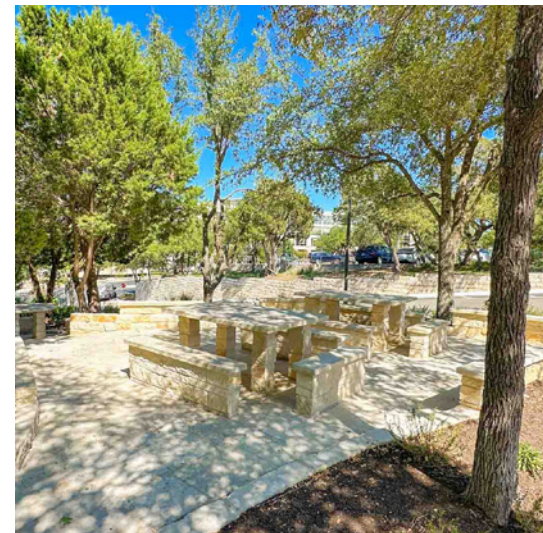
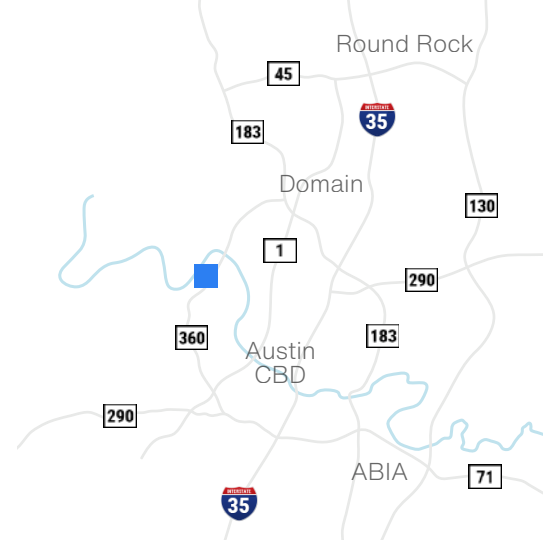


3600-B San Clemente

3600 N Capital of Texas Highway - Austin, TX 78746

2,500-22,000 SF Office Options



Available Suites

Suite 130 - 3,431 SF

Suite 245 - 2,539 SF

Available October 2024

Suite 300 - 22,020 SF

Divisible from 3,800 SF

Building Features



Class A Office



Tranquil Hill Country Views



Structure Parking Garage



Near Austin Country Club & Lake Austin



Available Showers and Lockers



Near Various Shopping and Dining Centers



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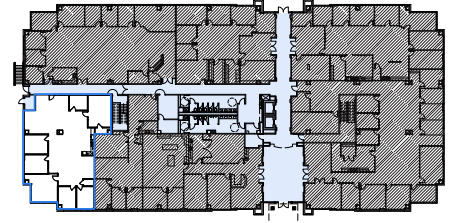
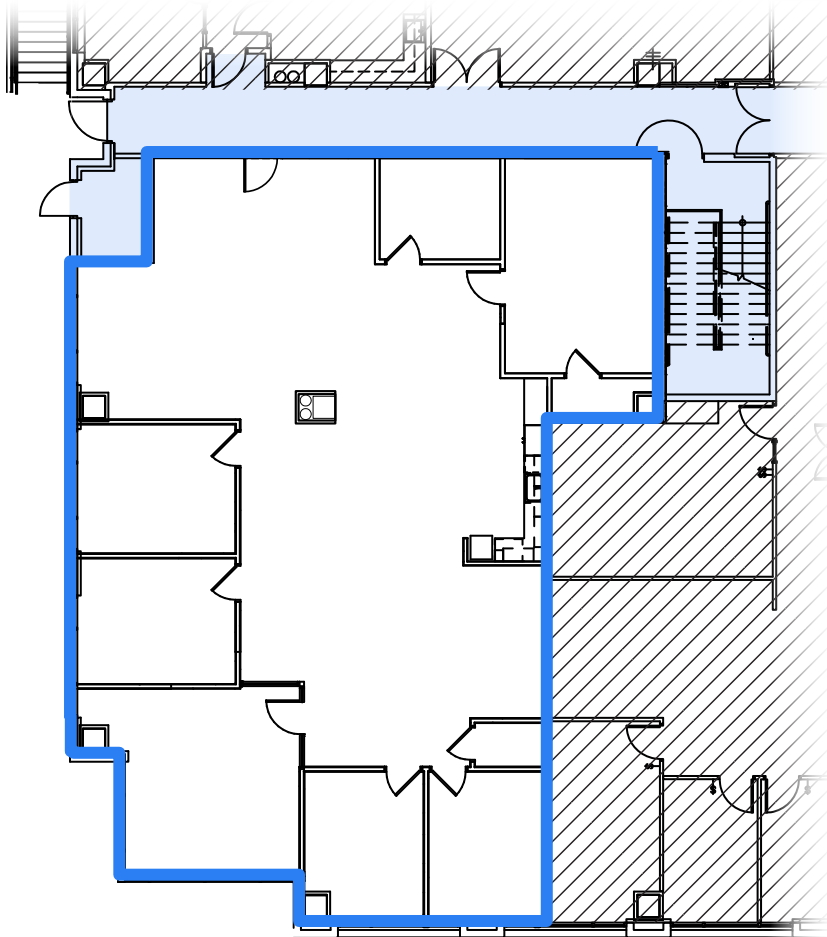
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Suite 130
3,431 SF

