



THE LUMIN

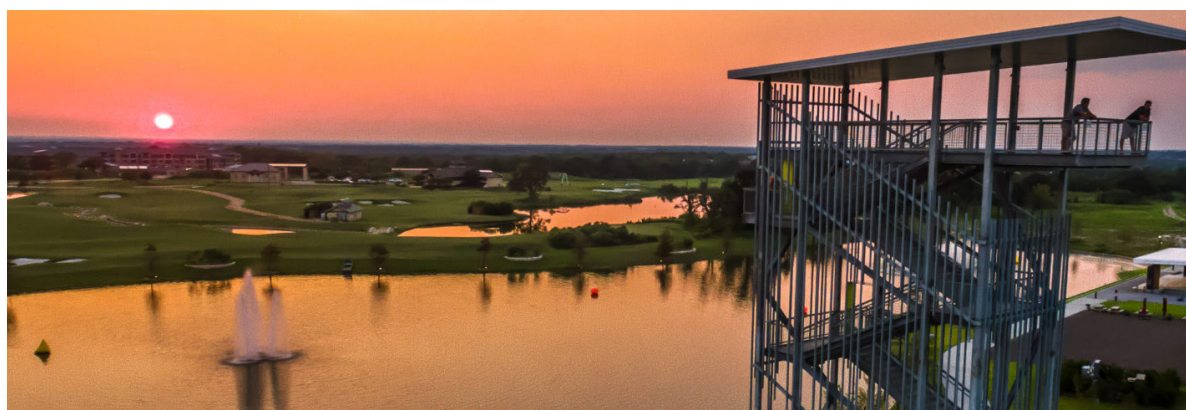
AT LAKE WALK

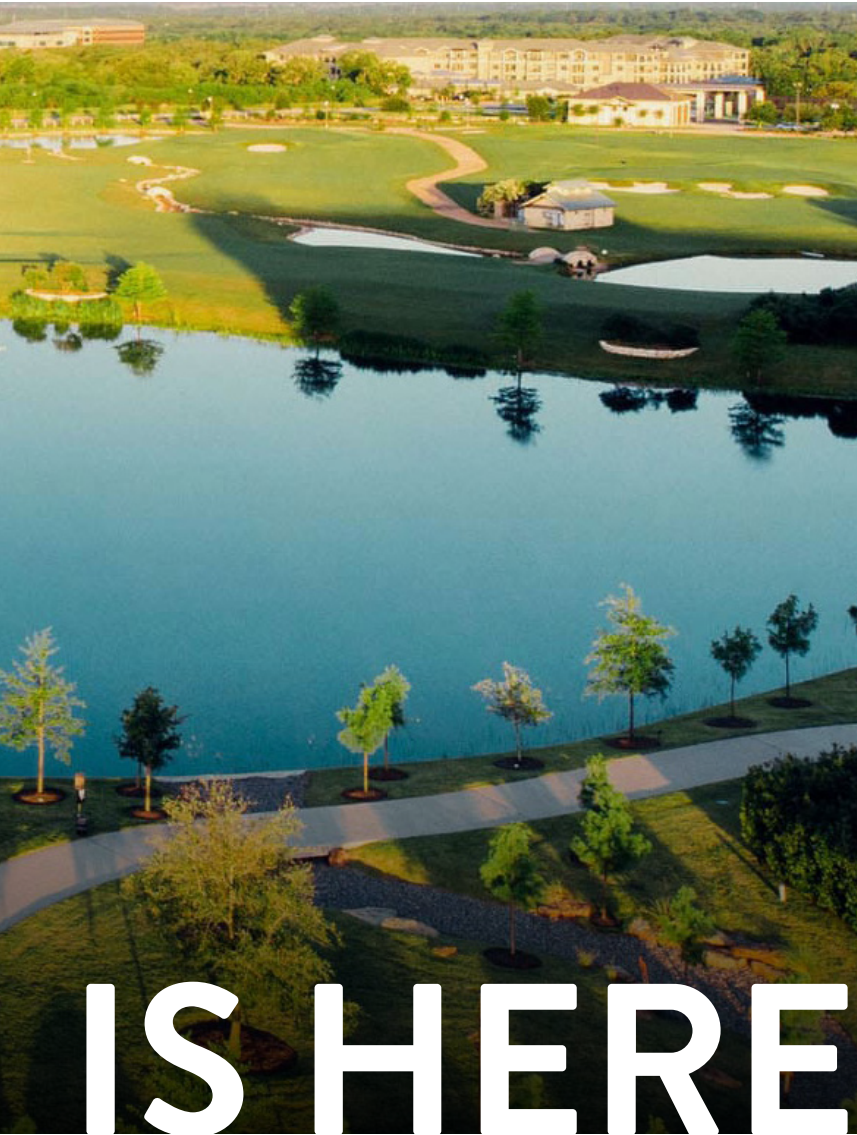


LIFE IS HERE



— YOUR FUTURE





IS HERE

Lake Walk is the premier innovation, business and lifestyle hub of Texas. From daybreak to breathtaking sunsets, **life is here**, where advanced research labs, walkable streets, and unmatched quality of life are expanding every day. Bryan-College Station's emerging hub of technology and



innovation, Lake Walk is building the future by creating a dynamic destination with the network you need and the talented, educated professionals you've been looking for, all here in one place.

