

DECEMBER 2022

# INVENTORY REPORT

## FEATURED PROPERTY

# SILICON LABS



## CONTACT BROKER FOR RATES

- 3:1,000 parking ratios: \$150/mo
- Building showers/bike storage
- Located in the 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



# OFFICE FOR LEASE

## INNOVATION TOWER | 1350 RED RIVER ST. | AUSTIN, TX 78701

**CBD**


### Lease

Full Building:  
±324,510 RSF



### CONTACT BROKER FOR RATES

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


**Mike Brown**

**Kevin Granger**

## 5TH + TILLERY | 3100 E. 5TH ST. | AUSTIN, TX 78702

**EAST**


### Lease

148,997 RSF

Floor 1: 61,151 RSF  
Floor 2: 56,845 RSF  
Floor 3: 31,001 RSF



**RATES: \$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**

## SYMPHONY SQUARE | 1121 RED RIVER ST. | AUSTIN, TX 78701

**CBD**


### Lease

Full Building:  
170,000 RSF



### CONTACT BROKER FOR RATES

- Q2 2023 delivery \*building topped out September 20th, 2022\*
- Class A mixed use building
- 2.5:1,000 parking ratio
- Shared luxury amenities
- Public sky terrace on 5th floor


**Matt Frizzell**

**Melissa Totten**

## THE HATCHERY | 1310 LBJ WAY | AUSTIN, TX 78702

**EAST**


### Lease

Full Building:  
150,000 RSF



### CONTACT BROKER FOR RATES

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


**Mike Brown**

**Brian Liverman**

# OFFICE FOR LEASE

## MET CENTER 10 + 15 | 7751-7301 METRO CENTER DRIVE | AUSTIN, TX 78744

## SOUTHEAST



NEW!

### Lease

Met 10: 120,621 RSF  
Met 15: 17,157 RSF



### CONTACT BROKER FOR RATES

- Class A mixed-use business park
- 550 acre campus with nature trails, on-site retail, five restaurants, and seven national brand hotels
- Centralized location with excellent access to all of Austin
- One of the nation's most reliable telecommunications, electric, and utilities infrastructure
- 5.5 and 6:1,000 parking ratios



Brian Liverman



Kevin Granger

## ALVIN DEVANE | 3100 ALVIN DEVANE BLVD. | AUSTIN, TX 78741

## EAST



NEW!

### Lease

1st Floor: 22,535 RSF  
2nd Floor: 9,840 RSF



### CONTACT BROKER FOR RATES

- Multi-million dollar renovation
- New energy efficient exterior windows throughout
- New exterior building signage available
- Monument signage available
- Conveniently located between ABIA and downtown Austin
- Excellent visibility from Highway 71 with exterior signage available



Matt Frizzell



Kevin Granger

## UPLANDS CORP CENTER I & II | 5301 SOUTHWEST PKWY. | AUSTIN, TX 78735

## SOUTHWEST



### Lease

#### UPLANDS I

Suite 150: 11,652 RSF  
Suite 160: 5,480 RSF  
*\*Contiguous to 17,132 RSF*

#### UPLANDS II

3rd Floor: 44,806 RSF



### CONTACT BROKER FOR RATES

#### 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 AT WALNUT CREEK | 8407 WALL ST. | AUSTIN, TX 78754

## NORTHEAST



### Lease

1st Floor: 29,661 RSF  
2nd Floor: 31,421 RSF  
3rd Floor: 31,969 RSF  
4th Floor: 31,542 RSF



### CONTACT BROKER FOR RATES

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



Matt Frizzell



Tom Rhea



# OFFICE FOR LEASE

## SAINT ELMO PLAZA | 4223 S. CONGRESS AVE. | AUSTIN, TX 78745

## SOUTHEAST



### Lease

Full Building:  
105,000 RSF



### CONTACT BROKER FOR RATES

- 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 | 7501 N. CAP OF TX HWY. | AUSTIN, TX 78759

## NORTHWEST



### Lease

#### 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



### CONTACT BROKER FOR RATES

- 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



**Matt Frizzell**



**Kevin Granger**

## LAS CIMAS II & III | 805-807 LAS CIMAS PKWY. | AUSTIN, TX 78746

## SOUTHWEST



### Lease

#### BUILDING II

Suite 130: 2,217 RSF

Suite 145: 6,957 RSF

Suite 225: 2,433 RSF

Suite 245: 1,748 RSF

Suite 350: 11,540

#### BUILDING III

Suite 200: 23,029 RSF

Suite 245: 4,863 RSF

Suite 360: 2,602 RSF

Suite 430: 8,498 RSF

(Retail/Deli Space)

\*Contiguous to 4,171 RSF

\*Contiguous to 31,956 RSF



### CONTACT BROKER FOR RATES

- 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**

# OFFICE FOR LEASE

## RESEARCH PARK PLAZA III & IV | 12301 RESEARCH BLVD. | AUSTIN, TX 78759

### NORTHWEST



#### Lease

Suite 270: 11,342 RSF  
Suite 400: 49,593 RSF



#### CONTACT BROKER FOR RATES

- 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



Kevin Granger



Brian Liverman

## 211 SEVENTH | 211 7TH ST. | AUSTIN, TX 78701

### CBD



#### 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  
5th Floor: 10,750 RSF



#### CONTACT BROKER FOR RATES

- New amenity level with fitness center, 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

## BRIDGEPOINT PLAZA I & II | 5918 W COURTYARD DR. | AUSTIN, TX 78730

### FAR NORTHWEST



#### Lease

#### BRIDGEPOINT PLAZA I

Suite 100A: 14,450 RSF  
Suite 120A: 5,498 RSF  
Suite 130A: 2,052 RSF  
Suite 200A: 8,758 RSF  
(Available 05.01.2022)  
Suite 240A: 8,339 RSF  
(White Box Condition)

