

FOR LEASE THE ESCALADE

4301 Westbank Drive, Austin, TX 78746

Up to 21,754 SF Contiguous
Smaller Suites Available

THE ESCALADE BLDG. B

BUILDING B

HOT 95.9 MAJID 95.5

MIX 94.7 TALK 1.370

KUPER SOTHEBY'S

CRONIN PLLC

THE CARLTON LAW FIRM, P.C.



901 South MoPac Expressway
Building 4, Suite 250
Austin, TX 78746

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The image shows a modern office lobby with a prominent staircase featuring glass railings and metal balusters. The floor is made of large, dark, polished tiles. In the foreground, there is a seating area with two black leather armchairs and a small coffee table on a patterned rug. Large potted plants are placed near the base of the stairs. The background shows a glass-walled office area and a sign that reads "BUILDING DIRECTORY".

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The Escalade is well positioned within the desirable Southwest submarket, situated close to a multitude of restaurants, shopping, and hotels as well as major employment centers.

The property provides easy access to some of Austin's major highways and thoroughfares, including a lighted intersection at 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.

LEASE TERMS

- ▶ \$23.00 - \$25.00 NNN psf rent
- ▶ \$14.25 psf est. 2021 OpEx
- ▶ 3.3 per 1000 parking ratio
- ▶ TI's negotiable and related to term
- ▶ Building monument signage available for tenants

AVAILABILITY

- ▶ Bldg. A Suite 250 • 10,219 SF (Divisible)
- ▶ Bldg. A Suite 300 • 21,754 SF
- ▶ Bldg. B Suite 110 • 2,193 RSF (Available 2/1/2022)
- ▶ Bldg. B Suite 150 • 2,538 SF
- ▶ Bldg. B Suite 220 • 3,498 SF
- ▶ Bldg. B Suite 250 • 7,040 SF (Divisible)
- ▶ Bldg. B Suite 350 • 9,206 SF

BUILDING AMENITIES

- ▶ Premier Southwest location
- ▶ Easy access to Loop 360 via a lighted intersection with excellent visibility
- ▶ Close proximity to a multitude of restaurants, shopping, and hotels
- ▶ Minutes away from Barton Creek Mall
- ▶ A park-like, tree-filled campus setting
- ▶ Atrium lobby with abundant natural light
- ▶ Monument signage opportunity
- ▶ Reserved covered parking spaces available
- ▶ Private balconies available with certain suites
- ▶ Fitness center and showers



