

FOR LEASE

5900

EAST BEN WHITE

BROADSTONE
NET LEASE, INC.

229,811 SF of Purpose-Built Space

*A Mission Critical Campus
in the Heart of Austin*

Austin, Texas

5900
EAST BEN WHITE

E. Oltorf St

71



Substantial Power Infrastructure



71,000 Parking



Commercial Kitchen



Dedicated Loading



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View the  360° Panorama



Property Overview

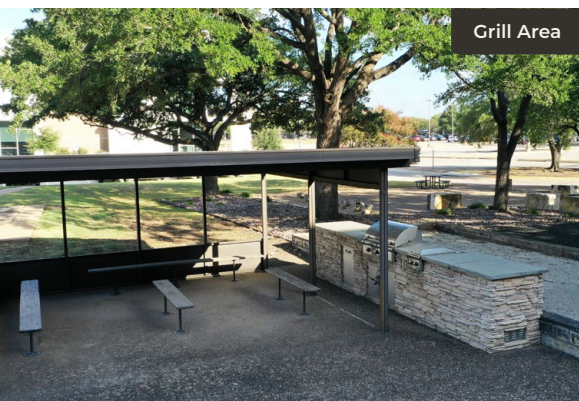
Main Building: 216,600 RSF

1st floor: ± 107,339 RSF

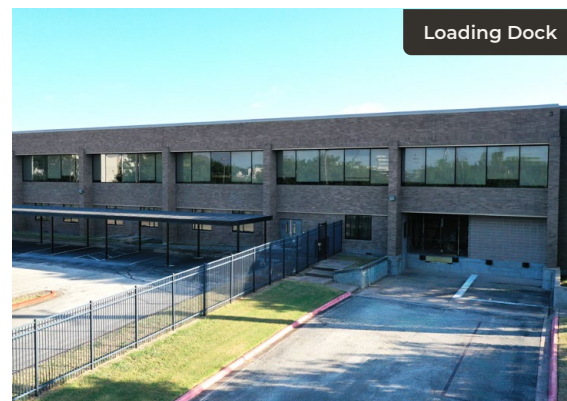
2nd floor: ± 107,339 RSF

Energy Building: 14,732 RSF

- Campus Environment
- Full Commercial Kitchen
- Dedicated Loading Area
- Outdoor Amenity Area
- Large Auditorium
- Fitness Center & Lockers
- Ample Natural Light
- 7:1000 Parking



Grill Area



Loading Dock



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Large Contiguous Campus

Substantial Power Infrastructure

Unique Flex Opportunity

5900 E. Ben White features substantial existing electrical and mission critical infrastructure, including a former data center facility, medium voltage distribution, redundant electrical systems and a central utility plant on campus (Energy Building). The campus is uniquely positioned for power intensive users and offers a path to pursue additional electrical capacity through Austin Energy.



Five points of ingress/egress



1,543 parking spaces (7:1,000)
- 18 Covered



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Main Building Mission Critical Infrastructure

- Former AMD data center
- Existing computer rooms
- Raised floor
- 18' Clear Height on 1st Floor
- Telecom infrastructure
- UPS systems
- Backup generation

Energy Building

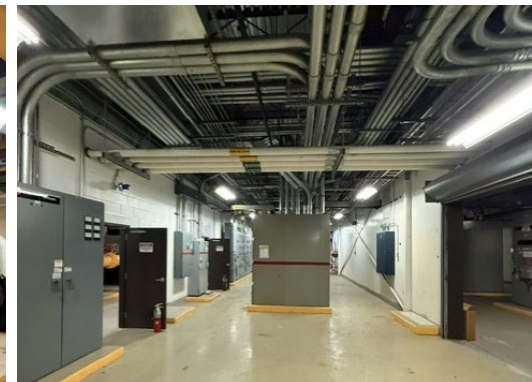
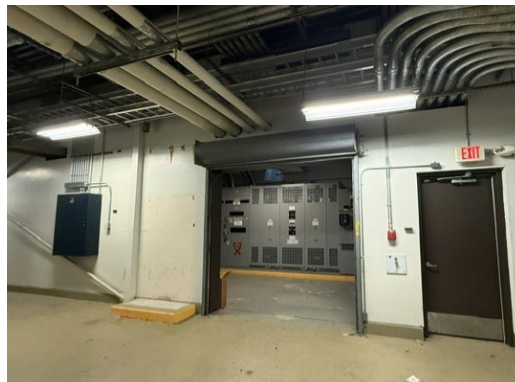


Main Building
216,600 RSF

Power & Electrical Infrastructure

- Austin Energy service
- Existing medium voltage distribution
- Five 4,000 amp switchboards
- Redundant electrical distribution
- Existing UPS and backup generation infrastructure

- 3,420 ton chiller plant
- Four cooling towers
- N+1 redundancy
- Approximately 1,180 tons of excess cooling capacity



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Loading

Purpose-built for users who need to move equipment, not just people. Five dock-high positions, reinforced docks on both wings and a freight elevator serving both floors.

