



BARTON OAKS PLAZA II

901 S MOPAC EXPRESSWAY
AUSTIN, TX 78746





BARTON OAKS PLAZA II

WHERE OFFICE LIFE FINDS BALANCE IN NATURE

Discover Barton Oaks Plaza II, a quiet campus nestled among the oaks. Comprising two five-story, LEED-Certified, Energy Star rated buildings, this class A office development boasts the prestigious BOMA 360 designation. Embracing nature, Barton Oaks Plaza II offers direct access to Barton Creek Greenbelt, making it a haven for outdoor enthusiasts. With its modernized interiors and serene surroundings, this hidden oasis seamlessly merges work and leisure, providing a refreshing escape from the bustle of city life.



BUILDING FEATURES

- Class A Office
- Committed Local Ownership
- Located at MoPac & Bee Caves Intersection
- Downtown & Greenbelt Views
- Nearby Hiking & Biking Trails
- Walkable Dining Options & Food Trucks
- Modernized Lobby Design
- Structured Parking Garage
- Available Showers
- On-Site Management Office
- **State-Of-The-Art Fitness Center**
- High-End Office Build-Outs

Now Open

Available Suites

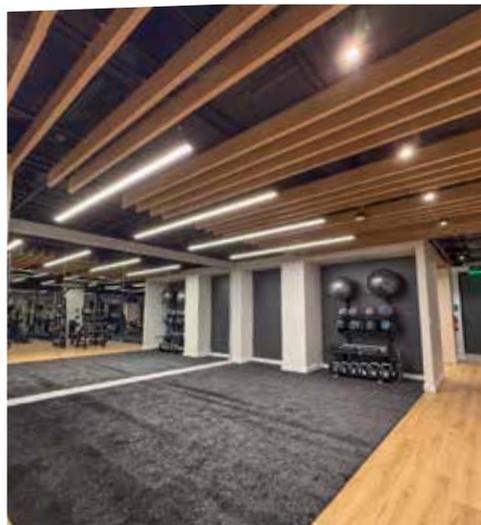
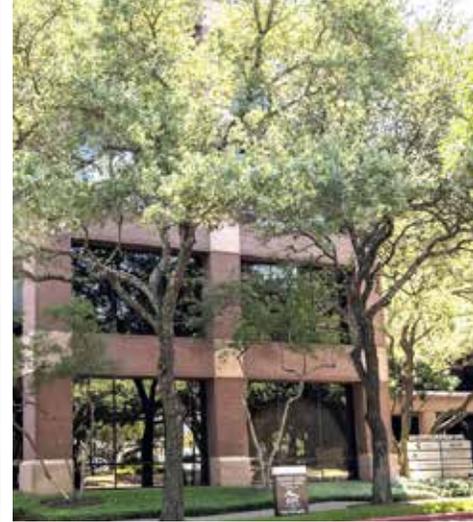
Suite 130 - **5,718 SF**

