

RUTLAND ¹⁰



2010 CENTIMETER CIRCLE
AUSTIN, TX 78758

**STREAM**

OVERVIEW



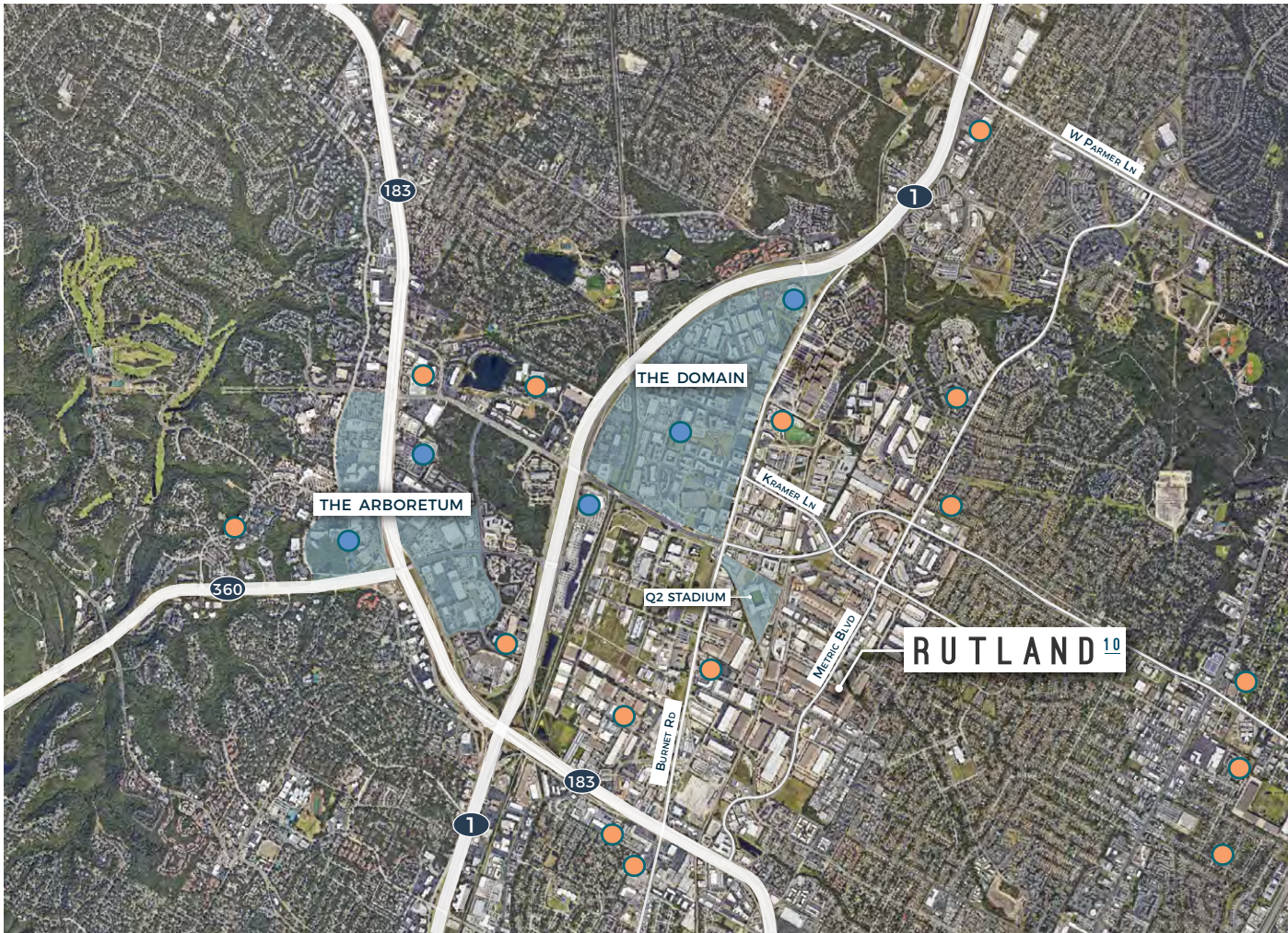


Rutland 10

Rutland 10 is a value office/flex property located on the northeast corner of Metric Blvd and Rutland Dr in the heart of Austin's Braker/Metric area. Rutland 10 has convenient access to MoPac Expy, Hwy 183 and I-35, and is located just 2 miles from The Domain and less than 5 miles from The Arboretum.

