

ATRIUM
OFFICE CENTRE

INVESTMENT PROPOSAL



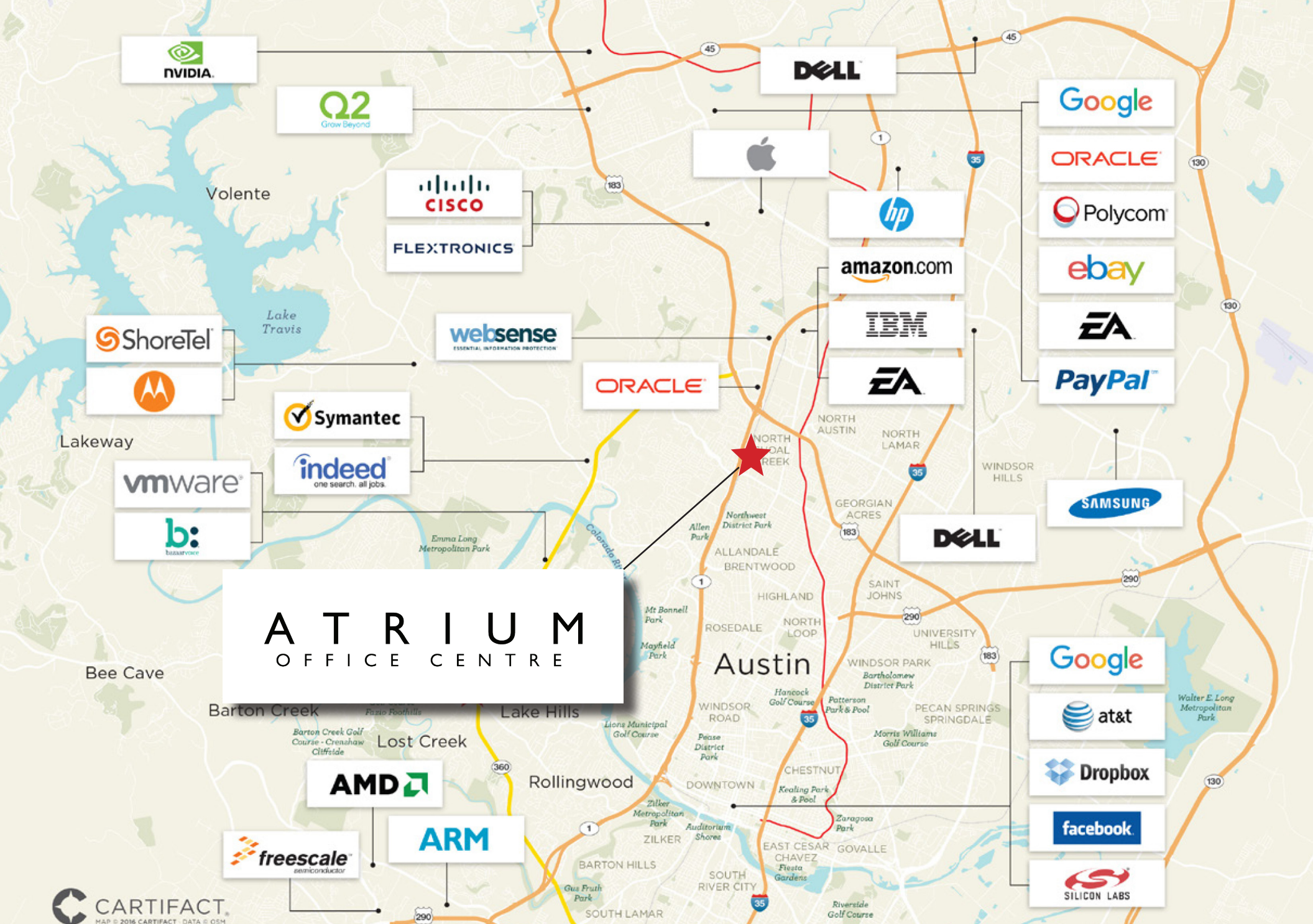
EURUS  CAPITAL
PARTNERS

7200 N. MoPac Expwy, Ste 450
Austin, Texas, 78731
512-346-2008

ATRIUM
OFFICE CENTRE

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	4
ASSET OVERVIEW.....	7
FINANCIAL OVERVIEW.....	8
LOCATION OVERVIEW.....	13
MARKET OVERVIEW.....	18





