

LAS CIMAS I

804 LAS CIMAS PARKWAY, AUSTIN, TEXAS 78746



TRANSWESTERN

REAL ESTATE
SERVICES

LAS CIMAS I

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Las Cimas I is located in the booming Southwest submarket that is surrounded by Austin's most exclusive neighborhoods and is situated close to major employment centers, as well as several popular shopping and entertainment destinations. The excellent location provides easy access to some of the most heavily traveled highways and thoroughfares in Austin, such as Capital of Texas Highway (Loop 360), State Highway 71 (Ben White Boulevard), MoPac Expressway (Loop 1), FM 2222, Bee Caves Road (FM 2244), Highway 290, and US Highway 183. The Southwest Austin market is highly coveted due to its exclusivity, its natural beauty and proximity to recreational attractions and Downtown Austin.

AVAILABILITY

Suite 120 3,700 SF (Available 11/1/21)

TERMS

Quoted Rent:	\$24.00 NNN/SF
Est. 2021 OpEx:	\$16.60/SF
Parking Ratio:	4.1 per 1,000 SF

AMENITIES

- Premier Southwest Location
- Excellent access to Loop 360 via lighted intersection
- Walkable amenities across Loop 360 (Village at Westlake)
- Near abundant retail, restaurants and hotels
- Building showers and running trails
- Adjacent to Lost Creek Park with covered gazebo and picnic areas
- Direct access to ABIA via Loop 360
- Fiber providers are AT&T and Spectrum



