

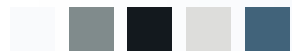


1401 PHILOMENA

At Mueller



1401 PHILOMENA ST | AUSTIN, TX 78723



1401 PHILOMENA AT MUELLER

A campus adjacent, Class A medical office building designed with both patients and staff in mind. This best in class medical office building boasts superior building access, state of the art mechanical systems, touchless fixtures, a patient lounge, a wellness garden and luxurious finishes.

BUILDING HIGHLIGHTS

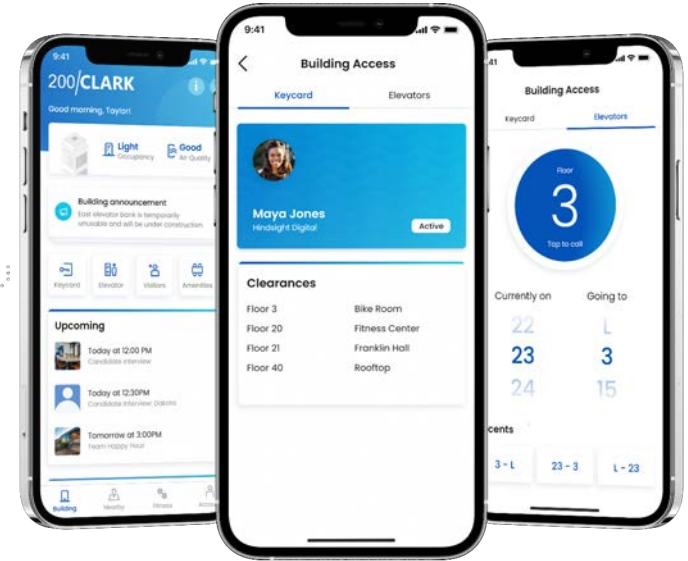
- CONNECTED PARKING GARAGE WITH 559 SPACES AND 4.4/1,000 SF RATIO
- HIGH EFFICIENCY DUAL PANE "VISION GLASS" IN AN ALUMINUM MULLION SYSTEM
- NATURAL GAS GENERATOR- 150 EKW GENERATOR
- SPACE ON ROOF OF GARAGE AND NATURAL GAS METER LOCATION PROVIDED FOR FUTURE EMERGENCY GENERATOR
- 400 TON RTU UNITS LOCATED ON ROOF OF BUILDING
- DDC SIGLER CONTROLS
- GURNEY ELEVATOR
MAX WIDTH= 5'-8"
MAX LENGTH= 7'-10"
- GARAGE CONNECTIVITY BRIDGE ON LEVEL 4
- ELECTRIC VEHICLE READY GARAGE
- SOLAR ENERGY READY ROOF





cohesion

Integrated SaaS Platform. Making Smart Simple.



The leading smart building SaaS platform enhances the tenant experience by offering a green, healthy, and operationally efficient building.

Reshaping the Building Experience From the Ground Up

01

DIGITAL TOOLS

Let your phone be the remote for everything that your employees need to thrive when they come to the office

02

TOUCHLESS ACCESS

A healthy, modern, touchless, and luxurious arrival experience for occupants and visitors