#### BRIDGEPOINT PLAZA II

Suite 180B: 1,799 RSF



**RATES: \$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

# OFFICE FOR LEASE

## TRAVESIA CORP PARK | 3800 QUICK HILL RD. | AUSTIN, TX 78728

## NORTH CENTRAL



### Lease

**BUILDING II:**  
28,552 RSF



### CONTACT BROKER FOR RATES

- 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**

## HILL COUNTRY GALLERIA | 13413 GALLERIA CIR. | BEE CAVE, TX 78738

## SOUTHWEST



### Lease

#### BUILDING B

Suite 100: 7,036 RSF  
Suite 150: 6,060 RSF  
Suite 200: 4,978 RSF  
Suite 220: 3,403 RSF  
Suite 230: 2,607 RSF  
Suite 300: 18,525 RSF

#### BUILDING F

Suite 240: 2,870 RSF

#### BUILDING W

Suite 220: 1,736 RSF



### CONTACT BROKER FOR RATES

- 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**

## MESA CREEK | 801 E OLD SETTLERS BLVD. | ROUND ROCK, TX 78664

## ROUND ROCK



### Lease

Suite 250: 15,644 RSF  
(Divisible)



### CONTACT BROKER FOR RATES

- 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**

## EXCHANGE PARK | 7800 SHOAL CREEK BLVD. | AUSTIN, TX 78757

## NORTHWEST



### Lease

Suite 120N: 4,942 RSF  
Suite 215E: 1,127 RSF  
Suite 230S: 3,661 RSF  
Suite 245S: 1,317 RSF  
Suite 120W: 3,406 RSF



**RATES: \$26.00 NNN**  
**2021 Est. OpEx: \$13.90**

- 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**

# OFFICE FOR LEASE

## RIATA GATEWAY | 12007 RESEARCH BLVD. | AUSTIN, TX 78759

## FAR NORTHWEST



### Lease

Suite 102: 2,962 RSF  
Suite 103: 3,849 RSF  
\*Contiguous: 6,811 RSF



### CONTACT BROKER FOR RATES

- Class A office building northwest submarket
- Excellent location on the corner of Research Blvd and Riata Chase Pkwy
- Owner occupied and professionally managed property
- State-of-the-art conference facilities
- On-site child care and cafe



## 410 BAYLOR | 410 BAYLOR ST. | AUSTIN, TX 78703

## CBD



### Lease

4,652 RSF



### CONTACT BROKER FOR RATES 2022 Est. OpEx: \$14.20

- Ground level, 12 ft high glass entry
- Amazing location in the heart of the Market District just west of Downtown
- Secured bike storage
- Abundant walking amenities
- Close proximity to Lady Bird Hike & Bike Trail and Zilker Park
- Parking ratio 2.5:1,000 free of charge



## BEE CAVE MEDICAL OFFICE II | 3994 RANCH RD. 620 S | BEE CAVE, TX 78737

## EAST



### Lease

Suite 200: 2,123 RSF  
Suite 202: 2,193 RSF



### CONTACT BROKER FOR RATES

- Two story medical office
- Located 5 minutes from Baylor Scott & White Hospital
- Within walking distance of countless shopping, dining, and outdoor amenities
- 5:1,000 parking ratio
- Picturesque hill country views



## THE HATCHERY BUILDING D | 31 NAVASOTA ST. | AUSTIN, TX 78702

## EAST



### 100% Leased



### CONTACT BROKER FOR RATES

- 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





# OFFICE FOR LEASE

1204 SAN ANTONIO | 1204 SAN ANTONIO ST. | AUSTIN, TX 78701

CBD

**Lease**

1st Floor: 4,704 RSF  
3rd Floor: 11,608 RSF  
4th Floor: 11,608 RSF

**RATES: \$40.00 - \$42.00 NNN**

- Private outdoor balconies on each floor
- Fitness center with showers
- Concierge-level management and tenant-focused on-site building management and services
- Pursuing Austin Energy Green Building 3 - star certification



Mark Greiner



Melissa Totten

712 CONGRESS | 712 CONGRESS AVE. | AUSTIN, TX 78701

CBD

**Lease**

Full Building:  
26,313 RSF

**CONTACT BROKER FOR RATES**

- 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 | 7300 RANCH RD. 2222 | AUSTIN, TX 78730

NORTHWEST

**Lease**

**BUILDING II**  
Suite 250: 8,365 RSF  
**BUILDING III**  
Suite 250: 14,104 RSF

**CONTACT BROKER FOR RATES**

- 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 | 6034 W. COURTYARD DR. | AUSTIN, TX 78730

FAR NORTHWEST

**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

**CONTACT BROKER FOR RATES**

- 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



# OFFICE FOR LEASE

## OAK CREEK PLAZA | 3107 OAK CREEK DR. | AUSTIN, TX 78727

CBD



### Lease

12,333 RSF

### SURGERY CENTERS

Suite 100: 6,657 RSF\*  
Suite 120: 11,656 RSF\*  
(Available 1.1.2024)



### CONTACT BROKER FOR RATES

- 2-Story LEED design and construction
- Located one exit north of The Domain
- Visibility from MoPac Expressway
- Bike storage and men's & women's showers
- 4:1,000 parking ratio

 **Brian Liverman**
 **Kevin Granger**

## 1705 GUADALUPE | 1705 GUADALUPE ST. | AUSTIN, TX 78701

CBD



### For Sale or For Lease

Suite 100: 7,749 RSF  
Suite 500: 8,378 RSF



### CONTACT BROKER FOR RATES

- 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 | 11000 N. MOPAC EXPY. | AUSTIN, TX 78759

NORTHWEST



### Lease

Suite 600: 5,750 RSF  
(Available 1.1.2023)



### CONTACT BROKER FOR RATES

- 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 | 200 W. CESAR CHAVEZ ST. | AUSTIN, TX 78701

CBD



### Lease

2nd Floor: 18,922 RSF  
(8,499 RSF & 10,423 RSF)  
4th Floor: 14,954 RSF  
(Available 1.1.23)  
6th Floor: 36,967 RSF  
(Available 1.1.23)



### CONTACT BROKER FOR RATES 2021 Est. NNN: \$24.20

- 3:1,000 parking ratio; \$150/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**

# OFFICE FOR LEASE

## THE QUARTERS WEST CAMPUS | 2222 RIO GRANDE ST. | AUSTIN, TX 78705

CENTRAL



### Lease

Suite 110: 1,979 RSF  
(Available 4.1.2023)  
Suite 350: 4,872 RSF

### CONTACT BROKER FOR RATES

- 3-story building located in heart of West Campus
- 4:1,000 parking ratio
- Built in 2008


