

Tower 1



Tower 2



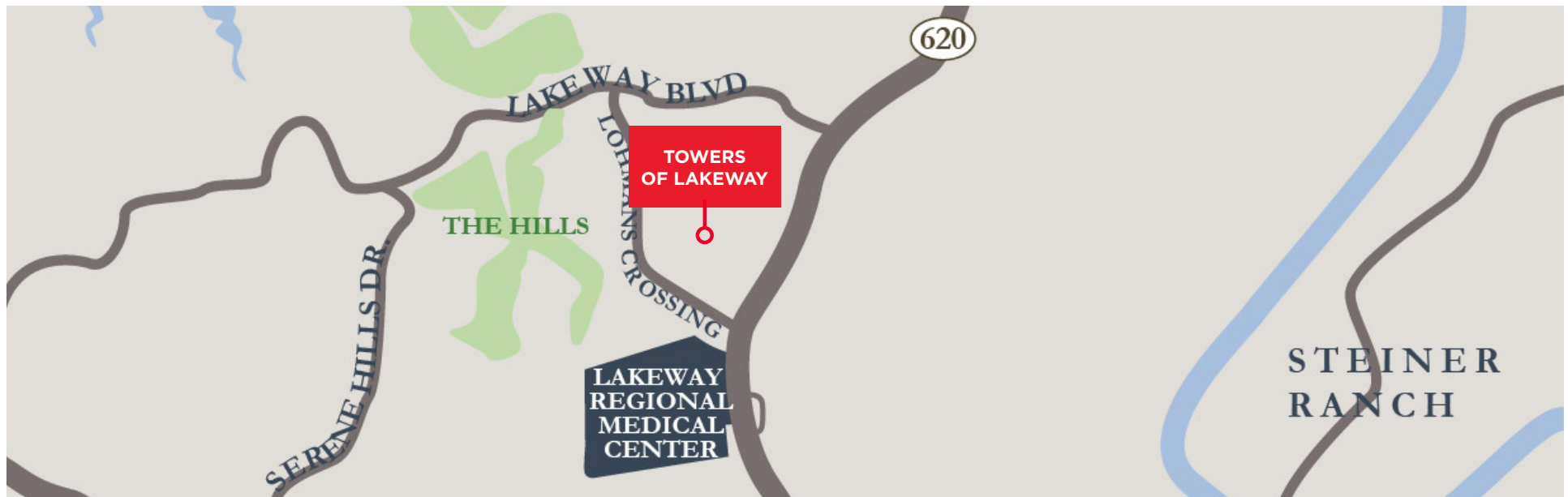
# TOWERS OF LAKEWAY

OFFICE FOR LEASE | 1,860 - 6,950 RSF AVAILABLE

# Property Overview

TOWER OF LAKEWAY

TOWER	ADDRESS	SITE INFORMATION	YEAR BUILT	BUILDING SF	AVAILABILITIES
1	1927 Lohmans Crossing Lakeway, TX 78734	1.52 Acres	2000	25,331 SF	Suite 202 - 2,993 SF Suite 204 - 1,860 SF
2	1921 Lohmans Crossing Lakeway, TX 78734	3.19 Acres	2000	29,333 SF	Suite 2150 - 6,950 SF Suite 2204 - 1,877 SF Suite 2210 - 3,275 SF* *Available 3.1.25
				<b>TOTAL:</b>	54,664 SF