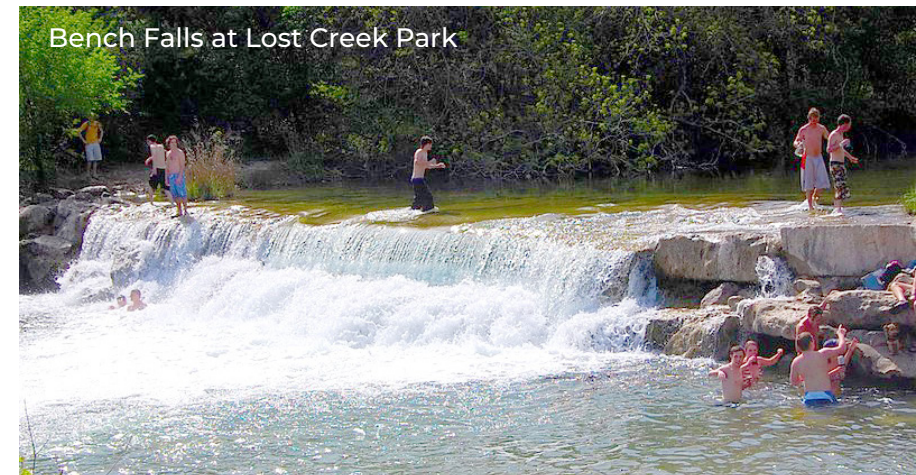
Lost Creek Park Jogging Trail



Village at Westlake Shopping Center



Hotel Granduca on Loop 360



Bench Falls at Lost Creek Park



Drive Times from The Escalade



Barton Creek Square Mall
5 Minutes



Zilker Park | Barton Springs
10 Minutes



State Capitol
15 Minutes



University of Texas at Austin
15 Minutes

MUELLER

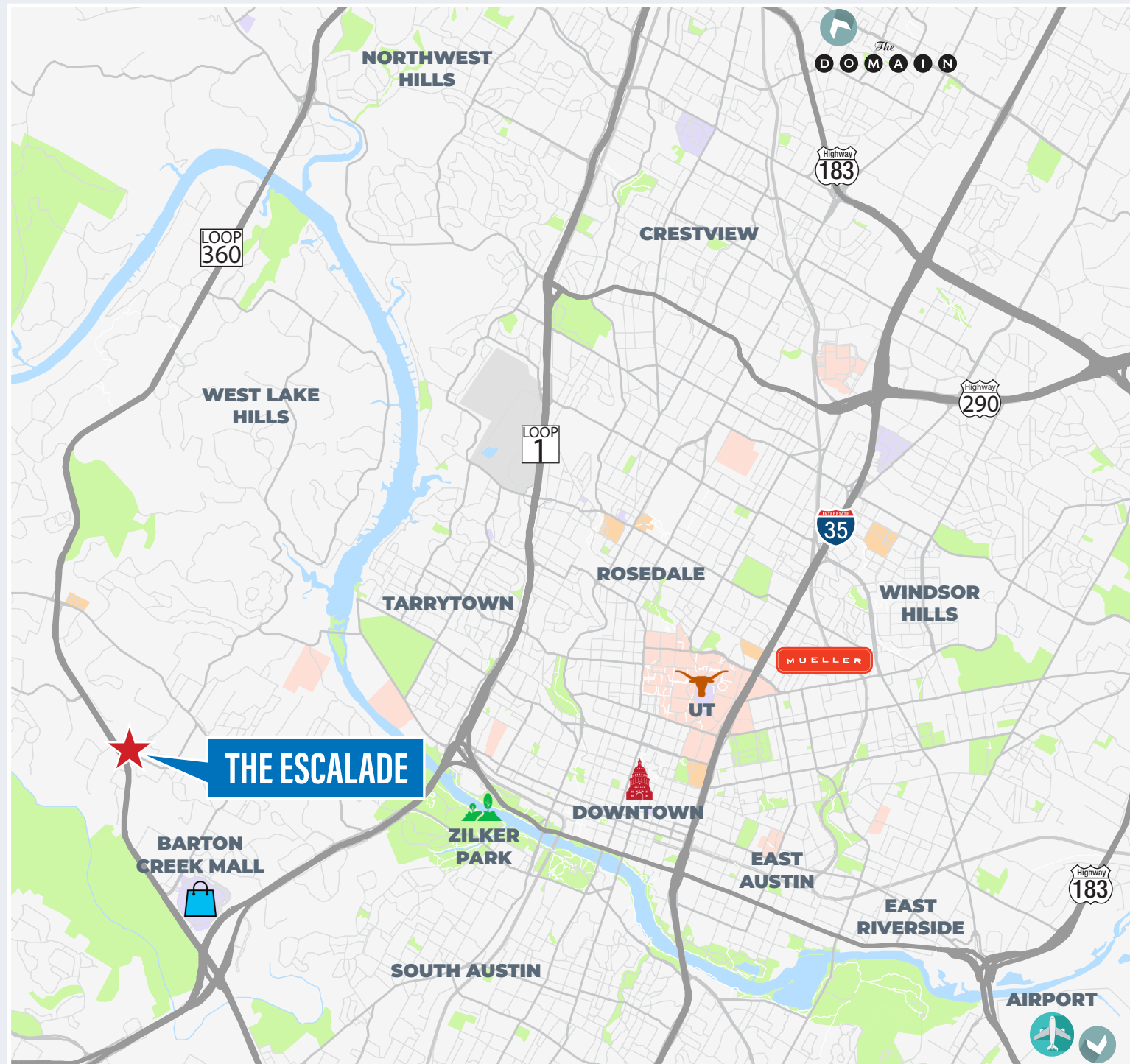
Mueller
24 Minutes

The
DOMAIN

The Domain
20 Minutes



Austin Bergstron Int'l Airport
17 Minutes



Restaurants & Hotels

5 Mile Radius from The Escalade

RESTAURANTS

All Star Burger
Austin Pizza
Barton Creek Mall Food Court
Blenders & Bowls
Blue Dahlia Bistro
Brueggers Bagel Cafe
California Pizza Kitchen
Cava
Charley's Grilled Subs
Chick-fil-a
Chinatown
Chipolte
County Line Barbeque
Domino's Pizza
Hat Creek Burger
HEB
Howdy Donuts
IHOP
Izumi Sushi
Jack Allen's Kitchen
Jason's Deli
Jimmy John's
JuiceLand
Kerby Lane
Las Palomas
Lone Star Kolache
Lupe Tortilla
Marye's Pizza
Maudies Milagro
McDonalds
MOD Pizza
Modern Market
Nothing Bundt Cake

