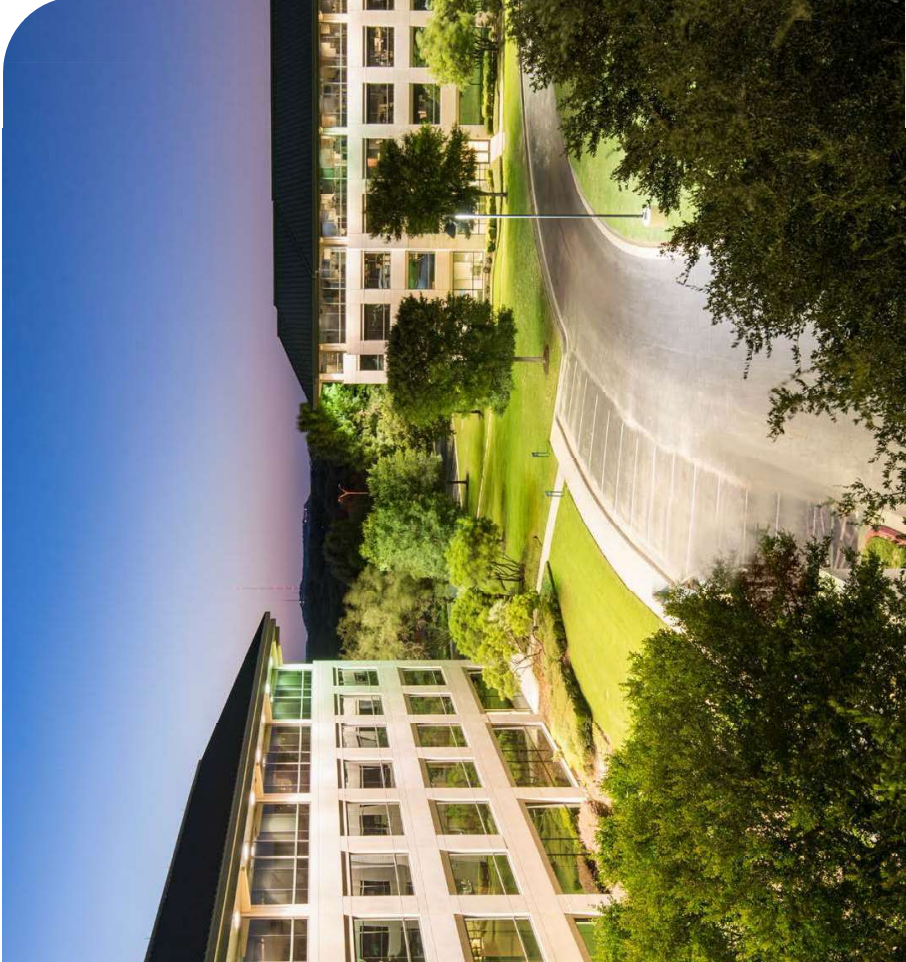

ONE-FOUR BARTON SKYWAY

Austin, TX

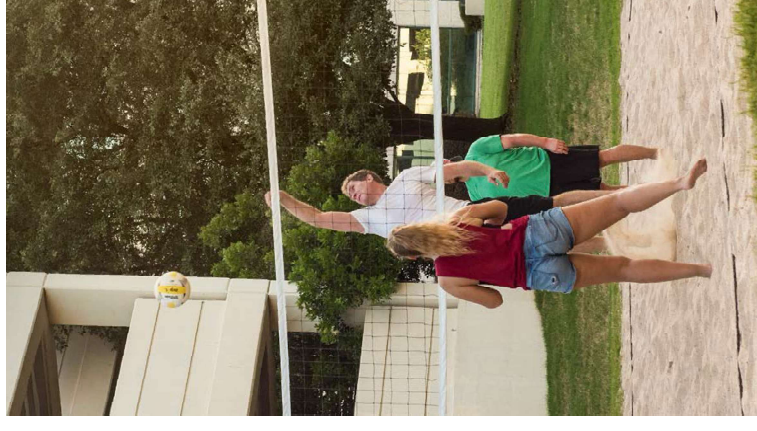


Barton Skyway is a 25.57 acre, four building, Class A office park in Southwest Austin. Located at the Barton Skyway exit and South Mopac, the complex offers views of Downtown Austin, and overlooks the Spyglass Creek section of the Barton Creek Greenbelt. Barton Skyway tenants are within walking distance of the Spyglass trailhead and Zilker Park, less than a mile from Barton Creek Square Mall, and only four miles from downtown.