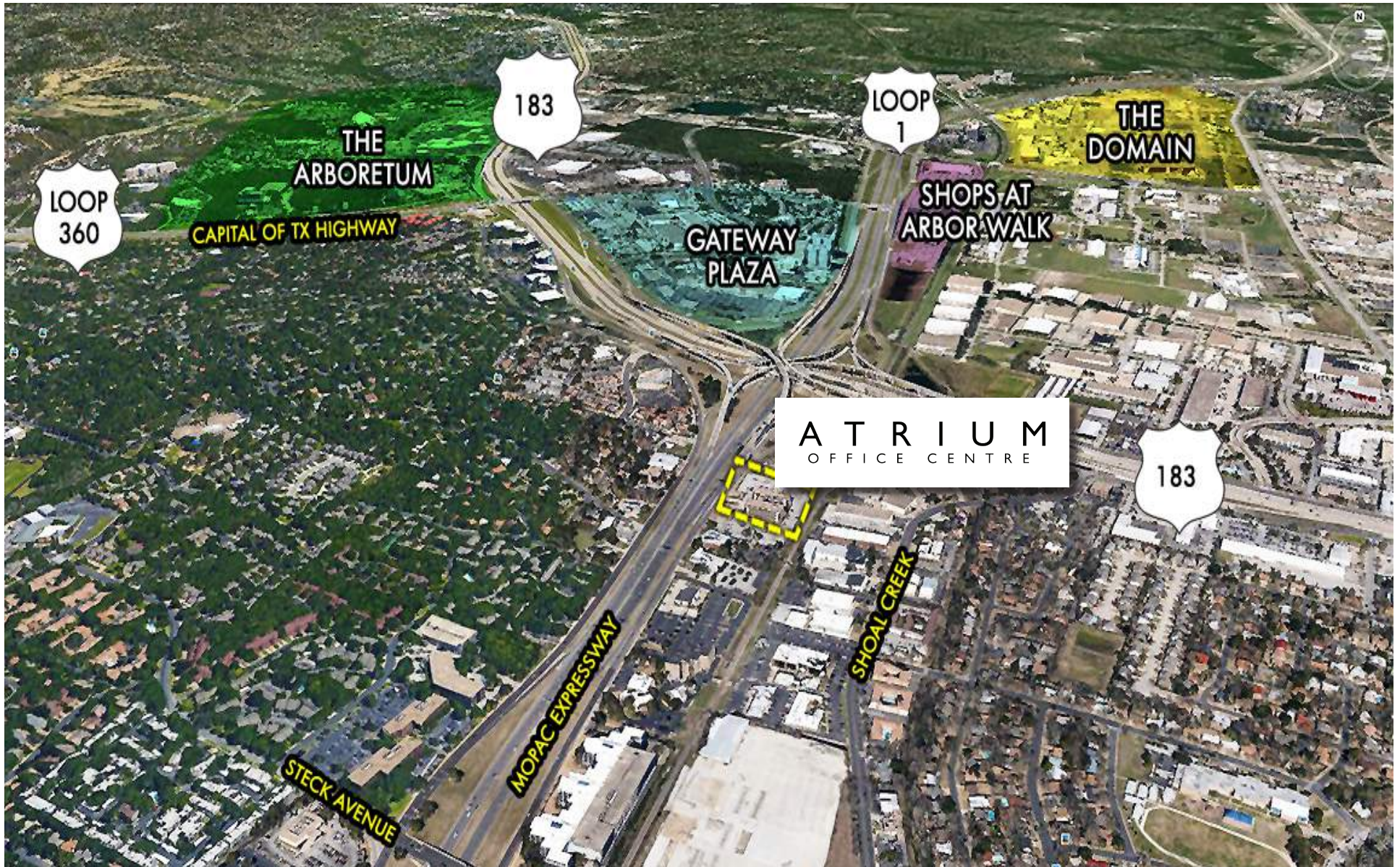
EXECUTIVE SUMMARY

Eurus Capital Partners, LLC has been exclusively retained by the Owner to offer to qualified investors an opportunity to invest in Atrium Office Centre ("the Property"), a multi-tenant office project in the North MoPac corridor of Austin, Texas. The building encompasses 121,901 rentable square feet located in the City's premier, in-fill suburban market at the intersection of US Hwy 183 and MoPac Expressway. The intersection is the demographic center of Austin, providing access to Austin's housing as well as the largest concentration of retail and multi-family outside of Downtown. Redevelopment potential for an additional 150,000+ sf of office space with structured parking.

PROPERTY OVERVIEW

Address:	8701 North MoPac Expressway
Submarket:	North MoPac
Year Built:	1982
Floor Size:	Approximately 30,500 sf each
Stories:	4
Parking:	502 spaces in garage
Site Acreage:	6.39 acres

THE SITE : Aerial View



ATRIUM

OFFICE CENTRE

24 SEAT BUILDING
CONFERENCE ROOM



RECENTLY RENOVATED LOBBY
WITH ONGOING IMPROVEMENTS



FITNESS ROOM WITH SHOWERS



OUTDOOR COURTYARD



ASSET OVERVIEW

ASSET DETAILS

Property Address

8701 North MoPac Expressway, Austin, TX 78731

County

Travis

Acreage

6.39 acres

Property Tax Number

0245040407

Zoning

LO and LR, Limited Office & Neighborhood Commercial

Vehicular Access

Direct access from service road to MoPac Expressway (Loop 1). At southeast corner of MoPac Expressway / US HWY 183 intersection. Improvements to MoPac Expressway allow a driver to exit onto the northbound service road and enter the building site without any traffic signals.

Outdoor Spaces

Courtyard between north and south wings of building provides shaded outdoor seating with picnics tables, stone slabs and lush landscaping.



DESIGN & CONSTRUCTION

Structure & Exterior

The property is constructed running north to south, with entryways on the west and east sides of the building. The building structure consists of cast in place concrete and the facade is made up of a brick veneer and aluminum framed ribbon window assembly. A partial exterior wet seal was completed in 2014. The soffit area at the west entry to the building is constructed of cementitious materials. There are balcony access points on level two facing to the east. Windows are tinted, single pane, aluminum framed ribbon assembly, partially wet sealed. Sidewalks and flatwork are located at the west and east building entries, with a plaza on the west side including park benches, light poles and tropical foliage. Pavers are installed at the east entry courtyard.

Wood fencing is installed at municipally-owned transformers and chain-link fencing is located along the north side of the Property. Site access is via a one-way driveway area that is located off the Loop 1 (North MoPac) frontage road. A monument sign is located at the west driveway median and above the main building entry.

Roof

The Property's roof is a built up system with a protective aggregate surface and has poured pitch pan pockets at roof penetrations. The roof slopes from north to south; overflow scuppers are located along the north and south parapet walls. Parapet walls are clad with light weight galvanized sheet metal, which terminates beneath the parapet coping. The roof is original to the Property.

Lobby

The Property's main entrance and lobby is located on the west side with additional entrances at all other ends of the building. The lobby has grey granite and ceilings are painted concrete with recessed lighting. Walls are finished in vinyl wall coverings and were updated in 2015.

Common Corridors

Typical corridors are finished with carpet flooring, wall surfaces of painted gypsum and ceilings consisting of an acoustical tile ceiling with 2'x 2' lay-in fixtures and surface mounted lighting. All four floors have been updated to the new building standard. A newly furnished common conference room, mail center and fitness center with showers are located on the first floor.

Office Interiors

Typical tenant finishes include 26 ounce cut pile carpeted flooring, painted gypsum and vinyl wall finishes, 2'x 4' lay in acoustical ceiling tile, 9' solid core wood doors and brushed bronze hardware.

