

BARTON OAKS  
PLAZA III

901 S MOPAC EXPRESSWAY  
AUSTIN, TX 78746





## BARTON OAKS PLAZA III

### WHERE OFFICE LIFE FINDS BALANCE IN NATURE

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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

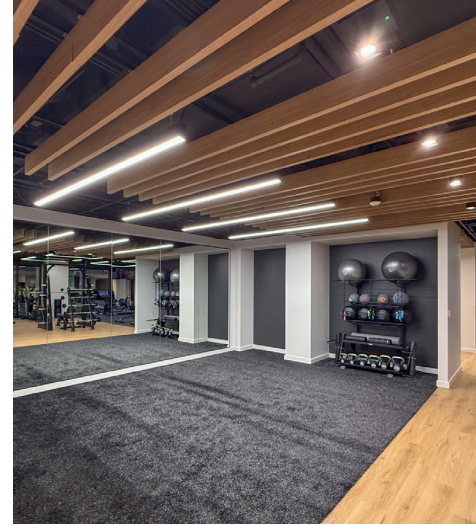
- Class A Office
- Committed Local Ownership
- Located at MoPac & Bee Caves Intersection
- Downtown & Greenbelt Views
- Nearby Hiking & Biking Trails
- Walkable Dining Options & Food Trucks
- Modernized Lobby Design
- Structured Parking Garage
- Available Showers
- On-Site Management Office
- **State-Of-The-Art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

Now Open

## Available Suites - BOP III

Suite 320 - 4,782 SF

Available 6/1/26



# FITNESS CENTER

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Now Open



# 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	

Green Mesquite BBQ  
Maudie's Too  
Ramen Tatsu-Ya  
Chi'Lantro

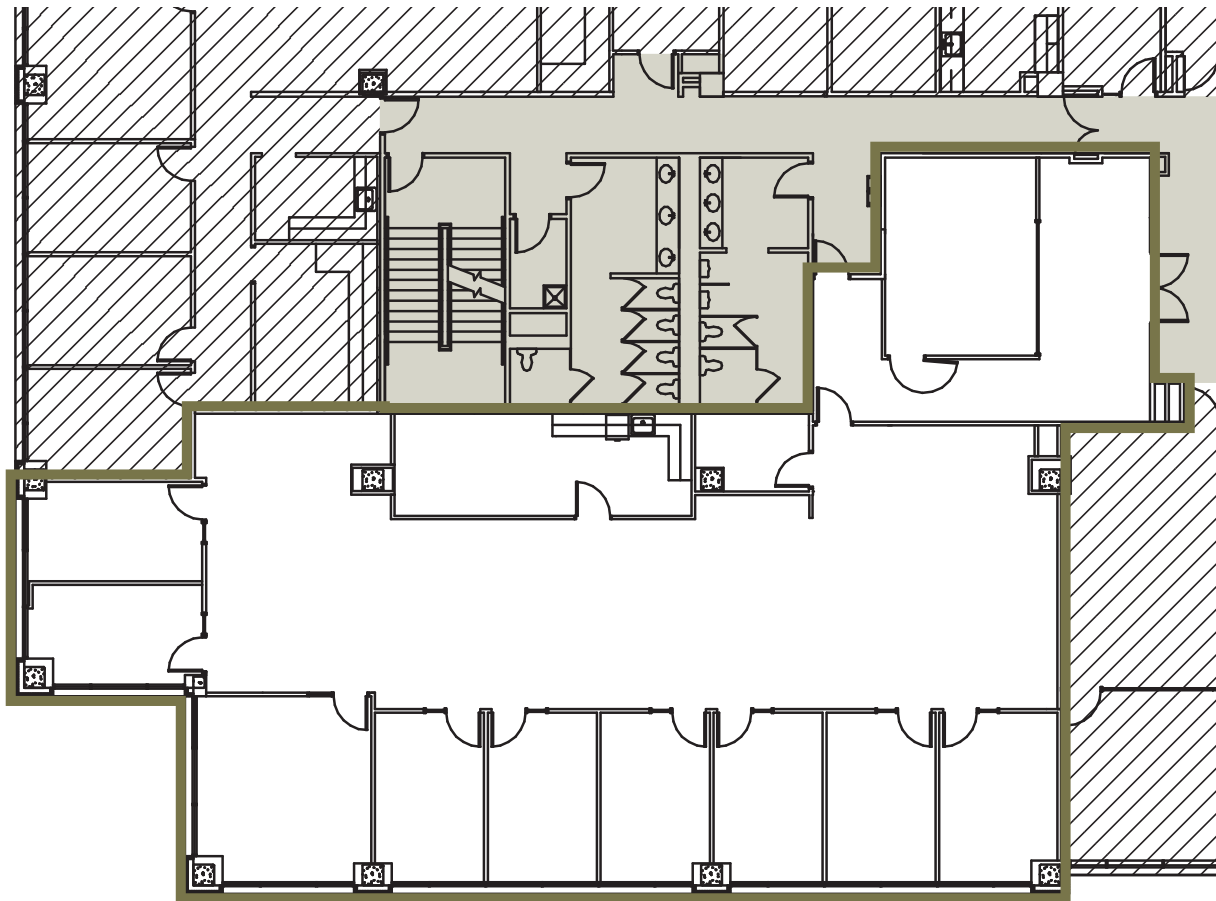
### Entertainment ●

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 320  
**4,782 SF**  
Available 6/1/26



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.



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## FOR LEASING INFORMATION:

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