

L A S C I M A S I I I

Convenience Meets Tranquility



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AVAILABLE SPACE

BUILDING III

Ste. 100 - 19,008 SF

Ste. 150 - 11,018 SF

Ste. 200 - 23,029 SF

Ste. 300 - 8,289 SF

Ste. 310 - 4,500 SF

Ste. 330 - 2,262 SF*

Ste. 350 - 3,835 SF*

Ste. 360 - 2,602 SF*

Ste. 370 - 7,629 SF*

Ste. 400 - 28,078 SF**

Ste. 430 - 8,498 SF**

Ste. 440 - 4,177 SF**

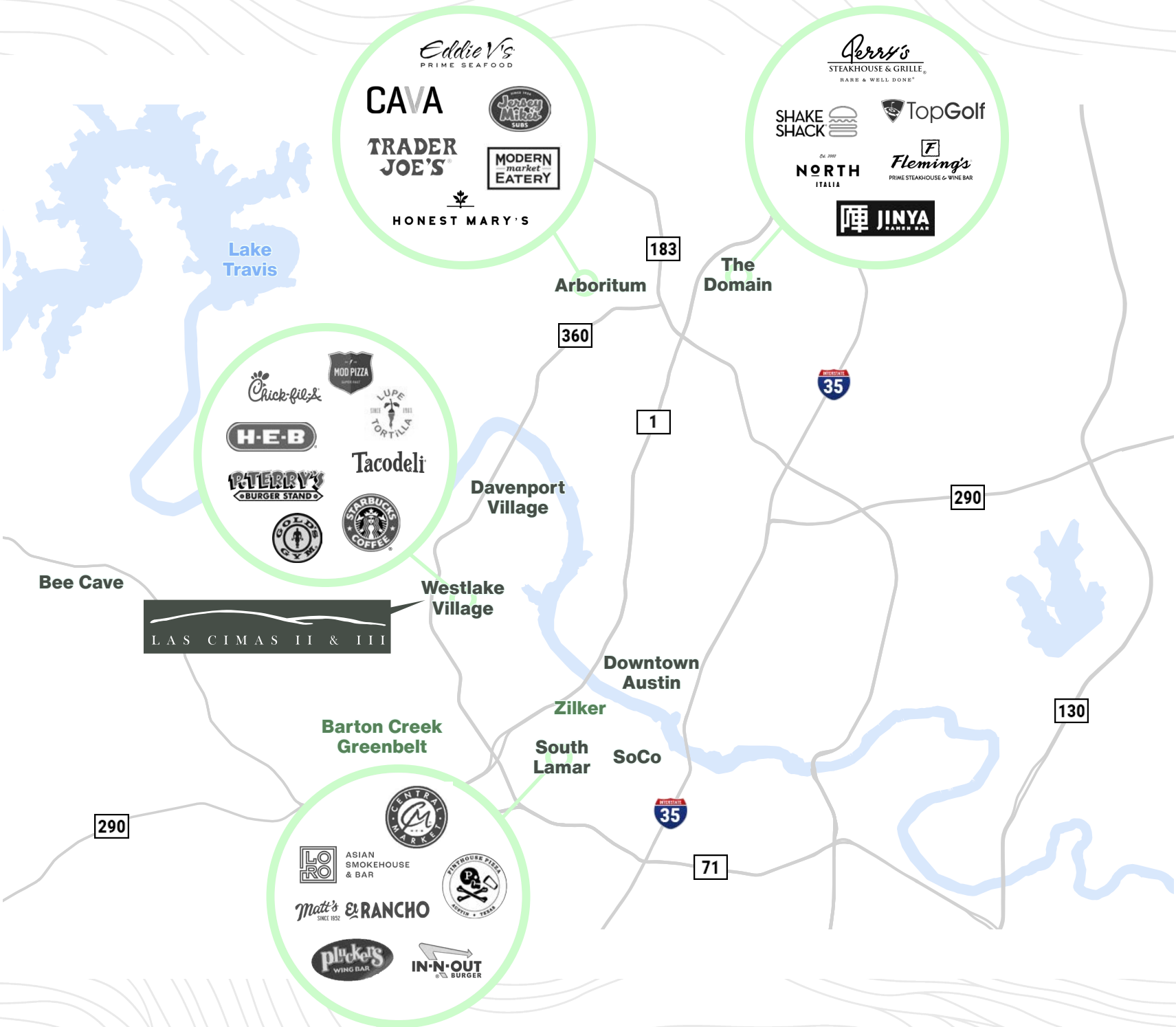
**Suites 330, 350, 360 & 370 are contiguous to 16,328 SF*

