



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.



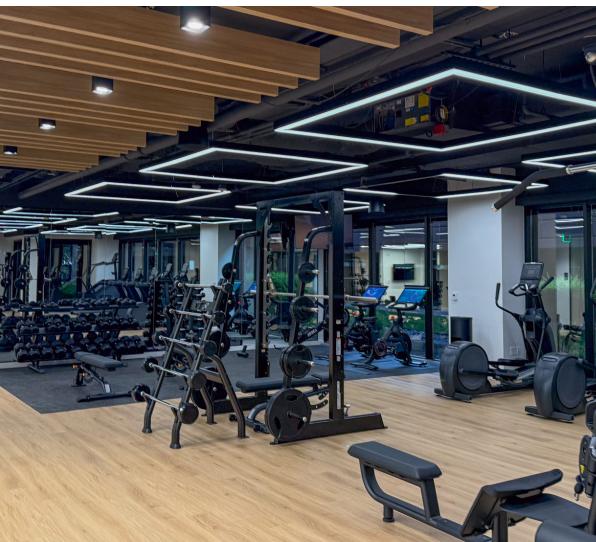
BOMA
360
PERFORMANCE PROGRAM



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



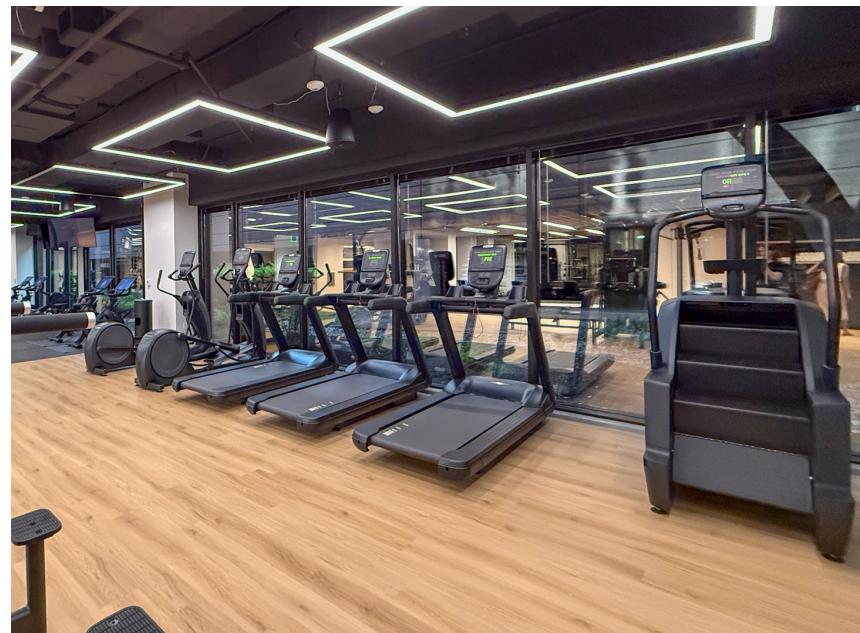
Available Suites - BOP III

Suite 320 - 4,782 SF

Available 6/1/26

FITNESS CENTER

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.



