

UPLANDS
Corporate Center

5301 Southwest Pkwy, Austin, Texas 78735

UplandsCorporateCenter.com

DRAWBRIDGE REALTY

Matt Frizzell
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Brian Liverman
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CUSHMAN & WAKEFIELD

OVERVIEW *Uplands I & II*

UPLANDS I



Suite 250: 20,592 SF
Suite 350: 24,823 SF
Suite 450: 8,212 SF
4.5:1,000 SF Parking

UPLANDS II

view
Dynamic Glass



100% Leased, Fully Occupied

4.5:1,000 SF
Structured Parking

PROJECT OVERVIEW

- New dedicated traffic light on Southwest Parkway
- Quick & convenient access to Downtown & Austin-Bergstrom International Airport
- Private walking/running trails on site
- Onsite fitness center with showers and lockers
- New outdoor amenity center
- EV charging stations
- Beautiful views of the Hill Country and CBD
- Surrounded by affluent neighborhoods, upscale restaurants and highly-rated schools

U.S. GREEN BUILDING COUNCIL LEED CERTIFIED USGBC

HEALTHY BUILDINGS RESE INTERNATIONAL STANDARD

INTERNATIONAL WELL BUILDING INSTITUTE WELL HEALTH-SAFETY RATED 2020

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UPLANDS II *Lobby*



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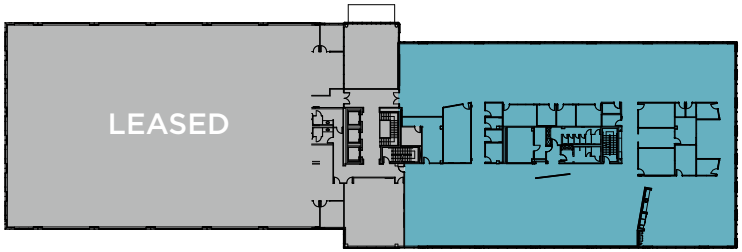
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UPLANDS I *Floorplans*

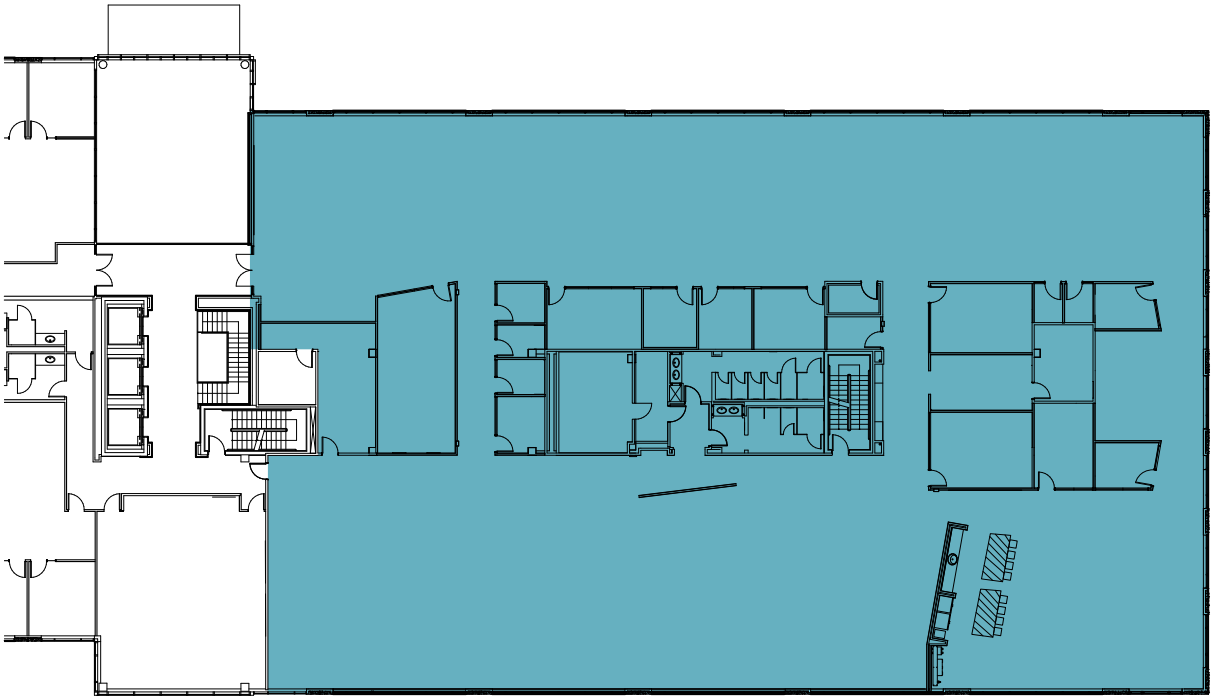
SECOND FLOOR
Suite 250 - 20,592 SF
**Available 6/1/27*



