



3900 SAN CLEMENTE



# AVAILABLE SPACE

## 12,800 - 170,000 SF

### AVAILABLE SUITES

Suite 150  
**18,684 SF**

Suite 250  
**25,844 SF**

Suite 350  
**24,812 SF**

Suite 400  
**27,119 SF**

Suite 415  
**13,331 SF**

Suite 450  
**12,339 SF**

Full 4th Floor  
**52,789 SF**

Suite 500  
**51,373 SF**

Suite 400 + 500  
**104,162 SF**  
*Contiguous*





# 3900 SAN CLEMENTE

## BUILDING FEATURES

- 
**Workout Facility with Showers & Lockers**
- 
**Highend Tenant Lounge**
- 
**Shared Building Conference Room**
- 
**Tranquil Hill Country Views**
- 
**Near Austin Country Club & Lake Austin**
- 
**Near Various Shopping and Dining Centers**
- 
**Structure Parking Garage with 4/1000 ratio**



HPI

## SIGNAGE OPPORTUNITIES

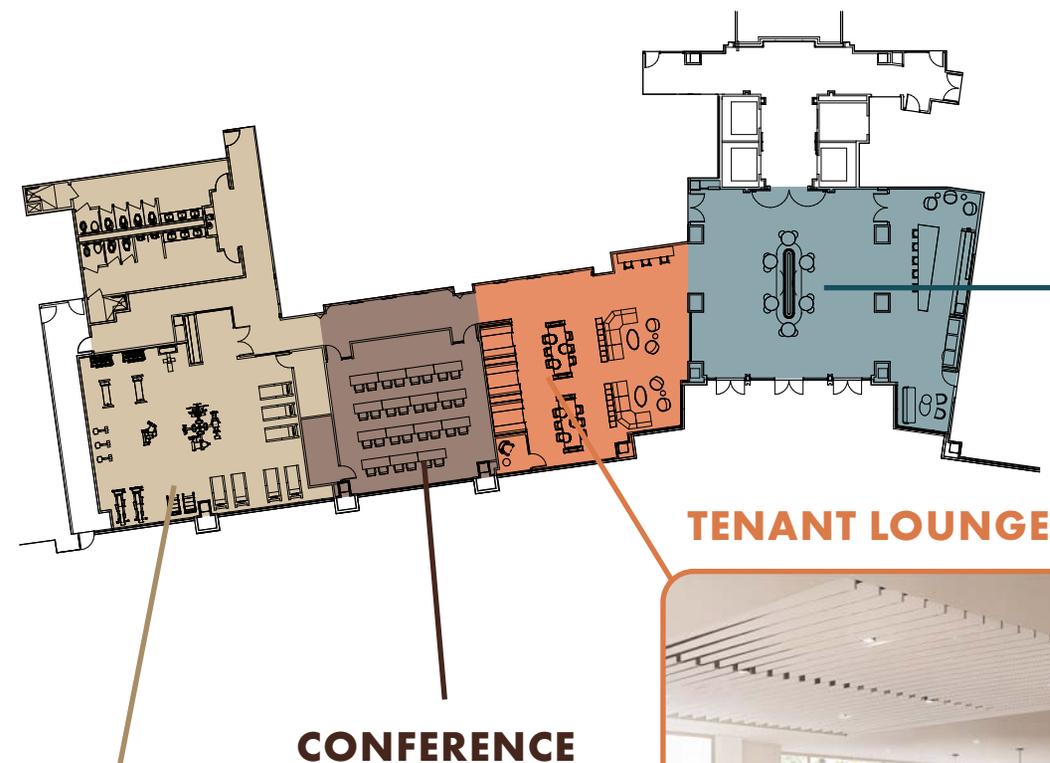
- Monument
- Directory
- Potential Building Signage

