

BARTON OAKS
PLAZA III

901 S MOPAC EXPRESSWAY
AUSTIN, TX 78746





BARTON OAKS PLAZA III

WHERE OFFICE LIFE FINDS BALANCE IN NATURE

Discover Barton Oaks Plaza III, 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 III 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 Coming Soon**
- High-End Office Build-Outs

Available Suites - BOP III

Suite 130 - **1,411 SF**
Available 9/1/25

Suite 315 - **1,371 SF**



SCENIC & SERENE

Nestled among the oak trees, Barton Oaks Plaza III 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	

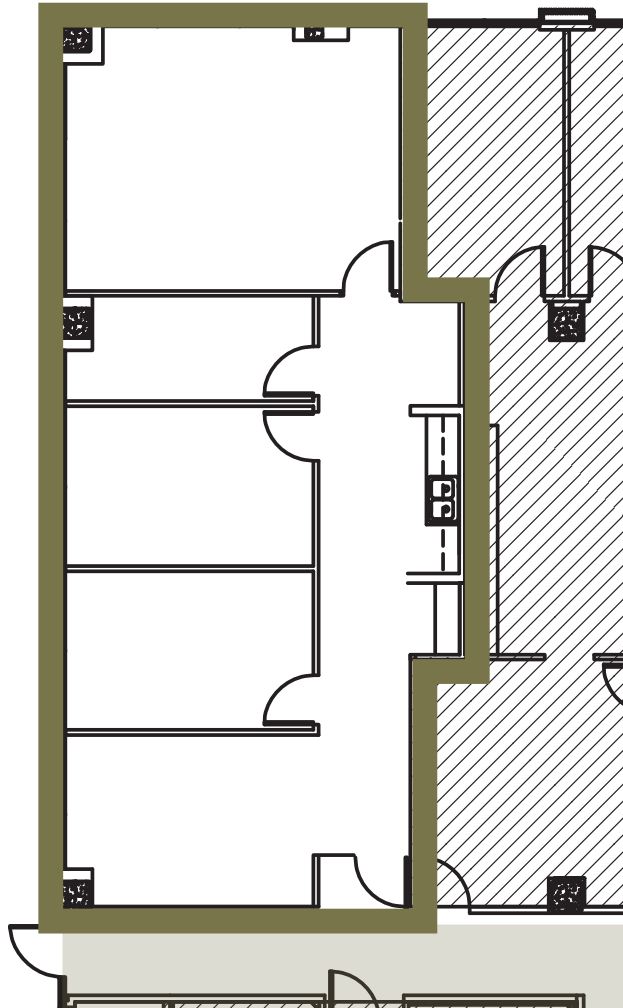
Entertainment ●

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



BARTON OAKS PLAZA III

SUITE 130
1,411 SF
Available 9/1/25



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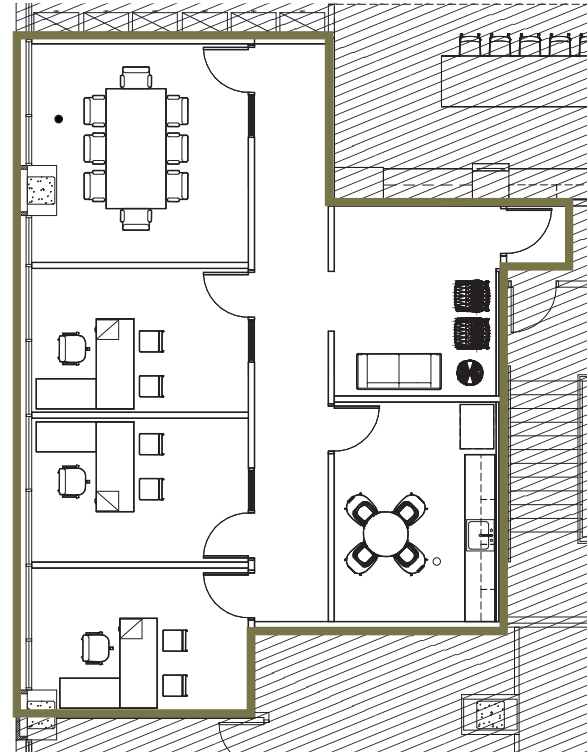
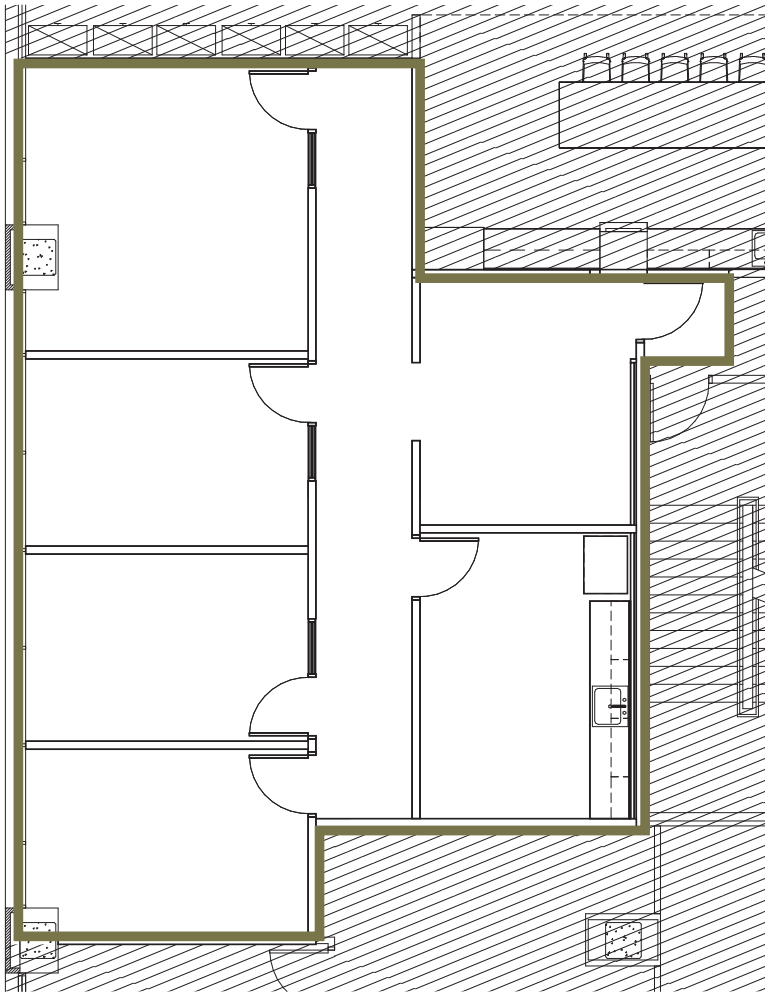
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BARTON OAKS PLAZA III

SUITE 315
1,371 SF



Proposed Test Fit



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