 **Brian Liverman**
 **Kevin Granger**

## GREYROCK | 12101 ARCHELETA BLVD. | AUSTIN, TX 78739

SOUTH CENTRAL



### Lease

Full Building:  
±20,000 RSF

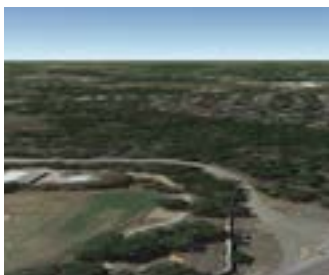
### CONTACT BROKER FOR RATES

- 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 | TX-45 & KENDRICK LN. | AUSTIN, TX 78739

SOUTH CENTRAL



### Lease

Full Building:  
±20,000 RSF

### CONTACT BROKER FOR RATES

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



**CALL FOR MORE  
INFORMATION**

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

## 814 SAN JACINTO | 814 SAN JACINTO BLVD. | AUSTIN, TX 78701

CBD



### Lease

Suite 200: 1,524 RSF  
Suite 201: 1,542 RSF  
Suite 206: 2,296 RSF  
Suite 300: 2,122 RSF  
Suite 301: 1,664 RSF  
Suite 302 & 304: 2,623 RSF  
(Divisible)  
Suite 307: 2,270 RSF  
Suite 403: 3,403 RSF  
Suite 409: 1,398 RSF

**RATES: \$16.00 - \$18.00 NNN (3% Bumps)**  
**2021 Est. OpEx: \$14.43**

- 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 FOR LEASE

## OFFICES AT THE W | 212 LAVACA ST. | AUSTIN, TX 78701

CBD



### Lease

Suite 300: 8,993 RSF  
Suite 390: 14,667 RSF



### CONTACT BROKER FOR RATES

- Mixed-use asset
- Located in the heart of 2nd Street Retail District
- 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 | 1213-1313 RR 620 S. | AUSTIN, TX 78734

SOUTHWEST



### Lease

**BUILDING 1213**  
Suite 105: 1,983 RSF  
Suite 200: 2,556 RSF



### CONTACT BROKER FOR RATES

- 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



Tom Rhea

## TOWERS OF LAKEWAY | 1921-1927 LOHMANS CROSSING | LAKEWAY, TX 78734

SOUTHWEST



### Lease

**TOWER 1**  
Suite 101: 1,986 RSF  
Suite 202: 2,993 RSF  
Suite 203: 1,860 RSF  
**TOWER 2**  
Suite 2206: 4,167 RSF



### CONTACT BROKER FOR RATES

- 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 GUADALUPE | 1300 GUADALUPE ST. | AUSTIN, TX 78701

CBD



100% Leased



### CONTACT BROKER FOR RATES

- 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

# OFFICE FOR LEASE

## AUSTIN OAKS | 3701 EXECUTIVE CENTER DR. | AUSTIN, TX 78731

## NORTHWEST



### Lease



100 - 1,999 RSF



2,000+ RSF



### CONTACT BROKER FOR RATES

- 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 | 7800 N. MOPAC EXPY. | AUSTIN, TX 78759

## NORTHWEST



### Lease

Suite 112: 3,139 RSF

Suite 120: 1,405 RSF

Suite 210: 3,944 RSF

Suite 240: 983 RSF



### CONTACT BROKER FOR RATES

- 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**

## 2120 S LAMAR | 2120 S. LAMAR | AUSTIN, TX 78704

## SOUTH CENTRAL



### Lease

1st Floor: 2,024 RSF

2nd Floor: 3,001 RSF

3rd Floor: 3,001 RSF



### CONTACT BROKER FOR RATES

**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**

## HIGHFLEX | 12708 RIATA VISTA CIR. | AUSTIN, TX 78727

## FAR NORTHWEST



### Lease

Suite A-104: 2,016 RSF



**\$22.50 NNN**

**2022 Est. OpEx: \$12.87**

- New lower rate: \$22.50
- Lowest NNN's in the area (estimated at \$13.69)
- Flexible terms: 1-5 years
- Abundant fiber connectivity
- 5:1,000 parking allows for smaller footprints
- Spaces are ready for occupancy



**Brett Arabie**



# OFFICE FOR LEASE

## TEXAS DENTAL ASSN. BUILDING | 1946 S. IH-35 | AUSTIN, TX 78704

## SOUTH CENTRAL



### Lease

Suite 100A: 1,440 RSF



### CONTACT BROKER FOR RATES

- 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

## 808 WEST 34TH | 808 W. 34TH ST. | AUSTIN, TX 78705

## CENTRAL



### Lease

Full Building:  
1,498 RSF



### CONTACT BROKER FOR RATES

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



Kevin Granger

## LAMAR CENTRAL | 3800 N. LAMAR BLVD. | AUSTIN, TX 78756

## CENTRAL



### Lease

3rd Floor: 8,044 RSF  
(Available 10.1.2023)



### CONTACT BROKER FOR RATES

- 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

## GALLERIA OAKS | 13215 BEE CAVE PKWY. | AUSTIN, TX 78738

## SOUTHWEST



### Lease

#### BUILDING A

Suite 125: 1,143 RSF  
(Available 1.1.23)

