

AustinOaks



AustinOaks

a green office park

Leasing Availabilities

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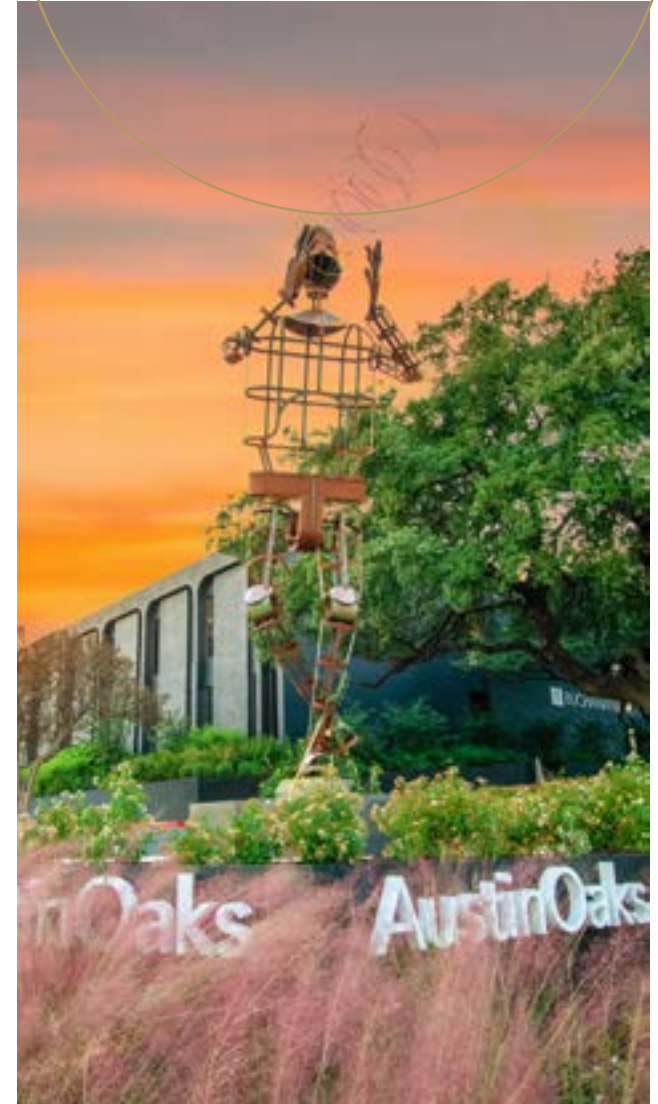
Austin Oaks is Austin's largest infill office park consisting of **12 buildings** totaling **445,332 square feet**. Nestled amongst 38-acres along MoPac Expressway (Loop 1) in Northwest Austin, the campus was acquired by The Luzzatto Company in August of 2018. The low profile design of the buildings are scaled to integrate seamlessly into the surrounding ecology. Plans are currently in progress to bring an enhanced creative perspective to Austin Oaks and emphasize the site's unique green spaces through **incorporation of artwork, health and wellness amenities, increased connectivity and preservation of the natural serenity.**

NEW
VIDEO 

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AustinOaks

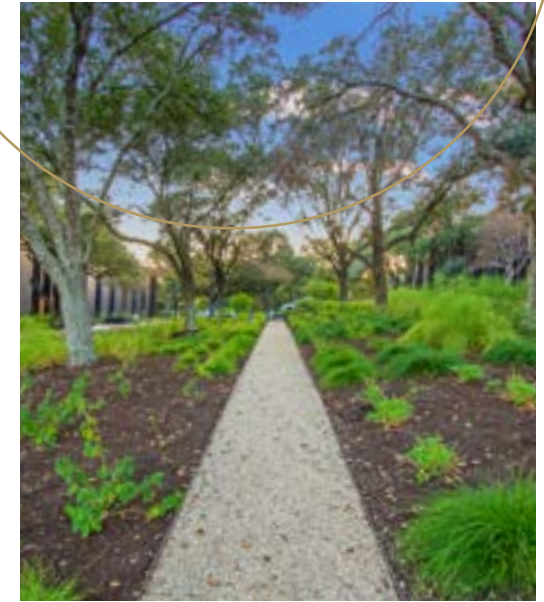
Landscape & Art



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AustinOaks

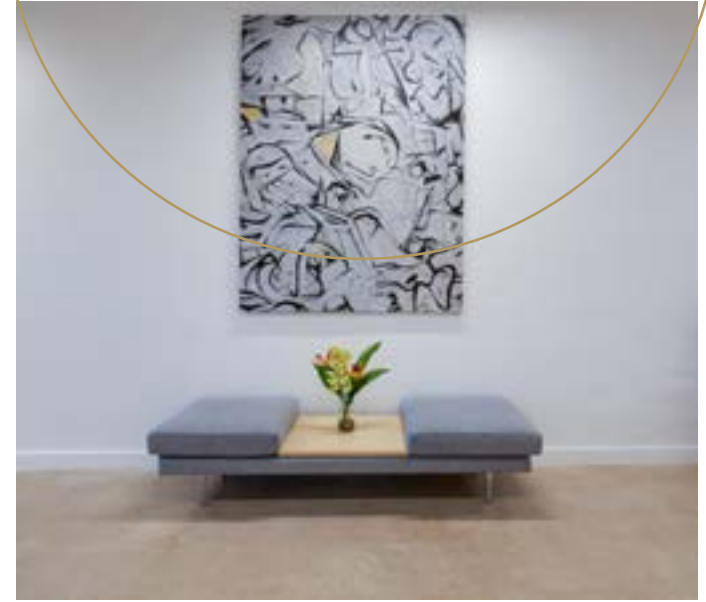
Landscape & Art



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AustinOaks

Creative Design Throughout



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New Lobbies



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AustinOaks

High End Spec Suites



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AustinOaks

Features



FEATURES

Recent common area renovations

Brand new fitness center with showers exclusively available to Austin Oaks tenants

New landscaping and paint in all buildings

Minutes from Anderson Lane Retail, The Domain, Arboretum, Downtown Austin and neighboring shopping centers

Austin Oaks consists of 12 buildings on 38 beautiful acres

Less than a mile from 50 locally owned retail shops and restaurants

TOTAL SF

445,322

PARKING

4.00 : 1,000

OWNED BY

The Luzzatto Company

MANAGEMENT & LEASING CENTER

Cross Building
7718 Wood Hollow Dr, G10
Austin, TX 78731

TAKE A VIRTUAL TOUR



BENBROOK | 12
Lobby



BUCHANAN | 1
Suite 202



COLORADO | 8
Lobby



COLORADO | 8
Restrooms



LIVINGSTON | 4
Suite 205



PROCTOR | 9
Lobby



PROCTOR | 9
Suite 210

AustinOaks

Campus Map



1 BUCHANAN
3409 Executive Center Dr
28,011 sf

4 LIVINGSTON
3420 Executive Center Dr
51,216 sf

7 CROSS
7718 Wood Hollow Dr
43,719 sf

10 BRIDGEPORT
3701 Executive Center Dr
31,855 sft

2 HUBBARD
3429 Executive Center Dr
30,672 sf

5 TRAVIS
3520 Executive Center Dr
50,509 sf

8 COLORADO
3636 Executive Center Dr
38,030 sf

11 MEREDITH
3721 Executive Center Dr
42,728 sf

3 MEDINA
3445 Executive Center Dr
29,154 sf

6 WHITNEY
7719 Wood Hollow Dr
28,587 sf

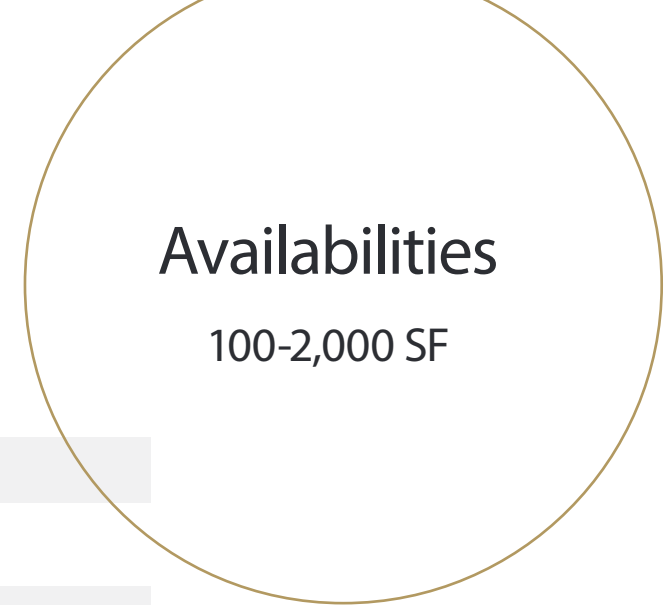
9 PROCTOR
3724 Executive Center Dr
39,486 sf

12 BENBROOK
3737 Executive Center Dr
31,310 sf

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AustinOaks

AVAILABILITY BY SIZE



Buchanan, Suite 209 461 SF

Medina, Suite 103 485 SF

Bridgeport, Suite 151 753 SF

Whitney, Suite 220 870 SF

Cross, Suite 103 1,323 SF

[Medina, Suite 120](#) 1,127 SF

[Benbrook, Suite 260](#) 1,446 SF

Whitney, Suite 240 1,559 SF

[Whitney, Suite 210](#) 1,656 SF

Proctor, Suite 152 1,746 SF

Livingston, Suite 163 1,820 SF

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AustinOaks

AVAILABILITY BY SIZE

Colorado, Suite 260	2,193 SF
Meredith, Suite 205	2,223 SF *Avail 9.1.24
Proctor, Suite 150	2,308 SF
Cross, Suite 150	3,039 SF
Livingston, Suite 310	3,646 SF
Bridgeport, Suite 100	4,024 SF
Bridgeport, Suite 101	4,255 SF
Cross, G100	4,352 SF *Avail. 9.1.24
Meredith, Suite 100	9,670 SF *Avail. 9.1.24
Travis, Suite 200	15,263 SF*

*Full Floor Available

Availabilities

2,000+ SF

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Nearby Amenities



ANDERSON LANE

1 mile, 4 minutes driving, 6 minutes cycling

SHOPS AT ARBOR WALK

2 miles, 6 minutes driving

GATEWAY SHOPPING CENTER

2 miles, 6 minutes driving

ARBORETUM AT GREAT HILLS

2 miles, 4 minutes driving

THE DOMAIN

3 miles, 5 minutes driving

HEALTH & WELLNESS

Within 2.5 miles of Austin Oaks are more than 8 yoga and pilates studios, 5 gym and training facilities, 5 fresh food and produce providers as well as multiple options for physical, dental, optical and mental health treatments and therapy.



