



• — Alpha

Alpha Building, the first office opportunity within Mueller Business District, offers 210,428 SF of Class A office space across six tall stories. Tenants will enjoy open, efficient floorplates and space built to their high standards. From Alpha Building, employees will experience all Mueller has to offer on foot.

Building Details and Amenities

- 210,428 SF office
 - » Floor 1: 26,000 SF of retail + 5,134 SF of office
 - » Floor 2: 47,131 SF of office
 - » Floor 3: 47,991 SF of office
 - » Floor 4: 38,371 SF of office
 - » Floor 5: 35,834 SF of office
 - » Floor 6: 35,967 SF of office
- 6 stories
- 3.8/1000 parking in adjacent, connected garage
- Vibrant courtyard with ample outdoor seating and meeting areas
- Outdoor amphitheater perfect for company events
- Private balcony space available on floors 2-6
- 6 showers on the 1st level (3 men and 3 women)

Timeline

- ✓ 1Q 2019
Design Documents Completed
- ✓ 4Q 2019
Construction Documents Finalized
- ✓ October 2019
Site Development Permit Secured
- ✓ November 2019
Broke Ground
- 4Q 2020
Ready for TI
- 1Q 2021
Base Building Completion

Contact

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At this scale it's truly alpha level office space

with buildings Bravo, Charlie, Delta, and Echo on the way.



Alpha	Phase 1	210,428 SF Office, 26,000 SF First Floor Retail
Bravo	Phase 2	+/- 235,000 SF
Charlie & Delta	Phase 3	+/- 350,000 SF

Area Amenities



Unique Retail

Austin's children's museum Thinkery is one example of the retail diversity within the Mueller neighborhood. This includes restaurants, bars, Alamo Drafthouse Cinema, and an H-E-B grocery store.

Greenspace

Green recreational and community spaces run throughout the neighborhood. Parks and trails are widely accessible and sculptures from local artists add independent character to the landscaping.

Mueller Lake Park features an amphitheater, loop trail and hosts weekly events, including a farmer's market and yoga.



A Thriving Community

Mueller is considered Austin's fastest growing community. From community events, to nightlife and even simple neighborhood amenities such as grocery stores, Mueller residents find that everything they need is right here.