Designed to engage and inspire, Lake Walk is focused on cultivating community through meaningful experiences and memorable connections, within a vibrant, ever-growing and ever-evolving live, work, play environment.



Networking Events



Concerts with Food Trucks



Triathlons and 5Ks

COMMUNITY IS HERE

The 350-acre campus is packed with 3.5 miles of walking trails, four ponds, multiple parks, and an observation tower showcasing the best sunsets in the Brazos Valley.

In addition to facilitating global tech enterprises and local startups, Lake Walk offers an intentionally curated, comfortably upscale collection of regional dining, hospitality, retail, and experiences.



Artisan Markets



Wellness Programs and Popups

Inspired by the stars and the singular spirit of Texas, The Stella Hotel offers stylish comfort and sophistication, providing a full-service hospitality experience with 176 guest rooms and 6 meeting spaces. A Conde Naste' Traveler Readers Choice Award recipient and a AAA Four Diamond Property, The Stella Hotel is a member of the Marriott Autograph Collection, a global collection of distinctive independent hotels carefully crafted to leave a lasting impression.

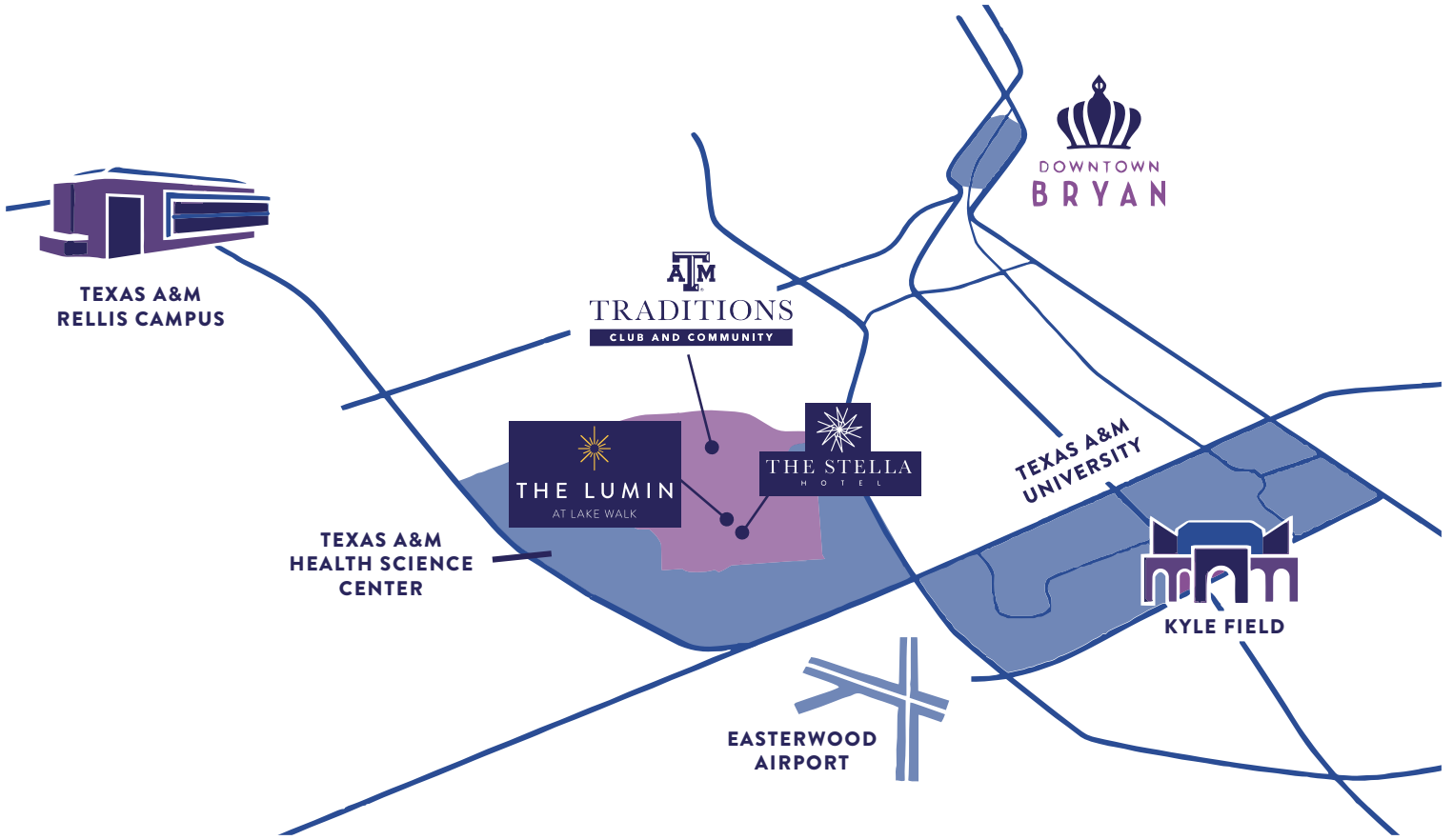


The Stella Hotel

As the center of the Texas Triangle, Lake Walk's strategic location allows unmatched access to resources, ideas, and local attractions, as well as feasible distance to other major Texas cities. With a precedent of leadership, Lake Walk is poised to serve as a catalyst for prospective companies and talent.

