

NORTHVIEW
AUSTIN

An Authentic Austin Creative Office

9001 N. IH 35

R
2
COMPANIES





NORTHVIEW

AUSTIN

BUILDING FEATURES

ADDRESS

9001 N. IH-35

AUSTIN, TEXAS 78753

AVAILABILITY

Contiguous up to 153,461 SF

Suite 150 – 95,907 SF

Suite 105 – 39,054 SF

Suite 104 – 7,966 SF

Suite 102 – 10,534 SF

CREATIVE OFFICE

Open Office Concept

Skylights

Indoor-Outdoor Space

16' Ceiling Height

PROPERTY VIDEO



DEDICATED PARKING

6 spaces per 1,000 SF Leased

Complimentary Covered

Parking & Charging Stations

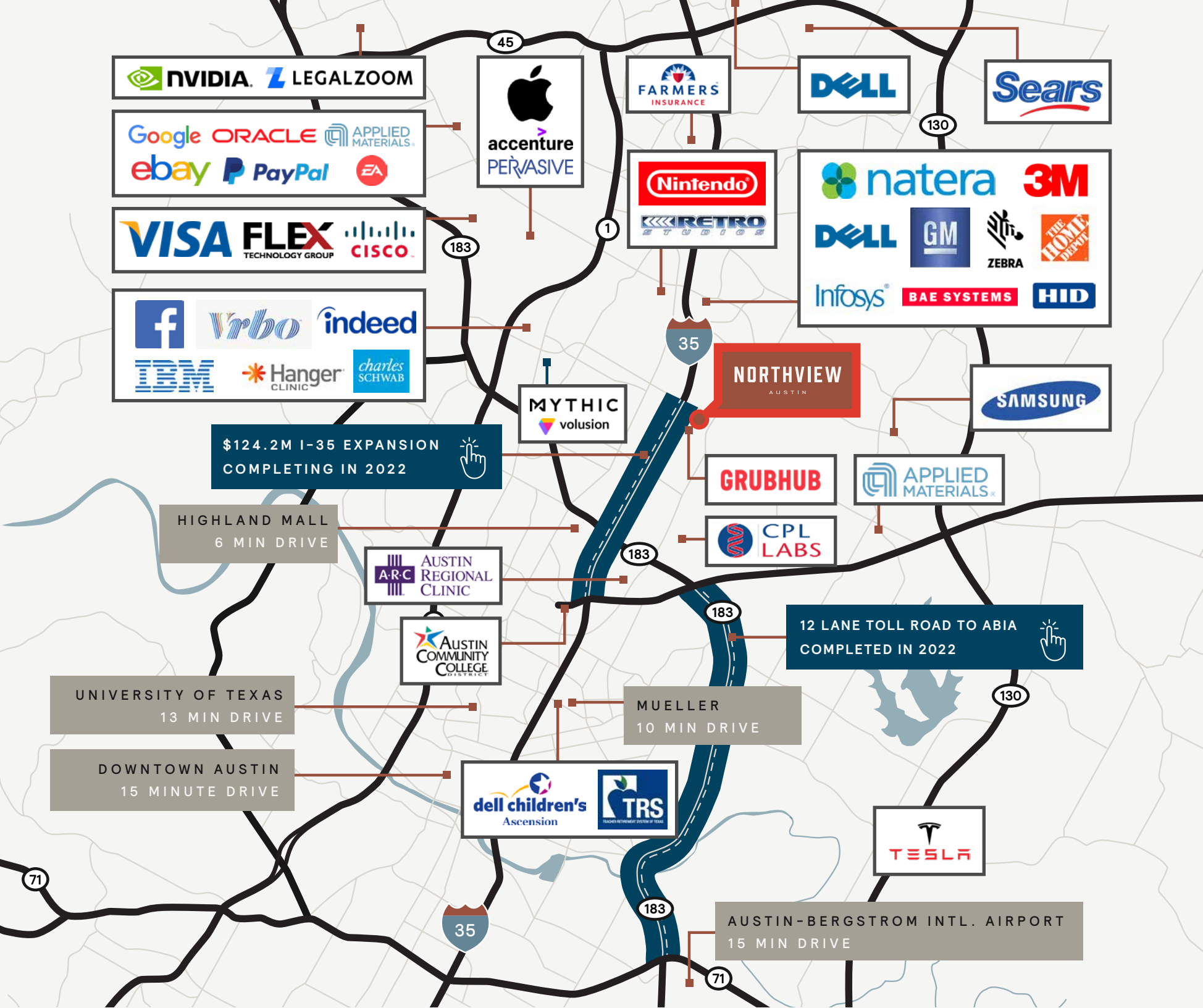
AMENITIES

- Private Outdoor Space
- Tenant Dedicated Signage
- Patio & Gathering Spaces
- Food Truck Park
- Recreation Space
- Urban Loop Access
- On-site Property Team



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INTERIOR PRECEDENTS
R2 Case Studies

Location & Nearby Amenities



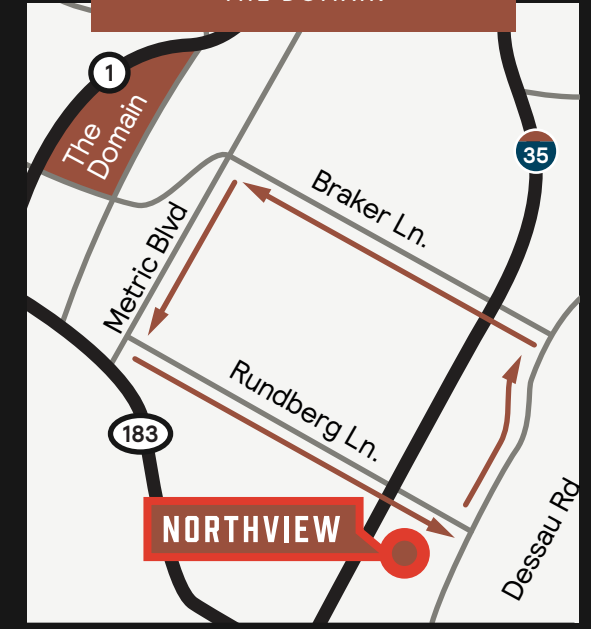
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CENTRAL LOCATION

Conveniently located on Interstate 35 between Highway 183 and Parmer Lane. Within close proximity to Mueller, Highland Mall redevelopment, Domain and the new Austin FC soccer stadium. The location provides tenants quick access to Downtown Austin, the highly populated residential areas in northwest, northeast and north Austin and easy access to the Austin-Bergstrom International Airport.

INGRESS/EGRESS TO/FROM THE DOMAIN





— HIGHLAND MALL



— THE DOMAIN



— MUELLER DISTRICT



— Q2 STADIUM

THE DOMAIN - 12 MIN. DRIVE



- | | | |
|--------------------------|------------------|------------------------|
| BEARD PAPA'S | ARHAUS | THE YARD MILKSHAKE BAR |
| BLUE SUSHI | ARITZIA | BATH & BODY WORKS |
| CALIFORNIA PIZZA KITCHEN | AMERICAN EAGLE | CAP CITY COMEDY CLUB |
| COFFE + CRISP | ATHLETA | COACH |
| GLORIA'S LATIN CRUISINE | PLANK SEAFOOD | DIAMONDS DIRECT |
| MAGGIANO'S | SUSHI ZUSHI | DILLARD'S |
| XIAN NOODLES | SWEET PARIS CAFE | DICK'S SPORTING GOODS |
| ANTHROPOLOGIE | THE BRASS TAP | |

THE ARBORETUM - 12 MIN. DRIVE



- | | | |
|---------------------|----------------------|-----------------|
| STARBUCKS | FIVE GUYS | TEAPIOCA LOUNGE |
| ESTANCIA STEAKHOUSE | HANARA SUSHI & GRILL | |