Panera Bread
P Terrys
Quiznos
Raising Canes
Randall's
Rudys Bar B Q
Snap Kitchen
Starbucks
Summer Moon Coffee
Taco Bell
Taco Deli
Texas Honey Ham
Thai Kitchen
Thai Spice
The Grove
ThuderCloud Subs
Tiff's Treats
Trader Joe's
Trianon Coffee
Villa Fresh Italian Kitchen
Visconti Ristorante
Zoes Kitchen

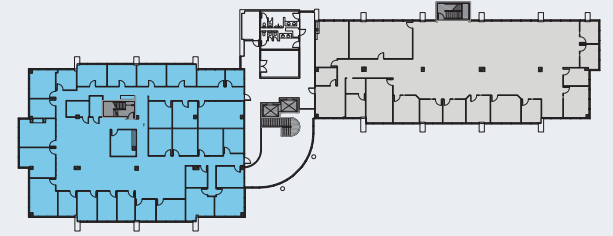
HOTELS

Barton Creek Resort
La Quinta
Granduca Hotel
Holiday Inn Express
Extended Stay America
Downtown Hotels - 8 miles

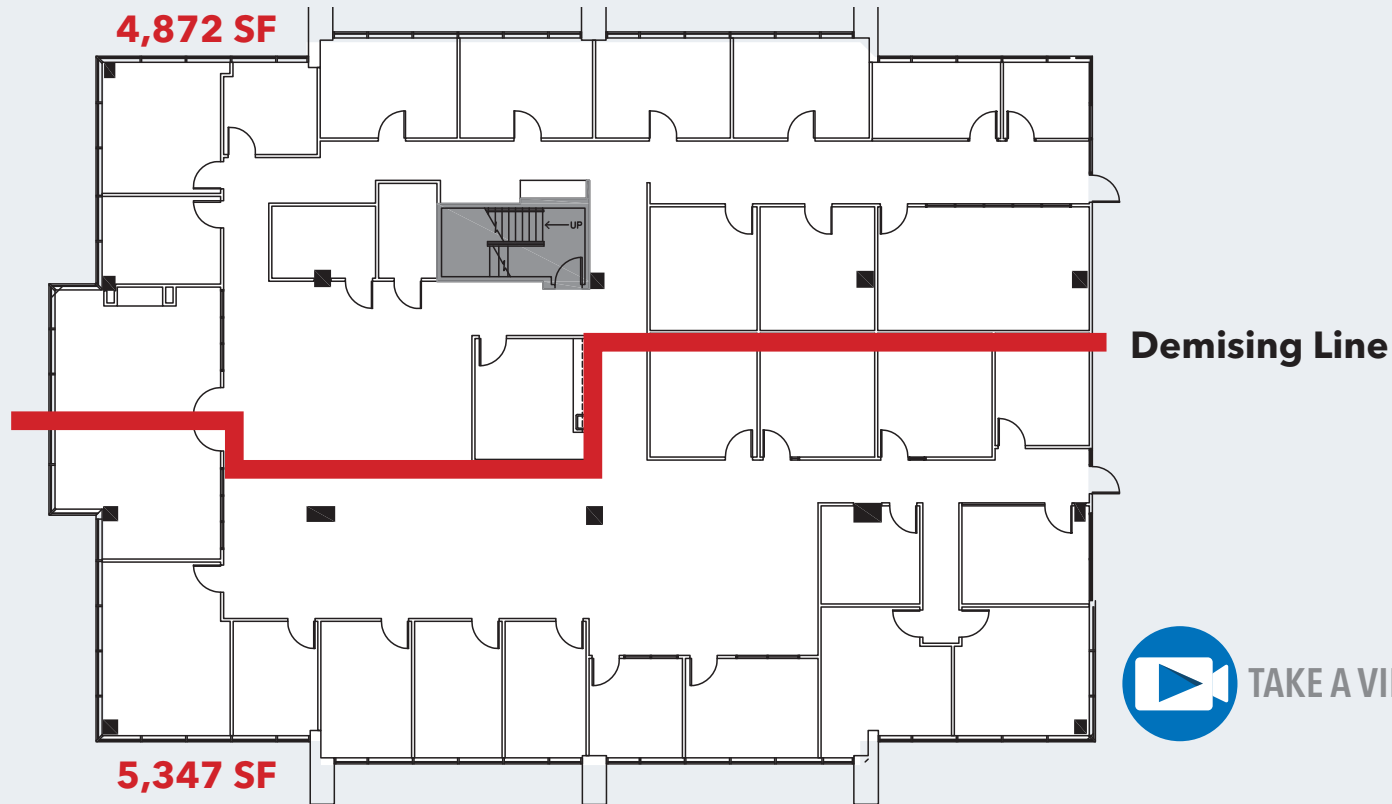


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Suite 250 · 10,219 SF (Divisible)