## AVAILABLE AT DAVENPORT VILLAGE & IMMEDIATE VICINITY



# NEW AMENITIES UNDERWAY

  
3900 SAN CLEMENTE

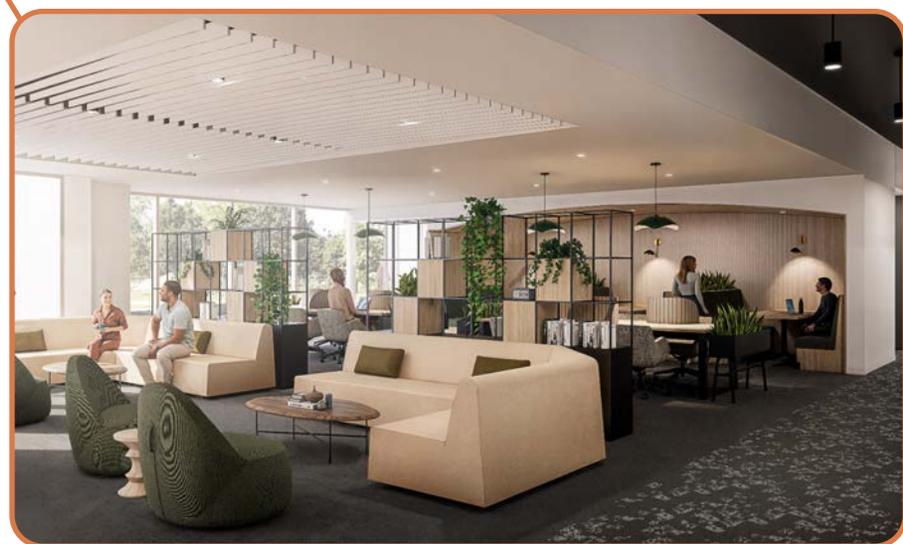


**WORKOUT  
FACILITY**

**CONFERENCE  
ROOM**

**TENANT LOUNGE**

**UPDATED LOBBY**



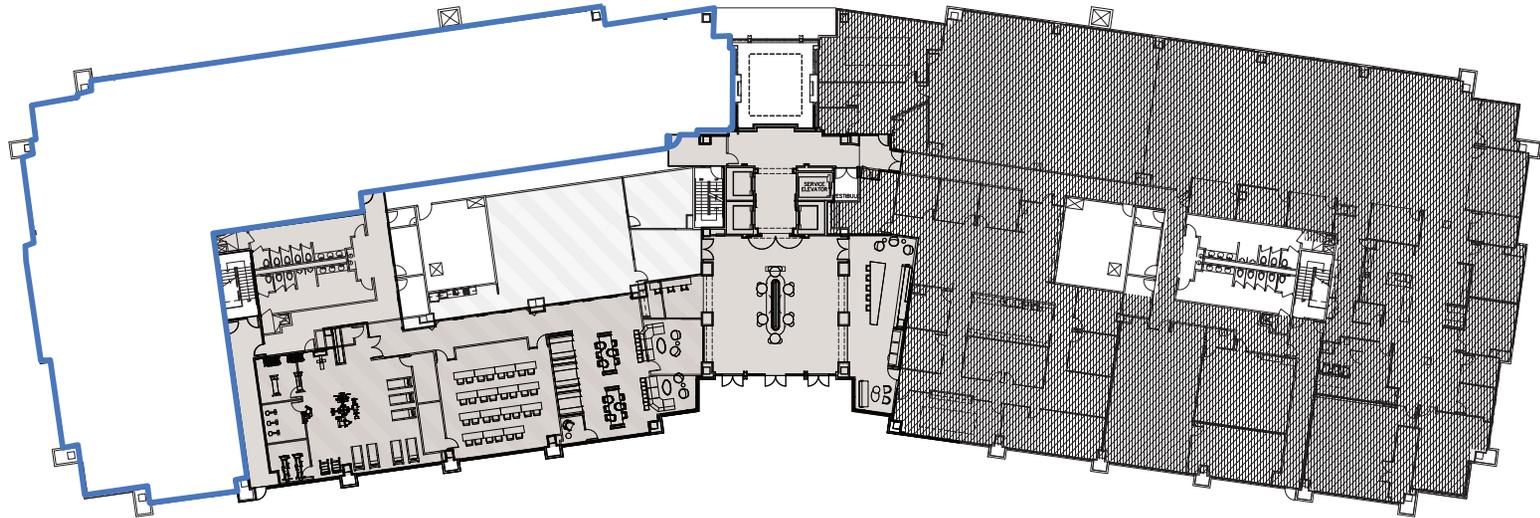
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SUITE 150  
**18,684 SF**

