



OAK CREEK PLAZA

Eastbourne Development proudly offers Oak Creek Plaza, a 50,000 square foot LEED Registered, Class "A" office building in North Central Austin. Set amidst a landscape of commanding oak trees, Oak Creek Plaza has been intentionally designed and constructed with a "Green Design Team" in place in order to provide its tenants with highly efficient, innovative offices.



ECO-FRIENDLY improvements incorporate the most energy efficient materials and solutions, working to emulate the planet's ecosystem, conserve energy and create savings that is passed down to the tenant.



ADAPTABLE floor plates totaling 25,000 square feet efficiently accommodate even the most modest professional tenants with suites as small as +/- 2,000 square feet, allowing tenants to do more with less space.



INNOVATIVE design techniques provide natural daylight, outdoor views, and high levels of indoor air quality, leading to increased tenant productivity, health, safety, and overall well-being.



Oak Creek Plaza tenants enjoy its close proximity to Austin's prestigious northwest neighborhoods. Advantageously located at 3107 Oak Creek Drive, just one block north of Parmer Lane & MoPac at the corner of MoPac & Oak Creek Drive, Oak Creek Plaza provides you with the convenience of being mere minutes from the Domain and Riata, within 5 miles of both the Arboretum and La Frontera, and less than 15 miles from downtown Austin.

A rare mix of environmental stewardship and high-end design, Oak Creek Plaza is the jewel of North Central Austin. Leadership in Energy and Environmental Design (LEED) building techniques contribute to a healthier workforce, protect the natural environment and reduce operating costs.

- ▶ 2-Story LEED Design and Construction
- ▶ Class "A" Environmentally-Friendly Finishes Throughout
- ▶ Flexible Floor Plans Designed to Accommodate a Single Building Tenant or Multiple Tenants per Floor
- ▶ 4:1000 Parking Ratio, Including Covered Parking with Direct Lobby Access
- ▶ Visibility from MoPac Expressway
- ▶ Verdant Landscaping with Park-Like Atmosphere
- ▶ Men's and Women's Showers
- ▶ Bike Storage
- ▶ Direct Access to Austin's Highways, Toll Roads, and Future CapMetro Rail Systems
- ▶ Leased & Managed by Cushman & Wakefield

