



UPLANDS

Corporate Center

5301 Southwest Pkwy, Austin, Texas 78735

UplandsCorporateCenter.com



Matt Frizzell
Direct: +1 512 814 3404
matt.frizzell@cushwake.com

Brian Liverman
Direct: +1 512 814 3402
brian.liverman@cushwake.com



OVERVIEW *Uplands I & II*

UPLANDS I



Suite 140: 5,355 SF
Suite 250: 20,592 SF
Suite 450: 8,212 SF
4.5:1,000 SF Parking

UPLANDS II



view
Dynamic Glass

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



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UPLANDS II *Lobby*



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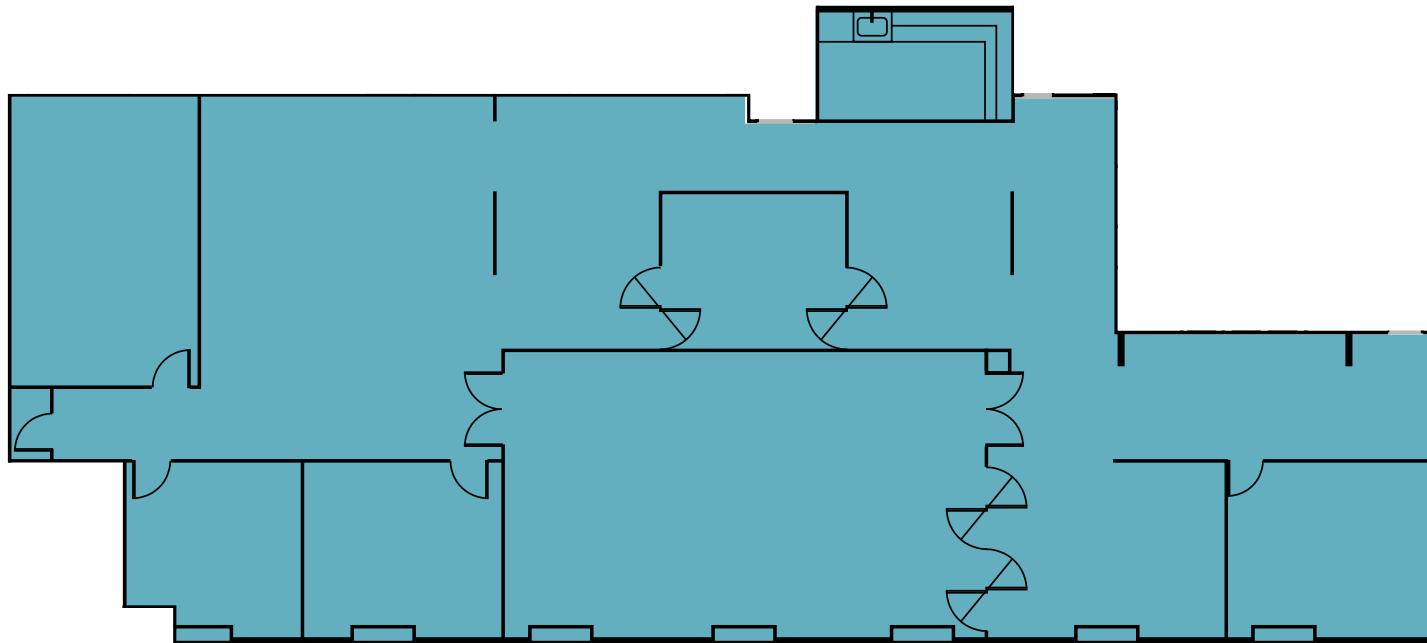
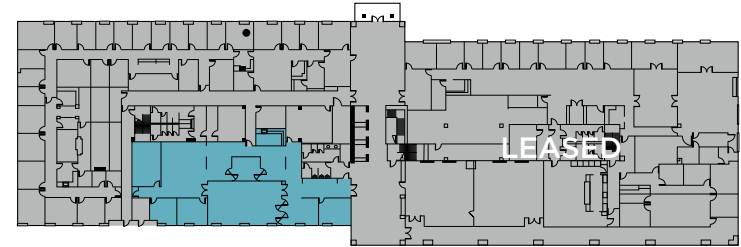