  
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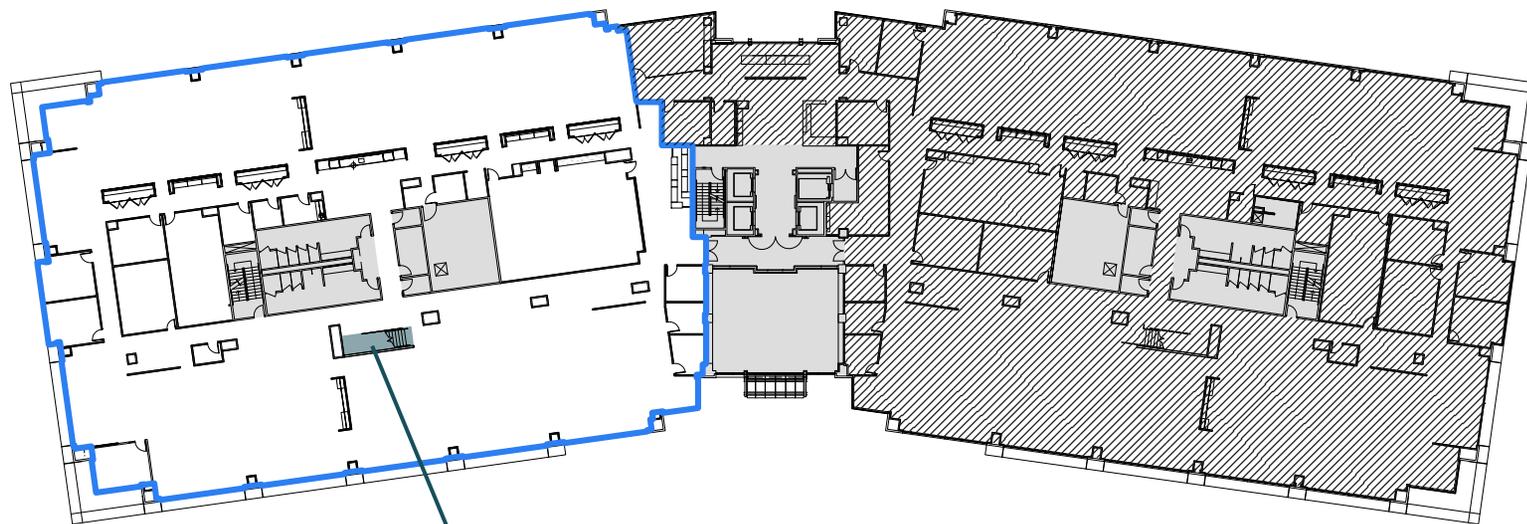
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SUITE 250  
**25,844 SF**