Building Highlights

- 54,000 SF
- Parking: 1.4:1,000
- Centrally Located & Minutes From The Domain and The Arboretum
- Excellent Visibility on Metric Boulevard
- Direct Access To MoPac Expwy, Hwy 183, and IH-35



BEST OF THE AREA

THE DOMAIN

The multi-phased Domain development is anchored by Neiman Marcus, Macy's, Dillard's and Dick's Sporting Goods and also offers more than 800 residential units and ample Class A office space, in addition to four on site hotels - Westin Austin at The Domain, Lone Star Court by Valencia Group, The Archer Hotel and Aloft Austin. With the center's ideal location and exceptional amenities, amazing restaurant selection, convenient parking and wifi connectivity, The Domain is the most desired place in Austin to shop, dine, and live.

THE ARBORETUM

Home to more than 40 fine shops and restaurants, the Arboretum is the perfect place to enjoy upscale shopping at places like Lamps Plus or Z Gallerie, or stock up on favorites at classics like the Gap and Barnes & Noble. In between stores, make time to sit outside and listen to the soothing sounds of fountains, or enjoy a delicious meal at one of the area eateries like The Cheesecake Factory, Five Guys Burgers and Fries or the Blue Baker.

WALNUT CREEK METROPOLITAN PARK

Walnut Creek Metropolitan Park is an expansive 293 acre park situated just north of downtown Austin, and features miles of hiking trails, an off leash dog area, a swimming pool, a playground, and sports and recreational facilities.

● RESTAURANTS

OSKAR BLUES BREWERY
ALBERTS BREWERY
AUSTIN BEERWORKS
ROARING FORK
STARBUCKS
TACODELI
NEWK'S EATERY
MODERN MARKET
SUMMERMOON COFFEE BAR
JIMMY JOHN'S
FREEBIRDS
CIRCLE BREWING COMPANY
KIEFER'S
4TH TAP BREWING
RESTAURANTS AT THE ARBORETUM
RESTAURANTS SHOPS AT THE DOMAIN