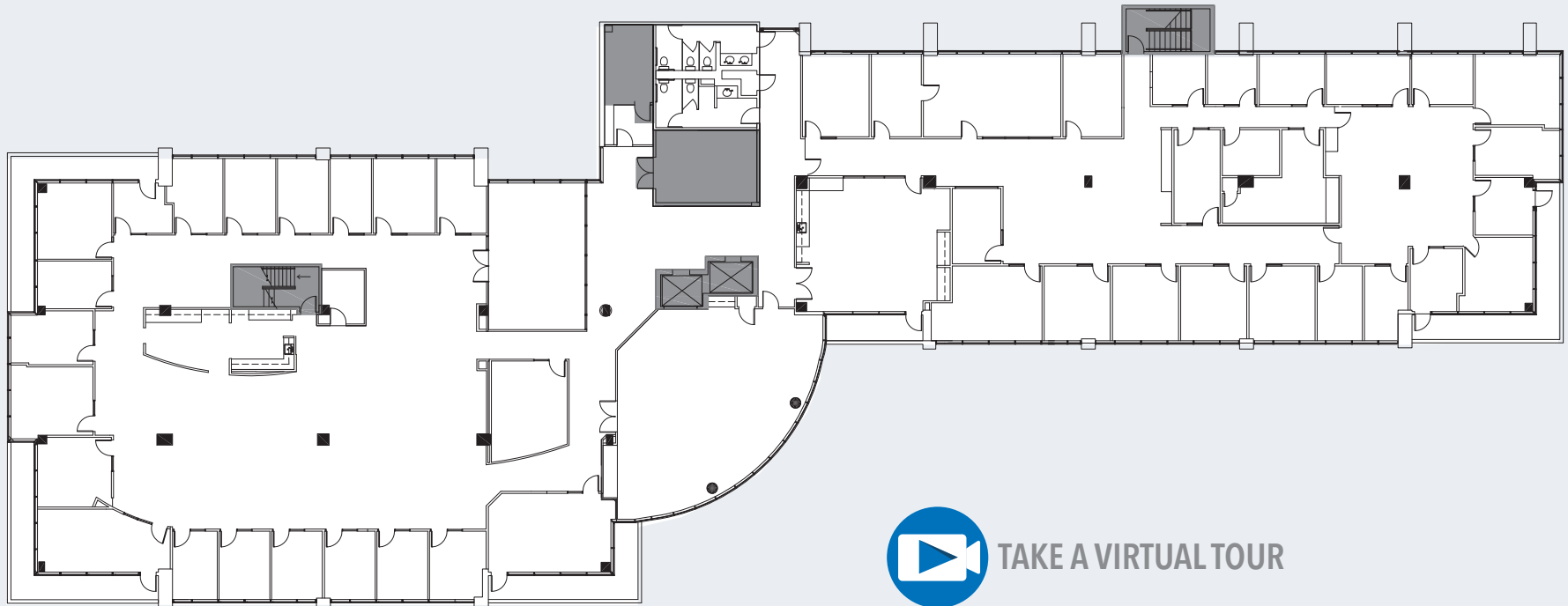


- ▶ Ready for tenant's customized finishes
- ▶ Abundance of natural light throughout
- ▶ Efficient layout with numerous private offices
- ▶ Building monument signage available