- Five dock-high loading positions
- Reinforced loading docks serving east and west wings
- Freight elevator with direct second-floor access
- Dedicated shipping and receiving area
- Separated truck circulation from visitor parking

Reinforced Loading Dock (west wing)



Reinforced Loading Dock (east wing)



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Branding / Signage Opportunities

A campus that can carry a name. Frontage along E. Ben White Blvd / Hwy 71, an unobstructed approach from E. Oltorf Street, and building-top, architectural screen wall and monument signage available. Signage rights are negotiable and scalable with additional branding across campus entries and outdoor amenity areas.



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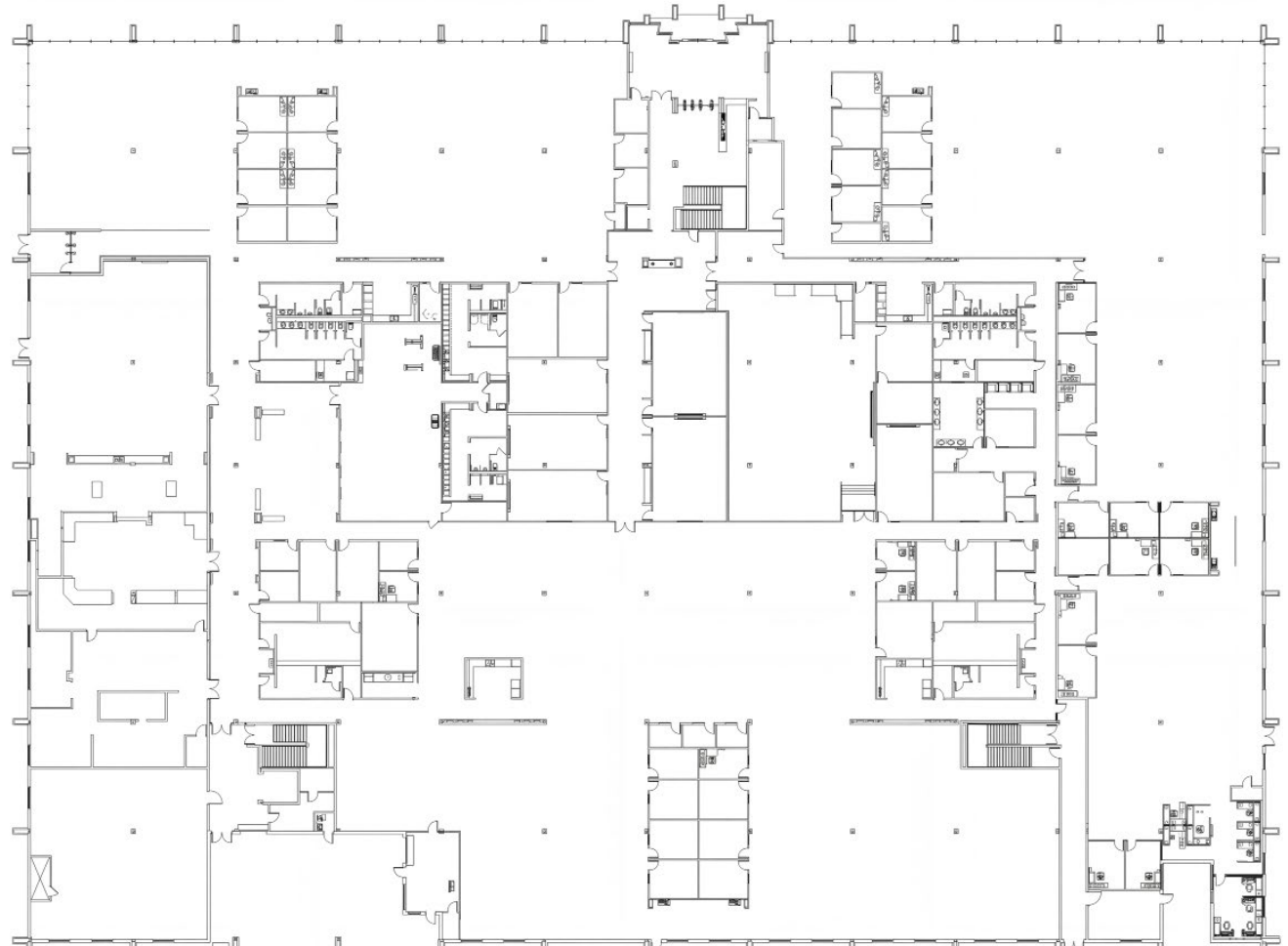
BROADSTONE
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First Floor