03

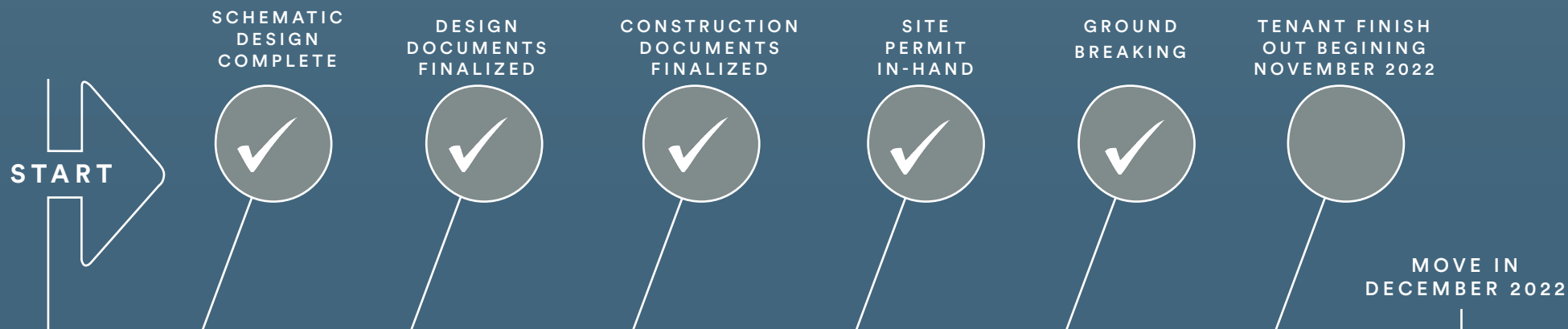
COMMUNITY

Through The Hub, people connect with each other, the building, and the neighborhood