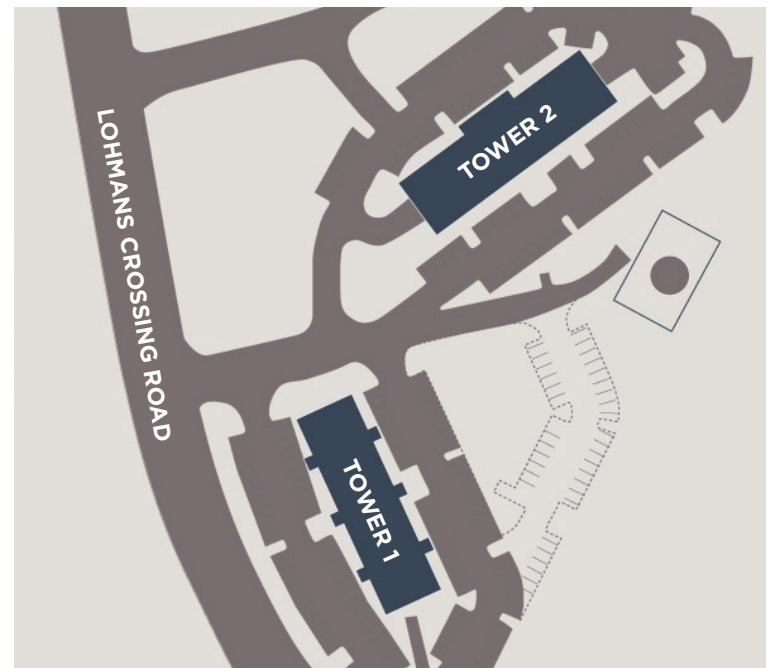


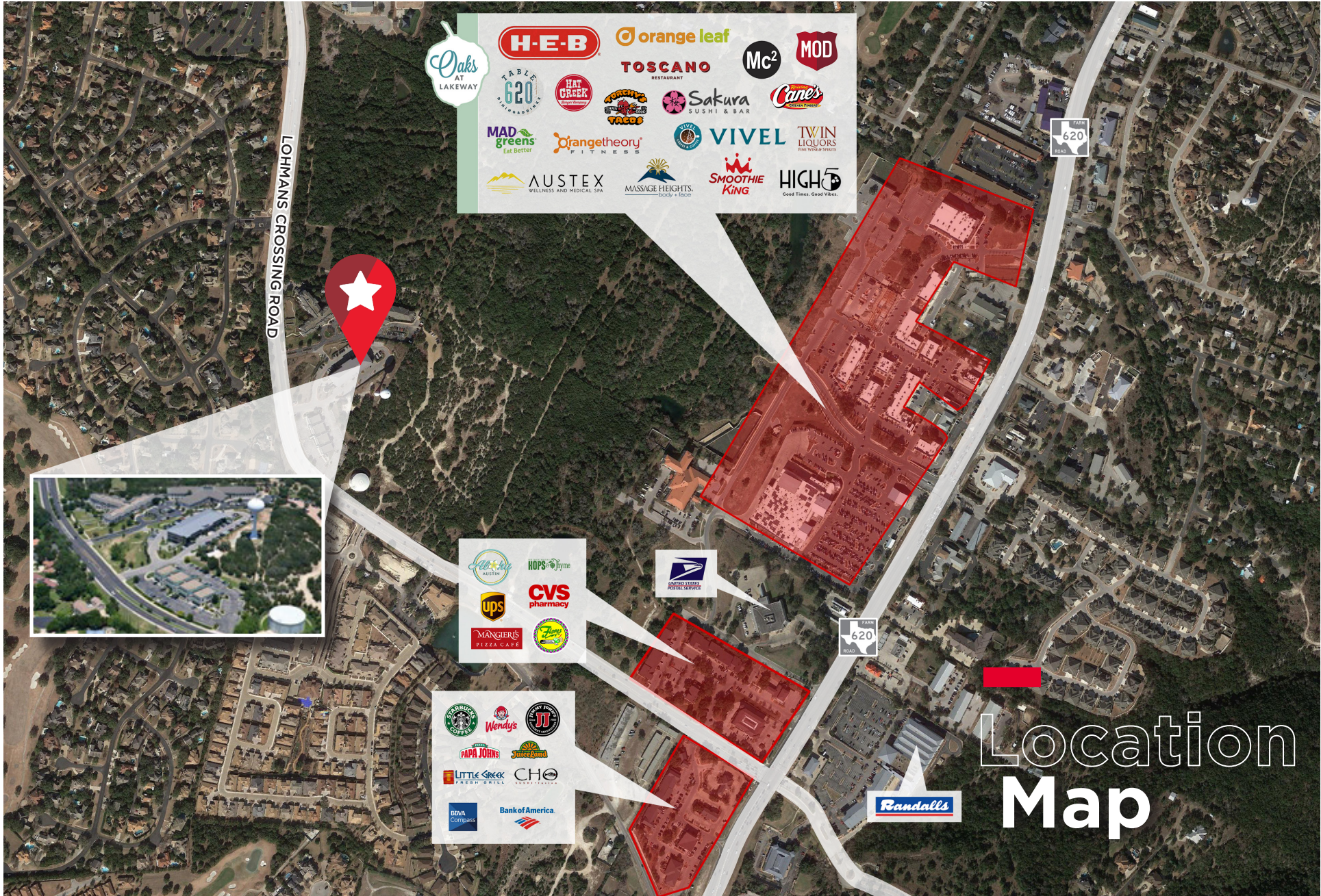
# Property Overview

## DETAILS

<b>Buildings</b>	54,664 SF two-building office project
<b>Parking</b>	4.7:1,000; Building 1 - surface; Building 2 - reserved structured and surface
<b>Submarket</b>	Southwest

- Class A finish-out
- Covered parking available
- Numerous amenities next door at the Oaks at Lakeway