UPLANDS I *Floorplans*

FIRST FLOOR

Suite 140 - 5,355 SF

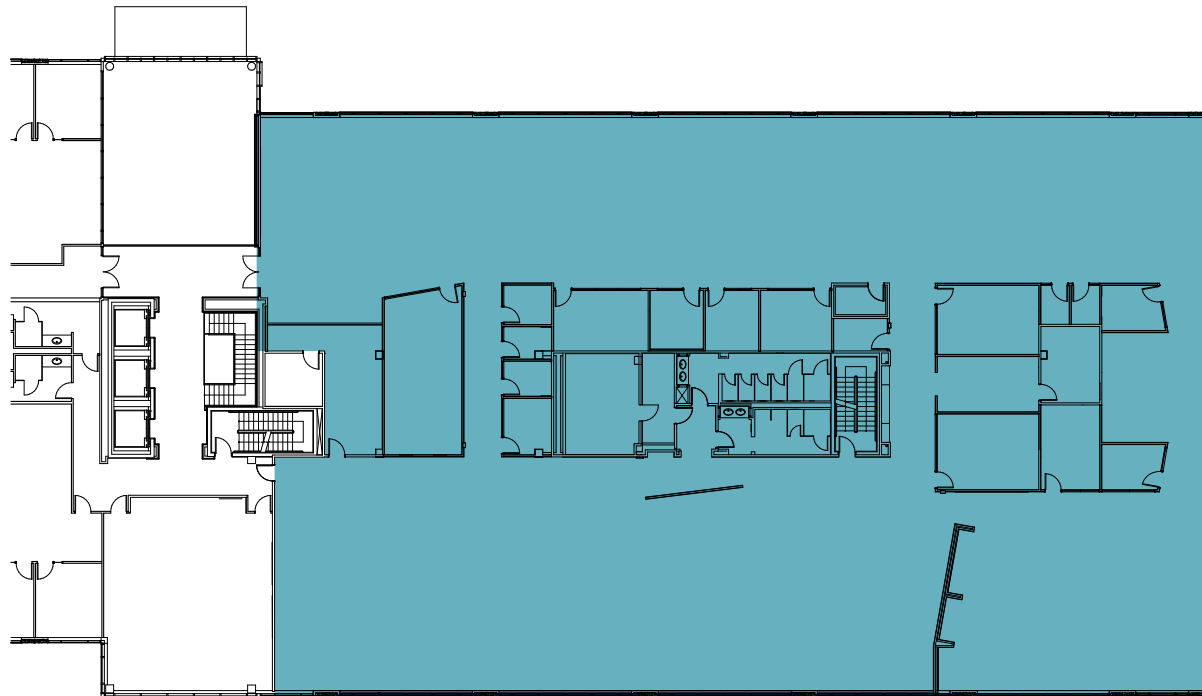
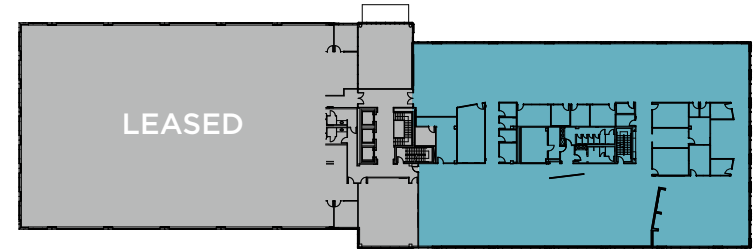
**Available 6/1/27*



