

LADERA BEND I - III

7300 Ranch Road 2222 | Austin, TX 78730



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LADERA BEND I - III

OVERVIEW

ADDRESS	7300 Ranch Road 2222 Austin, TX 78730		
TOTAL SF	158,407 SF		
PARKING	4:1,000 SF		
AVAILABILITY	BUILDING I 100% Leased	BUILDING II Suite 250 - 8,365 RSF	BUILDING III Suite 250 - 14,104 RSF

FEATURES

- 3-building, 2-story project with a 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
- 6 on-site car charging stations
- Fiber providers: AT&T, Time Warner and Grande

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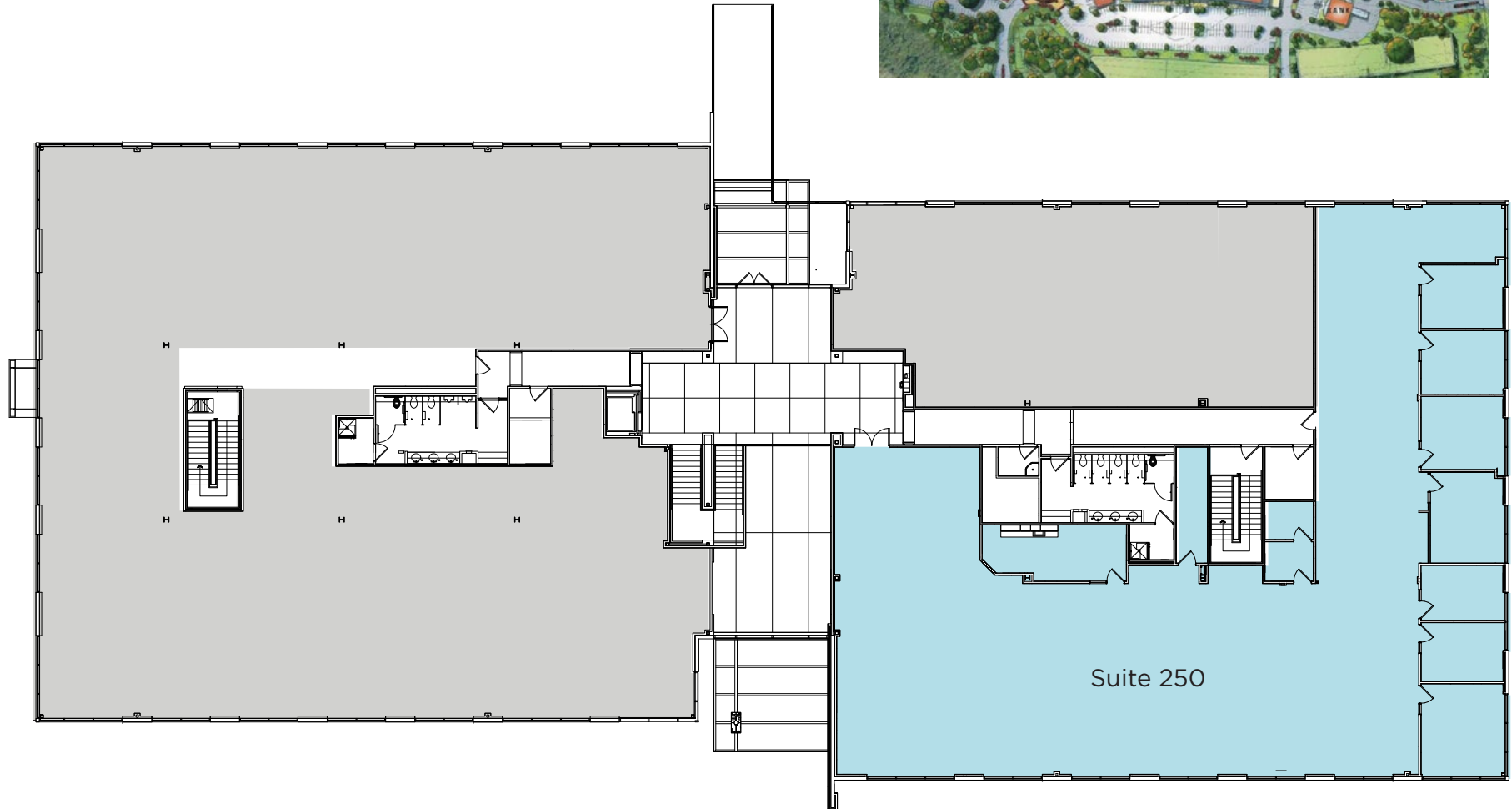
AVAILABILITY