WEST ANDERSON PLAZA & BURNET RD - 7 MIN. DRIVE



- | | | |
|------------------------|---------------------|----------------------|
| HOPDODDY BURGER BAR | DESANO PIZZERIA | JACK ALLEN'S KITCHEN |
| TARKA INDIAN KITCHEN | TOP NOTCH BURGERS | CABO BOB'S BURRITOS |
| BARLETT'S RESTAURANT | MCDONALD'S | WHATABURGER |
| CONAN'S PIZZA | BILL MILLER'S BBQ | ONETACO TAQUIERA |
| PROJECT POLLO | ALAMO DRAFTHOUSE | JUICELAND |
| KOREA HOUSE | SUMMER MOON COFFEE | EL MERCADO |
| DOS BATOS | TACO BELL | ICHIBAN |
| SCHLOTZKYS | PANDA EXPRESS | TUMBLE 22 CHICKEN |
| PHO TIN | WALMART | DAIRY QUEEN |
| CHIPOTLE MEXICAN GRILL | ICHIMI RAMEN & POKE | PRECISION CAMERA |
| JASON'S DELI | ENCHILADAS Y MAS | |

Q2 STADIUM - 10 MIN. DRIVE



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MUELLER - 10 MIN. DRIVE



- | | | |
|--------------------|---------------------|--------------------|
| POKEATERY | STARBUCKS | CHI'LANTRO |
| MOD PIZZA | BAO'D UP ASIAN EATS | THE HALAAL CORNER |
| HEB | MAIN STREET FOOD | LADY QUACKENBUSH |
| REBEL CHEESE | HALCYON COFFEE | STREAMWAY COFFEE |
| CONCIOS CRAVINGS | L'OCA D'ORO | WHICHCRAFT TAPROOM |
| XIAN SUSHI NOODLES | MUM FOODS | |
| CAFE MUELLER | TSUKE EDOMAE SUSHI | |

NORTH LAMAR & RUNDBERG - IMMEDIATE VICINITY



HIGHLAND MALL - 6 MIN. DRIVE



- | | |
|----------------------|-------------------------|
| BRAZAS TACO HOUSE | KICK BUTT COFFEE |
| ARPEGGIO GRILL | THE BREWATORIUM |
| SAZAN RAMEN | CHINA FAMILY RESTAURANT |
| VIVO | BBQ CHICKEN HIGHLAND |
| TIO PEPE CHICKEN | FISH & RICE POKE BAR |
| EPIC POKE MICH RAMEN | KIM PHUNG |
| OLA POKE | STILES SWITCH BBQ |
| PHO ASIAN FUSION | TACOS LA ESMERELDA |