BARTLETT'S

FLOWER CHILD
REAL FRESH PRODUCE & HAPPY WORLD

WESTIN
HOTELS & RESORTS



COVER3
DINING-SPIRITS-SPORTS

NORTH
ITALIA

aloft
HOTELS



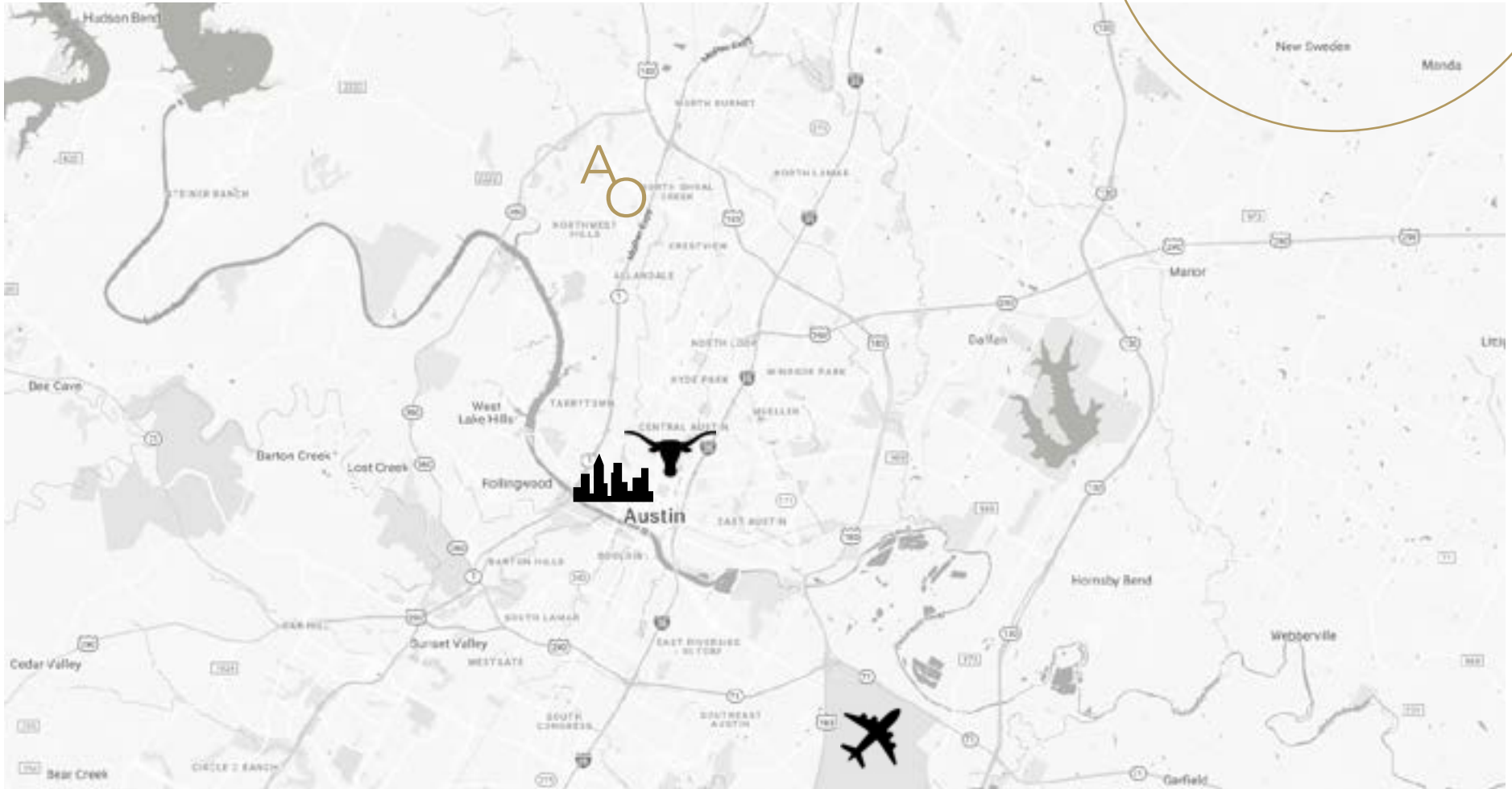
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Location Map



AUSTIN BERGSTROM INTERNATIONAL AIRPORT
20 miles, 23 minutes driving

DOWNTOWN AUSTIN
7 miles, 12 minutes driving

UNIVERSITY OF TEXAS
6 miles, 10 minutes

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Restaurant On Campus



AustinOaks

WELCOMES

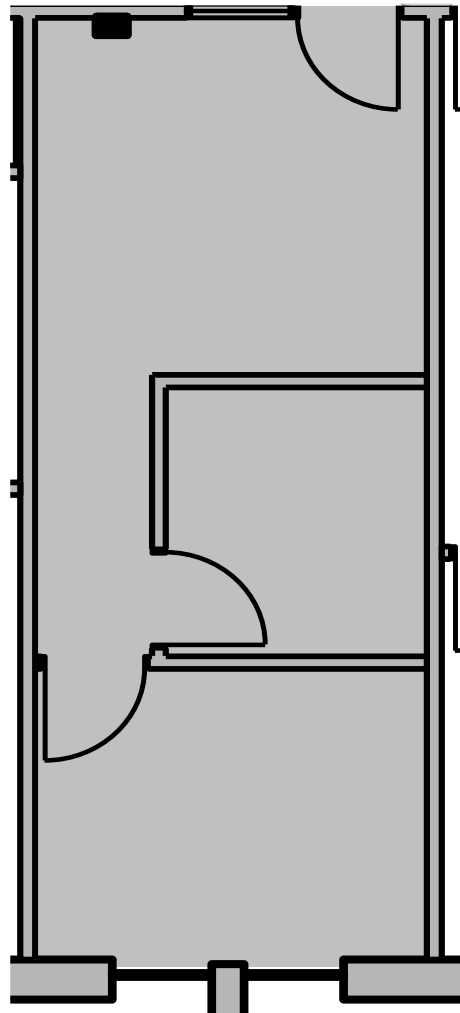
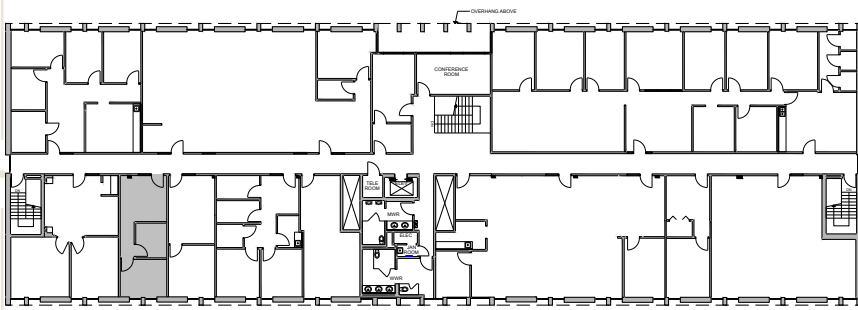


OPENING Q2 2024 A MESSAGE FROM THE GROVE

Austin Oaks is a unique site in Northwest Hills that was recently converted into a creative office campus community that is surrounded by neighborhoods starving for a restaurant to call their local spot. Grove's kitchen provides a menu that truly offers something for everyone and will look to serve the area with quality food, drinks, and service.

AustinOaks

Suite 209
First Floor
461 SF

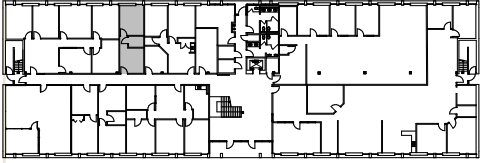


Building

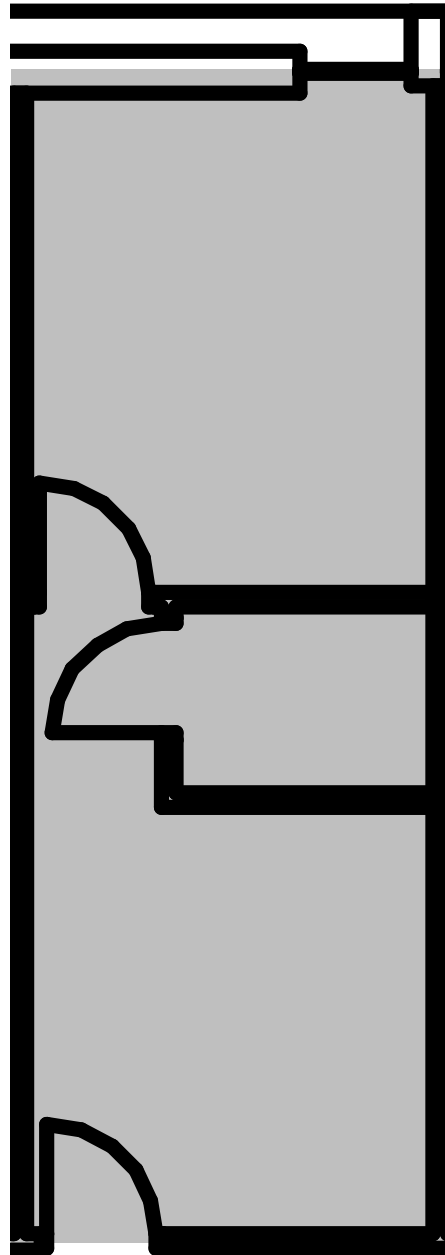
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AustinOaks