VIEW VIRTUAL TOUR HERE







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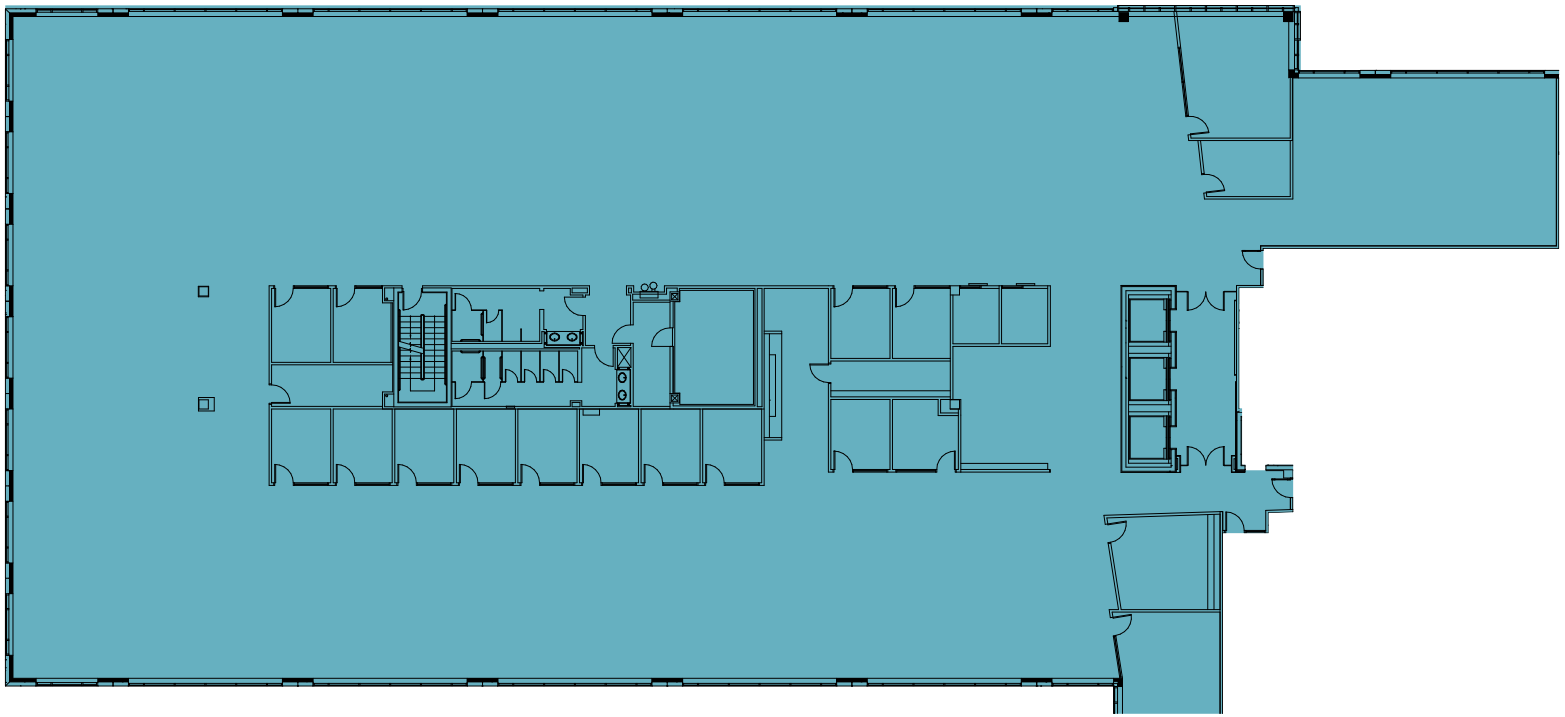
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UPLANDS I *Floorplans*