***Suites 400, 430 & 440 are contiguous to 40,753 SF*



BUILDING FEATURES

- 805 & 807 Las Cimas Parkway
Austin, Texas 78746
- Two, four-story, Class A buildings in Southwest Austin
- Building II - 156,682 SF
● Building III - 156,682 SF
- Up to 4:1000 parking
- Brand new tenant lounge, fitness center, conference center and canopied decks
- Buildings feature virtually column-free lease space, limestone veneer and gray-green insulated glass
- Unmatched views of Austin's Hill Country
- Located across from the Village at Westlake at Loop 360 & Bee Cave Road, the property provides quick routes to north, south and central Austin



Eddie V's
PRIME SEAFOOD

CAVA

Jersey Mike's
SUBS

TRADER
JOE'S

MODERN
market
EATERY

HONEST MARY'S

Perry's
STEAKHOUSE & GRILLE
HARE & WELL DONE®

SHAKE SHACK

TopGolf

Da 2000
NORTH
ITALIA

Fleming's
PRIME STEAKHOUSE & WINE BAR

陣 JINYA
RAKUNO YAKI

Chick-fil-A

MOD PIZZA

LUPE
TORTILLA

H-E-B

Tacodeli

PTERRY'S
BURGER STAND

STARBUCKS
COFFEE

GOLD'S
GYM

LAS CIMAS II & III

CENTRAL
MARKET

LO RO
ASIAN
SMOKEHOUSE
& BAR

ANTHONY'S
PIZZA

Matt's
SINCE 1932
RANCHO

pluckers
WING BAR

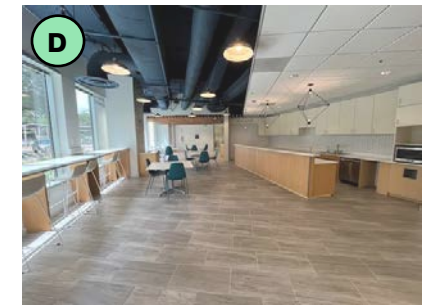
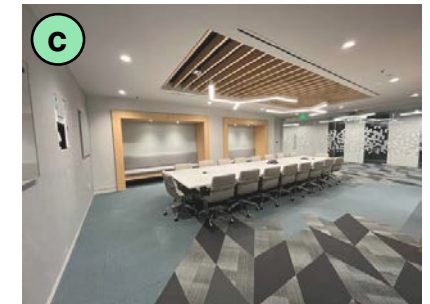
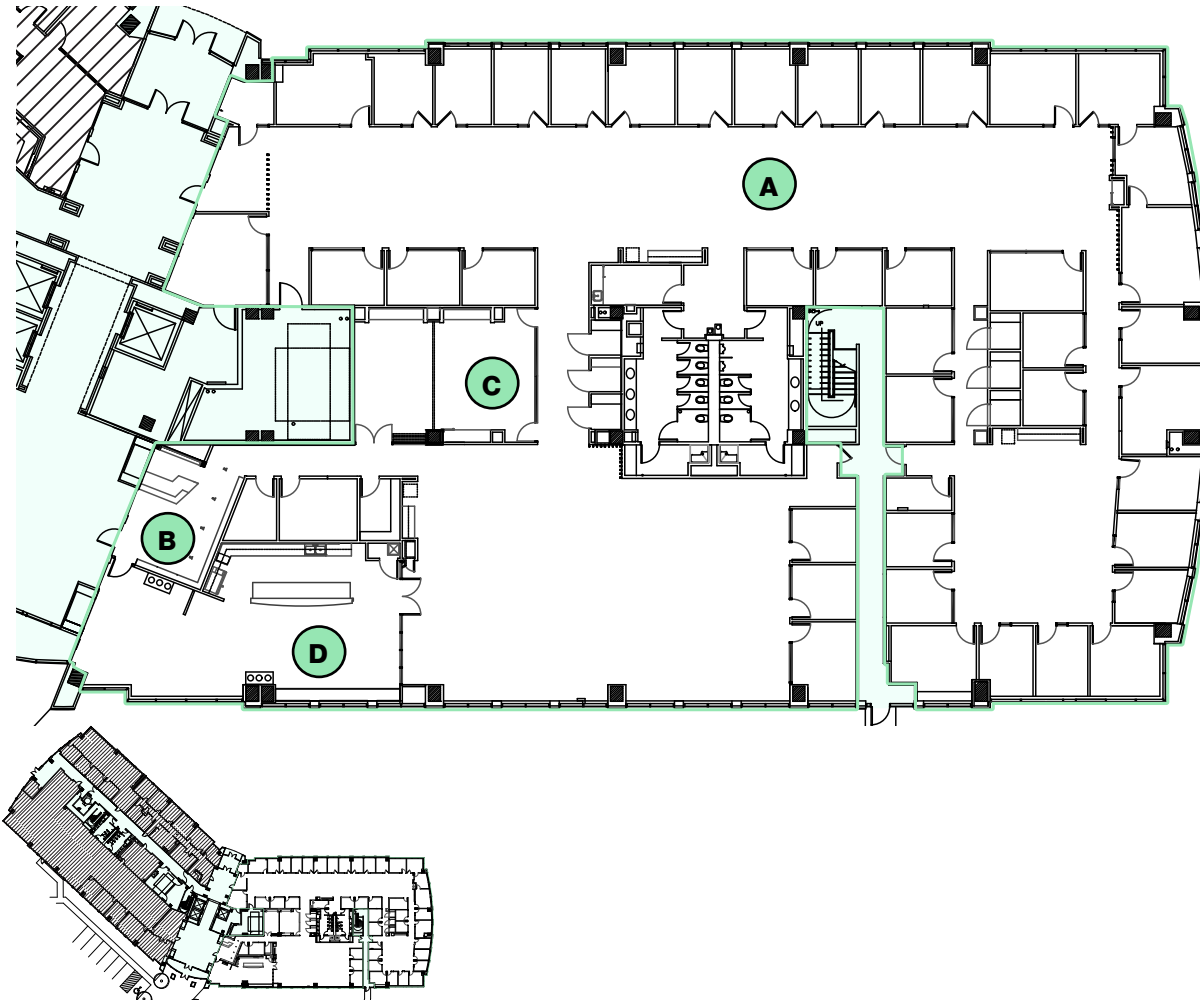
IN-N-OUT
BURGER