Renderings

Alpha Courtyard



Alpha Exterior



Interior Renderings

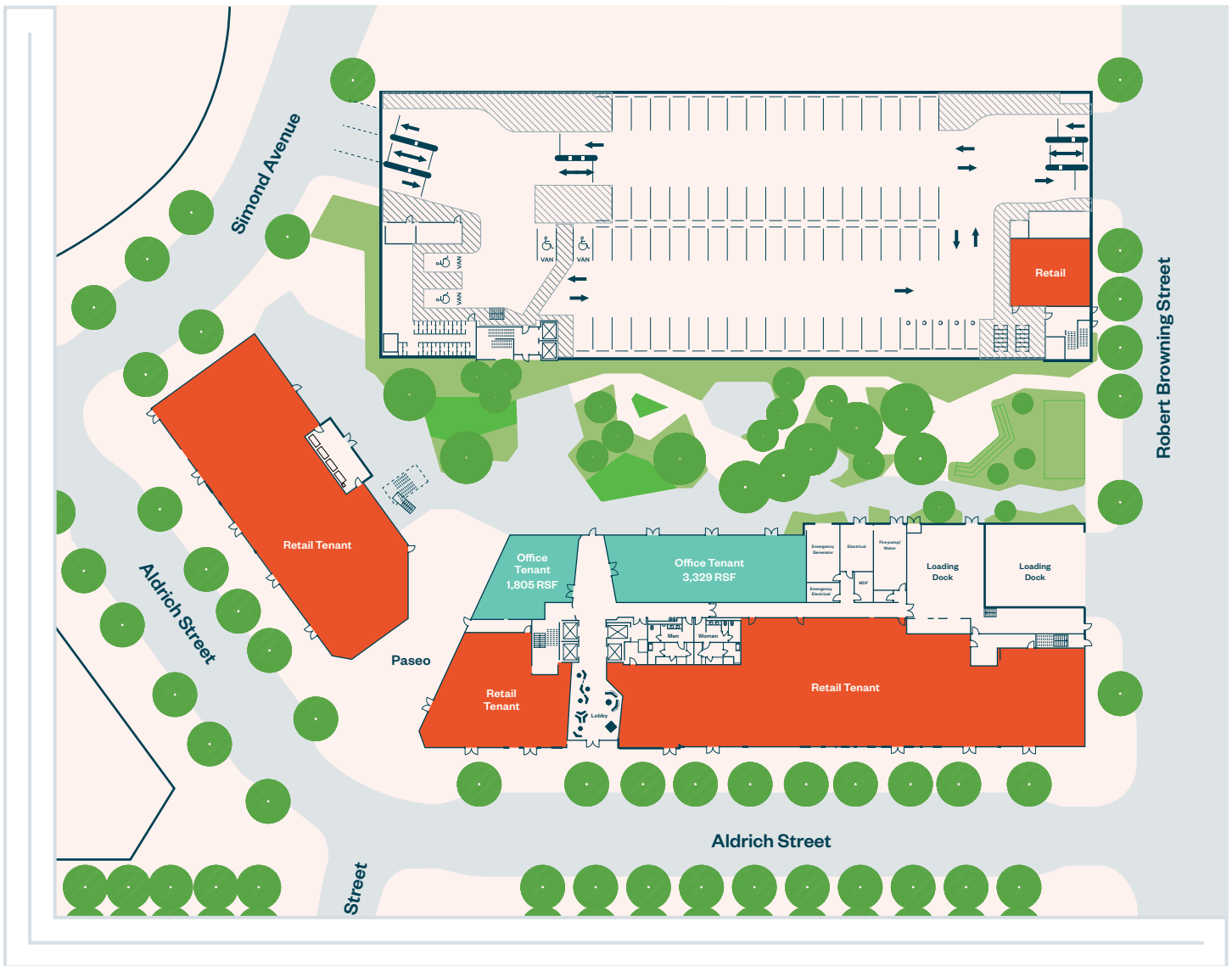
Traditional



Modern

Area Amenities Map





Site Plan

The Mueller Business District is designed to seamlessly connect to the vibrant surrounding neighborhood. The initial phase will connect Alpha Building with ample parking through a meandering landscaped courtyard. This courtyard also acts as an activated thoroughfare connecting the campus to Robert Browning St, Aldrich St, and Simond Ave and all of their retail amenities.

Level 1 Floorplan

Floor 1

5,134 SF OFFICE

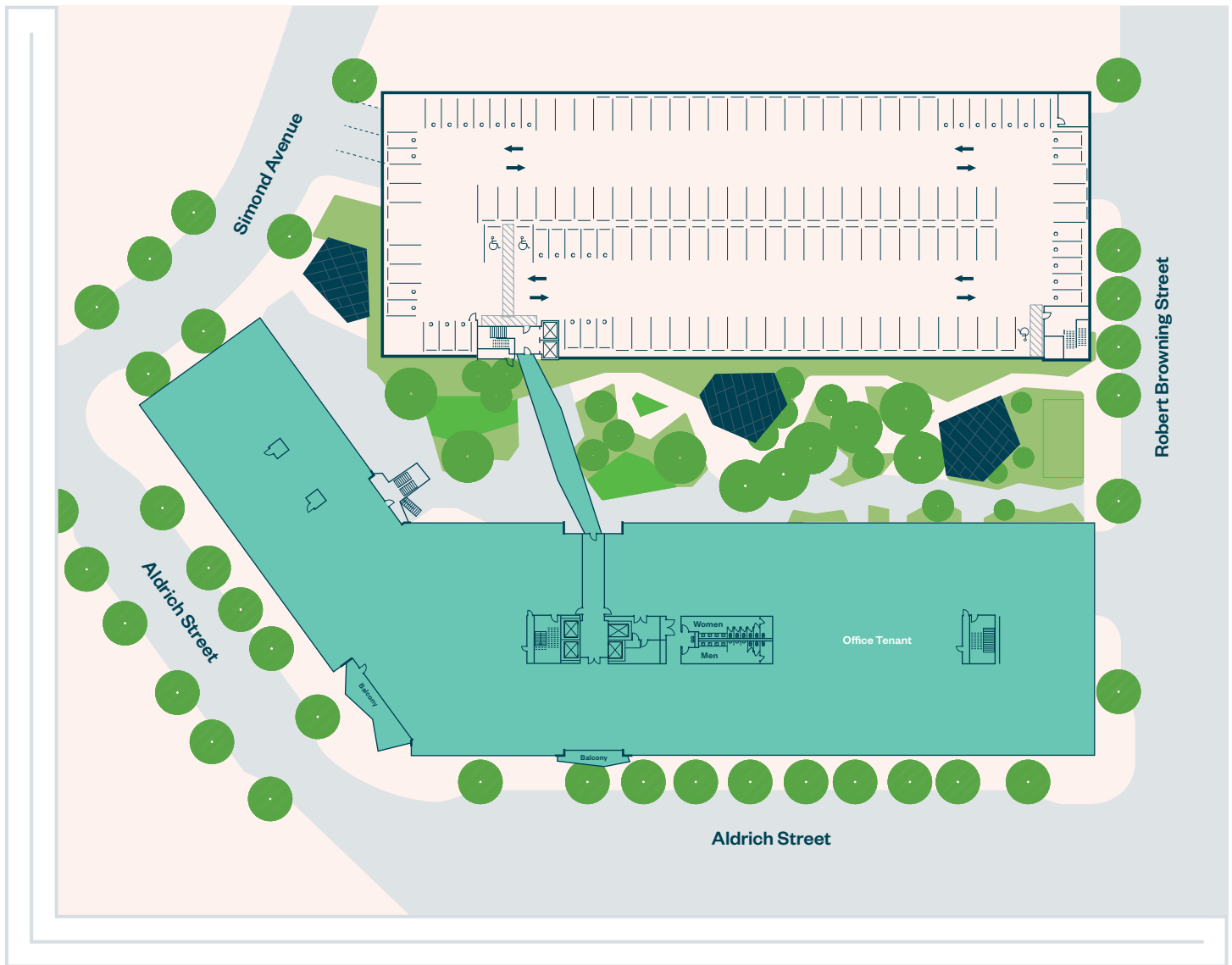
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Level 2 & 3 Floorplan

