

Project owned by



BLACK CREEK GROUP

1120 SOUTH CAPITAL OF TEXAS HIGHWAY

AUSTIN, TEXAS 78746

FULL FLOOR

DIVISIBLE

FACADE
SIGNAGE AVAILABLE

SUITE 300
BUILDING 1

AVAILABLE
OCTOBER
2021

 **TRANSWESTERN**

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CITYVIEW



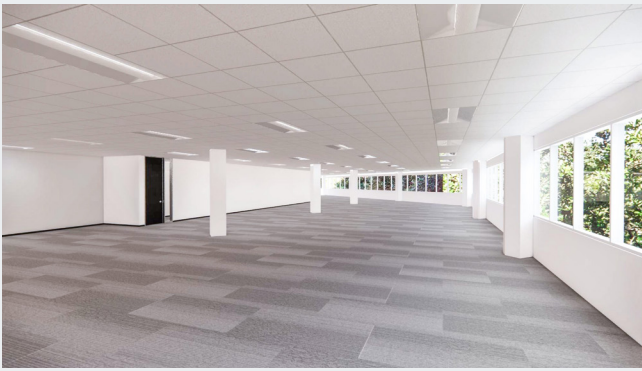
SUITE 300

- ◇ unobstructed downtown views
- ◇ curtain wall windows
- ◇ facade signage available
- ◇ flexible blocking plans
- ◇ rental rate: \$24.50 NNN psf
- ◇ 4 : 1,000 SF parking
- ◇ lighted intersection: Lost Creek / Loop 360