UPLANDS I *Floorplans*

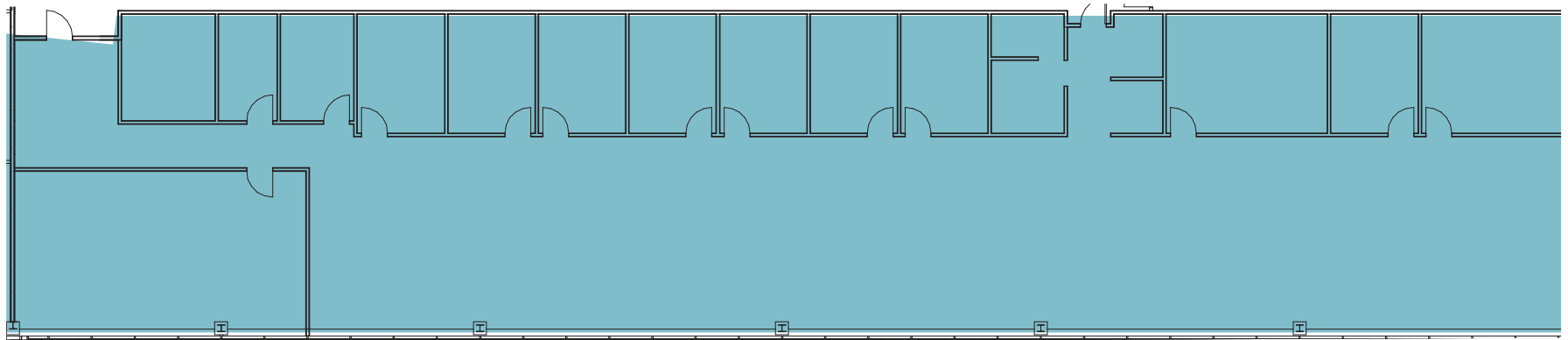
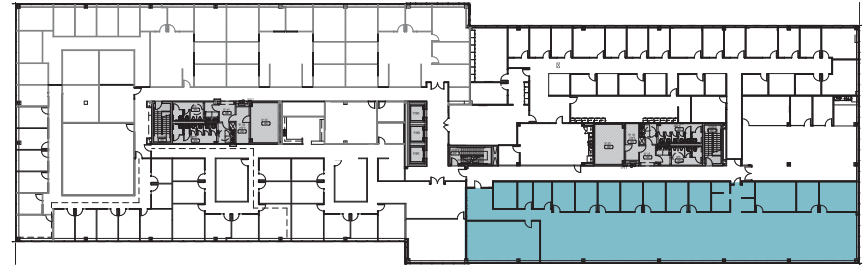
THIRD FLOOR Suite 250 - 20,592 SF

**Available 6/1/27*



UPLANDS I *Floorplans*

FOURTH FLOOR
Suite 450 - 8,212 SF



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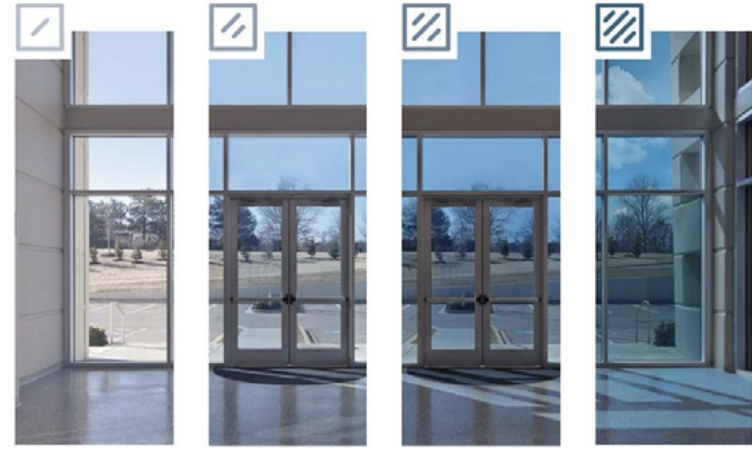
VIEW DYNAMIC *Smart Glass*

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

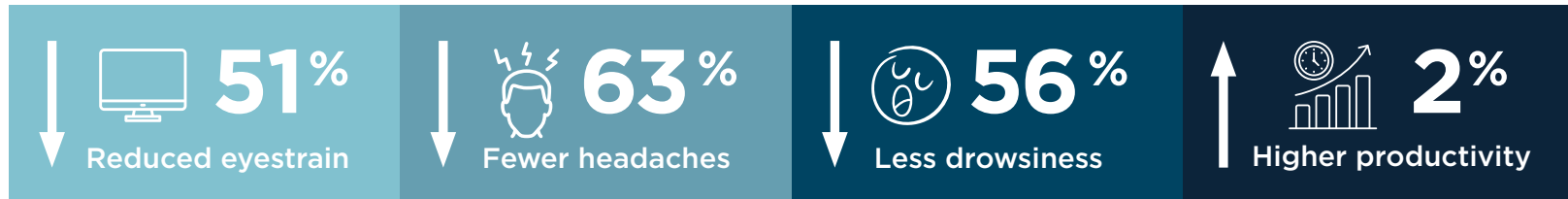
Dynamic Glass



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

DAYLIGHT IN THE WORKPLACE STUDY

How natural light improves health, wellness & productivity



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LEED & WELL *Certified*

DOWNLOAD PDF

Health & Sustainability Features

LEED CERTIFIED™

WELL COMPLIANT™ SILVER BUILDING

RESET® AIR STANDARD CERTIFIED



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SITE PLAN Uplands II New Entry