HIGHLIGHTS

- Four 4-story Class A buildings
- 4:1,000 SF structured parking
- Sand volleyball court
- On-site fitness center with showers and lockers
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Tenant lounge equipped with Wi-Fi, and grab-and-go food options
- Rotating food trucks on-site
- All Energy Star certified buildings, meaning they use on average 35% less energy than typical buildings and release 35% less carbon dioxide into the atmosphere
- Community features:
 - Barton Creek Greenbelt
 - Barton Creek Mall
 - Zilker Park



COMMON AREA IMPROVEMENTS

Brandywine is working on various interior and exterior building improvements intended to add value for our tenants, campus, and community.

Upgraded Lobbies

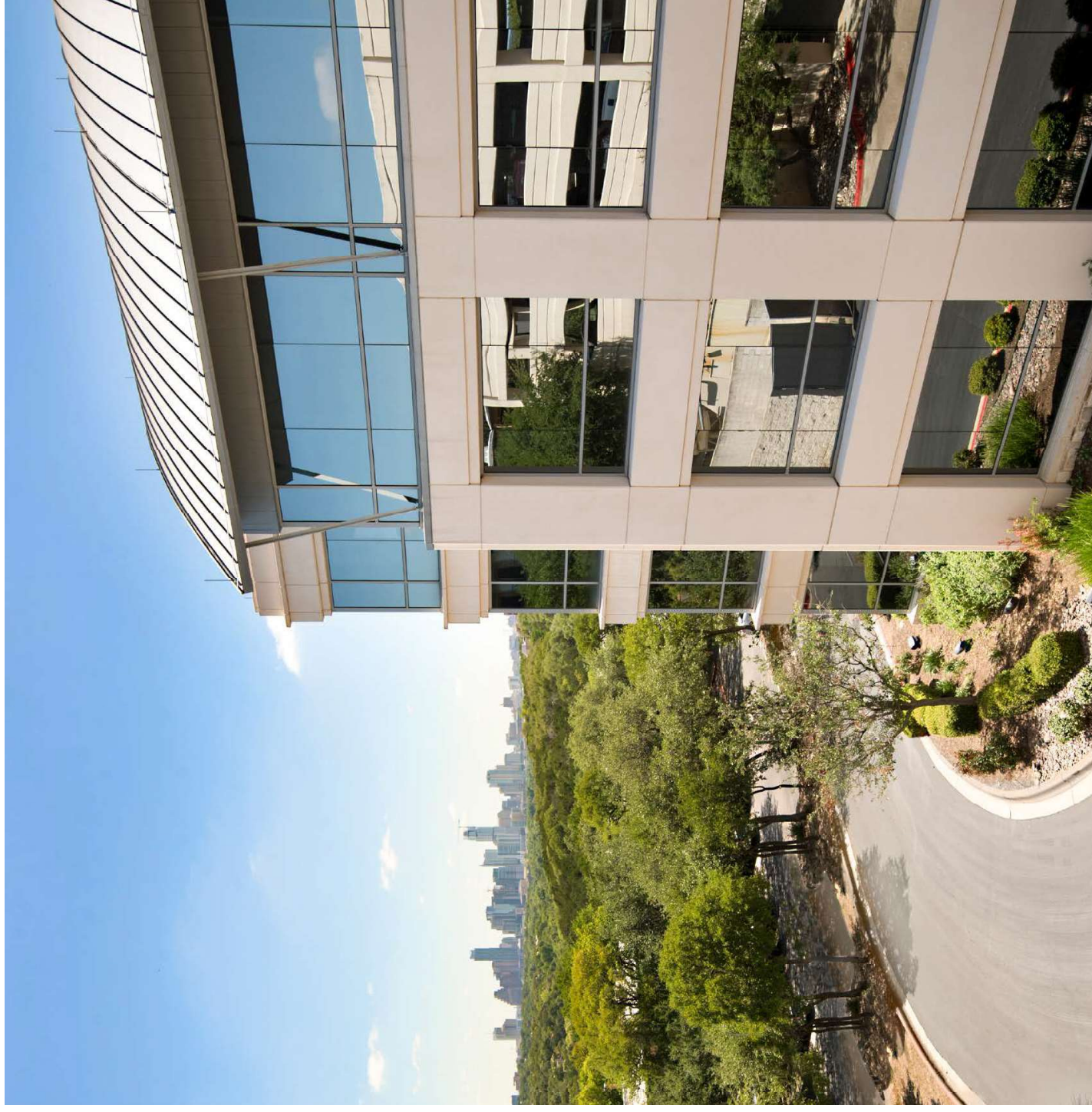
- Installed modern, real-time information directories with HD displays, and touch screen capabilities
- Modernized furniture selections to promote alternative, open collaboration spaces
- Partnered with a local artist to commission custom, high-end pieces