BUILDING III

Ste. 100 - 19,008 SF

Plug & Play (Furniture Included)

LAS CIMAS III



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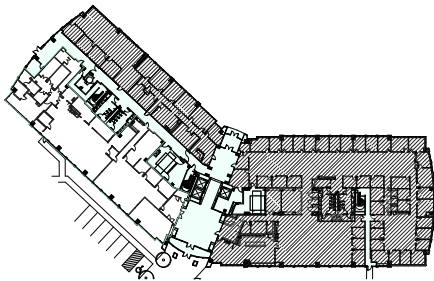
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BUILDING III

Ste. 150 - 11,018 SF

Lab Space

LAS CIMAS III



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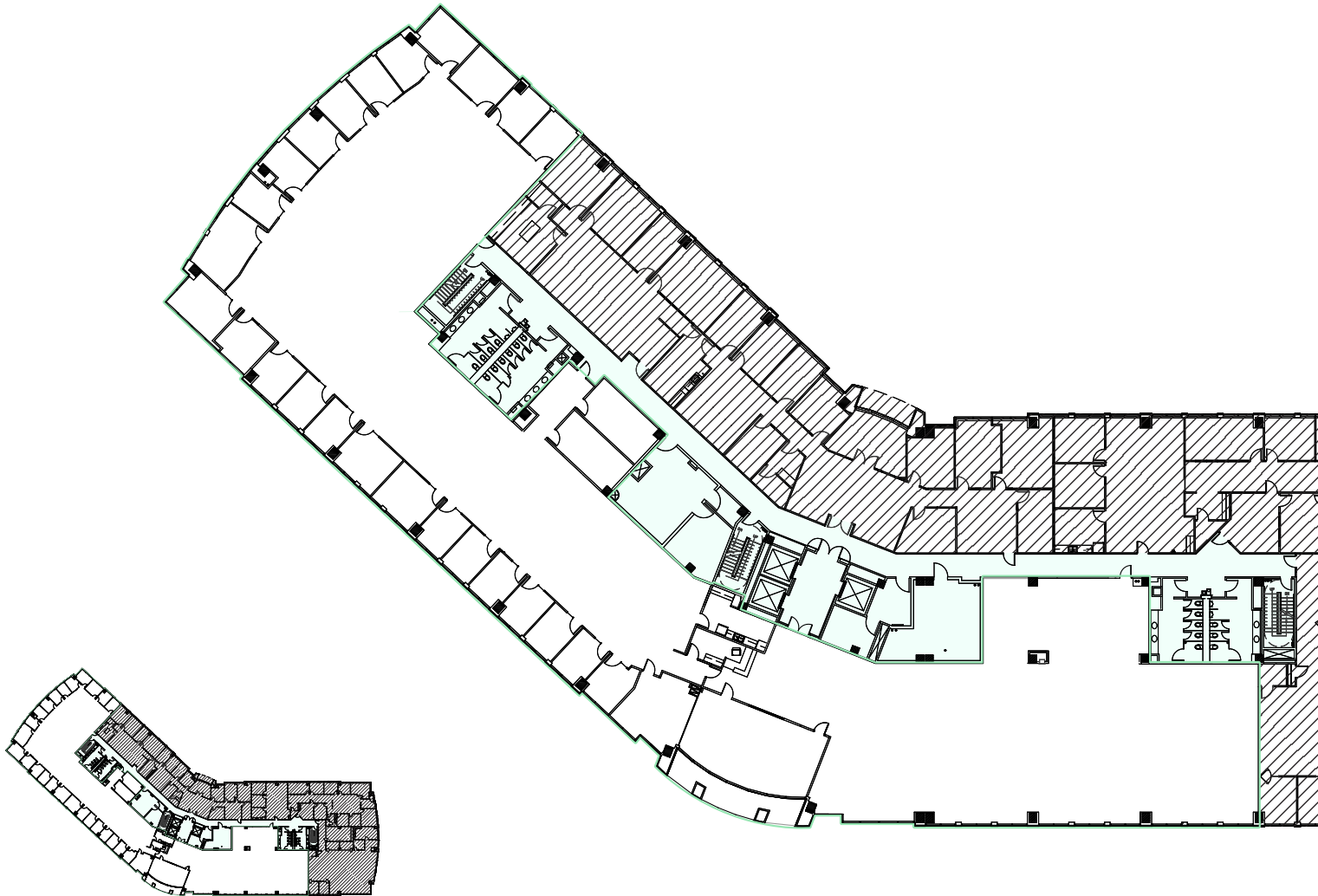
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BUILDING III