BUILDING II

2ND FLOOR

Suite 250 - 8,365 SF

[CLICK FOR VIRTUAL TOUR](#) 



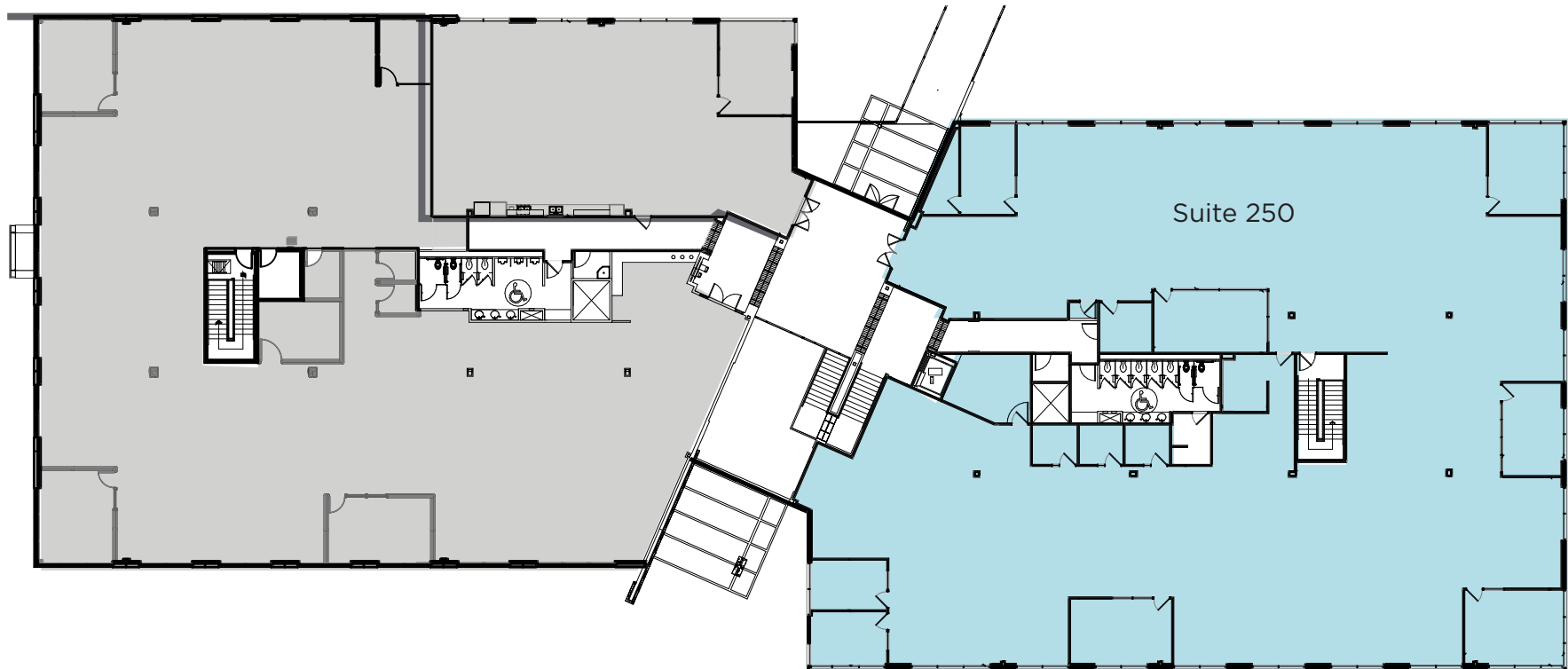
AVAILABILITY

BUILDING III

2ND FLOOR

Suite 250 - 14,104 SF

[SUITE 250 VIRTUAL TOUR](#) 





SHOPS AT LADERA BEND
 Anytime Fitness
 Austin Veterinary Center
 Avenue Nails & Spa
 Chase Bank
 Coffee Shark
 Collins Endodontics
 Edward Jones
 Rhonda Stokley, DDS
 Vision Source

BULL CREEK MARKET
 360 Pizza
 360 Tans
 Chase Flooring Group
 Kid Clips
 Le Pro Nails
 Mesa Cleaners
 Pearl's Day Spa
 Siena Ristorante Toscana
 Suzie Q's
 Waterloo Ice House