Outdoor Improvements

- Enhanced the sand volleyball court by adding a shaded patio area with ample seating for outdoor lunches, meetings, or happy hours
- Added a food truck drive-up to host many of Austin's best food vendors on-site

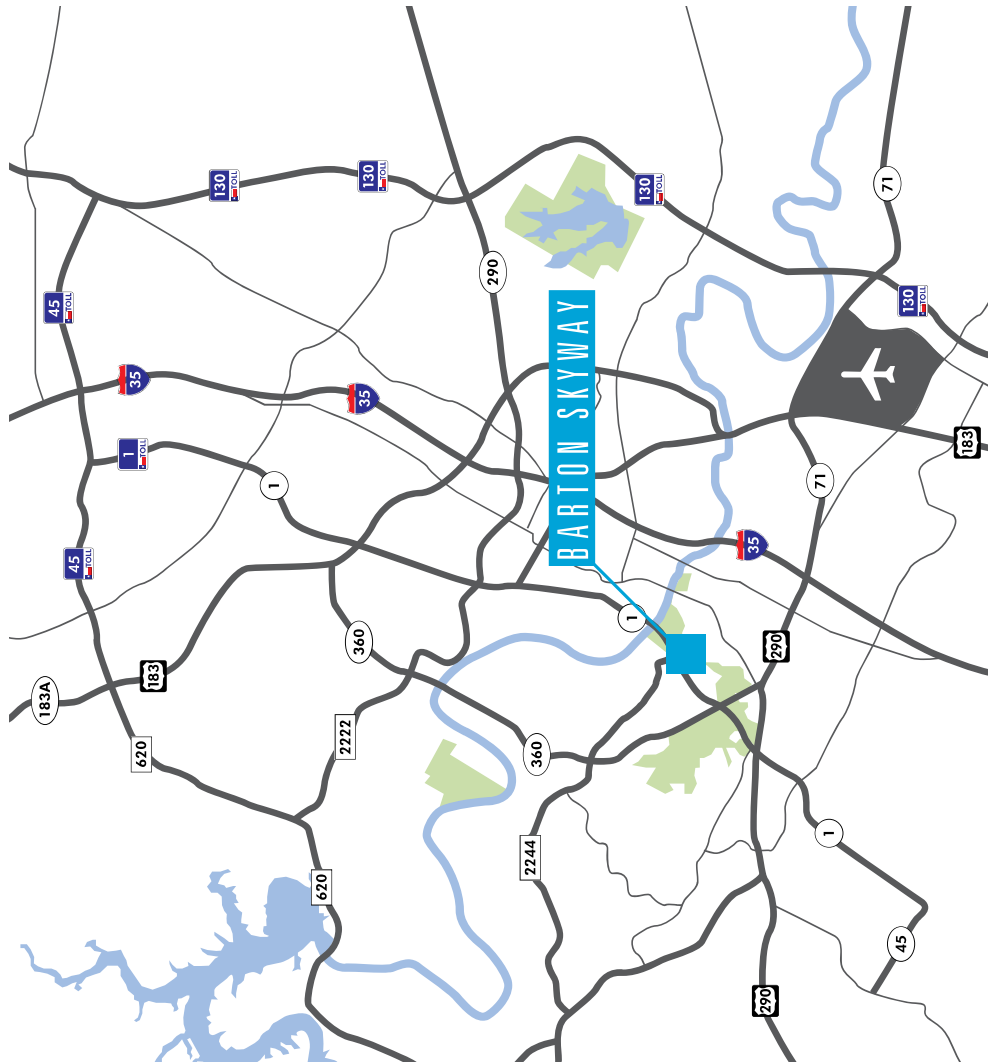
Two Barton Skyway

- Added a fitness center with modern equipment, including: multiple cardio machines, free weight area, stretching area, and upgraded showers and locker rooms
- Common area restrooms were refreshed with modern, high-end finishes



LOCATION

Situated next to the MoPac Expressway and five minutes from the Central Business District, Barton Skyway has exceptional accessibility. Its location affords stunning views of both Downtown Austin and the Barton Creek Greenbelt.



DRIVING DISTANCE

in miles

Barton Creek Greenbelt Trailhead	.5
Zilker Park	1
Barton Creek Square Mall	2.3
Downtown Austin	3.5
University of Texas	4
Austin Bergstrom International Airport	13



1501 SOUTH MOPAC EXPRESSWAY

ONE BARTON SKYWAY

195,324 SF / 4 FLOORS

AVAILABILITY: SUITE 150 - 12,950 SF

CLICK HERE TO
[TOUR NOW @ ONE BARTON SKYWAY](#)