  
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**Hill Country Views**



**Interconnected stairwell  
between Floors 2 & 3,  
50,000 SF combined**



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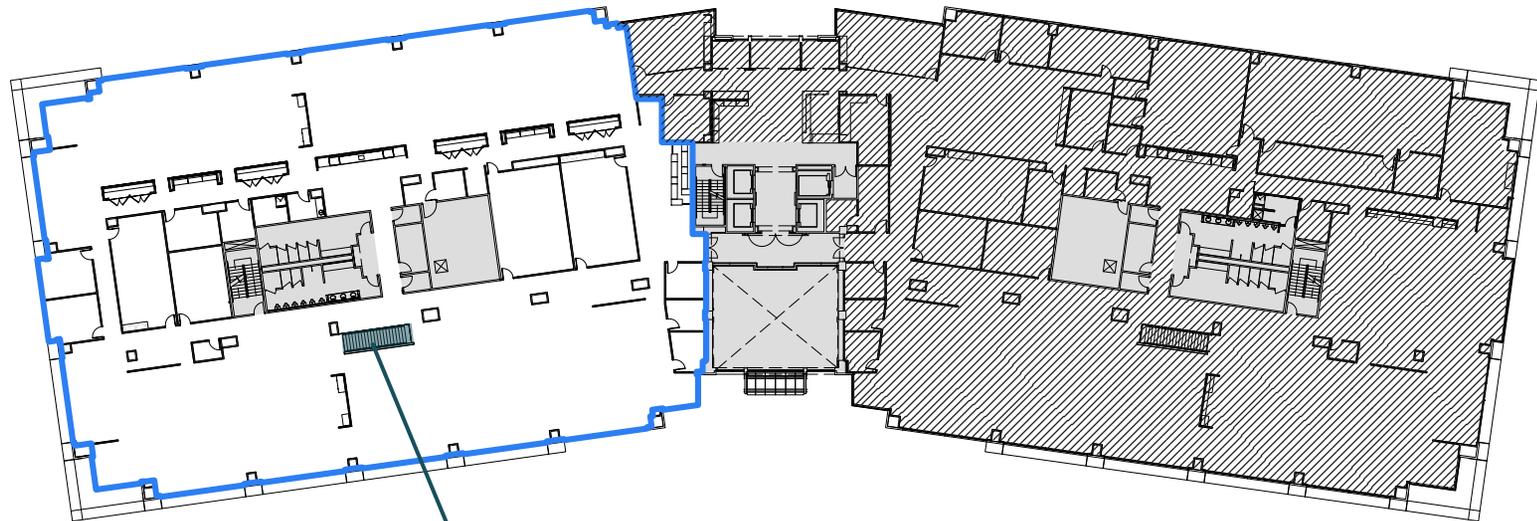
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SUITE 350  
**24,812 SF**

  
3900 SAN CLEMENTE



**Hill Country Views**



**Interconnected stairwell  
between Floors 2 & 3,  
50,000 SF combined**



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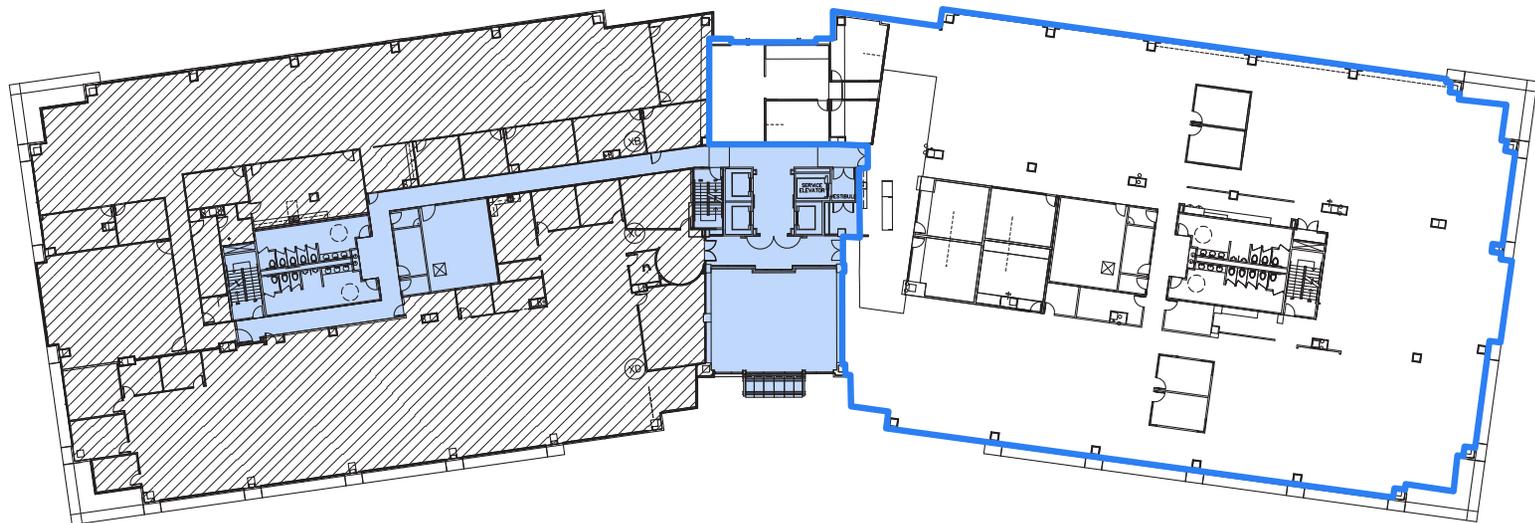
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SUITE 400  
**27,119 SF**