DRIVE TIMES

BULL CREEK MARKET
 1.4 mi // 3 min

THE ARBORETUM
 5.1 mi // 9 min

GATEWAY SHOPPING
 5.3 mi // 9 min

THE SHOPS AT ARBOR WALK
 7 mi // 14 min

THE DOMAIN
 7.6 mi // 14 min

UT AUSTIN
 9.3 mi // 17 min

DOWNTOWN
 10.3 mi // 19 min

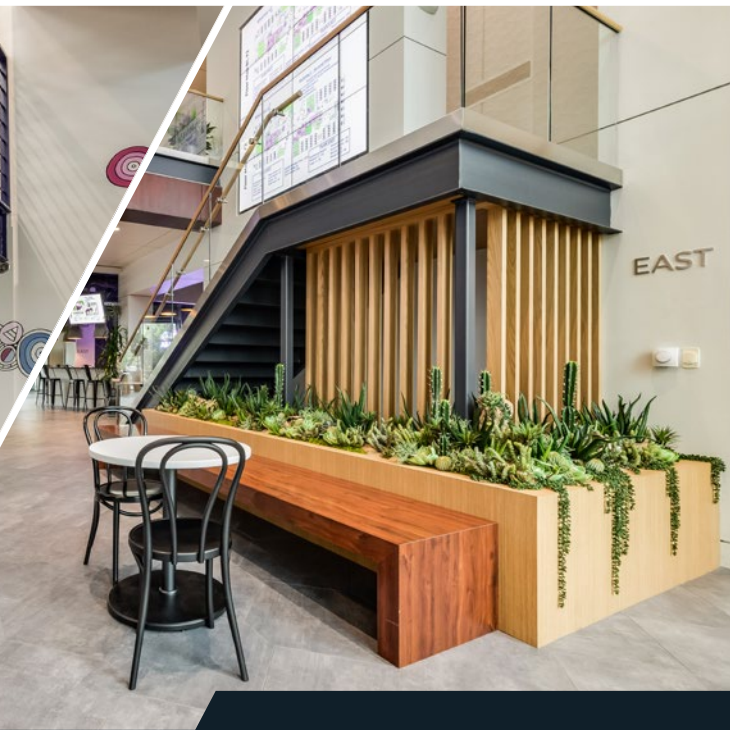
ABIA
 20.8 mi // 23 min

NORTHWEST AUSTIN

The combination of Northwest Austin's natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Tenants at Ladera Bend can enjoy scenic views of the Hill Country with easy access to residential communities and downtown Austin.

Located adjacent to the Shops at Ladera Bend, Ladera Bend is complete with structured parking and stop-light access off of Ranch Road 2222. The buildings are situated approximately 20 miles from Austin Bergstrom International Airport, and a mere five miles from The Arboretum. Downtown Austin is only 10 miles away.

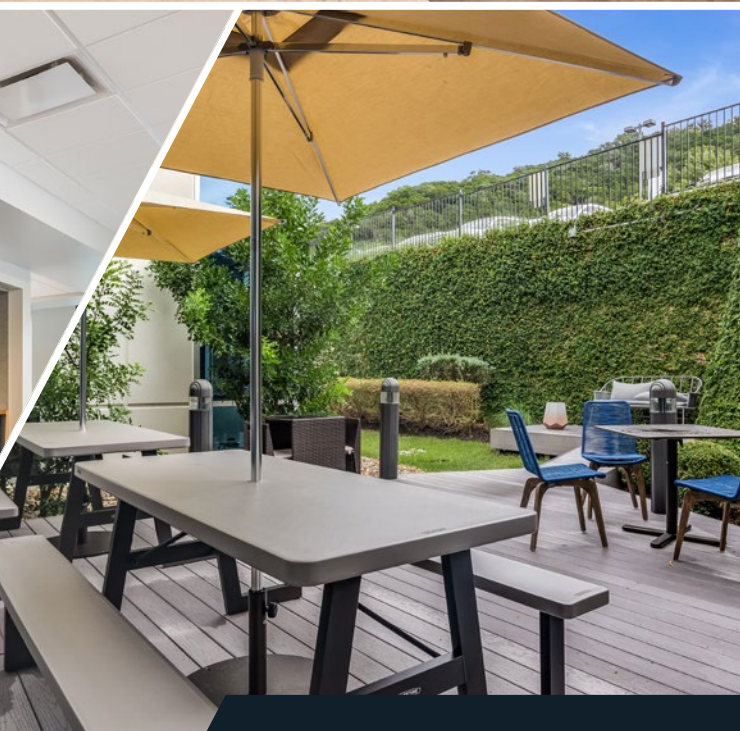
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