Ste. 200 - 23,029 SF

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BUILDING III

Ste. 300 - 8,289 SF

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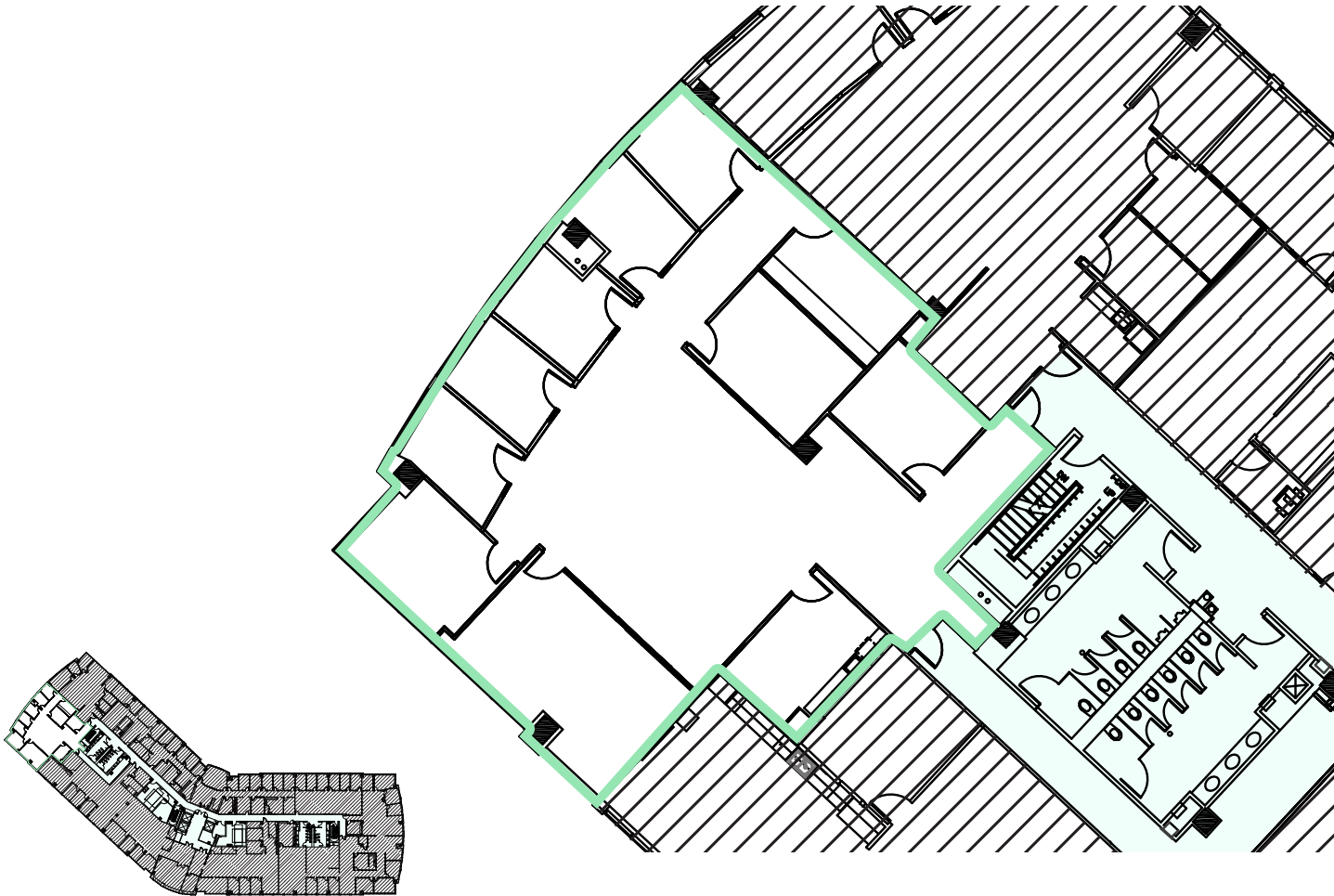
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BUILDING III