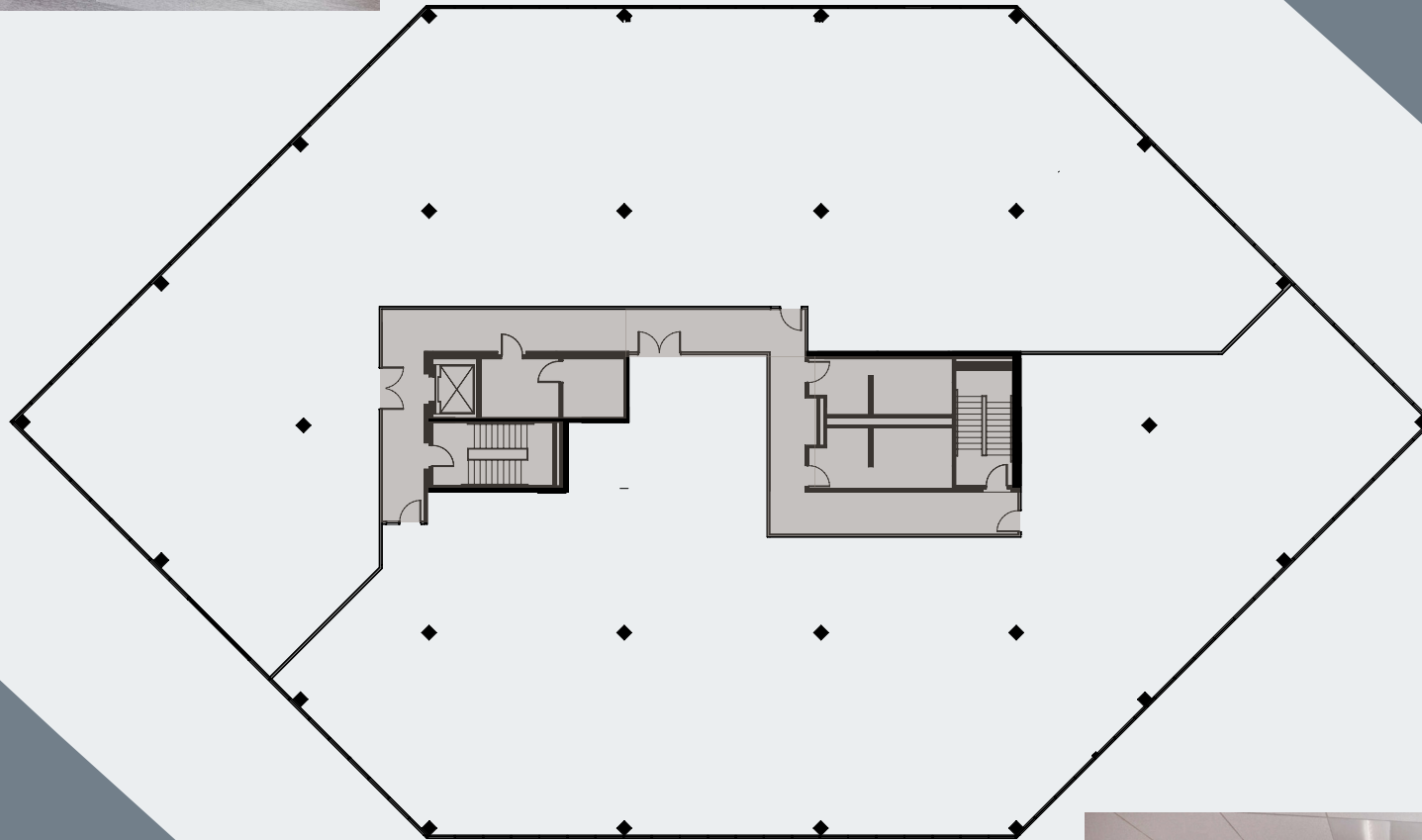
SINGLE TENANT CONFIGURATION



18,234 SF



9,331 SF
SUITE 1.300



8,903 SF
SUITE 1.350



**TWO TENANT
CONFIGURATION**

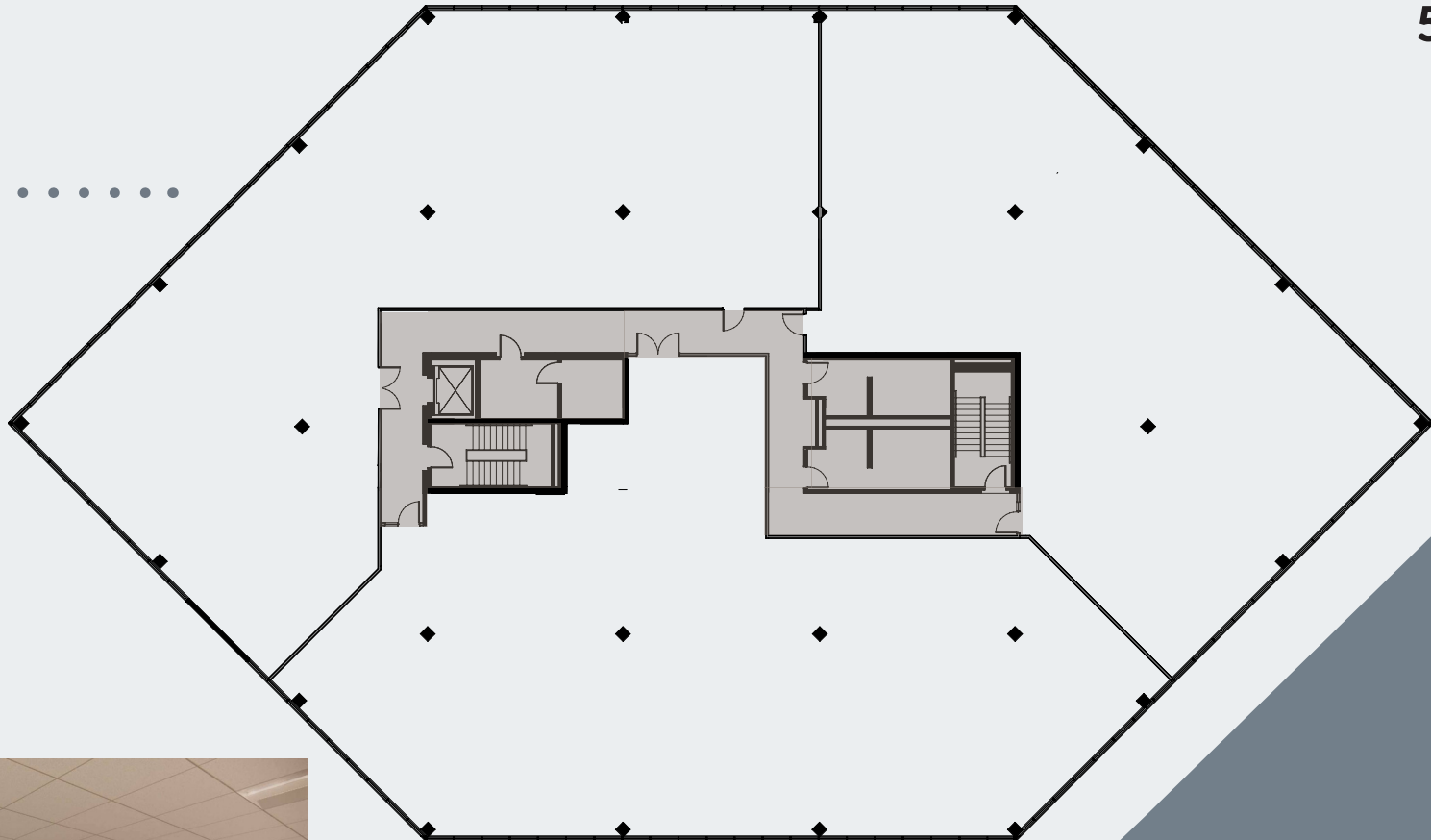


6,264 SF
SUITE 1.300



5,352 SF
SUITE 1.325

6,618 SF
SUITE 1.350



**MULTI-TENANT
CONFIGURATION**

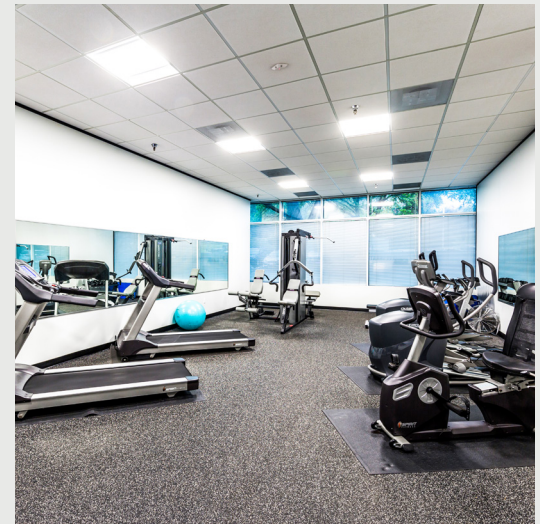
PROPERTY FEATURES



- State of the Art 20+ Seated Conference Center with Kitchenette, Dry-Erase Idea Wall, Wifi and AV Equipment
- Modernized Building Automation System
- On-Site Management

