

Shaping the Future

OF LEANDER



THE OFFICES AT

Northline

1133 MAIN ST. | LEANDER, TEXAS

The Center OF OPPORTUNITY

Leander consistently ranks among the nation's fastest-growing communities—and *it's not slowing down.*

POPULATION: 100,166

**POPULATION GROWTH
2014-2023:** 133%

MEDIAN AGE: 38

**MEDIAN HOUSEHOLD
INCOME:** \$141,000

**UNIVERSITIES WITHIN
50 MILES:** 30

**UNEMPLOYMENT
RATE:** 3.8%

**BACHELOR'S DEGREE
OR HIGHER:** 47%



IN

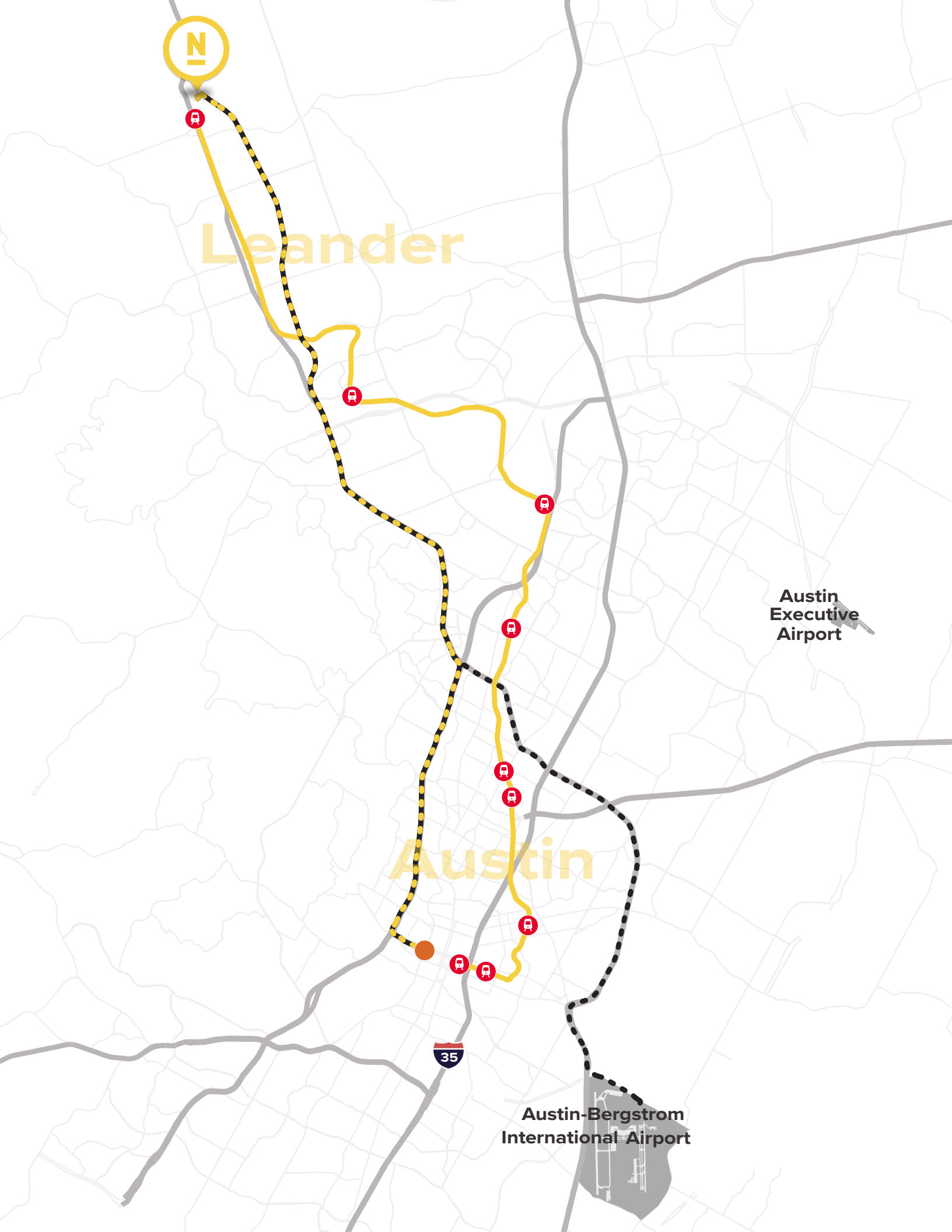
Leander

Austin

Austin Executive Airport

Austin-Bergstrom International Airport

35





With a vision of a robust, new downtown district for the city of Leander, TX, Northline will soon deliver a unique 116-acre mixed-use destination with 5 million square feet of retail, office, residential, hotel and green space, just 30 minutes north of downtown Austin.