#### BUILDING B

Suite 125: 1,228 RSF  
Suite 135: 1,638 RSF



### CONTACT BROKER FOR RATES

- 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

# OFFICE FOR LEASE

1210 SAN ANTONIO | 1210 SAN ANTONIO ST. | AUSTIN, TX 78701

CBD

**Lease**

Suite 100 (Retail): 1,258 RSF

Suite 100: 1,224 RSF  
(Available 1.1.2023)**CONTACT BROKER FOR RATES**

- 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**

715 WEST 34TH | 715 W. 34TH ST. | AUSTIN, TX 78705

CENTRAL



100% Leased

**CONTACT BROKER FOR RATES**

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

**Kevin Granger**

1209 NUECES | 1209 NUECES ST. | AUSTIN, TX 78701

CBD



100% Leased

**CONTACT BROKER FOR RATES**

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

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

STONECREEK PARK | 3300 DUVAL RD. | AUSTIN, TX 78759

NORTHWEST

**Lease**

Suite 200: 22,552 RSF

**CONTACT BROKER FOR RATES**

- 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 FOR LEASE

**THE GRID** | 1000 E. 51ST ST. | AUSTIN, TX 78723

**CENTRAL**

**100% Leased**

**CONTACT BROKER FOR RATES**

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


**506 W. 12TH** | 506 W. 12TH ST. | AUSTIN, TX 78701

**CBD**

**100% Leased**

**CONTACT BROKER FOR RATES**

- 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


**1000 N. LAMAR** | 1000 N. LAMAR BLVD. | AUSTIN, TX 78703

**CBD**

**100% Leased**

**CONTACT BROKER FOR RATES**

- 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



# RETAIL FOR LEASE

**1801 PENNSYLVANIA AVENUE | 1801 PENNSYLVANIA AVE. | AUSTIN, TX 78702**
**EAST**

**Lease**

Full building: 16,316 RSF


**CONTACT BROKER FOR RATES**

- Unique East Austin opportunity
- Creative event center
- Rare large block in burgeoning E 12th creative neighborhood

 **JD Torian**
 **Andres Contreras**
**15610 SOUTH IH 35 | 15610 S IH-35 | BUDA, TX 78610**
**EAST**

**NEW!**
**Lease**

 Full building: ±10,800 RSF  
(Divisible)

**CONTACT BROKER FOR RATES**

- Located in front of Cabela's with I-35 frontage
- Strong credit sublandlord
- Long term sublease available
- 73 parking spots

 **JD Torian**
 **Rick Whiteley**
**2222 STATION | 10815 RANCH RD. | AUSTIN, TX 78660**
**NORTH**

**NEW!**
**Lease**

 Suite 202: 1,200 RSF  
 Suite 207: 2,090 RSF  
 Suite 208: 1,427 RSF  
 Suite 214: 2,816 RSF

**CONTACT BROKER FOR RATES**

- Affluent trade area
- Great visibility from RR 2222
- High barriers to entry
- Limited competition
- Strong traffic counts

 **JD Torian**
**PFLUGERVILLE OFFICE PARK | 1202 FM 685 | PFLUGERVILLE, TX 78660**
**NORTH**

**NEW!**
**Lease**

 B3: 1,250 RSF  
 (Available 9.1.2022)  
 B4: 1,250 RSF  
 B5, B6: 2,500 RSF  
 (Available with 30 day  
 notice)  
 C4: 1,250 RSF  
 C5: 1,250 RSF

**CONTACT BROKER FOR RATES**

- Located near many large retailers including Walmart, HEB, and Aldi
- Direct access to FM 685
- Brick and mortar building with metal roof

 **JD Torian**



RETAIL  
FOR LEASE

1210 SAN ANTONIO ST | 1210 SAN ANTONIO ST. | AUSTIN, TX 78701

CBD



## Lease

Suite 100: 1,258 RSF

**\$29.00 NNN**  
**2022 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 FOR SALE

## WESTLAKE OAKS B | 1101 S. CAPITAL OF TX HWY. | AUSTIN, TX 78746

SOUTHWEST



### Sale

**\$3,550,000**

 Full Building:  
12,444 RSF


- Investment or owner/user opportunity
- 2,274 RSF available for occupancy on 2nd floor (potentially more on 1st)
- Recent kitchen & restroom renovations
- New paint & carpet

 **Corey Antonishen**
 **Greg Johnston**

## WESTLAKE OFFICE CONDO | 3355 BEE CAVES RD. | AUSTIN, TX 78746

SOUTHWEST



### Lease or Sale

Unit 403: 1,524 RSF


**BASE RENT: \$26.50/RSF NNN**  
**2022 OpEx: \$16.34/RSF**  
**CONTACT BROKER FOR SALE PRICE**

- Flexible configuration
- Excellent Westlake location
- Large nearby amenity base
- Open floor plan
- Available now

 **Keith Zimmerman**
 **Chris Peddie**
 **Andres Contreras**

# SUBLEASE

## AMBERGLEN BLVD | 8900 AMBERGLEN BLVD. | AUSTIN, TX 78729

## FAR NORTHWEST



### Sublease

2nd Floor:  
41,417 RSF  
(Office & Warehouse)  
37,379 RSF\*  
74,609 RSF\*  
\*Contiguous: 111,988 RSF  
3rd Floor:  
45,351 RSF

### \$18.00 NNN

- Term expires August 31, 2028
- 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**

## 5900 BEN WHITE | 5900 E BEN WHITE, BLDG 2 | AUSTIN, TX 78741

## SOUTHEAST



### Sublease

80,000 - 216,000 RSF

### CONTACT BROKER FOR RATES

- Large training room with auditorium seating
- Full commercial/catering kitchen
- Gym and locker rooms
- Loading areas
- Ample natural light
- Efficient floorplan and layout



-  **Holliday Hinckley**
-  **Holmes Onwukaife**
-  **Ford Alexander**

## PALOMA RIDGE | 13620 RANCH RD 620, BLDG 3 | AUSTIN, TX 78717

## FAR NORTHWEST



### Sublease

3rd Floor:  
53,539 RSF

### CONTACT BROKER FOR RATES

- Open area workstations
- Large balcony to host events
- Efficient floorplan and layout
- Ample natural light



-  **Holliday Hinckley**
-  **Holmes Onwukaife**
-  **Ford Alexander**

## ROLLINGWOOD CENTER II | 2500 BEE CAVES RD | AUSTIN, TX 78746

## SOUTHWEST



### Sublease

2nd Floor: 7,704 RSF

### CONTACT BROKER FOR RATES

- Premier Southwest Austin office location with direct access to downtown and Zilker Park
- Creative plug & play floorplan
- 4:1,000 parking ratio and free garage with the option to reserve spaces



-  **Holliday Hinckley**
-  **Ford Alexander**

## SUBLEASE

DOMAIN 4 | 11500 ALTERRA PKWY. | AUSTIN, TX 78758

FAR NORTHWEST



## Sublease

51,059 RSF  
(Divisible to 25,000 RSF)

