

AVAILABILITY REPORT

*Properties & Land
for Lease or Sale*

November 2021
Austin, TX



RESEARCH PARK PLAZA III & IV

FEATURES

Outdoor courtyard with kitchen, patio seating, and bocce ball court
• covered parking • on-site management • locker room and showers
• BOMA 360 Performance Building by BOMA International

AVAILABILITY

3,018 - 49,593 RSF

PARKING

4.88:1,000

RATE

Contact
Broker for
Rate

CONTACT

Brian Liverman
Kevin Granger





OFFICE SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT



TECH 3443


3443 Ed Bluestein Blvd.
Austin, TX 78721

[Property Flyer](#)

NE

Lease
327,278 RSF

 Call Broker
for Rate

- Central location with easy access to Highway 183 and entrances/exits on the frontage road
- Valet and reserved parking
- On-site building management
- State-of-the-art-fitness center with lockers and showers
- On-site healthcare services, yoga studio, bike path and bike storage
- Direct access to Walnut Creek Bike Trail


[Melissa Totten](#)

[Mark Greiner](#)

[Charlie Hill](#)


INNOVATION TOWER


1350 Red River St.
Austin, TX 78701

[Property Flyer](#)

CBD

Lease
±324,510 RSF

 Call Broker
for Rate

- Class A building
- Delivering Q2 2022
- Located in heart of Innovation District
- Outdoor gathering space
- 2.9:1,000 parking ratio


[Mike Brown](#)

[Kevin Granger](#)


5TH + TILLERY


3100 E 5th St.
Austin, TX 78702

[Property Flyer](#)

[Visit Website](#)

E

Lease
±182,716 RSF

 \$40.00 NNN
2021 Est. OpEx
\$17.50

- Class A building
- 3:1,000 parking ratio
- 3 stories with tons of natural light
- Decks with panoramic views
- 600 KW array of solar panels


[Matt Frizzell](#)

[Kevin Granger](#)


THE HATCHERY - 1310 LBJ WAY


1310 LBJ WAY
Austin, TX 78702

[Property Flyer](#)

[Watch Video](#)

[Visit Website](#)

E

Lease
150,000 RSF

 Call Broker
for Rate

- 4:1,000 SF parking
- High-end finishes
- Open space planning
- Numerous nearby amenities
- Delivering Fall 2021


[Mike Brown](#)

[Brian Liverman](#)



OFFICE SPACE *for Lease*

PROPERTY

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CONTACT

UPLANDS CORP CENTER I & II



SW


5301 Southwest Pkwy.
Austin, TX 78735


Property Flyer



Visit Website

Lease

UPLANDS I

5,178 SF

UPLANDS II

124,081 SF

Call Broker
for Rate

UPLANDS I

- 4:1,000 SF parking; expandable to 5.5/1,000 as needed

UPLANDS II

- Construction complete
- LEED/WELL certified
- View Dynamic smart glass
- 4.5:1,000 SF structured parking



Matt Frizzell



Kevin Granger

GATEWAY @ WALNUT CREEK



NE


8407 Wall St.
Austin, TX 78754


Property Flyer

Lease

124,952 RSF

Call Broker
for Rate

- Full building and half floor opportunities
- Major capital improvements underway
- Can deliver up to 7:1,000 parking
- Locally owned



Matt Frizzell



Tom Rhea

SAINT ELMO PLAZA



SC


4223 S Congress Ave.
Austin, TX 78745


Property Flyer

Lease

105,000 RSF

**Q2 2021
Delivery**

Call Broker
for Rate

- 35,000 SF Public Marketplace
- 150-Key Boutique Hotel
- Multifamily condos & apts
- Austin B-cycle station
- 5-Minute walk to MetroRapid
- CapMetro bus line
- Minutes from SoCo and excellent dining
- 9-Minutes to ABIA



Matt Frizzell



Brian Liverman

RESERVE AT BULL CREEK A, B & C



NW


7501 N Cap of TX Hwy
Austin, TX 78759


Property Flyer

Lease

BUILDING A

Suite 120 - 2,688 RSF

Suite 150 - 5,004 RSF

BUILDING B

Suite 100 - 21,185 RSF*
(Divisible)

Suite 200 - 22,528 RSF*

BUILDING C

Suite 100 - 21,431 RSF*
(Divisible)

Suite 200 - 22,264 RSF*

*Avail. 4.01.21

Call Broker
for Rate

- Three 2-story Energy Star designated buildings situated in campus-like setting
- 26-acres overlooking Bull Creek Preserve
- Minutes from Arboretum and various neighborhood shopping centers
- External signage available for select tenants
- On-site showers available
- Multiple campus-style amenities



Kevin Granger



Matt Frizzell



OFFICE SPACE *for Lease*

PROPERTY

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LAS CIMAS II & III



SW



805-807 Las Cimas Pkwy.
Austin, TX 78746



Property Flyer



Watch Video



Virtual Tour

Lease

LAS CIMAS II

Suite 135 - 4,653 RSF*
Suite 145 - 6,957 RSF*
Suite 225 - 2,433 RSF
Suite 350 - 11,540 RSF
Suite 400 - 40,843 RSF*
(*Avail. 12.01.21)

LAS CIMAS III

Suite 130 - 2,762 RSF
Suite 200 - 23,029 RSF
(Avail. 04.01.22)

LAS CIMAS III (cont.)

Suite 240 - 4,064 RSF
Suite 360 - 2,602 RSF
Suite 430 - 8,498 RSF
(Avail. 01.01.22)

Call Broker for Rate

- The project offers a Whole Foods Deli and features virtually column-free lease space, limestone veneer and gray and green insulated glass
- Up to 4:1,000 SF structured parking



Kevin Granger



Brian Liverman

RESEARCH PARK PLAZA III & IV



NW



12301 Research Blvd.
Austin, TX 78759



Property Flyer

Lease

Suite 270 - 11,342 RSF
(Avail. 08.01.22)
Suite 400 - 49,593 RSF
(Avail. 04.01.22)

Call Broker for Rate

- Outdoor courtyard with kitchen, patio seating, and bocci ball court
- Covered parking
- On-site management
- Locker room and showers
- BOMA 360 Performance Building by BOMA International



Brian Liverman



Kevin Granger

211 SEVENTH



CBD



211 7th St.
Austin, TX 78701



Property Flyer



Watch Video

Lease

Courtyard Level - 4,053 RSF
Suite 200 - 10,567 RSF
3rd Floor - 16,745 RSF
4th Floor
4,859 RSF - 16,745 RSF
(Divisible)
Suite 712 - 2,091 RSF
Suite 915 - 6,265 RSF

Call Broker for Rate

- New amenity level with gym, catering kitchen, showers, and building conference room
- Floor-to-ceiling glass
- Numerous restaurants within walking distance
- Renovated building lobby



Mark Greiner



Melissa Totten



Bob Wynn

WILD BASIN A & B



SW



206 Wild Basin Rd.
Austin, TX 78746



Property Flyer

Lease

BUILDING A

Suite 100 - 16,325 RSF
(Divisible)
Suite 200 - 17,759 RSF
Suite 201 - 4,820 RSF (Divisible)
Suite 300 - 17,532 RSF

Call Broker for Rate

- Newly remodeled lobby and outdoor lounge area
- Close proximity to Lost Creek, Westlake Hills and surrounding neighborhoods
- Easy access to MoPac and Hwy 360 and minutes away from various shopping centers
- Beautiful hill country views from top floors



