

AUSTIN ADVANCED TECHNOLOGY CAMPUS

Austin, Texas



UP TO 600,000 SF.
STRATEGIC LOCATION.
LIMITLESS POSSIBILITIES.



EXECUTIVE SUMMARY

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CREATE

Austin embodies the spirit of innovation and the creative force of the 21st century. And nowhere in Austin has this spirit and force been more evident historically than at Applied Materials' semiconductor manufacturing equipment development, assembly and test center. Building the machinery that manufactures the heart and brains of today's most innovative products is the proud legacy of the Austin Advanced Technology Campus.



Left to Right: Loading entry signage. Building 36 exterior. Building 30 entrance

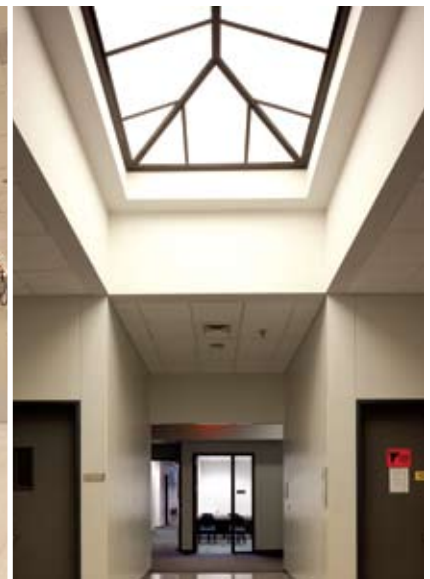
INNOVATE

Strategically situated at the intersection of US Highway 290 East and State Highway 130, the Austin Advanced Technology Campus comprises 600,000 square feet of world class office, manufacturing, cleanroom and classroom space in the most dynamic market in the United States. A robust power and telecommunications infrastructure, raised floor area, superior meeting facilities and remarkable accessibility make for an absolutely unique and appealing corporate, educational, data-intensive or advanced technology manufacturing environment.

The future belongs to those who create and innovate. Realize your future at the Austin Advanced Technology Campus.