Suite 103
First Floor
485 SF



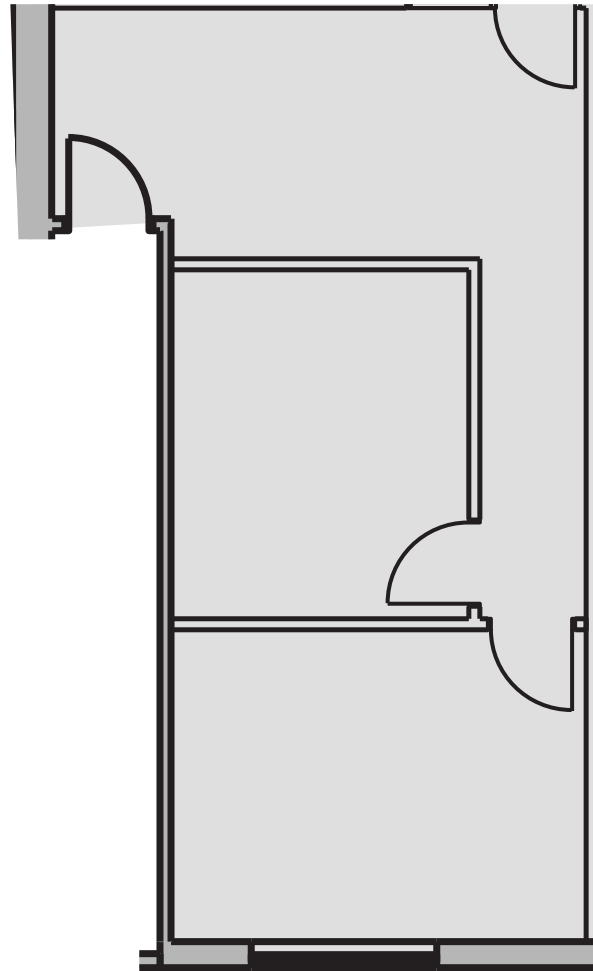
Building

3

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AustinOaks

Suite 151
First Floor
753 SF



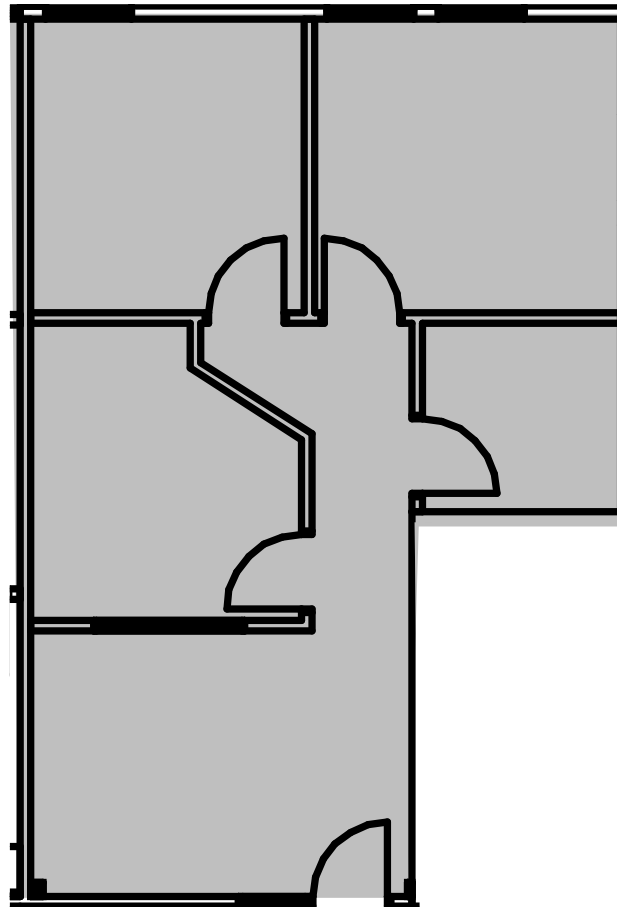
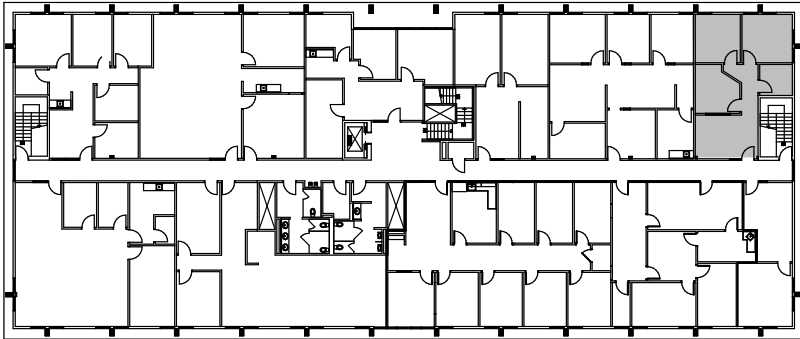
Building

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AustinOaks

Suite 220
Second Floor
870 SF



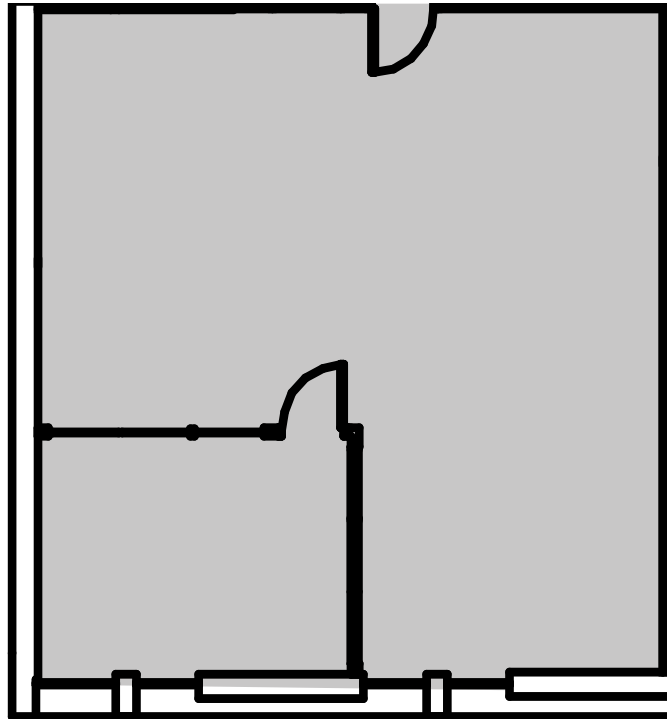
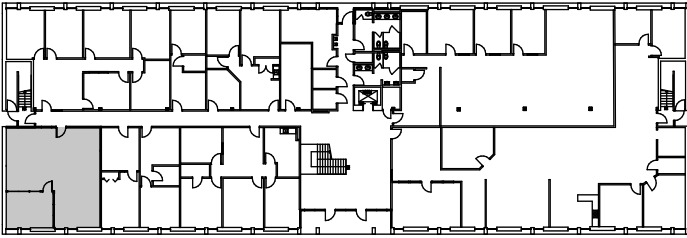
Building

6

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AustinOaks

Suite 120
First Floor
1,127 SF



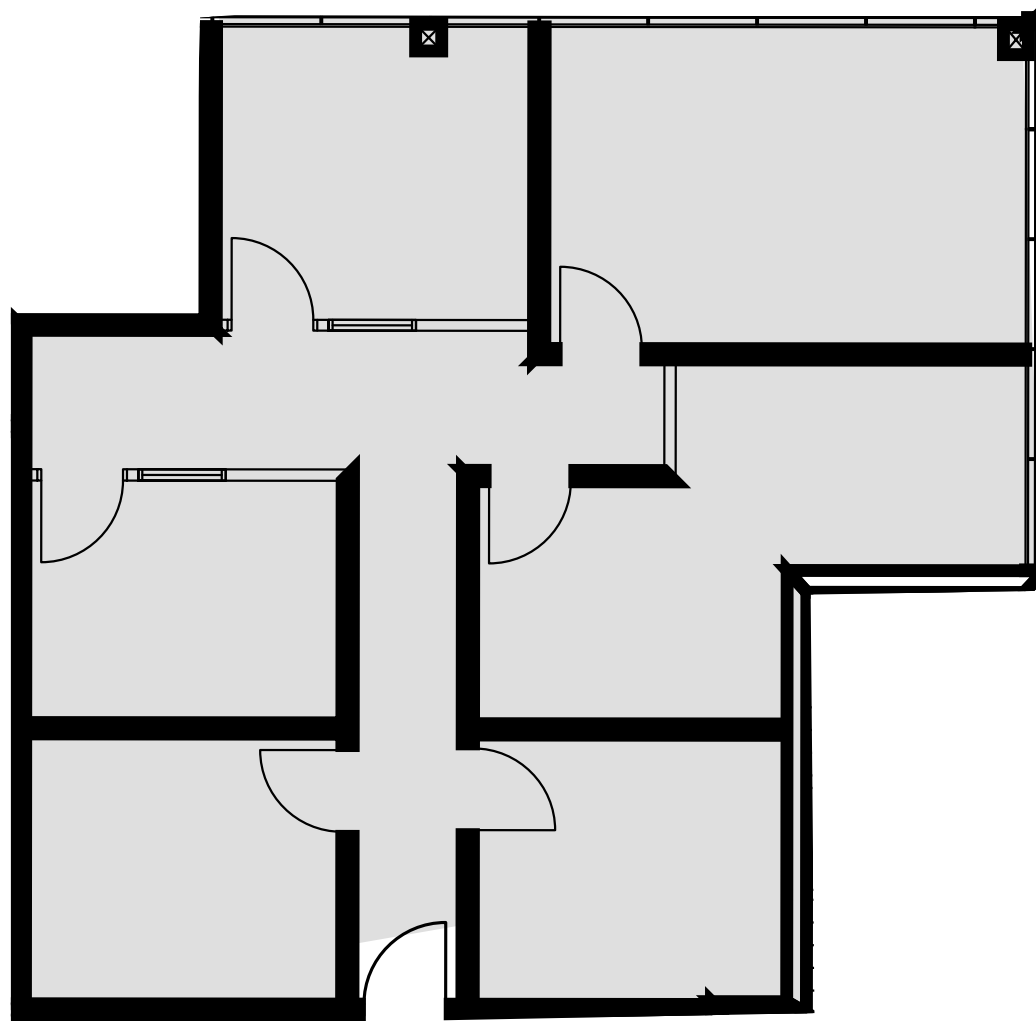
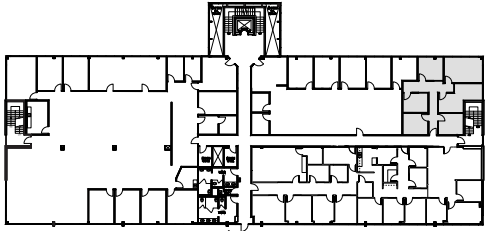
Building

