



**The Domain**  
11410 Century Oaks Terrace  
Austin, TX 78758



The Domain, located off Mopac, is about as far from a traditional mall as Austin could get. Over 100 luxury and Austin-based retailers are spread out over an urban green space including benches, fountains, and - of course - a small stage for local musicians. The Domain features some the city's best restaurants and bars in addition to a movie theater, bowling alley, Whole Foods grocery store, residential housing and hotels.

Thanks to incomparable cuisine, diverse local artists, and eclectic shopping, Austin is known as one of the most unique destinations in the country. The Domain is bringing the best of Austin to one single, urban location. The area offers impeccable restaurants and upscale shops anchored by Neiman Marcus, Macy's and Dillard's. And in keeping with the Austin spirit, you'll find it all in a pedestrian-friendly, open-air lifestyle center.

Situated in a beautiful park-like setting, The Domain features 100 upscale and mainstream retail stores and restaurants, almost half of which are exclusive within the market. A sampling of retailers includes high-end boutiques such as Louis Vuitton, Gucci, David Yurman, Golden Goose, Tiffany & Co. and Austin's only Neiman Marcus, as well as more traditional retailers like Zara, H&M, Aritzia, American Eagle Outfitters and more. Restaurants include favorites like True Food Kitchen, Gloria's Latin Cuisine, Plank Seafood Provisions, North Italia and many more.

The multi-phased Domain development offers more than 800 residential units and ample Class A office space, in addition to four on site hotels.

### **THE DOMAIN IS THE MOST DESIRED PLACE IN AUSTIN TO SHOP, DINE, LIVE AND WORK!**

FYI: When we reference the Domain, we mean the entire area, but it's important to note that there are two parts of the domain owned by two separate entities: The Domain, a Simon center, spans the space from Dillard's to Neiman Marcus. DomainNORTHSIDE, an Endeavor property, is located on the opposite side of Domain Drive. Simon and its center, The Domain, are not associated in anyway with the DomainNORTHSIDE. The properties are separately owned and operated.

# THE DOMAIN

## Austin



### *Living in the Domain*

In the Domain you'll be in one of the most walkable areas of town! Most Domain apartments are within walking distance to essentials like grocery stores, coffee shops, and restaurants; and also to nightlife and shopping! One truly does not need to leave the neighborhood to do almost anything. Because of this area's desirability, the Domain is one of the most expensive neighborhoods to rent an apartment, with the exception of Downtown Austin.

Amenities available at most of the Domain apartments include:

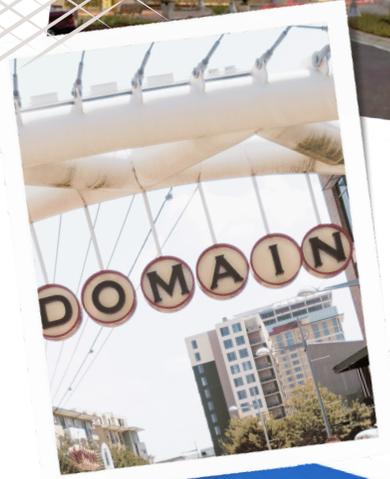
- Dry cleaning/laundry services/Door trash pickup and recycling
- Electric vehicle charging stations and secured bicycle storage
- Smart technology spaces, concierge services and cybercafés
- Door trash pickup and recycling services
- Gyms and workout facilities



### *Fun Things To Do*

Experience the best that Austin has to offer with fashionable shops, wow-worthy restaurants, Rock Rose entertainment district and lots of family activities, a few of which we mention below.

- Go to TopGolf on Fri./Sat. where they have great golf and live music.
- Punch Bowl Social is home to a bowling alley, darts, ping pong, billiards lounge, shuffleboard, pinball, karaoke, skeeball, and arcade.
- Grab an over-the-top milkshake at The Yard Milkshake Bar.
- Attend an Austin FC game - high-energy and authentically Austin.
- Enjoy the playground at Hat Creek.
- Play immersive indoor mini-golf at the Dirdie Birdie.
- Domain Central Park. There's plenty of green space, a dog park, sand volleyball courts, and a walking/jogging trail.
- Visit the play area and ice cream truck in front of Whole Foods.
- Play fun games at Culinary Dropout on their covered patio.
- Enjoy one of the Domain's interactive playscapes.
- Catch a movie at IPic.
- Jump in the sprinkle pool at the Museum of Ice Cream.



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### Shopping

This family-friendly outdoor mall has 100 plus high-end chain stores, boutiques, restaurants and bars equaling 700,000 square feet of luxury fashion and restaurant space.

When you enter you will step into a tiny community with beautiful and tranquil landscaping along the streets of The Domain. A sampling of retailers includes high-end boutiques such as Louis Vuitton, Gucci, David Yurman, Golden Goose, Tiffany & Co. and Austin's only Neiman Marcus, as well as more traditional retailers like Zara, H&M, Aritzia, American Eagle Outfitters and more. The Domain also caters to some smaller boutiques, like Away, Diptique, Herman Miller, and even a Peloton store.