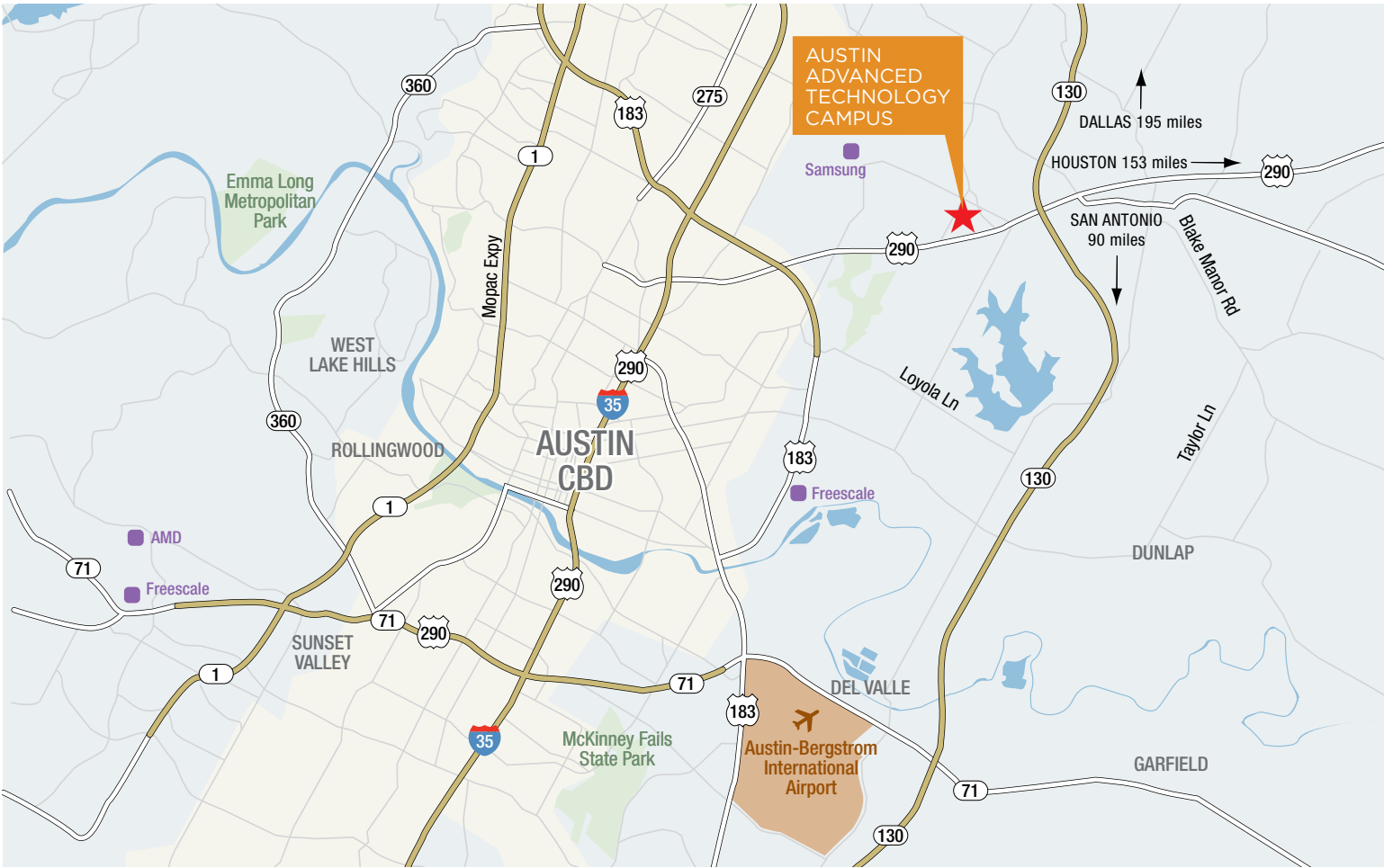


PROPERTY OVERVIEW



Left to Right: Building 30 lobby. Cleanroom. Vestibule.