  
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 **Hill Country Views**



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SUITE 415  
**13,331 SF**

  
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 **Hill Country Views**



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SUITE 450  
**12,339 SF**

  
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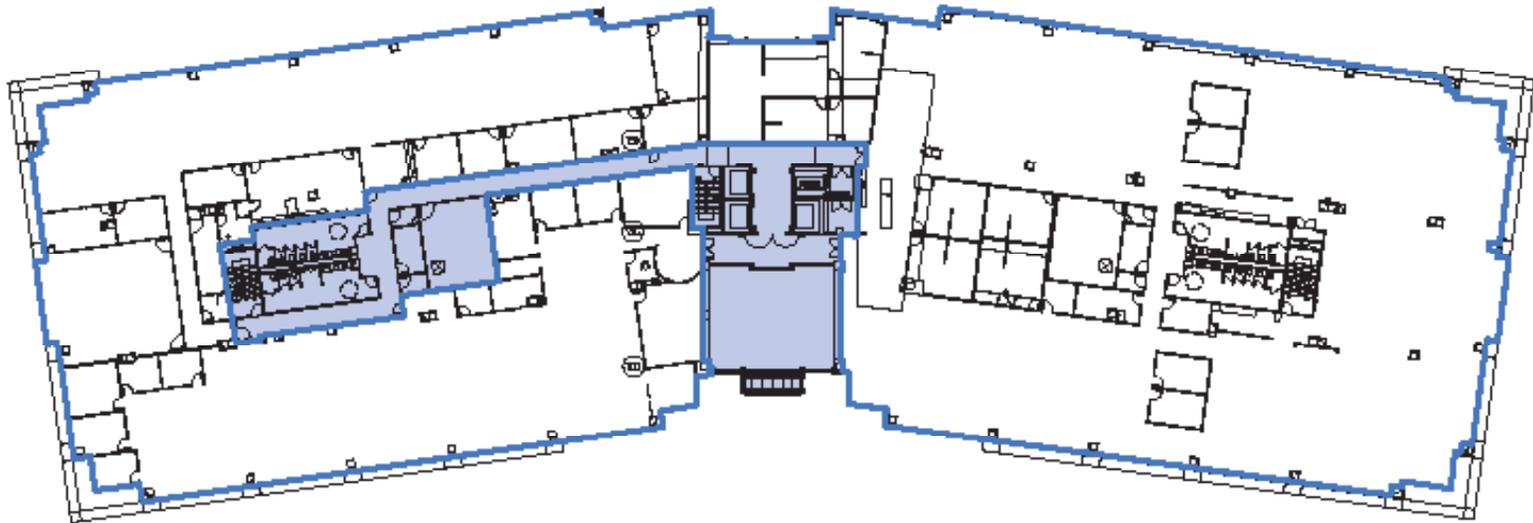
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FULL 4TH FLOOR  
**52,789 SF**