[View Suite 130 Video →](#)



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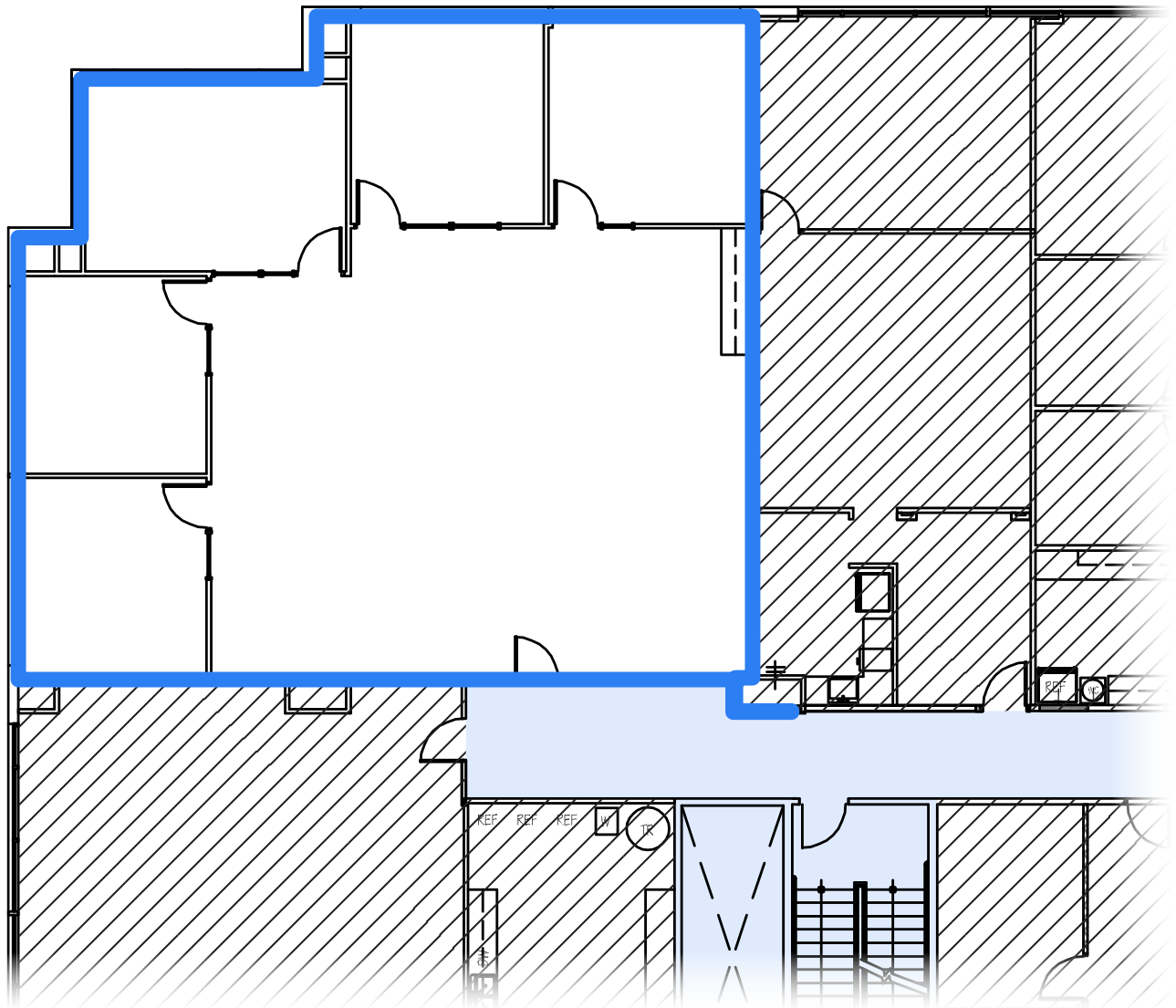
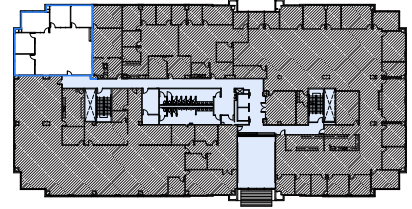
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3600-B San Clemente