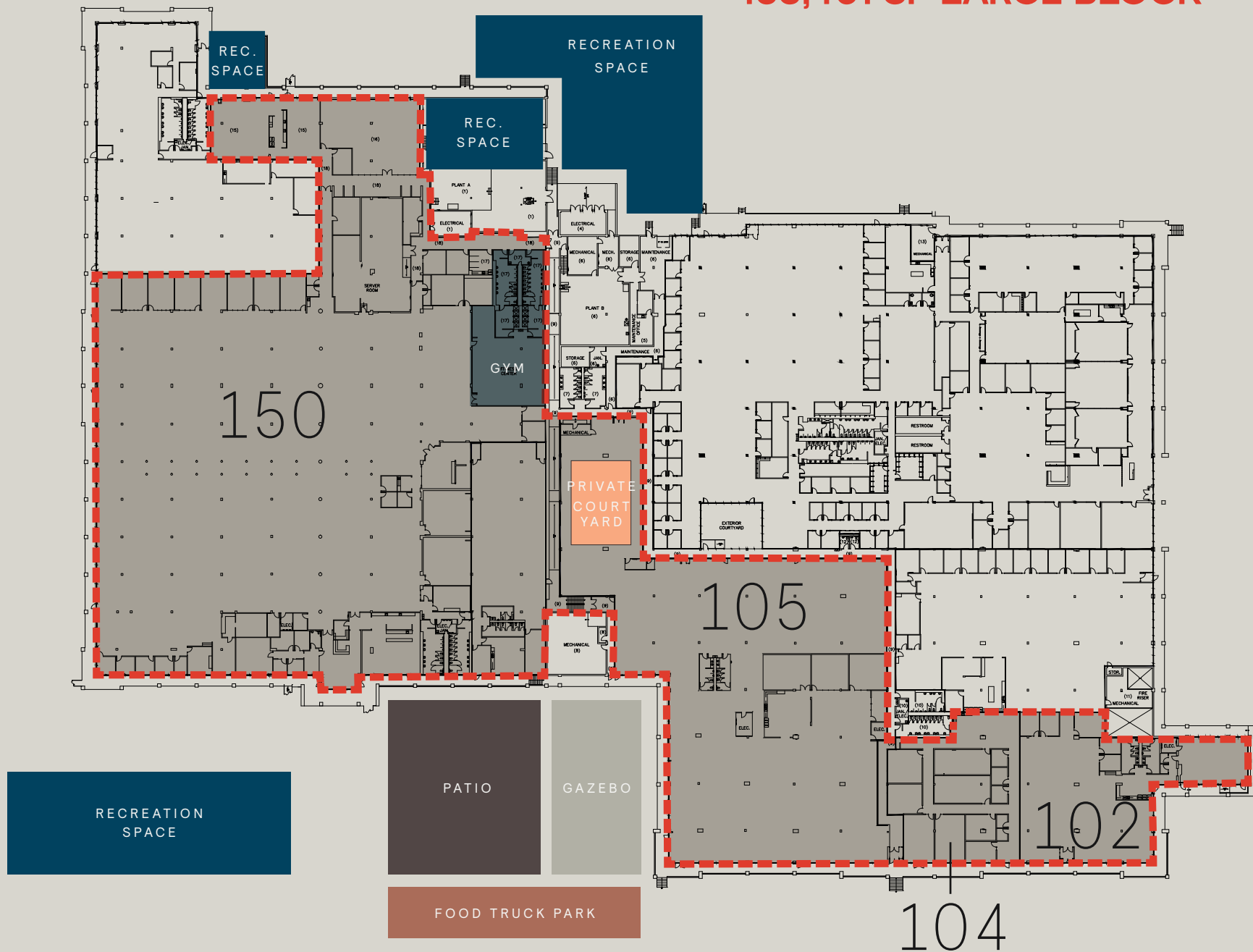
Availability

153,461 SF LARGE BLOCK

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INTERSTATE 35



AVAILABILITY

SUITE 150*
95,907 SF

SUITE 105*
39,054 SF

SUITE 104*
7,966 SF
AVAILABLE WITH 60 DAYS' NOTICE

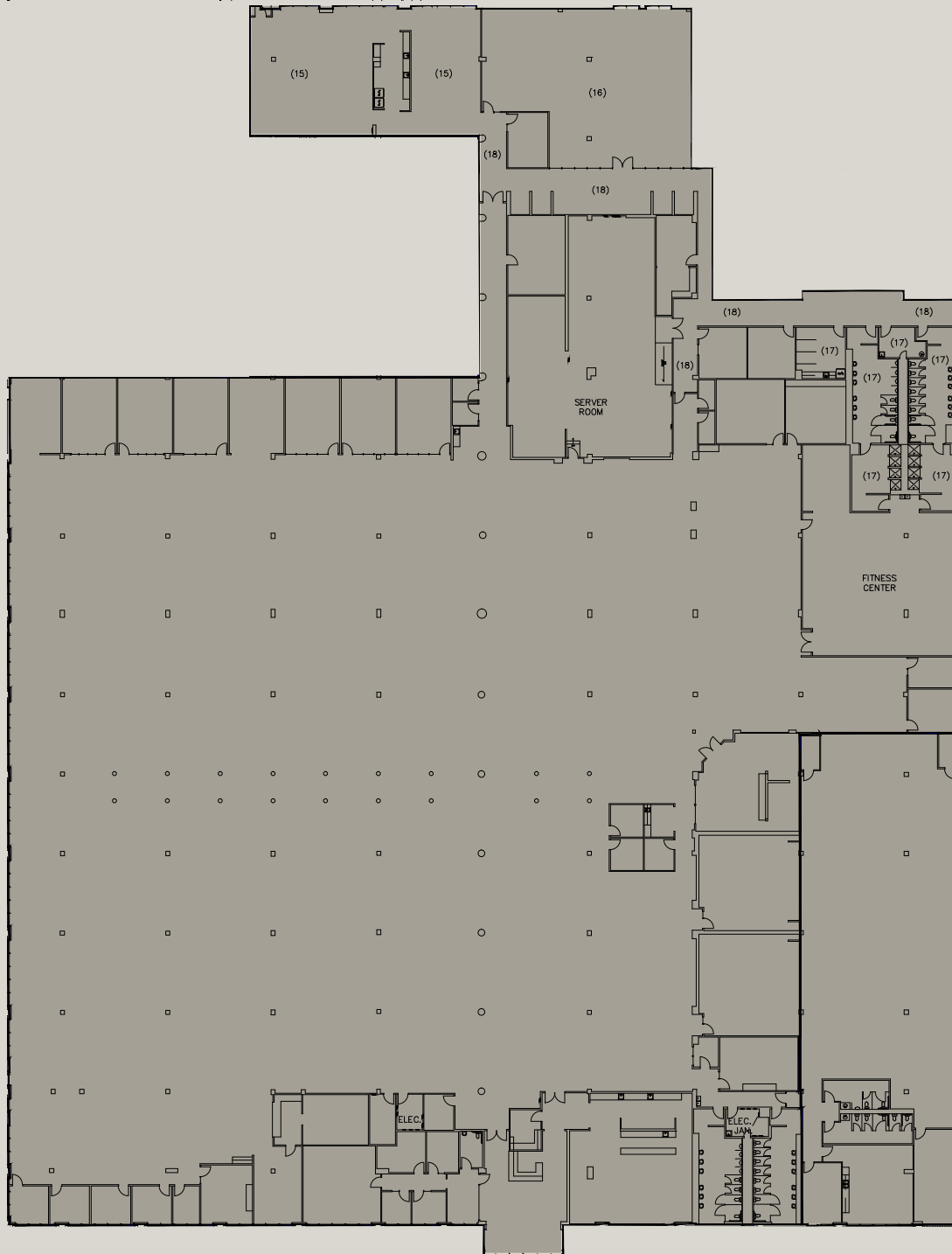
SUITE 102*
10,534 SF

* CONTIGUOUS TO 153,461 SF

PLANNED AMENITIES

- PATIO
- GAZEBO
- FOOD TRUCK PARK
- RECREATION SPACE
- PRIVATE COURTYARD
- DEDICATED SIGNAGE
- PRIVATE GYM / LOCKER ROOM

104



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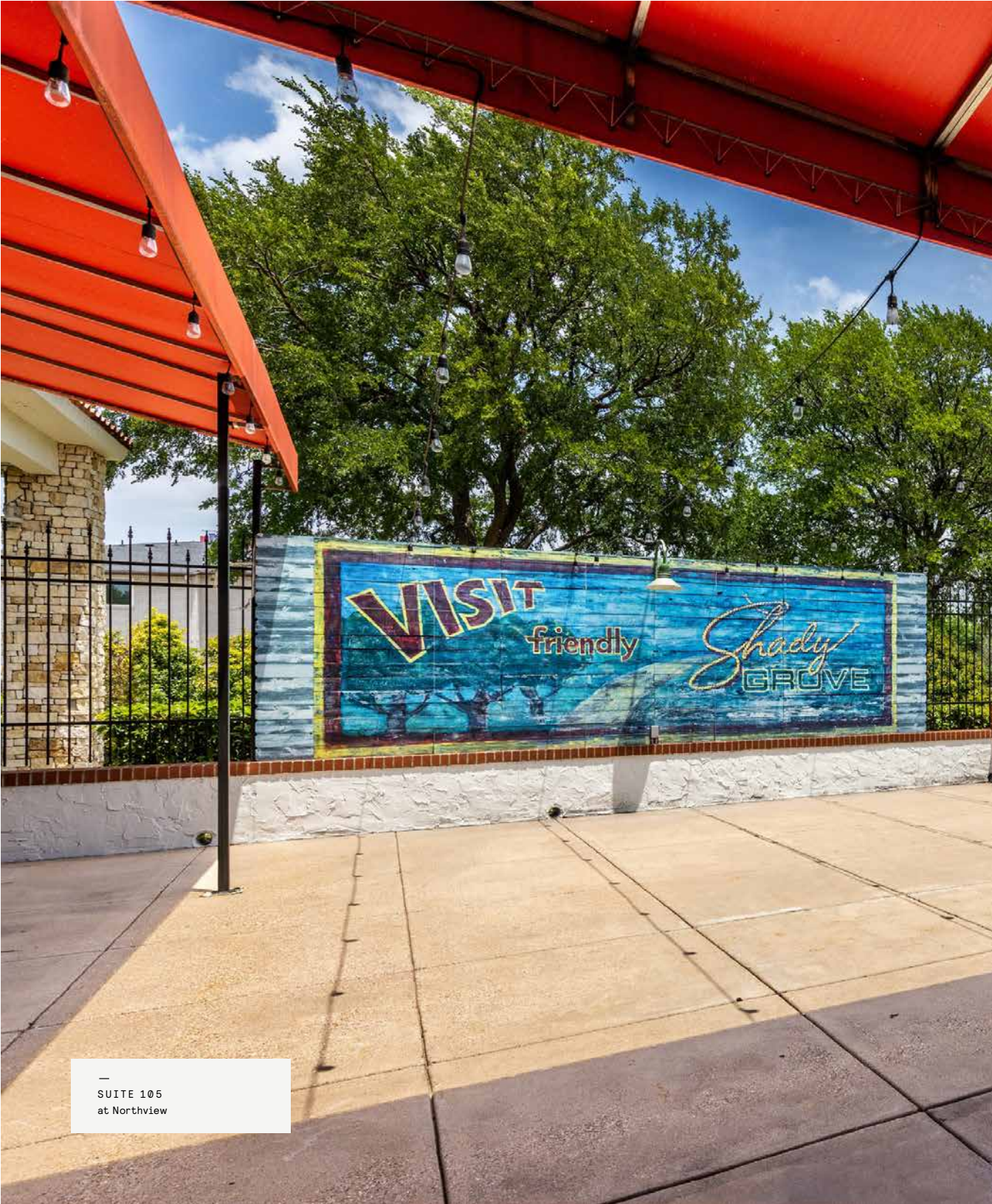
AVAILABILITY

SUITE 150
95,907 SF

- Open, creative space suited for innovative and technology companies
- Exclusive outdoor amenity area
- Twelve skylights maximizing a natural light setting
- Monument and building signage available
- Easy access to 6:1000 parking
- Direct access to food truck court

SUITE

150



SUITE 105
at Northview



R2 - COMPANIES



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TEST FITS
39,054 SF

- Mix of hardwall offices and open collaborative space offering highly efficient layout
- Includes a break room and training room(s)
- Abundant natural light & windows IH-35 Frontage with high-visibility signage opportunity
- Direct access to main parking area and food truck court