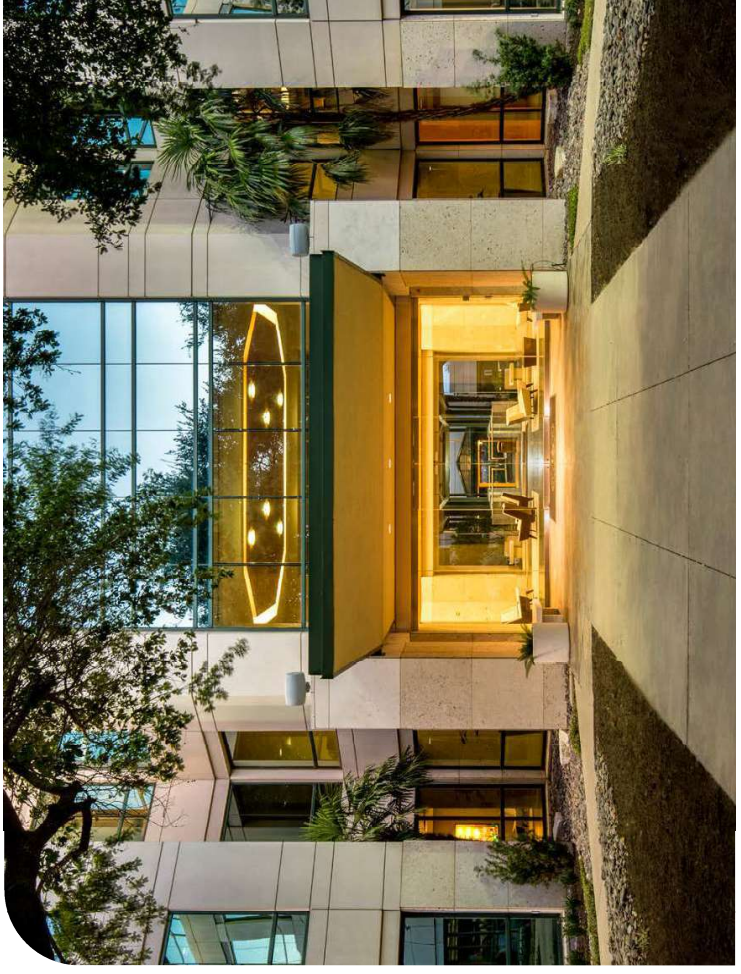
1601 SOUTH MOPAC EXPRESSWAY

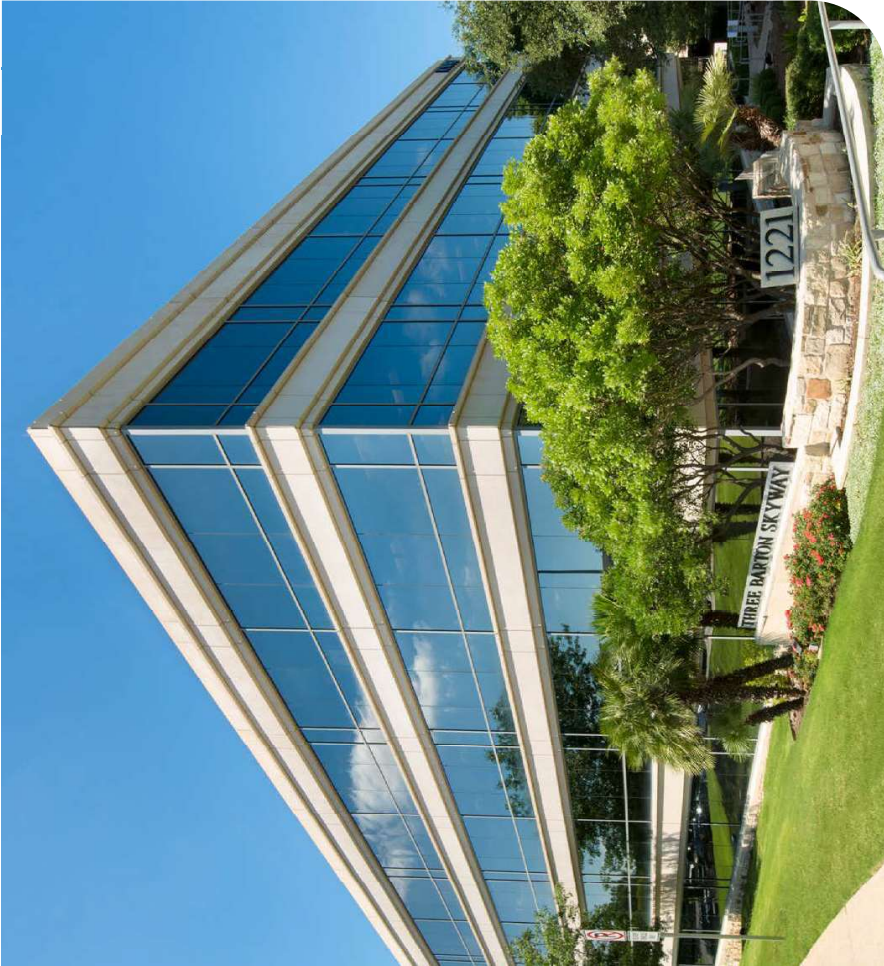
TWO BARTON SKYWAY

195,639 SF / 4 FLOORS

AVAILABILITY: SUITE 200C - 24,883 SF
SUITE 200D - 12,626 SF
SUITE 400C - 26,200 SF

CLICK HERE TO
[TOUR NOW @ TWO BARTON SKYWAY](#)