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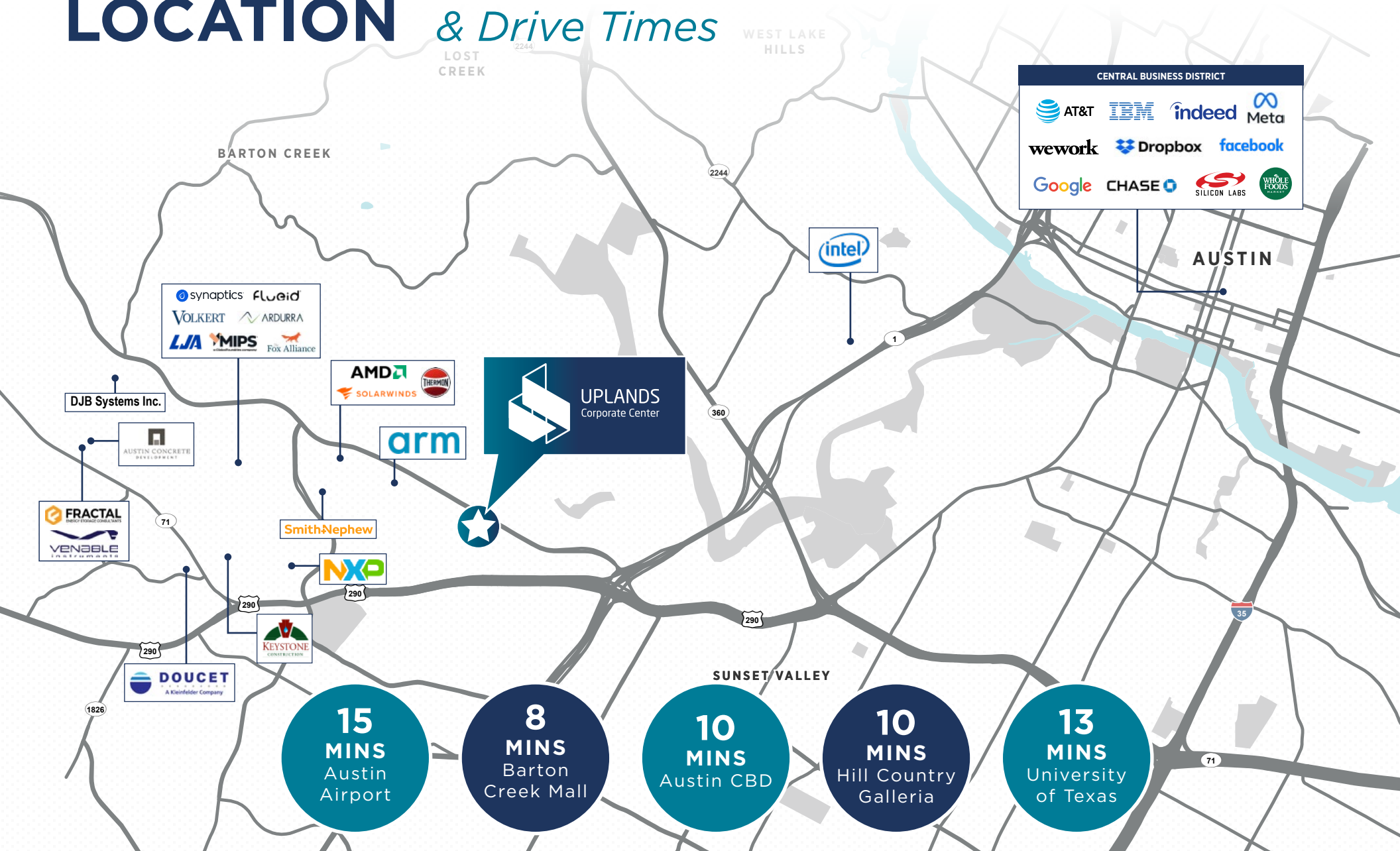