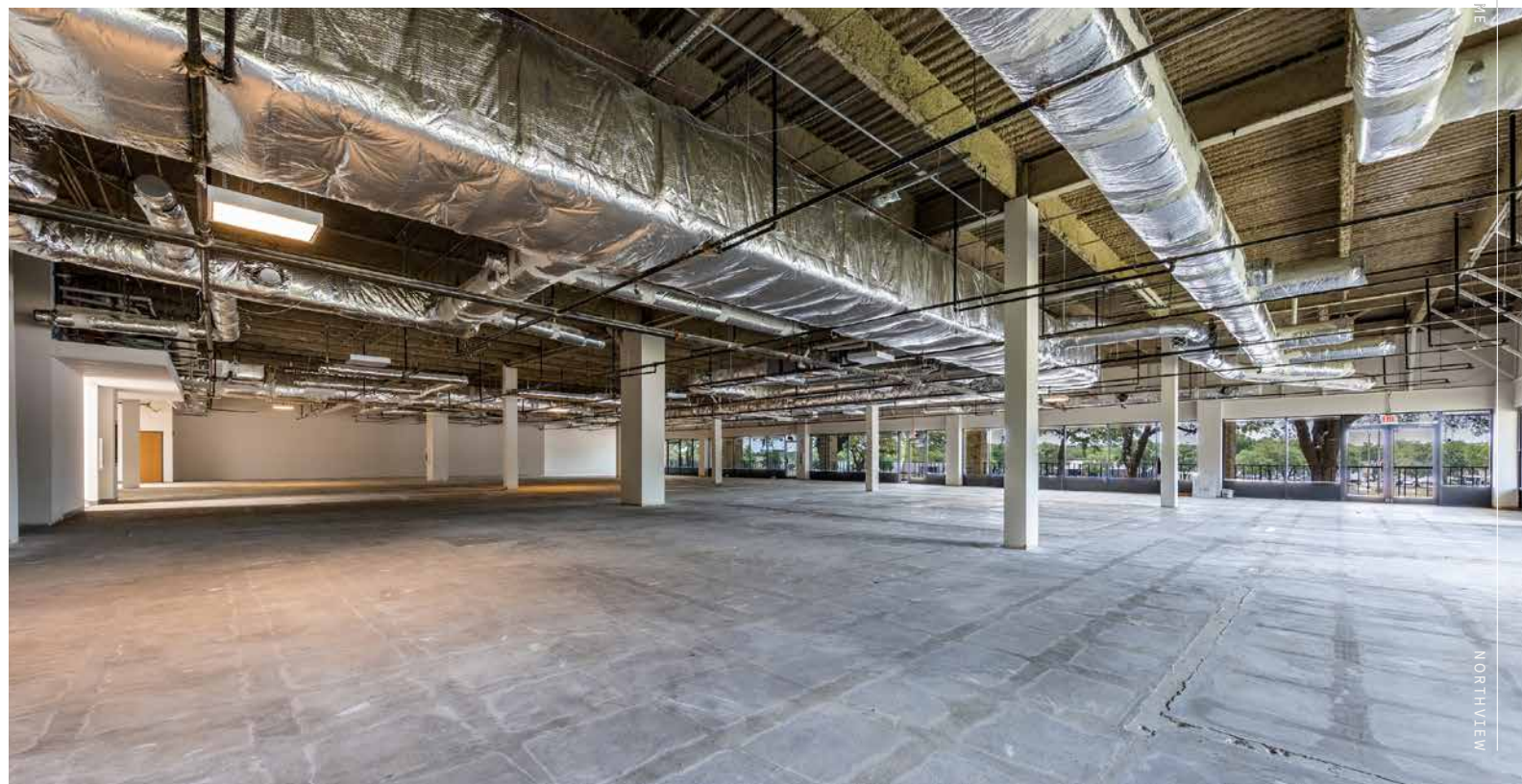
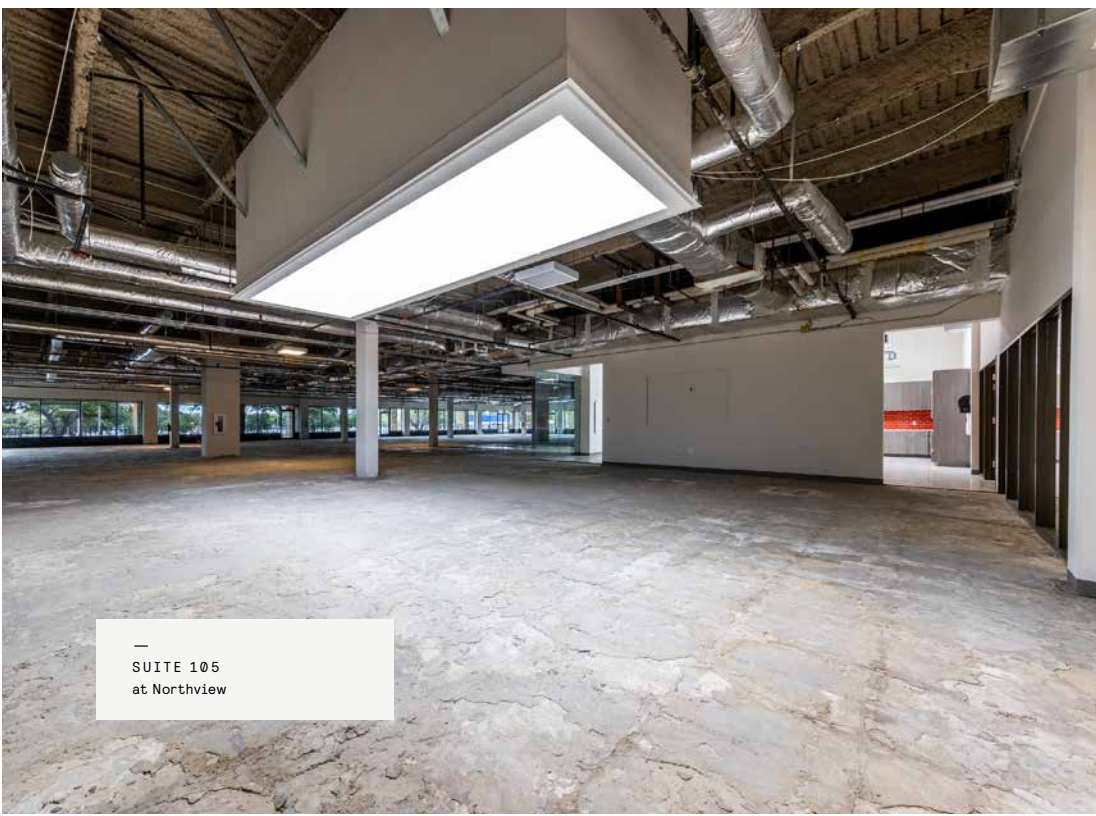
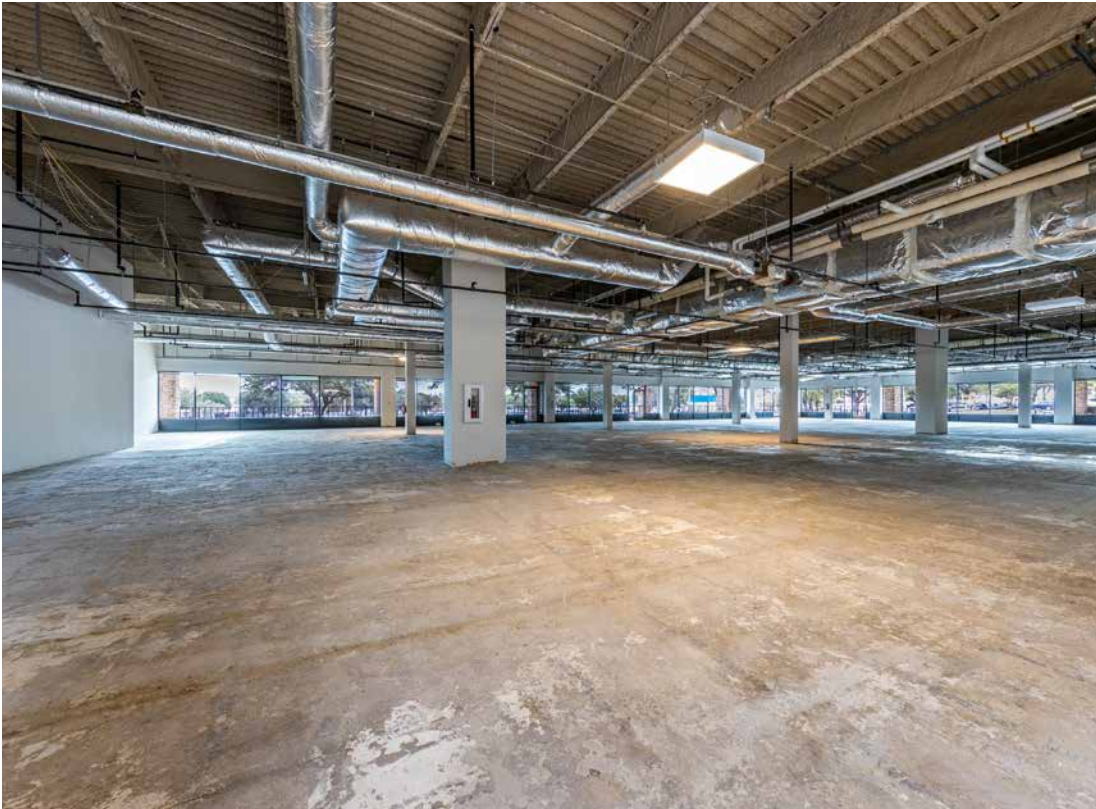
ALTERNATIVE HIGHER DENSITY WORKSTATIONS AND ADDITIONAL PRIVATE OFFICES:



- OPEN OFFICE
- CONFERENCE
- TRAINING
- STORAGE/IT
- PRIVATE OFFICES
- GAME ROOM
- BREAK ROOM
- GYM
- PHONE ROOMS

SUITE

105



SUITE 105
at Northview

R2 COMPANIES

R2/16

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AVAILABILITY

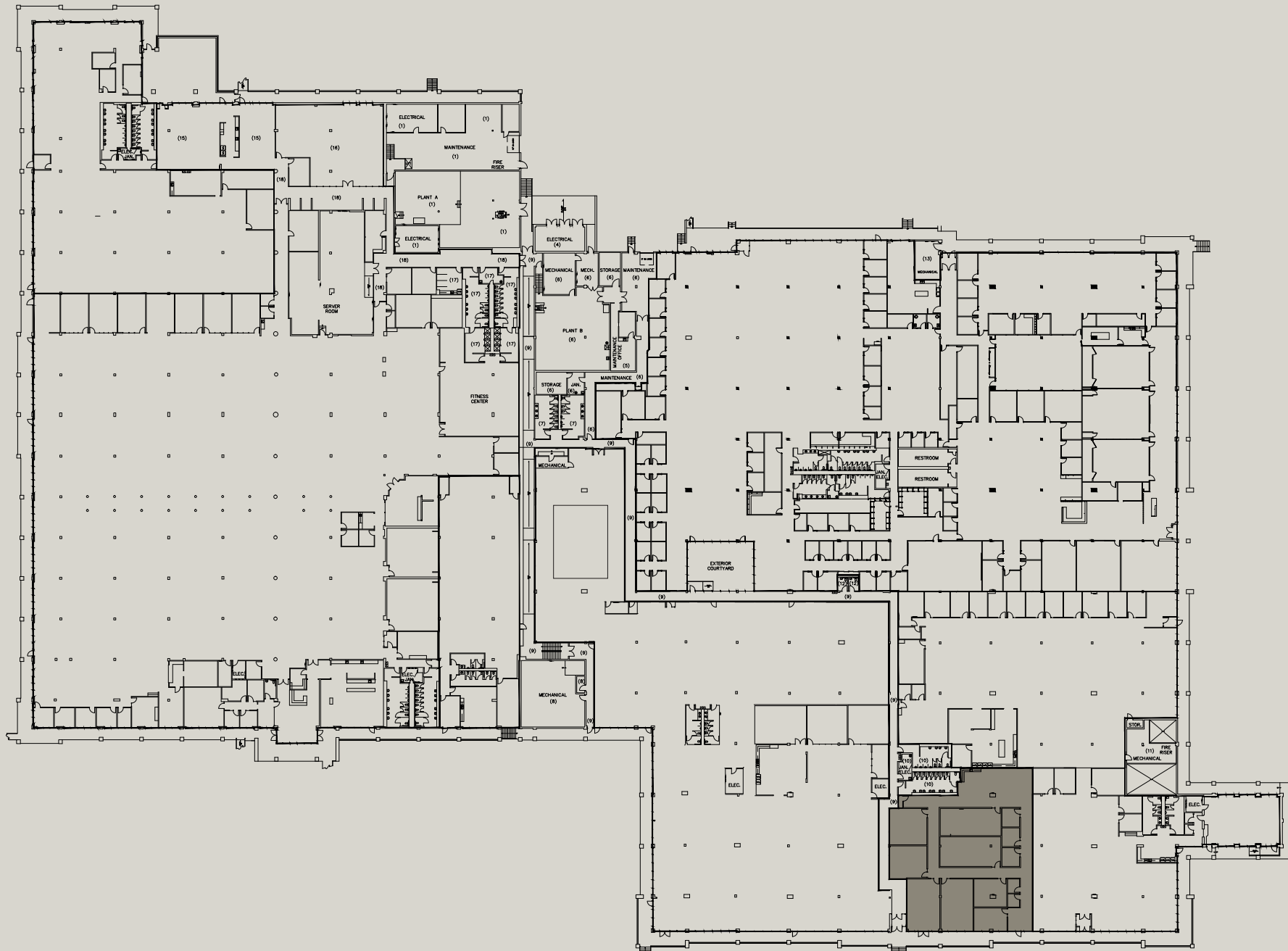
SUITE 104

7,966 SF

AVAILABLE WITH 60 DAYS' NOTICE

SUITE

104



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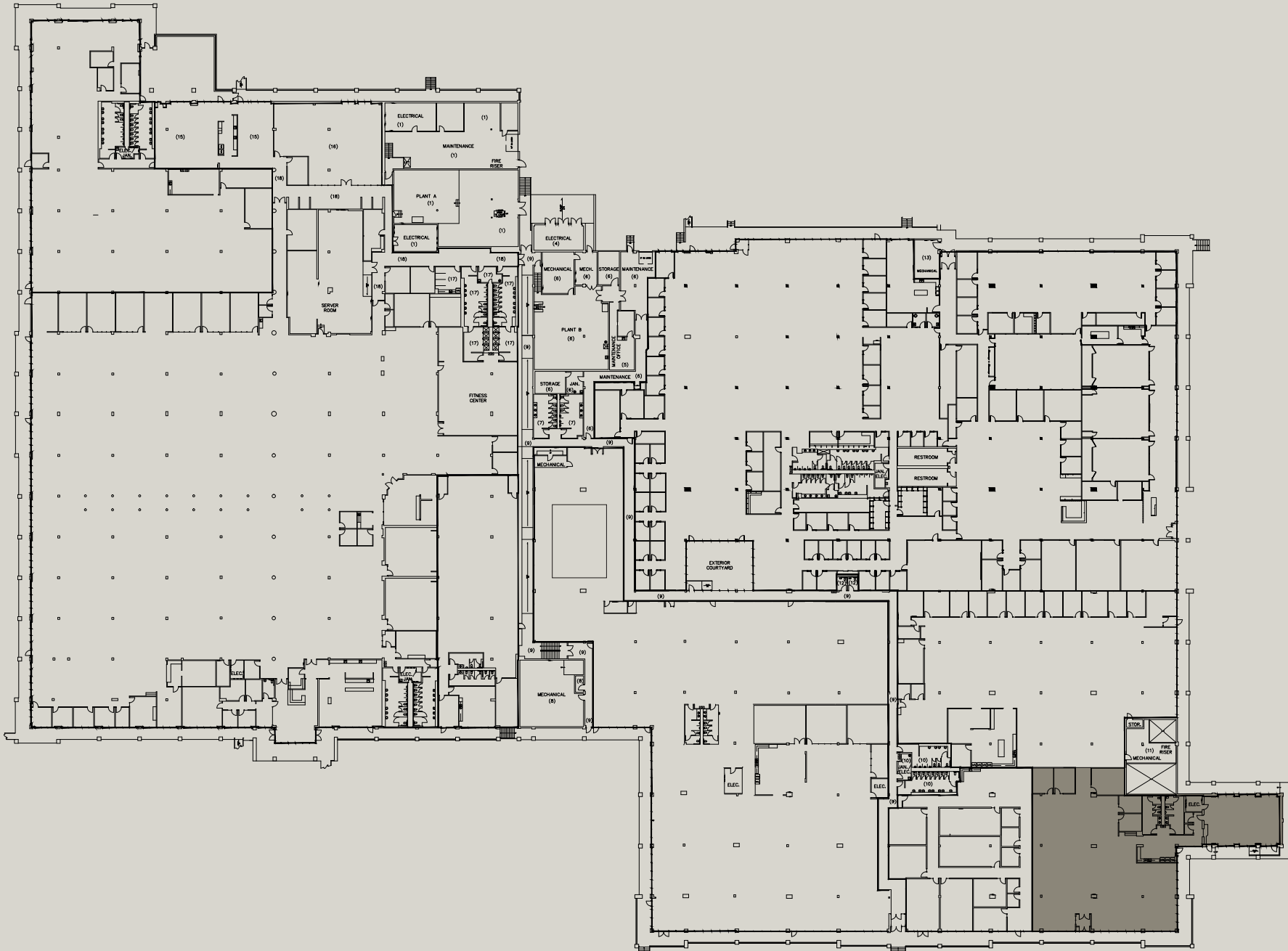
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AVAILABILITY