  
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 **Hill Country Views**



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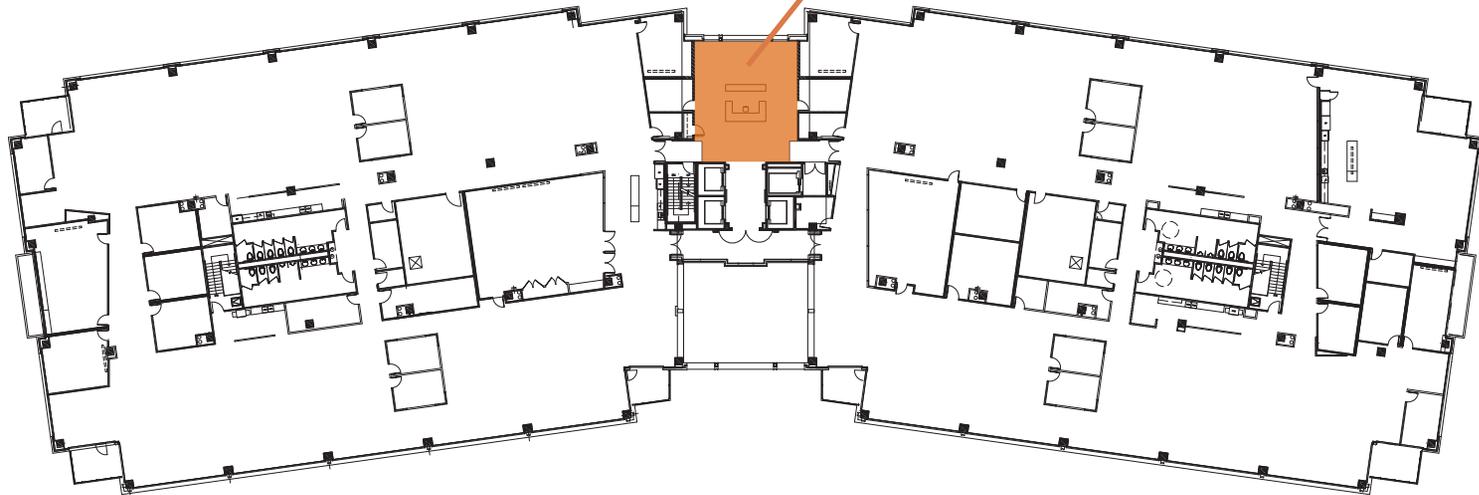
SUITE 500  
**51,373 SF**

  
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**SKY LOBBY**



**Single Tenant Top Floor  
with Hill Country views**



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# SUITE 500 PHOTOS

  
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# SUITE 500 PHOTOS

  
3900 SAN CLEMENTE



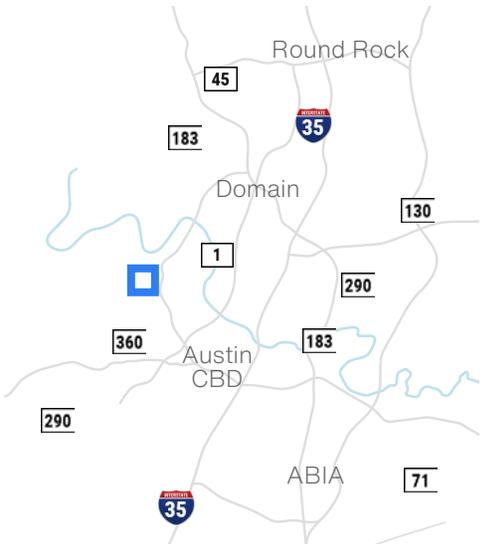
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# LOCATION MAP

  
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