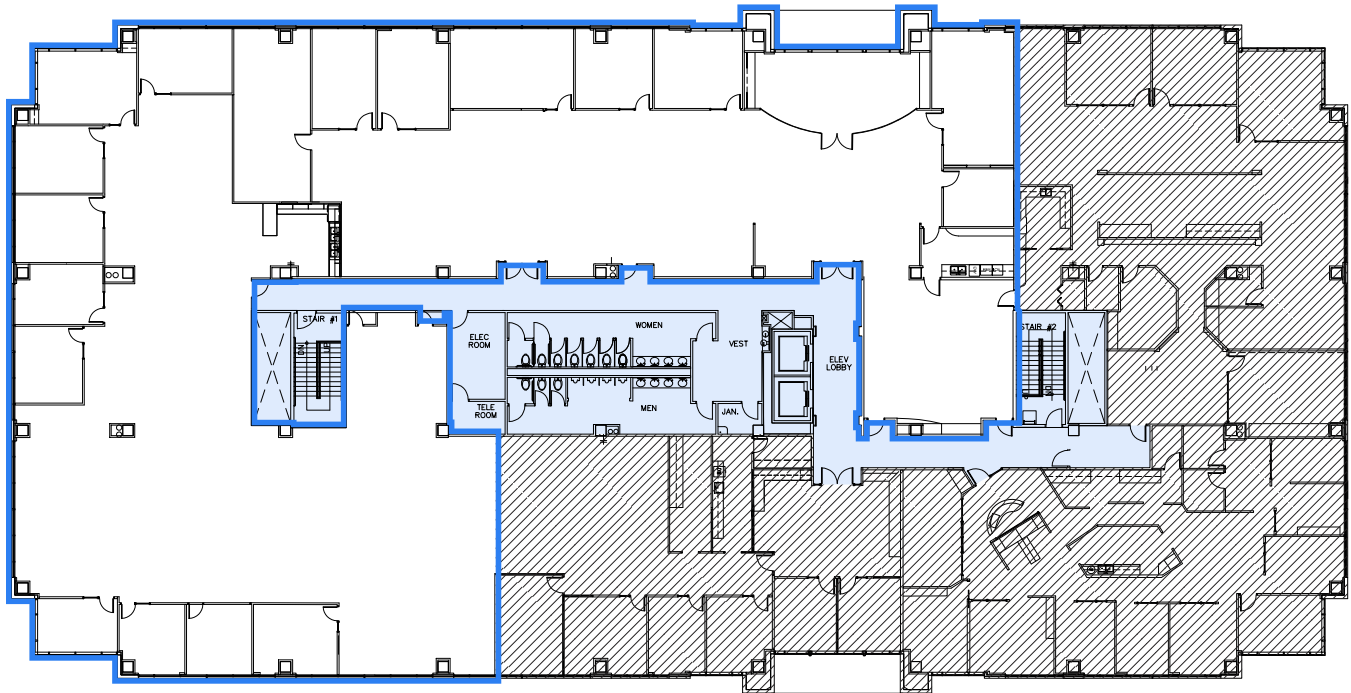
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Suite 300
22,020 SF

Divisible from 3,800 SF

[View Suite 300A Video →](#)

[View Suite 300B Video →](#)