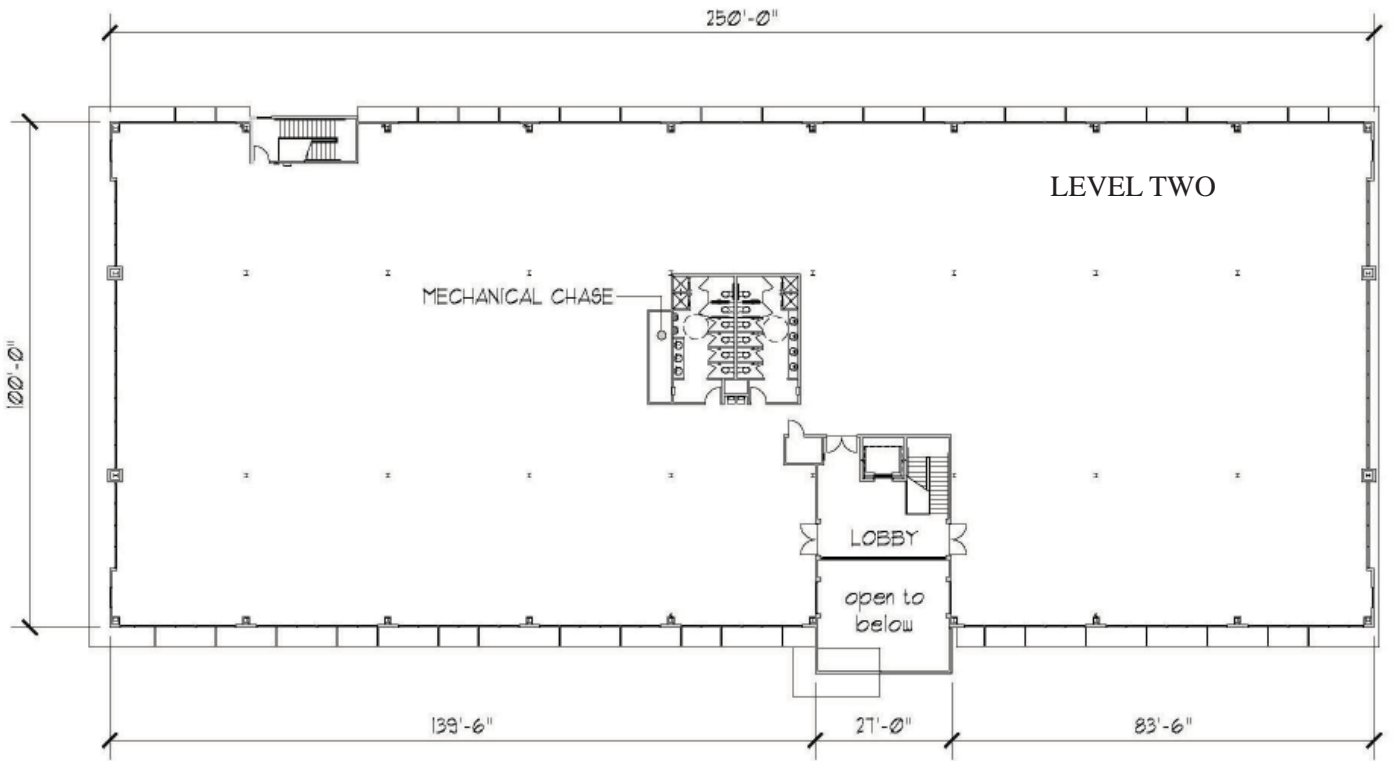
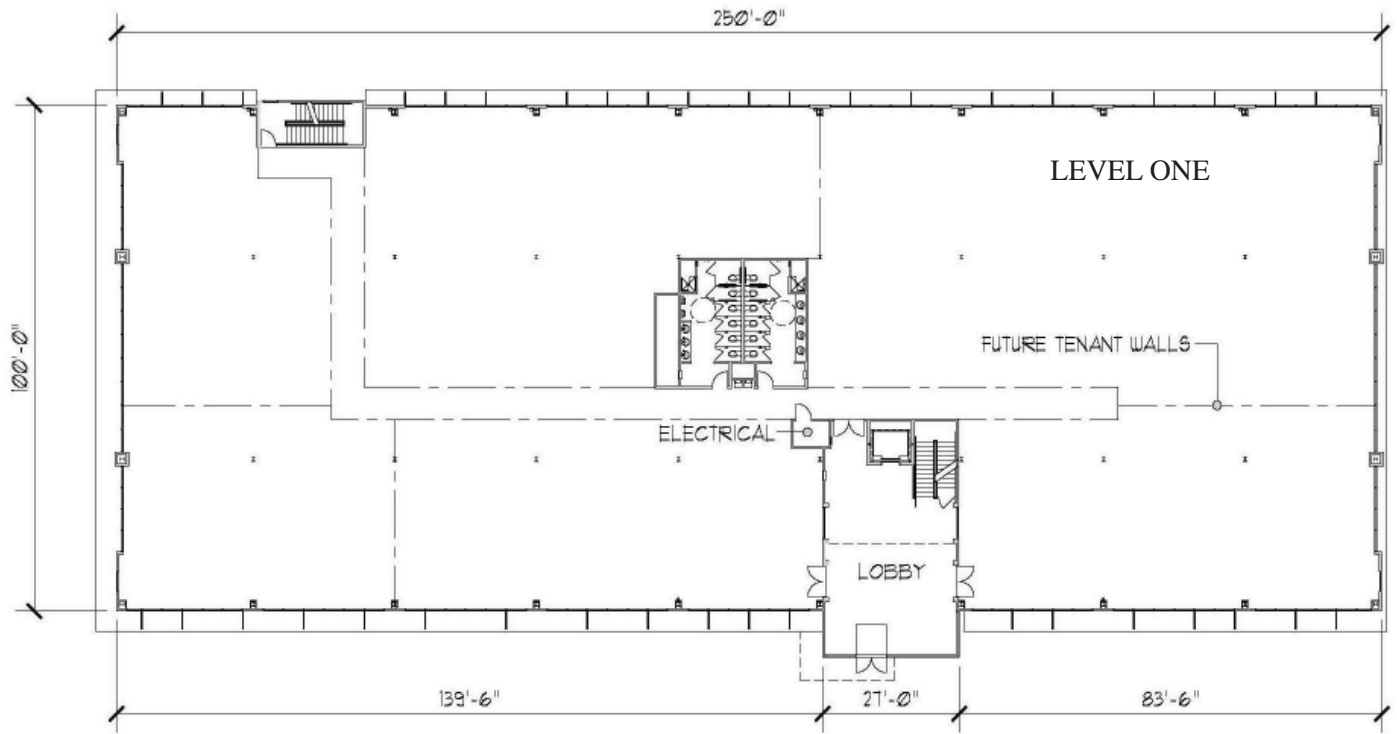


