

THE ESCALADE

4301 Westbank Drive, Austin, Texas 78746

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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.

AVAILABILITY

Bldg. A, Suite 150	8,227 SF*
Bldg. A, Suite 200	8,704 SF*
Bldg. A, Suite 250	10,219 SF*
Bldg. A, Suite 300	21,754 SF*
Bldg. B, Suite 220	3,498 SF
Bldg. B, Suite 250	6,847 SF

* Available 4/1/21

TERMS

Quoted Rent:	\$25.00 NNN/SF
Est. 2020 OpEx:	\$13.67/SF
Parking Ratio:	3.3 per 1,000 SF

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



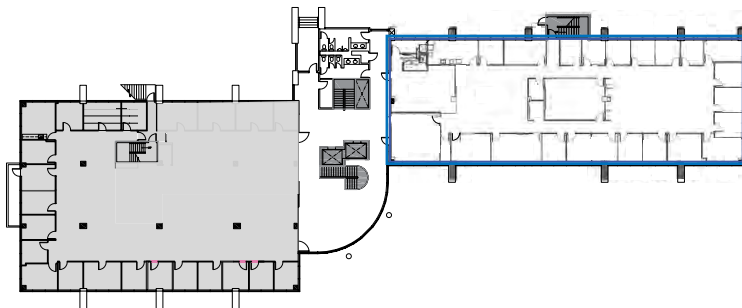
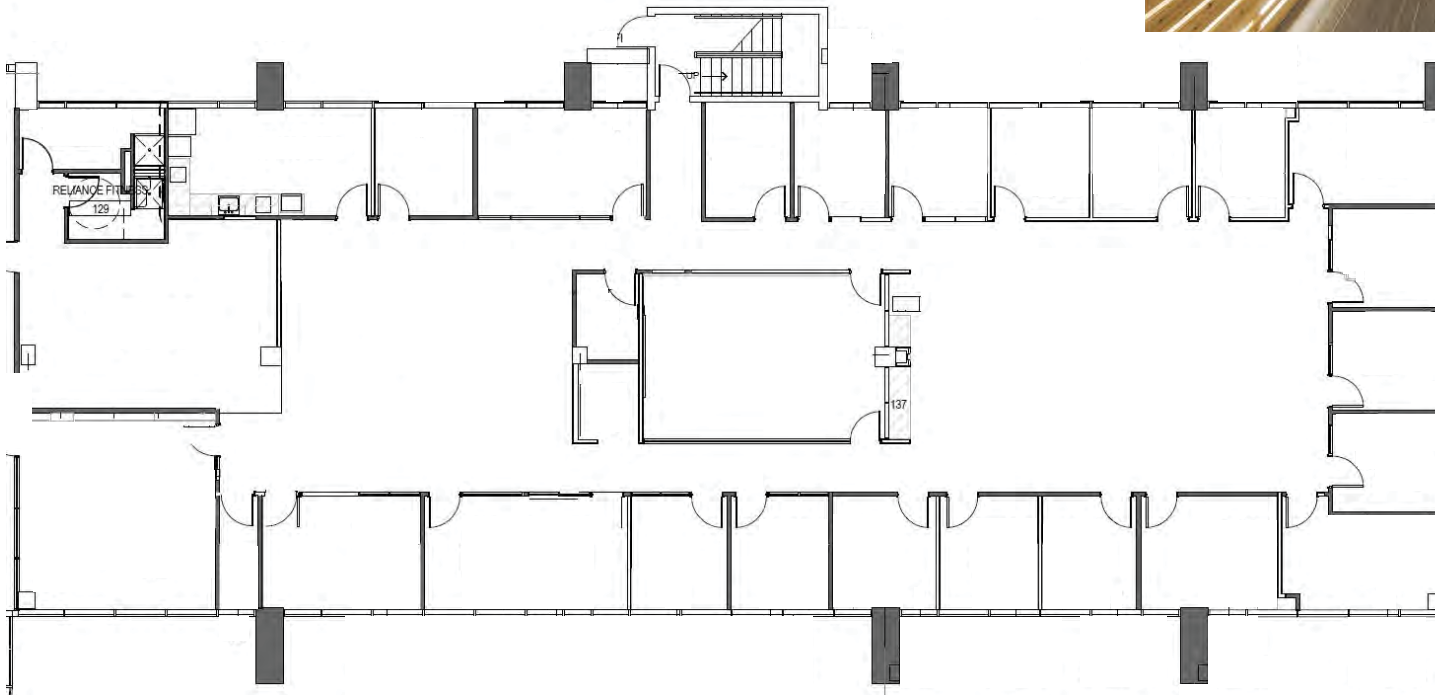
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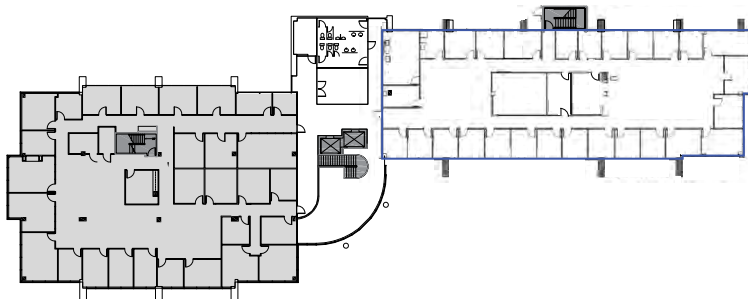
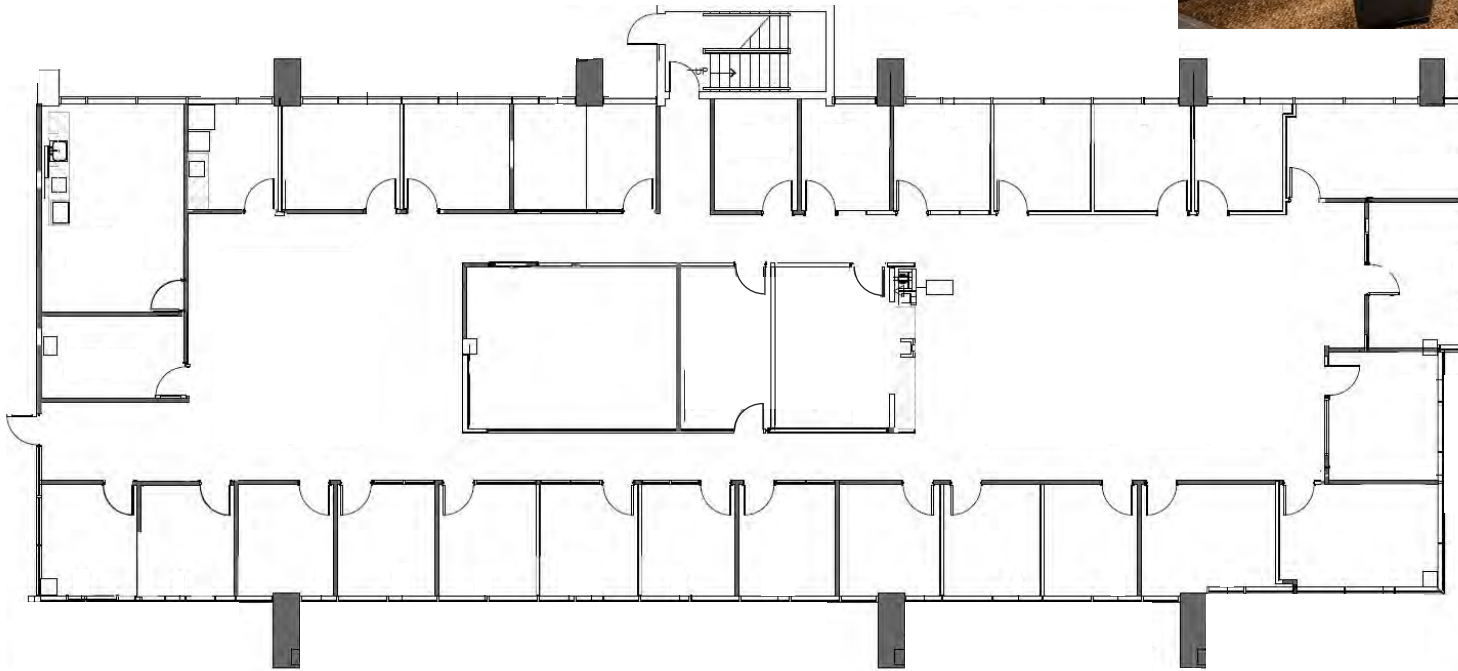