## CONTACT BROKER FOR RATES

- Lease expiration date: 7/31/2024
- Available immediately
- Plug n' play creative floorplan - furniture negotiable
- Structured free parking in garage adjacent to the building
- Private fitness & yoga room with showers and lockers within the premises
- Direct access to the iconic Rock Rose district



Holliday Hinckley



Holmes Onwukaife

LAKEWOOD ON THE PARK | 7600 N. CAPITAL OF TEXAS HWY. | AUSTIN, TX 78731

FAR NORTHWEST



## Sublease

Full Building:  
48,319 RSF

## CONTACT BROKER FOR RATES

2022 Est. OpEX: \$15.22

- Available immediately
- 4:1,000 parking ratio; 8 reserved spaces
- Newly renovated common areas
- Tenant lounge with WiFi, grab & go deli and kitchen



Mark Greiner

CHASE TOWER | 221 W 6TH ST. | AUSTIN, TX 78701

SOUTH CENTRAL



NEW!

## Sublease

Suite 910: 3,730 RSF  
Suite 1100: 16,711 RSF  
Suite 1200: 16,711 RSF  
Suite 1310: 6,732 RSF

## CONTACT BROKER FOR RATES

- Available now (LED 11/30/2025)
- Plug n' play
- Full floor opportunities
- High end creative finishes
- Open floor plan
- Parking costs included in rate



Brian Walker



Lexie Hall



Ford Alexander

201 WEST HOWARD | 201 W HOWARD LN. | AUSTIN, TX 78753

NORTHEAST



## Sublease

1st Floor:  
39,000 RSF

## CONTACT BROKER FOR RATES

- Available immediately
- Term expires February 28, 2026
- 30' clear height



Joe Brockman



Kheili Hiller



# SUBLEASE

## CAMPUS AT THE ARBORETUM | 10431 MORADO CIRCLE | AUSTIN, TX 78759

## FAR NORTHWEST



### Sublease

Suite 120: 34,086 RSF



### CONTACT BROKER FOR RATES

2022 Est. OpEX: \$17.23

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

 **Corey Antonishen**

 **Greg Johnston**

## 3100 ALVIN DEVANE BOULEVARD | 3100 ALVIN DEVANE BLVD. | AUSTIN, TX 78741

## SOUTHEAST



### Sublease

Suite 200: 32,487 RSF



### CONTACT BROKER FOR RATES

2022 Est. OpEx: \$8.73

- Term expires March 31, 2023
- Plug n' Play Creative Flex Office
- Furniture available
- Conditioned warehouse
- Heavy power

 **Brian Walker**

 **Andy Carlson**

## BRAKER POINTE III | 10801 N MOPAC EXPY. | AUSTIN, TX 78759

## FAR NORTHWEST



### Sublease

Suite 301: 29,302 RSF



### CONTACT BROKER FOR RATES

2022 Est. OpEx: \$16.17

- Full floor opportunity
- Plug n' play
- Furniture available
- Creative finishes
- Expansive views

 **Brian Walker**

## ROLLINGWOOD CENTER III | 2500 BEE CAVES RD. | ROLLINGWOOD, TX 78746

## SOUTHWEST



### Sublease

Suite 400: 27,208 RSF



**\$42.00 NNN**

- Term: Flexible
- Premier location just outside of Austin's CBD
- Plug n' play opportunity
- Fitness center with private shower facilities
- Outdoor seating areas
- Park-like setting with hike and bike rail access
- Adjacent to Zilker Park

 **Brian Butterfield**

 **Lauren Fosen**

## SUBLEASE

## STONEHOLLOW 1 | 11525A STONEHOLLOW DR. | AUSTIN, TX 78758

## FAR NORTHWEST



## Sublease

Suite 100: 22,608 RSF

CONTACT BROKER FOR RATES  
2022 Est. OpEx: \$5.64

- Available immediately
- Ample parking
- Lease expiration date: July 31, 2025
- Furniture is negotiable
- Minutes from the Domain
- Easy access to Mopac & 183
- Ample natural light
- Outdoor picnic area
- Outdoor basketball hoop
- State-of-the-art air filtration units



## STONELAKE 6 | 11000 N MOPAC EXPY. | AUSTIN, TX 78759

## SOUTHWEST



## Sublease

Suite 150: 16,200 RSF

\$18.00 NNN  
2022 Est. OpEx: \$8.35 /RSF + E&J

- Plug n' play
- High end creative finishes
- Tall ceiling height
- Abundant natural light
- Open floor plan
- Available now (LED April 30, 2027)



## MIRA VISTA | 2705 BEE CAVE RD. | AUSTIN, TX 78746

## SOUTHWEST



## Sublease

Suite 220: 15,465 RSF



## 2022 Est. OpEx: \$18.03

- Available immediately
- Creative finishes
- Open with breakout rooms
- Abundant natural light
- Large conference room
- 4.6:1,000 parking ratio



# SUBLEASE

## SUMMIT I AT LA FRONTERA | 810 HESTER'S CROSSING | ROUND ROCK, TX 78681

## FAR NORTHWEST

**NEW!**



### Sublease

Total Available:  
15,227 RSF  
Suite 205: 2,315 RSF  
Suite 210: 12,912 RSF



**\$24.00 NNN**  
**2022 Est. OpEx: \$14.18**

- Available November 1, 2022
- Term expires June 30, 2025
- Strong credit sublandlord
- Easy access to IH-35, SH45 and Loop 1
- 4.5:1,000 parking ratio

 **Rick Whiteley**  
 **Richard Whiteley**

## BRIDGEPOINT SQUARE 1 | 6300 BRIDGEPOINT PKWY. | AUSTIN, TX 78730

## FAR NORTHWEST



### 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)
- Structured parking; free of charge
- A mix of private office and open bullpen space, 4 conference rooms, large reception area and breakroom

 **Joe Brockman**  
 **Brian Walker**

## 501 CONGRESS | 501 CONGRESS AVE. | AUSTIN, TX 78701

## SOUTH CENTRAL

**NEW!**



### Sublease

Suite 500: 13,788 RSF



**CONTACT BROKER FOR RATES**

- Commencement: Q2 2023
- Private furnished rooftop patio
- Flexible floorplan
- Gym/shower access
- Bike storage
- 24/7 building security