● RETAIL

COSTCO WHOLESALE
THE HOME DEPOT
WHOLE FOODS MARKET
THE SHOPS AT THE ARBORETUM
THE SHOPS AT THE DOMAIN

DRIVE TIMES

DOMAIN
2 MINUTES

ARBORETUM
5 MINUTES

CBD
15 MINUTES

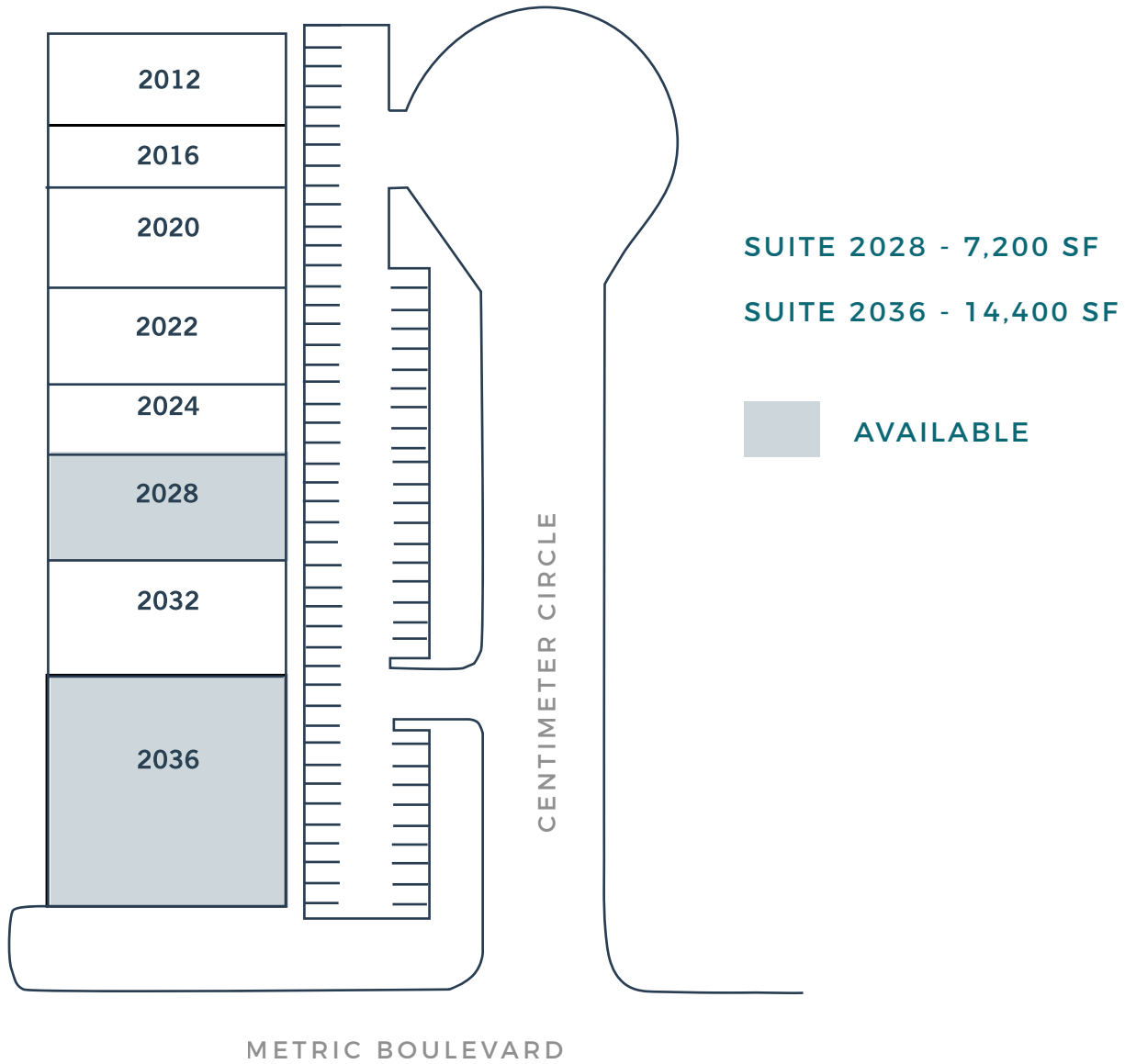
AIRPORT
20 MINUTES

THE DOMAIN AND THE ARBORETUM - RESTAURANTS

| | |
|--------------------------|---------------------|
| BURGER KING | TRULUCK'S |
| PANERA BREAD | JASON'S DELI |
| FIRE BOWL CAFE | ROARING FORK |
| TEXADELPHIA | GOLDEN LAKE |
| LA MADELINE | RYU OF JAPAN |
| SUSHI ZUSHI | MADRA'S PAVILLION |
| MAGGIANO'S | MCDONALD'S |
| GLORIA'S | TACO BELL |
| CALIFORNIA PIZZA KITCHEN | CULVER'S |
| KONA GRILL | TRUDY'S NORTH STAR |
| THE STEEPING ROOM | LUPE TORTILLA |
| CRU FOOD & WINE BAR | MASALA WOK |
| BLACKFINN | MIGHTY FINE BURGERS |
| JASPER'S | CHIPOTLE |
| NORTH ITALIA | FIREHOUSE SUBS |
| DAILY GRILL | FREEBIRD'S |
| FLEMING'S | NORTH BY NORTHWEST |
| MCCORMICK & SCHMICK'S | IRON CACTUS |
| FLAMING PIZZA | SHAKE SHACK |
| XIAN NOODLES | FLOWER CHILD |
| PUNCH BOWL SOCIAL | GRAND LUX CAFE |