BUILDING A, SUITE 150 - 8,227 SF

- First floor lobby access
- Building A monument signage available
- Efficient layout with numerous private offices
- Abundance of natural light throughout
- Available 4/1/2021

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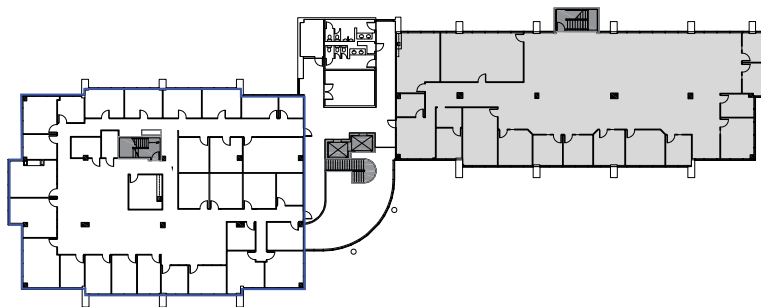
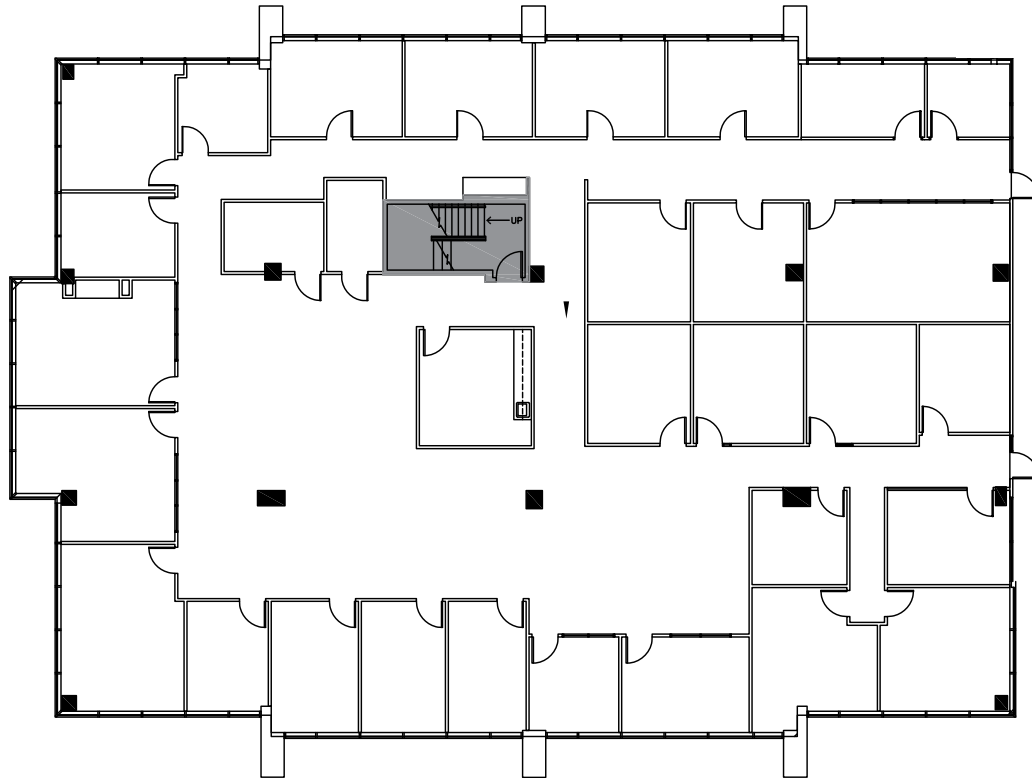