 **Lauren Fosen**  
 **Brian Butterfield**

## 804 CONGRESS | 804 CONGRESS AVE. | AUSTIN, TX 78701

## SOUTH CENTRAL

**NEW!**



### Sublease

Suite 100: 6,613 RSF  
Suite 300: 6,779 RSF



**CONTACT BROKER FOR RATES**

- Available now (LED TBD)
- Plug n' play
- Full floor opportunities
- High end creative finishes
- Open floor plan

 **Brian Walker**  
 **Andres Contreras**

# SUBLEASE

12410 N LAMAR BLVD | 12410 N LAMAR BLVD | AUSTIN, TX 78753

NORTH CENTRAL

**Sublease**Full Building  
9,136 RSF**CONTACT BROKER FOR RATES**

- Full building opportunity
- 100% air-conditioned
- 18' clear
- 1 loading dock
- Secured yard
- Easy access to Parmer Lane & IH 35



PENNYBACKER COMMONS | 6504 BRIDGEPOINT PKY | AUSTIN, TX 78730

NORTHWEST

**NEW!****Sublease**

Suite 425: 8,701 RSF

**\$31.00 NNN**

- Class A sublease
- Available now (LED 1/31/2025)
- Plug n' play
- Views of Lake Austin, Pennybacker Bridge & Downtown Austin
- Panoramic windows
- Rooftop terrace
- Fitness center



13215 BEE CAVE PKWY | 13215 BEE CAVE PKWY. | AUSTIN, TX 78738

SOUTHWEST

**Sublease**Building A  
Suite 200: 8,660 RSF**\$25.00 NNN****2022 Est. OpEx: \$13.63**

- Available immediately
- Lease expiration date: February 28, 2027
- New finishes
- Private deck
- Exposed ceilings, built in floor cores
- Garage parking
- Strong credit sublessor



CAMPUS AT THE ARBORETUM IV | 10415 MORADO CIRCLE | AUSTIN, TX 78759

FAR NORTHWEST

**Sublease**

Suite 300: 6,775 RSF

**CONTACT BROKER FOR RATES****2022 Est. OpEx: \$17.75**

- Furniture available
- Good mix of open / hard wall
- Breakroom
- Quality finishes
- Good natural light
- Property has undergone recent renovations
- Fitness facility with showers and locker rooms
- Executive conference center on site





# SUBLEASE

**WESTLAKE OAKS B** | 1101 S. CAPITAL OF TX HWY. | AUSTIN, TX 78746

**SOUTHWEST**

**Sublease**

Unit 1:  
6,164 RSF\*  
Unit 2:  
4,006 RSF\*  
*\*Contiguous: 10,170 RSF*


**\$21.00 FULL SERVICE**

- Available immediately
- Term expires December 31, 2024
- Single building opportunity
- Plug n' Play
- Situated at a lighted intersection on 360
- Close proximity to Westlake Village Shopping Center


**7500 RIALTO** | 7500 RIALTO BLVD. | AUSTIN, TX 78735

**SOUTHWEST**

**Sublease**

Suite 260: 6,965 RSF


**CONTACT BROKER FOR RATES**

- 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


**GREAT HILLS PLAZA** | 9600 GREAT HILLS TRAIL | AUSTIN, TX 78729

**FAR NORTHWEST**

**NEW!**
**Sublease**

Suite 350W: 6,252 RSF


**CONTACT BROKER FOR RATES**

- Term expires September 30, 2025
- Available now
- Plug n' play
- Walking distance to Trader Joe's, Starbucks, Juliet, and more


**AMBER OAKS G** | 9601 AMBERGLEN BLVD. | AUSTIN, TX 78729

**FAR NORTHWEST**

**Sublease**

Suite 260: 6,151 RSF


**\$18.00 NNN**
**2022 Est. OpEx: \$13.63**

- Term expires July 31, 2024
- Plug n' Play opportunity
- Mostly open configuration with 3 offices, a conference room and a break room
- 5:1,000 parking ratio
- Easy access to Hwy 45, 183 and Parmer Lane
- Park-like setting with numerous amenities near by; adjacent to Lifetime Fitness



# SUBLEASE

## CAPITAL VIEW CENTER A | 1301 S. CAPITAL OF TEXAS HWY. | AUSTIN, TX 78746

## SOUTHWEST



### Sublease

Suite A300: 4,888 RSF



### CONTACT BROKER FOR RATES

- Available immediately
- Term expires August 31, 2026
- Creative finishes
- Open with breakout rooms
- Abundant natural light
- Large conference room
- Ample parking with dedicated spaces



Brian Walker



Andres Contreras

## 11500 METRIC | 11500 METRIC BLVD. | AUSTIN, TX 78758

## FAR NORTHWEST



### Sublease

Suite 290: 3,952 RSF



### CONTACT BROKER FOR RATES

- Available immediately
- Term expires September 30, 2024
- Plug n' Play
- Furniture available
- 5 private offices and in-suite private restrooms
- 1 large and 1 medium size conference room
- 3.8:1,000 parking ratio



Brian Walker

## LAKESHORE TOWER | 210 BARTON SPRINGS RD. | AUSTIN, TX 78704

## NORTH WEST



NEW!