1401
PHILOMENA
At Mueller

BUILDING DELIVERY: NOVEMBER 2022



CONVENIENT
ACCESS
TO ALL OF AUSTIN

North
Austin
18 minutes



Hyde Park
9 minutes

Medical
District
11 minutes

Downtown
Austin
14 minutes

East Austin
12 minutes

THE MUELLER DEMOGRAPHICS

ONE MILE

19,035
POPULATION

\$135,680
AVERAGE HH
INCOME

34
AVERAGE AGE

THREE MILES

173,359
POPULATION

\$97,472
AVERAGE HH
INCOME

29
AVERAGE AGE

FIVE MILES

370,659
POPULATION

\$110,999
AVERAGE HH
INCOME

31
AVERAGE AGE



1401
PHILOMENA
At Mueller



THE MUELLER NEIGHBORS

HYDE PARK

6,206

POPULATION

\$120,158

AVERAGE HH INCOME

31

AVERAGE AGE

EAST AUSTIN

33,737

POPULATION

\$101,888

AVERAGE HH INCOME

35

AVERAGE AGE

DOWNTOWN AUSTIN

11,549

POPULATION

\$189,271

AVERAGE HH INCOME

36

AVERAGE AGE

NORTH AUSTIN

52,864

POPULATION

\$127,084

AVERAGE HH INCOME

37

AVERAGE AGE



MEDICAL AND RETAIL IN ONE LOCATION

BUILDING BREAKDOWN

FLOOR DETAILS

LEVEL ONE	20,000 SF
LEVEL TWO	25,000 SF
LEVEL THREE	29,000 SF
LEVEL FOUR	26,000 SF
LEVEL FIVE	26,500 SF
TOTAL	126,500 SF

APPROXIMATELY



PARKING

GARAGE PARKING
559 TOTAL SPACES
475 COVERED SPACES
84 UNCOVERED SPACES
4.4 CARS / 1,000 RSF



PHILOMENA STREET





SPEC SUITE - 175 - 2,500 SF