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LOCATION & Drive Times



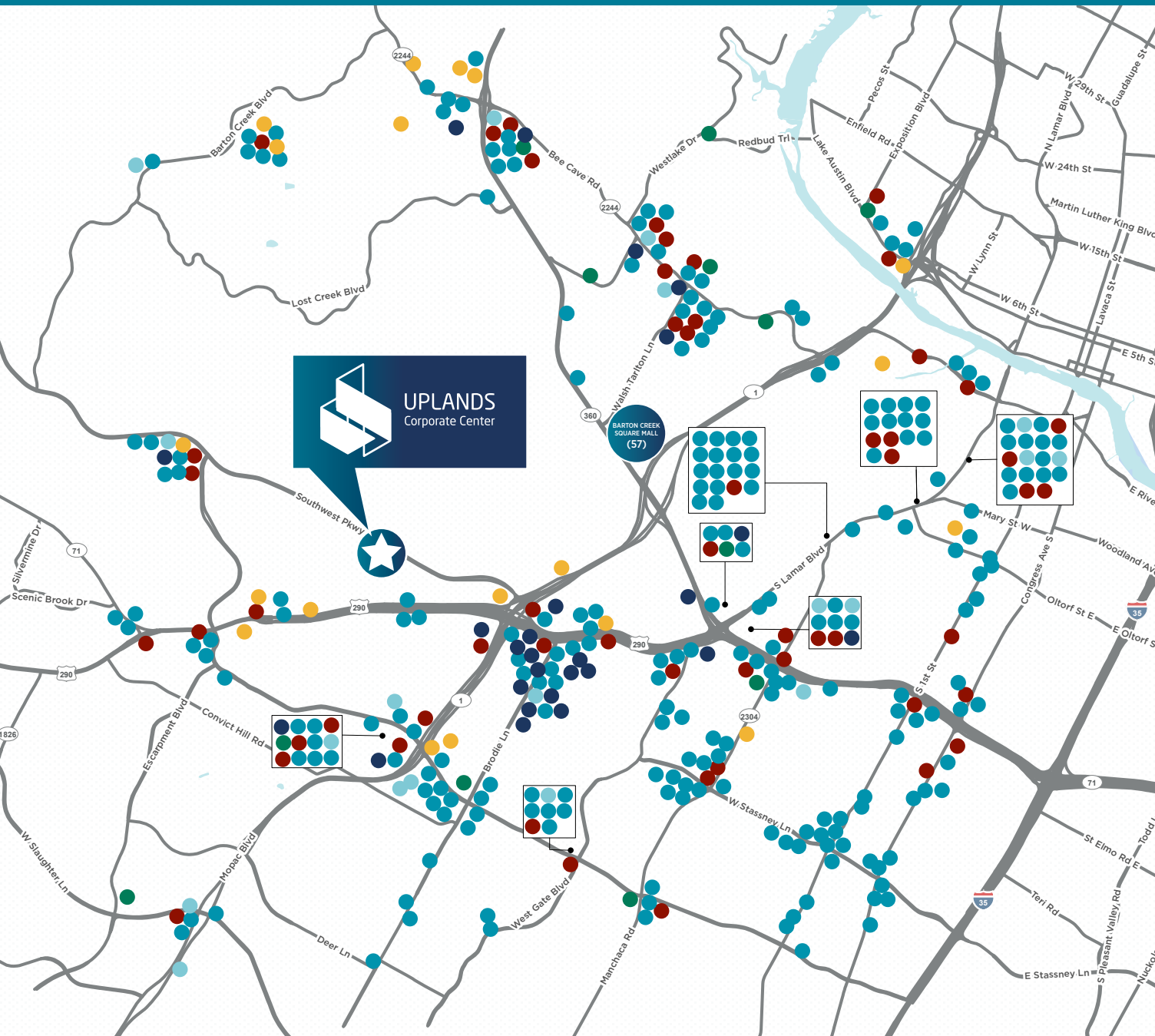
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NEARBY

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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