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

Barton Creek Greenbelt

Barton Springs

The Flats

Campbell's Hole

Butler Shores at Townlake

Umlauf Sculpture Garden & Museum

Restaurants

Salt Traders

Day Maker

Taco Deli

Cava

Modern Market

Las Palomas

Sway

Flower Child

Chuy's

Terry Black's BBQ

The Picnic - Food Truck Park

Juiceland

Juliet Italian Kitchen

P. Terry's

Shake Shack

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

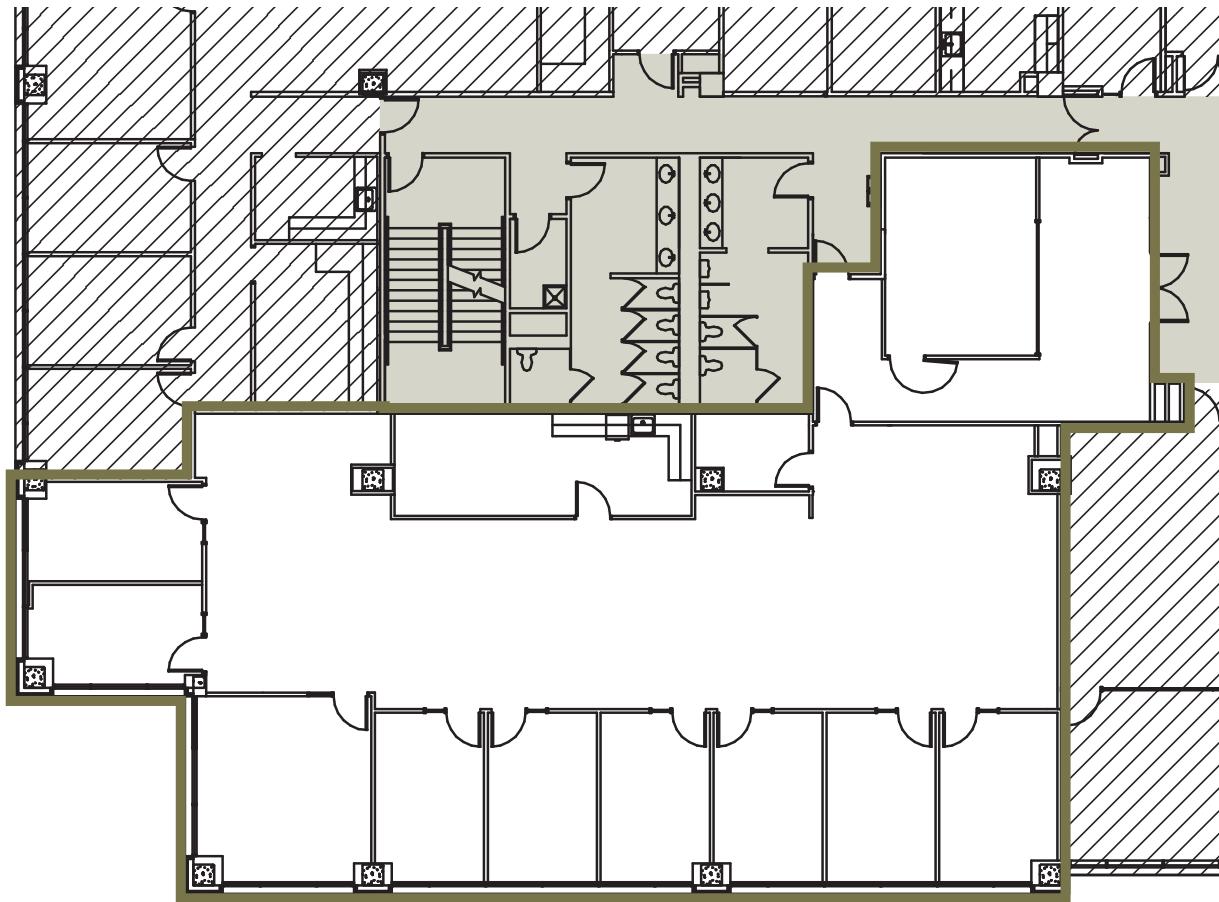
Butler Pitch & Putt

The Continental Club



BARTON OAKS PLAZA III

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



RICHARD PADDOCK
paddock@hpitx.com
(512) 538 - 0057

J.D. LEWIS
jdlewis@hpitx.com
(512) 538 - 0064

KRISTA SAKAMURI
ksakamuri@hpitx.com
(512) 538-0095

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FOR LEASING INFORMATION:

RICHARD PADDOCK
paddock@hpitx.com
(512) 538 - 0057

J.D. LEWIS
jdlewis@hpitx.com
(512) 538 - 0064

KRISTA SAKAMURI
ksakamuri@hpitx.com
(512) 538 - 0095

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