Kevin Granger



Matt Frizzell



PROPERTY

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BRIDGEPOINT PLAZA I & II



FNW

**5918 W Courtyard Dr.**
Austin, TX 78730[Property Flyer](#)

Lease

BRIDGEPOINT PLAZA I

Suite 120 - 5,498 RSF
Spec Suite 240A - 8,339 RSF
Spec Suite 250A - 3,113 RSF
Suite 300A - 16,790 RSF*
Suite 330A - 3,548 RSF*
Suite 340A - 3,952 RSF*
*3rd Floor: 24, 290 RSF

BRIDGEPOINT PLAZA II

Suite 180B - 1,799 RSF

\$27.00-\$28.00 NNN

2021 Est. OpEx
\$17.49

- Situated in hills overlooking Lake Austin with stunning downtown and hill country views
- Direct access to lighted intersection on highly desirable Hwy 360 which connects western half of the city
- Full complement of building amenities including fitness center and cafe
- 3.3:1,000 SF (6-level parking garage)

[Matt Frizzell](#)[Tom Rhea](#)

TRAVESIA CORP PARK



NC

**3800 Quick Hill Rd.**
Austin, TX 78728[Property Flyer](#)

Lease

BUILDING I

46,200 RSF

BUILDING II

28,552 RSF

Call Broker
for Rate

- Move-in ready office space
- Unmatched access
- 6:1,000 parking ratio
- Located within a mile of over 1,000,000 square feet of newly built retail, lodging and restaurant amenities at La Frontera
- Located near the intersection of Interstate 35, State Highway 45, and Loop 1 allowing great access to Austin and the surrounding communities

[Matt Frizzell](#)[Brian Liverman](#)

1204 SAN ANTONIO



CBD

**1204 San Antonio St.**
Austin, TX 78701[Property Flyer](#)[Visit Website](#)

Lease

41,627 RSF

Call Broker
for Rate

- Distinguished lobby with pattern porcelain floor tiles and suspended polished wood floating ceiling feature 9'-9'6" ceilings
- Private outdoor balconies on each floor
- Engaging 2nd floor outdoor terrace
- Fitness center with showers
- Four-level underground parking garage
- Pursuing Austin Energy Green Building 3-star certification

[Mark Greiner](#)[Melissa Totten](#)

HILL COUNTRY GALLERIA



SW

**13413 Galleria Cir.**
Bee Cave, TX 78738[Property Flyer](#)

Lease

BUILDING B

Suite 150 - 6,060 RSF
Suite 200 - 12,726 RSF
Suite 300 - 18,525 RSF

BUILDING F

Suite 210 - 2,876 RSF
Suite 234 - 2,146 RSFLease Cont.
BUILDING QSuite 140 - 2,330 RSF
Suite 150 - 2,767 RSF
Suite 225 - 2,508 RSFCall Broker
for Rate

- Easy accessibility to Bee Cave Road, Hwy 71 and RR 620
- Close proximity to shopping, restaurants and major thoroughfares
- Two mile hike and bike trail around property
- Over 70 retailers within The Hill Country Galleria
- 200-room on-site hotel: Hotel Sonesta
- 4:1,000 parking ratio

[Kevin Granger](#)

OFFICE SPACE *for Lease*

PROPERTY

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900 CONGRESS

**900 Congress Ave.**
Austin, TX 78701**Property Flyer****Lease**

39,692 RSF

Call Broker
for Rate

- Spec suite delivering June 2021
- 10,500 SF flexible floorplates
- 4.5:1,000 SF parking ratio
- 2 Blocks south of the Capitol
- Prominent signage opportunity
- Full floor tenant availability

**Brian Liverman****Melissa Totten****Matt Frizzell**

CBD



MESA CREEK

**801 E Old Settlers Blvd.**
Round Rock, TX 78664**Property Flyer****Lease**Suite 101 - 1,475 RSF
Suite 210 - 21,960 RSF
(Divisible)Call Broker
for Rate

- Suites ready-for-build-out
- First floor divisible to 1,475 SF; second floor divisible to 5,000 SF
- 4.2:1,000 parking ratio
- First generation Class A space
- Floor to ceiling windows
- Excellent access to IH-35 & 130 Toll
- Flexible growth & expansion capabilities

**Mike Brown****Brian Liverman**

RR



EXCHANGE PARK

**7800 Shoal Creek Blvd.**
Austin, TX 78757**Property Flyer****Lease**Suite 110N - 5,464 RSF
Suite 125E - 6,972 RSF
Suite 225E - 4,974 RSF
Suite 231S - 2,980 RSF*
Suite 245S - 2,933 RSF*
(Contiguous: 5,913 RSF)
Suite 100W - 3,203
Suite 120W - 3,406 RSF\$22.00 NNN
2021 Est. OpEx
\$13.08

- Modern lobby renovations completed in 2019
- Great value office space available with excellent access to MoPac
- Building conference room with WiFi and projector for tenant use
- Campus-like setting with beautifully landscaped courtyard

**Matt Frizzell****Brian Liverman**

NW



THE HATCHERY BUILDING D

**31 Navasota St.**
Austin, TX 78702**Property Flyer****Watch Video****Visit Website****Lease**

27,631 RSF

Call Broker
for Rate

- Class A building minutes from downtown in the rapidly renovated East Side
- Construction completed July 2020
- Parking ratio: 2.5:1,000 provided
- Direct access on-site to hike & bike trail
- Electric vehicle charging stations; mobility hub

**Mike Brown****Brian Liverman**

E



OFFICE SPACE *for Lease*

PROPERTY

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712 CONGRESS



CBD

712 Congress Ave.
Austin, TX 78701

Property Flyer
Watch Video

Lease

26,313 RSF

Call Broker
for Rate

- Reception and conference room overlooking Congress Avenue
- 8 private offices and large open area
- 2 large conference rooms
- Kitchen with adjoining breakroom
- Exterior building signage

Mark Greiner
Melissa Totten
Matt Frizzell

LADERA BEND I - III



NW

7300 RR 2222
Austin, TX 78730

Property Flyer

Lease

BUILDING II

8,365 RSF

BUILDING III

Suite 250 - 14,104 SF

Call Broker
for Rate

- 3-building, 2-story project with campus-like setting
- Energy Star certified
- Beautiful scenic views
- On-site shower facilities
- High-end common areas, complete with outdoor seating
- Adjacent retail and restaurants at The Shops at Ladera Bend

Matt Frizzell
Brian Liverman

SHEPHERD MOUNTAIN PLAZA



FNW

6034 W Courtyard Dr.
Austin, TX 78730

Property Flyer

Lease

Suite 210 - 10,669 RSF*

Suite 212 - 4,995 RSF*

*Contiguous: 15,664 RSF

Suite 270 - 2,460 RSF

Suite 260 - 2,246 RSF

Call Broker
for Rate

- 3.3:1,000 parking ratio
- Incredible downtown and Lake Austin views
- Covered parking
- Convenient visitor parking
- Class A lobby and common areas
- Close proximity to a variety of nearby restaurants

Kevin Granger
Brian Liverman

826 HOUSTON



NC

826 Houston St.
Austin, TX 78701

Property Flyer

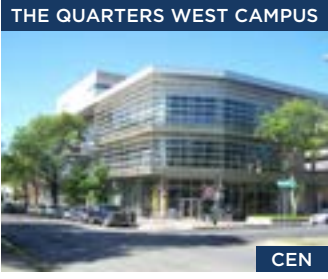
Lease

1st Floor: 3,448 RSF
Entire 3rd Floor - 8,513 RSFRate
\$32.002021 Est. NNN
\$11.00-\$13.00