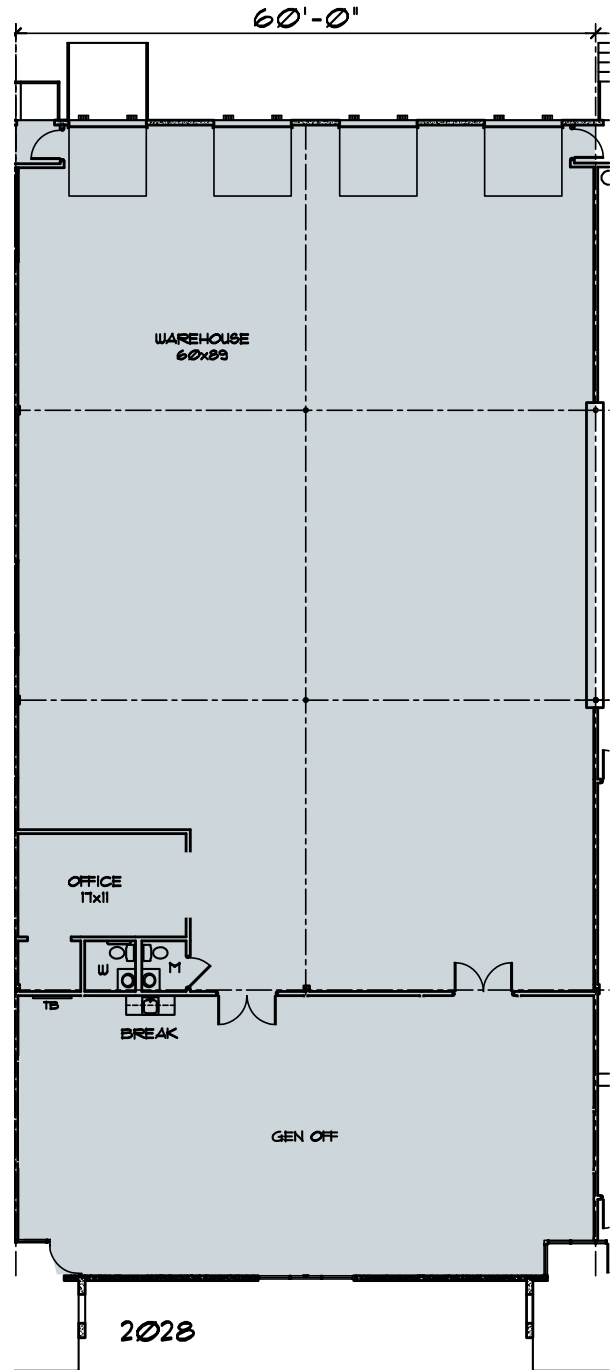
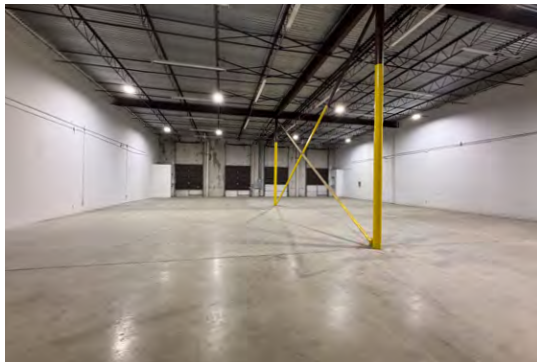
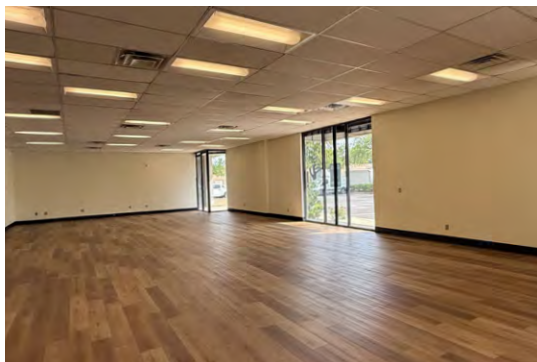
THE DOMAIN AND THE ARBORETUM - RETAIL