THE ESCALADE

4301 Westbank Drive
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Suite 300 • 21,754 SF • Full Floor

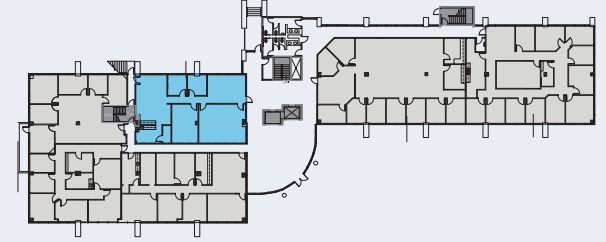


TAKE A VIRTUAL TOUR

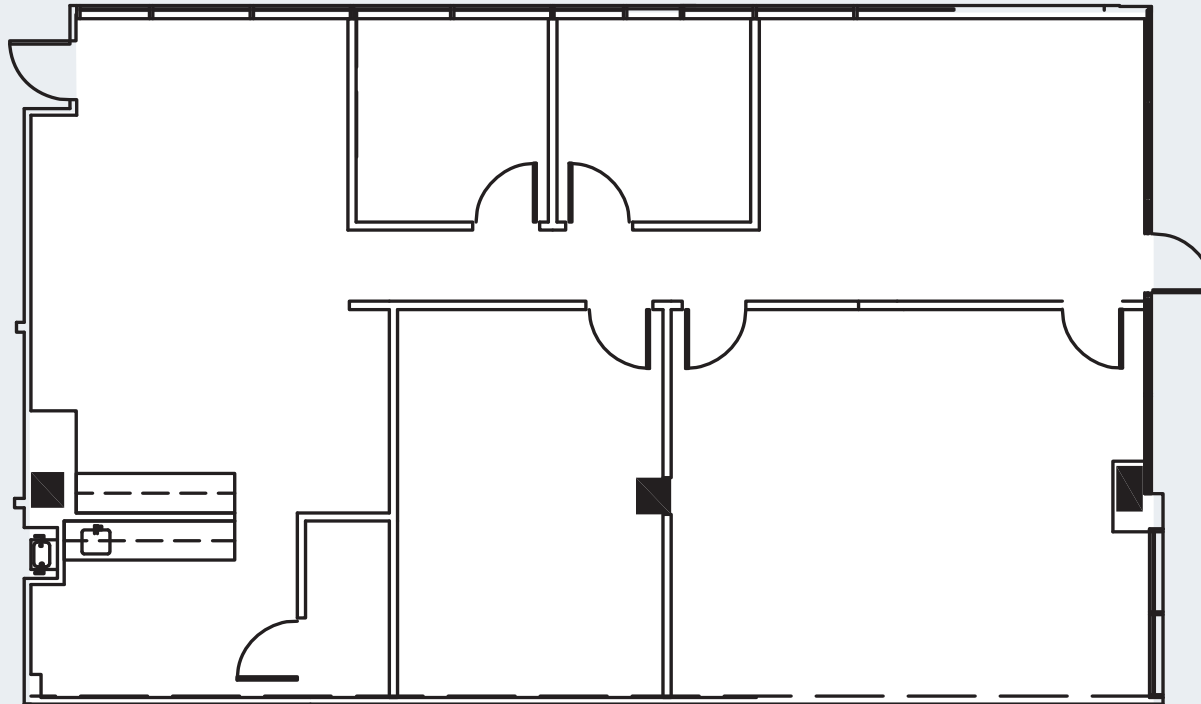
- ▶ Full floor suite with five private balconies
- ▶ Numerous meeting & conference rooms throughout
- ▶ Abundant open areas and multiple kitchens
- ▶ Monument & exterior building signage available

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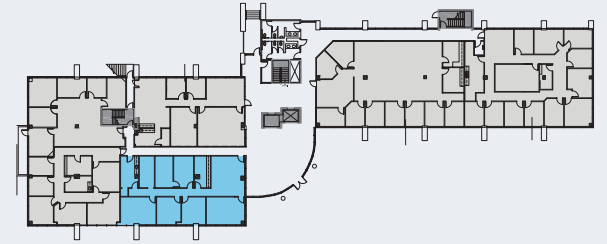
Suite 110 • 2,193 SF



