill & Margarita Bar | Yougurt Planet |

Barton Creek Mall | 6 Mins

- Abuelo's Mexican
- California Pizza Kitchen
- Cheesecake Factory

Lantana Place | 3 Mins

- Moviehouse & Eatery
- Black Rock Coffee Bar
- Cobalt Blue Salon
- Marigold Market + Cafe
- CARVE American Grill



Sunset Valley | 6 Mins

- | | |
|--------------------------|-------------------------|
| BJ's Brewhouse | Mighty Fine Burgers |
| Chick-fil-a | Milano Cafe |
| Chipotle | Pok-E-Jo's Smokehouse |
| Chuy's | Pot Belly |
| Freebirds | Subway |
| Kerbey Lane | The Park on South Lamar |
| Mama Fu's Asian | Whole Foods |
| Mandola's Italian Market | Poke Austin |

The "Y" | 9 Mins

- Jack Allen's Kitchen
- Verona Ristorante
- Austin Pizza Garden

AMENITIES *Center*



Amenities Center

- Covered and uncovered collaborative lounge and dining areas
- Raised deck beneath historic oak tree canopy
- Conveniently situated adjacent to food truck court
- Garden, lawn and running/walking trail areas on property
- Ambient Lighting
- WiFi enabled lounge
- New showers and gym available

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**CUSHMAN &
WAKEFIELD**

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