

Tallest Building in The Domain Breaks Ground

Stonelake's Fourth Phase at The Domain is a 24-story, 330,000-sf Class-AA office building

AUSTIN, TEXAS – Stonelake Capital Partners (“Stonelake”), a real estate private equity firm with offices in Austin, Dallas & Houston, held the ground breaking today for Domain Tower 2, a 24-story, 330,000-square-foot Class-AA office building. Domain Tower 2 is located within Stonelake's Domain | South End development. A three (3) bank group led by J.P. Morgan along with Citizens Bank and Frost Bank provided the construction financing for Domain Tower 2.

Domain | South End is a 33-acre mixed-use development located at the northeast intersection of Domain Drive and Braker Lane in The Domain. Stonelake assembled the 33-acre site for Domain | South End in 2011 through two (2) separate transactions. Stonelake's masterplan includes approximately fifteen (15) phases and a mixture of uses including 3 million square feet of Class-AA office, 2,500 multifamily units, 50,000-sf of amenity restaurants and a signature hotel.

Phase 1 of Domain | South End, Domain Tower, is an 11-story, 310,000-sf Class-A office building which was completed in July 2018 and is 100% leased by Indeed.

Phase 2 of Domain | South End, Flatiron | Domain, is a 7-story, Class-A mid-rise multifamily building comprised of 364-units that opened for leasing in April 2019 is currently 60% leased and scheduled to be completed in December of this year.

Phase 3 of Domain | South End, Domain Place, is a 5-story, 40,000-sf, boutique office building which is 91% leased to four (4) tenants. Domain Place will complete construction this year and open for occupancy in November. Stonelake will be relocating its Austin office to the 5th floor of Domain Place.

Domain Tower 2 represents Stonelake's fourth (4th) phase at Domain | South End. Situated on Alterra Parkway at the “front door” of The Domain, Domain Tower 2 will be 24 stories with 330,000 square feet of Class-AA office space on efficient 29,000-sf floor plates. Alterra Parkway has become known as The Domain's “tech corridor”, and is home to Amazon, Facebook, Expedia and Indeed.

Domain Tower 2 is a curtain wall glass office building which is LEED certified and includes best-in-class lobby finishes, building management technology, and a 14th floor tenant amenity terrace.

Domain Tower 2 is 100% owned by Stonelake. Stonelake is developing Domain Tower 2 with no outside partners.

“At 24-stories and 308 feet, Domain Tower 2 will be a CBD quality office building and the tallest building in The Domain. Domain Tower 2 will offer companies an unmatched opportunity to promote their corporate brand and attract employee talent in an Austin market which is extremely competitive to attract talent,” said Will Jenkins, a Principal in Stonelake's Austin office who is leading the development effort for Domain Tower 2.

“The Domain office market is currently 99% leased and has absorbed 2 million square feet of office space over the last 3-years. Domain Tower 2 is an opportunity for Stonelake to deliver a technology-driven, Class-AA office building in the highest job growth market in the country (Austin), in a sub-market (The Domain) where there happens to be no office vacancy. That opportunity does not present itself very often.” said Kenneth Aboussie, Managing Partner for Stonelake.

The architect for Domain Tower 2 is Beck Group. The general contractor for Domain Tower 2 is a joint venture of Zapalac Reed and EE Reed. Sam Houston, Richard Paddock, and JD Lewis with HPI Real Estate Services are responsible for leasing.

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About Stonelake Capital Partners

Stonelake Capital Partners is a real estate private equity firm with offices in Austin, Dallas and Houston. Stonelake acquires and develops industrial, multifamily and office properties and owns over \$3.0 billion of commercial real estate in Texas. Stonelake owns, is developing or has developed over 5,000 multifamily units, 4.0 million square feet of office buildings and 10.0 million square feet of industrial warehouses.

Stonelake manages institutional capital through discretionary private equity investment partnerships and counts among its investors some of the country's largest college endowments, charitable foundations and hospital systems. Stonelake has raised \$1 billion of equity across five (5) private equity funds over the last 12-years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz. For more information, www.stonelake.com.