APPROXIMATELY

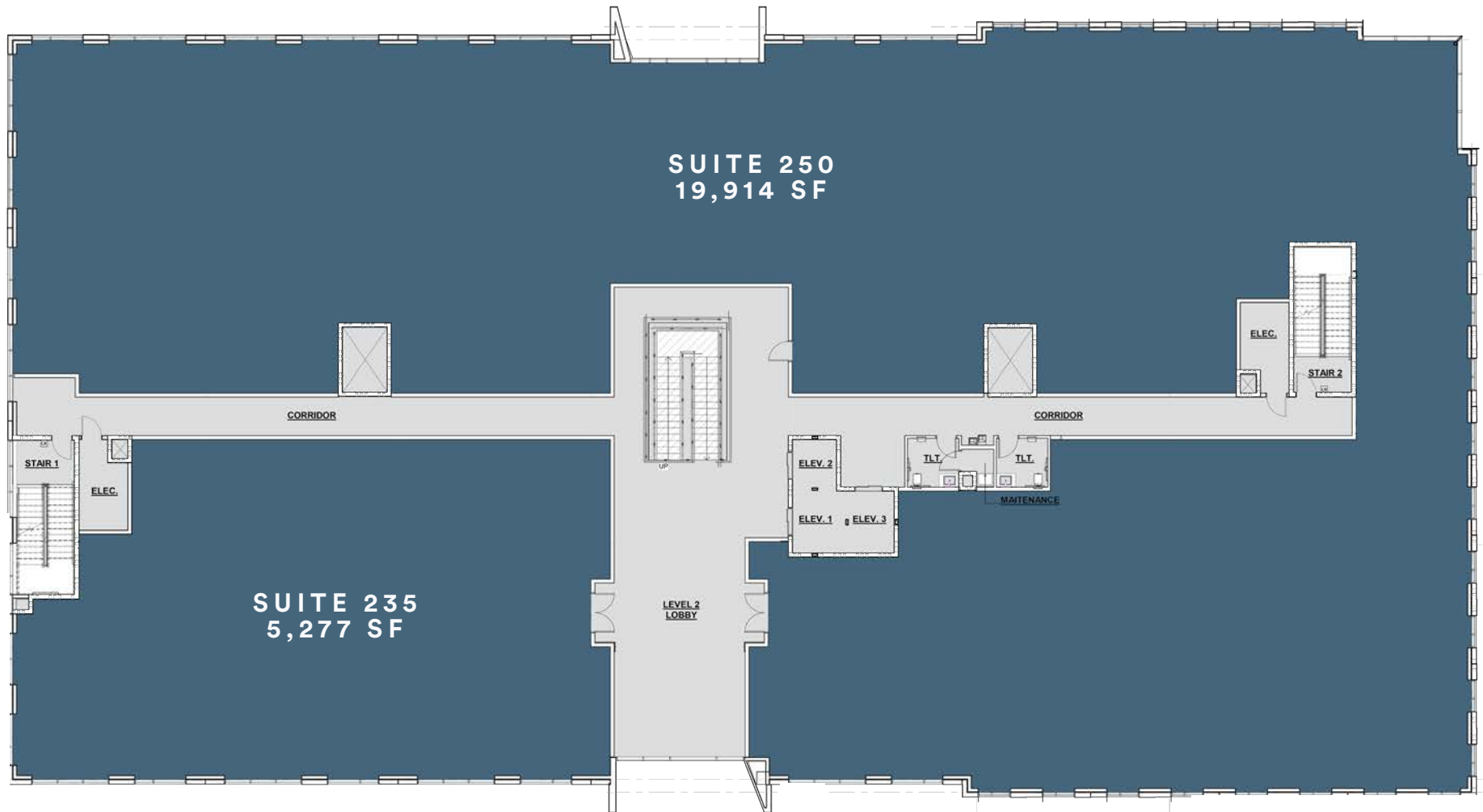




LEVEL TWO - 25,000 SF

APPROXIMATELY

PHILOMENA STREET



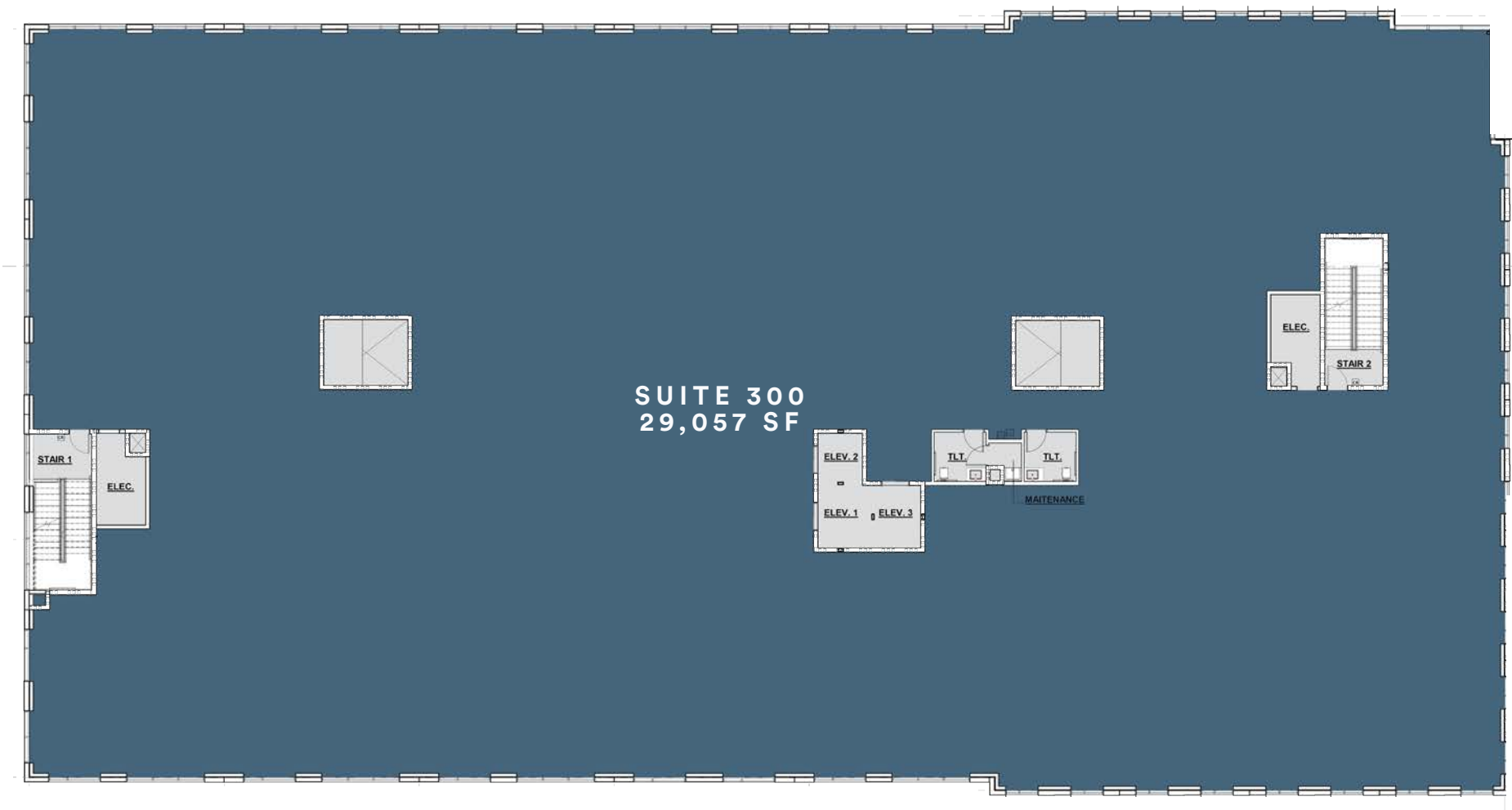
DEPICTS POSSIBLE DEMISING OPTIONS



LEVEL THREE - 29,000 SF

APPROXIMATELY

PHILOMENA STREET



DEPICTS POSSIBLE DEMISING OPTIONS



LEVEL FOUR - 26,000 SF

APPROXIMATELY

PHILOMENA STREET



DEPICTS POSSIBLE DEMISING OPTIONS



LEVEL FIVE - 26,500 SF

APPROXIMATELY

PHILOMENA STREET



DEPICTS POSSIBLE DEMISING OPTIONS



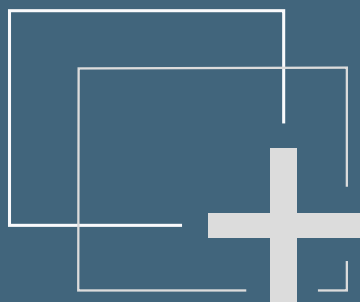
SURGERY CENTER CAPABLE BUILDING

APPROXIMATELY

- ✓ NOT IN A 100-YEAR FLOODPLAIN
- ✓ GURNEY-SIZED ELEVATOR
- ✓ EMERGENCY GENERATOR LOCATION PRE-IDENTIFIED
- ✓ 8' WIDE CORRIDORS FROM SUITE TO FIRST FLOOR BUILDING EXIT
- ✓ 14 OR 15' FLOOR TO FLOOR HEIGHTS
- ✓ COVERED AMBULANCE DROP OFF



DEPICTS POSSIBLE DEMISING OPTIONS



1401 PHILOMENA

At Mueller

NOW LEASING
MEDICAL OFFICE SPACE

FOR LEASING INFORMATION CONTACTS

Justin Brasell | EXECUTIVE MANAGING DIRECTOR

Justin.Brasell@transwestern.com

713.231.1595

Brandon Lester | SENIOR VICE PRESIDENT

Brandon.Lester@transwestern.com

512.314.3576

Will Stewart | SENIOR VICE PRESIDENT

Will.Stewart@transwestern.com

512.314.3574

www.1401philomena.com