Landscaping

The Property perimeter is provided with landscaped areas consisting of trees shrubs, river rock, ground cover, turfed areas and annual color provided at the entry drives. Planters are located at the east and west sides of the building. The Property is irrigated

Restrooms

Two sets of men's and women's restrooms per floor are located on each floor. Finishes include tile flooring up to half height walls with painted surfaces. Ceilings are acoustic lay in tile, partitions are factory coated with white vitreous china sinks beneath counter tops and include stainless steel fixtures.

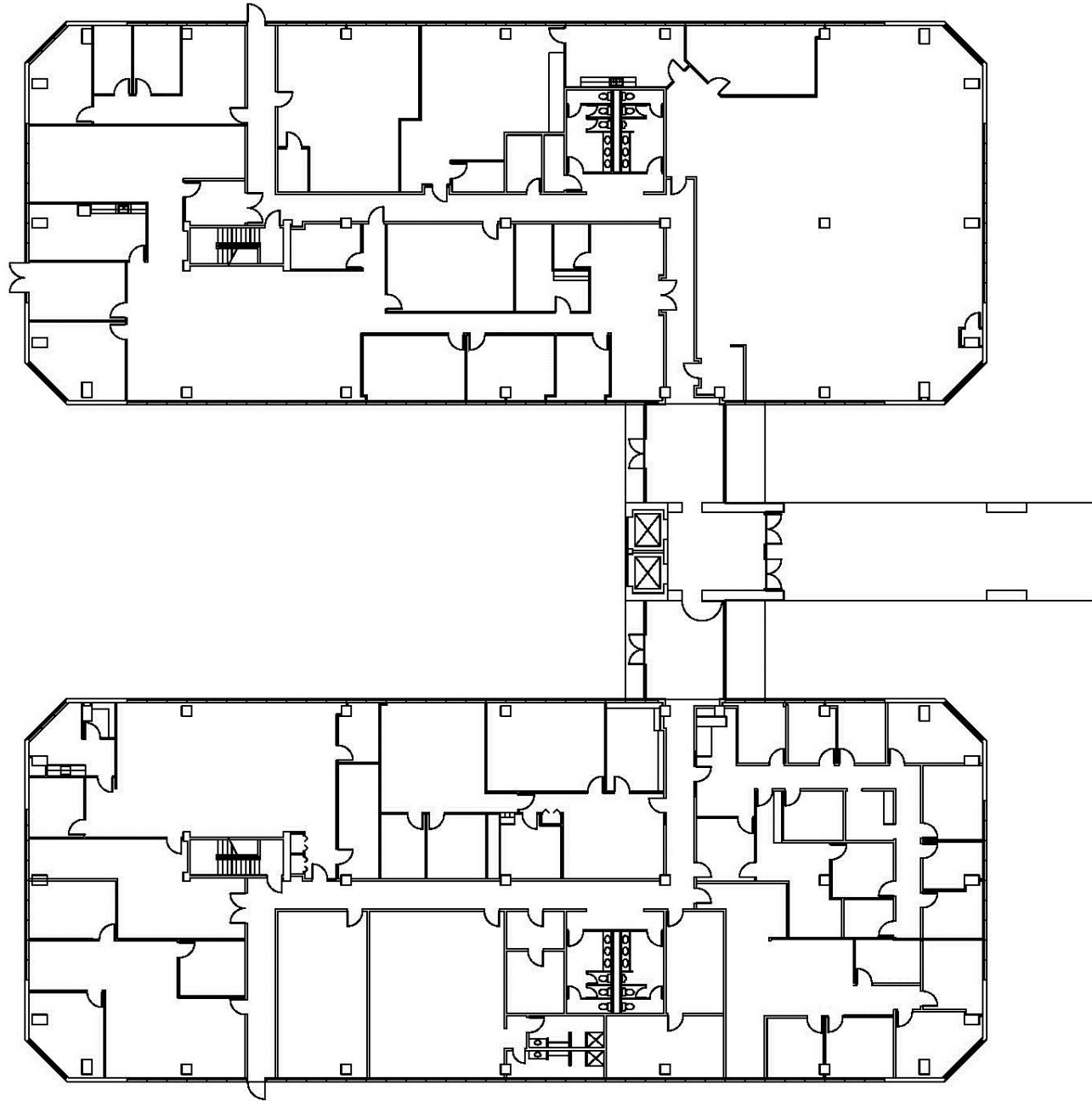
Storm Water Drainage

Storm water is surface drained to an offsite, municipally-maintained regional detention facility. Storm water drains to steel drop inlets in place throughout the parking lot and parking islands.