BUILDING A, SUITE 200 - 8,704 SF

- Second floor elevator lobby access
- Building A monument signage available
- A good mix of office and open area
- Central meeting/conference rooms
- Available 4/1/2021

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BUILDING A, SUITE 250 - 10,219 SF

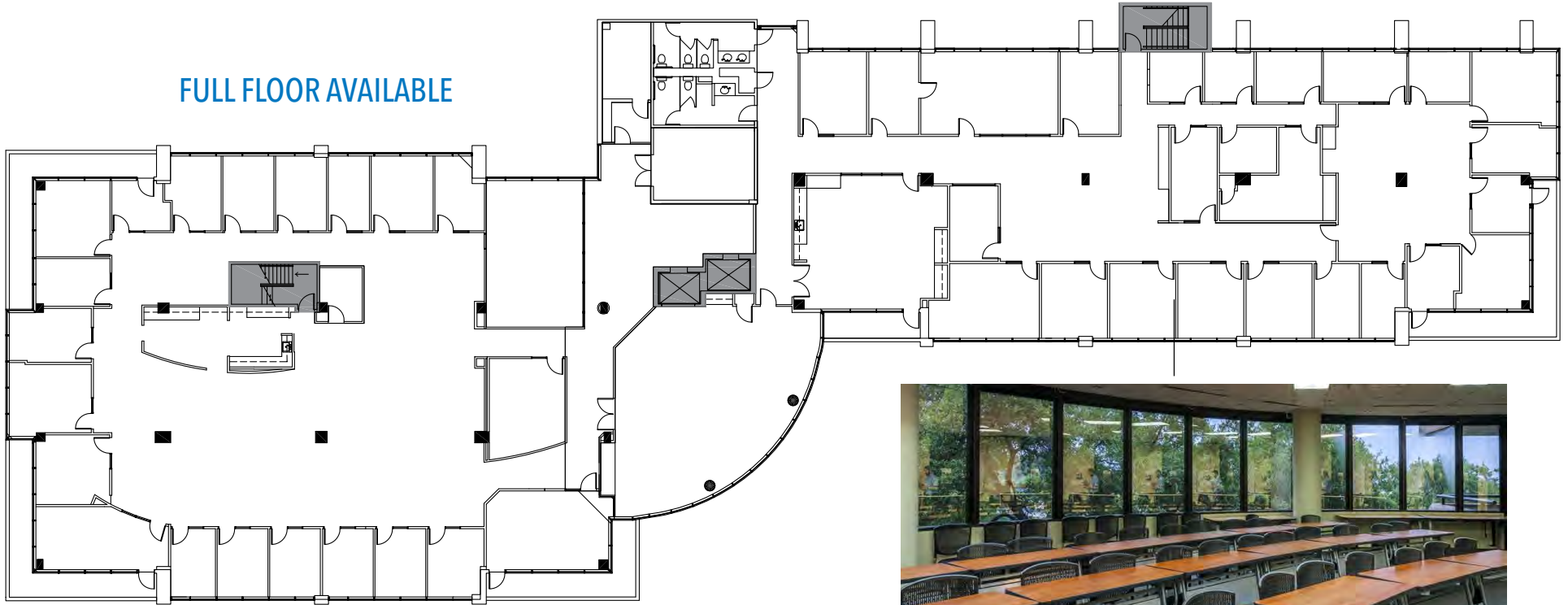
- Centralized kitchen and work room
- Efficient layout with numerous private offices
- Abundance of natural light throughout
- Building A monument signage available
- Available 4/1/2021