Ste. 310 - 4,500 SF

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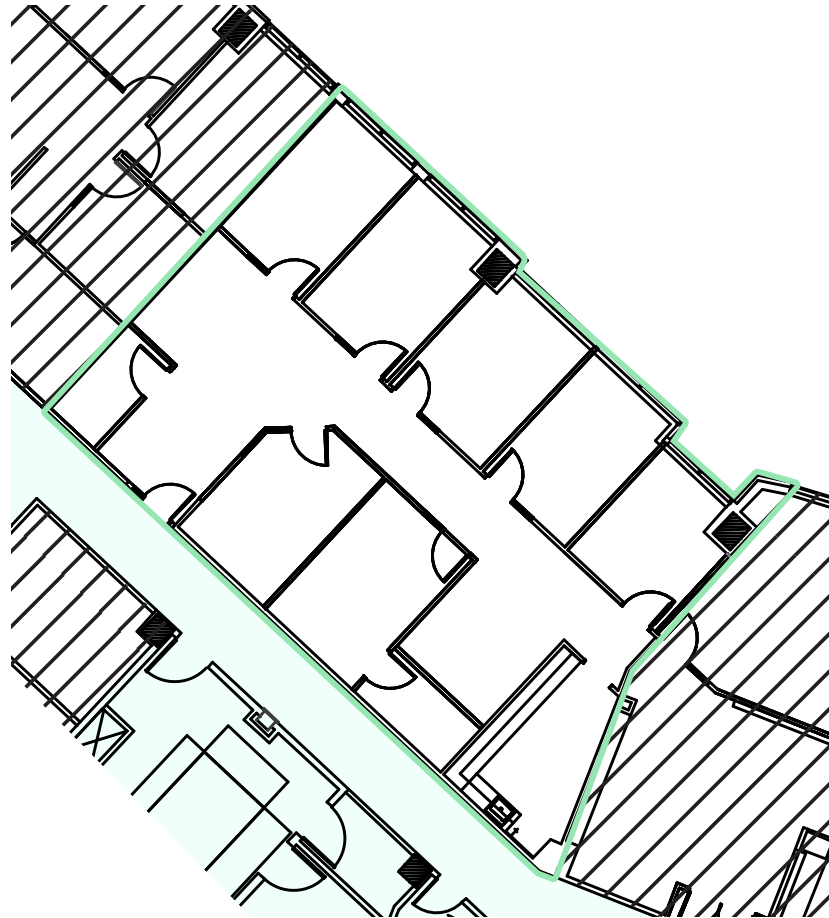
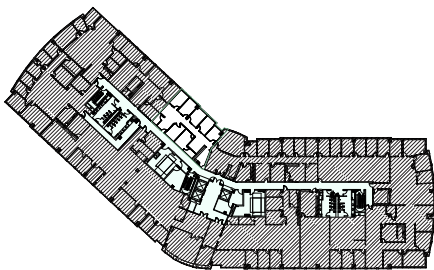
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BUILDING III

Ste. 330 - 2,262 SF

Suites 330, 350, 360 & 370
are contiguous to 16,328 SF

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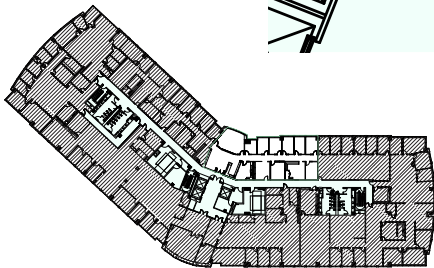
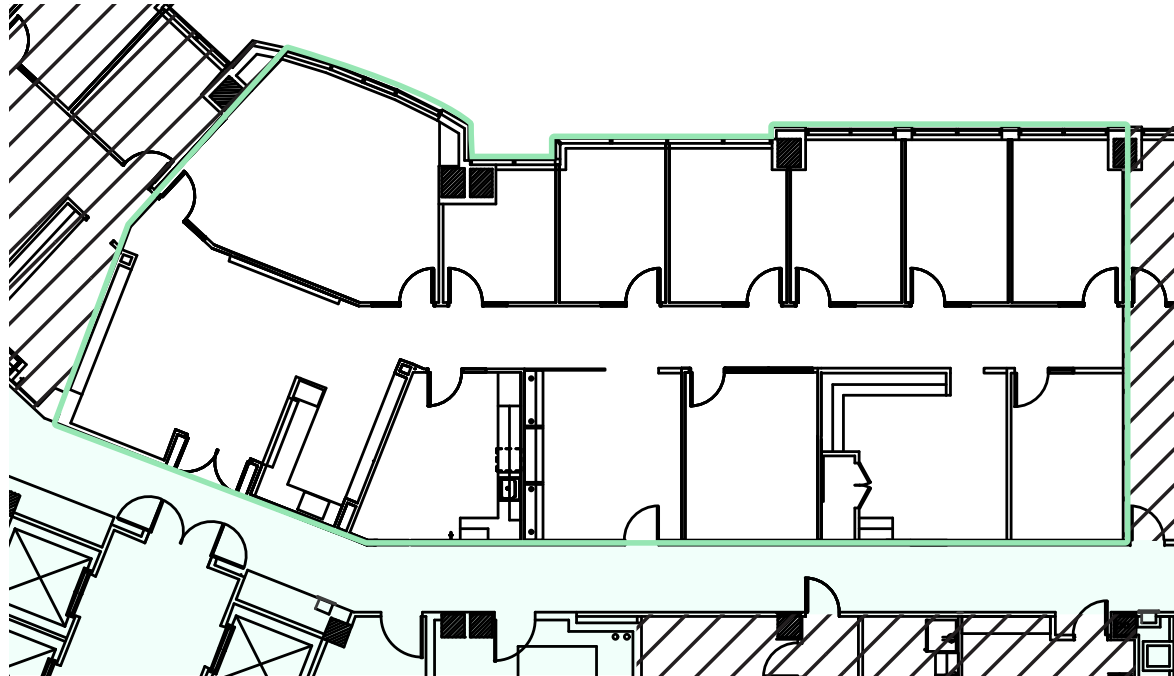
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BUILDING III

