

1401 PHILOMENA

At Mueller

1401 PHILOMENA ST
AUSTIN, TX 78723

www.1401philomena.com



1401 PHILOMENA AT MUELLER

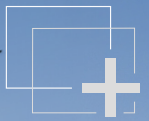
A campus adjacent, Class A medical office building designed with both patients and staff in mind. This best in class medical office building boasts superior building access, state of the art mechanical systems, touchless fixtures, a patient lounge, central outdoor courtyard and luxurious finishes.

BUILDING HIGHLIGHTS

- CONNECTED PARKING GARAGE WITH 559 SPACES AND 4.32/1,000 SF RATIO
- HIGH EFFICIENCY DUAL PANE “VISION GLASS” IN AN ALUMINUM MULLION SYSTEM
- NATURAL GAS GENERATOR- 150 KW 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
- AUSTIN ENERGY GREEN 3-STAR BUILDING
- LEED GOLD CERTIFIED
- 2023 TILT-UP AWARD WINNER
- CEILING HEIGHT (FINISHED)
MIN. HEIGHT= 12'
MAX HEIGHT= 15'



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FRONT ENTRANCE



SKYBRIDGE CONNECTION TO PARKING DECK



OUTDOOR GREEN SPACE



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OUTDOOR GREEN SPACE



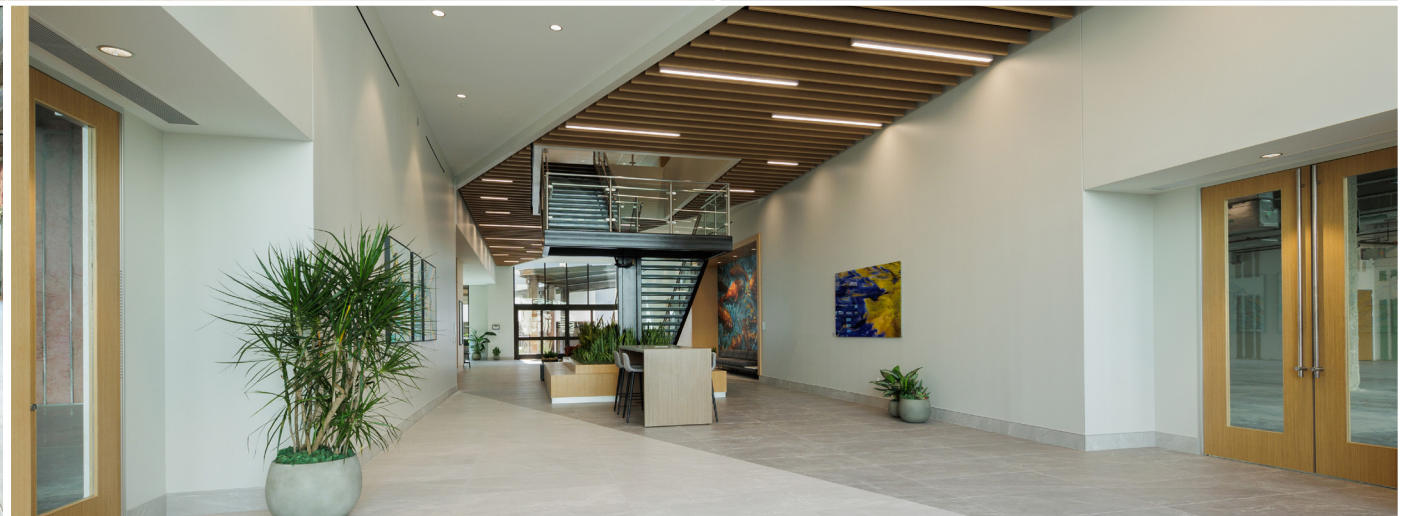
Our central courtyard creates a physical connection between people and nature. When building occupants have opportunities to connect with the outdoors, they exhibit improved well-being and productivity. Outdoor spaces have a calming effect on humans AND help reduce greenhouse gases. The natural grass lawn reduces heat island effect and slows and treats stormwater runoff that can impact water quality.