- 3 stories, open floor plans
- Bike racks and limited covered surface parking
- Great Central Austin location with easy ingress & egress

Brett Arabie
Melissa Totten
Mark Greiner

OFFICE SPACE *for Lease*

PROPERTY	AVAILABILITY	RATE	FEATURES	CONTACT
1705 GUADALUPE  CBD	 1705 Guadalupe St. Austin, TX 78701  Property Flyer  Virtual Tour Ste. 100  Virtual Tour Ste. 500	Lease Suite 100 - 7,749 RSF Suite 500 - 8,378 RSF	Call Broker for Rate • External signage available • Common roof deck (1,700 SF) • Common area showers, lockers, and bike racks; motorcycle and scooter parking on-site • Walking distance to restaurants & retail	 Brian Liverman  Matt Frizzell
STONELAKE 6  NW	 11000 N MoPac Expy Austin, TX 78759  Property Flyer	Lease Suite 100 - 21,600 RSF	Call Broker for Rate • Excellent access to MoPac, Hwy 183 and Hwy 360 • Situated within minutes of The Domain and The Arboretum • Easy access to variety of retailers as well as upscale and fast casual and restaurants • 5:1,000 parking ratio	 Brian Liverman  Matt Frizzell
SILICON LABS  CBD	 200 W Cesar Chavez St. Austin, TX 78701  Property Flyer  2nd Floor Virtual Tour	Lease Second Floor: 8,499 RSF	Rate \$34.00 2021 Est. NNN \$24.15 • 4:1,000 parking ratio; \$99/mo • Building showers/bike storage • Located in heart of 2nd Street Retail District • Exterior monument signage available • Excellent walkable access to restaurants, shops and hotels • Directly adjacent to Butler Hike & Bike Trail	 Richard Whiteley  Mark Greiner  Bob Wynn
THE QUARTERS WEST CAMPUS  CEN	 2222 Rio Grande St. Austin, TX 78705  Property Flyer  Ste. 250 Virtual Tour	Lease Suite 250 - 7,550 RSF Suite 350 - 4,872 RSF	Call Broker for Rate • 3-story building located in heart of West Campus • 4:1,000 parking ratio • Built in 2008	 Brian Liverman  Kevin Granger

OFFICE SPACE *for Lease*

PROPERTY

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CONTACT

5202 E BEN WHITE BLVD



SE

**5202 E Ben White Blvd**
Austin, TX 78741**Property Flyer****Lease**
±20,300Call Broker
for Rate
(Negotiable)

- Recently renovated building (2017)
- Creative office "warehouse" feel
- 1st generation repurposed space
- Available immediately

**Charlie Hill**

GREYROCK



SC

**12101 Archeleta Blvd.**
Austin, TX 78739**Property Flyer****Lease**
±20,000 RSFCall Broker
for Rate

- Office for lease or land for sale
- Office lease option: ±20,000 SF office building
- Land sale option: 1.9725 ac
- Building can be delivered in 12 months
- 4:1,000 parking ratio

**Mike Brown****Kevin Granger**

TX45 & KENDRICK



SC

**TX-45 & Kendrick Ln.**
Austin, TX 78739**CALL FOR MORE
INFORMATION****Lease**
±20,000 RSFCall Broker
for Rate

- Office for lease or land for sale
- Office lease option: ±20,000 SF office building
- Land sale option: 4.173 ac
- Zoned LR

**Mike Brown****Kevin Granger**

814 SAN JACINTO



CBD

**814 San Jacinto Blvd.**
Austin, TX 78701**Property Flyer****Lease**

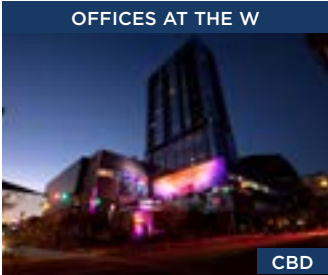
Suite 200 - 1,524 RSF
 Suite 201 - 1,542 RSF
 Suite 203 - 853 RSF
 Suite 206 - 2,296 RSF
 Suite 300 - 2,122 RSF
 Suite 301 - 1,664 RSF
 Suite 303 - 880 RSF
 Suite 307 - 2,270 RSF
 Suite 403 - 3,403 RSF
 Suite 404 - 697 RSF
 Suite 409 - 1,398 RSF

\$16.00 - \$18.00 NNN
(3% Bumps)**2021 Est. OpEx**
\$12.36

- 1-2 year lease terms
- Available immediately
- Attached garage: 3:1,000 parking ratio; \$175/mo unreserved
- Building conference room
- 3 blocks from state capitol
- Great access to walkable amenities
- Shower available

**Mark Greiner****Melissa Totten**

OFFICE SPACE *for Lease*

PROPERTY	AVAILABILITY	RATE	FEATURES	CONTACT
 OFFICES AT THE W CBD	 212 Lavaca St. Austin, TX 78701  Property Flyer	Lease 14,667 RSF	Call Broker for Rate • Located in the heart of 2nd Street Retail District in the iconic Block 21 mixed-use asset • Excellent walkable access to restaurants, shops and hotels • Unique loft-like office space features floor-to-ceiling windows with stunning panoramic views of Downtown Austin • Flexible open layout with mezzanine level • Separate office entrance	 Kevin Granger  Brian Liverman
 1213-1313 RR 620 S SW	 1213-1313 RR 620 S Lakeway, TX 78734  Property Flyer	Lease BUILDING 1213 Suite 105 - 1,983 RSF Suite 200 - 2,556 RSF Suite 201 - 739 RSF	Call Broker for Rate • Two-story, two-building office project • Signage opportunity available with great visibility off RR 620 South • Convenient pull-up parking • Close proximity to several retail centers with various entertainment and dining options • Located across the street from Oaks at Lakeway new development and less than 4 miles from The Hill Country Galleria	 Kevin Granger  Melissa Totten
 TOWERS OF LAKEWAY SW	 1921 & 1927 Lohmans Crossing Rd. Lakeway, TX 78734  Property Flyer	Lease TOWER 1 Suite 203 - 1,860 RSF Suite 204 - 1,860 RSF Suite 202 - 2,993 RSF TOWER 2 Suite 2206 - 4,167 RSF	Call Broker for Rate • Class A finish-out with covered parking available • Numerous amenities next door at the Oaks at Lakeway and 3 miles to the Hill Country Galleria • Exterior signage available and convenient ingress and egress • Direct exterior access to suites and no add-on factor • Panoramic views of the Hill Country and Lake Travis	 Kevin Granger  Tom Rhea
 1300 WEST OLTORF SC	 1300 W Oltorf St. Austin, TX 78704  Property Flyer	Lease Unit 1 - 11,992 RSF	\$18.00 NNN 2021 Est. OpEx \$3.53 + E&J • Located in the heart of 78704 • Across the street from ABGB • 40% office, 60% hot warehouse • Two story • Bike storage and showers • Multiple individual offices and conference rooms • One dock high loading dock	 Lexie Hall  Brian Walker



OFFICE SPACE *for Lease*

PROPERTY

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708 CONGRESS



CBD



706 & 708 Congress Ave.
Austin, TX 78701



Property Flyer

Lease

9,464 RSF - Full Building

\$38.00 NNN
2021 Est. OpEx
\$12.50

- Full historical building available in downtown Austin
- Available immediately
- 2 free parking spaces