Suite 210 - **2,433 SF**

Suite 250 - **4,625 SF**

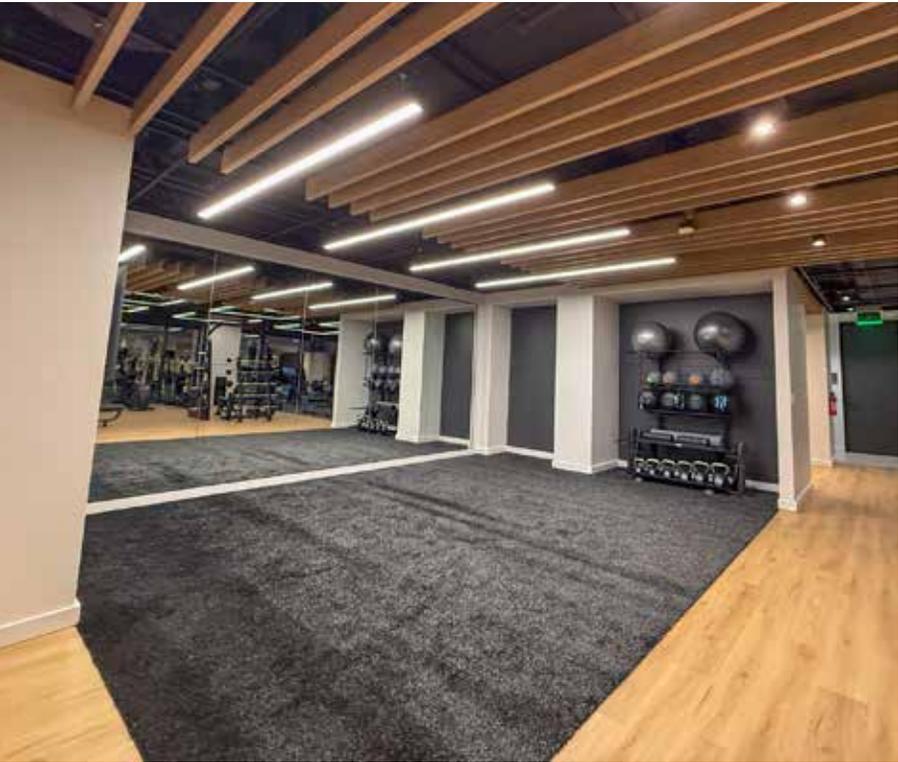
Suite 420 - **2,254 SF**

Suite 505 - **2,238 SF**



FITNESS CENTER | BUILDING 3

Now Open



SCENIC & SERENE

Nestled among the oak trees, Barton Oaks Plaza II grants tenants effortless access to the best of the Texas Hill Country without needing to leave the city. Enjoy direct access to MoPac Expressway, the lush Barton Creek Greenbelt, nearby eateries, and lively entertainment—all just minutes away. Welcome to a blend of comfort and natural beauty, where convenience meets tranquility.

SALT TRADERS
COASTAL COOKING



DRIVE TIMES

STEPS AWAY

Barton Creek Greenbelt

< 1 MIN

MoPac

3 MIN

Zilker Park

3 MIN

Butler Hike & Bike

4 MIN

Barton Creek Mall

5 MIN

Downtown Austin

9 MIN

SOCO District

14 MIN

Austin-Bergstrom
International Airport



THE TERRAIN

Convenience Within 2.5 Miles

Parks & Trails ●

- | | |
|--------------------------------|----------------------------------|
| Zilker Park & Botanical Garden | Campbell's Hole |
| Barton Creek Greenbelt | Butler Shores at Townlake |
| Barton Springs | Umlauf Sculpture Garden & Museum |
| The Flats | |

Restaurants ●

- | | |
|---------------|------------------------------|
| Salt Traders | Chuy's |
| Day Maker | Terry Black's BBQ |
| Taco Deli | The Picnic - Food Truck Park |
| Cava | Juiceland |
| Modern Market | Juliet Italian Kitchen |
| Las Palomas | P. Terry's |
| Sway | Shake Shack |
| Flower Child | |