BUILDING SPECIFICATIONS

General Building Information.....	50,000 RSF fully sprinkled; 2-Story; 25,000 RSF per floor
Parking.....	4:1000 total; 3:1000 surface with 1:1000 in attached garage
Building Ratings / Certifications.....	LEED Gold Pre-certification
Structural Information.....	Steel-framed building with reinforced concrete pan joist floor system; metal roof decking, TPO roofing over rigid insulation
Typical Structural Bays.....	Approximately 28' x 28' perimeter
Building Exterior.....	Energy-efficient double pane Low-E glass windows, 7'6" to 10' AFF; solar fins & deep window bays reduce energy costs
Floor to Floor Height.....	15'4" main level, 12'4" upper level
Ceiling Height.....	10'0"
Elevator.....	1 passenger cab 2500 lb capacity, 8' height, 100 FPM
Perimeter Interior Walls.....	Metal framing, no drywall installed
Ceiling System Public Areas.....	Suspended wood ceiling tiles 2' x2' grid
Lobby Floor.....	Ceramic tile
Lobby Walls.....	Wood panel wall finish
Restroom Finishes.....	Granite countertops, ceramic tile floor, ceiling hung partitions
Restroom Fixtures.....	25 fixtures per floor, includes showers
Electrical System.....	1 Austin Electric pad mounted transformer, 277/480V
Energy Management.....	Direct Digital Control System, with programmable operation.
Solar Power Generation.....	6kw photovoltaic power generation array to be installed; net metered to offset operating cost.
Tenant Service.....	225 KVA 2087 secondary transformer for tenants up to 5w per sf; additional capacity available from the 480V distribution board
Tenant Backup.....	Generator pad and conduit for tenant back-up power unit
Electric/Telecom Rooms.....	Rooms provided on each floor
HVAC System.....	VAV / Powered induction boxes
Air Supply.....	34,500 CPM for the main floor; 30,200 CPM for the upper-level
Air Quality.....	HVAC system commissioning, 2500 CPM of fresh air provided per floor; air handling unit installed on occupied floors



FLOOR PLANS



LEED-CORE & SHELL DEVELOPMENT GOLD LEVEL PRE-CERTIFICATION

Oak Creek Plaza has received a Leadership in Energy and Environmental Design (LEED) Gold level pre-certification from the U.S. Green Building Council. Building Ownership is utilizing the latest, sustainable design / construction techniques to increase energy efficiency, reduce water consumption and incorporate environmentally friendly building materials to construct this office building.

There are numerous social and economical benefits that are made available through sustainable practices. Oak Creek Plaza has been designed to incorporate these practices into the building, thereby benefiting building occupants by providing a comfortable, well lit, well ventilated workspace which has shown to decrease sick days and increase worker productivity; other benefits are a decrease in utility demand and operational costs. The following is a list of enhancements afforded to Oak Creek Plaza:

- Energy Efficiency – 22% less energy consumed through the use of solar screens, added insulation, reflective roofing, and efficient outdoor lighting & HVAC.
- Water Use Reduction – 50% reduction in the use of metered potable water for irrigation through preserving established vegetation and incorporating native or adapted plant materials. Low flow plumbing fixtures have been selected to further reduce water usage and operational cost.
- Landfill Diversion – 75% of construction waste to be diverted away from local landfills.
- Enhanced Indoor Air Quality – Building occupants benefit from improved indoor air quality & comfort. This is achieved through the use of low emitting paints, sealants, carpet, wood products, and enhanced mechanical system commissioning & refrigerant management.
- Onsite Power Generation – Building occupants benefit from the use of solar panels to create electricity which works to offset electric costs.
- Bicycle Storage, Shower & Changing Rooms – Building occupants benefit from having on-site facilities, a particular convenience for the cyclist commuter.
- Recycling – Oak Creek Plaza has been design to facilitate office material recycling.
- Recycled Content Building Components – Oak Creek Plaza is being constructed with materials that have incorporated recycled content.
- Locally Manufactured or Sourced Construction Materials – Oak Creek Plaza has purchased materials locally, in so doing contributing to the local and regional economies, while at the same time reducing the amount of energy required to ship materials to the site.



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SITE PLAN



OAK CREEK PLAZA



ECO-FRIENDLY



ADAPTABLE



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Experience the gratification and ease of being close to home in an environmentally conscious, well-appointed office space.



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