1221 SOUTH MOPAC EXPRESSWAY

THREE BARTON SKYWAY

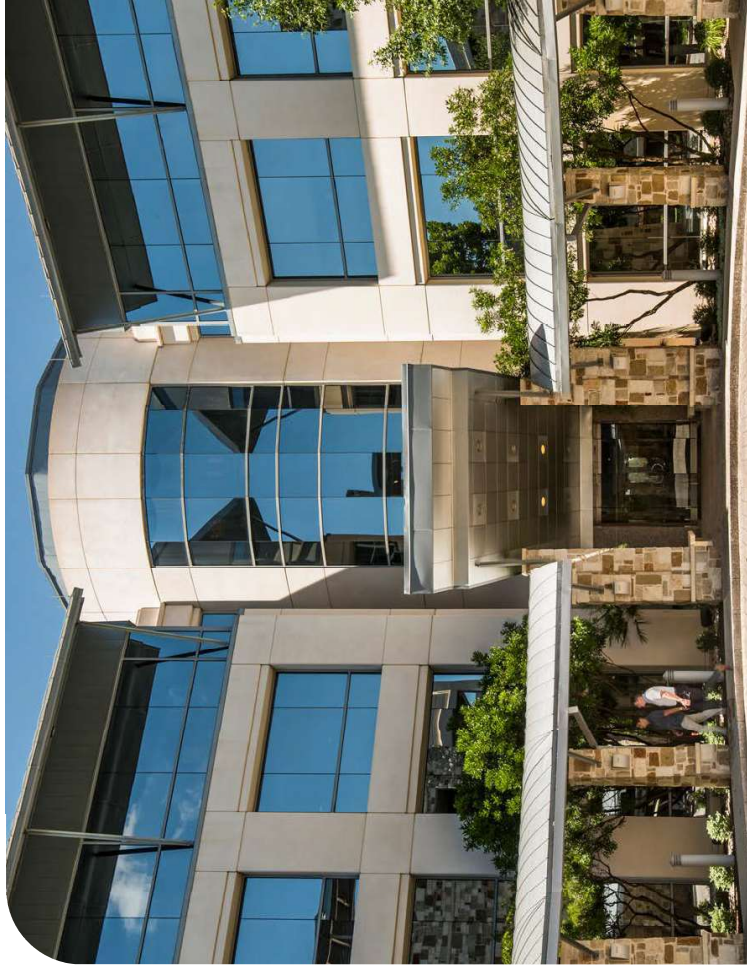
173,302 SF / 4 FLOORS

AVAILABILITY: SUITE 200 - 18,378 SF SUITE 350 - 13,517 SF
SUITE 225 - 4,901 SF *Suites 200, 225, 240 contiguous for 31,135 SF
SUITE 240 - 7,856 SF

1301 SOUTH MOPAC EXPRESSWAY

FOUR BARTON SKYWAY

222,580 SF / 5 FLOORS



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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Austin, TX 78701

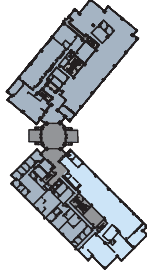
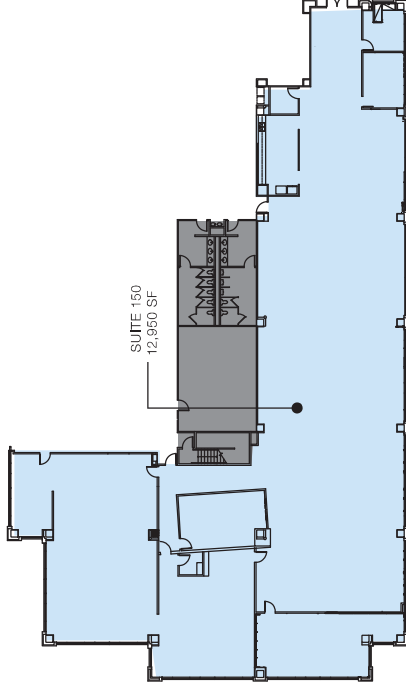
www.brandywinerealty.com



ONE BARTON SKYWAY 1501 South MoPac Expressway | Austin, TX



FIRST FLOOR



SCAN QR CODE BELOW
USING YOUR MOBILE'S
CAMERA AND TOUR NOW



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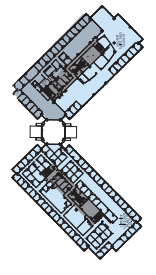
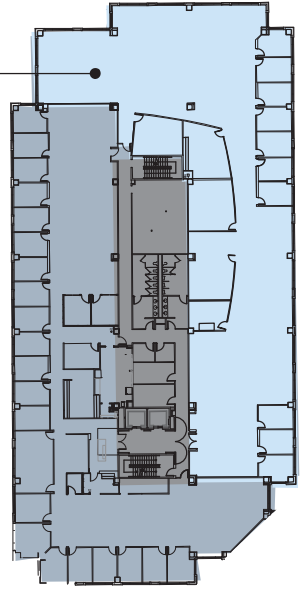
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TWO BARTON SKYWAY
1601 South MoPac Expressway | Austin, TX