CREATE AND INNOVATE
AUSTIN ADVANCED TECHNOLOGY CAMPUS
Austin, Texas

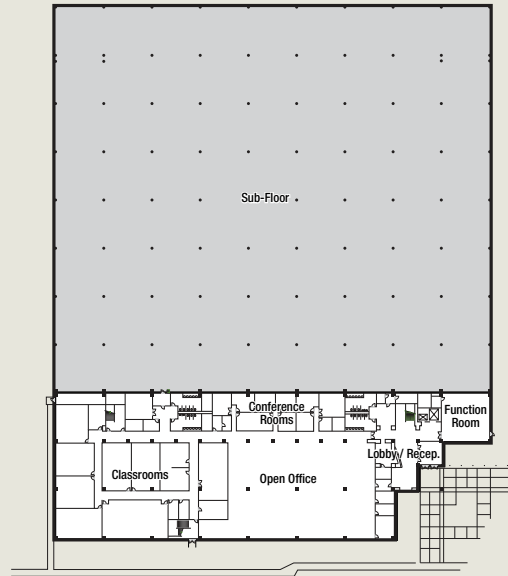


Left to Right: Classroom. Conference room

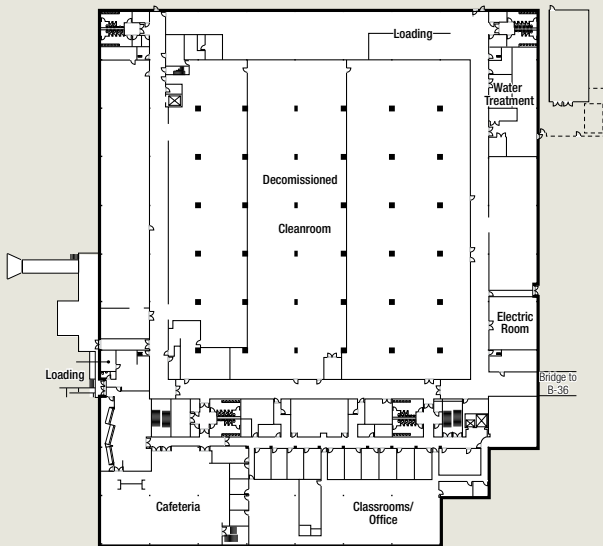
FLOOR PLANS

BUILDING 30

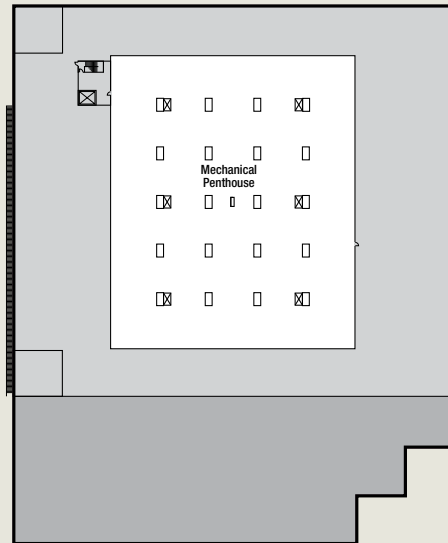
Decommissioned Cleanroom	66,090 SF
Manufacturing	28,026 SF
Office	73,023 SF
Cafeteria	11,810 SF
Common	14,172 SF
Bridge	2,720 SF
Mechanical Mezzanine	48,956 SF
Total	244,797 SF



LEVEL 1



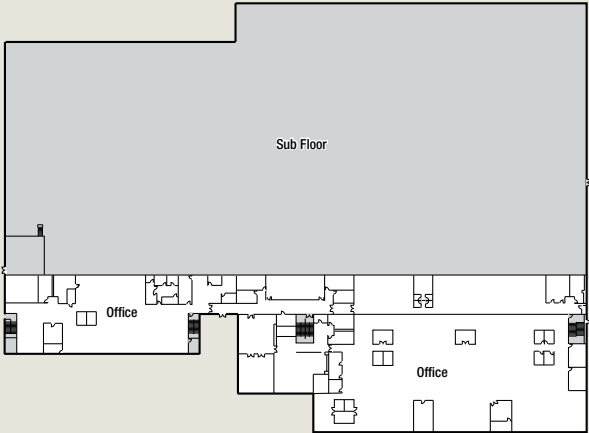
LEVEL 2



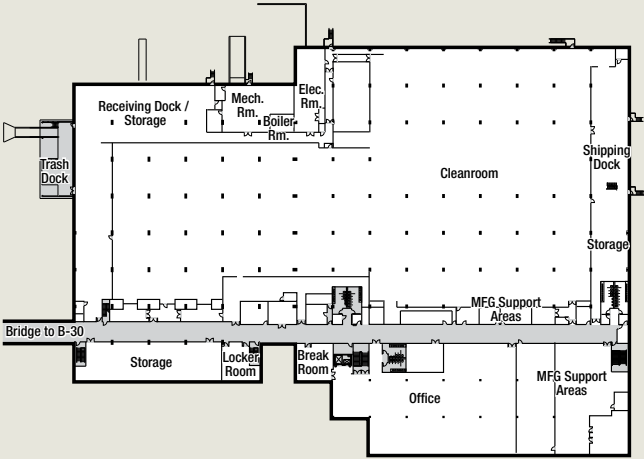
MECHANICAL PENTHOUSE

BUILDING 36

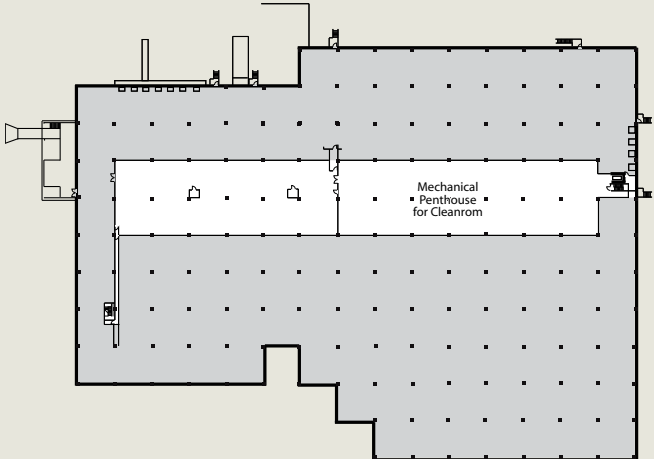
Operational Cleanroom	157,465 SF
Manufacturing	20,559 SF
Office	111,401 SF
Common	13,799 SF
Bridge	2,720 SF
Mechanical Mezzanine	42,578 SF
Total	348,522 SF