SUITE 102
10,534 SF

SUITE

102



Existing Conditions

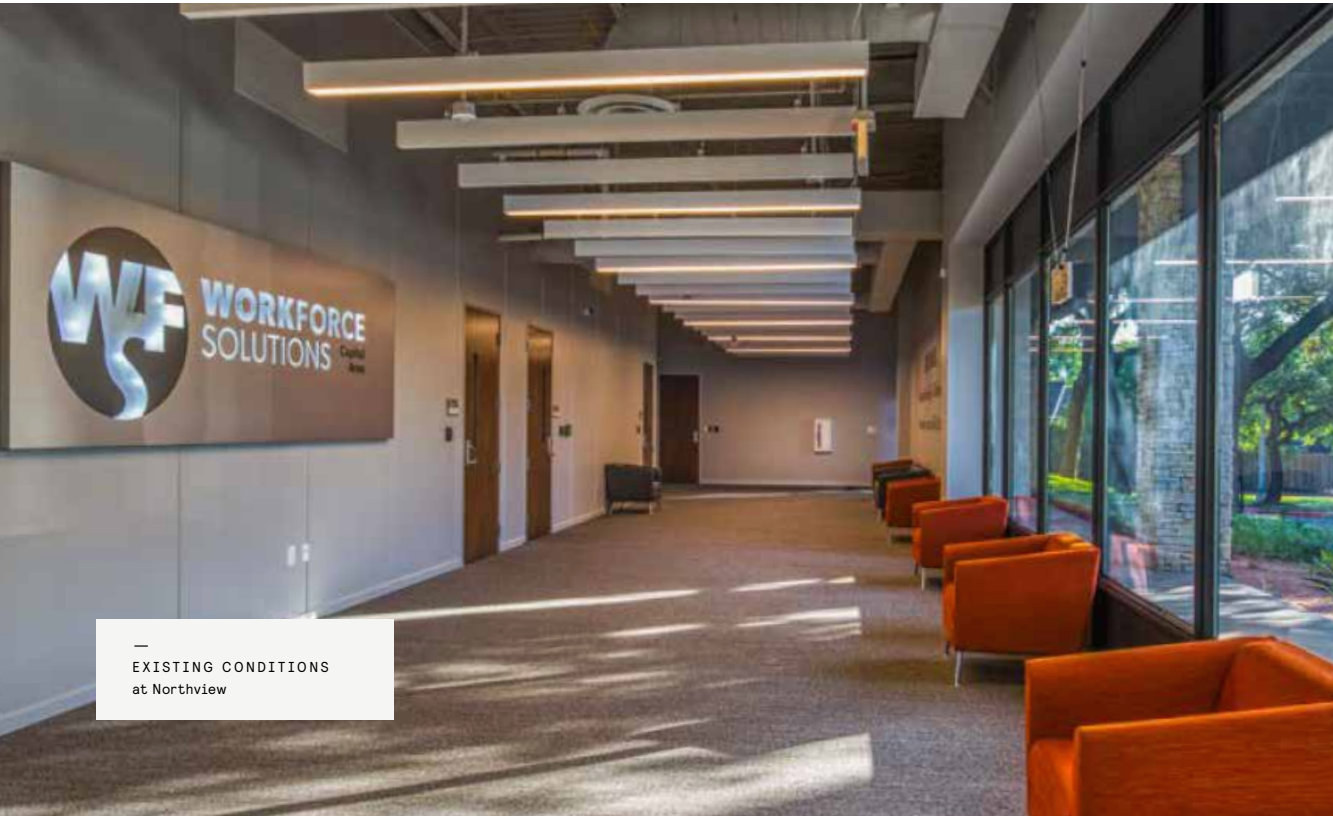


EXISTING CONDITIONS
at Northview



R2 COMPANIES

R2 ME



EXISTING CONDITIONS
at Northview



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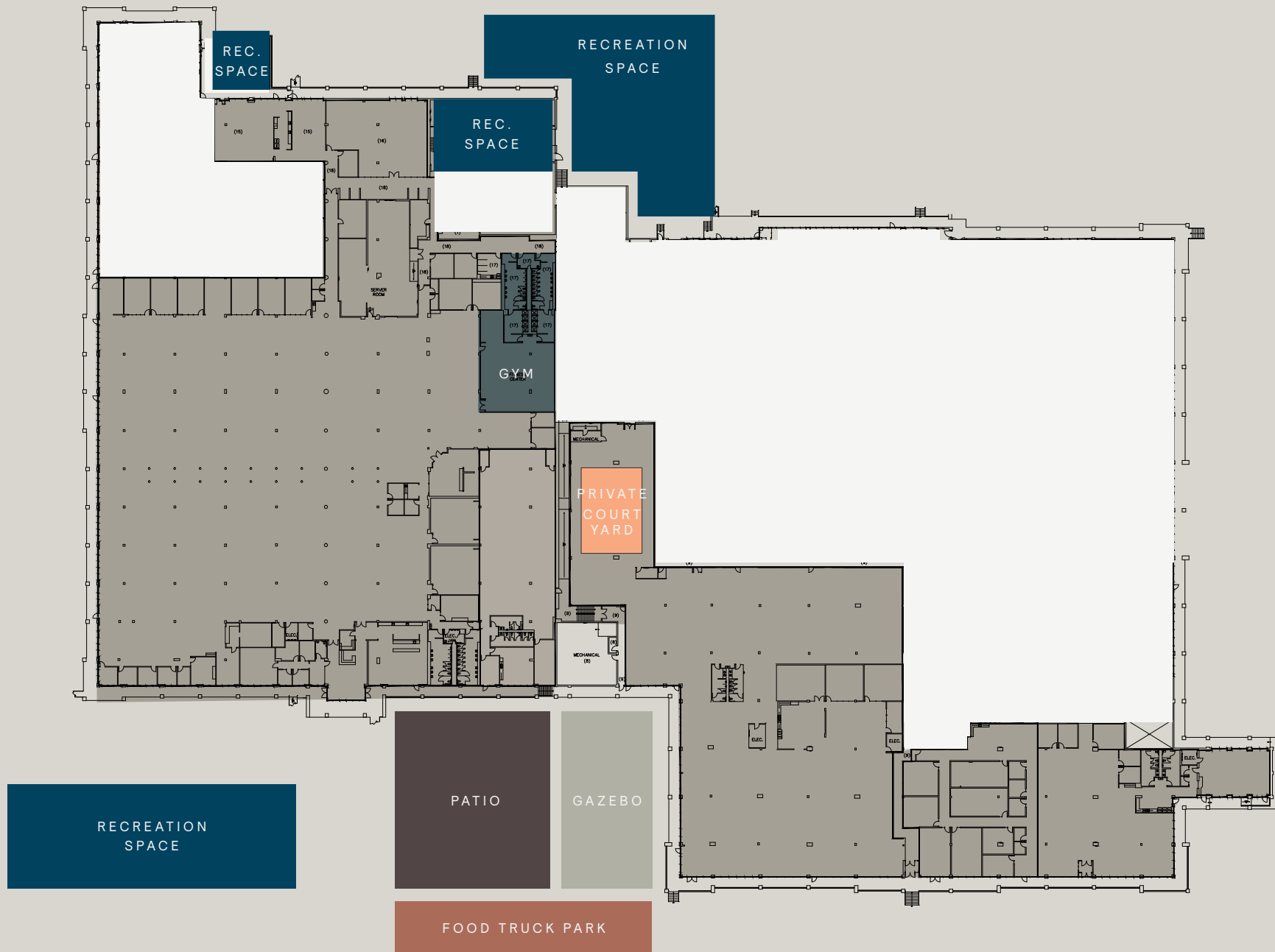
Planned Amenities