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FULL FLOOR AVAILABLE



BUILDING A, SUITE 300 - 21,754 SF

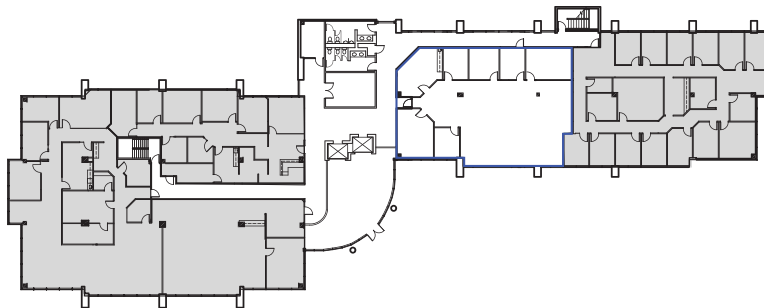
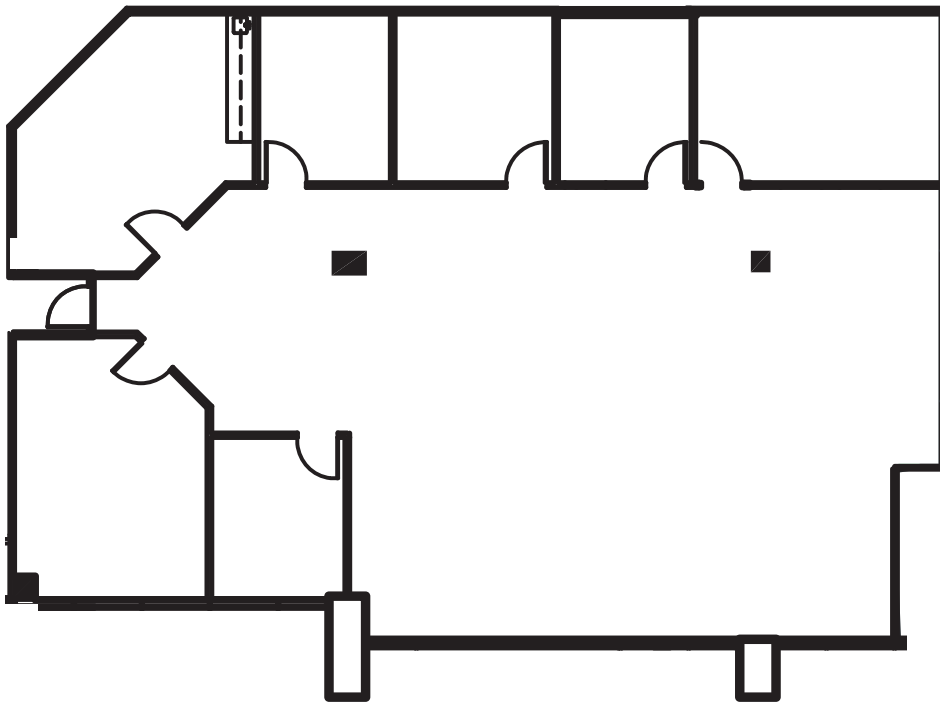
- Full floor suite with five private balconies
- Numerous meeting & conference rooms throughout
- Perimeter private offices with abundant open areas and multiple kitchens
- Monument & exterior building signage available
- Available 4/1/2021



