



SHEPHERD MOUNTAIN PLAZA

CLASS A OFFICE SPACE 6034 WEST COURTYARD DRIVE // AUSTIN, TX 78730

SHEPHERD MOUNTAIN PLAZA

FEATURES

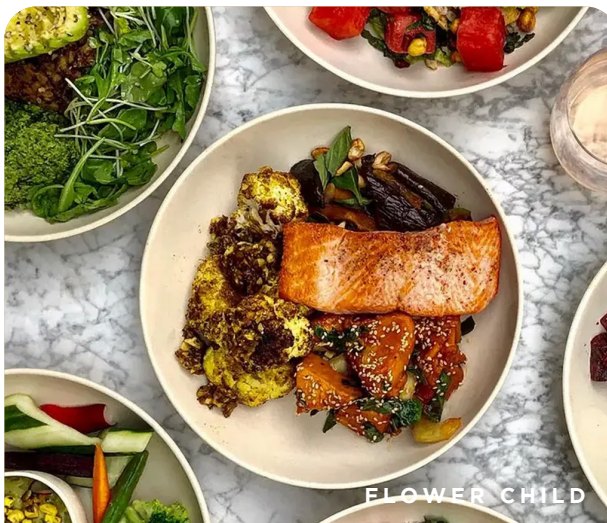
Class A office building with gold and marble finishes, offering stunning views of Lake Austin and the Austin Country Club. It combines elegance with easy access to restaurants, walking trails, and the 360 Bridge.



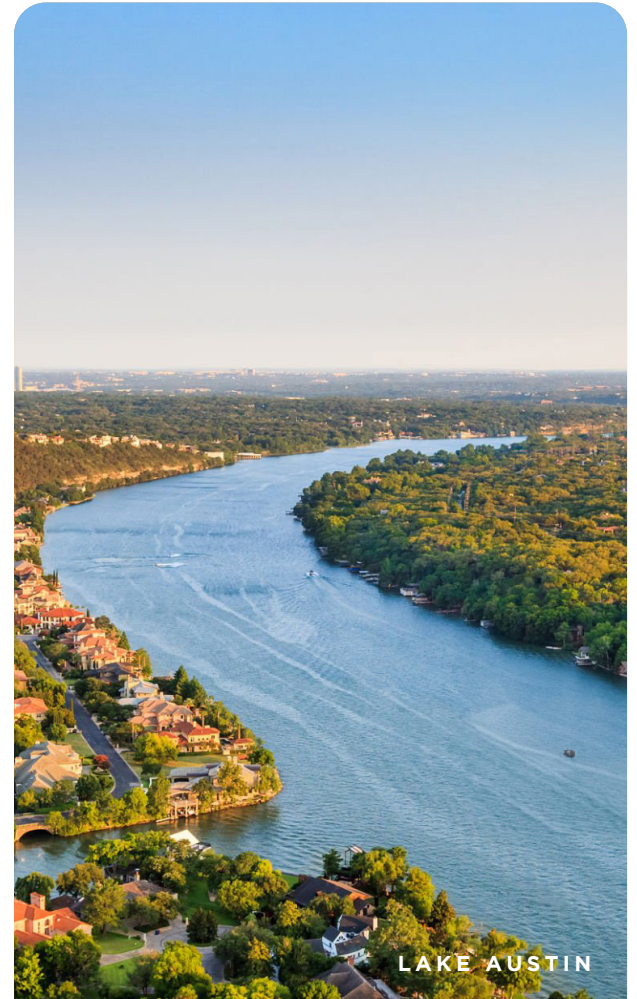
360 BRIDGE



AUSTIN COUNTRY CLUB



FLOWER CHILD



LAKE AUSTIN



SHEPHERD MOUNTAIN PLAZA AT A GLANCE

Shepherd Mountain Plaza offers tenants scenic views over Lake Austin. Located 20 minutes from Downtown Austin, it provides easy access to Highway 360 and is surrounded by upscale communities. Enjoy nearby restaurants and shops, including Davenport Village and Bull Creek Market.