With 100,000 SF of Class A office space, The Offices at Northline offer an exciting new headquarters opportunity and a gateway into the region's vibrant new downtown district.

Building 1 Highlights:



- ▶ **THREE-STORIES; 92,000 SF**
- ▶ **COMPLETION DATE 7/1/2027**
- ▶ **AVAILABILITIES FROM 2,000–30,000 SF**
- ▶ **PRIVATE TERRACES ON EACH FLOOR (OPTION OF SHARED AMENITY CONTINGENT ON LEASE TERMS)**
- ▶ **OPEN TENANT LOUNGE AREA**
- ▶ **HIGH-QUALITY FINISHES AND FLOOR-TO-CEILING WINDOWS**
- ▶ **4/1,000 SURFACE PARKING**
- ▶ **TOTAL PLANNED DENSITY: 500,000 SF-600,000 SF**





▼
116 ACRES

▼
5 MILLION SF



OFFICE
1.9+ MILLION SF

RETAIL
225,000 SF

MULTIFAMILY
2,150 SF

HOSPITALITY
175,000 SF

PUBLIC SPACE
116 ACRES



Northline Site Plan

Over 5 million square feet of retail, office, residential, hotel, and civic space, set to become the Leander's new Downtown center.



Travel Times

INTERSTATE 35 : 12 mi | 20 min

**AUSTIN-BERGSTROM
INT'L AIRPORT** : 33mi | 31min

THE DOMAIN : 18mi | 22min

GEORGETOWN : 12mi | 22min

ROUND ROCK : 19mi | 21min

AUSTIN CBD : 27mi | 29min

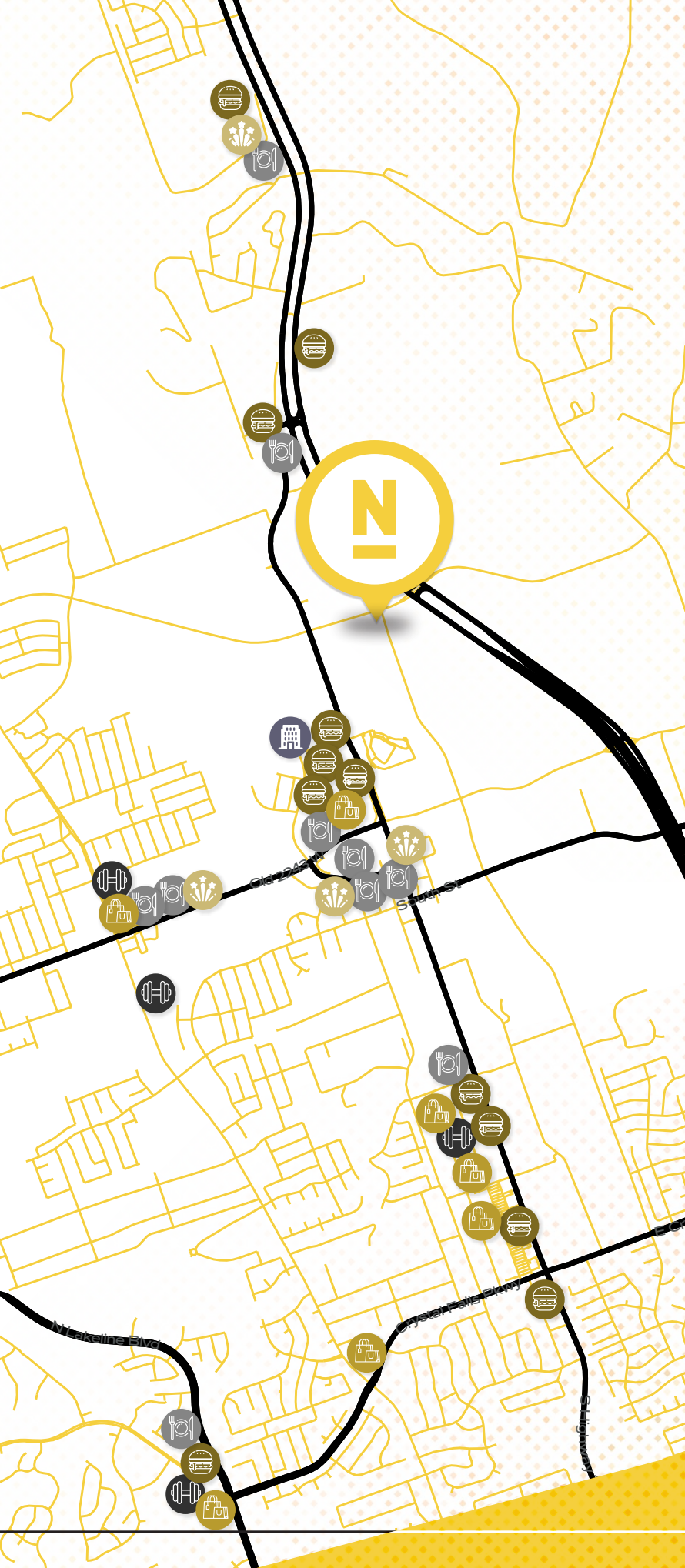
SAN ANTONIO : 107mi | 103min

DALLAS : 180mi | 160min

CAPMETRO | 0.7 mi
3 min drive | 13 min walk

183A (TOLL) | 0.2 mi
1 min drive

Strategic Location



ENTERTAINMENT



GAREY PARK



LAKWOOD PARK



FAST FOOD



FITNESS



LEADER ACTIVITY CENTER



SHOPPING



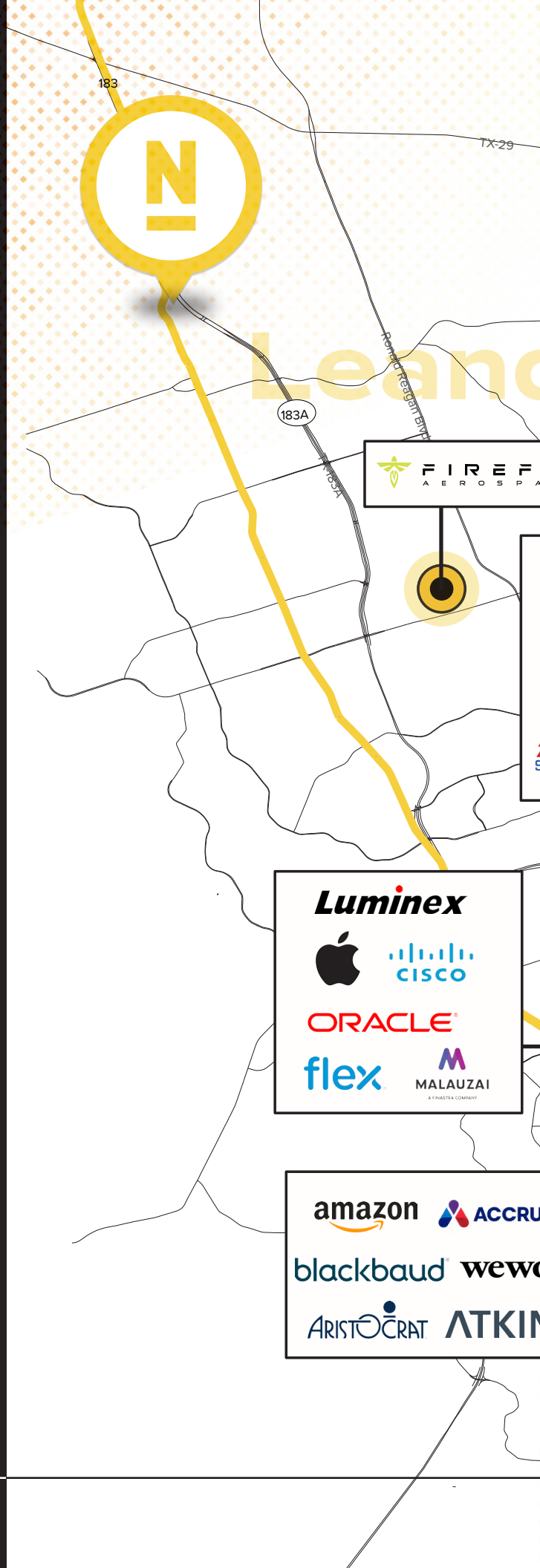
RESTAURANTS



HOTELS



LEANDER IS BECOMING A POWERFUL ECONOMIC HUB, ATTRACTING COMPANIES EAGER TO TAP INTO THE REGION'S GROWTH AND HIGHLY SKILLED WORKFORCE.