### Sublease

Suite 275: 3,698 RSF



**\$20.00 NNN**

**2022 Est. OpEx: \$13.93**

- Plug n' Play
- Open floor plan
- Exceptional location
- Additional parking available
- Available now (LED March 31, 2023)



Keith Zimmerman



Chris Peddie

## BRIDGEPOINT SQUARE 5 | 6011 W. COURTYARD DR. | AUSTIN, TX 78730

## NORTH WEST



### Sublease

Suite 100: 3,363 RSF



**\$18.00 GROSS**

- Term expires January 31, 2023
- Flexible layout
- Plug n' Play
- Furniture available
- Fitness center and showers
- Rotating food truck service
- 3.33:1,000 parking ratio; free of charge



Brett Arabie



Chris Peddie

# SUBLEASE

## WESTPARK IV | 8140 N. MOPAC EXPY. | AUSTIN, TX 78759

## NORTHWEST



### Sublease

Suite 220: 3,037 RSF



### \$10.00 GROSS

- 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
- 3.33:1,000 parking ratio



Andy Carlson

## THE PRESIDIO | 6907 CAPITAL OF TEXAS HWY | AUSTIN, TX 78731

## NORTHWEST



### Sublease

±3,000 RSF



### CONTACT BROKER FOR RATES

- Date available: 30 days
- Lease expiration date: 5/31/2026
- Furniture negotiable
- Move-in ready/plug 'n play
- Flexible demising options
- Large conference room, multiple offices on glass
- Spacious reception area
- Shared breakroom



Holliday Hinckley



Holmes Onwukaife

## AUSTIN OAKS, PROCTOR BUILDING | 3724 EXECUTIVE CENTER DR. | AUSTIN, TX 78731

## NORTHWEST



### Sublease

Suite 201: 2,659 RSF



### CONTACT BROKER FOR RATES 2022 Est. OpEx: \$13.58

- Brand new construction
- Exposed ceilings
- Abundant natural light
- Large breakroom with an island



Lexie Hall

## RIVER PLACE CORPORATE PARK | 6500 RIVER PLACE BLVD. | AUSTIN, TX 78730

## FAR NORTHWEST



NEW!

### Sublease

Suite 203: 2,321 RSF



### CONTACT BROKER FOR RATES 2022 Est. OpEx: \$15.18

- Term expires July 31, 2025
- Available now



Lexie Hall

# SUBLEASE

**BARTON OAKS PLAZA** | 901 S. MOPAC EXPY. | AUSTIN, TX 78746

**SOUTHWEST**

**Sublease**

Suite 450: 1,874 RSF


**CONTACT BROKER FOR RATES**
**2022 Est. OpEx: \$18.50**

- Term expires September 30, 2023
- Available now
- Furniture and TV's negotiable
- Six parking spaces (structured & unreserved)


**Holmes Onwukaife**

**Holliday Hinckley**
**6611 RIVER PLACE** | 6611 RIVER PLACE BLVD. | AUSTIN, TX 78730

**FAR NORTHWEST**

**Sublease**

Suite 104: 1,808 RSF


**\$23.00 NNN**
**2022 Est. OpEx: \$14.08**

- Available immediately
- Term expires December 31, 2026
- Open configuration
- Large signage with street visibility
- Fast-growing population and robust community development
- 180 total parking spaces; 15 reserved spaces


**Andres Contreras**
**GREAT HILLS CORPORATE CENTER** | 9020 N. CAPITAL OF TEXAS HWY. | AUSTIN, TX 78759

**NORTHWEST**

**Sublease**

Suite 375: 1,689 RSF


**\$18.00 NNN**
**2022 Est. OpEx: \$14.38**

- Available immediately (LED 03/31/2024)
- Hardwall office
- Kitchen and break area
- Conference space


**Andres Contreras**



# INDUSTRIAL FOR LEASE

## SOUTH HUB INDUSTRIAL PARK | 9045 FM 812 | AUSTIN, TX 78719

## SOUTHEAST



### Lease

66,000 - 193,000 RSF



### CONTACT BROKER FOR RATES

- 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 | 980 S. LOOP 4 | BUDA, TX 78610

## BUDA



### Lease

40,000 - 120,000 RSF



### CONTACT BROKER FOR RATES

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



**Chris Peddie**

## 445 TEXAS AVENUE | 445 TEXAS AVE. | ROUND ROCK, TX 78664

## ROUND ROCK



### Lease

7,700 RSF



**\$0.65/sf/month**

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



**Joe Brockman**

## 4200 BURCH | 4200 BURCH DR. | DEL VALLE, TX 78617

## DEL VALLE



### Lease

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



**CALL FOR MORE  
INFORMATION**

### CONTACT BROKER FOR RATES

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



**Matt Frizzell**



**Brian Liverman**

INDUSTRIAL  
FOR LEASE

SOUTHPARK COMMERCE CENTER 2 | 4509 FREIDRICH LN. | AUSTIN, TX 78744

SOUTHEAST



100% Leased



## CONTACT BROKER FOR RATES

- 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 RSF
- 3:1,000 parking ratio
- 24' clear height, ESFR sprinklers, bay depths: 140-185 ft and dock-high loading



Matt Frizzell



Brian Liverman

# LAND FOR SALE

## OPPORTUNITY ZONE LAND | 13004 MOORE RD. | AUSTIN, TX 78719

## SOUTH AUSTIN



Sale

±13 ac



**\$2,500,000**

- Vacant land opportunity located 19 miles south of Downtown Austin and 10 miles south of the Tesla Gigafactory
- 1,430' frontage on Moore Road
- Floodplain: ±3 ac
- City of Austin ETJ



**Marshall Durrett**



**Laura Fretwell**

## EVERY CENTRE | UNIVERSITY BLVD. & AW GRIMES BLVD. | ROUND ROCK, TX 78664

## ROUND ROCK



Sale

5.8 - 21.3 ac



Retail Office

**CONTACT 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**

## 2201 HIGH ROAD | 2201 HIGH RD. | KYLE, TX 78640

## KYLE



Sale

Lot 1: 3.87 ac

Lot 2: 7.95 ac

Lot 3: 3.78 ac



**CONTACT BROKER FOR PRICE**

- Portfolio sale of 3 commercial lots
- ±1,306' frontage on High Road
- Zoned D1
- Existing utilities include electricity, water & gas



**Marshall Durrett**



**Laura Fretwell**

## HIGHLAND HORIZON | HIGHLAND HORIZON | ROUND ROCK, TX 78681

## ROUND ROCK



Sale

Lot 1: Under Contract  
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 N4: 1.53 ac (\$17.85/SF)



**\$655,360-\$1,519,547**

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



**Marshall Durrett**



**Mike Tipps**

# LAND FOR SALE

13119 EAST HIGHWAY 290 | 13119 EAST HWY 290 | MANOR, TX 78653

ROUND ROCK



Sale

±6.7962



## CONTACT BROKER FOR PRICE

- City of Manor Commercial Development Opportunity
- Zoned C-2
- ±778' frontage on Hwy 290
- All utilities readily available
- Maximum building coverage: 70%