- 3 miles to the Hill Country Galleria
- Exterior signage available
- Convenient ingress and egress
- Direct exterior access to suites
- No add-on factor
- Panoramic views of the Hill Country and Lake Travis





LOHMANS CROSSING ROAD

- Oaks AT LAKEWAY
- H-E-B
- Orange leaf
- Mc<sup>2</sup>
- MOD
- TABLE 620
- HAT CREEK
- TOSCANO RESTAURANT
- Sakura SUSHI & BAR
- Cane's
- MAD greens Eat Better
- Orangetheory FITNESS
- VIVEL
- TWIN LIQUORS
- AUSTEX WELLNESS AND MEDICAL SPA
- MASSAGE HEIGHTS
- SMOOTHIE KING
- HIGH 5

- LifeStar Austin
- HOPS & JOINTS
- CVS pharmacy
- UPS
- MANGIER'S PIZZA CAFE
- Zany's

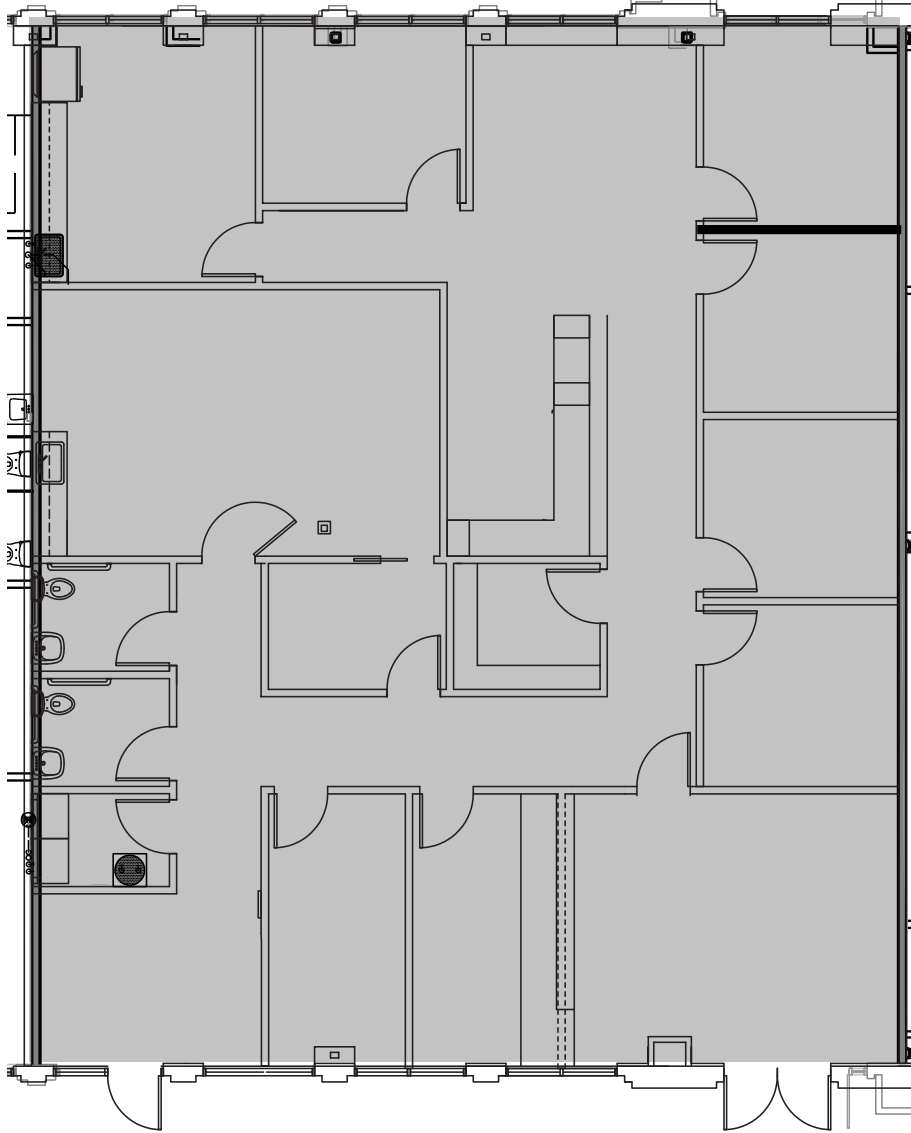
- Starbucks
- Wendy's
- PAPA JOHN'S
- Juice It Up
- Little Greek FRESH GREEK
- CHO
- Bank of America