OPPORTUNITY IS HERE





LAKE WALK - IN THE HEART OF IT ALL!



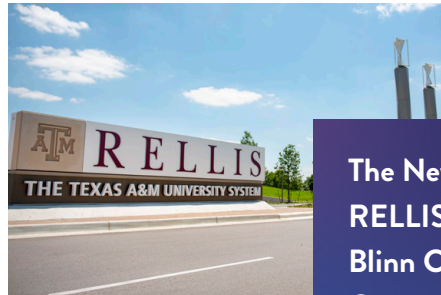
Texas A&M University Main Campus, Health Science Center & Research Park



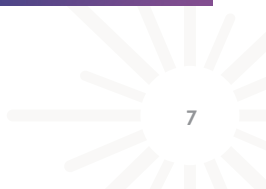
Downtown Bryan



Kyle Field



The New 2,000-Acre RELLIS Campus, Featuring Blinn College, Army Futures Command, & the Texas A&M Transportation Institute



Nestled along beautiful Lake Atlas, The Lumin at Lake Walk delivers a first-class office experience within a modern hub ready to serve the region's most innovative users. Featuring gorgeous open-concept floor plans, on-site dining, retail, state-of-the-art fitness amenities, engaging programming, and a vibrant outdoor environment, tenants are immersed in an amenity-rich community designed to inspire the next generation-defining idea.



INSPIRATION IS HERE

- Breathtaking views of Lake Atlas through floor-to-ceiling windows
- Hospitality-inspired rich wood, limestone, bronze and metallic finishes throughout
- Onsite restaurant, retail and event venue
- State of the art fitness center (inclusive of showers and lockers)
- State of the art conferencing facility
- Ample garage and surface parking

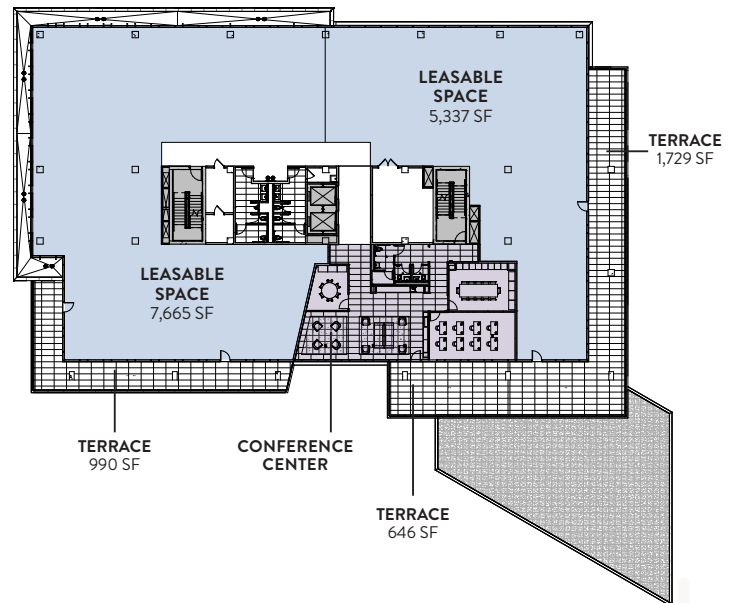




Level 1 Plan



Level 2 Plan



OFFICE BUILDING HIGHLIGHTS

- 103K SF Office Development
- Delivering June 2027
- Three (3) Private Terrace Opportunities

- Five (5) Stories
- Typical Floorplate: 19,500 SF





THE LUMIN

AT LAKE WALK



IN GOOD COMPANY

Offering an opportunity to join the list of impressive names who have already made a home at Lake Walk, The Lumin is ready to welcome a new era of groundbreaking companies into this innovative community.



IN GOOD TASTE

Whether you want to experience the art of sushi at Kanji, or enjoy authentic Texas cuisine at Campfire; sample the fine selection of single and small batch bourbons offered at Hershel's or sip the locally sourced specialty coffee and teas served at POV Coffee House, The Lumin is just footsteps away from an array of cuisines that uniquely appeal to everyone's taste buds.



lakewalktx.com



THE LUMIN

AT LAKE WALK

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LAKE WALK

LIFE IS HERE™



William Cole
COMPANIES

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