Domain NORTHSIDE brings the world's most iconic brands to Austin and mixes them with the city's best homegrown retailers. Alongside stores like Apple, Vuori, Mejuri, The RealReal, CHANEL Beauty, Reformation, Mizzen + Main and Tecovas, you'll discover beloved Austin brands that include YETI, Barkin' Creek Dog Kitchen + Bath and Nina Berenato.

Be sure to take some time to pamper yourself at spas like the luxe Viva Day Spa + Med Spa and Jose Luis Salon & Boutique.



### Coffee and Sweets

- Houndstooth Coffee and Craftwork Coffee Co. are cozy spots to work from while you sip on robust coffee drinks.
- Copper Restaurant & Dessert Lounge is truly a unique experience. This chic bistro not only features cakes, ice cream, all things sweet, they also have a full drink list with themed nights like trivia.
- Sprinkles Austin is another fun experience. Sprinkles is a cupcake ATM in the middle of the Domain serving up delicious, soft cupcakes.
- You've probably seen those outrageous and fantastic milkshakes on Instagram and The Yard Milkshake Bar of Austin has 'em!
- Another great coffee shop is Summer Moon Coffee, a local roaster offering wood-fired and fair-trade coffee, along with vegan pastries.
- Bakery Lorraine serves fresh pastries, sweets, and sandwiches—and has an adorable kids menu!



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### Restaurants and Bars

The Domain is an awesome place to spend your day and is home to some of the best restaurants in Austin. Whether you want to dine out at a fancier spot or just have some grab-and-go lunch, The Domain has plenty of options to choose from.

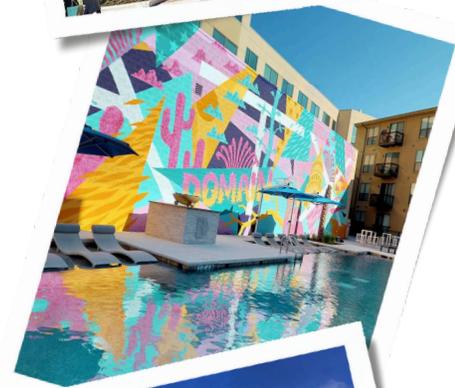
Visit Second Bar + Kitchen in the Archer Hotel for an unmatched farm-to-table experience brought to you by local chef David Bull. Pasta lovers are in luck with a few favorite Italian restaurants in the neighborhood like North Italia, Taverna, and Mia Italian Tapas & Bar.

If you're looking for a healthier option or a light lunch, try Flower Child or MAD Greens. Both restaurants make eating healthy easy with their delicious salads.

The Domain is also home to many fantastic Asian restaurants. If you're craving noodles, head to Xian Noodles or JINYA Ramen Bar. For all things heat and spice, we love Sway and Thai Kun.

For quick lunch options, Velvet Taco has a location in the area, and Blenders & Bowls is always a reliable choice.

Family-friendly Hat Creek Burger, Culinary Dropout, and Valencia's Tex-Mex Garage are also all great choices.



### Nightlife

Nestled safely away from Austin's craziest nightlife, Punchbowl Social and Somersault Innovative Cocktails are the perfect location for a night out without the crowds. Additionally, you can hear some great live music without venturing all the way downtown by visiting Rock Rose District. There's a range from Irish pubs, Speed bars, Cocktails bars, and Themed Bars – there's something for everyone. Take your pick from the many nightlife spots, including the wildly colorful Wonder Bar!



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### Nightlife Cont.

Domain NORTHSIDE is home to the Rock Rose entertainment district. Housing some of the best and most celebrated local hot spots, Rock Rose boasts The Dogwood, Wonder Bar, Lavaca Street Bar and Kung-Fu Saloon amidst dining delights like Jinya Ramen, Velvet Taco and Jeni's Splendid Ice Creams. Featuring an art-infused streetscape, Rock Rose offers the charm and energy of a bustling downtown, nestled in the heart of North Austin.

Beer lovers rejoice because you will not be without a cold pint of beer at the Domain. The Brass Tap, Jack & Ginger's, and Yard House are all high-end sports bar style restaurants with plenty of draft beer and great appetizers.

If you're having a night out with friends and wanting to have a drink and dance, we recommend 77° Rooftop Patio Bar. This three-story rooftop bar not only has creative cocktails but tapas and a hookah lounge.