Ste. 350 - 3,835 SF

Suites 330, 350, 360 & 370
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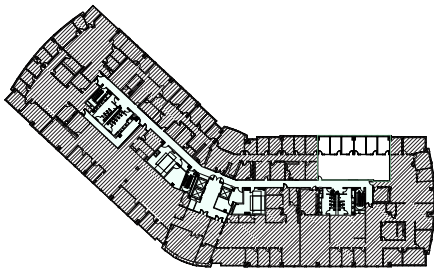
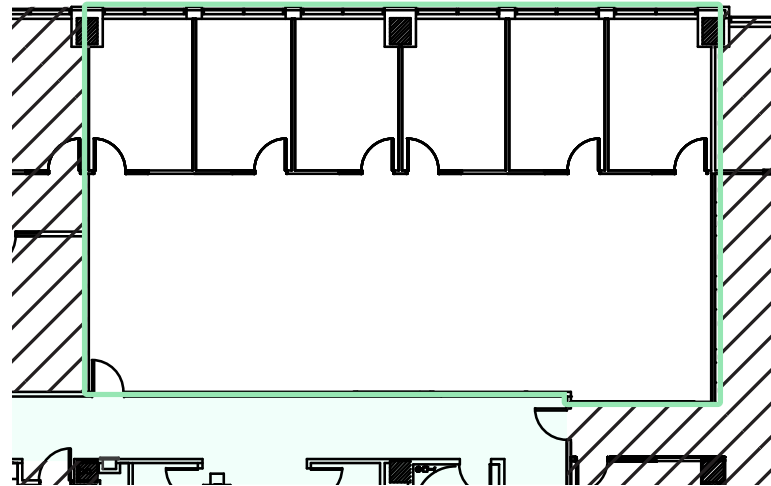
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BUILDING III

Ste. 360 - 2,602 SF

Suites 330, 350, 360 & 370
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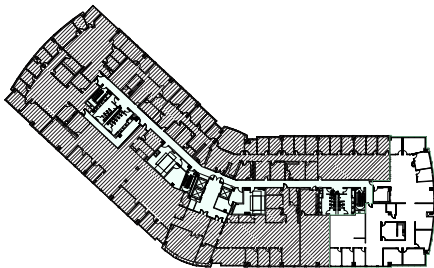
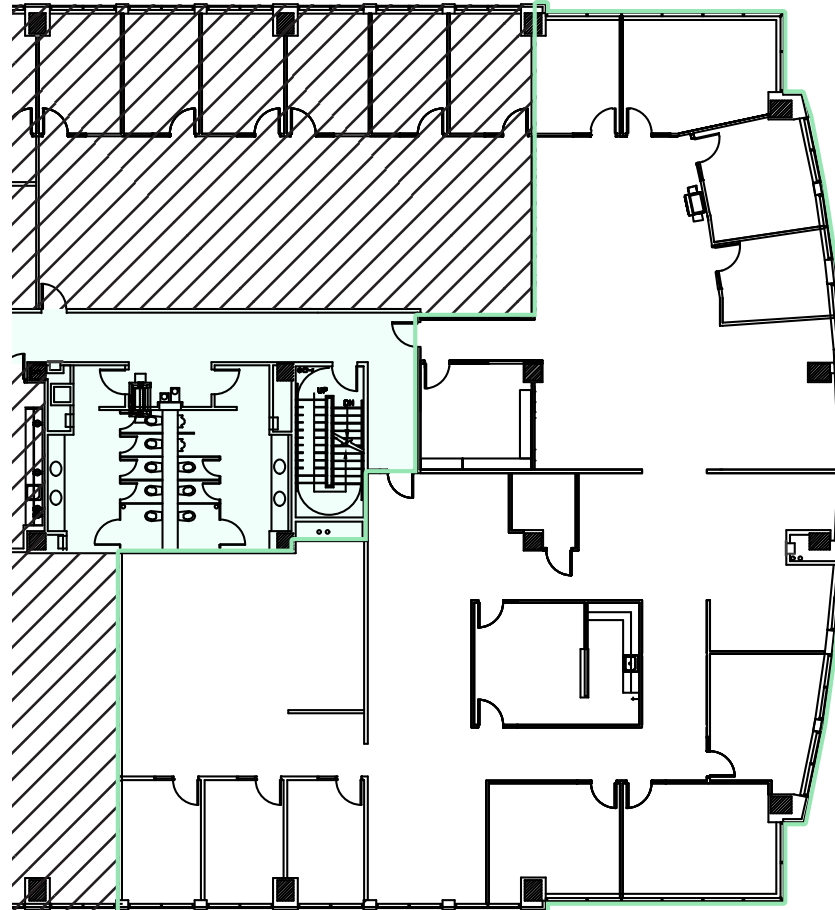
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BUILDING III