LEVEL 1



LEVEL 2



LEVEL 3

PROPERTY DESCRIPTION

	BUILDING 30	BUILDING 36
GENERAL BUILDING INFORMATION		
Construction Type	V-N, Pier and Beam w/ steel columns, precast double tee floors, EFIS & brick exterior	II-N, Pier and Beam w/ steel columns, precast double tee floors, EFIS & brick exterior
Glazing Type	Double pane tinted architectural glazing	Double pane tinted architectural glazing
Live Load Capacity	100 psf level 1 office, 125 psf level 2 manufacturing and office, additional limited strengthening of level 2 docks	100 psf level 1 office, 150 psf level 2 manufacturing docks (exceptions: 200 psf mfg north of column F.9/ G expansion joint, additional limited strengthening both docks)
Story	2 Occupiable	2 Occupiable
Building Size	244,797 SF	348,522 SF
Floors	Three	Three
Year Constructed	1996	1998
Clear Height	21 feet in manufacturing areas (floor-to-joint)	21 feet in manufacturing areas (floor-to-joint)
Floor Occupancy Details	Unlimited area for V-N construction. Two occupied floors. No hazardous production materials used.	Two occupied floors. No hazardous production materials used.
INTERIOR DESCRIPTION		
Decommissioned Cleanroom	-	157,465 SF
Operational Cleanroom	66,090 SF	-
Manufacturing	28,026 SF	20,559 SF
Office	73,023 SF	111,401 SF
Cafeteria	11,810 SF	-
Common	14,172 SF	13,799 SF
Bridge	2,720 SF	2,720 SF
Mechanical Mezzanine	48,956 SF	42,578 SF
Total	244,797 SF	348,522 SF
BUILDING SYSTEM AND UTILITY INFORMATION		
ELECTRICAL POWER DESCRIPTION		
Manufacturer	General Electric	General Electric
Description	12.5 kV	12.5 kV
Age	1996	1998
Quantity	3	2
Comments	3x 2000 kVa unit substation transformers in electric room. 5.1 MW total power capability at 0.85 pf. 12.5kV outdoor switchgear with common meter to Building 30/36.	2 x 3000 kVa unit substation transformers in electric room. 5.1 MW total power capability at 0.85 pf. 12.5kV outdoor switchgear with common meter to Building 30/36.

	BUILDING 30	BUILDING 36
EMERGENCY GENERATOR		
Manufacturer	Caterpillar	Cummins Onan
Description	350 kW	750 kW
Age	1996	1998
Quantity	1	1
Comments	With dual contained 275 gallon diesel tank. Backs up UPS and all fire life safety systems, emergency lighting.	With separate dual contained 500 gallon diesel tank. Cummins dual turbo V-12 engine. Backs up UPS, all fire life safety systems, emergency lighting.
CHILLER		
Manufacturer	York	York
Description	Central Chiller	Central Chiller
Age	1996	1998, 2000, 2002
Quantity	1	4
Comments	500 Ton/ single speed. Solid state starter, 296 kW / 420 FLA.	2 each 750 Ton/variable speed chillers plus 2 each single speed chillers. R123 refrigerant. Chillers #3 and #4 added 2000, 2002.
COOLING TOWER		
Manufacturer	Marley	Baltimore Air Cool
Description	Induced draft, direct	Induced draft, direct
Age	1996	1998, 2000, 2002
Quantity	1	4
Comments	Induced draft; sized for 500 ton chiller. New gear box (replaced Fall '09).	Induced draft; stainless steel basins. Towers #3 and #4 added in 2000, 2002.
AIR COMPRESSOR/DRYERS		
Manufacturer	Atlas Copco	Kobelco/Pioneer
Description	Oil free/ -40 DP	Oil free/ -40 DP
Age	1996	1998
Quantity	2/2	2/2
Comments	Oil-free 25 hp compressors. Heatless desiccant -40 degree Fahrenheit dew point dryers.	Oil-free 25 hp compressors. Heatless desiccant -40 degree Fahrenheit dew point dryers.
FIRE SAFETY SYSTEM		
Manufacturer	Simplex	Simplex
Description	NFPA 72 Design	NFPA 72 Design
Age	1996	1998
Quantity	Various	Various
Permits/Inspections Required	AFD - annual	AFD - annual
Comments	Audio/ Visual strobes and speakers, pull stations, smoke detectors, control panel, p/a system.	Audio/ Visual strobes and speakers, pull stations, smoke detectors, control panel, p/a system.