3

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AustinOaks

Suite 103
First Floor
1,323 SF



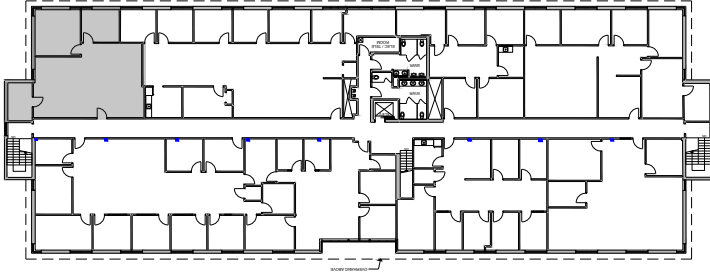
Building


7

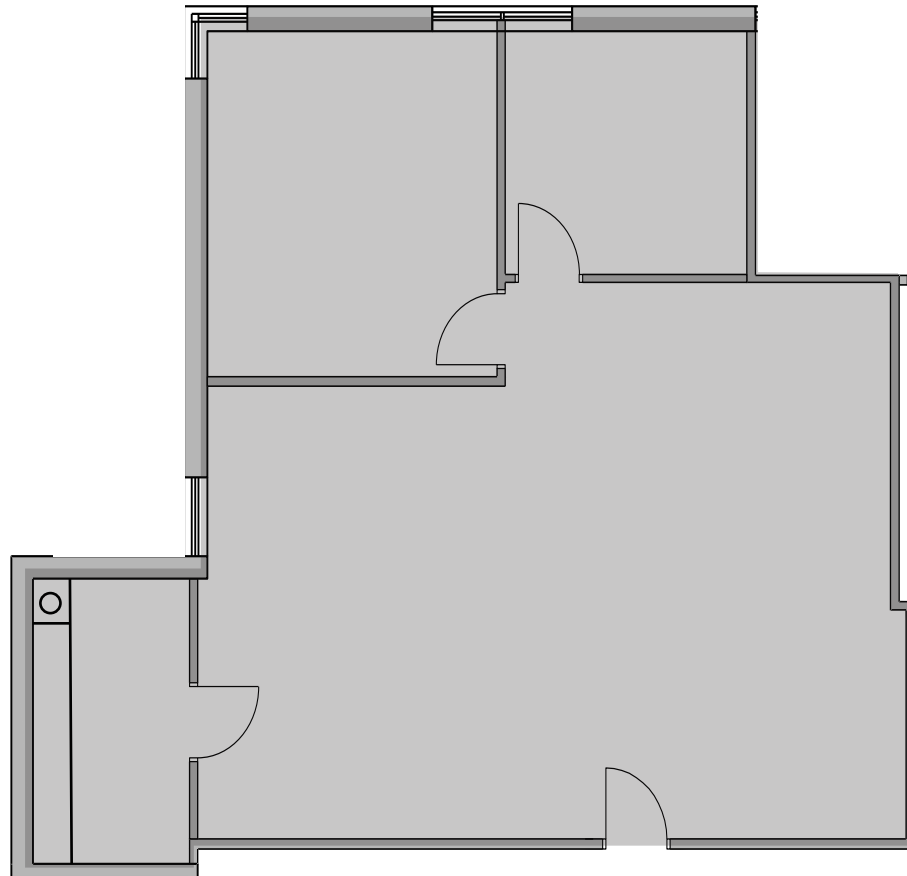
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AustinOaks

Suite 260
Second floor
1,446 sf



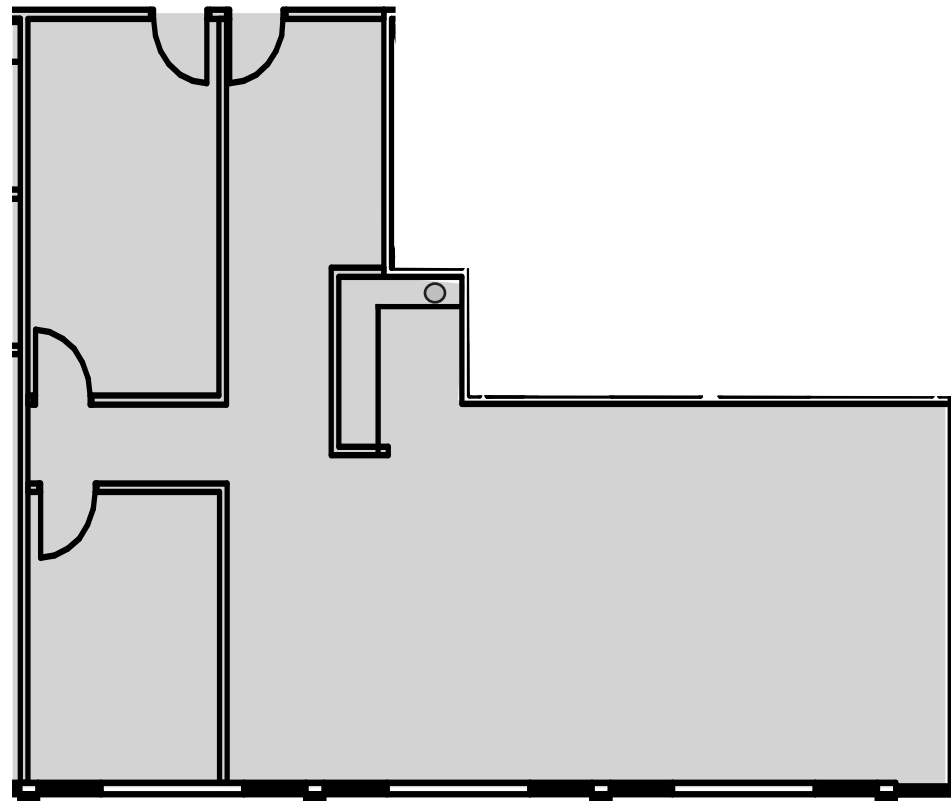
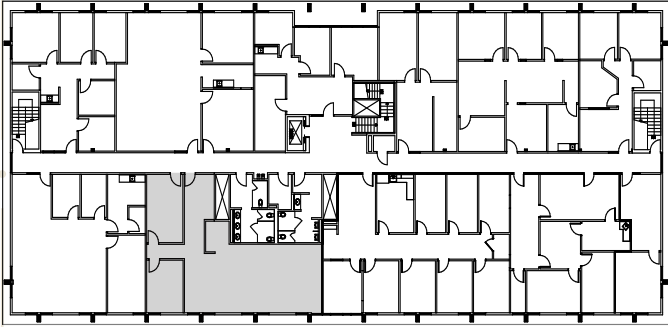
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AustinOaks

Suite 240
Second Floor
1,559 SF



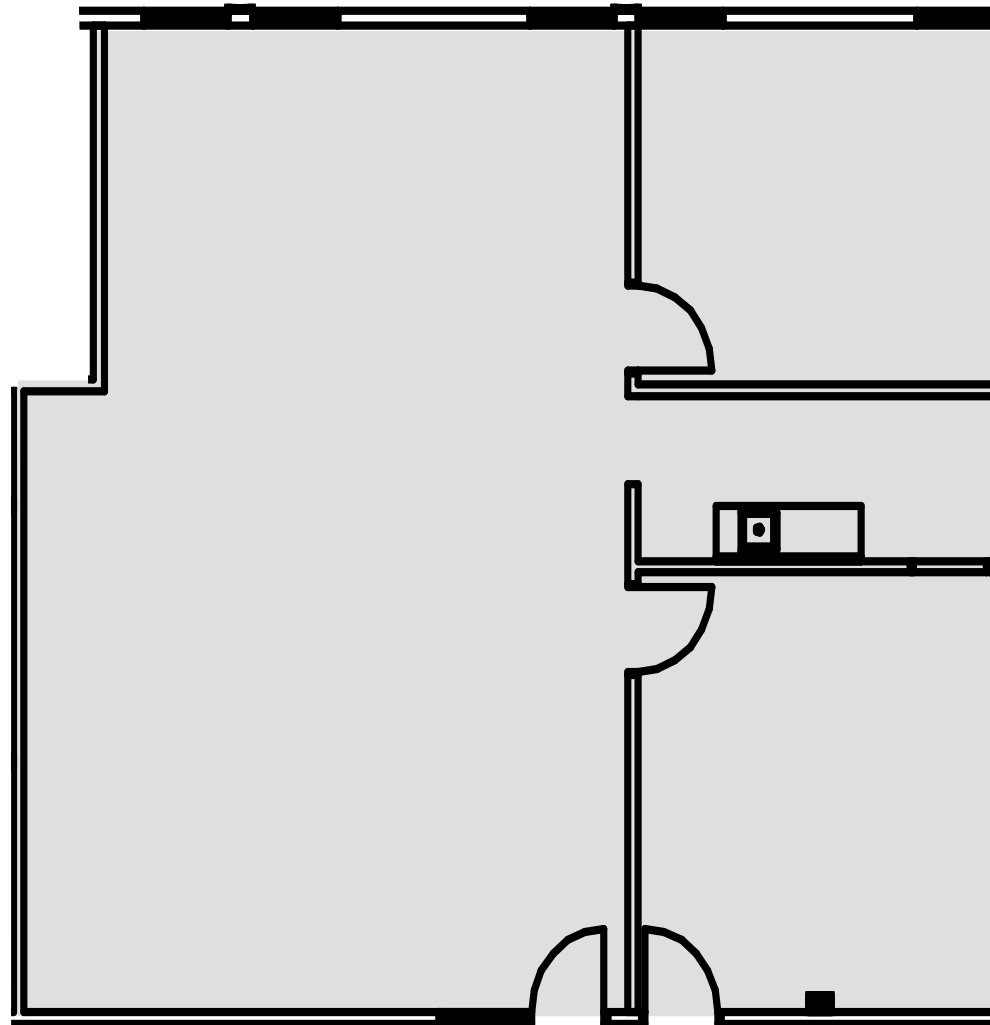
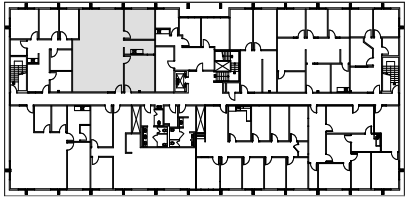
Building