Ste. 370 - 7,629 SF

Suites 330, 350, 360 & 370
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LAS CIMAS III



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BUILDING III

Ste. 330/350/360/370 - 16,328 SF

LAS CIMAS III



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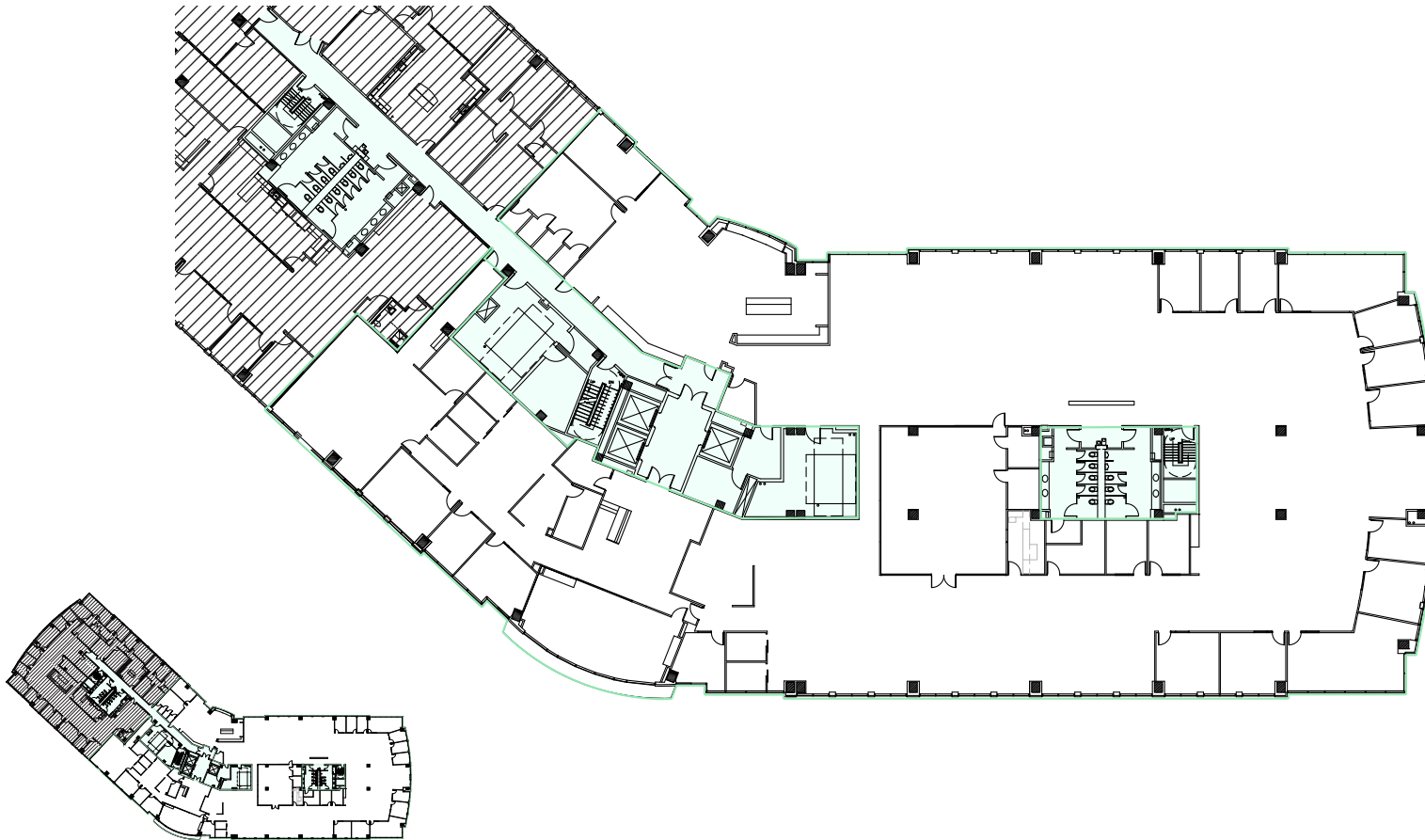
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BUILDING III