Chris Peddie



Ford Alexander

1300 GUADALUPE



CBD



1300 Guadalupe St.
Austin, TX 78701



Property Flyer

Lease

Suite P-100 - 7,912 RSF
(\$26.00 Gross + E)
Spec Suite 225 - 1,583 RSF

Call Broker
for Rate

- 100% move-in ready creative office
- Newly renovated rooftop terrace overlooking downtown and Texas State Capitol
- Desirable location two blocks from Texas State Capitol and just south of The University of Texas at Austin campus
- Excellent access off of 15th Street and Enfield Road, 5 minutes from MoPac and IH-35



Brian Liverman



Matt Frizzell

AUSTIN OAKS



NW



3701 Executive Center Dr.
Austin, TX 78731



Property Flyer (100 - 1,999 SF)



Property Flyer (2,000+ SF)



Watch Video

Lease

256 RSF - 8,610 RSF
(Multiple Spaces Available)

Call Broker
for Rate

- Recent common area renovations, new landscaping and paint in all buildings
- Minutes from Anderson Lane Retail, The Domain, Arboretum, Downtown Austin, and neighboring shopping centers
- Consists of 12 buildings on 38 beautiful acres
- Less than a mile from 50 locally owned retail shops and restaurants



Matt Frizzell



Tom Rhea

HERITAGE PLAZA



NW



7800 N MoPac Expy
Austin, TX 78759



Property Flyer

Lease

Suite 112 - 3,139 RSF
Suite 350 - 2,589 RSF

Call Broker
for Rate

- Great access off Mopac and Spicewood Springs
- Highly visible locale
- Covered parking
- Building conference room
- Drive through motor bank
- Conveniently located near retail



Kevin Granger



Brian Liverman



OFFICE SPACE *for Lease*

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CONTACT

2120 S LAMAR


2120 S Lamar
Austin, TX 78704

[Property Flyer](#)

Lease

1st Floor - 2,024 RSF
2nd Floor - 3,001 RSF
3rd Floor - 3,001 RSF

\$35.50 - \$37.50 NNN

2021 Est. OpEx
\$11.50

- Move in ready delivery
- Exterior signage available
- Corner lot
- In the heart of the emerging South Lamar redevelopment
- 2:1 floor to area ratio


[Melissa Totten](#)

[Mark Greiner](#)

VISTA RIDGE I


912 S Cap of TX Hwy
Austin, TX 78746

[Property Flyer](#)

Lease

Suite 170 - 1,620 RSF
Suite 230 - 1,057 RSF
Suite 350 - 3,904 RSF
Suite 370 - 1,252 RSF

 Call Broker
for Rate

- Newly remodeled lobby and shaded outdoor lounge area
- Energy Star rated
- Excellent views of Downtown/Hill Country
- Great visibility on Hwy 360
- Close proximity to Lost Creek, Westlake Hills and surrounding neighborhoods
- Easy access to MoPac and Hwy 360


[Kevin Granger](#)

[Matt Frizzell](#)

HIGHFLEX


12708 Riata Vista Cir.
Austin, TX 78727

[Property Flyer](#)

[Visit Website](#)

[Watch Video](#)

Lease

Suite A-104 - 2,016 RSF

\$24.50 NNN

2021 Est. OpEx
\$13.69

- New lower rate: \$22.00
- Lowest NNN's in the area (estimated at \$13.50)
- Flexible terms: 1-5 years
- Abundant fiber connectivity
- 5:1,000 parking allows for smaller footprints
- Spaces are ready for occupancy


[Brett Arabie](#)

410 BAYLOR


410 Baylor St.
Austin, TX 78703

[Property Flyer](#)

Lease

1st Floor - 6,554 RSF
2nd Floor & Mezzanine - 4,791 RSF

 Call Broker
for Rate

- Amazing location in the heart of the Market District just west of Downtown
- Free parking; 2,521,000 parking ratio; 41 surface and 6 covered
- Close proximity to Lady Bird Hike and Bike Trail and Zilker Park
- Walk to work - 2,282 apartment units within 5 block radius
- Exterior signage available; excellent corporate visibility and branding


[Melissa Totten](#)

[Mark Greiner](#)



OFFICE SPACE *for Lease*

PROPERTY

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GALLERIA OAKS



SW

13215 Bee Cave Pkwy.
Bee Cave, TX 78738

Property Flyer

Lease

BUILDING A

Suite 230 - 3,984 RSF

BUILDING B

Suite 110 - 2,001 RSF

Call Broker
for Rate

- Two 3-story buildings located adjacent to Hill Country Galleria
- Incredible Hill Country views
- Easy accessibility to HWY 71, RR 620, Bee Cave Pkwy., and Bee Cave Rd.
- Convenient 100% structured parking garage at 4:1,000 SF
- Close proximity to various shopping, restaurants and entertainment, fitness centers and major thoroughfares

Kevin Granger

1201 E CESAR CHAVEZ



E

1201 E Cesar Chavez
Austin, TX 78702

Property Flyer

Lease

Suite 1: 1,972 - 4,172 RSF

Suite 3: 764 RSF

\$38.00 - \$40.00 NNN

2021 Est. OpEx
\$15.18

- Located at high traffic intersection
- Easy access to I-35 and downtown
- Creative commercial space
- Exposed 15' ceilings, immense natural light, renovated restrooms and shower
- Private tenant courtyard

Lexie Hall

510 W 15TH



CBD

510 W 15th St.
Austin, TX 78701

Property Flyer

Lease

3,323 RSF

Call Broker
for Rate

- Available January 2022
- 3-10 year lease term
- Exterior signage available
- Granite clad exterior
- Free surface parking | 6 covered | 5 uncovered

Mark Greiner

Melissa Totten

TEXAS DENTAL ASSN. BUILDING



SC

1946 S IH-35
Austin, TX 78704

Property Flyer

Lease

Suite 100A - 1,440 RSF

Call Broker
for Rate

- Located directly on IH-35, north of Oltorf Street, with great highway visibility
- Abundant parking; 3.5:1,000 parking ratio
- Move-in ready suites and card key access
- Minutes from Downtown Austin and South Congress
- Easy access to IH-35, Hwy 71, South Congress and S 1st Street
- Numerous nearby restaurants, hotels and shopping

Tom Rhea

Kevin Granger



OFFICE SPACE *for Lease*

PROPERTY

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CONTACT

808 WEST 34TH



CEN

 **808 W 34th St.**
Austin, TX 78705

 **Property Flyer**
Lease
1,498 RSF
Call Broker
for Rate

- Creative office building
- Excellent location in Central Austin
- Exterior patio/deck
- Great visibility
- Short-term 3 year lease available

 **Kevin Granger**

2301 E RIVERSIDE



E

 **2301 E Riverside Dr.**
Austin, TX 78741

 **Property Flyer**
Lease
Suite 100 - 1,315 RSF

 \$29.00 NNN
2021 Est. OpEx
\$10.37

- 3.6/1,000 Free, surface spaces
- Exterior signage available
- Available September 1, 2021
- Two showers in building
- Quick access to Roy and Ann Butler Hike Trail
- Direct glass storefront access

 **Mark Greiner**

1101-B EAST 6TH STREET



E

 **1101-B E 6th St.**
Austin, TX 78702

 **Property Flyer**
Lease
Office Space - 647 RSF
Common Space - 300 RSF

 \$32.00 NNN
2020 Est. OpEx
\$12.00

- Street level office condo for lease in the heart of East Austin
- Creative open layout with furniture available to accommodate up to 8 people
- Shared conference room (6-8 people) and kitchen
- Exclusive (2) car garage available to tenant
- Additional metered street parking along Medina / 6th Street; nearby parking garage available to rent parking spaces