6

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AustinOaks

Suite 210
Second Floor
1,656 SF



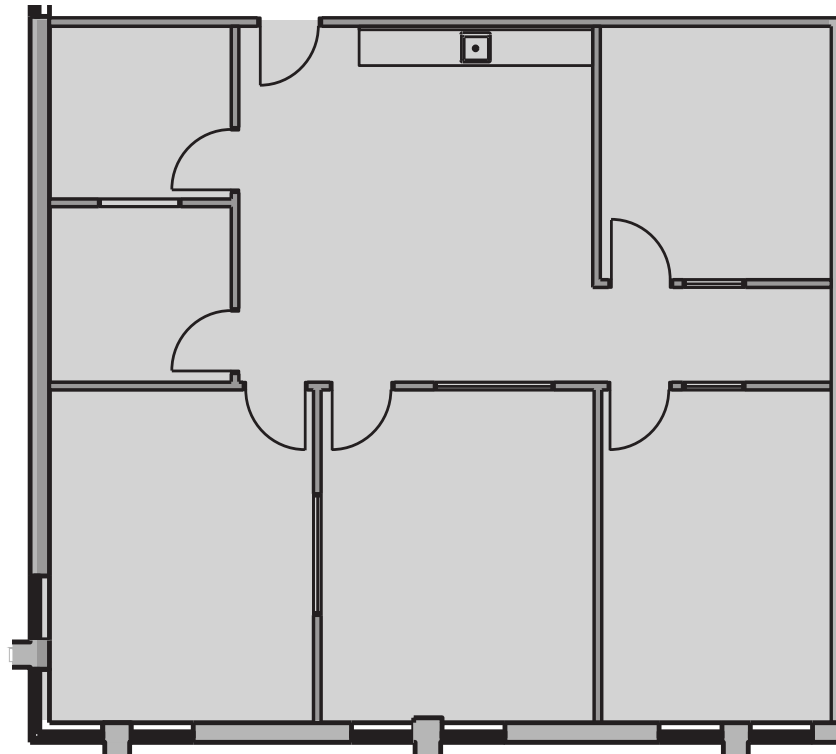
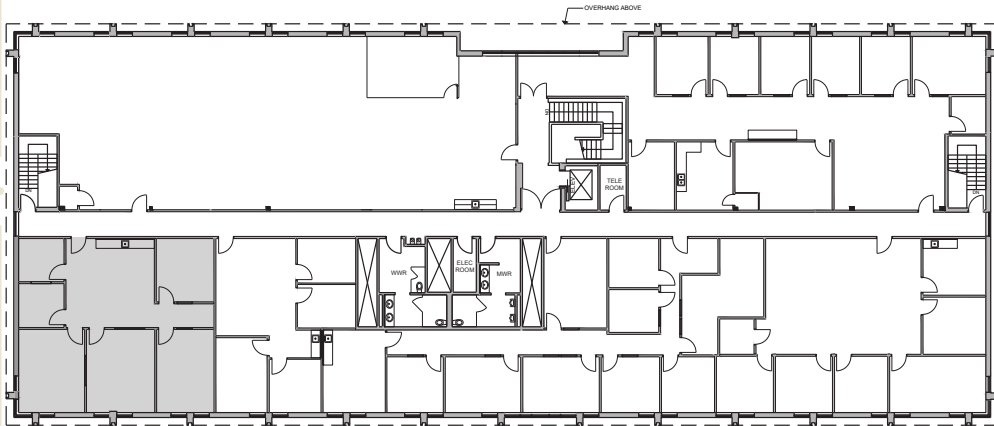
Building

6

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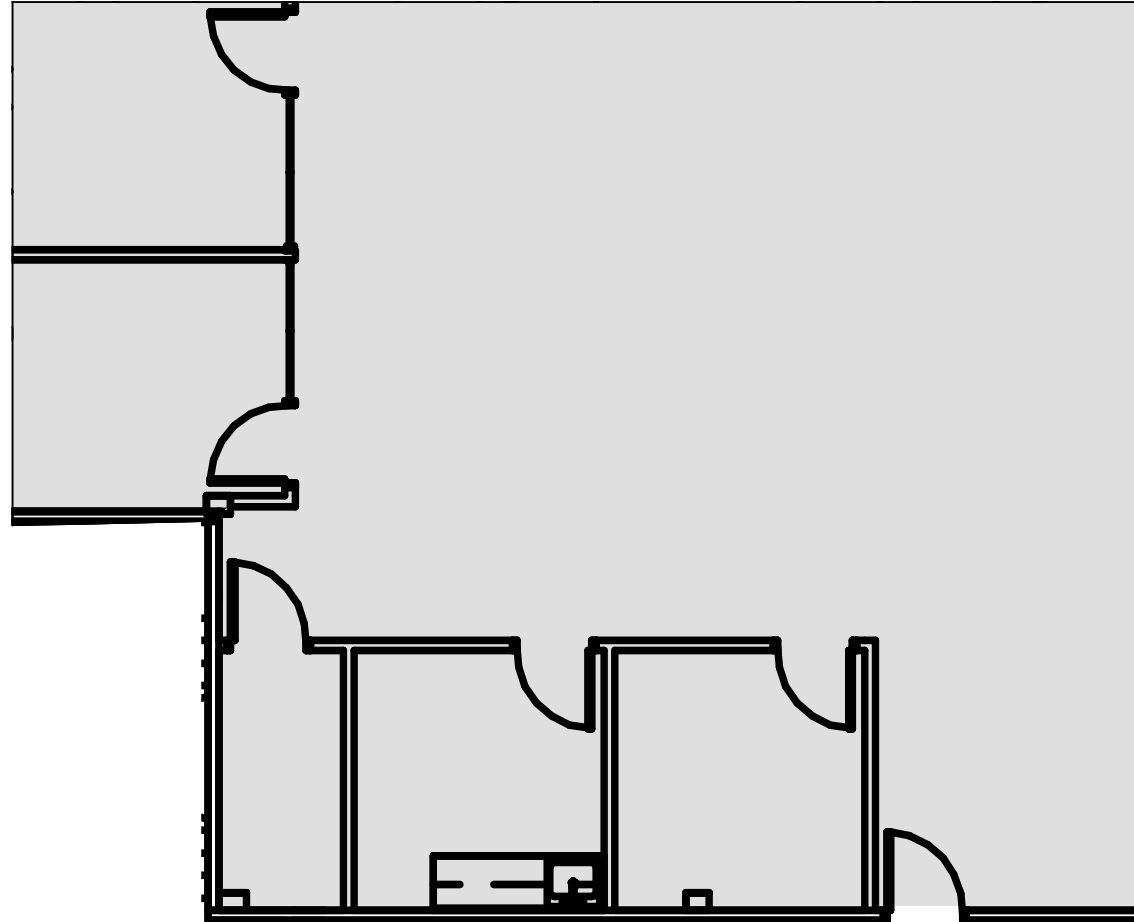
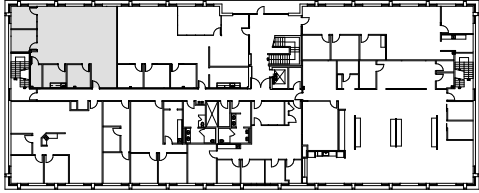
AustinOaks

Suite 205
Second Floor
1,702 SF

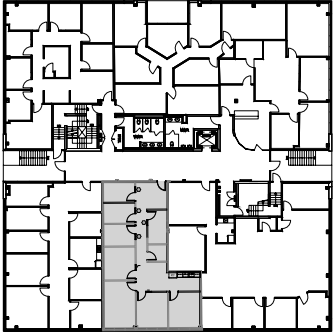


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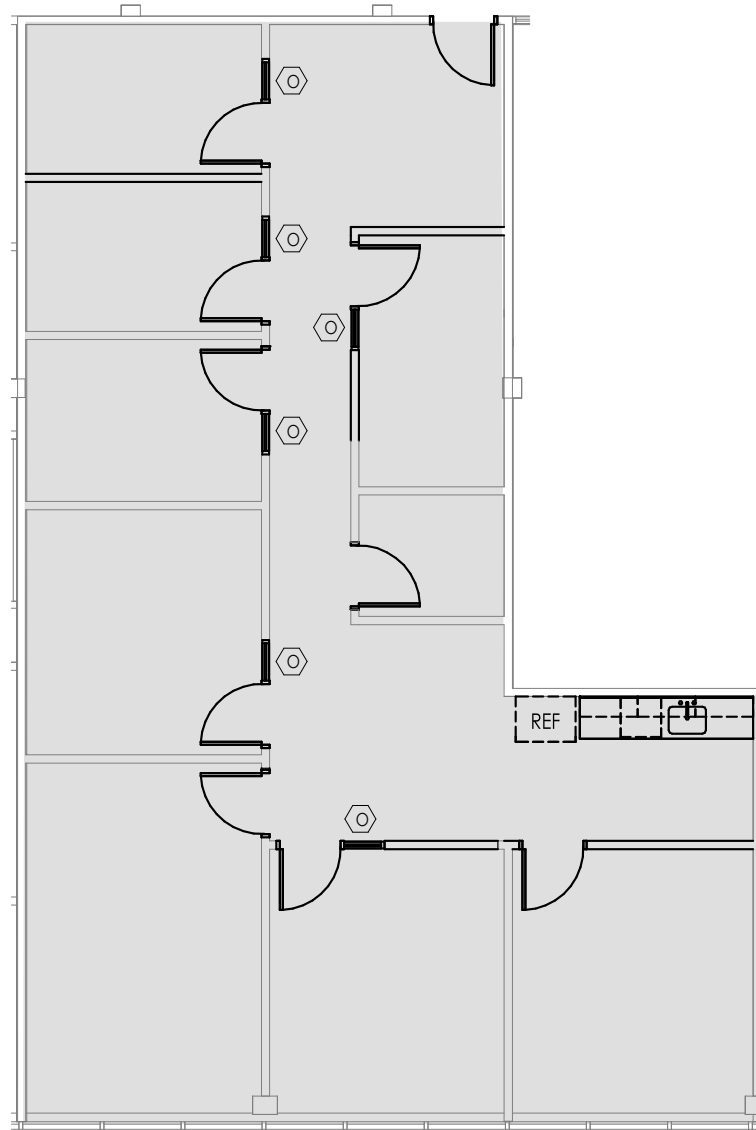
Suite 152
First Floor
1,746 SF



AustinOaks



Suite 163
First Floor
1,820 SF



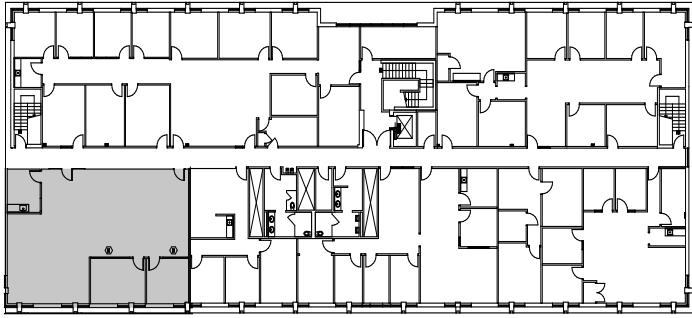
Building

4

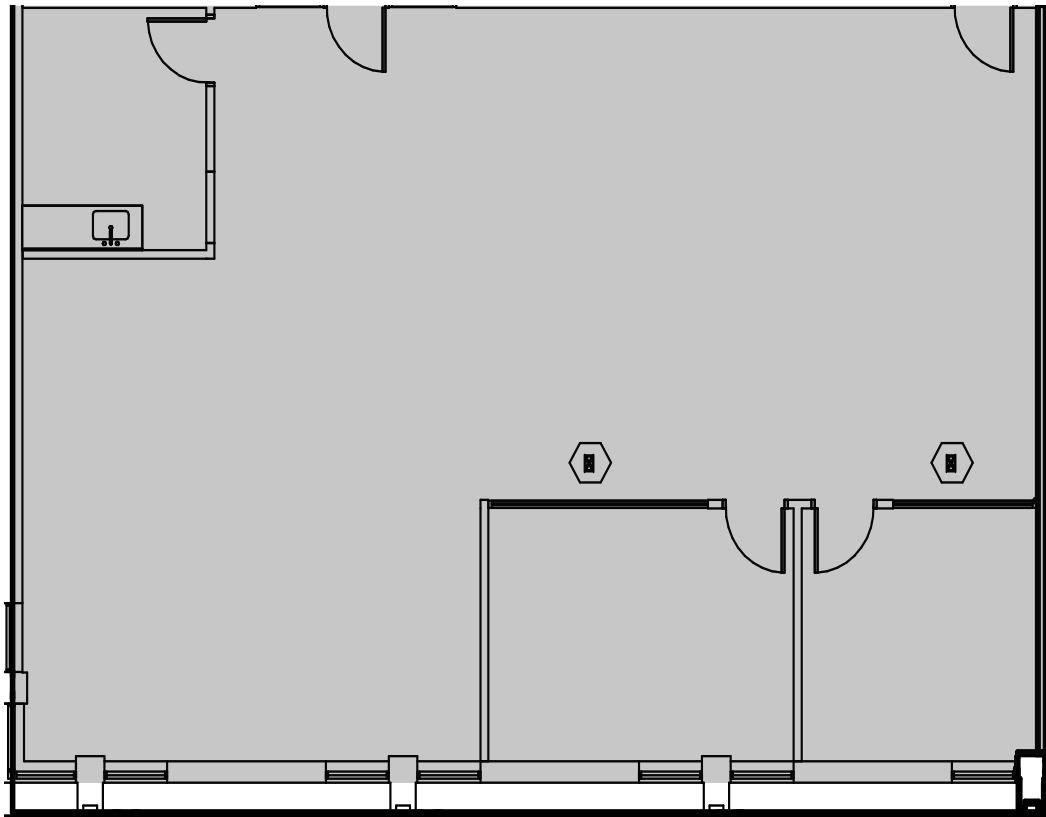
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AustinOaks