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RECENT IMPROVEMENTS



BUILDING B, SUITE 220 - 3,498 SF

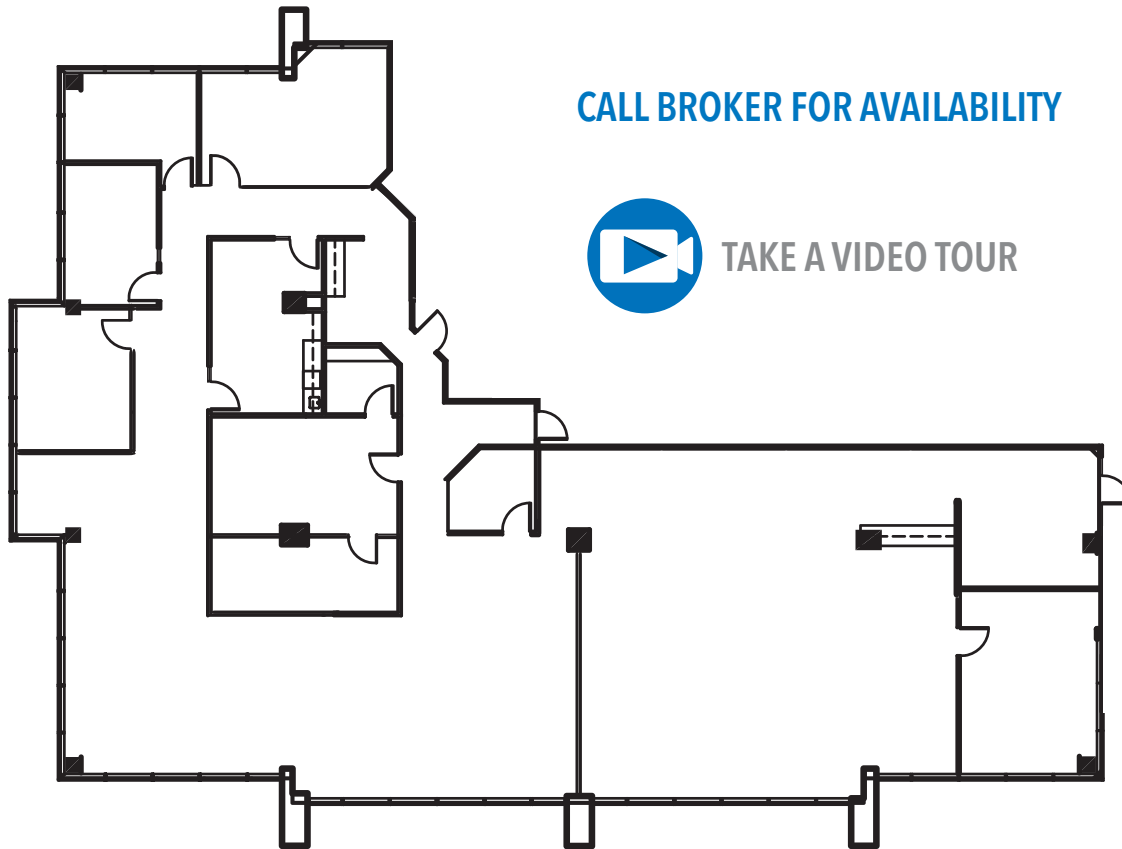
- Second floor elevator lobby access
- Building B monument signage available
- Ready for Tenant's customized finishes
- A good mix of office and open area



TAKE A VIDEO TOUR

THE ESCALADE

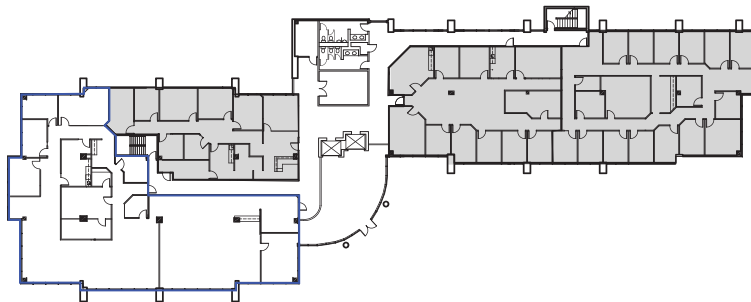
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CALL BROKER FOR AVAILABILITY



TAKE A VIDEO TOUR



BUILDING B, SUITE 250 - 6,847 SF

- Second floor space with elevator lobby visibility
- Building B monument signage available
- Abundance of natural light throughout
- Centralized kitchen and workroom
- Mostly open space with several executive size offices