 **Mike Tipps**

600 CONGRESS



CBD

 **600 Congress Ave.**
Austin, TX 78701

 **Property Flyer**
Lease
Suite 100 - 2,156 RSF*
**Avail. 6.01.21*
Suite 1475 - 3,500 RSF
Suite 1524 - 14,000 RSF
(Divisible)
Suite 1600 - 7,000 RSF
(Divisible)
Call Broker
for Rate

- 3,700 sf fitness facility
- On-site staff
- 24/7 security
- Class A, LEED Gold Certified property

 **Kevin Granger**
 **Matt Frizzell**



OFFICE SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

801 BARTON SPRINGS RD


801 Barton Springs Rd.
Austin, TX 78704

[Property Flyer](#)

Lease

Suite 600 - 22,349 RSF

(Divisible)

Suite 700 - 22,394 RSF

Suite 875 - 3,441 RSF

Suite 950 - 2,155 RSF

Call Broker
for Rate

- Close proximity to Zilker Park, Auditorium Shores, and Barton Springs Pool
- On-site staff
- 24/7 security
- High-end amenities


[Kevin Granger](#)

[Matt Frizzell](#)

CHASE TOWER


221 W 6th St.
Austin, TX 78701

[Property Flyer](#)

Lease

Suite 300 - 16,250 RSF

Suite 400 - 16,250 RSF

Suite 500 - 16,250 RSF

Suite 600 - 16,250 RSF

Call Broker
for Rate

- Class A building, renovated in 2016
- Private floors available
- Spaces come with executive office, open seating, conference room, breakout space, lounge and pantry
- On-site cafe and bank, including the Headliner's Club on the top floor


[Kevin Granger](#)

[Matt Frizzell](#)

QUARRY OAKS II


10900 Stonelake Blvd.
Austin, TX 78759

[Property Flyer](#)

Lease

Suite 150 - 19,000 RSF

(Divisible)

Suite 250 - 1,976 RSF

Suite 275 - 4,500 RSF

Call Broker
for Rate

- Close proximity to The Domain and The Arboretum
- On-site staff
- Adjacent to Quarry Lake
- 4:1,000 parking ratio


[Kevin Granger](#)

[Matt Frizzell](#)

SXSW CENTER


1400 Lavaca St.
Austin, TX 78701

[Property Flyer](#)

Lease

Suite 850 - 1,857 RSF

Call Broker
for Rate

- Class A building, built in 2019
- On-site staff
- Rooftop patio
- 2.2:1,000 parking ratio


[Kevin Granger](#)

[Matt Frizzell](#)



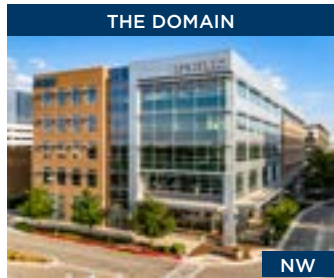
PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

**THE DOMAIN****11801 Domain Blvd.**
Austin, TX 78758**Property Flyer****Lease**Suite 200 - 30,717 RSF
Suite 300 - 2,116 RSF
Suite 350 - 2,300 RSF
Suite 365 - 2,431 RSF
Suite 395 - 1,562 RSFCall Broker
for Rate

- Class A, LEED Gold Certified building
- Balconies and ample outdoor space
- On-site staff
- 24/7 security
- Pet friendly
- 4:1,000 parking ratio
- Close proximity to high-end retail and restaurants

**Kevin Granger****Matt Frizzell****UNIVERSITY PARK****3300 N IH-35**
Austin, TX 78705**Property Flyer****Lease**Suite 200 - 24,948 RSF
Suite 700 - 14,000 RSF
Suite 800 - 12,000 RSFCall Broker
for Rate

- Located just off I-35 between UT and the East Side
- On-site staff
- 24/7 security
- 4:1,000 parking ratio
- Close proximity to numerous bars and restaurants

**Kevin Granger****Matt Frizzell****WESTVIEW****316 W 12th St.**
Austin, TX 78701**Property Flyer****Lease**Suite 400 - 15,795 RSF
Suite 575 - 1,500 RSF
Suite 600 - 7,000 RSFCall Broker
for Rate

- 360 degree views of Austin
- One block west of the Capitol
- On-site staff
- 24/7 security
- 1.6:1,000 parking ratio
- Walking distance to UT, Dell Medical School and the Downtown Entertainment District

**Kevin Granger****Matt Frizzell****LAMAR CENTRAL****3800 N Lamar Blvd.**
Austin, TX 78756**Property Flyer**

100% Leased

N/A

- On-site restaurants and retail
- Free garage parking with direct building access
- Shower/changing rooms
- Floor-to-ceiling glass
- Bike storage

**Mark Greiner****Melissa Totten**



OFFICE SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

1210 SAN ANTONIO ST



CBD



1210 San Antonio St.
Austin, TX 78701



Retail Prop. Flyer



Visit Website

100% Leased

N/A

- Exterior signage available
- Three blocks from Texas State Capitol and Travis County Courthouse
- Texas Association of Counties head-quarters building and part of 5-building Capitol West Complex



Mark Greiner



Melissa Totten

715 WEST 34TH



CEN



715 W 34th St.
Austin, TX 78705



Property Flyer

100% Leased

N/A

- Fully operational medical office building
- Excellent location in Central Austin
- Short-term 3 year lease available



Kevin Granger

1209 NUECES



CBD



1209 Nueces St.
Austin, TX 78701

100% Leased

N/A

- Free parking
- Attractive architecture; brick exterior
- Excellent curb appeal with exterior signage available
- Large conference room



Mark Greiner



Melissa Totten

STONECREEK PARK



NW



3300 Duval Rd.
Austin, TX 78759



Property Flyer

100% Leased

N/A

- Located half a mile to variety of amazing retail and restaurant choices at The Domain
- Beautiful views of neighboring greenbelt
- Above average parking ratio with limited covered/reserved parking
- Direct access to hike and bike trails



Kevin Granger



Matt Frizzell



OFFICE SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

THE GRID



CEN

 **1000 E 51st St.**
Austin, TX 78723 **Property Flyer**

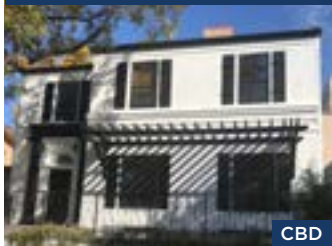
100% Leased

N/A

- A unique campus-style office setting
- Situated in Central Austin at the crosshairs of Hyde Park and Mueller

 **Tom Rhea**

506 W 12TH



CBD

 **506 W 12th St.**
Austin, TX 78701

100% Leased

N/A

- Great Central Austin/CBD business address
- 3 Blocks west of the State Capitol
- Excellent ingress/egress to MoPac and IH-35 via 15th Street
- 1 Mile from UT and Dell Medical School

 **Mark Greiner** **Melissa Totten**

1000 LAMAR



CBD

 **1000 N Lamar Blvd.**
Austin, TX 78703

100% Leased

N/A

- Class A office with iconic Lamar address
- Building signage available for full-floor user
- Covered parking
- Card key access, bike storage, fitness center, and on-site showers