Entertainment ●

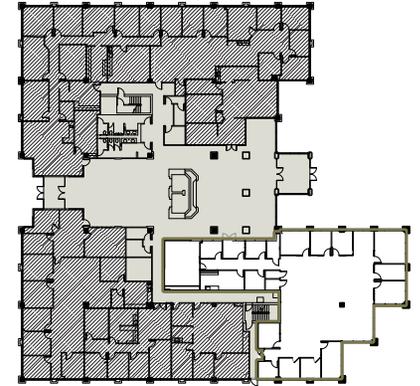
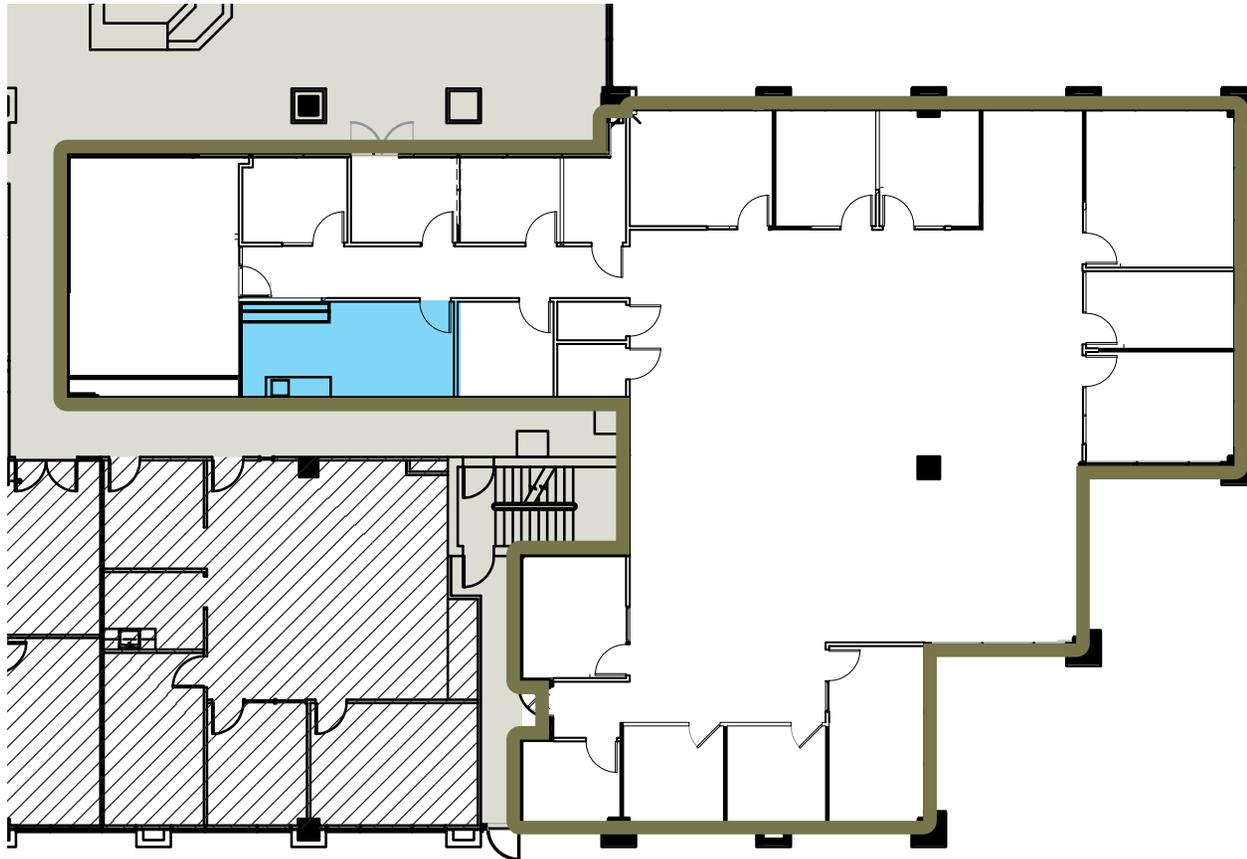
- | |
|--------------------------------|
| Alamo Drafthouse |
| ZACH Theatre |
| Austin Nature & Science Center |
| Zilker Sand Volleyball |
| Zilker Boat Rentals |
| Butler Pitch & Putt |
| The Continental Club |



BARTON OAKS PLAZA II

SUITE 130
5,718 SF

BREAK ROOM



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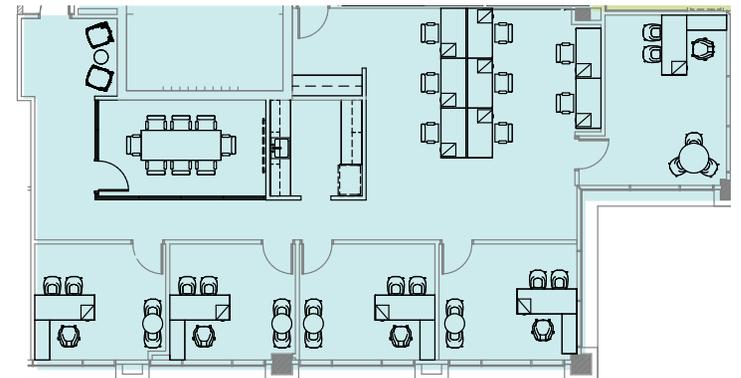
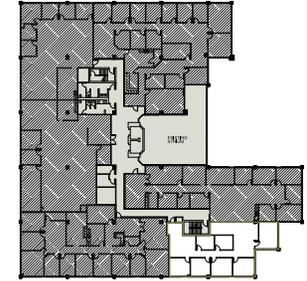
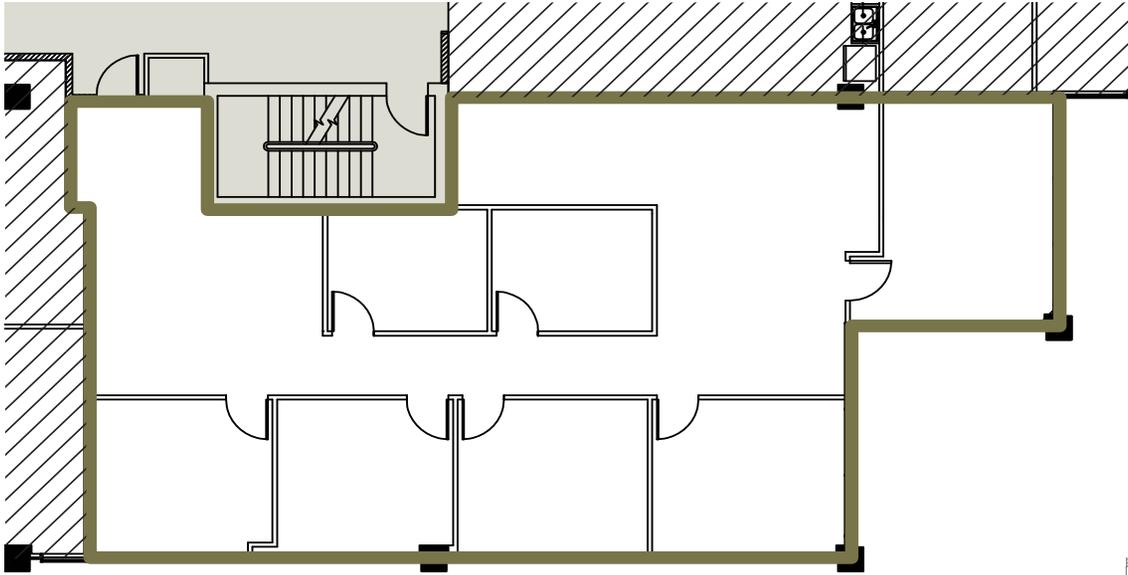
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BARTON OAKS PLAZA II