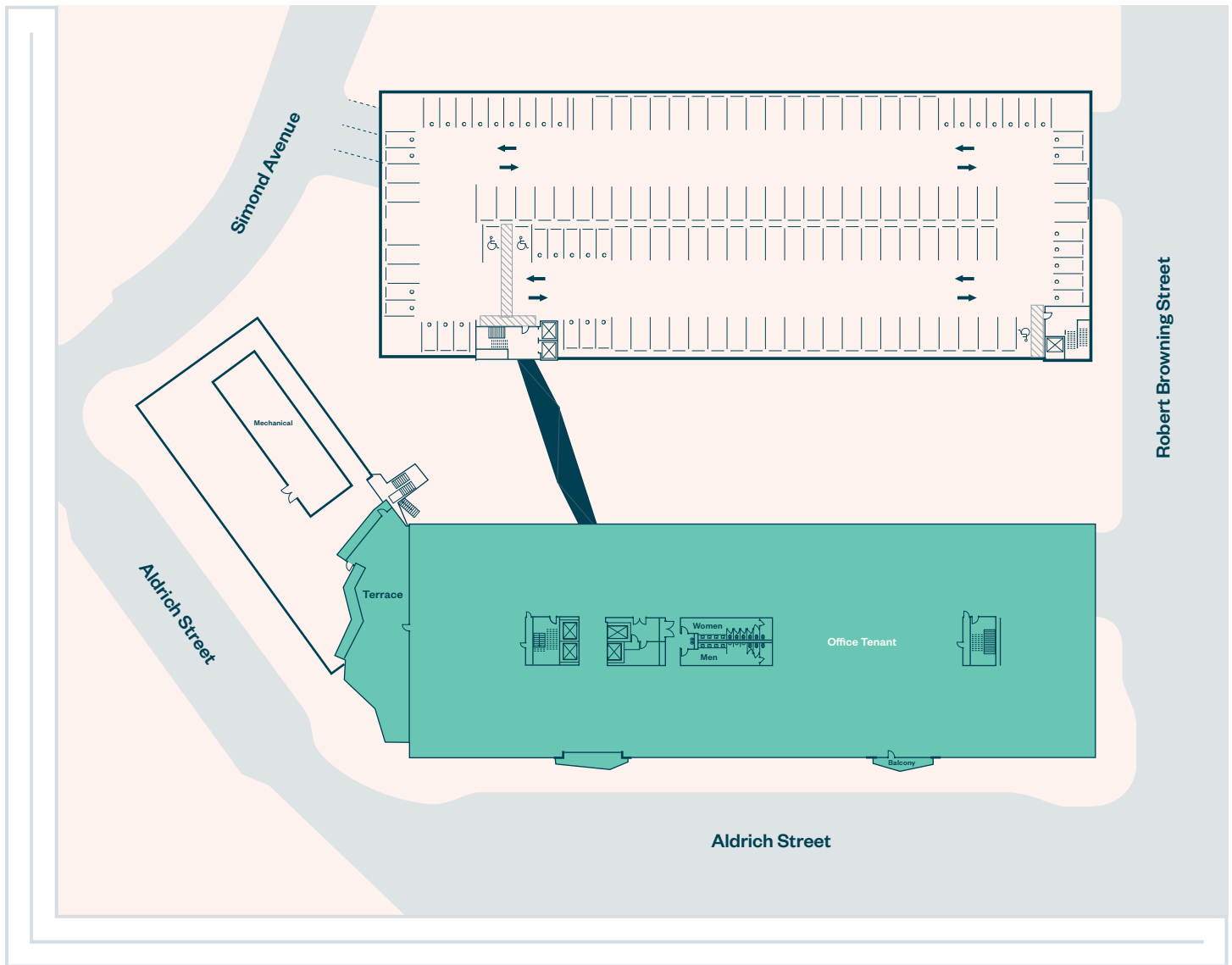
Floor 2	47,131 SF OFFICE
Floor 3	47,991 SF OFFICE

