



FOR IMMEDIATE RELEASE

## **Brandywine Realty Trust Purchases Encino Trace Office Park from Koontz McCombs**

*54-acre Office Park in Southwest Austin Attracts ARM Holdings PLC as Lead Tenant*

**SAN ANTONIO, TX (May 27, 2014)** - San Antonio based real estate developer Koontz McCombs has completed the sale of its Encino Trace office park project in southwest Austin, located at 5707 Southwest Parkway, to Brandywine Realty Trust (NYSE: BDN). The 54-acre suburban office campus is being developed for 320,000 square feet of Class A office space with a parking garage. In addition, the park features an on-site fitness center, basketball court and multi-purpose sports field, along with expansive outdoor amenities including a 1.5 mile hiking and running trail.

"Encino Trace meets our definition of what premier office space should be for the kind of clients we enjoy serving," said Gerard H. Sweeney, president and chief executive officer of Brandywine Realty Trust. "It's a good example of how thoughtful design can enhance the interior work experience and respect the surrounding environment. That's a standard we seek in all our projects and it fits perfectly with Austin's active lifestyle culture."

The project has been designed for minimal environmental impact utilizing less than eight acres of the 54-acre park site. The buildings are designed to achieve a three-star rating from Austin Energy's Green Building Program. Construction on the new project has begun with Koontz McCombs Construction serving as general contractor.

### **ARM Holdings PLC Signs On**

ARM Holdings PLC, a leading provider of semiconductor intellectual property at the heart of the world's most advanced digital products, has chosen Encino Trace as the new location for its Austin engineering design center. Koontz McCombs and Brandywine collaborated to structure the long-term lease agreement with ARM in parallel with their own transaction. ARM is currently a tenant in Brandywine's Park on Barton Creek campus; the company expects to move to Encino Trace in spring 2015.

"This has been a uniquely challenging and rewarding experience for us," said Bart Koontz, President and CEO of Koontz McCombs. "It was a complicated transaction involving all of our service areas, leasing, development, and construction, simultaneously. Best of all, it gave us the opportunity to work with two outstanding companies in Brandywine and ARM. It's always a pleasure to work with top-flight, professionally managed companies."

Jones Lang LaSalle represented ARM in the lease transaction, while Koontz McCombs was represented by Oxford Commercial.

#### **About Koontz McCombs**

Headquartered in San Antonio, Texas, Koontz McCombs is a multi-faceted commercial real estate development, construction, leasing and property management firm. Formed by Bart Koontz and Red McCombs in 1997, the Company develops, constructs, leases and manages a variety of commercial projects throughout Texas, including office, medical office, industrial, institutional, automotive and religious facilities. The Company's residential projects include Class A multi-family apartments, luxury high-rise condominiums, and resort properties. For additional information, please visit our Web site at [www.koontzmccombs.com](http://www.koontzmccombs.com).

#### **About Brandywine Realty Trust**

Brandywine Realty Trust is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Organized as a real estate investment trust and operating in select markets, Brandywine owns, leases and manages an urban, town center and suburban office portfolio comprising 283 properties and 33.1 million square feet as of March 31, 2014. For more information, please visit [www.brandywinerealty.com](http://www.brandywinerealty.com).

#### **NOTE: Downloadable PDF of Renderings:**

[Encino Trace Exterior Rendering](#)

[Encino Trace Interior Lobby Rendering](#)

###

#### **Media Contact**

Mary Uhlig  
Dublin & Associates, Inc.  
210-227-0221 or Cell 210-601-0138  
[muhlig@dublinandassociates.com](mailto:muhlig@dublinandassociates.com)

---