THIRD FLOOR

Suite 350 - 24,823 SF

**Available 2/1/27*



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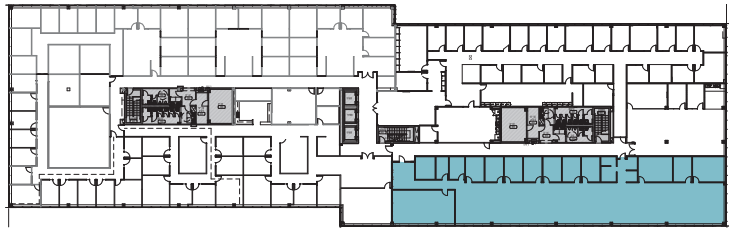
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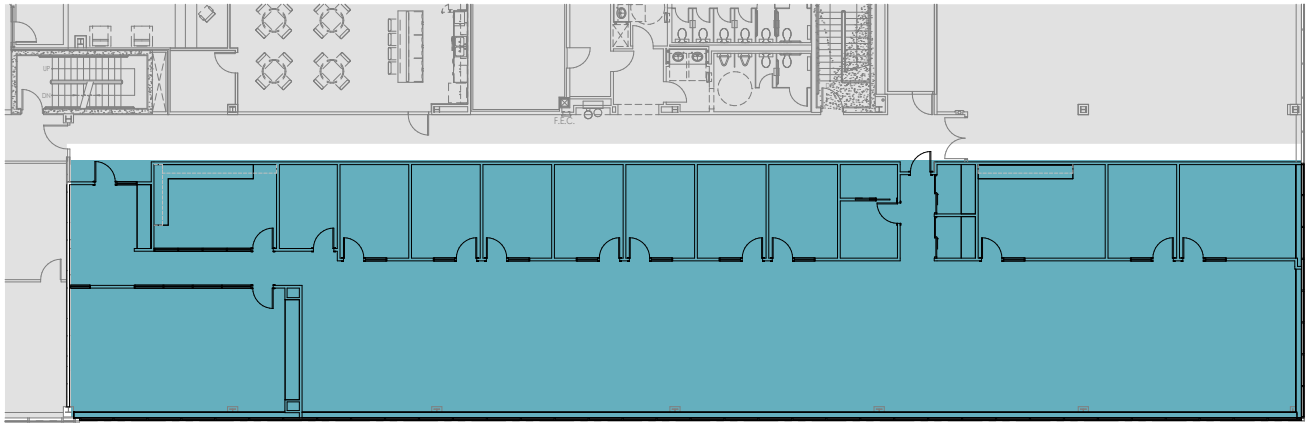
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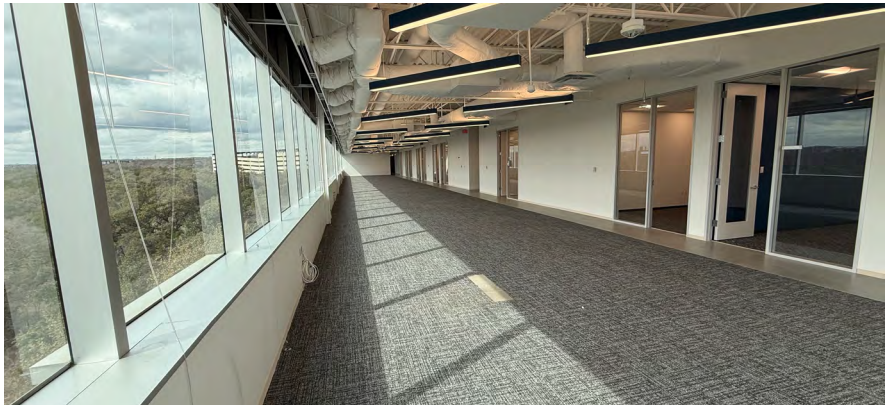
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UPLANDS I *Floorplans*