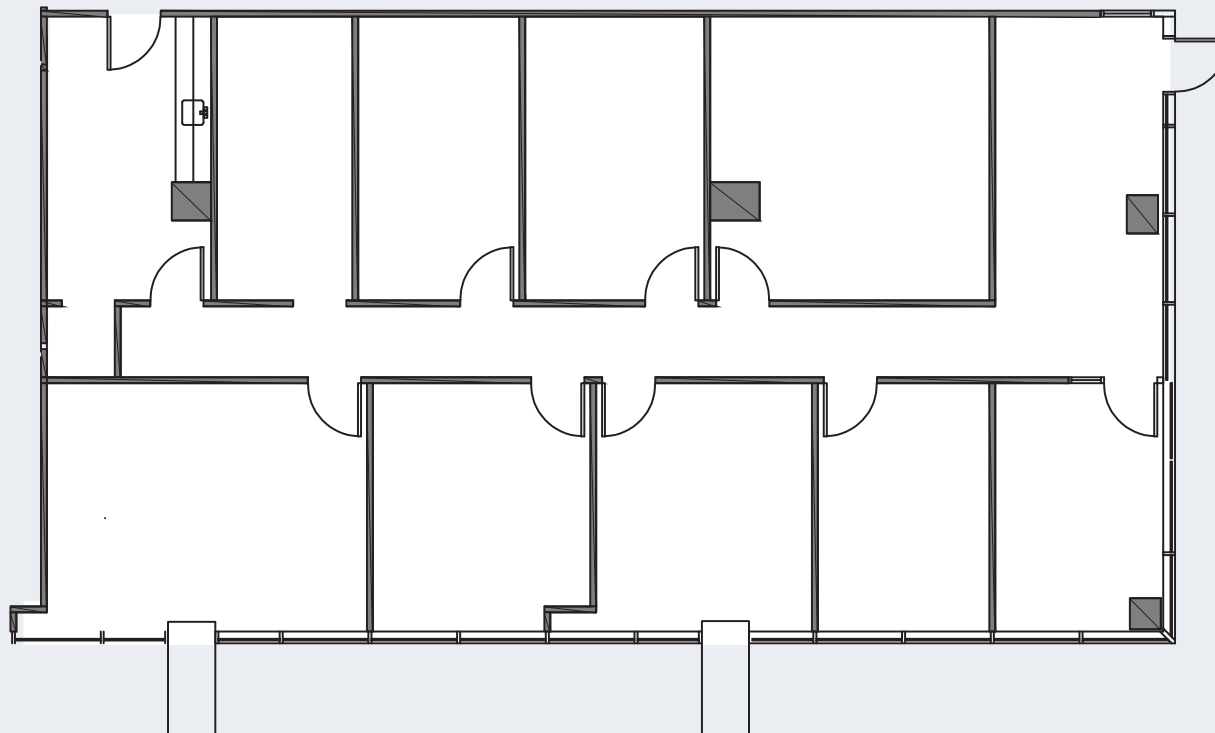
- ▶ First Floor lobby access
- ▶ Ready for tenant's customized finishes
- ▶ Building monument signage available
- ▶ Available 2/1/2022

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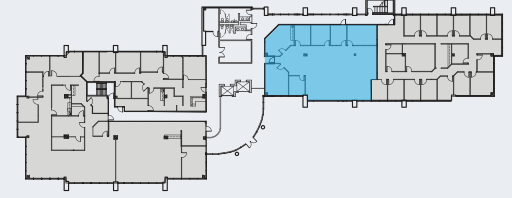
Suite 150 • 2,538 SF



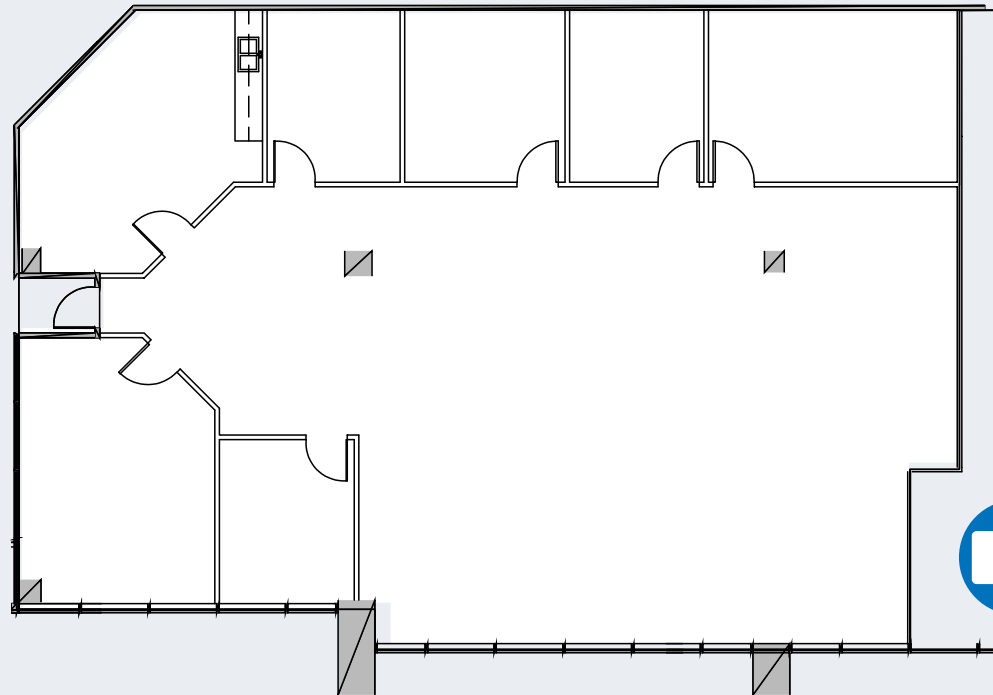
- ▶ First lobby access
- ▶ Ready for tenant's customized finishes
- ▶ Building monument signage available
- ▶ Abundance of natural light throughout