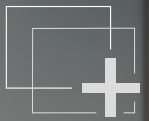


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BUILDING INTERIOR





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4TH FLOOR ELEVATOR LOBBY

THESE ARE HYPOTHETICAL RENDERINGS FOR PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY DIFFER FOR THE 4TH FLOOR ELEVATOR LOBBY.



4TH FLOOR SKYBRIDGE CONNECTION

THESE ARE HYPOTHETICAL RENDERINGS FOR PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY DIFFER FOR THE 4TH FLOOR SKYBRIDGE CONNECTION.

CONVENIENT ACCESS TO ALL OF AUSTIN

North Austin
18 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

Hyde Park
9 minutes

Medical District
11 minutes

Downtown Austin
14 minutes

East Austin
12 minutes





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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

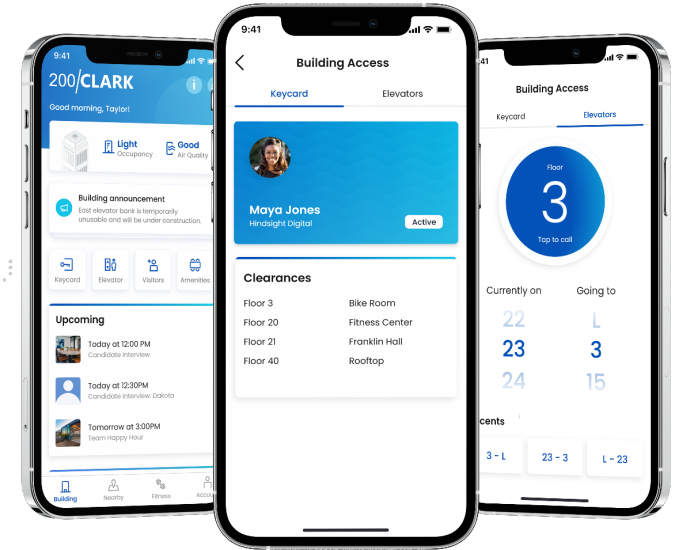
37

AVERAGE AGE



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

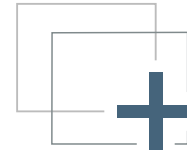
TOUCHLESS ACCESS

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

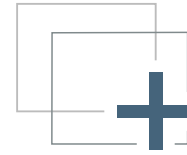


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FIRST FLOOR

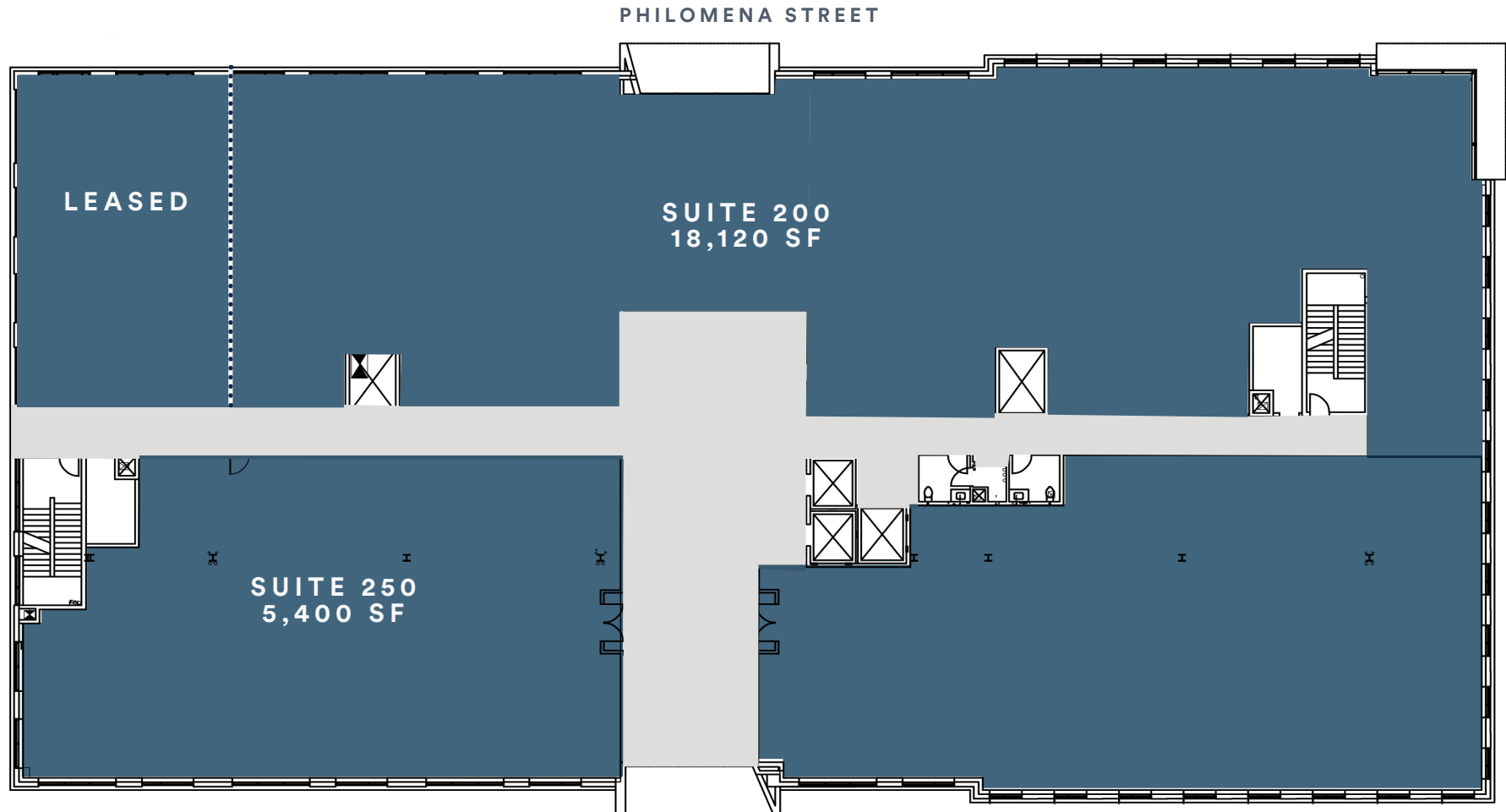
SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATIONS



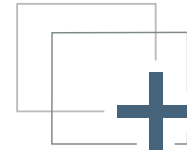


SECOND FLOOR

SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATIONS



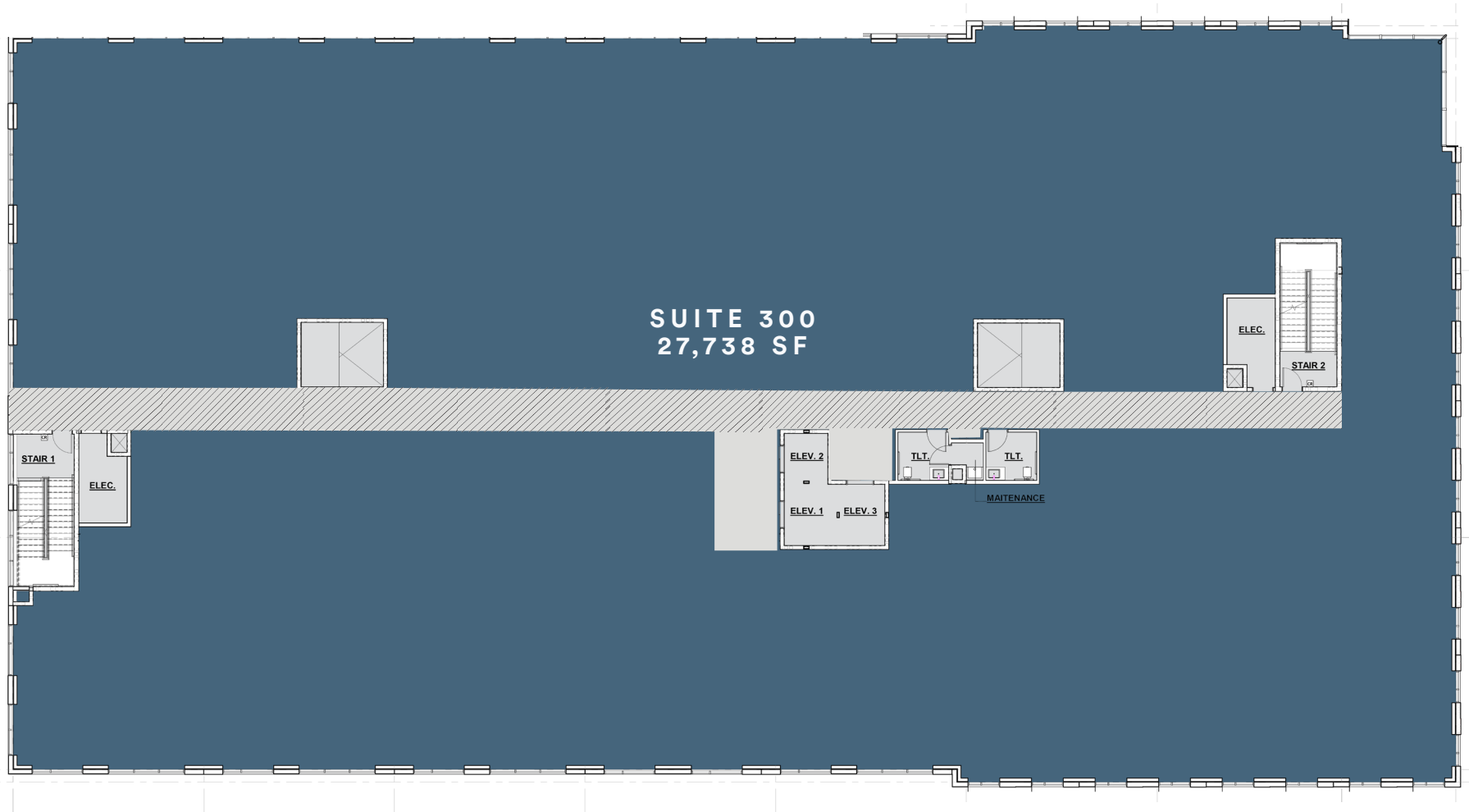
SUITES 200 AND 250 ARE BOTH DIVISIBLE



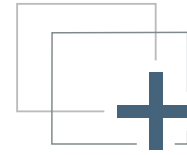
THIRD FLOOR

SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATIONS

PHILOMENA STREET



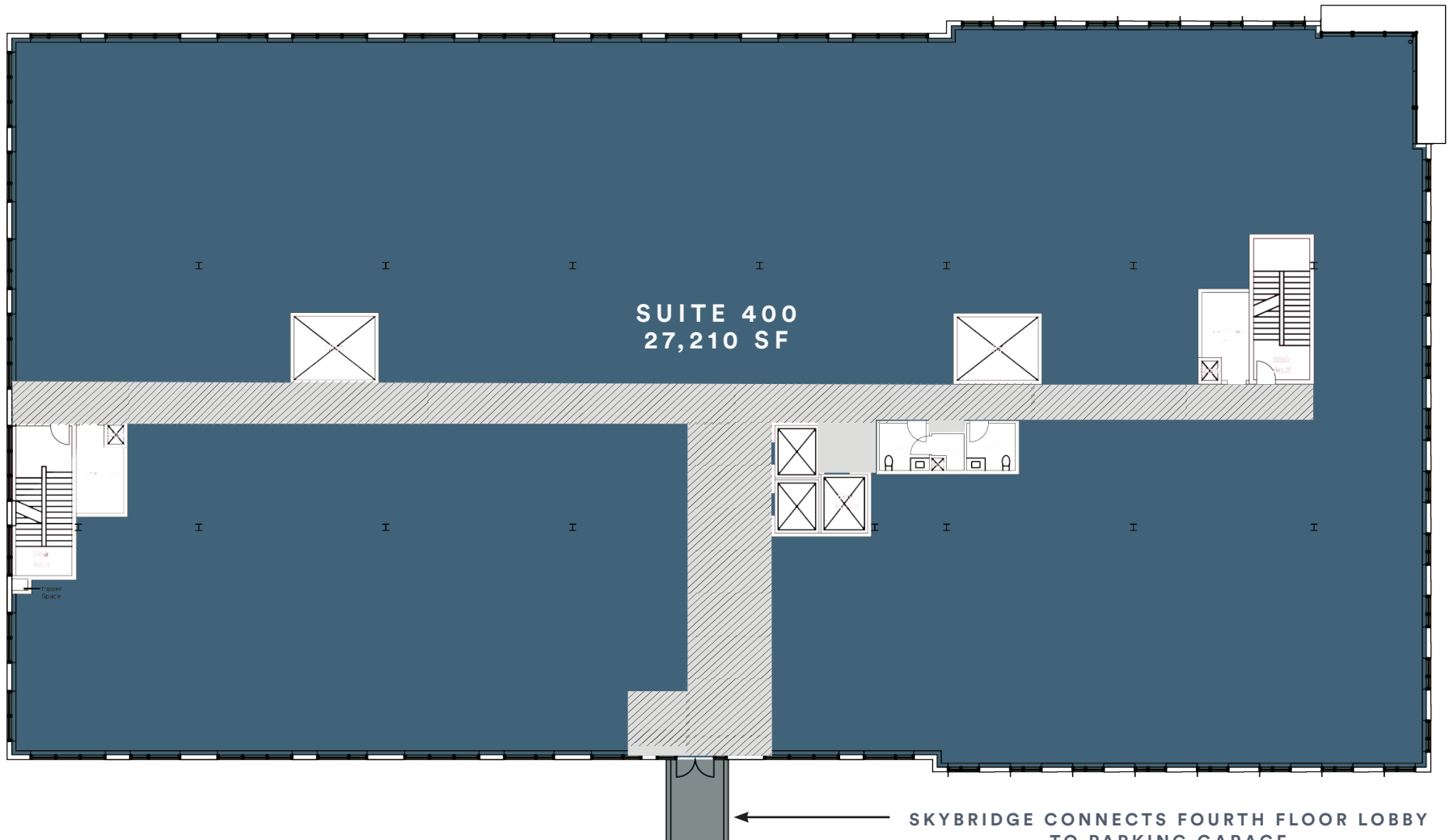
 **DEPICTS POSSIBLE DEMISING OPTIONS**
LOBBY AND CORRIDOR SHOWN ARE HYPOTHETICAL



FOURTH FLOOR

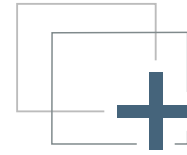
SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATIONS

PHILOMENA STREET



 **DEPICTS POSSIBLE DEMISING OPTIONS**
LOBBY AND CORRIDOR SHOWN ARE HYPOTHETICAL

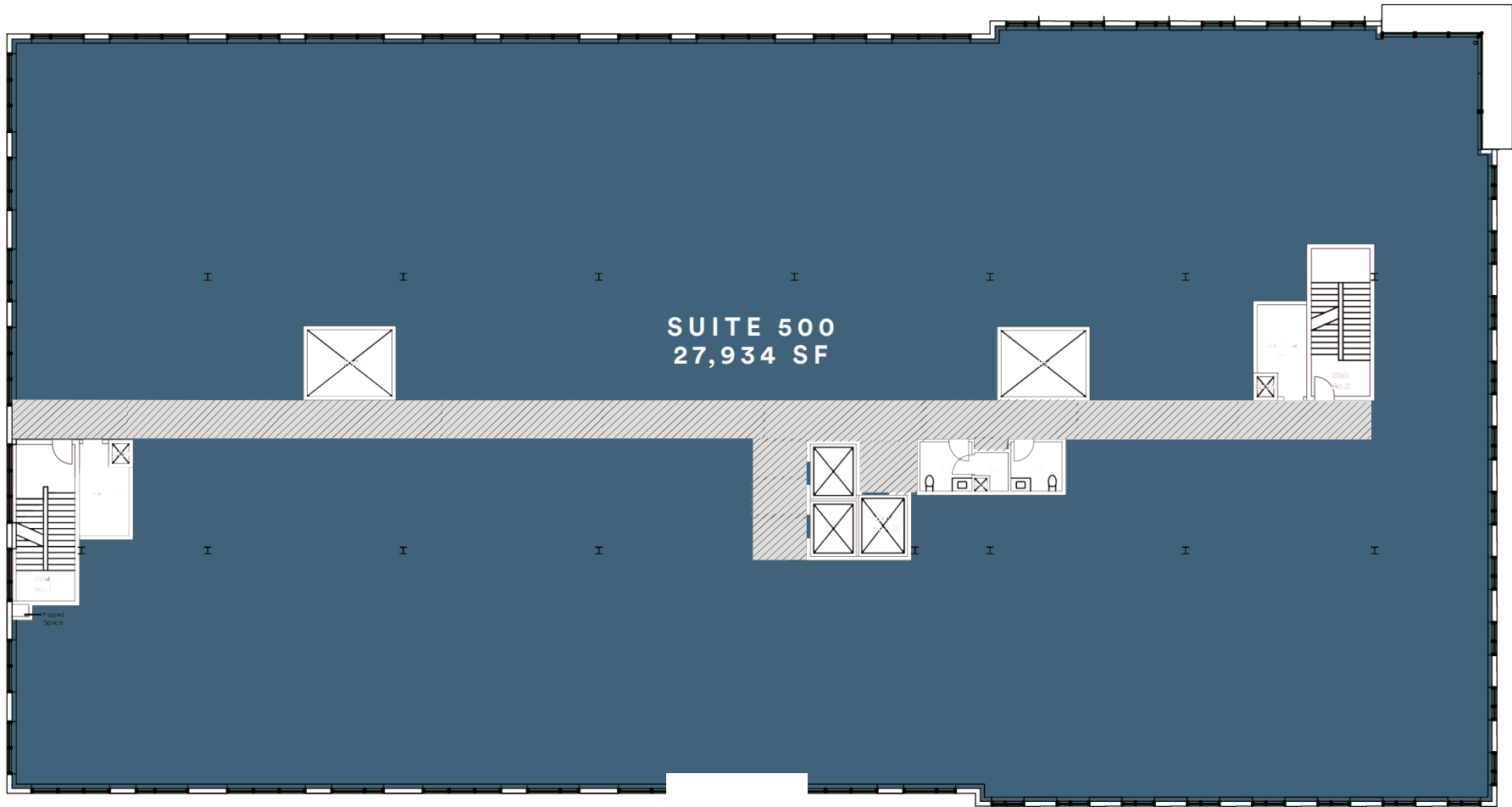
**SKYBRIDGE CONNECTS FOURTH FLOOR LOBBY
TO PARKING GARAGE**



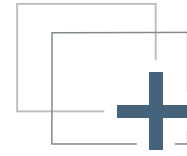
FIFTH FLOOR

SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATIONS

PHILOMENA STREET



 **DEPICTS POSSIBLE DEMISING OPTIONS**
LOBBY AND CORRIDOR SHOWN ARE HYPOTHETICAL

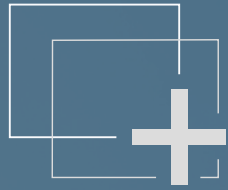


FIFTH FLOOR SURGERY CENTER CAPABLE

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



FIFTH FLOOR SURGERY CENTER CONFIGURATION EXAMPLE



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NOW LEASING
MEDICAL OFFICE SPACE

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GEMDALE USA
CORPORATION



TRANSWESTERN

REAL ESTATE
SERVICES