FOURTH FLOOR
Suite 450 - 8,212 SF









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VIEW DYNAMIC *Smart Glass*

INTELLIGENT WINDOWS

With View Dynamic Glass, tenants will be able to enjoy windows that do not require blinds or shades, preserving the panoramic hill country and greenbelt views surrounding the property. Powered by a sophisticated intelligence engine that adapts to outdoor conditions and occupant preferences, View Dynamic Glass automatically adjusts tint levels based on Uplands Corporate Center's design, location, orientation, sun position and cloud cover. By letting in natural light and blocking unwanted solar heat during Austin's 300 days of sunshine per year, View Dynamic Glass will significantly reduce Uplands Corporate Center's energy bill.

view | Dynamic Glass



Clear when you want it. Tints when you need it.

DAYLIGHT IN THE WORKPLACE STUDY

How natural light improves health, wellness & productivity

- ↓ 51% Reduced eyestrain
- ↓ 63% Fewer headaches
- ↓ 56% Less drowsiness
- ↑ 2% Higher productivity

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LEED & WELL *Certified*

DOWNLOAD PDF

Health & Sustainability Features

LEED CERTIFIED™
WELL COMPLIANT™ SILVER BUILDING
RESET® AIR STANDARD CERTIFIED



ELECTRIC VEHICLE CHARGING + BICYCLE PARKING

Promotes daily physical activity through the provision of complimentary on-site support for active commuting.

PAVILION + TRAILS

Allows building occupants to enjoy a natural habitat, passive recreation and social interaction through pedestrian-friendly site amenities.

ENERGY EFFICIENT SYSTEMS

Entire building envelope and energy efficient systems have been through rigorous quality assurance. Energy-efficient chillers, energy recovery ventilators, and energy-efficient LED lighting reduce the operating energy use.

INDOOR AIR QUALITY

World-Class real-time indoor air quality monitoring ensures a high-level of indoor air quality regarding volatile substances, particulate matter, inorganic gases, CO2, and humidity.

VIEW DYNAMIC SELF-TINTING GLASS

Maximizes daylight while reducing eye strain, headaches and drowsiness.

TOUCHLESS ENTRY & ELEVATOR ACCESS

Protects building occupants from germ and virus transmission.

SUSTAINABLE, LOW VOC MATERIALS

Maximized the opportunities, as of 2020, of non-hazardous building material ingredients on indoor air quality, protecting the environment and health of workers.

WATER QUALITY

Perform water testing for the presence of contaminants, dissolved metals and pollutants in drinking water, as well as the presence of disinfectants, disinfectant products, and fluoride.

FITNESS CENTER

Promotes both cardiovascular and muscle-strengthening exercise by providing complimentary access to on-site fitness equipment. Showers and lockers located in both buildings.

RAINWATER HARVESTING

Project reduces 100% runoff volume and improves water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region.