SECOND FLOOR

SUITE 2000
12,676 SF



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14th Floor
Austin, TX 78701
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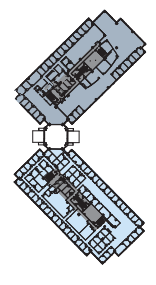
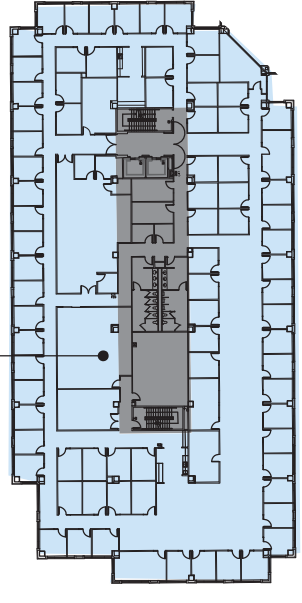
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TWO BARTON SKYWAY
1601 South MoPac Expressway | Austin, TX

SECOND FLOOR

SUITE 2000
24,683 SF



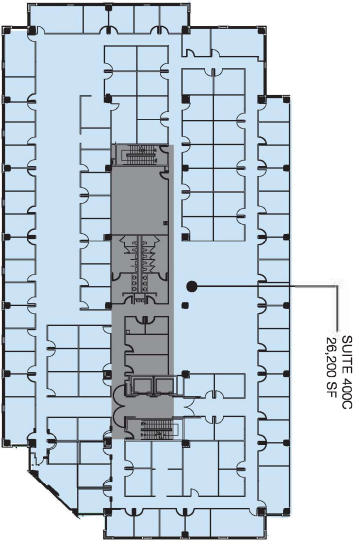
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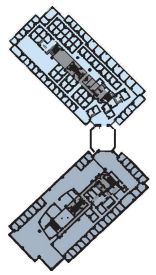
TWO BARTON SKYWAY
1601 South MoPac Expressway | Austin, TX



FOURTH FLOOR



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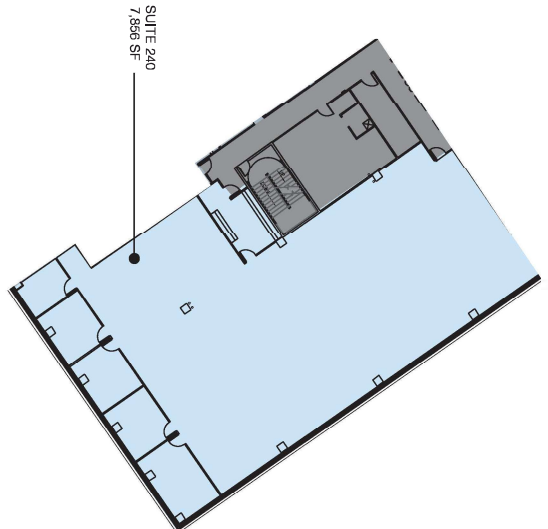
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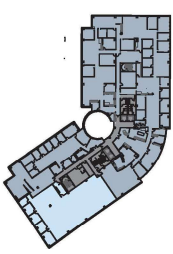
THREE BARTON SKYWAY
1221 South MoPac Expressway | Austin, TX



SECOND FLOOR



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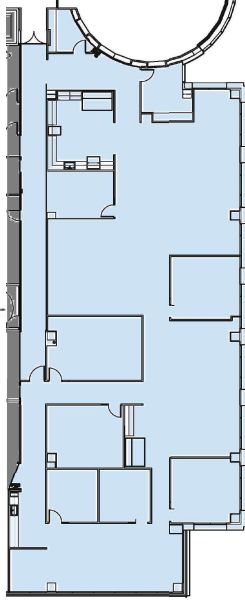
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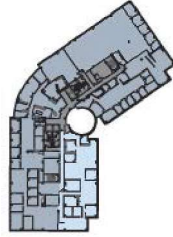
SECOND FLOOR

SUITE 225
4,901 SF

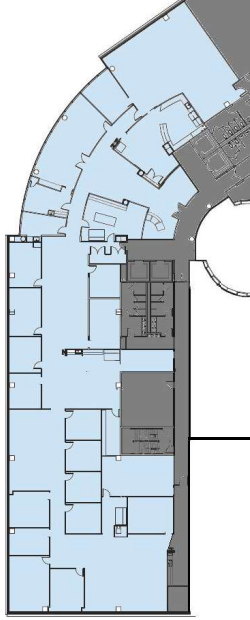


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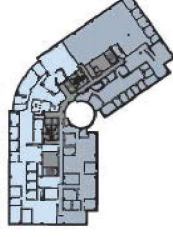
SECOND FLOOR