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Level 4 Floorplan

Floor 4

38,371 SF OFFICE

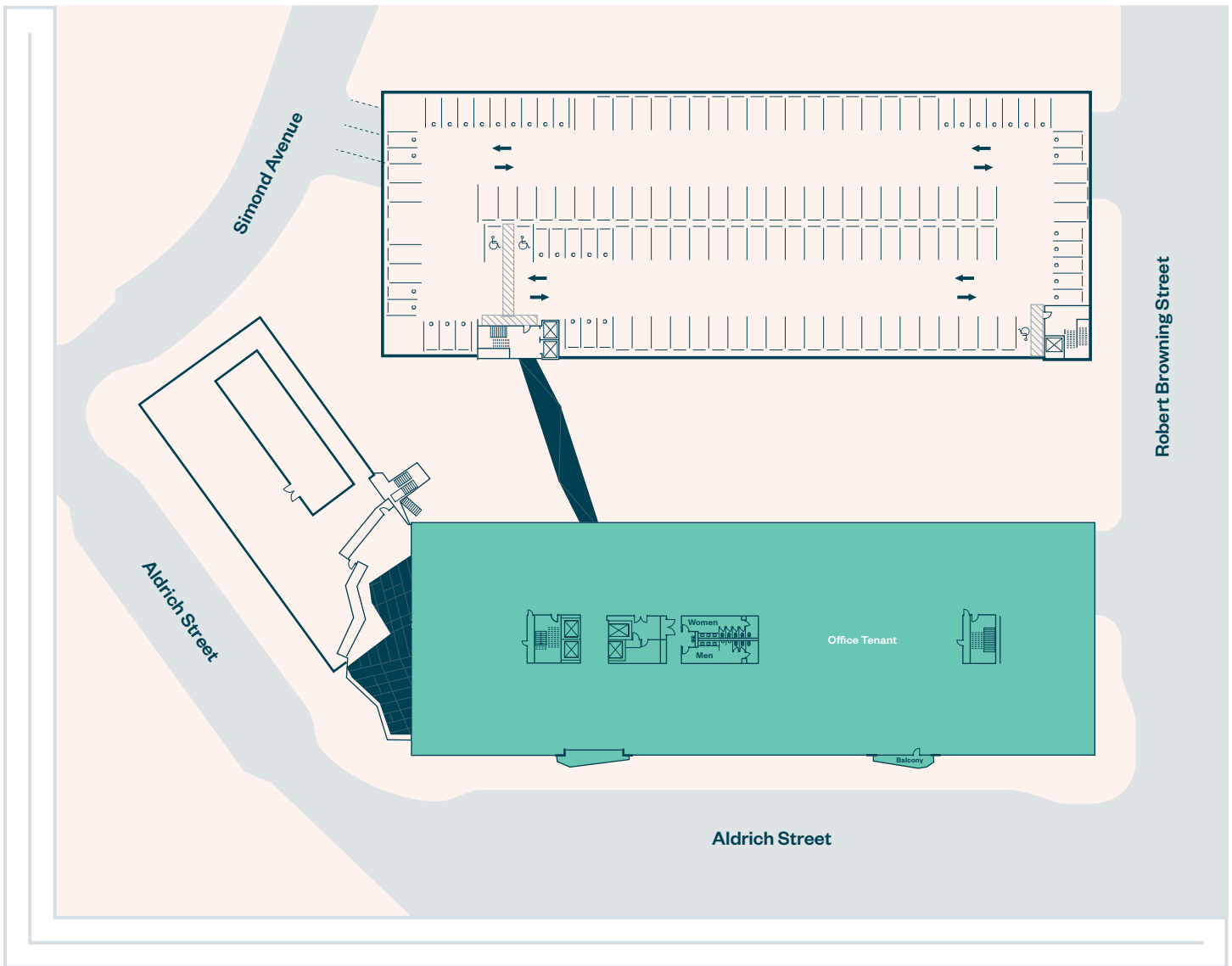
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Level 5 & 6 Floorplan

Floor 5	35,834 SF OFFICE
Floor 6	35,967 SF OFFICE

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