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Suite 220 · 3,498 SF

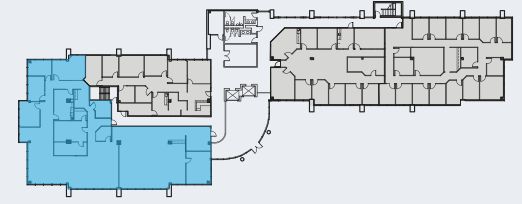


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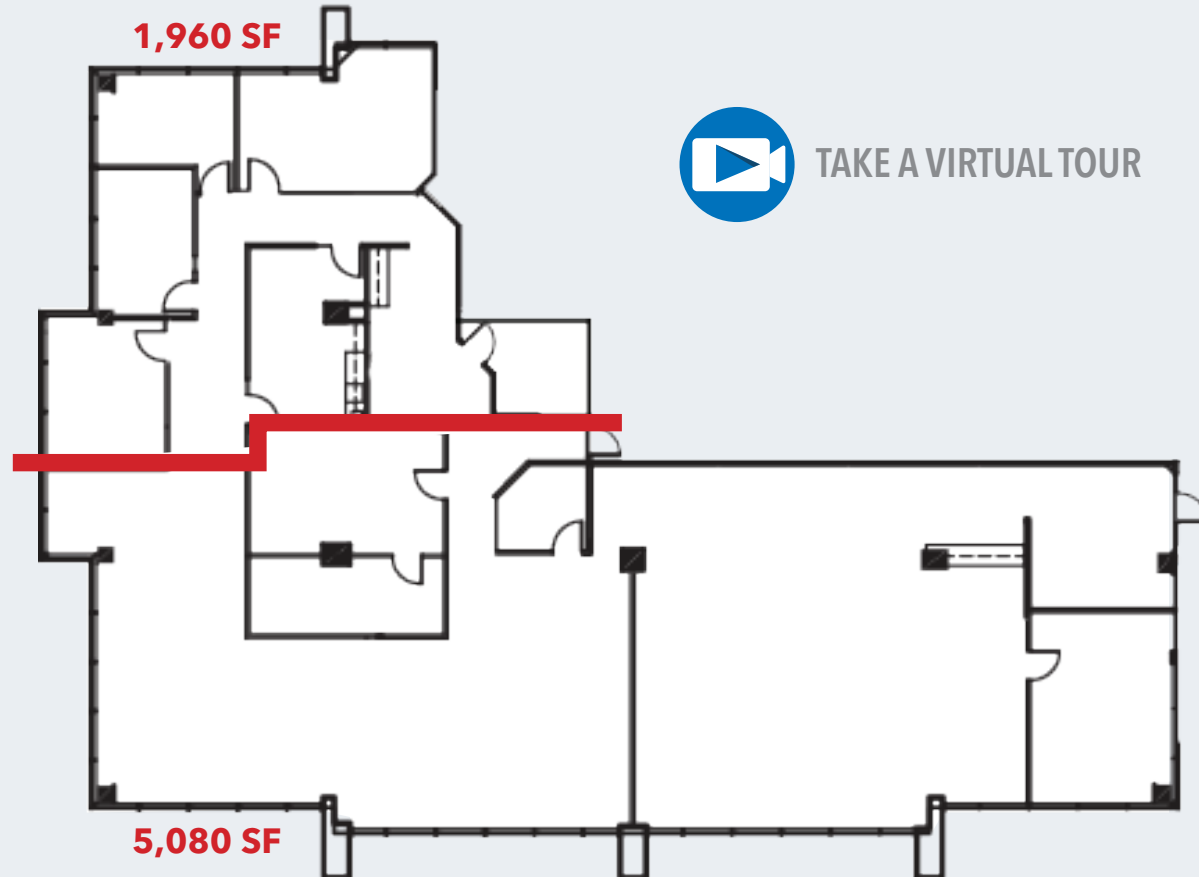
- ▶ Second floor elevator lobby access
- ▶ Ready for tenant's customized finishes
- ▶ Building monument signage available
- ▶ A good mix of office and open area