SUITE 200
18,378 SF

405 Colorado Street
14th Floor
Austin, TX 78701

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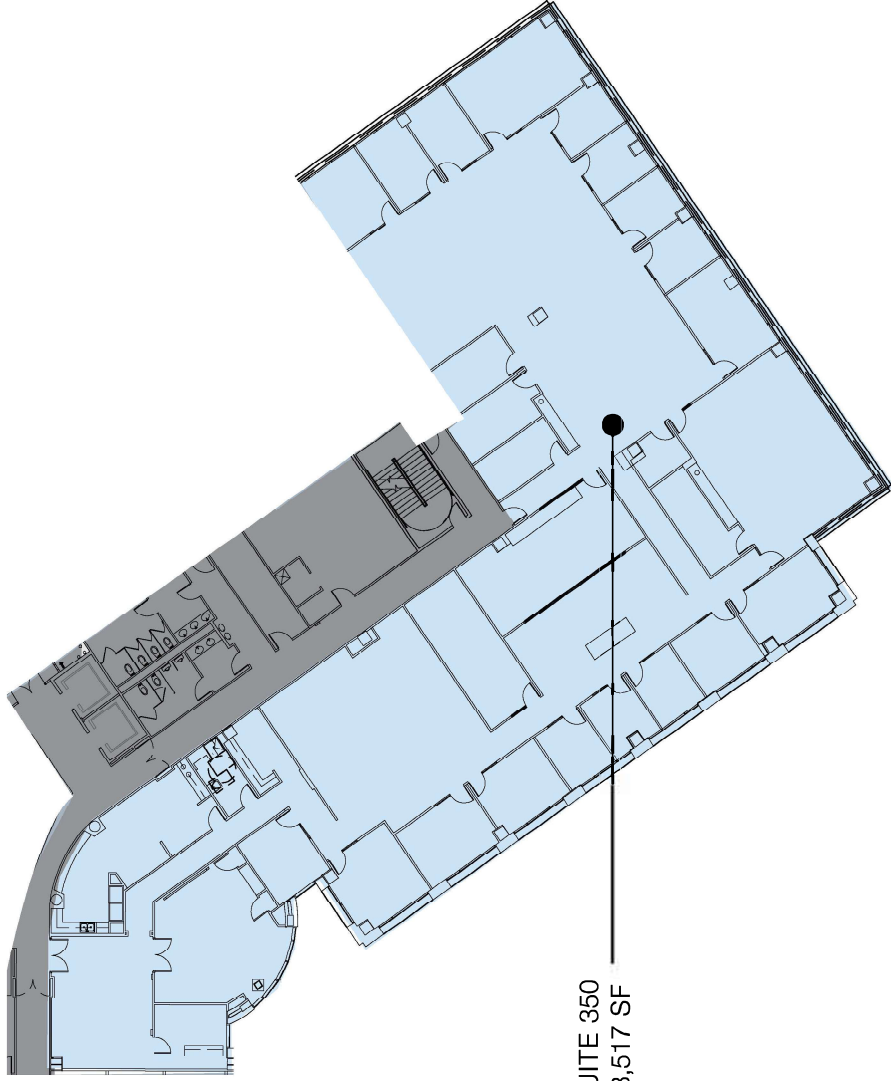
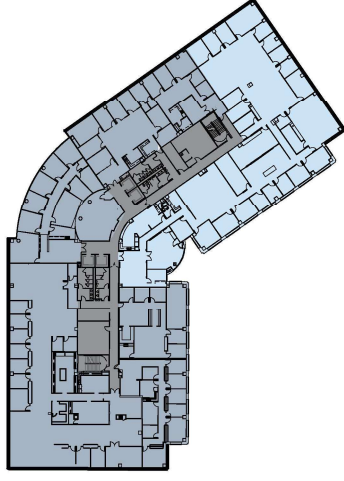
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THREE BARTON SKYWAY

1221 South MoPac Expressway | Austin, TX



THIRD FLOOR



SUITE 350
13,517 SF

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