Marshall Durrett



Laura Fretwell

SUNDANCE SQUARE | 110 BRONCO BLVD. | LIBERTY HILL, TX 78642

LIBERTY HILL



Sale

±3.01 ac



\$850,000

- Ideal for commercial/retail development
- Zoned C-3, 85% impervious cover
- ±317' of frontage on Bronco Boulevard
- Situated at entrance of Sundance Estates and Sundance Ranch



Marshall Durrett

67 GRISTMILL ROAD | 67 GRISTMILL RD. | UHLAND, TX 78640

UHLAND



Sale

±7.1 ac



\$2,474,200

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



Marshall Durrett

BOUTIQUE MULTIFAMILY SITE | 6105 MELROSE TRL. | AUSTIN, TX 78727

NORTH AUSTIN

Under Contract



Under Contract

±5.42 ac



## CONTACT BROKER FOR PRICE

- Ideal redevelopment site for residential or future multifamily
- Current I-SF - 2 Zoning
- Future R2A/RM2 Zoning
- Utilities available on site
- Existing home square feet: ±1,363 SF



Marshall Durrett



# LAND FOR SALE

## WARNER RANCH | 2720 S A. W. GRIMES BLVD. | ROUND ROCK, TX 78644

## SOUTH CENTRAL



Under Contract  
±4.78 ac

**\$4,200,000**



- Zoning: Local Commercial (C-2)
- Utilities: Water and Wastewater Available
- Frontage: ± 525' along S A. W. Grimes Blvd

 **Marshall Durrett**

 **Joe Brockman**

## RETAIL/OFFICE DEVELOPMENT | 11726 MANCHACA RD. | AUSTIN, TX 78748

## SOUTH CENTRAL



Sale  
±4.425 ac

### CONTACT BROKER FOR PRICE



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

 **Joe Brockman**

## TX45 & KENDRICK | TX-45 & KENDRICK LN. | AUSTIN, TX 78739

## SOUTH CENTRAL



Sale  
4.173 ac

### CONTACT BROKER FOR PRICE



**CALL BROKER FOR  
MORE INFORMATION**

- 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**

## WEST CAMPUS VALUE ADD | 2404 RIO GRANDE | AUSTIN, TX 78705

## CBD



Sale  
±0.3245 ac

**\$6,000,000**



- Vibrant West Campus Development Opportunity
- Zoning: GO-H-NP / MF-4-H-NP / CS-NP office building
- Utilities at street
- Existing site improvements consist of: main building, garage apartment, finished garage and leasable office
- Floor Area Ratio: 1:1 per GO Zoning (limited to 0.75:1 per MF-4 Zoning)

 **Marshall Durrett**

 **Charlie Hill**

 **Laura Fretwell**

# LAND FOR SALE

## LAKEWAY MEDICAL VILLAGE | 201 MEDICAL PARKWAY | LAKEWAY, TX 78738

## SOUTH CENTRAL



Sale

±3,749 ac



**CALL BROKER FOR  
MORE INFORMATION**

### CONTACT BROKER FOR PRICE

- Utilities: All available to site
- ±300' frontage on Medical Parkway office building
- Zoning: MMC – Major Medical Center
- Current Improvements include commonly shared drive



**Brett Arabie**



**Marshall Durrett**



**Laura Fretwell**

## COVERED LAND PLAY | 2102 MLK JR. BLVD. | KILLEEN, TX 76543

## NORTH



Under Contract

±3,476 ac



**\$1,950,000**

- Situated just north of the major east/west Interstate 14 thoroughfare
- Surrounded by Anthem Park, the ±203-acre future mixed-use community
- Zoned M-1 (Manufacturing)



**Marshall Durrett**



**James Stein**



**Laura Fretwell**

## PALM VALLEY RETAIL | 751 PHILLIP WARNER PL | ROUND ROCK, TX 78665

## NORTH



Under Contract

±2,715 ac



**\$1,419,184**

- Flag lot located behind heavily trafficked retail area
- Zoned PUD 103, with C1-A
- Utilities: Water and wastewater available
- Potential uses include Montessori School, day care, office and/or office condos, medical office (restricted against auto services)



**Marshall Durrett**



**Laura Fretwell**

# LAND FOR SALE

12300 HARRIS BRANCH PARKWAY | 12300 HARRIS BRANCH PKWY. | AUSTIN, TX 78653

NORTH AUSTIN



Sale

±1.89 ac



\$835,000

- Property fronting Harris Branch Parkway
- Zoning: PUD (Similar to LR)
- Excess land adjacent to gas c-store
- Use restrictions apply (contact broker for details)

 Marshall Durrett

 Carrie Caesar

 Laura Fretwell

RR12 &amp; MERCER | RR12 &amp; MERCER ST. | DRIPPING SPRINGS, TX 78620

DRIPPING SPRINGS



Sale

±1.133 ac



\$900,000

- All utilities available to site
- ±205' on Ranch Road 12 / ±190' on Mercer Street
- Zoning: CS (Commercial Services)
- Water: Dripping Springs
- Watershed: Onion Creek
- Electric: Pedernales Electric Cooperative
- Building Regulations: 70% impervious cover, 40' building height

 Marshall Durrett

 Keith Zimmerman

1600 BUNTON CREEK | 1600 BUNTON CREEK RD. | KYLE, TX 78640

SOUTH



Sale

±1.09 ac



\$550,000

- Zoning: Retail Services
- Potential uses include convenience store, day care, fast food restaurant, dentist office, retail/office strip center
- Situated on the east side of IH-35 fronting Bunton Creek Road

 Marshall Durrett

 Laura Fretwell

RETAIL CORNER | 3401 WILLIAMS DR. | GEORGETOWN, TX 78528

GEORGETOWN



Sale

±0.85 ac



\$1,200,000

- Property fronting Williams Drive
- Zoned C-3, General Commercial
- Former gas convenience store location
- Use restrictions apply (contact broker for more information)

 Marshall Durrett

 Carrie Caesar

 Laura Fretwell