± 107,339 RSF

View the

Virtual Tour



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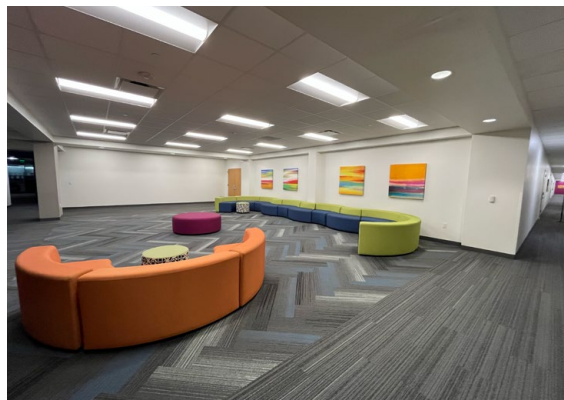
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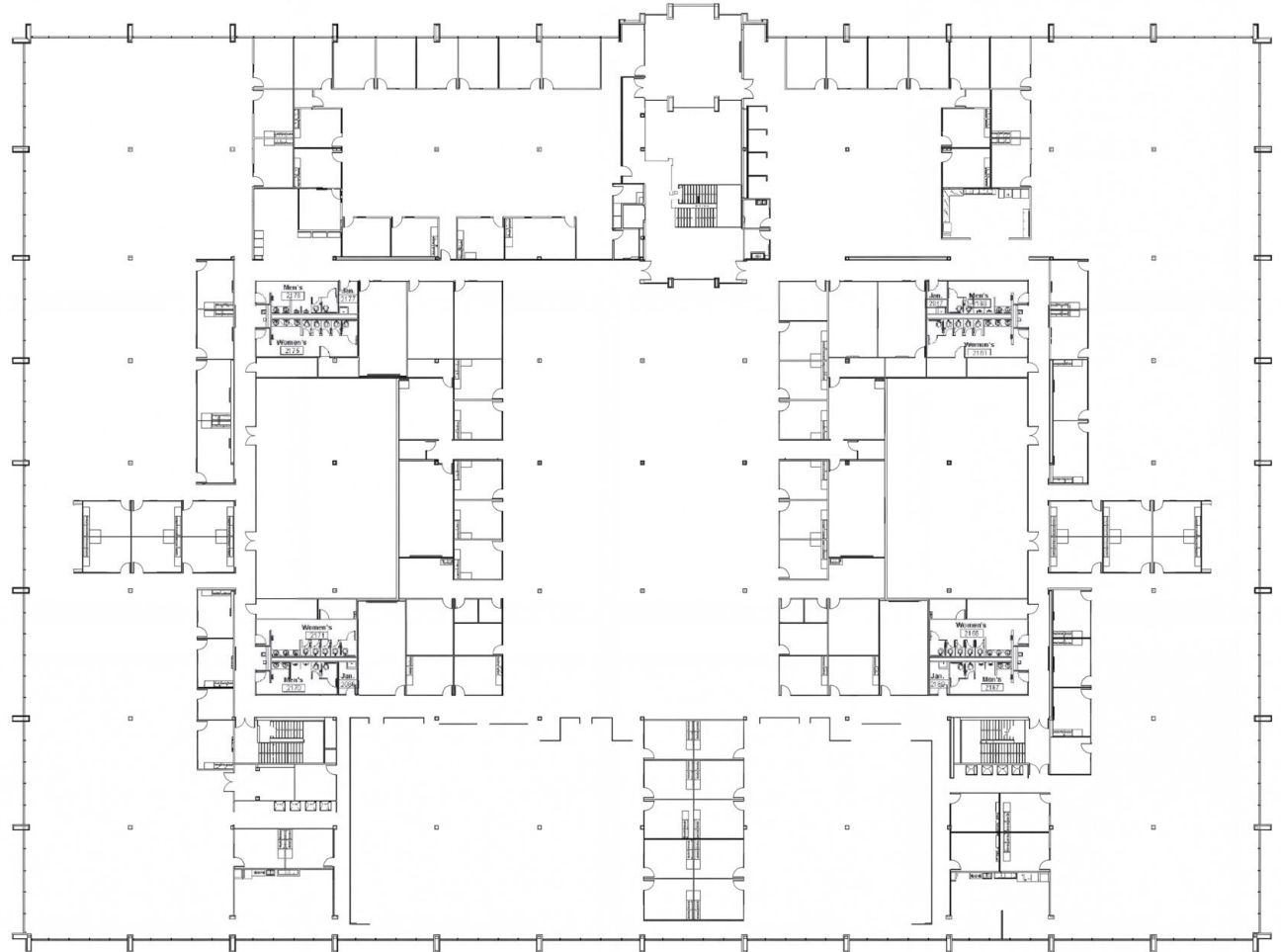
Second Floor