DETAILS



*Class A
Office Building*



*3.3/1,000 SF
Covered Parking*



*Downtown and
Lake Austin Views*



*Upscale lobby
and common
areas*



*Northwest
Submarket*



*Proximity to
Variety of
Restaurants*

AVAILABILITY

Suite 115 - 3,666 SF
Suite 120 - 2,293 SF
Suite 135 - 5,513 SF
Suite 212 - 3,737 SF

— Available 3/1/25

— Available 3/1/25



NEARBY
RESTAURANTS

THE
ARBORETUM

GATEWAY
SHOPPING
CENTER

THE SHOPS AT
ARBOR WALK
SIMON
PLAZA



DAVENPORT
VILLAGE
SHOPPING
CENTER

SHEPHERD MOUNTAIN PLAZA LOCATION

108 RESTAURANTS
AROUND YOU

10 MILE
RANGE

SKI SHORES
Cafe

BROKEN EGG C

Sienna's
ITALIAN CUISINE

CATARINAS
MEXICAN RESTAURANT

WATERLOO

RED LOTUS

LOS PINOS
JALISCO

JACK ALLEN'S
KITCHEN

ESTANCIA
BRAZILIAN STEAKHOUSE

BJS

THE COUNTY
LINE
Legendary Bar-B-Q

MAUDIE'S
TEX-MEX

DRIVE TIMES

Bull Creek Market

1.1 mi // 4 min

The Arboretum

4.8 mi // 9 min

Gateway Shopping Center

5.1 mi // 11 min

The Shops at Arbor Walk

6.1 mi // 15 min

The Domain

7 mi // 15 min

Austin CBD

10.2 mi // 20 min

Davenport Village

1.9 mi // 6 min

Austin-Bergstrom Airport

18.4 mi // 24 min



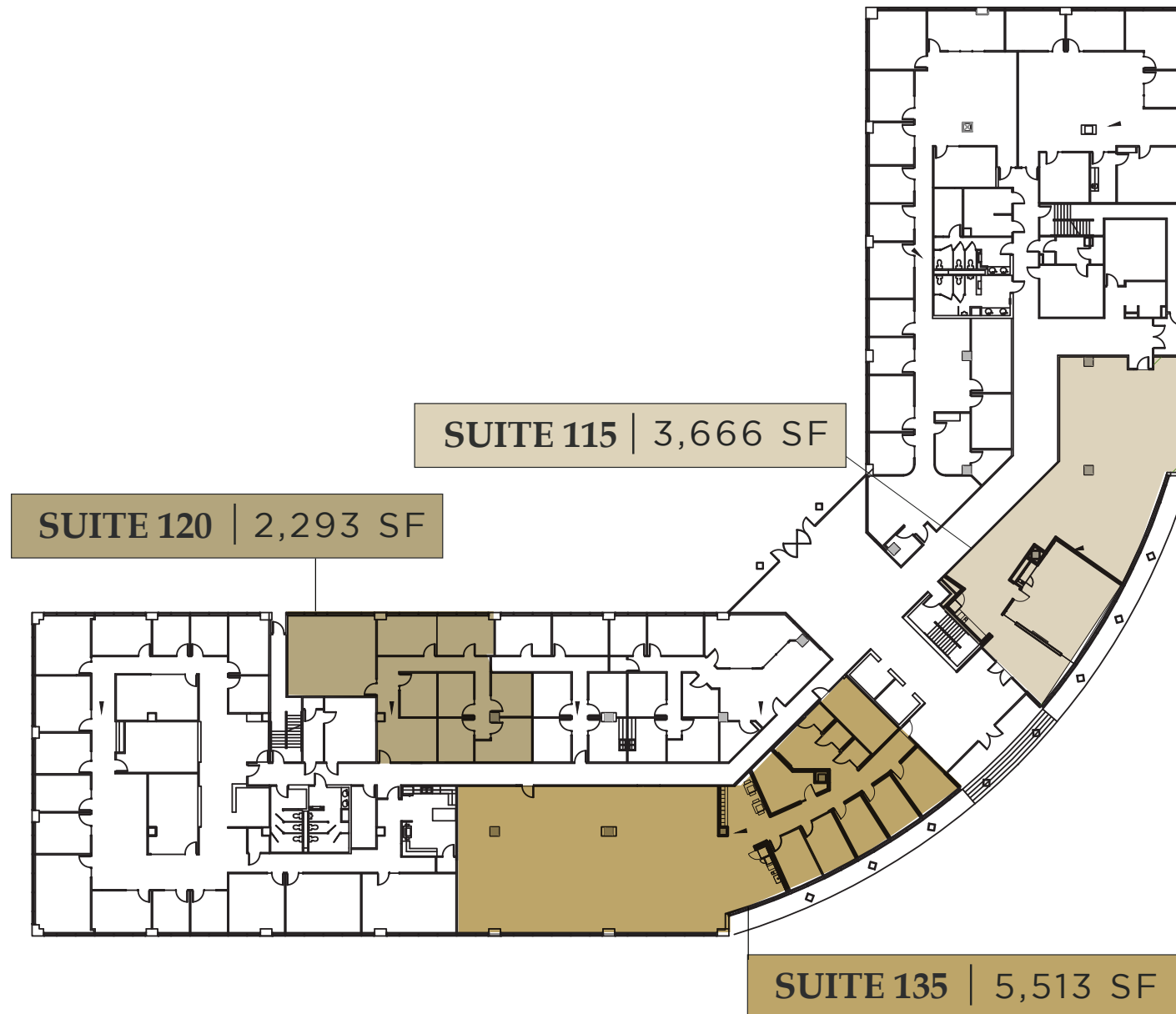
SHEPHERD MOUNTAIN PLAZA HIGHLIGHTS

Shepherd Mountain Plaza is your suburban retreat, offering magnificent views of Lake Austin right outside your door.