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Suite 250 · 7,040 SF (Divisible)

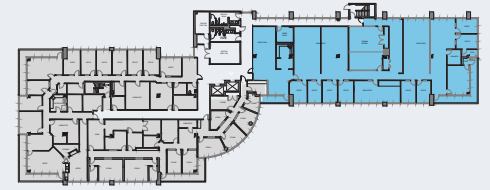


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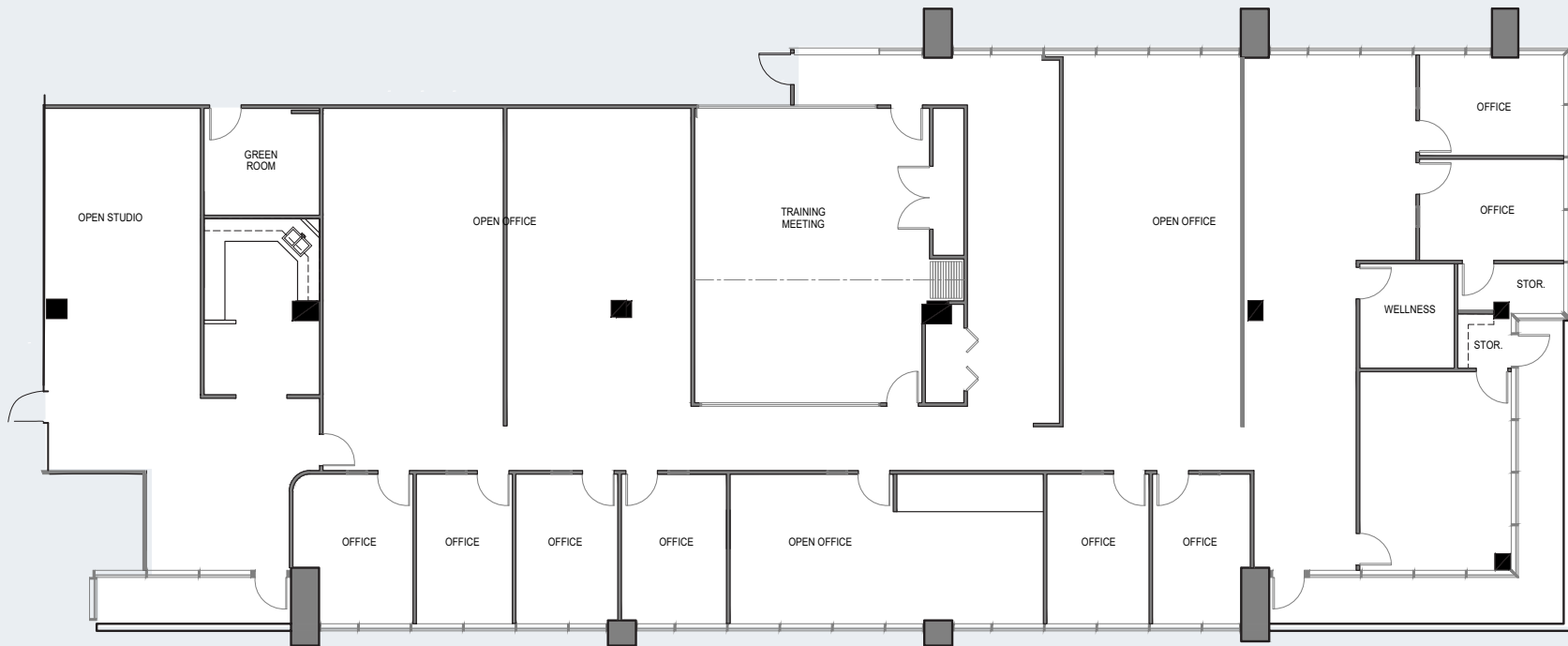
- ▶ Second floor elevator lobby access
- ▶ Building monument signage available
- ▶ Abundance of natural light throughout
- ▶ Centralized kitchen and workroom

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Suite 350 • 9,206 SF



- ▶ Top floor of Building B
- ▶ Elevator lobby visibility
- ▶ Building monument signage availability
- ▶ Available 2/1/2022