# Location Map

TOWER OF LAKEWAY

FULLY BUILT-OUT MEDICAL SUITE

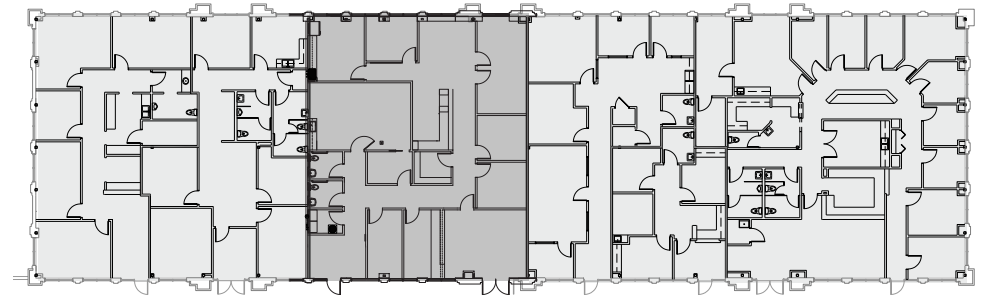


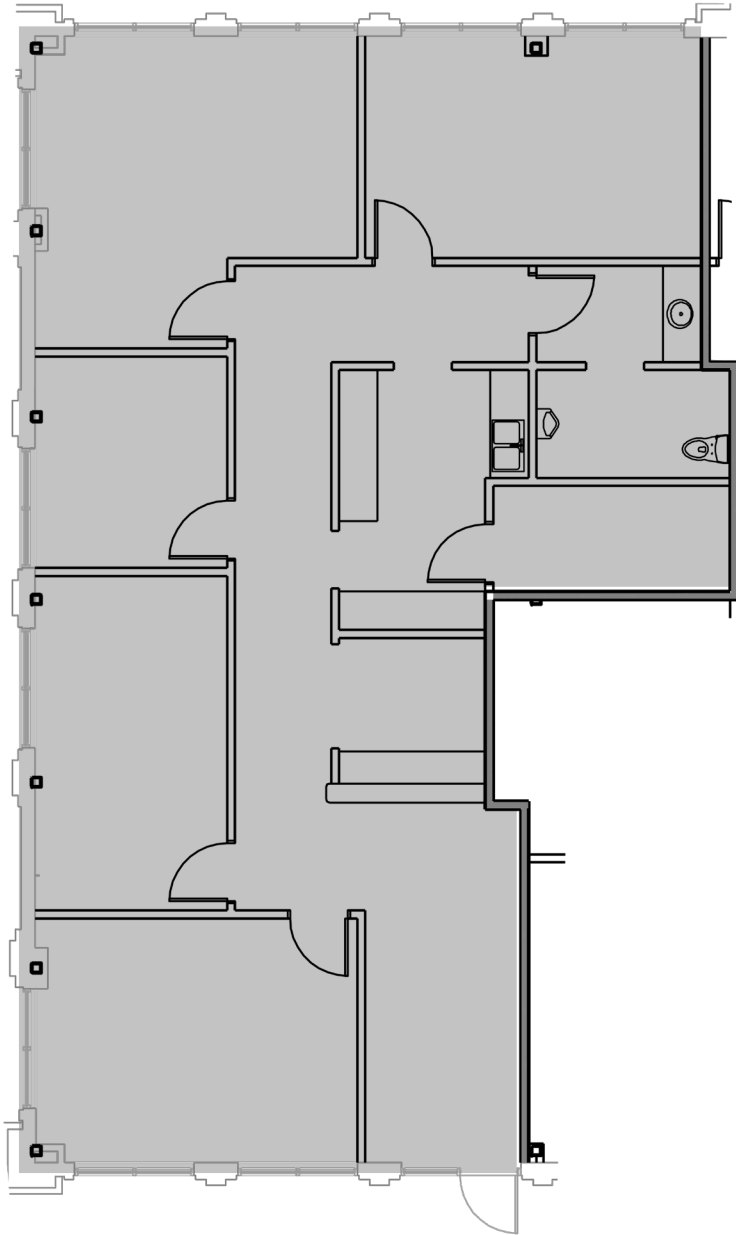
**SUITE 202**  
**2,993 SF**

**TOWER 1, FLOOR 2**

\*Available within 60 days

[CLICK FOR VIRTUAL TOUR](#)