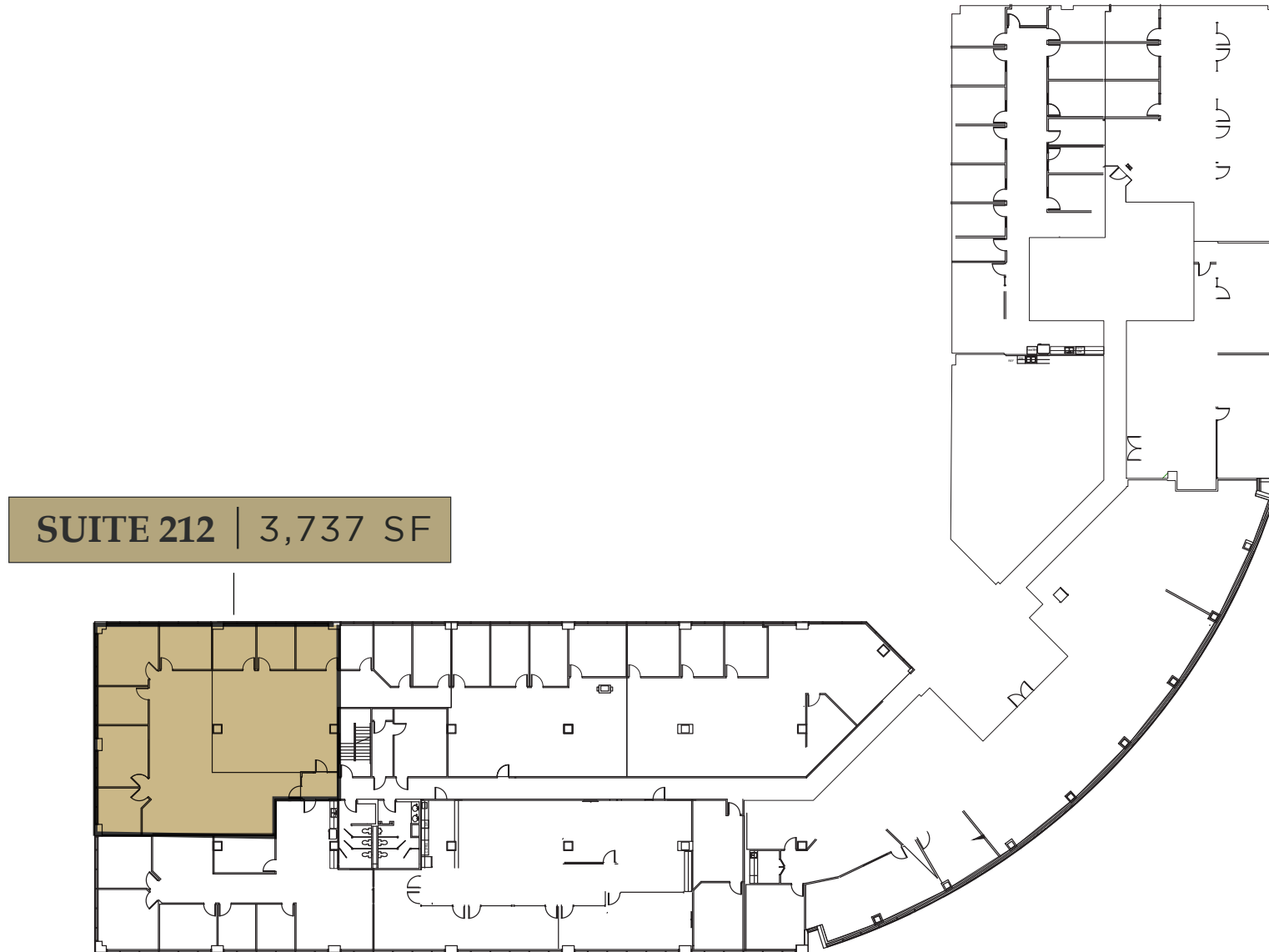
The Plaza features collaborative outdoor seating and a walking trail with direct access. Surrounded by the Texas Hill Country, it's easy to forget you're at the office.



1ST FLOOR



2ND FLOOR





SHEPHERD MOUNTAIN PLAZA

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