GAF ENERGY PEGATRON

LY
ACE

nest poly
 PayPal ebay
 hp NVIDIA
 EA SPORTS dun & bradstreet

DELL

amazon

EMERSON

GM General Motors
 3M Blue Apron
 Allergan DELL

FedEx

EMERSON

ENT
 ork
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THE DOMAIN
 A SIMON CENTER

SAMSUNG

ups

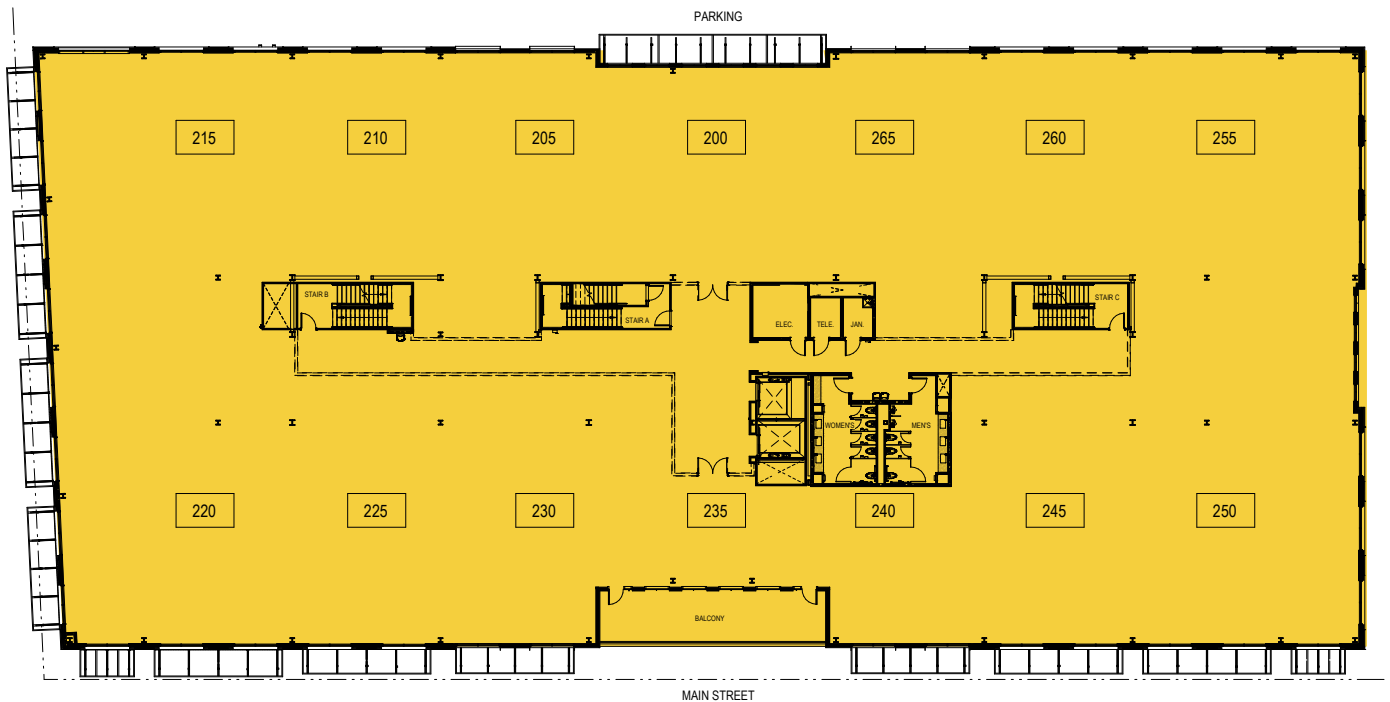
APPLIED MATERIALS



Availability

3RD FLOOR | 33,570 RSF

Single Tenant Floorplan





Multi Tenant Floorplan



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
**NATIONAL
DEVELOPER
OF THE YEAR**
— 2018 —

**NAIOP DEVELOPER OF
THE YEAR 2018**

100+
**GREEN, LEED-
CERTIFIED BUILDINGS**

24+
MILLION
**SQUARE FOOTAGE
OWNED & MANAGED**

\$5+
BILLION
**REAL ESTATE
INVESTMENT VALUE**

2,600+
CLIENTS

250+
EMPLOYEES



**ST. JOHN
PROPERTIES**

As a vertically integrated real estate company, we bring together in-house experts to support our clients from concept to completion, delivering cohesive solutions and long-term value.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically integrated company develops, owns and manages office, flex, research and development, warehouse, retail and residential space nationwide.

**Full-service
real estate—
all under
one roof.**



Tynberg LLC

Master Developer Tynberg LLC is built upon an accomplished history of experience in the real estate industry within a multitude of real estate sectors. The company was formed in 2008 to apply its knowledge and skill in development and particular focus for procuring, improving, and managing high-quality multifamily communities.



THE OFFICES AT
Northline

1133 MAIN ST. | LEANDER, TEXAS



**For more information or to
schedule a tour, contact:**

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