



PENNYBACKER COMMONS

CLASS A OFFICE SPACE FOR LEASE • 6504 BRIDGEPOINT PARKWAY • AUSTIN, TEXAS 78730





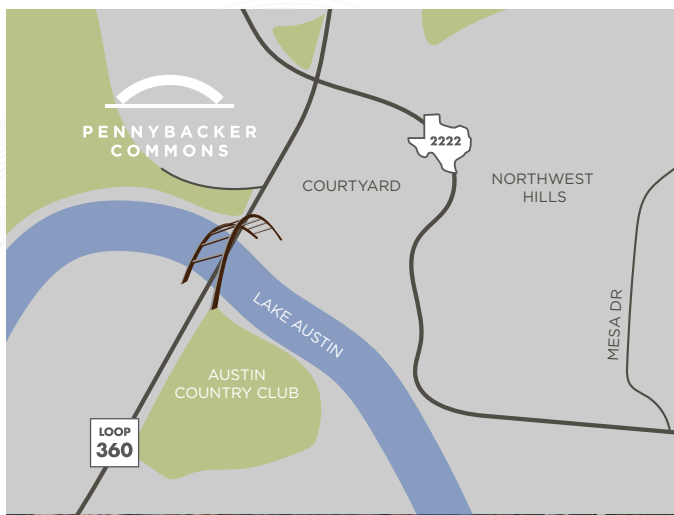
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PROPERTY OVERVIEW

Nestled within the forested slopes of Shepherd Mountain, Pennybacker Commons offers breathtaking panoramic Hill Country and downtown views across Lake Austin.

This five-story, 136,000-SF Class A office building offers a wide array of on-site amenities including WiFi-enabled outdoor lounge areas on its rooftop terrace and at ground level, as well as a fitness center, yoga studio, grab-and-go micro-market and structured parking.



PROPERTY HIGHLIGHTS

- Incredible panoramic views of Lake Austin, the Pennybacker Bridge and downtown Austin
- Fitness center, yoga studio and showers
- Grab-and-go micromarket
- WiFi-enabled rooftop terrace with couches, chairs, tables and great views
- Outdoor seating area on ground level
- 3.5:1000 in structured parking garage
- Easy access to Loop 360 and RR 2222
- Minutes from the 1,100-acre Emma Long Metropolitan Park



Watch a video tour on your phone!

Scan this QR code with your camera (no app needed).