Site Plan



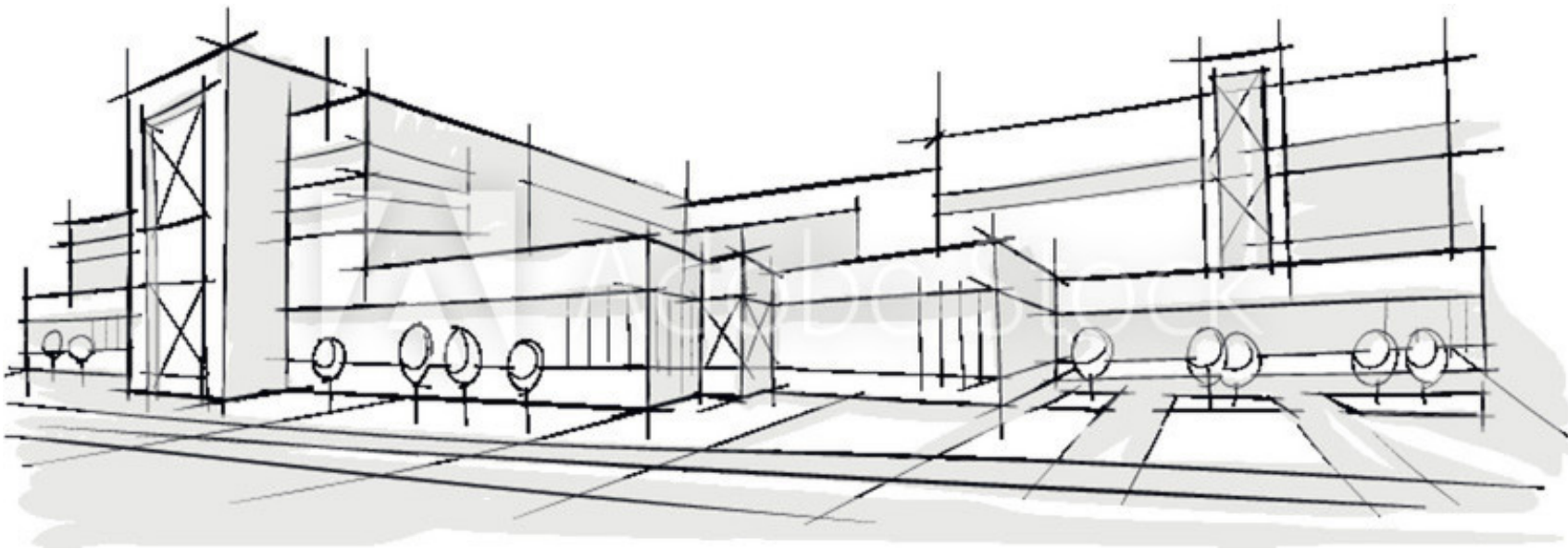
FLOOR PLANS : Sample Multi-Tenant Floor

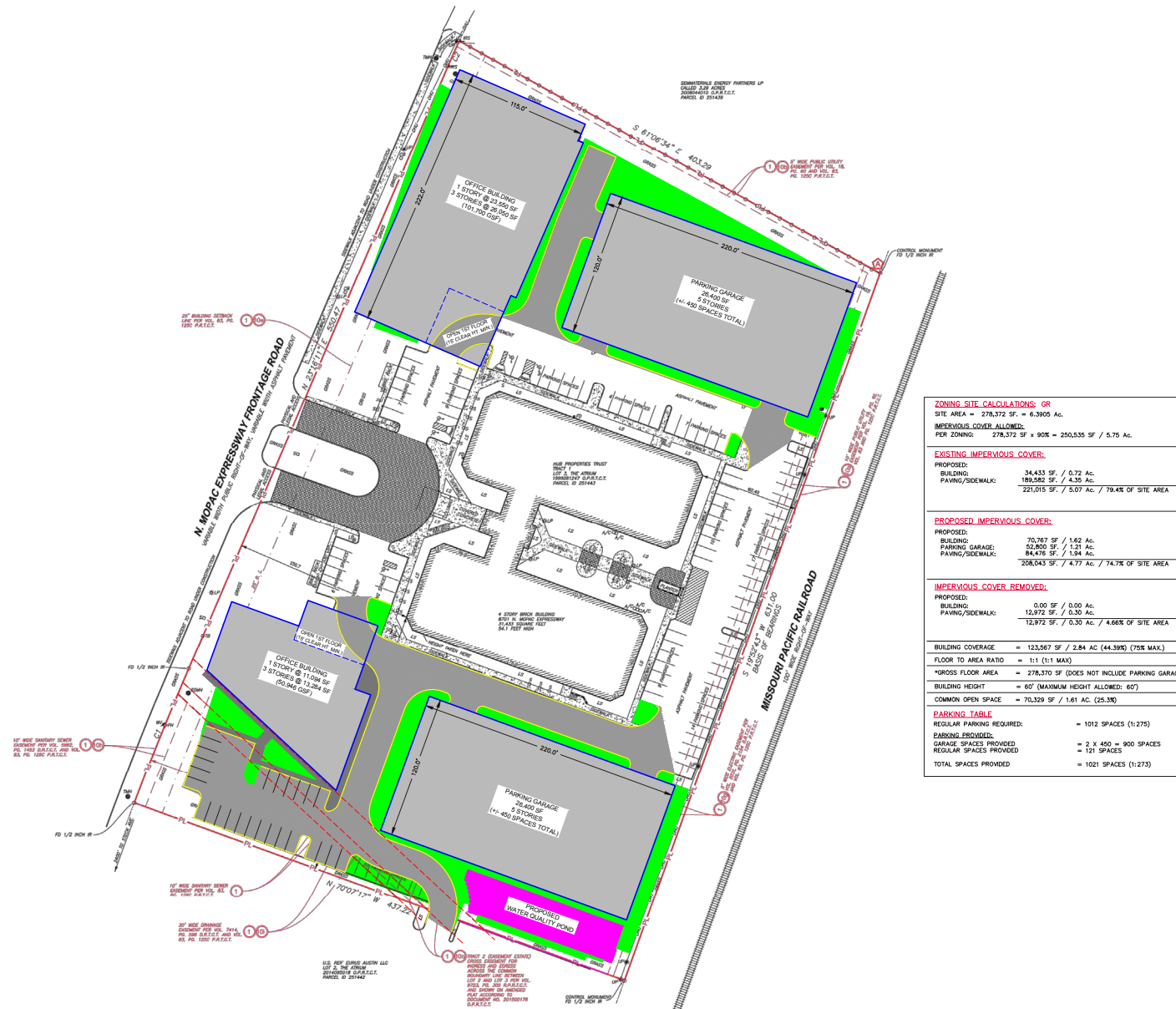


Proposed Redevelopment Plan

Preliminary studies have shown that the owner could develop two additional office buildings totaling 152,646 square feet. Two parking structures holding a total of 900 automobiles plus 121 surface parking spaces would provide the required parking on the 6.39 acre site.