SUITE 210
2,433 SF



Proposed Test Fit



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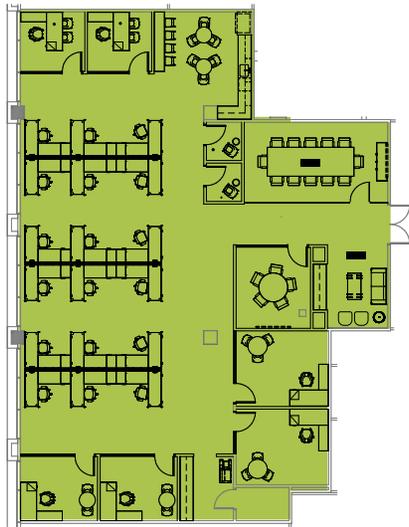
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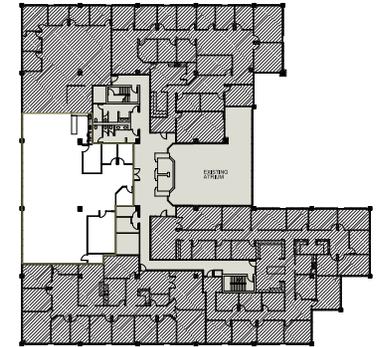
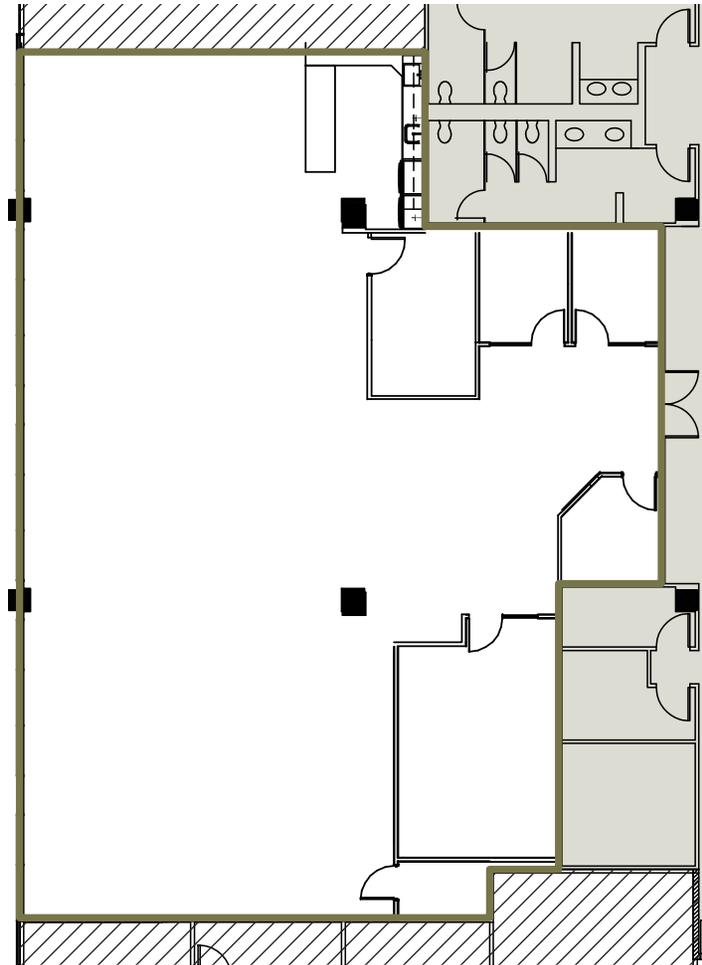