| | |
|-----------------------|-----------------------|
| NEIMAN MARCUS | SUNGLASS HUT |
| TIFFANY & CO. | THE STEEPING ROOM |
| RALPH LAUREN | BANANA REPUBLIC |
| TORY BURCH | APPLE |
| BEVELLO | ANTHROPOLOGIE |
| ATHLETICA | VICTORIA'S SECRET |
| COACH | ALTAR'D STATE |
| COLE HAAN | SURLA TABLE |
| BAILEY BANKS & BIDDLE | FOREVER 21 |
| LOUIS VUITTON | ZARA |
| MICHAEL KORS | LUCKY BRAND JEANS |
| LULULEMON ATHLETICA | ORIGINS |
| DIESEL | CLARK'S |
| PETER MILLAR | ALDO SHOES |
| SPLENDID | FOSSIL |
| BCBGMAXAZRIA | FREE PEOPLE |
| SPERRY'S | HATBOX |
| LILY PULITZER | L'OCCITANE |
| VINEYARD VINES | H & M |
| MADEWELL | MACY'S |
| LUXE APOTHETIQUE | ARHAUS |
| LOFT | MICROSOFT |
| J.CREW | DICK'S SPORTING GOODS |
| TOMMY BAHAMA | MESSAGE ENVY |
| TUMI | PURE PILATES AUSTIN |



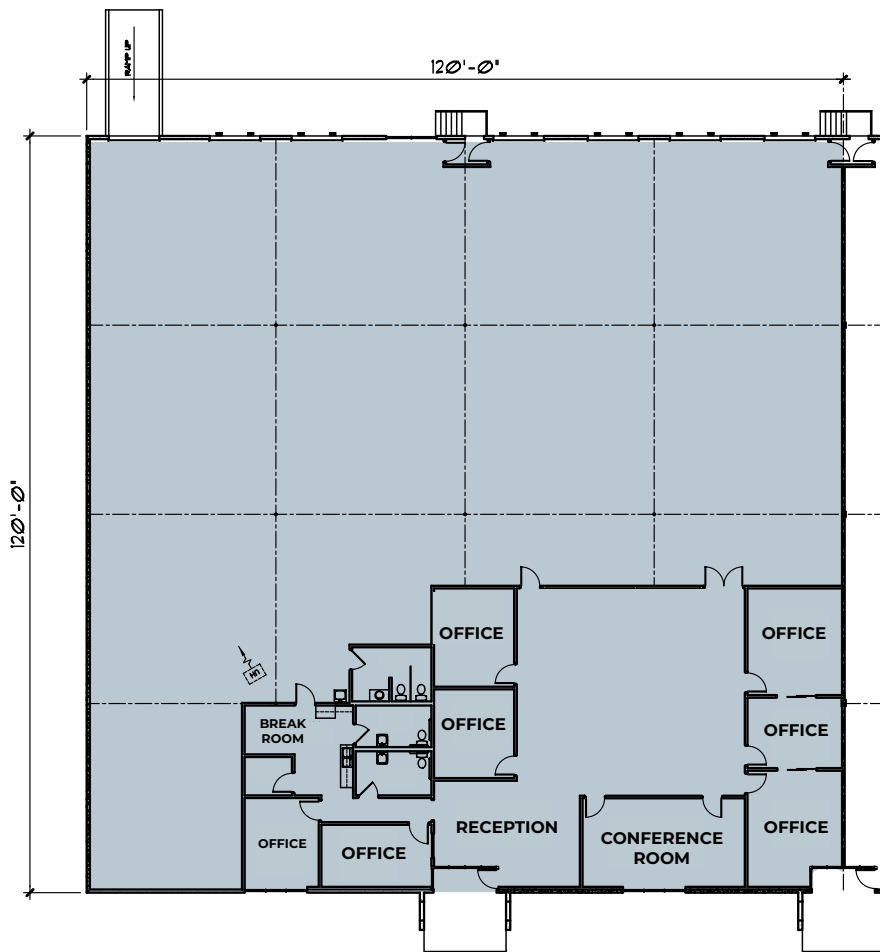
SUITE 2028 FLOORPLAN

| | |
|------------------|-----------------------------|
| Square Feet | 7,200 SF |
| Loading | 3 Dock-High Doors 1 Ramp |
| Office/Warehouse | 25% Office / 75% Warehouse |
| Clear Height | +/-18' |
| Column Spacing | 30' x 30' |



SUITE 2036 FLOORPLAN

| | |
|------------------|------------------------------|
| Square Feet | 14,400 SF |
| Loading | 6 Dock-High Doors, 1 Ramp |
| Office/Warehouse | 30% / 70% |
| Clear Height | +/-18' |







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