Suite 260
Second Floor
2,193 SF



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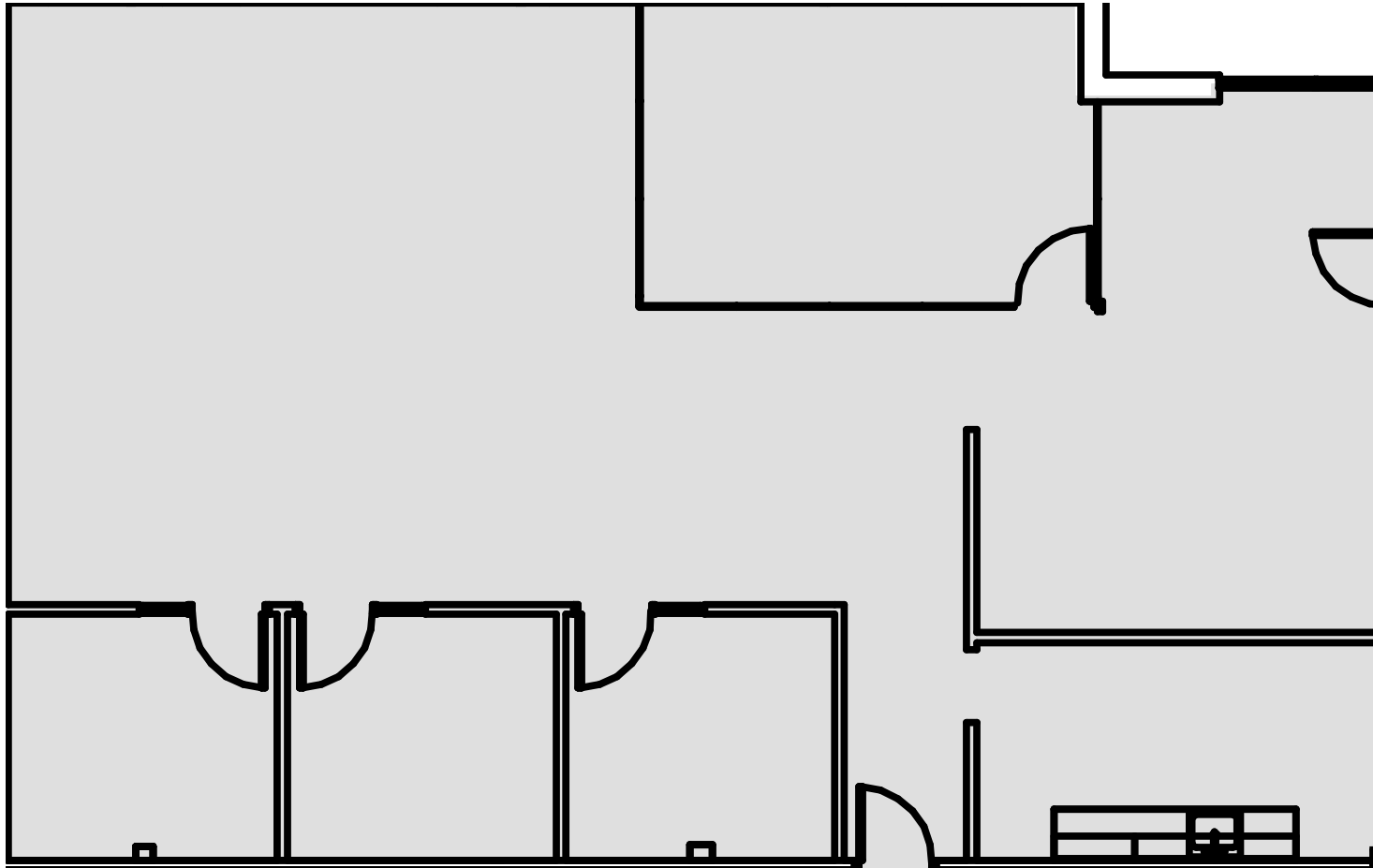
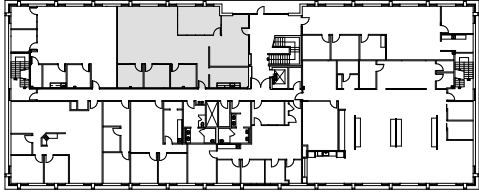


Building **8**

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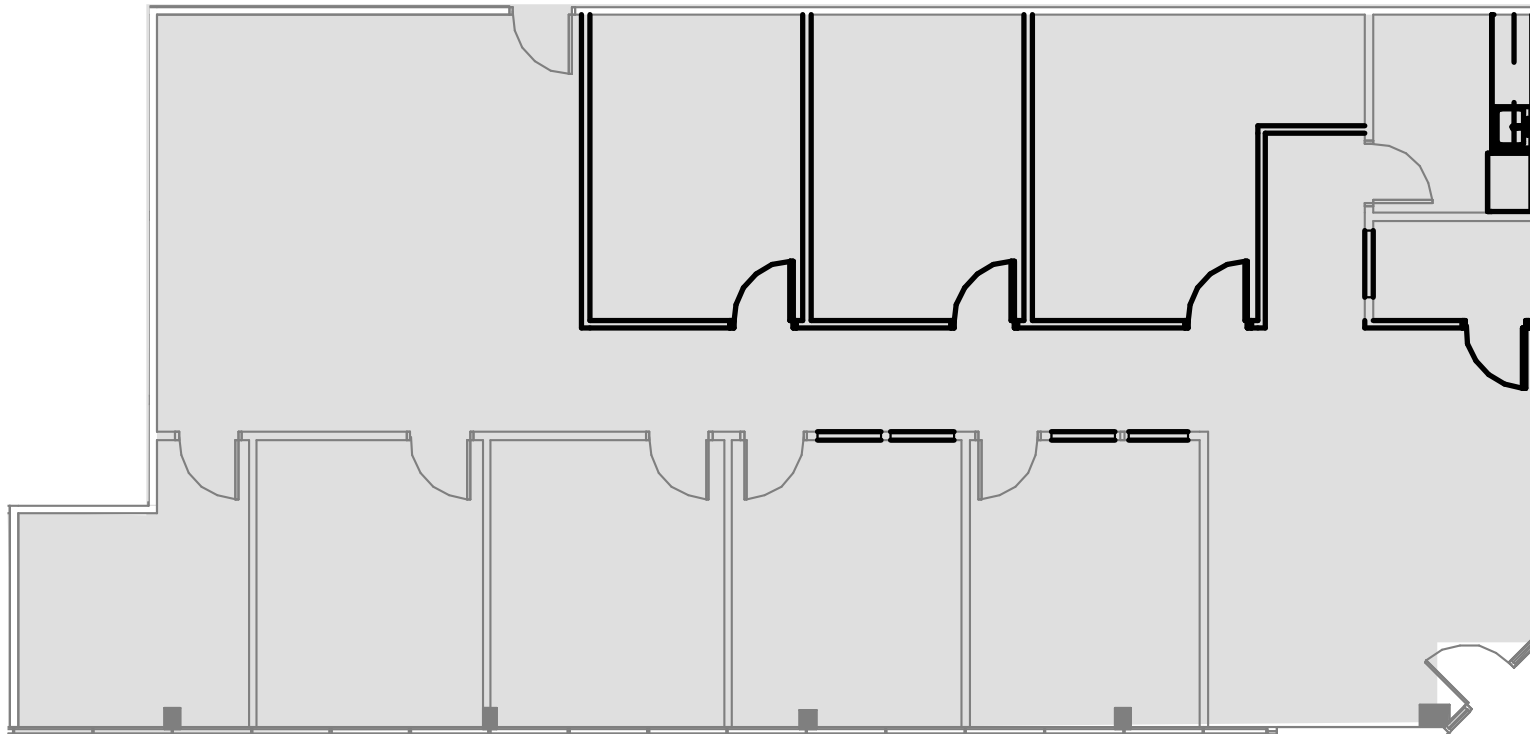
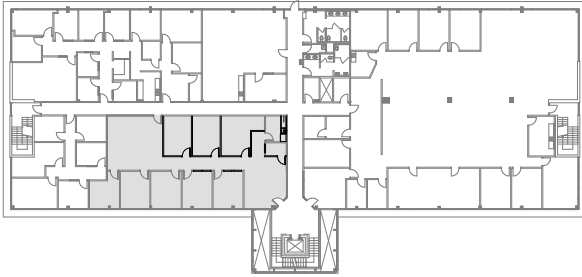
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Suite 150
First Floor
2,308 SF