BARTON OAKS PLAZA II

SUITE 250
4,625 SF



Proposed Test Fit



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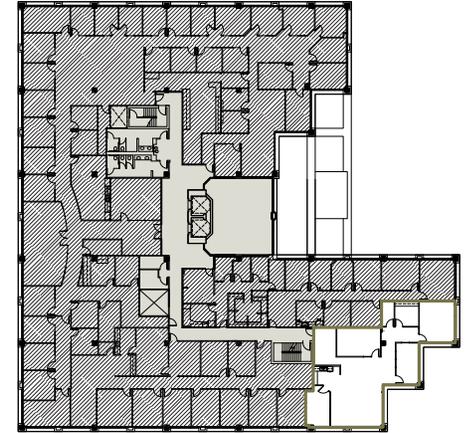
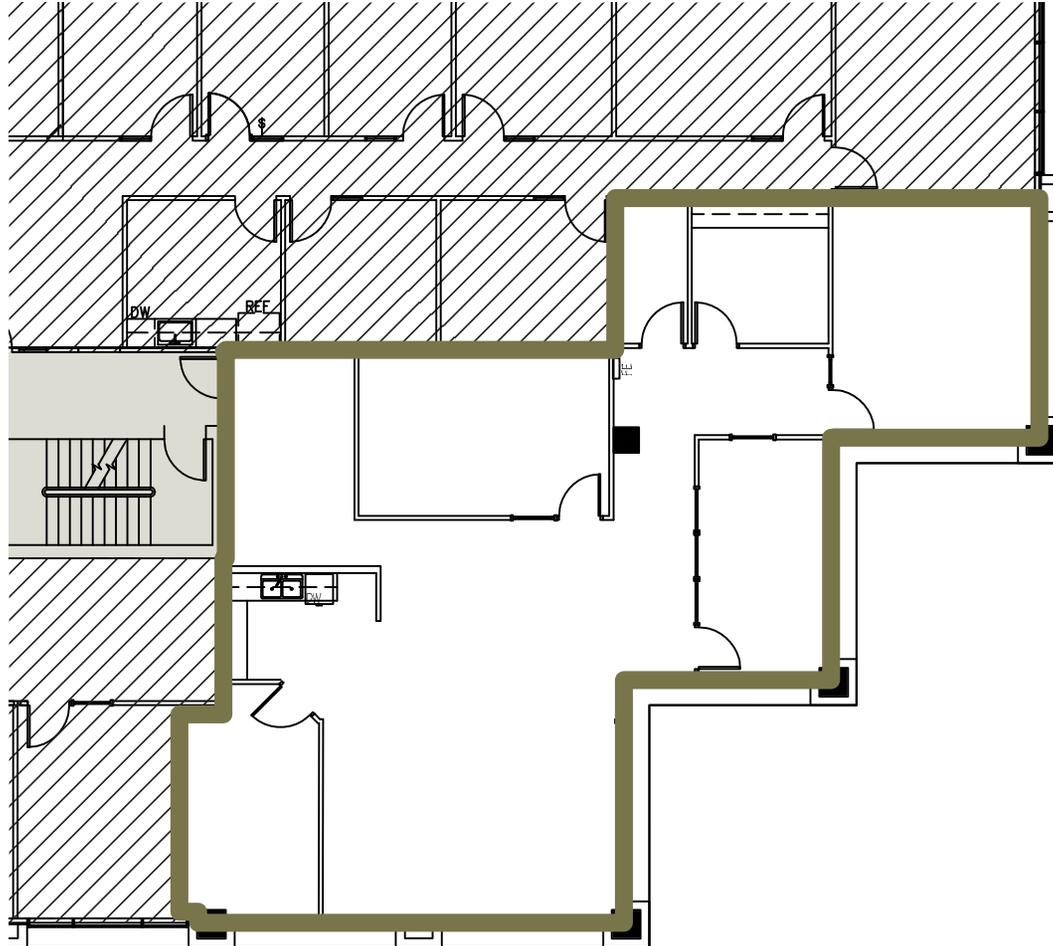
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BARTON OAKS PLAZA II