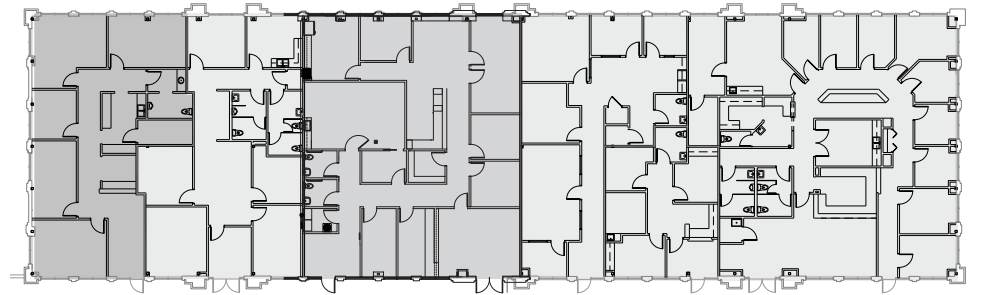


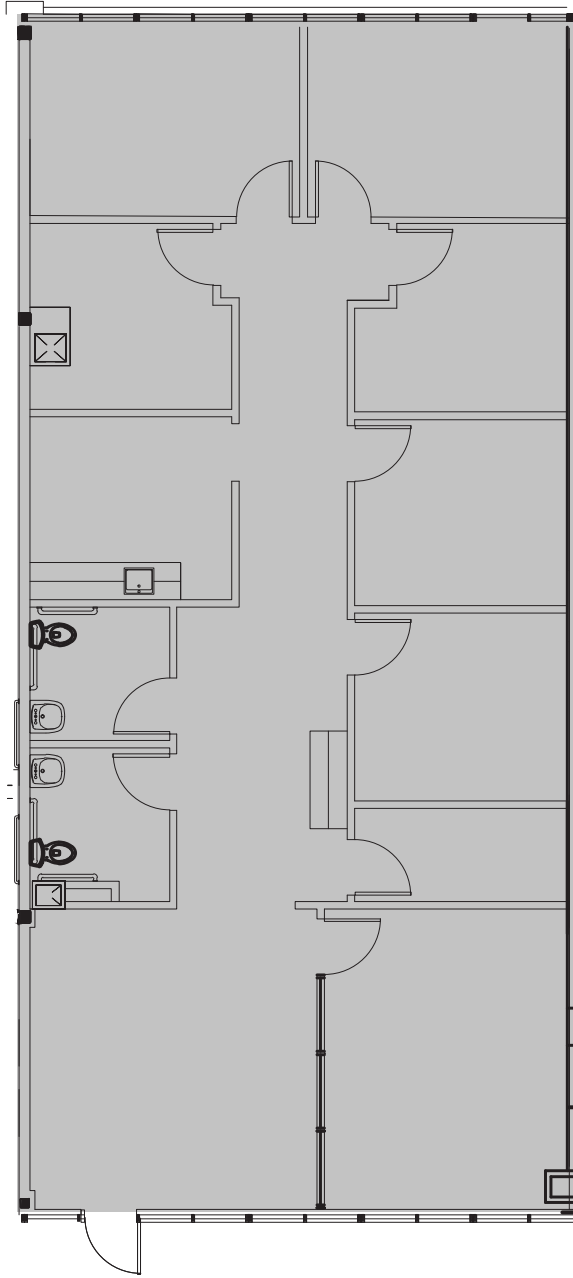


**SUITE 204**  
**1,860 SF**

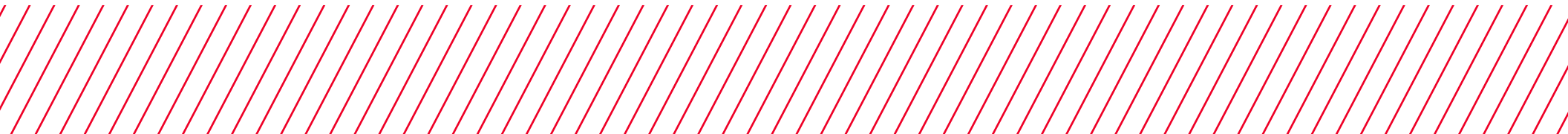
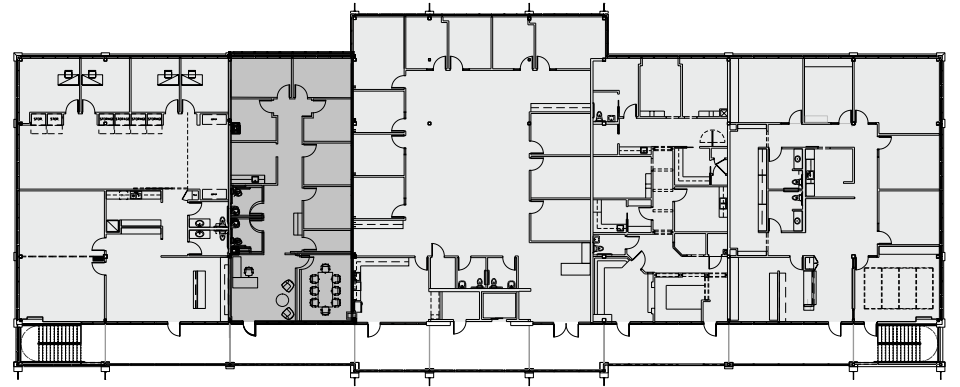
**TOWER 1, FLOOR 2**