AustinOaks

Suite 150
First Floor
3,039 SF



Building

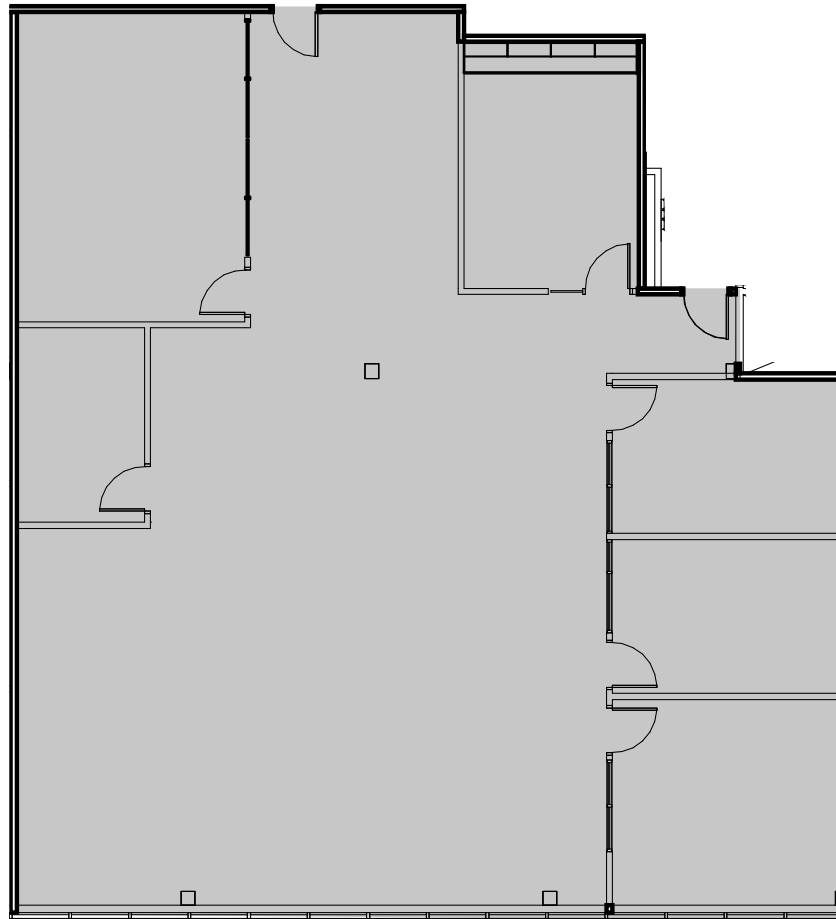
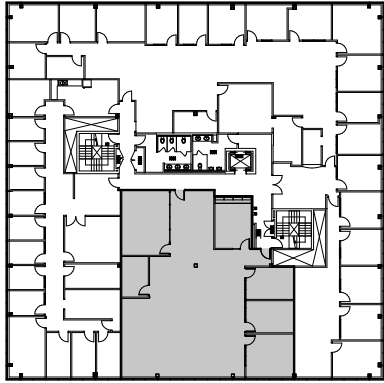
7

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AustinOaks

Suite 310
Third Floor
3,646 SF

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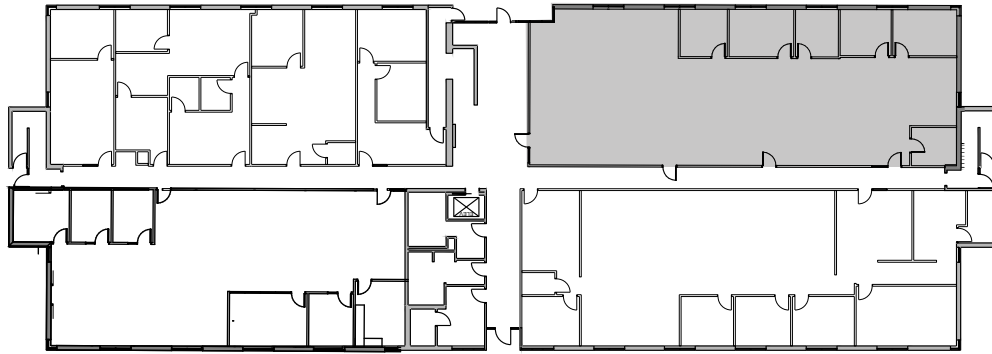
Building

4

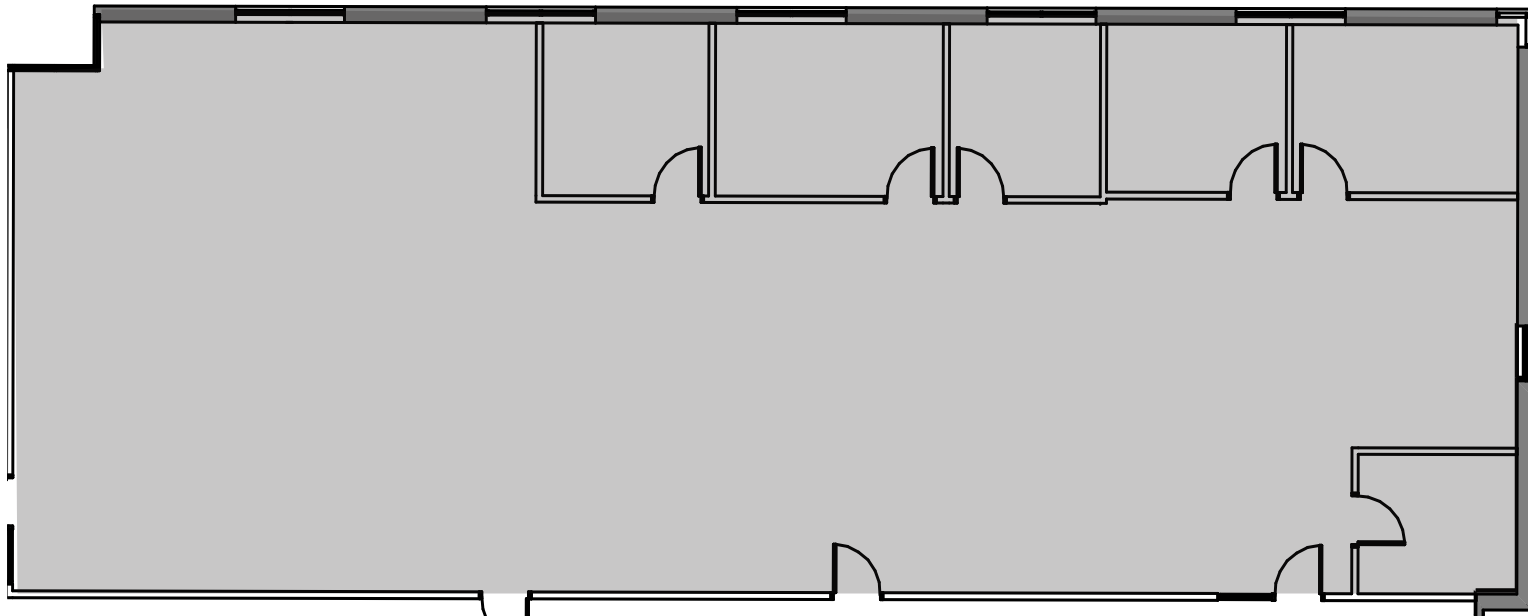
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AustinOaks

Suite 100
First floor
4,024 sf



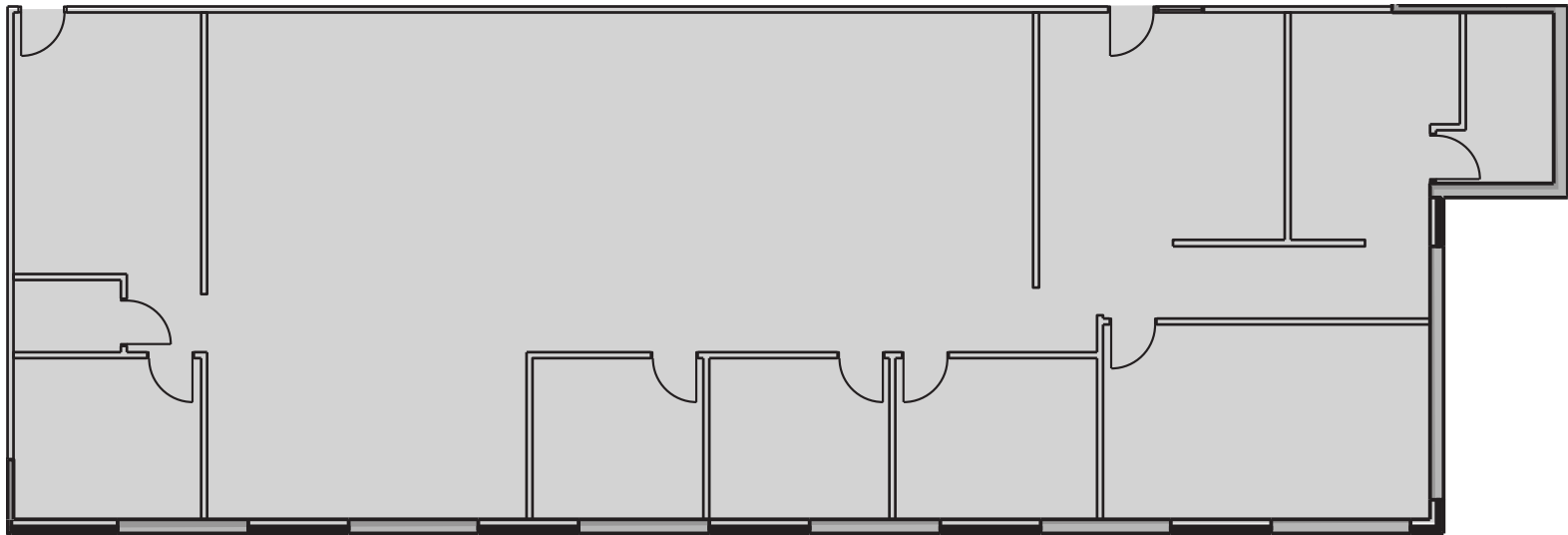
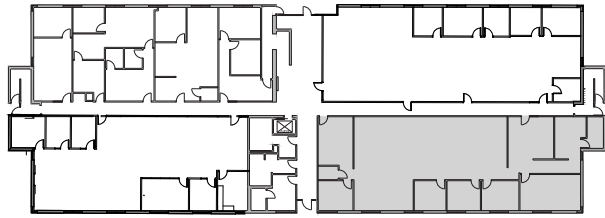
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Suite 101
First Floor
4,255 SF