Ste. 400 - 28,078 SF

Suites 400, 430 & 440
are contiguous to 40,753 SF

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BUILDING III

Ste. 430 - 8,498 SF

Suites 400, 430 & 440
are contiguous to 40,753 SF

LAS CIMAS III



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BUILDING III

Ste. 440 - 4,177 SF

Suites 400, 430 & 440
are contiguous to 40,753 SF

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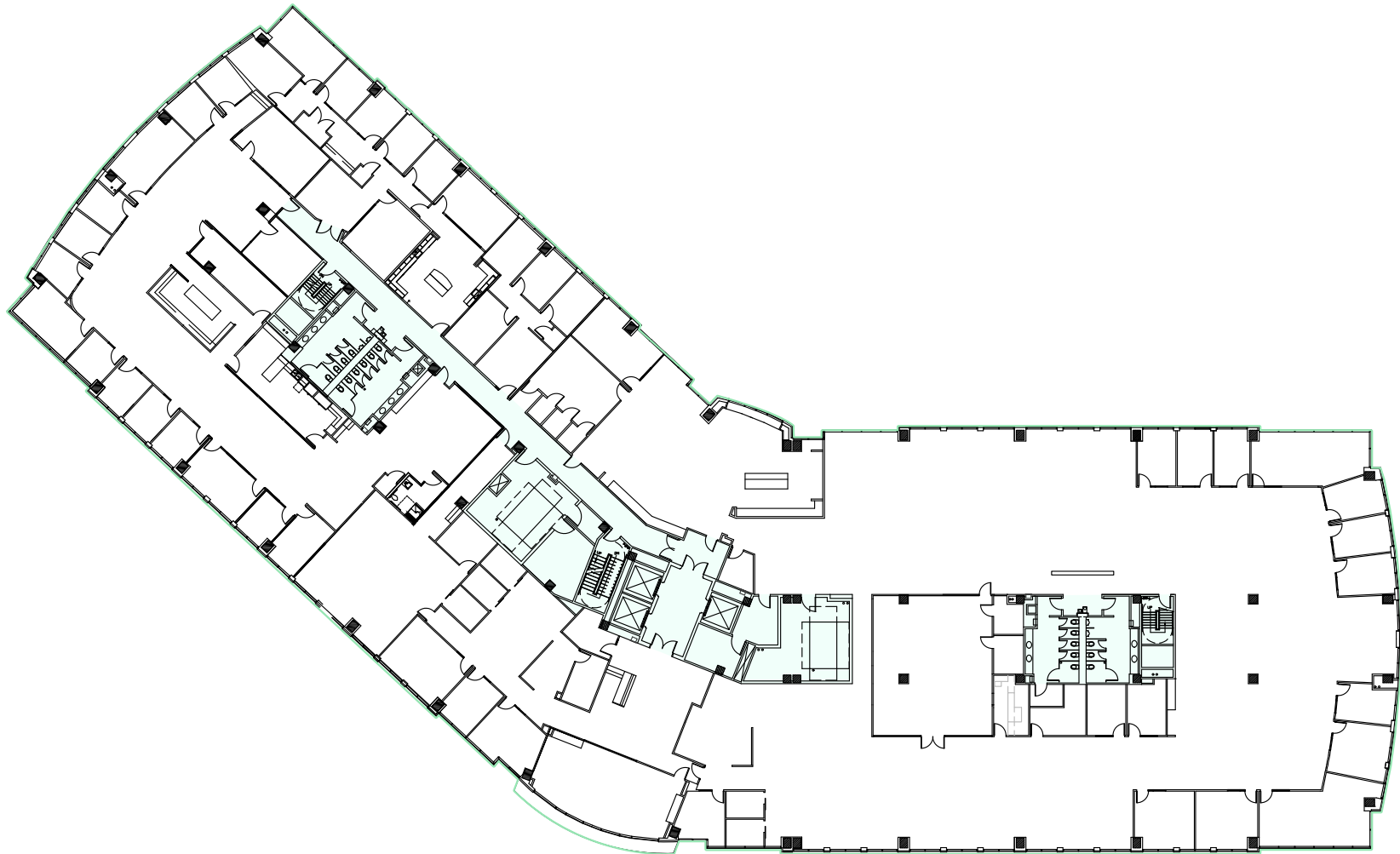
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BUILDING III

Ste. 400/430/440 - 40,753 SF

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