PROPERTY DESCRIPTION

	BUILDING 30	BUILDING 36
FIRE PROTECTION SYSTEM		
Description	Riser	Riser
Age	1996	1998
Quantity	5	2
Permits/Inspections Required	AFD - annual	AFD - annual
Comments	Underground fire loop. 5 risers. Manufacturing Density = .20 gpm/3000 sf	Underground fire loop feeding 2 risers. Manufacturing Density = .20 gpm/3000 sf
ELEVATOR		
Manufacturer	Thyssen Krupp (Otis)	Thyssen Krupp (Dover)
Age	N/A	1998
Quantity	3	3
Comments	1 passenger + 1 freight between level 1 & 2. 1 freight between level 2 and mechanical mezzanine.	1 passenger + 1 freight between level 1 & 2. 1 freight between level 2 and mechanical mezzanine.
EFIS		
Manufacturer	Dri-Fit	Dri-Fit
Description	White	White
Age	1996	1998
ROOF		
Description	Single ply membrane	Single ply membrane
Age	2005	1998
Comments	Insulated white single ply membrane roof with primary and secondary drains.	Insulated white single ply membrane roof with primary and secondary drains.
BOILER		
Manufacturer	Lochinvar	Teledyne Laars
Description	Hot Water	Hot Water
Age	1996	1998
Quantity	2	2
Permits/Inspections Required	TDLR - Bi-annual	TDLR - Bi-annual
Comments	Natural gas hot water boilers for space heating, 2070 Mbu input, 1738 Mbu output. N +1 redundancy.	Natural gas hot water boilers for space heating, 4500 Mbu input, 3690 Mbu output. N +1 redundancy.

	BUILDING 30	BUILDING 36
STORM WATER		
Description	Water Quality Pond	Water Quality Pond
Age	1996	1998
Quantity	1	1
Permits/Inspections Required	Quarterly	Quarterly
Comments	Water Quality Pond #7 located west of Building 30. Inspected quarterly under site SWP3 plan.	Water Quality Pond #10 located west of Building 36. Inspected quarterly under site SWP3 plan.
SEWER		
Comments	12" private sanitary sewer shared with Building 36. Wastewater sampling occurs quarterly under current wastewater permit.	12" private sanitary sewer shared with Building 30. Wastewater sampling occurs quarterly under current wastewater permit.
LOADING		
DOORS	8 dock doors, 1 with ramp to grade	11 dock doors (7 at north dock with 1 ramp to grade, 4 at south dock)
HVAC SYSTEM DESCRIPTION		
	Chilled water AHUs, 1-500 ton chiller supplemented by Building 36 chillers, 2 boilers	Chilled water AHUs, 4 - 750 ton chillers, chilled water cross connect to Building 30, 2 hot water boilers
UTILITY PROVIDERS		
Electrical	Austin Energy	Austin Energy
Gas	Texas Gas Service	Texas Gas Service
Water	City of Austin	City of Austin
Sewer	City of Austin	City of Austin
Other	N/A	N/A



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