\*Available within 30 days





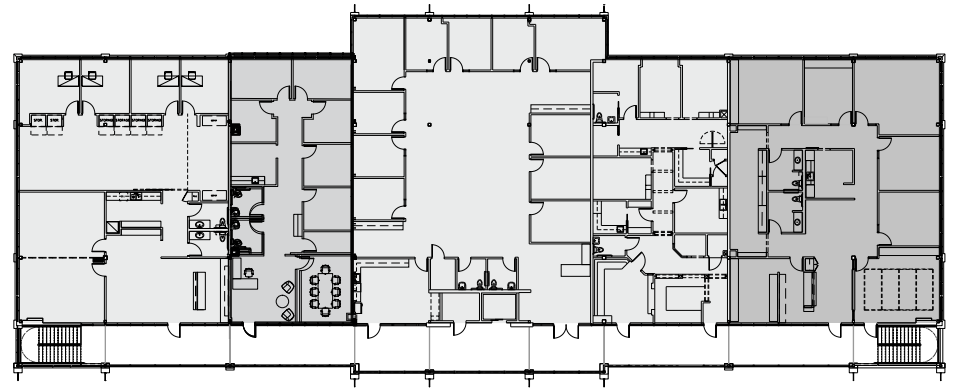
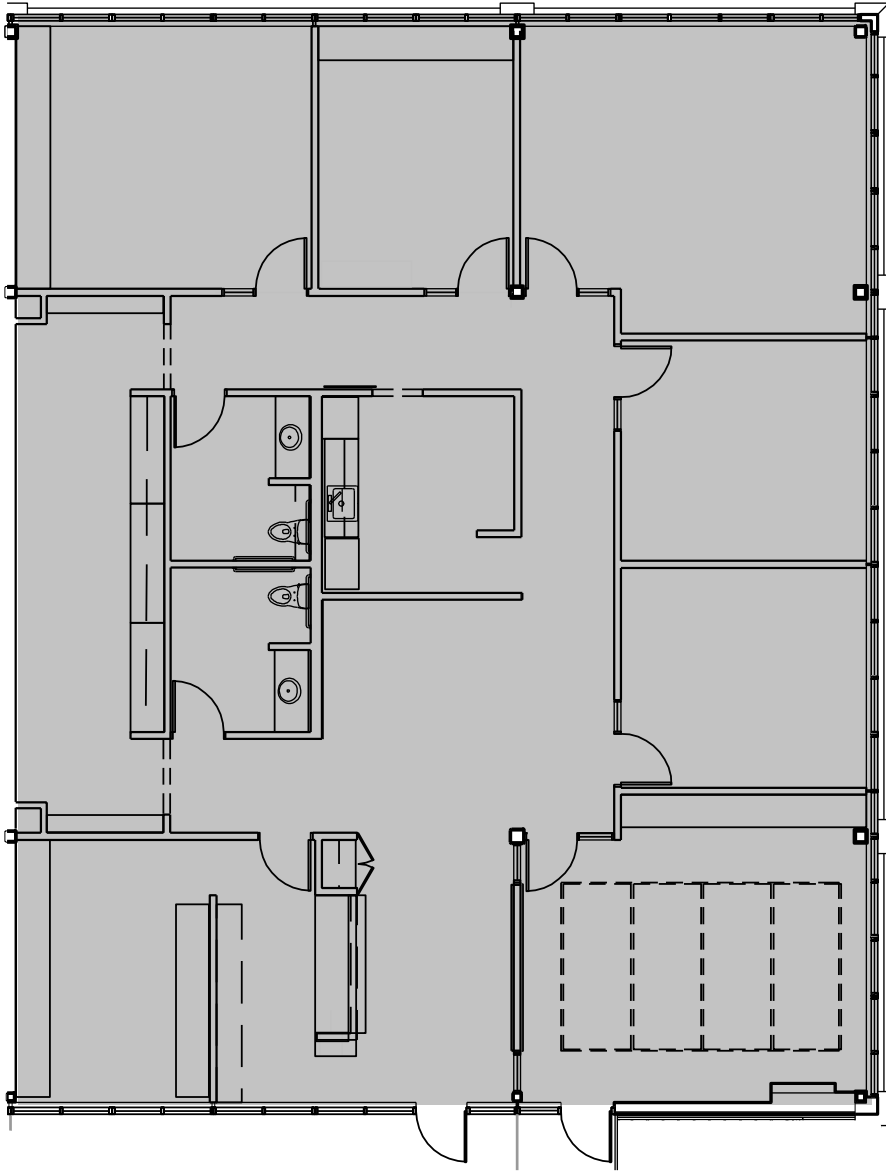
**SUITE 2204**  
**1,877 SF**  
**TOWER 2, FLOOR 2**