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SITE PLAN Uplands II New Entry



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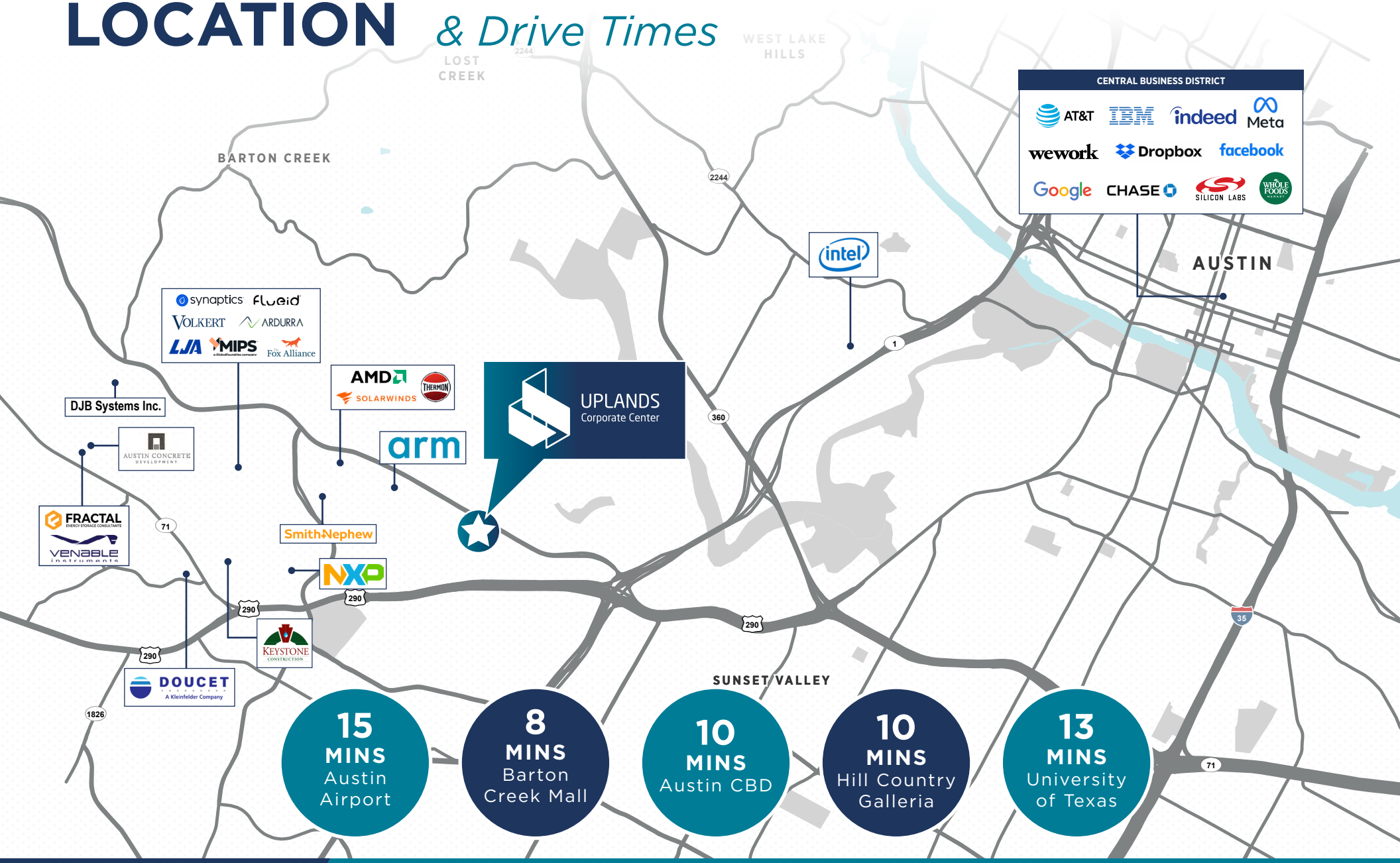
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LOCATION *& Drive Times*



