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Simon's Domain II to break ground in June bringing Westin, Dillard's

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Construction will start next month on **Simon Property Group's** next phase of The Domain in North Austin.

A 200,000-square-foot Dillard's, a Village Road Show theater and an 80,000-square-foot Dick's Sporting Goods store will anchor the project slated for completion in November 2009. A 340-room hotel, The Westin at The Domain, will also go up in a partnership between Indianapolis, Ind.-based Simon (NYSE: SPG) and White Lodging Co of Merrillville, Ind.

Additional retailers and restaurants, as well as office and residential components will also be part of Domain II. The new phase will encompass about 600,000 square feet of commercial space.

The first phase of the 57-acre Domain development, anchored by Neiman Marcus and Macy's, opened in March 2007. The initial project included dozens of retailers, 10 restaurants, 90,000 square feet of office space and 400 luxury apartments.

"While complementary to Domain I in quality," says Kathleen Shields, senior vice president of development at Simon, "Domain II will have its own unique and very hip image, catering to juniors and family shoppers as well as to the fashion-minded clientele of Domain I."

The new development will incorporate all of the elements of mixed-use as the first. Plans call for 75,000 square feet of Class A office and another 411 residential units.

"The demand for the residential units has been overwhelming," says Shields, who adds that the existing apartments are fully leased. "We can't wait to bring new units on line to meet the demand for this great alternative to more traditional apartment offerings."

On the dining front, Maggiano's will open an Italian restaurant and banquet facility at The Domain and B.J.'s Restaurant and Brewhouse is plotting its own space. Fleming's Prime Steakhouse & Wine Bar will also open across from Daily Grill in the existing portion of the project.

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