SUITE 420
2,254 SF



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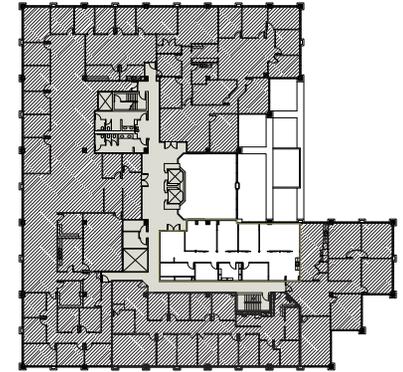
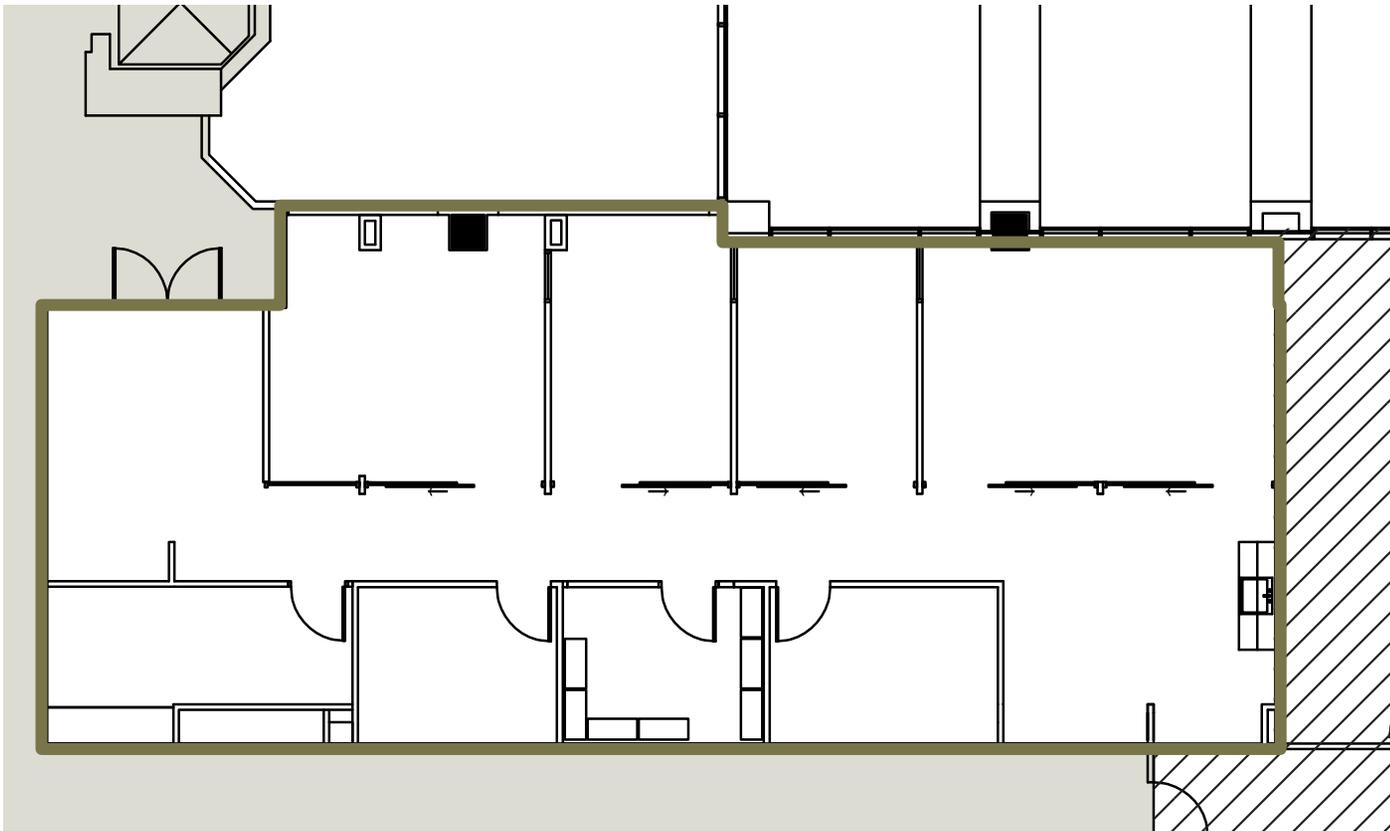
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BARTON OAKS PLAZA II

SUITE 505
2,238 SF



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PLAZA II

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FOR LEASING INFORMATION:

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