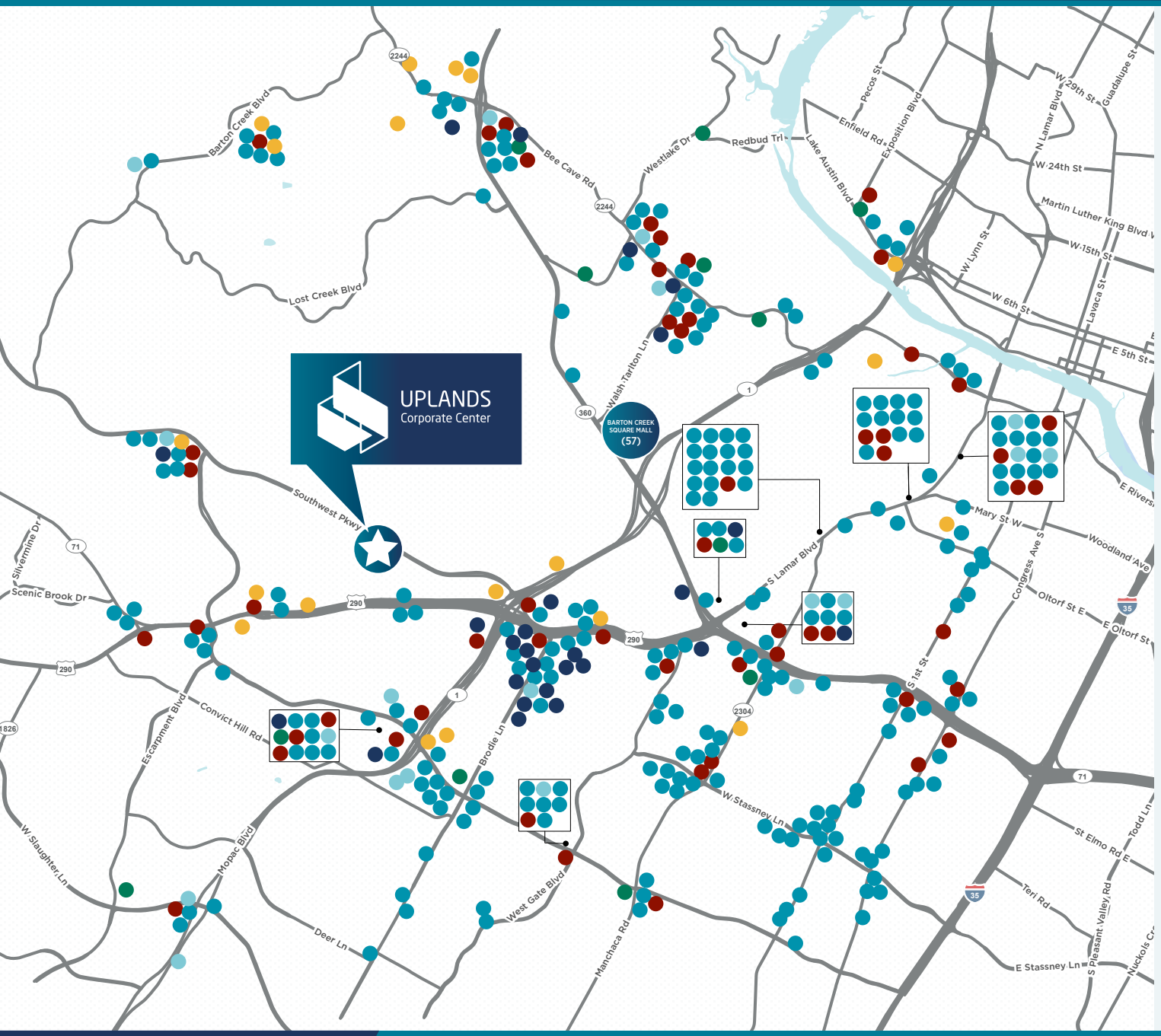
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NEARBY
Amenities

RESTAURANTS	240
COFFEE	55
RETAIL	26
HOTELS	19
FITNESS	19
GROCERY STORE	12

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AMENITIES *Center*











Amenities Center

- Covered and uncovered collaborative lounge and dining areas' Ambient Lighting
- Raised deck beneath historic oak tree canopy
- Conveniently situated adjacent to food truck court
- Garden, lawn and running/walking trail areas on property
- WiFi enabled lounge
- New showers and gym available
- Car washing and detailing available on-site at property parking lot
  *may incur additional costs



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