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3600-B San Clemente

3600 N Capital of Texas Highway - Austin, TX 78746

Suite 300
22,020 SF

Suite B
2,516 SF

Suite A
8,759 SF



Suite C
5,418 SF

Suite D
3,856 SF



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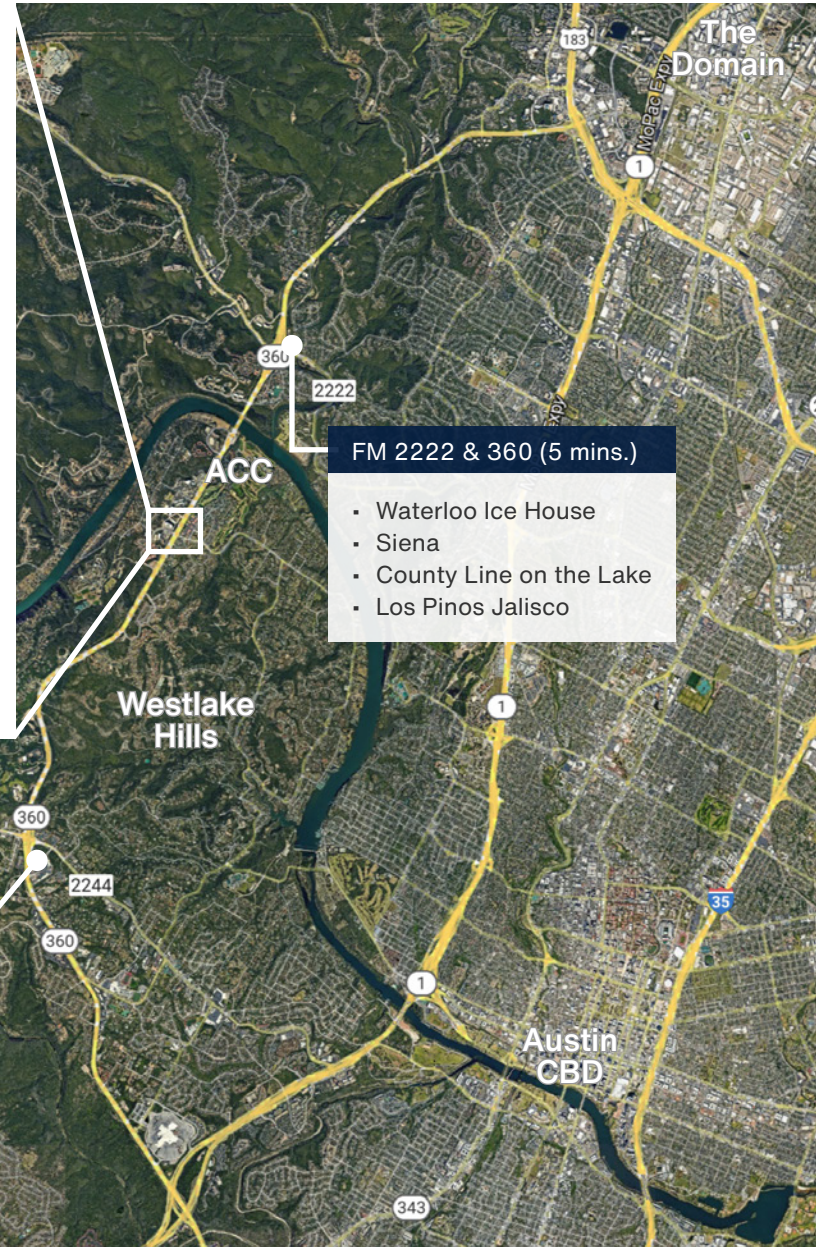
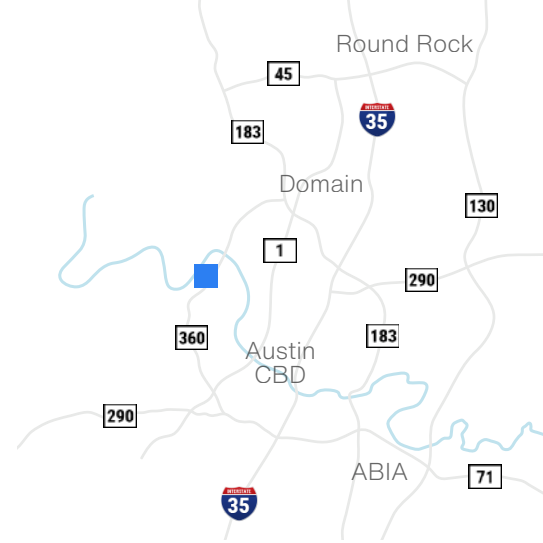
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3600-B San Clemente

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2,500-22,000 SF Office Options



- FM 2222 & 360 (5 mins.)**
- Waterloo Ice House
 - Siena
 - County Line on the Lake
 - Los Pinos Jalisco

- Bee Caves & 360 (8 mins.)**
- | | |
|--------------------|-----------------|
| • Hat Creek Burger | • HEB |
| • Chick-fil-A | • Lupe Tortilla |
| • TacoDeli | • Izumi Sushi |
| • MOD Pizza | • Cava |
| • P. Terry's | • Juiceland |
| • Lupe Tortilla | • Starbucks |
| • Kerbey Lane | • The Grove |



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