± 107,339 RSF

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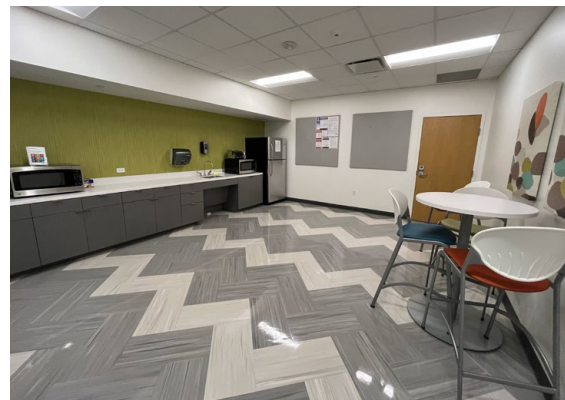
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Second Floor



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Amenities



Basketball & Pickelball Courts



Commercial Kitchen & Onsite Cafeteria



Kitchen & Break Areas



Fitness Center

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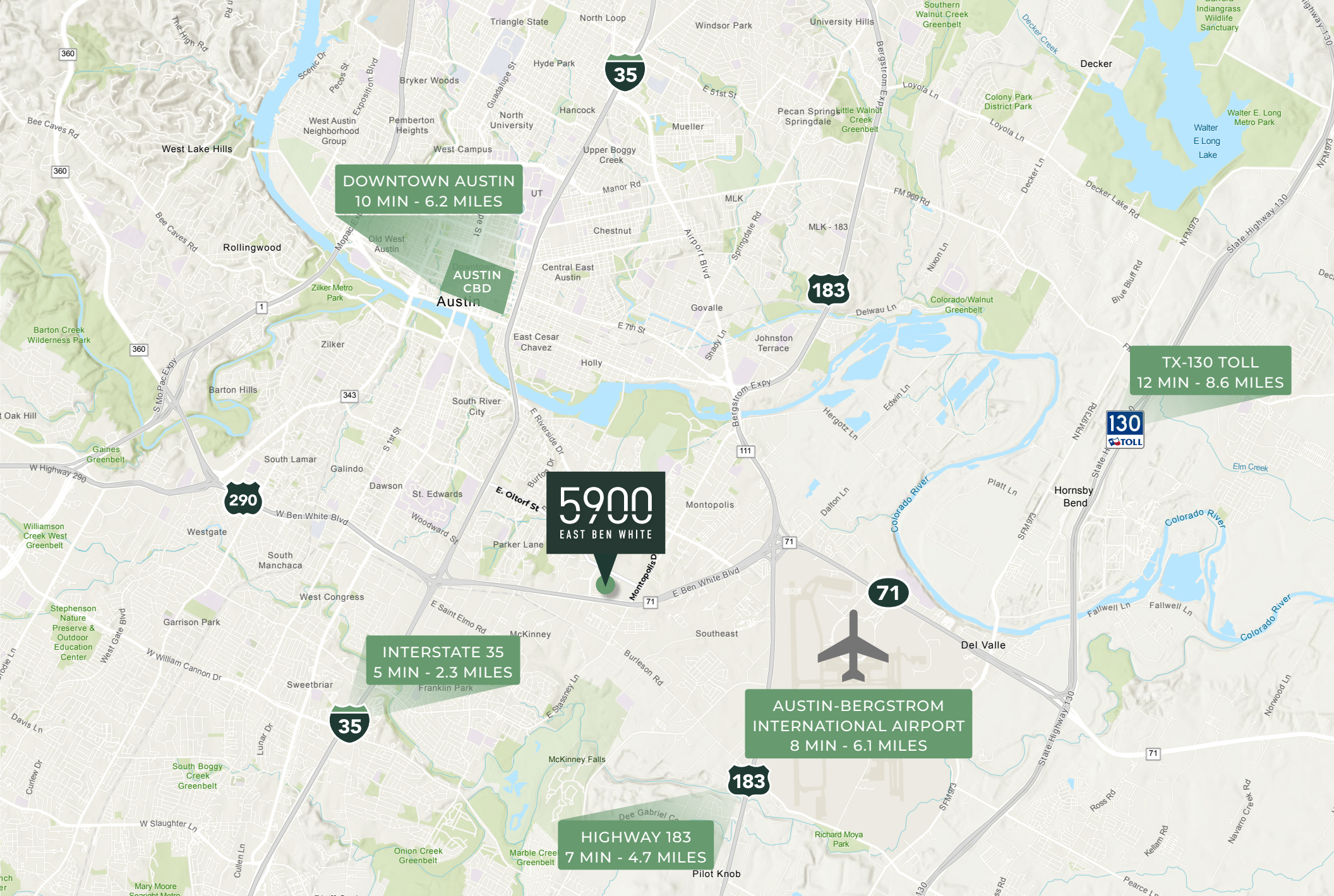
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