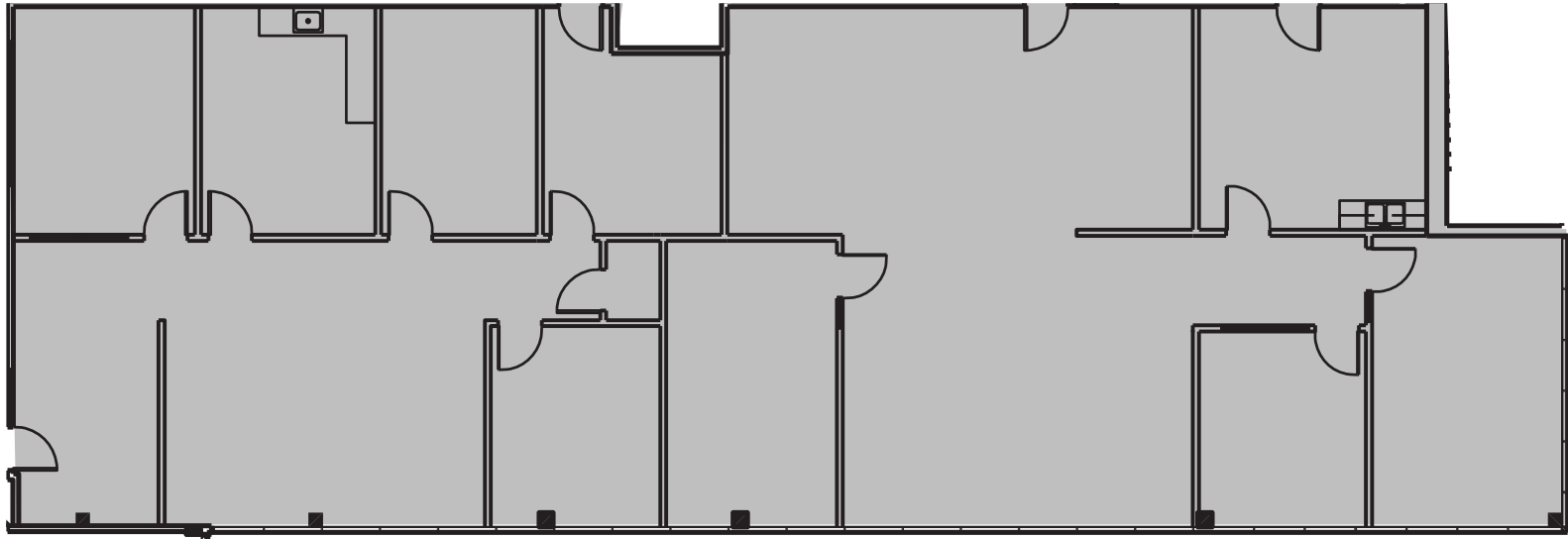
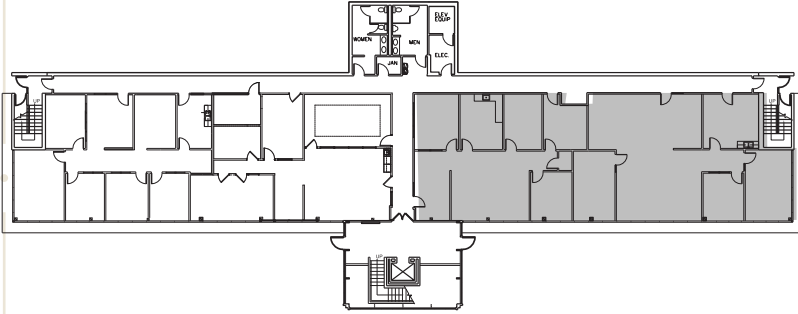
Building

10

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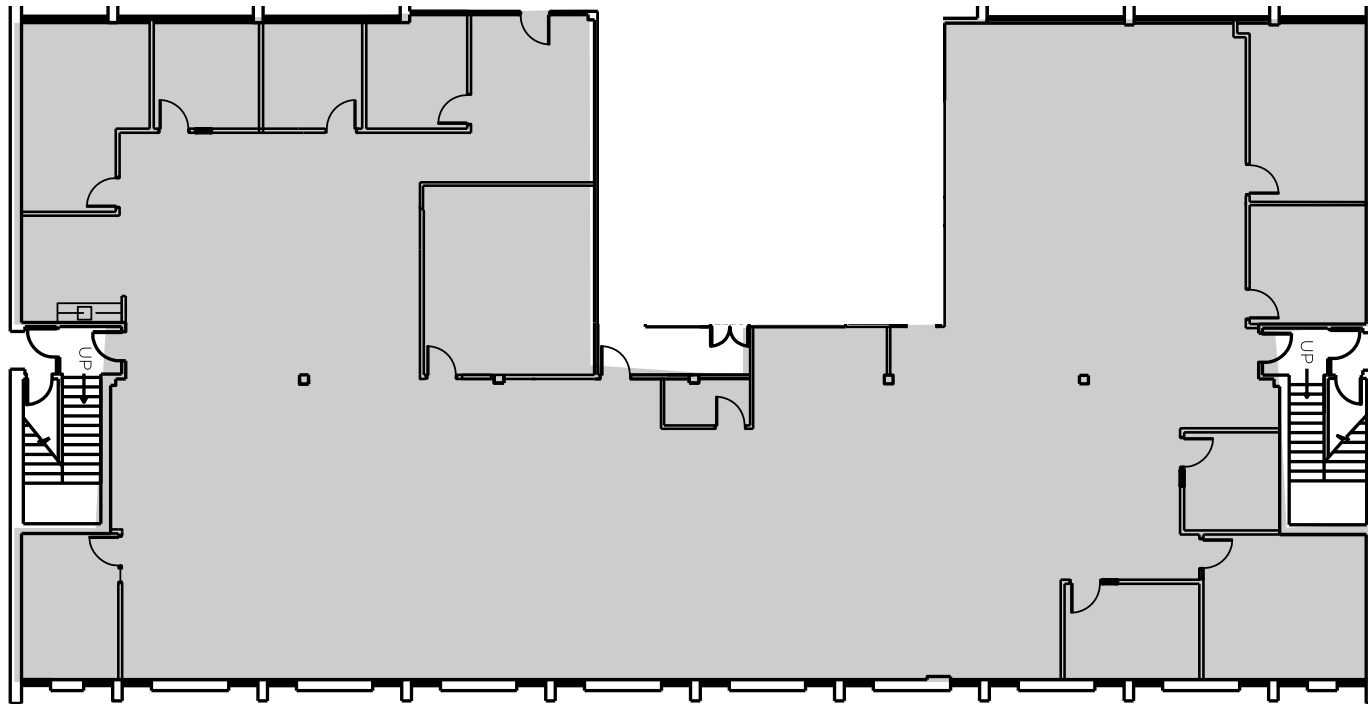
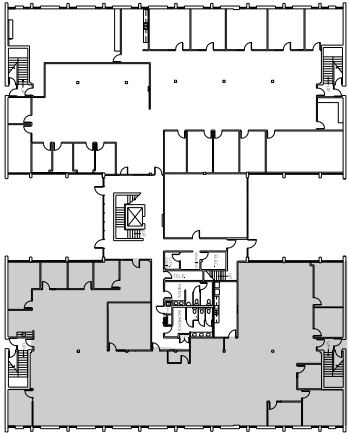
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Suite G100
Ground Floor
4,352 SF
*Avail. 9.1.24



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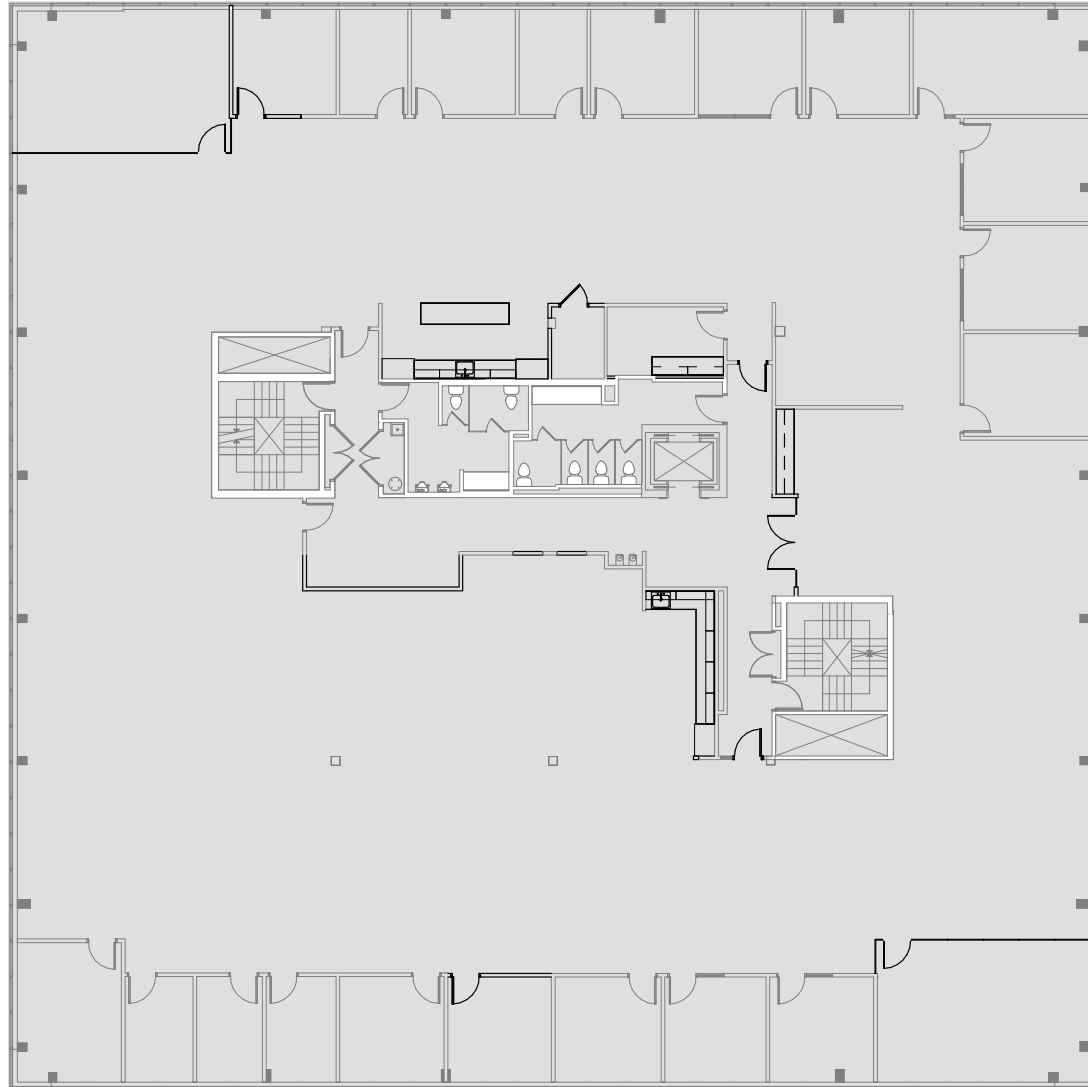
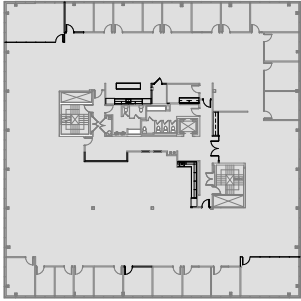
Suite 100
First Floor
9,670 SF
*Avail. 9.1.24



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15,263 SF



Building

5

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