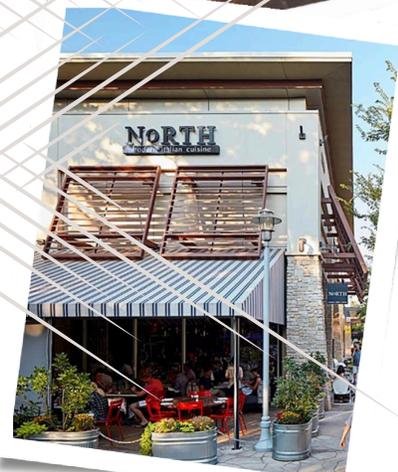
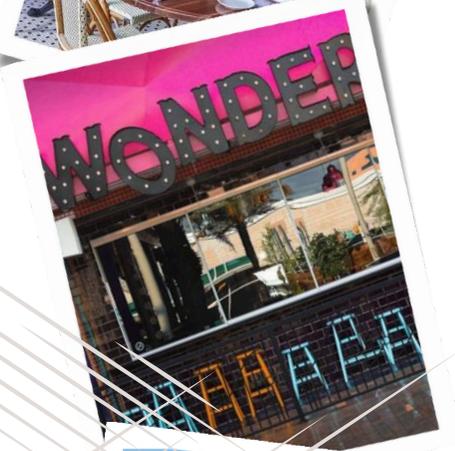
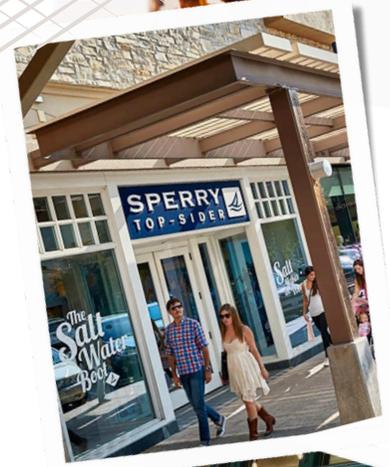
To play yard or arcade games while you have a drink, check out Culinary Dropout and Kung Fu Saloon. Both spots have fantastic drinks, plenty of fun games, and great food.



### Local Gyms

You won't be starved for your favorite fitness classes here, with gyms like SoulCycle, Orangetheory, PureBarre, and CorePower Yoga right in the area. If you're just looking for a treadmill or somewhere to lift weights, Gym One also offers a massive fitness center just a few minutes away.

Additionally, many apartments in the area also have a fitness center and/or a resort-style pool as an amenity. If you're looking at apartments in the area, be sure to check out their website and floorplans to confirm whether you even need a gym membership in the first place!



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### Office Space

The Domain is a high-density office, retail, and residential center located in the high-tech corridor of northwest Austin. The Domain has quickly become Austin's second downtown.

Situated in a beautiful park-like setting the area has a fantastic live-work-play environment. There are many restaurants, bars, and things to do in the area that have a huge draw to the younger employer bases. Businesses can pay less to be in the Domain compared to downtown, have more access to talent, and get similar amenities in the area (all with less traffic than Downtown Austin).

Q2 Stadium, home to the Austin FC team is also a huge draw for companies and residents alike. The games have become a must-see Austin event for both residents and visitors.

Companies like Vrbo, Amazon, Indeed, and Facebook all have office space in the Domain and we see no signs of growth in this area slowing.



### Hotels

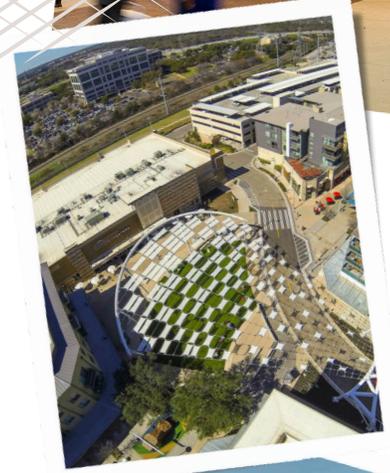
Nestled in the heart of Domain NORTHSIDE, **Archer Hotel** is north Austin's Texas-chic, boutique hotel. With five-star bedding, a coveted patio culture and AKB Austin (Archer's buzzy hotel bar) — plus sincere Southern hospitality — Archer's award-winning experience is a favorite of locals and guests alike.

Embrace a refreshing stay at the newly renovated **Aloft Austin**. Fall back into the serene comfort and relaxation of one of our pillowtop mattresses, covered in crisp linens, snug bedding and fluffy pillows. Socialize over drinks at W XYZ Bar or while playing pool in our Re:mix lounge before heading out to explore Domain NORTHSIDE.



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### Hotels Cont.

Lone Star Court offers charm and comfort in a relaxed Luxury Hotel. Nestled on 4 acres of beautifully landscaped courtyards, Lone Star Court offers outdoor fun, lawn games, complimentary bicycles, fire pits, an outdoor swimming hole, and more! Support the Texas music scene and enjoy LIVE MUSIC every weekend.

Recharge in North Austin at **The Westin Austin at The Domain**. Located in a trendy and fun Texas neighborhood, this hotel is the epitome of Austin culture.

Find your balance at **Element Austin at The Domain**. This hotel is committed to your wellbeing by offering allergy-free guest rooms and suites made for longer stays that feature plush Heavenly® bedding, eco-friendly amenities, and entertainment that keeps you connected.



### Overview

The self-contained city aspect of the Domain is very appealing, and you can get almost everything you need in a few blocks – grocery stores, fitness classes, boutiques, bars, restaurants, and maybe even a job. You can go to work, eat out, go to a happy hour, and then walk home all the area of a few blocks!

The Domain is a beautiful area with plenty of things to keep you busy and happy. Ultimately, it's a great neighborhood and has established itself as one of the hottest spots in Austin to live, work, and play.

### Sources

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