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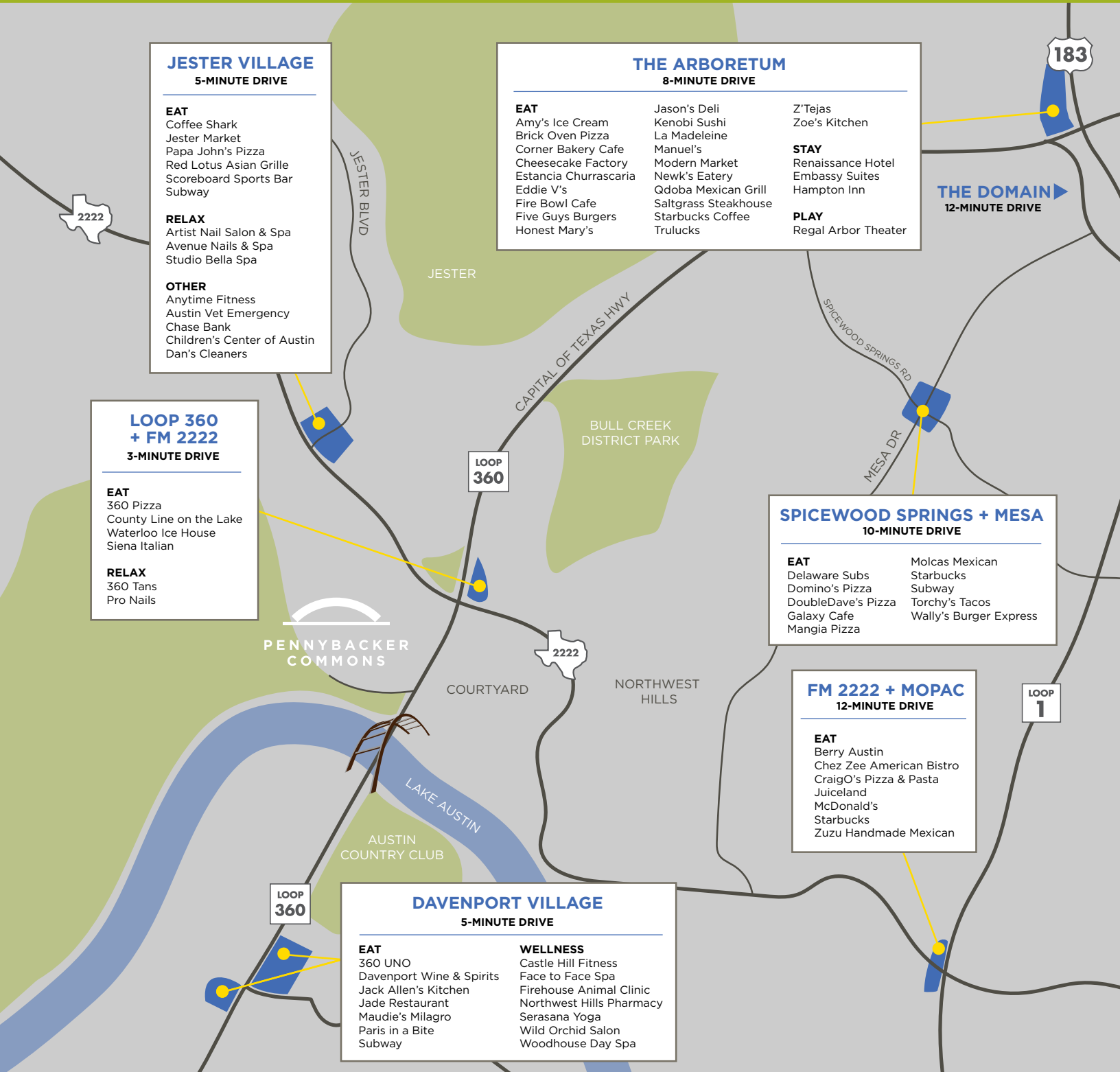
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JESTER VILLAGE
5-MINUTE DRIVE

EAT
Coffee Shark
Jester Market
Papa John's Pizza
Red Lotus Asian Grille
Scoreboard Sports Bar
Subway

RELAX
Artist Nail Salon & Spa
Avenue Nails & Spa
Studio Bella Spa

OTHER
Anytime Fitness
Austin Vet Emergency
Chase Bank
Children's Center of Austin
Dan's Cleaners

THE ARBORETUM
8-MINUTE DRIVE

EAT
Amy's Ice Cream
Brick Oven Pizza
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Fire Bowl Cafe
Five Guys Burgers
Honest Mary's

Jason's Deli
Kenobi Sushi
La Madeleine
Manuel's
Modern Market
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks

Z'Tejas
Zoe's Kitchen

STAY
Renaissance Hotel
Embassy Suites
Hampton Inn

PLAY
Regal Arbor Theater

THE DOMAIN
12-MINUTE DRIVE

LOOP 360 + FM 2222
3-MINUTE DRIVE

EAT
360 Pizza
County Line on the Lake
Waterloo Ice House
Siena Italian

RELAX
360 Tans
Pro Nails

SPICEWOOD SPRINGS + MESA
10-MINUTE DRIVE

EAT
Delaware Subs
Domino's Pizza
DoubleDave's Pizza
Galaxy Cafe
Mangia Pizza

Molcas Mexican
Starbucks
Subway
Torchy's Tacos
Wally's Burger Express

FM 2222 + MOPAC
12-MINUTE DRIVE

EAT
Berry Austin
Chez Zee American Bistro
CraigO's Pizza & Pasta
Juiceland
McDonald's
Starbucks
Zuzu Handmade Mexican

DAVENPORT VILLAGE
5-MINUTE DRIVE

EAT
360 UNO
Davenport Wine & Spirits
Jack Allen's Kitchen
Jade Restaurant
Maudie's Milagro
Paris in a Bite
Subway

WELLNESS
Castle Hill Fitness
Face to Face Spa
Firehouse Animal Clinic
Northwest Hills Pharmacy
Serasana Yoga
Wild Orchid Salon
Woodhouse Day Spa



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Seth Zachry Stuart	639041	stuart@aquilacommercial.com	512-684-3821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date