 **Melissa Totten** **Lauren Fosen**



PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

THE HATCHERY



31 Navasota St. & 1401 Art Dilly Drive
Austin, TX 78702

[Property Flyer](#)[Watch Video](#)[Visit Website](#)**31 Navasota**

Suite 1A - 656 RSF
Suite 1B - 1,911 RSF
Suite 1C - 822 RSF

1320 Art Dilly Drive

2,276 RSF
3,557 RSF

1401 Art Dilly Drive

1,684 RSF
(Retail/Restaurant)
1,302 RSF
(Cafe/Restaurant)

Call Broker
for Rate

- Ready to occupy space
- Flexible demising options
- Direct access on-site to hike & bike trail
- Electric vehicle charging stations; mobility hub

[Mike Brown](#)[Brian Liverman](#)

1210 SAN ANTONIO ST



1210 San Antonio St.
Austin, TX 78701

[Retail Prop. Flyer](#)[Visit Website](#)**Lease**

Suite 100 - 1,258 RSF

Rate
\$29.00

2020 Est. OpEx
\$9.25

- Perfect space for restaurant, coffee shop or small grocery
- Connected outdoor patio area and direct exterior entrance
- Exterior signage available
- Three blocks from Texas State Capitol and Travis County Courthouse
- Texas Association of Counties headquarters building and part of 5-building Capitol West Complex

[Mark Greiner](#)[Melissa Totten](#)



OFFICE SPACE *for Sale*

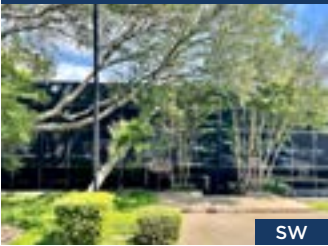
PROPERTY

AVAILABILITY

SALE PRICE

FEATURES

CONTACT

WESTLAKE OAKS B  SW	 1101 S Capital of TX Hwy. Austin, TX 78746  Property Flyer	Sale 12,444 SF \$3,550,000	• Investment or owner/user opportunity • 2,274 SF available for occupancy on 2nd floor (potentially more on 1st) • Recent kitchen & restroom renovations • New paint & carpet	 Corey Antonishen  Greg Johnston
WESTLAKE OFFICE CONDO  SW	 3355 Bee Caves Rd. Austin, TX 78746  Property Flyer  1st Fl. Virtual Tour  2nd Fl. Virtual Tour	Sale Unit 401 - 2,689 SF Unit 402 - 747 SF Unit 403 - 1,524 SF Unit 404 - 1,919 SF Call Broker for Price	• Fantastic owner/user opportunity • Excellent Westlake location • Large nearby amenity base • 30 surface parking spaces	 Keith Zimmerman  Greg Johnston
627 RADAM  SE	 627 Radam Ln. Austin, TX 78745  Property Flyer	Sale 2,903 SF Call Broker for Price	• Free standing building • Adjacent to St. David's South hospital • Office/medical office • 10 on-site parking spaces	 Joe Brockman  Brian Walker



SUBLEASE

Space Available

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

AMBERGLEN BLVD



FNW

8900 Amberglenn Blvd.
Austin, TX 78729

Property Flyer

Sublease

2nd Floor:
41,417 RSF
(Office & Warehouse)
37,379 RSF*
74,609 RSF*
*Contiguous: 111,988 RSF

3rd Floor:
45,351 RSF

\$26.00 - \$27.00
Full Service

- 5:1,000 parking ratio
- On-site newly renovated cafeteria
- Grab & Go Starbucks on the 3rd floor
- Convenient access to major highways

Brian Walker

Melissa Totten

DOMAIN 2



FNW

10910 Domain Dr.
Austin, TX 78758

Property Flyer

Sublease

Suite 100:
2,299 RSF
Suite 200:
37,833 RSF
Suite 300:
39,676 RSF

Call Broker
For Rate

- Up to 79,808 RSF available
- 4:1,000 parking ratio
- Class A space

Keith Zimmerman

Mike Tipps

CAMPUS AT ARBORETUM V



FNW

10431 Morado Circle
Austin, TX 78759

Property Flyer

Sublease

1st Floor:
34,086 RSF

Call Broker
For Rate

2021 Est. OpEx
\$16.90

- Term expires June 30, 2023
- Available immediately
- On-site fitness center and outdoor amenities
- 137 parking spaces (structured)

Corey Antonishen

Greg Johnston

300 WEST 6TH STREET



CBD

300 West 6th Street
Austin, TX 78701

Property Flyer

Sublease

Suite 1600:
29,905 RSF

Call Broker
For Rate

2021 Est. OpEx
\$29.81

- Available Now
- Sublease LED: July 31, 2022
- Plug 'n Play
- Furniture available
- Creative finishes
- Expansive views
- State of the art Wellness Center, Locker Rooms & Showers

Brian Walker

Spencer Hayes



PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

3100 ALVIN DEVANE



SE

**3100 Alvin Devane**
Austin, TX 78741[Property Flyer](#)**Sublease**
24,604 RSF\$17.00 NNN
2021 Est. OpEx
\$9.72

- Available through September 30, 2024
- Plug & Play - Creative Office
- Furniture available with 3 phone pods
- Parking: 120 total parking spaces (110 unreserved, 10 reserved)
- 2 Tesla charging stations
- Monument signage available
- Direct access to space
- Abundant natural light

[Brian Walker](#)[Andy Carlson](#)

4509 FREIDRICH LANE 3



SE

**4509 Freidrich Lane Building 3**
Austin, TX 78744[Property Flyer](#)**Sublease**
16,678 RSF

\$7.25 NNN

- Term: Through Oct 2024
- Availability: Immediate
- 16,678 SF Warehouse
- 4 Dock High Doors (1 with Leveler)
- 1 Ramp
- 2 Bays
- Clear Height: 24'
- Power Capacity: 250 A @480V 3 Phase

[Joe Brockman](#)

BURNET GATEWAY



FNW

**2111 Kramer Lane**
Austin, TX 78758[Property Flyer](#)**Sublease**
Suite 200:
14,404 RSFCall Broker
For Rate
2021 Est. OpEx
\$9.72

- Available now/Sublease term through December 21, 2023
- Open layout with some hardwall Plug n' Play
- Parking ratio of 5:1,000
- High end finishes
- Close proximity to the Domain
- Walking distance from Kramer MetroRail Station
- High visibility off Kramer

[Mike Tipps](#)[Keith Zimmerman](#)

BRIDGEPOINT SQUARE 1



FNW

**6300 Bridgepoint Pkwy.**
Austin, TX 78730[Property Flyer](#)**Sublease**
Suite 300 & 350:
14,108 RSF

\$20.00 Full Service

- Term expires December 31, 2022
- Views of hill country and Pennybacker Bridge
- Above standard finish (furniture available)
- Free structured parking
- A mix of private office and open bullpen space, 4 conference rooms, large reception area and break room

[Joe Brockman](#)[Brian Walker](#)



SUBLEASE

Space Available

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

WESTLAKE OAKS B



W



1101 S. Capital of TX Hwy.
Austin, TX 78746



Property Flyer

Sublease

Unit 1:
6,164 RSF*

Unit 2:
4,006 RSF*

*Contiguous: 10,170 RSF

\$21.00 FS

- Available Now/Sublease term through December 31, 2024
- Single building opportunity
- Plug n' Play
- Situated at a lighted intersection on 360
- Close proximity to Westlake Village Shopping Center