**SUITE 2210**  
**3,275 SF**

**TOWER 2, FLOOR 2**

\*Available 3.1.25



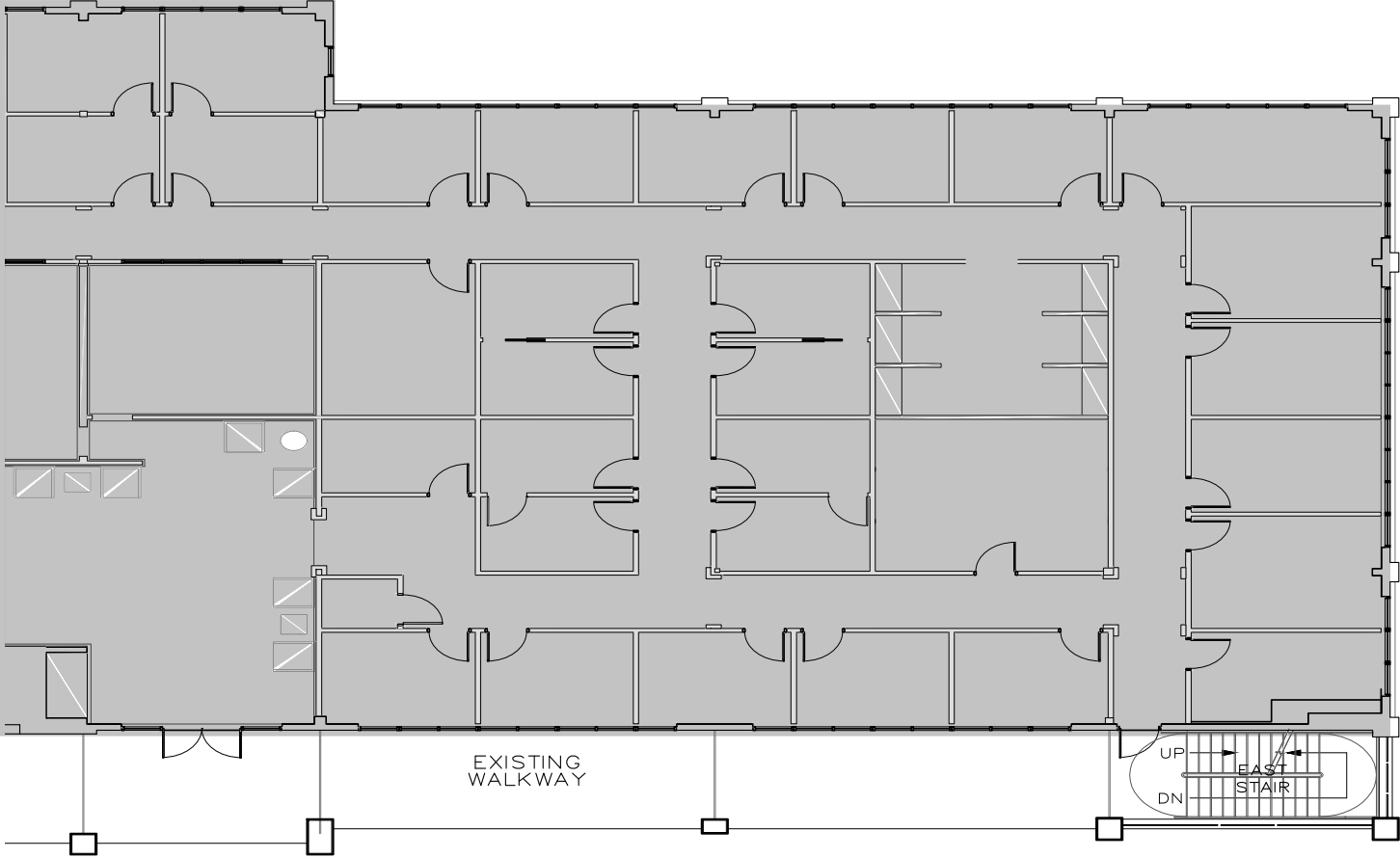
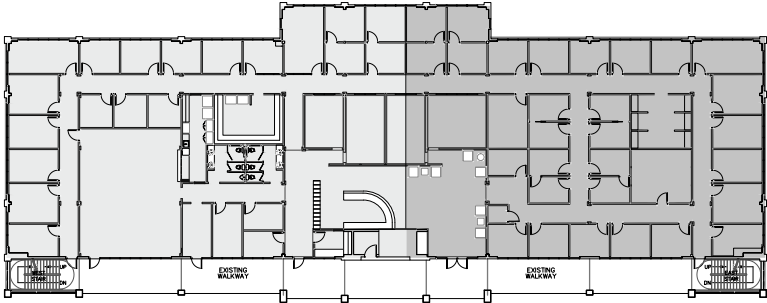




# SUITE 2150

## 6,950 SF

TOWER 2, FLOOR 1



## Tower 1



## Tower 2



## CONTACT

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