Existing Building Size (sf)	Parking Spaces in New Garage A
121,901	450
New Building A (sf)	Parking Spaces in New Garage b
101,700	450
New Building B (sf)	Surface Parking Spaces
50,946	121
Total Redeveloped Building Size (sf)	Total Parking Spaces
274,547 (278,370 SF max allowed by city code)	1,021 (1,012 required by city code)





CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/all EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX, PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (512) 484-3000
STEVE@JAMISONENG.COM

THE ATRIUM
PRELIMINARY REDEVELOPMENT PLAN
EXHIBIT 1
8701 N. MOPAC

File: Projects/ HIPROJ/ATRIUM/DWG/JCECITYBASE	
Job No.	Snapshot: EXHIBIT 1
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 04/25/16	Checked By:
Drawn By: Revision 1: Revision 2: Revision 3: Revision 4:	

SHEET
01 of 01

LOCATION OVERVIEW

NEARBY : Amenities

Retail
 24 Hour Fitness
 Ann Taylor
 Arbor Car Wash & Lube Center
 Bed Bath & Beyond
 Costco
 Edible Arrangements
 Five Below
 Golfsmith
 HEB
 HomeGoods
 Lamb's Tire & Automotive
 Michael's
 Milk + Honey Spa
 Office Depot
 Office Max
 Orangetheory Fitness
 Petco
 Pier 1
 Ross
 Sally Beauty Supply
 Sam's Club
 Santa Fe Optical
 Sephora
 Sprouts Farmers Market
 Supercuts
 Talbots
 Target
 TJ Maxx
 Trader Joe's
 Williams-Sonoma
 World Market

Restaurants
 Baby Acapulco
 Bombay Bistro
 Brick Oven
 Buca di Beppo
 Corner Bakery
 Dave & Busters
 Eddie V's
 Fire Bowl Café
 Firehouse Subs
 Iron Cactus
 Jamba Juice
 Jason's Deli
 La Madeleine
 Mama Fu's
 Manuel's
 Mt Fit Foods
 Newk's
 North By Northwest
 Restaurant and Brewery
 PF Chang's
 Pok-E-Jo's BBQ
 Romano's Macaroni Grill
 Saltgrass Steak House
 Snap Kitchen
 Starbucks
 Texadelphia
 Truluck's
 Twin Lion
 Z Tejas

Lodging
 Candlewood Suites
 Embassy Suites
 Extended Stay
 Holiday Inn Express
 Hyatt House
 Hyatt Place
 Residence Inn by Marriott
 Staybridge Suites
 TownPlace Suites

**ARBORETUM/
STONELAKE/
GATEWAY**

THE DOMAIN

ARBOR WALK

**ATRIUM
OFFICE
CENTRE**

**BURNET RD/
ANDERSON LN**

Retail
 Alex and Ani
 Birds Barbershop
 Corepower Yoga
 Design Within Reach
 Eliza Page
 Francesca's
 Nordstrom
 Orangetheory Fitness
 Restoration Hardware
 Viva Day Spa
 Warby Parker

Lodging
 ALoft
 Hotel Archer
 Lone Star Court
 Westin

Restaurants
 24 Diner
 The Dogwood
 Hat Creek Burger Company
 Jack & Ginger's Irish Pub
 Kung Fu Saloon
 Lavaca St. Bar
 Salvation Pizza
 Second Bar + Kitchen
 Sprinkles
 Sway
 Tarka
 Taverna
 Turf & Surf Po-Boy
 Velvet Taco
 Yard House
 Whole Foods

Retail
 Dressbarn
 DSW
 DXL Destination XL
 Floyd's 99 Barbershop
 Home Depot
 Jo-Ann Fabrics and Crafts
 Marshalls
 Natural Grocers
 Sam Moon
 Skechers Outlet
 Spec's

Restaurants
 BJ's Restaurant & Brew-house
 Chipotle
 Lupe Tortilla
 Masala Wok
 Mighty Fine Burgers, Fries & Shakes
 Mimi's Café
 Potbelly Sandwich Works
 Salata

Retail
 Four Hands
 Guitar Center
 James Avery
 John William Interiors
 Louis Shanks
 Lowe's
 Nadeau
 Office Depot
 Precision Camera
 Ross
 Skandinavia Contemporary Interiors
 Steinmart
 Wal-mart

Restaurants
 Alamo Drafthouse
 Bartlett's
 Chili's
 Chipotle
 Cover 3
 DANG Banh Mi
 Dos Batos
 Einstein Brothers
 Hopdoddy
 Jersey Mike's
 Jimmy John's
 Madam Mam's
 McAlister's Deli
 Mighty Bird
 Olive Garden

P. Terry's
 Pluckers
 Rebel's Pizza
 San Francisco Bakery & Café
 Sherlock's Baker St. Pub & Grill
 Shu Shu's
 Slab BBQ
 Starbucks
 The Egg and I
 The Goodnight
 Thundercloud Subs
 Trudy's
 Verts
 Waterloo Ice House