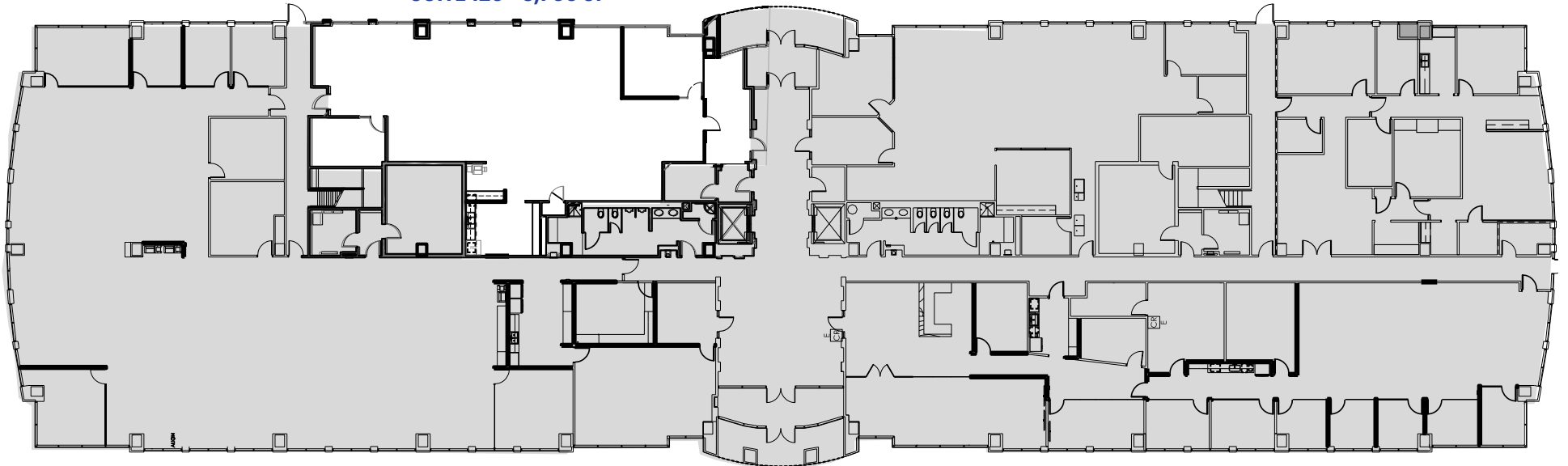


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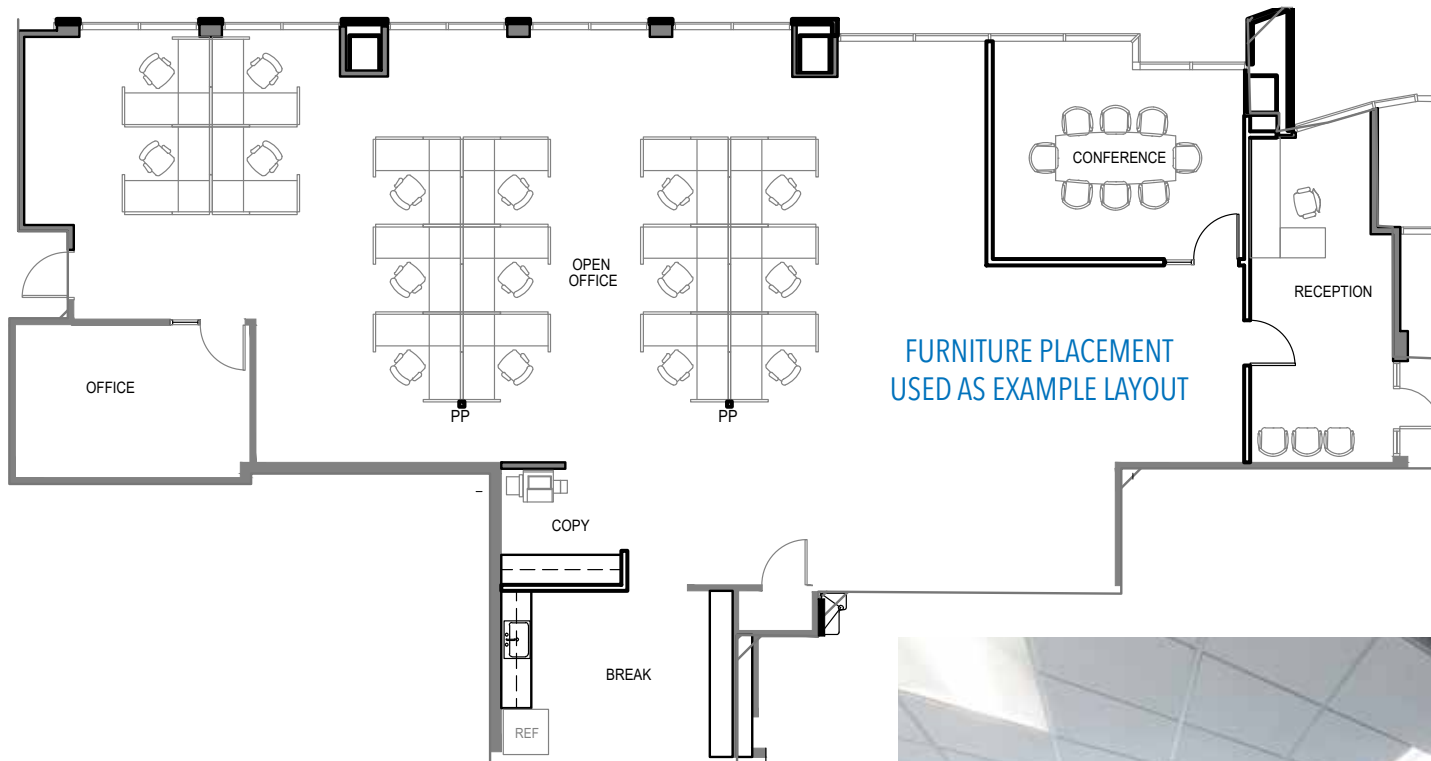


SUITE 120 - 3,700 SF



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SUITE 120 - 3,700 sf

- Available 11/1/21
- Reception area
- Conference room
- Updated lighting
- Break room
- Copy / Work area
- 1 office
- Open office layout
- Lobby access
- Open area