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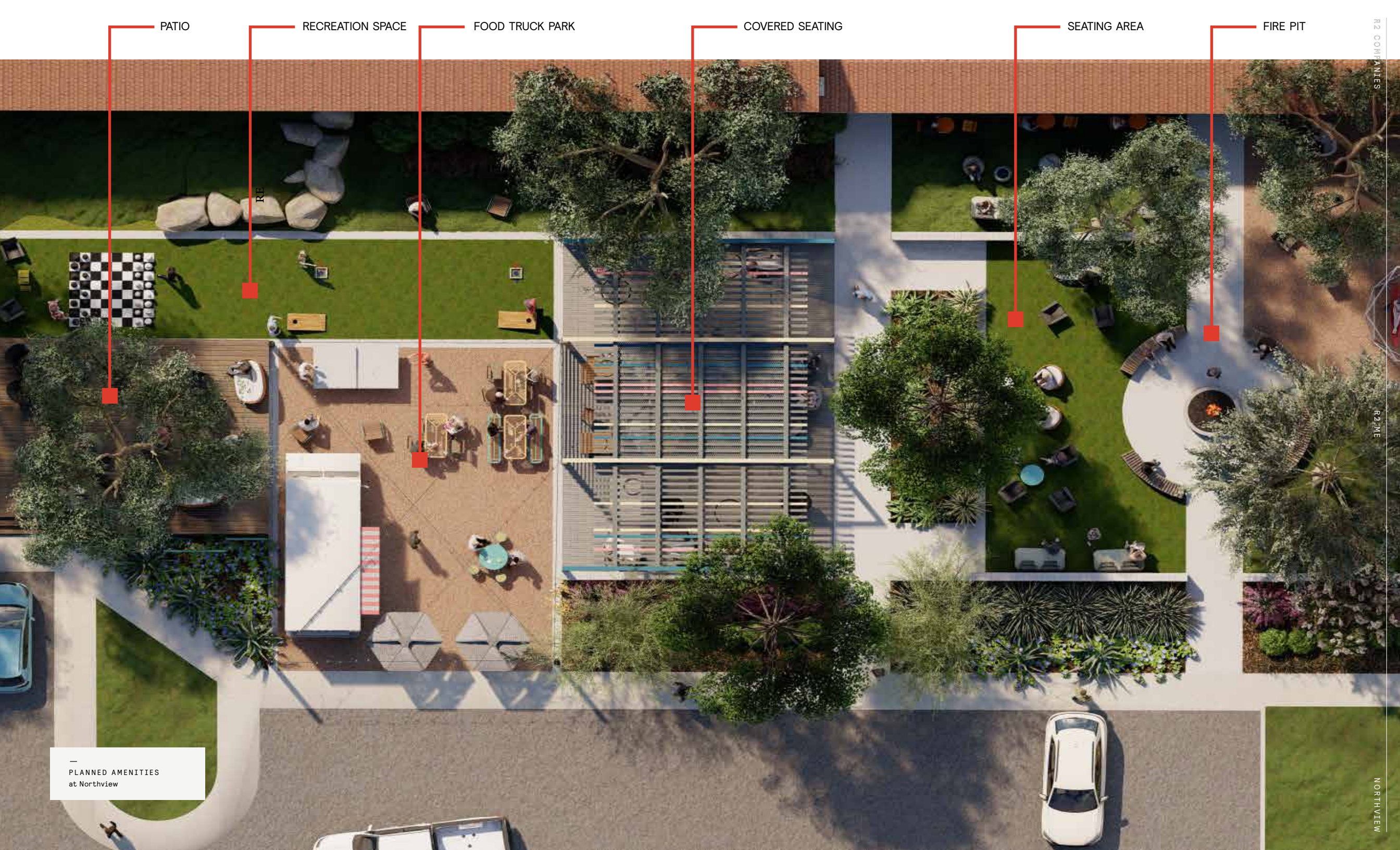
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PLANNED AMENITIES

- PATIO
- GAZEBO
- FOOD TRUCK PARK
- RECREATION SPACE
- PRIVATE COURTYARD
- DEDICATED SIGNAGE
- PRIVATE GYM / LOCKER ROOM