LOOP
360

US
183

LOOP
1
MOPAC

IH
35

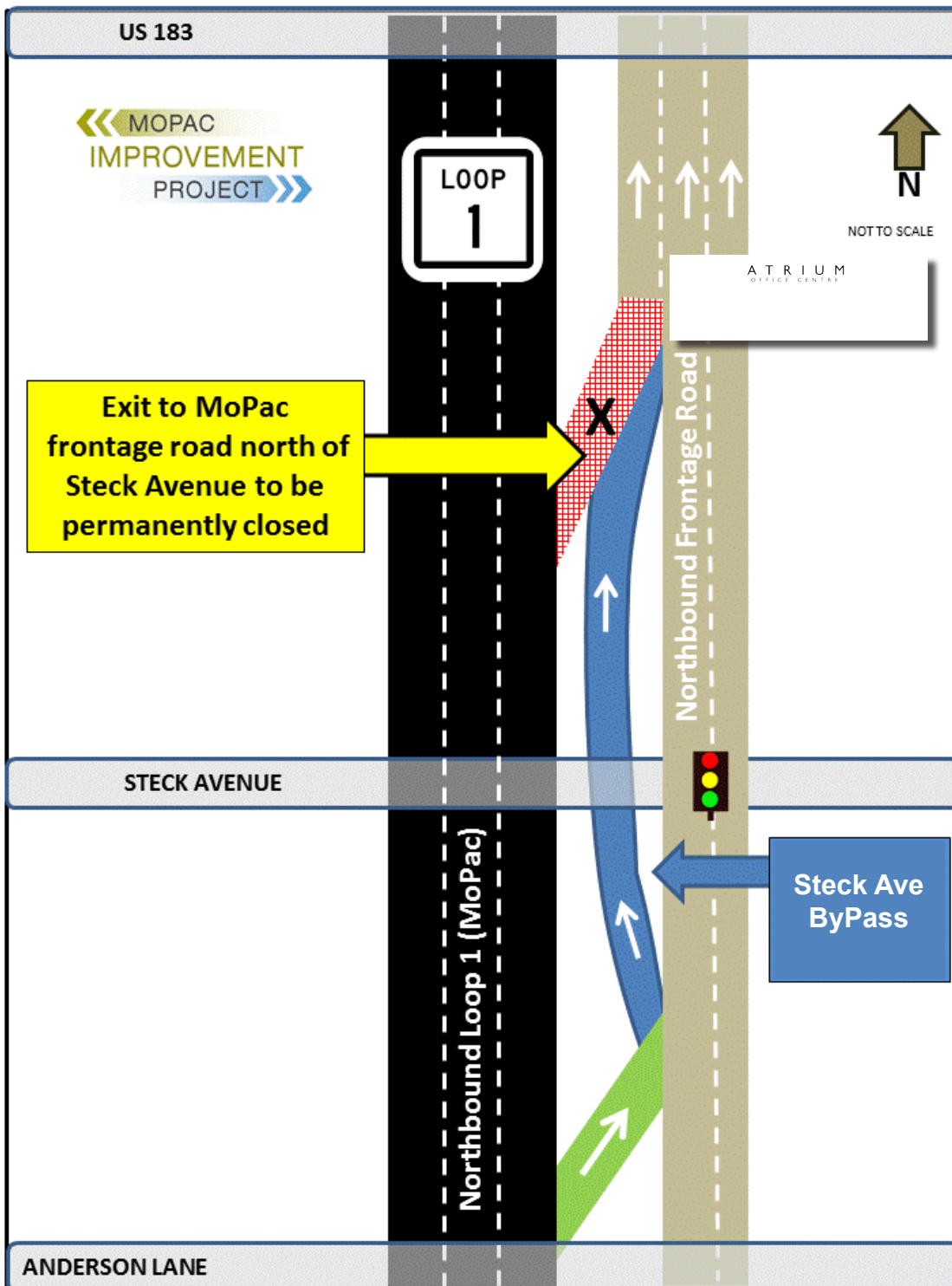
THE DOMAIN

Centrally located on 300 acres along MoPac just north of its intersection with Highway 360, the multi-phased Domain development is widely considered the region's premier shopping destination. The retail offerings include 100 upscale and mainstream retail stores and restaurants with anchors such as Whole Foods, Austin's only Neiman Marcus, Macy's, Dillard's and Dick's Sporting Goods. A sampling of retailers includes high-end boutiques such as David Yurman, Louis Vuitton, Ralph Lauren and Tiffany & Co., as well as more traditional retailers like American Eagle Outfitters, Banana Republic, Express and more. Restaurants include popular destinations such as Daily Grill, Maggiano's Little Italy, McCormick & Schmick's, NORTH and many more. The Domain has become a true mixed use environment in the past several years with a nine acre park and more than 800 luxury residential units – and more underway. It also features 800,000 square feet of Class A office space in addition to three on-site hotels – Westin Austin at The Domain, Lone Star Court by Valencia Group and Aloft Austin.

THE ARBORETUM AT GREAT HILLS

The Arboretum at Great Hills offers a unique shopping experience amidst a parklike setting with more than 40 fine shops and restaurants in Austin's premier retail area. With an easily accessible location at the southern corner of 183 and Great Hills Trail, the Arboretum features a strong tenancy of retailers such as Pottery Barn, Barnes & Noble Booksellers, Z Gallerie, The Gap and AZIZ Salon and Day Spa. Popular restaurants ranging from fast casual to high-end include Zoe's Kitchen, Cheesecake Factory, Five Guy's Burgers, and Blue Baker. Its easy, convenient parking and pleasant landscaping and location within a mile from Stonebridge Plaza creates a fantastic added amenity for the tenants. The immediate area around the Arboretum includes the luxury Renaissance Austin hotel which offers newly renovated rooms as well as conference and exhibition space and numerous additional restaurants including Eddie V's and Z Tejas.





ABOUT THE MOPAC IMPROVEMENT PROJECT

The MoPac Improvement Project will give drivers the option to bypass congestion on the 11-mile stretch of MoPac between Parmer Lane and Cesar Chavez Street and get to their destination without delay.

MoPac is one of Austin's most important arteries, serving as a key route to downtown and points beyond. As a primary alternative to Interstate 35, MoPac carries more than 180,000 cars and trucks each day. By 2030, MoPac is projected to serve more than 320,000 cars a day.

In July 2010, at the urging of local and state leaders, the Central Texas Regional Mobility Authority (Mobility Authority), the Texas Department of Transportation (TxDOT), the City of Austin, and Capital Metro (CapMetro) launched an environmental study to look at options for improving mobility in the corridor. The environmental study was completed in August 2012 with a Finding of No Significant Impact. The study found that Express Lanes with variable pricing were the preferred alternative for addressing long term mobility issues in the corridor.