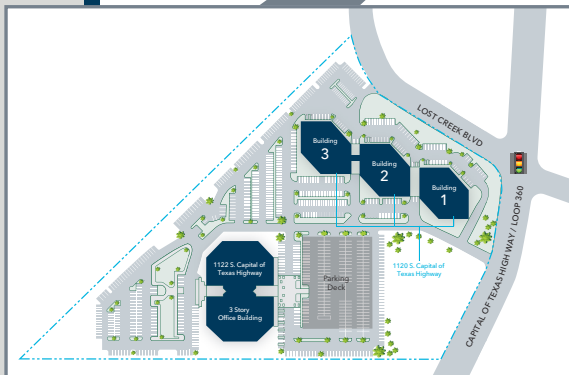
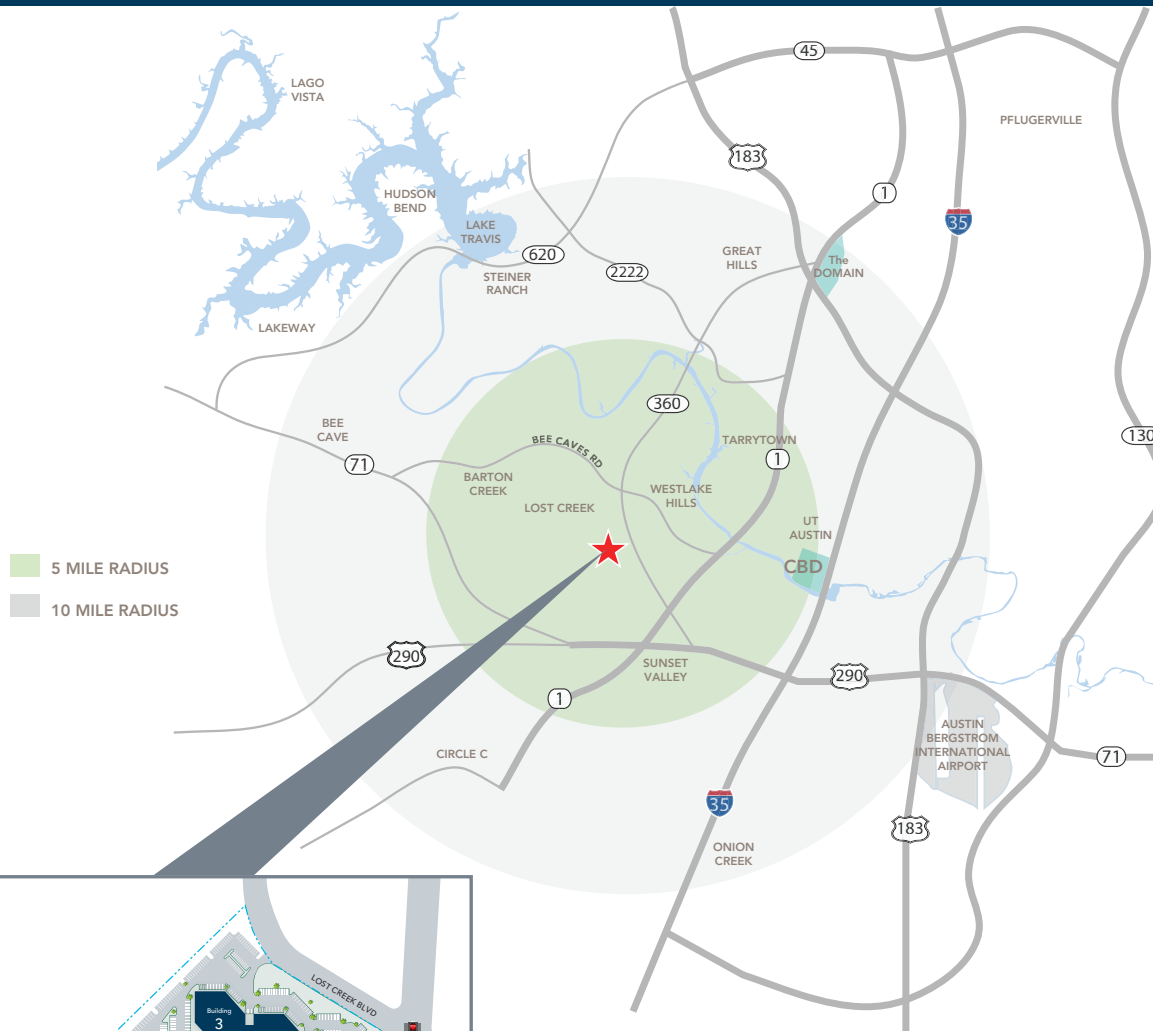


- Updated Covered Outdoor Decks with Large Fans, Seating and Wifi Hotspots
- Beautiful Landscaping
- Access to Barton Creek Greenbelt
- Food Trucks on Regular Rotation



- Upgraded Fitness Center
- Building Showers
- Downtown & Hill Country Views
- Signaled Intersection at Lost Creek
- Great Visibility from Loop 360

AREA AMENITIES



HOTELS

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

RESTAURANTS

Abuelo's	McDonald's
All Star Burger	MOD Pizza
Austin's Pizza	Modern Market
Barton Creek Mall Food Court	Nothing Bundt Cakes
Blenders and Bowls	Panera Bread
Blue Dahlia Bistro	Pizza Nizza
Bombay Grill	Popeye's
Brueggers Bagel Cafe	P Terry's
California Pizza Kitchen	Quiznos
Charley's Grilled Subs	Raising Cane's
Chick-fil-a	Randall's
Chinatown	Rudy's Country Store
Chipotle	Snappy Salads
County Line BarBeQue	Snap Kitchen
Daily Juice	Snappy Slas
Domino's Pizza	Starbucks (2)
Gatti's Pizza	Taco Bell
Hat Creek	Taco Deli
HEB	Texas Honey Ham Company
Howdy Donuts	Texas Land & Cattle
IHOP Restaurants	Thai Kitchen
IZUMI Sushi	Thai Spice
Jack Allen's Kitchen	The Grove Winebar + Kitchen
Jason's Deli	ThunderCloud Subs
Jimmy John's	Tiff's Treats
JuiceLand	Trader Joe's
Kerbey Lane	Trianon Coffee
Las Palomas	Unos
Lone Star Kolaches	Vaqueros Cafe
Lupe Tortilla	Villa Fresh Italian Kitchen
Marye's Gourmet Pizza	Visconti Ristorante
Maudies	Z-Pizza
Milagro	Zoes Kitchen

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CITY **V**IEW
SUITE 300

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FOR INFORMATION CONTACT:

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