INTERSTATE 35



PATIO

RECREATION SPACE

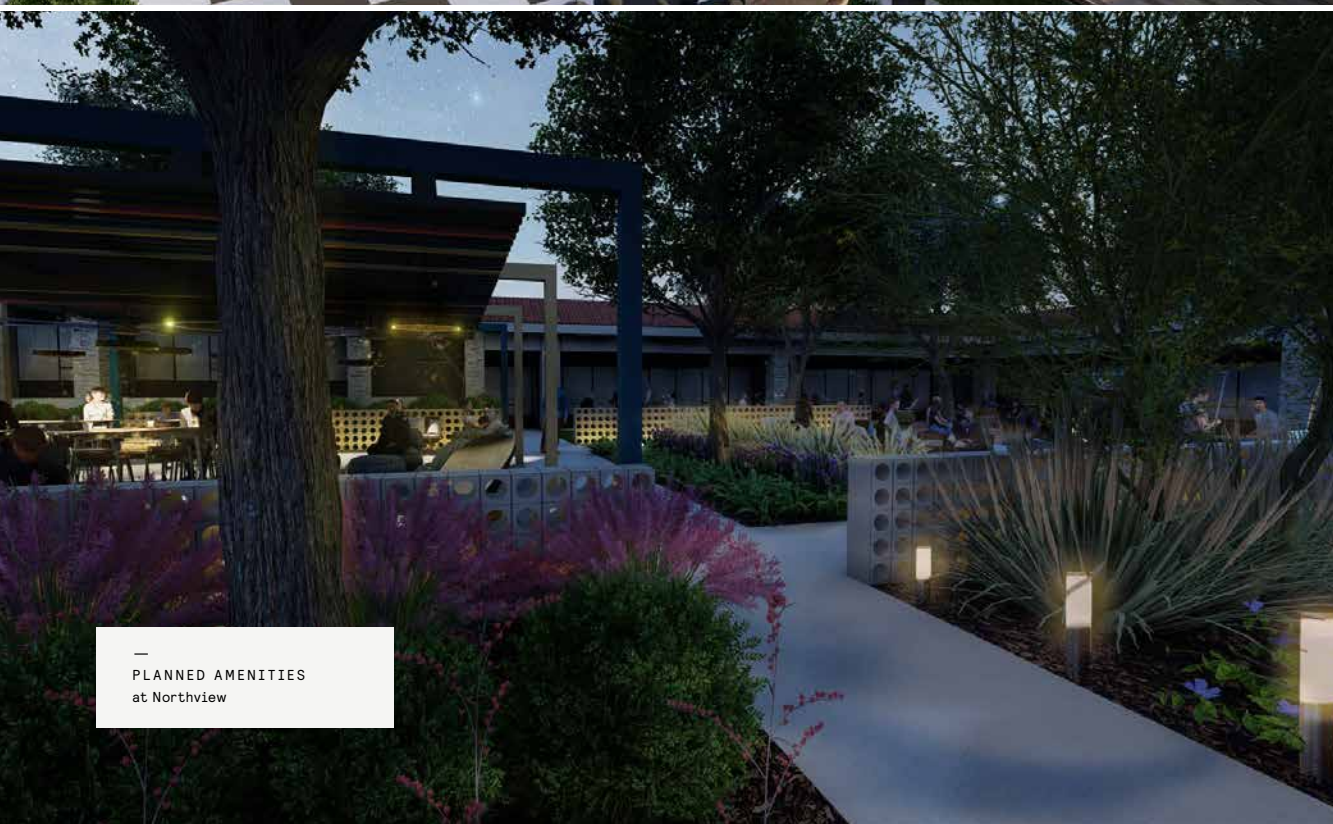
FOOD TRUCK PARK

COVERED SEATING

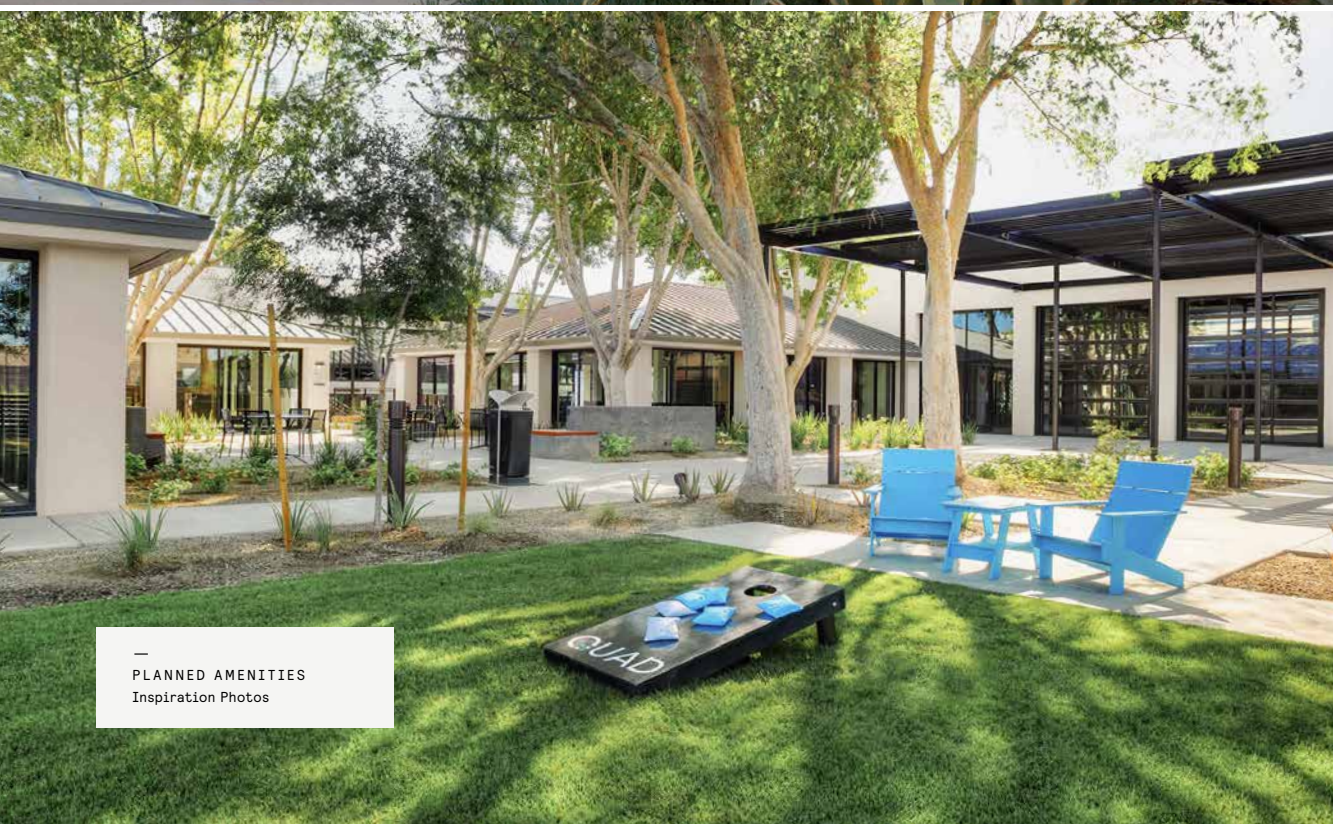
SEATING AREA

FIRE PIT

PLANNED AMENITIES
at Northview



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PLANNED AMENITIES
at Northview



PLANNED AMENITIES
Inspiration Photos

PLANNED AMENITIES

PLANNED AMENITIES

ORTH VIEW

R2 Case Studies

BEFORE & AFTER

CB2



BEFORE

R
2
COMPANIES

COOPERHAWES

R2ME

ORTHOLEW



BEFORE

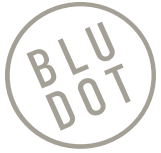
R
2
COMPANIES



R2 COMPANIES

R2 ME

NORTHVIEW



BEFORE

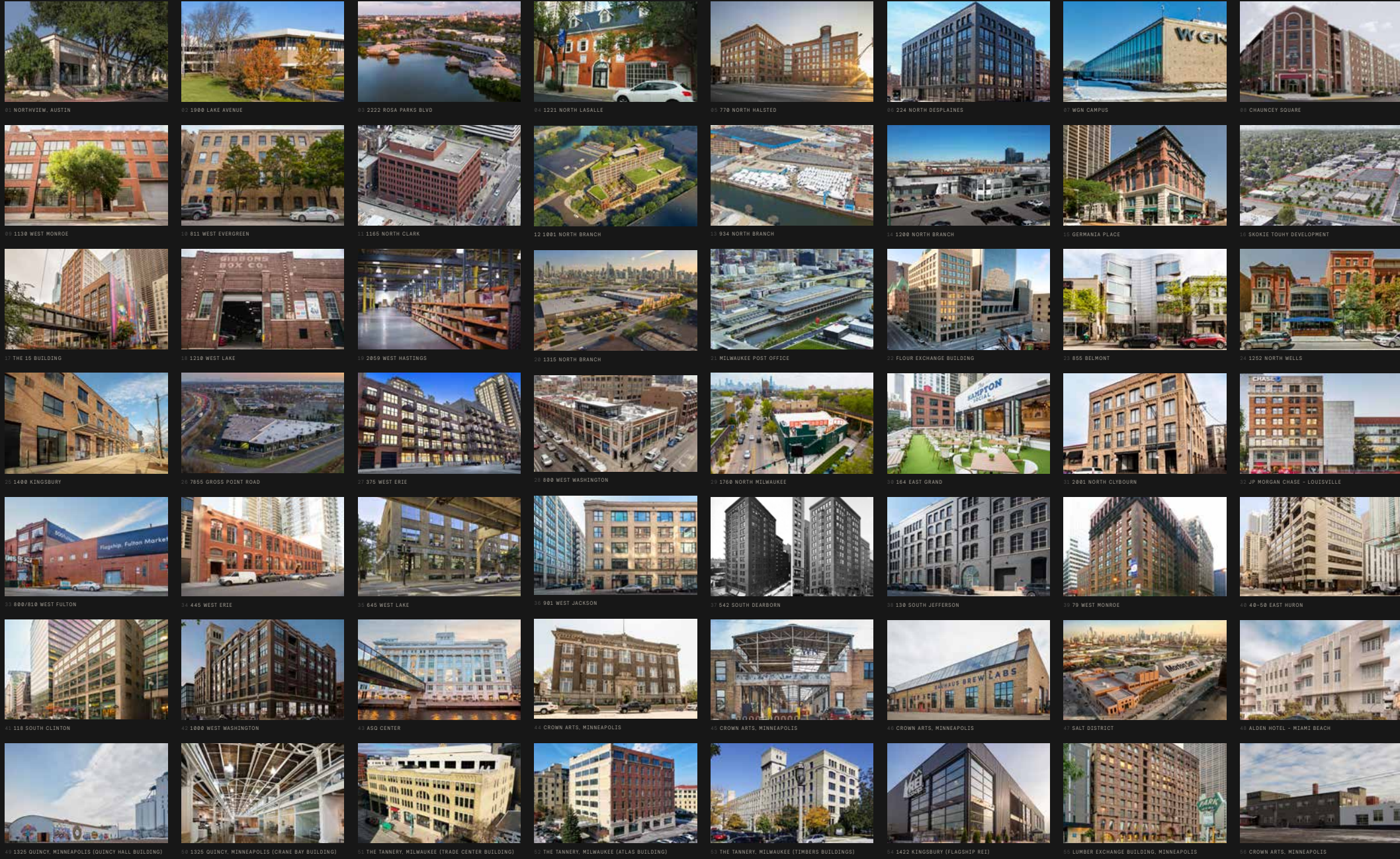
R
2
COMPANIES



R2 COMPANIES

R2 ME

NORTHVIEW



R2 Companies

BY THE NUMBERS

5.2M+
Square Foot Portfolio

\$600M
Assets Under Management

+40 Assets
Currently Owned

Offices
in Chicago, Milwaukee,
Minneapolis, Nashville
& Austin

50+
R2 Operating Team

2007
Year Founded

In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.ME](https://www.r2me.com)

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R
2
COMPANIES