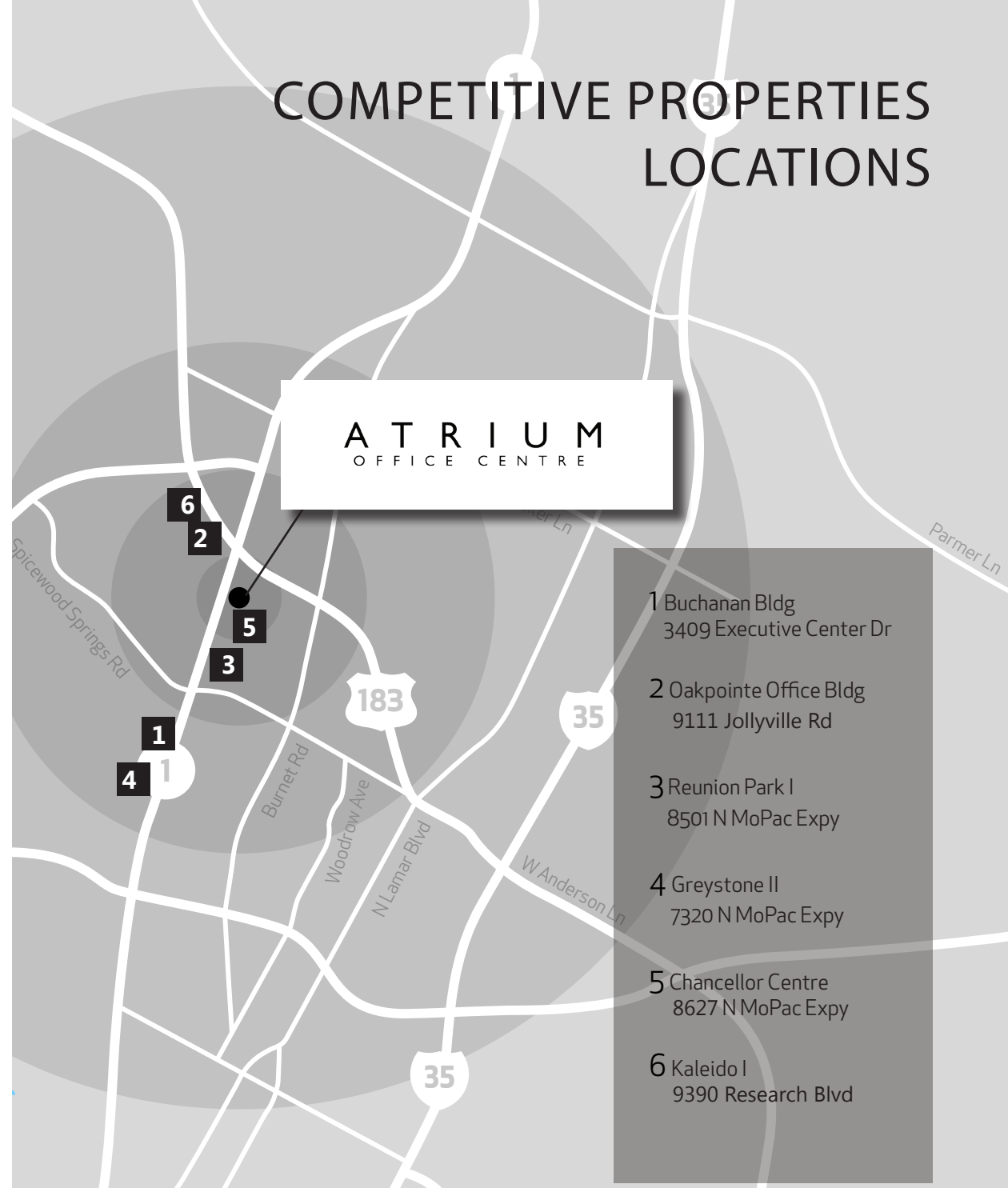
The Express Lanes will be located in the middle of the MoPac corridor, separated from the existing lanes by a four to five foot wide striped buffer zone with flexible plastic sticks. Drivers will be able to access the MoPac Express Lanes at Cesar Chavez Street, at Far West Boulevard and Anderson Lane, or at Parmer Lane.

In addition to the Express Lanes, the exit at Steck Avenue has been redesigned, just south of MoPac Centre on the northbound side, allowing drivers to avoid the intersection at MoPac and Steck. This new bypass puts drivers back on the service road right in front of MoPac Centre.

DRIVETIMES



COMPETITIVE PROPERTIES LOCATIONS



NORTHWEST OFFICE MARKET ASSESSMENT

NORTHWEST CLASS B OFFICE MARKET FUNDAMENTALS

6.6 M
SQUARE FEET

10.5%
VACANCY RATE

0 SF
UNDER CONSTRUCTION

\$28.33/BY
AVERAGE ASKING
RATE

AUSTIN'S LARGEST
SUBMARKET

LARGEST CONCENTRATION
OF NOTABLE TECHNOLOGY COMPANIES

RESEARCH CONSORTIUMS SUCH AS THE AUSTIN TECHNOLOGY INCUBATOR AND THE J.J. PICKLE RESEARCH CAMPUS CONTINUE TO SPAWN THE GROWTH OF COMPANIES OF THE FUTURE



MARKET OVERVIEW

NORTHWEST CLASS B SUBMARKET SUMMARY

Encompassing the confluence of some of Austin's major highway arterials, US 183, Capital of Texas Highway (Loop 360), Mopac Expressway (Loop 1) and the SH 45 Tollway, the Northwest office market features a unique blend of hills, trees, lakes, exclusive executive housing and upscale retail and entertainment establishments. Austin's Northwest office market is a hub for some of the world's most well-known technology companies including National Instruments, Apple, Cisco, HP, Microsoft, IBM, Oracle, eBay and Google. Research consortiums such as the J. Jake Pickle Research Campus continue to spawn the new growth companies of the future. In addition, top companies such as Charles Schwab, URS and 3M office in the Northwest submarket continue to draw related businesses to the area. The Northwest office submarket is the largest in Austin and contains 234 buildings for a total of 17,574,057 square feet.

In response to healthy fundamentals, asking rents are moving higher. Overall, asking rents in Austin increased by 4.3% in 2016, driven by a 9.3% jump in the Class B segment relative to a more moderate 3.1% pickup in the Class A segment. With rents near all-time highs, sticker shock is leading tenants at the high end of the market to search for less expensive options. Following the dramatic rise of Class B rents, the spread between Class A and Class B asking rents narrowed from the more than \$10.00/sf seen during the past several years to \$9.19/sf at the end of 2016. By comparison, the typical spread between Class A and Class B buildings was \$8.98 during the previous 10 years, although spreads narrowed to as low as \$5.00/sf to \$7.00/sf during streaks of widespread demand. This suggests the pace of rent growth for Class B buildings will continue to outperform in coming quarters, but as the spread begins to normalize, the degree of outperformance will moderate.