Brian Walker

7912 CAMERON ROAD



NE



7912 Cameron Rd.
Austin, TX 78754



Property Flyer



Virtual Tour

Sublease

Full Building:
8,024 RSF

Call Broker

2021 Est. OpEx
\$12.19
(plus utilities,
janitorial & HVAC
maintenance)

- Term expires April 30, 2035
- Newly constructed medical office building (dialysis buildout)
- As-Is Where-Is condition
- Never occupied
- 40 parking spaces



Ted Doucet

SPRINGDALE GENERAL



E



1023 Springdale Rd.
Austin, TX 78721



Property Flyer

Sublease

Suite 12F - 760 RSF
Suite 13E - 2,398 RSF

Call Broker for Rate

- Move-in ready
- Flexible term
- Furniture: Negotiable
- Open floorplan
- Breakroom
- Tall/Exposed ceilings
- Abundant natural light
- Second floor



Lexie Hall



Holliday Hinckley

UFCU PLAZA



FNW



8303 N MoPac Expy
Austin, TX 78759



Property Flyer

Sublease

Bldg. C, Suite 140 -
11,022 RSF

Call Broker for Rate

2021 Est. OpEx
\$14.26

- Term expires May 21, 2024
- Available immediately
- Open floorplan with abundant natural light
- High-end furniture available
- 40 parking spaces (structured)



Corey Antonishen



Greg Johnston



SUBLEASE

Space Available

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT



7500 RIALTO

7500 Rialto Blvd
Austin, TX 78735

Property Flyer

Virtual Tour

SW

Sublease

Suite 260 - 6,965 RSF

Call Broker
for Rate

- Abundant natural light
- Large breakroom
- Multiple storage closets with custom shelving
- Furniture is negotiable
- Multiple conference rooms with varying sizes
- Multiple individual offices
- Open office

Lexie Hall

Spencer Hayes



500 W 2ND

500 W 2nd
Austin, TX 78701

Property Flyer

CBD

Sublease

Suite 1860: 6,577 RSF

\$45.00 NNN
2021 Est. OpEx
\$29.27

- Rare elevator lobby exposure and two sides of building floor to ceiling glass
- Furniture available
- Two sides of building glass
- Rare opportunity to secure office space in one of downtowns newest towers
- Strong credit sublessor

Ford Alexander

Ryan Kasten

Holliday Hinckley



AMBER OAKS G

9601 Amberglen Blvd.
Austin, TX 78729

Property Flyer

N

Sublease

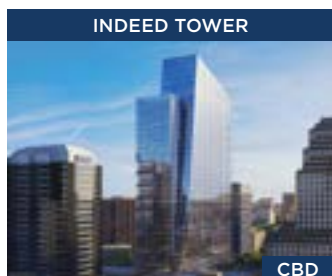
Suite 260 - 6,151 RSF

\$21.50 NNN
2021 Est. OpEx
\$13.63

- Term expires June 30, 2024
- Plug n' play opportunity
- Mostly open configuration with 3 offices, a conference room and a break room
- High parking ratio of 5:1,000
- Easy access to Hwy 45, 183 and Parmer Lane
- Park-like setting with numerous amenities near by; adjacent to Lifetime Fitness

Brian Butterfield

Lauren Fosen



INDEED TOWER

200 W 6th Street
Austin, TX 78701

Property Flyer

CBD

Sublease

Level 17: ~6,005 RSF

\$46.00 NNN

- Elevator lobby exposure
- Brand new space
- Move-in ready (FF&E furnished by sub-tenant)
- High-end finishes throughout
- Beautiful city views
- Open concept with private offices
- Strong credit sublessor

Ford Alexander

Ryan Kasten

Holliday Hinckley



PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

515 CONGRESS



CBD

515 Congress Ave.
Austin, TX 78701 **Property Flyer****Sublease**

Suite 1900 - 5,568 RSF

\$33.60 NNN
(through 3/31/2021)\$34.65 NNN
(after 3/31/2021)**2021 Est. OpEx**
\$27.51

- Term expires March 31, 2022
- Elevator lobby exposure
- Class A finishes
- 11 perimeter offices
- 2 large conference rooms and break area
- Furniture available
- 1.77:1,000 parking ratio

Chris Peddie **Holliday Hinckley**

HERITAGE POINT



FNW

13915 N MoPac Expy
Austin, TX 78728 **Property Flyer****Sublease**

Suite 406 - 5,172 RSF

\$14.00 NNN

2021 Est. OpEx
\$10.86

- Term expires December, 31 2021
- Furniture available
- Parking ratio 4:1,000
- 2nd floor outdoor terrace

Brian Walker **Mike Tipps**

BRIDGEPOINT SQUARE 5



NW

6011 W Courtyard Drive
Austin, TX 78730 **Property Flyer** **Virtual Tour****Sublease**

3,363 RSF

\$19.50 NNN

- Available 11/1/2020 thru 1/31/2023
- Direct covered access from parking garage
- Flexible layout
- Plug & Play - Furniture available
- Fitness center and showers
- Rotating food truck service
- Free 3.33/1,000 RSF parking ratio, structured

Brett Arabia **Chris Peddie**

WESTPARK IV



NW

8140 N MoPac Expy
Austin, TX 78759 **Property Flyer** **Virtual Tour****Sublease**

3,037 RSF

\$10.00
Gross

- Available now thru 9/30/2021
- Furniture available
- Suburban offices nestled in majestic oak trees
- Easy access to Mopac & US 183
- Convenient to restaurants, retail and hotels
- Longer term lease available from Landlord
- Parking Ratio: 3.33/1,000 RSF

Andy Carlson



SUBLEASE

Space Available



PROPERTY AVAILABILITY RATE FEATURES CONTACT



 **807 Las Cimas Pkwy**
Austin, TX 78754

 [Property Flyer](#)

 [Virtual Tour](#)

Sublease
1,738 RSF

\$32.00 NNN
2021 Est. OpEx
\$16.34

- Accessible location in desirable Southwest Austin submarket
- Brand new amenities include tenant lounge, fitness center, conference center and canopied decks
- 4/1000 structured parking and stop-light access off of Loop 360

 [Brian Walker](#)

 [Lauren Fosen](#)



INDUSTRIAL SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT

SOUTH HUB INDUSTRIAL PARK



SE

 **9045 FM 812**
Austin, TX 78719 **Property Flyer**

Lease

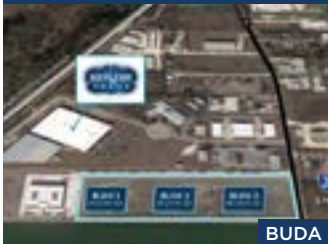
66,000 - 193,000 RSF

Call Broker
for Rate

- 6 buildings located on 49.27 acres
- 30' clear height
- Tilt Wall construction
- 665 on-site parking spaces
- Located just off Hwy 183 and within close proximity to the Tesla plant, Coco Chanel's campus, Circuit of the Americas, and ABIA

 **Melissa Totten** **Joe Brockman**

980 S LOOP 4



BUDA

 **980 S Loop 4**
Buda, TX 78610 **Property Flyer**

Lease

40,000 - 120,000 RSF

Call Broker
for Rate

- 40,000 to 120,000 SF proposed with build-to-suit options available
- Triple Freeport tax exemption

 **Chris Peddie** **Charlie Hill**

1124 NEW MEISTER LANE



RR

 **1124 New Meister Lane**
Round Rock, TX 78660 **Property Flyer**

Lease

12,258 RSF

Call Broker
for Rate

2021 Est. OpEx
\$3.25

- Great visibility on New Meister Lane
- 32' clear height
- 4 dock high doors, 1 ramp
- 1.3/1,000 parking ratio