Construction commenced on nearly one million square feet of new office space in the fourth quarter of 2016. Over the course of the next year there is more than two million square feet of space scheduled to deliver in the Austin market, 46% of which has already been preleased. The existing supply of space is shrinking and there is limited new space being made available as the demand continues to grow.



In the Northwest Austin submarket, home to many top-tier technology companies such as Apple, Inc., National Instruments Corp., and Amazon.com, rent has grown much faster than average, increasing 15.8 percent from 2013 to nearly \$33.00 per square foot.

- Austin Business Journal, December 2016

Austin

By the Numbers

#1

America's fastest-growing city.

(Forbes, 3/8/16)

Austin tops "America's Cities of the Future" ranking of cities most likely to prosper over the next decade.

(Forbes, 1/14/16)

The best city for young entrepreneurs.

(NerdWallet, 1/4/16)

America's best place to start a business.

(CNBC, 8/11/16)

Where tech salaries go the furthest.

(Indeed, 8/11/16)

The best place for small business in the U.S.

(American City Business Journals, 4/29/16)

No. 1 for STEM job growth.

(RCLCO, 6/2/16)

No. 1 on Kauffman index of startup activity.

(Kauffman Foundation, 8/25/16)

#2

No. 2 on global ranking of the Top Cities to Live & Work in Tech.

(Fast Company, 7/5/16)

No. 2 on list of Most Millennial-Friendly Cities for College Grads.

(Huffington Post, 7/1/16)

No. 2 on the Kauffman Index of growth entrepreneurship.

(Kauffman Foundation, 6/2/16)

No. 2 on U.S. News' Best Places to Live ranking.

(U.S. News & World Report, 3/2/16)

Why

Austin?

The secret is out Austin, Texas, with a population of just under 1MM within its city limits and more than 2MM in its MSA, is officially the fastest-growing city in the country (Forbes, May 2016). And with its relatively low cost-of-living (Looking at you, California and New York!) and lack of state income tax, not to mention its position as the State Capitol and home of the University of Texas (UT), it is easy to see why and how more and more folks have and will continue to call Austin home.

Natural beauty? Austin has it in spades. The city sits at the edge of the Edwards Plateau and is known as the gateway to the 'Hill Country,' an area of Texas known world-wide for its rivers, lakes, small towns, wineries, wildflowers, and oh yeah, hills. Just south of Downtown sits Lady Bird (Yes, THAT Lady Bird) Lake and the Barton Creek Greenbelt, and on any given day, one can easily find themselves hiking, kayaking, paddle-boarding, rock climbing, fishing, or biking just minutes after leaving their home or office.

And how about Austin's reputation as 'The Live Music Capital of the World?' Well...listen for yourself. There are literally dozens of venues around town, and the sound of live music still rings out on a nightly basis, particularly in the world-famous Sixth Street and Red River districts of Downtown. Austin is also the home of the Austin City Limits Music Festival, a 3-day open-air festival set in Zilker Park (With Austin's ever-changing

skyline as the backdrop) that just celebrated its 15-year Anniversary with performances by Radiohead, Mumford and Sons, Kendrick Lamar, and Austin's favorite son, Willie Nelson. And yes, the festival is named after that Austin City Limits, the iconic live music television program that just celebrated 40 years of being on the air with a move from its original studios on UT's campus to a state-of-the-art, 2,700 capacity theater tucked inside the swank W Hotel smack in the middle of Downtown. Of course no mention of Austin as the 'Live Music Capital of the World' would be complete without reference to South by Southwest (SXSW), the annual Music, Film, Interactive, and Environmental conference that draws thousands of people from all over the world (And over \$200 million in revenue) to the city every March. This past year's keynote speaker was Barack Obama. It's kind of a big deal.

Any mention of Austin's food scene starts and ends with BBQ, specifically Franklin's BBQ, which, since its opening in 2009 (Out of a trailer, no less), has seen its reputation sky-rocket onto just about every 'Best Of' list imaginable. Most importantly, the restaurant holds the distinction of having always run out of brisket since the day it opened its doors. Right behind BBQ is Austin's 'Tex-Mex' scene, and there are some areas of town (See: East and South) where one can barely walk or drive a block without the sight or smell of a 'Tex-Mex' restaurant. Take your pick...you really can't go wrong with a plate of

sizzling fajitas and an accompanying margarita, enjoyed on an outdoor patio on one of the 300 days each year where eating outside in Austin is not only acceptable, but encouraged. And for the foodies, never fear: Austin is not simply an 'Oasis' (No pun intended, but just ask someone in Austin where the best place is to catch a sunset and you'll get it) of meat and margaritas. The city is home to some of the country's top-rated chefs and restaurants, such as Tyson Cole's Uchi (and Uchiko) and Bryce Gilmore's Barley Swine and Odd Duck.

And finally, Austin is slowly establishing itself as a world-class sports city, with professional baseball (Round Rock Express – Texas Rangers AAA affiliate), hockey (Texas Stars – Dallas Stars minor league affiliate), and auto racing (Austin's Circuit of the Americas hosts Formula One's United States Grand Prix every October) supplementing UT's athletics program, which dominates the local landscape. UT's football, basketball, baseball, softball, and other teams garner huge support and attention, and there are few more enjoyable local events than a fall tailgating experience on the grounds of UT's campus prior to watching the 'Horns play at recently renovated, 100,000+ capacity Memorial Stadium.

So...why Austin? The better question, and one that more and more people are asking themselves, is why not?!

ATRIUM

OFFICE CENTRE

CONTACT

Eurus Capital Partners, LLC
Gerald Kucera, Founder
7200 N. Mopac Expy., Suite 450,
Austin, TX 78701
www.euruscap.com
(512) 346.2008