 **Lexie Hall** **Richard Whiteley**

445 TEXAS AVENUE



RR

 **445 Texas Ave.**
Austin, TX 78664 **Property Flyer**

Lease

7,700 RSF

\$0.65/sf/month

- Warehouse storage space
- Available immediately
- Racking available
- 18' clear height

 **Joe Brockman**



INDUSTRIAL SPACE *for Lease*

PROPERTY

AVAILABILITY

RATE

FEATURES

CONTACT



4200 Burch Dr.
Del Valle, TX 78617

**CALL FOR MORE
INFORMATION**

Lease

Bldg C Units C1, C2, C9 & C10:
6,640 RSF

Call Broker
for Rate

- 54,520 SF total in 3 buildings
- Climate controlled
- Insulated acoustical ceiling grid system
- Recessed florescent lighting
- Break room



Brian Liverman



Matt Frizzell



4509 Freidrich Ln.
Austin, TX 78744



Property Flyer

Lease

100% Leased

N/A

- Located at intersection of St. Elmo Road and Freidrich Lane with excellent access to IH-35, Hwy 71, Hwy 183 and SH-130
- Built in 2000
- Consists of four Class A front park/rear load distribution buildings totaling 372,125 SF
- 3:1,000 parking ratio
- 24' clear height, ESFR sprinklers, bay depths: 140-185 ft and dock-high loading



Brian Liverman



Matt Frizzell



PROPERTY

AVAILABILITY

SALE PRICE

FEATURES

CONTACT

BOWMAN CROSSING **4650 E Hwy 71**
Del Valle, TX 78617 **Property Flyer****Land**

±77 ac

Site 1: 71 ac

(Under Contract)

Site 3: 5.5 ac

Call Broker
for Price

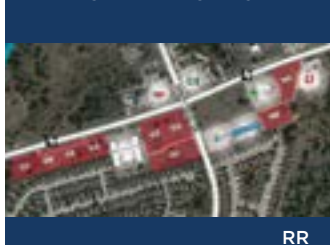
- Corner of Highway 71 and Kellam Road
- Located less than 2 miles from SH 130 toll road
- ±1,165' of frontage on Highway 71
- Water and wastewater available

Marshall Durrett **Charlie Hill****AVERY CENTRE** **Avery Centre**
Round Rock, TX 78664 **Retail Site Flyer** **Office Site Flyer** **Visit Website****Land**

5.8 - 21.3 ac

Drone FootageCall Broker
for Price

- Class A business park
- Abundant amenities
- Easy access to IH-35 and SH 130
- Site flexibility
- Expedited development time frame
- City of Round Rock incentives
- Established infrastructure
- Land for future expansion

Marshall Durrett **Mike Tipps****HIGHLAND HORIZON** **Highland Horizon**
Round Rock, TX 78681 **Property Flyer****Land**

Lot 1: 1.57 ac (\$20.40/SF)

Lot 2: 2.16 ac (\$16.15/SF)

Lot 3: 1.57 ac (\$15.45/SF)

Lot 4: 1.18 ac (\$12.75/SF)

Lot 5: 1.28 ac (\$12.75/SF)

Lot 6: 1.28 ac (\$12.75/SF)

Lot 7: 1.35 ac (\$12.75/SF)

See Rates

- Topographic and tree surveys available for all lots
- Outside of Austin and Round Rock jurisdictions
- No zoning or landscaping requirements, other than CC&Rs
- Brushy Creek Municipal Utility District

Marshall Durrett **Mike Tipps****SUNDANCE SQUARE** **Sundance Square**
Liberty Hill, TX 78642 **Property Flyer****Land**

±9.45 ac

\$2,675,000

- Bulk sale pricing for commercial/retail development
- Zoned C-3, 85% impervious cover
- ±950' of frontage on Highway 29
- Situated at entrance of Sundance Estates and Sundance Ranch
- Pad sites now available

Marshall Durrett



PROPERTY

AVAILABILITY

SALE PRICE

FEATURES

CONTACT

**67 Gristmill Road**
Uhland, TX 78640 **Property Flyer**Land
±7.1 ac

\$2,474,200

- Commercial development opportunity adjacent to future Uhland City Hall
- Frontage ±950' on State Highway 21
- Commercial Zoning: Watermill PDD
- Utilities: All available to site

Marshall Durrett**2300 S IH-35**
Belton, TX 76513 **Property Flyer**Land
5.012 ac

\$1,200,000

- Commercial development opportunity
- Great access and visibility along IH-35
- Zoned highway commercial
- ±450' of frontage on IH-35
- Utilities available to site

Charlie Hill**11726 Manchaca Rd.**
Austin, TX 78748 **Property Flyer**Land
±4.425 acCall Broker
for Price

- Excellent Retail, Office, Medical Office or C-Store (with fuel) development Opportunity fronting Manchaca
- Zoned ETJ
- All utilities on site
- Great access to IH 35, Hwy 71, and Loop 1
- Recent expansion of Frate Barker Road complete

Joe Brockman**TX-45 & Kendrick Ln.**
Austin, TX 78739**CALL BROKER FOR
MORE INFORMATION**Land
4.173 RSFCall Broker
for Price

- Office for lease or land for sale
- Office lease option: ±20,000 SF office building
- Land sale option: 4.173 ac
- Zoned LR

Mike Brown **Kevin Granger**



PROPERTY

AVAILABILITY

SALE PRICE

FEATURES

CONTACT

3000 BAGDAD ROAD

**3000 Bagdad Road**
Cedar Park, TX 78641**Property Flyer****Land**

±3.57 ac

\$2,150,00

- Utilities: Available to Site
- Zoning: Local Commercial
- Frontage: 130' along Bagdad Road, 180' along Blueline Drive

**Marshall Durrett**

2001 BAGDAD ROAD

**2001 Bagdad Road**
Cedar Park, TX 78613**Property Flyer****Land**

±3.36 ac

\$1,750,000

- Utilities: Available to Site
- Zoning: General Business (GB)
- Frontage: ±295' along Bagdad Road

**Marshall Durrett**

3600 BANNOCKBURN

**3600 Bannockburn**
Austin, TX 78749**Property Flyer****Land**

±2.3635 ac

(Under Contract)Call Broker
for Price

- Permitted uses: Retail, office, medical, hotel, restaurant, daycare, automotive and funeral services
- Topography: Flat, paved site for overflow parking
- City of Austin, full purpose jurisdiction
- Utilities available to site

**Marshall Durrett****Bob Wynn**

82 ACRES

**Plum Creek**
Kyle, TX 78640**Visit Website****Land**Plum Creek Uptown 1A
0.97 ac

\$8.00 - \$12.00/SF

Plum Creek 6B
1.2 ac

- New urbanist mixed-use development
- Infrastructure in place
- 1.7-25 acre sites available
- Condo, multifamily, senior and hotel sites available
- Easy access to IH-35, SH 130 and Bergstrom Airport

**Brett Arabie**



PROPERTY AVAILABILITY SALE PRICE FEATURES CONTACT



 **200 S Canyonwood Dr**
Dripping Springs, TX
78620

 [Property Flyer](#)

Land

±1.5 ac

\$525,000

- Square feet: ±65,340
- Zoning: City of Dripping Springs ETJ
- Frontage: ±177' on South Canyonwood Drive
- Utilities: Water Available, Septic Re-quired

 [Marshall Durrett](#)