

L A S C I M A S I I I

Convenience Meets Tranquility



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AVAILABLE SPACE

BUILDING III

Ste. 110 - 2,635 SF

Ste. 200 - 23,029 SF

Ste. 300 - 8,289 SF

Ste. 310 - 4,500 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**

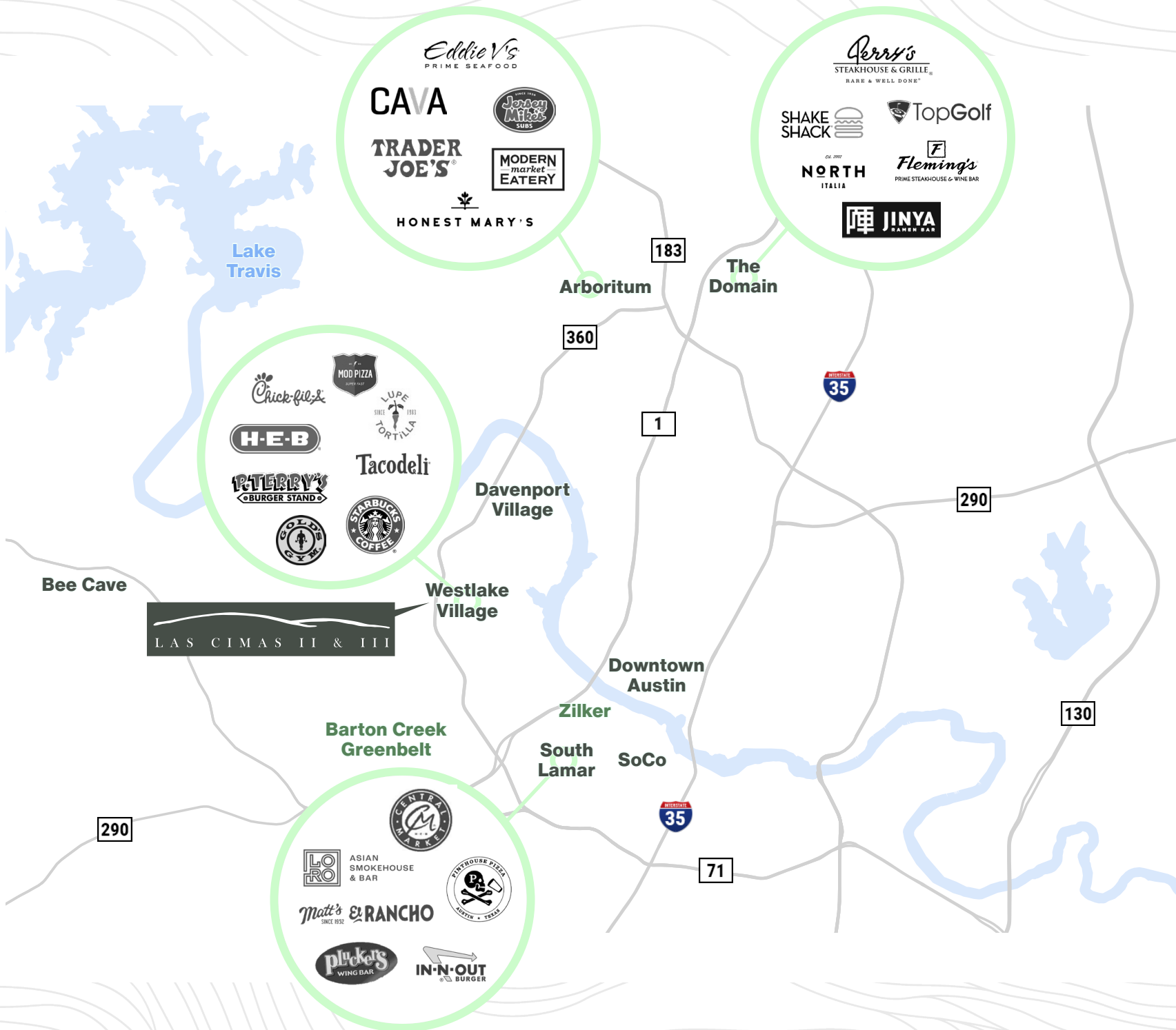
**Suites 360 & 370
are contiguous to 16,328 SF*

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



BUILDING FEATURES

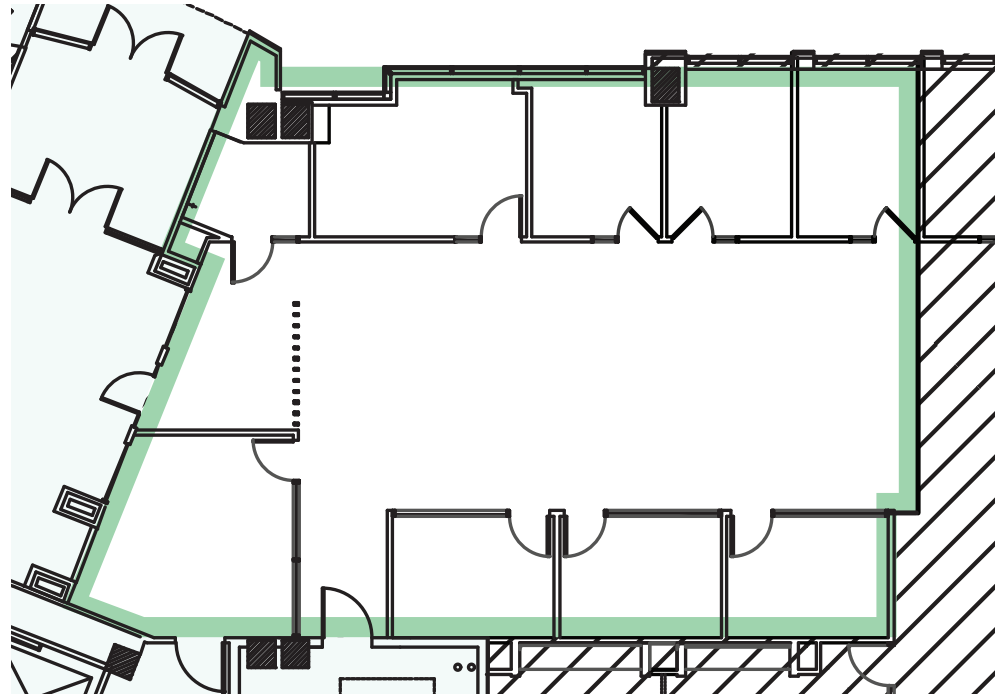
- 805 & 807 Las Cimas Parkway
Austin, Texas 78746
- Two, four-story, Class A buildings
in Southwest Austin
- Building II - 156,682 SF
Building III - 156,682 SF
- Up to 4:1000 parking
- Brand new tenant lounge, fitness center,
micro market, conference center and canopied
decks
- Buildings feature virtually
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



BUILDING III

Ste. 110 - 2,635 SF

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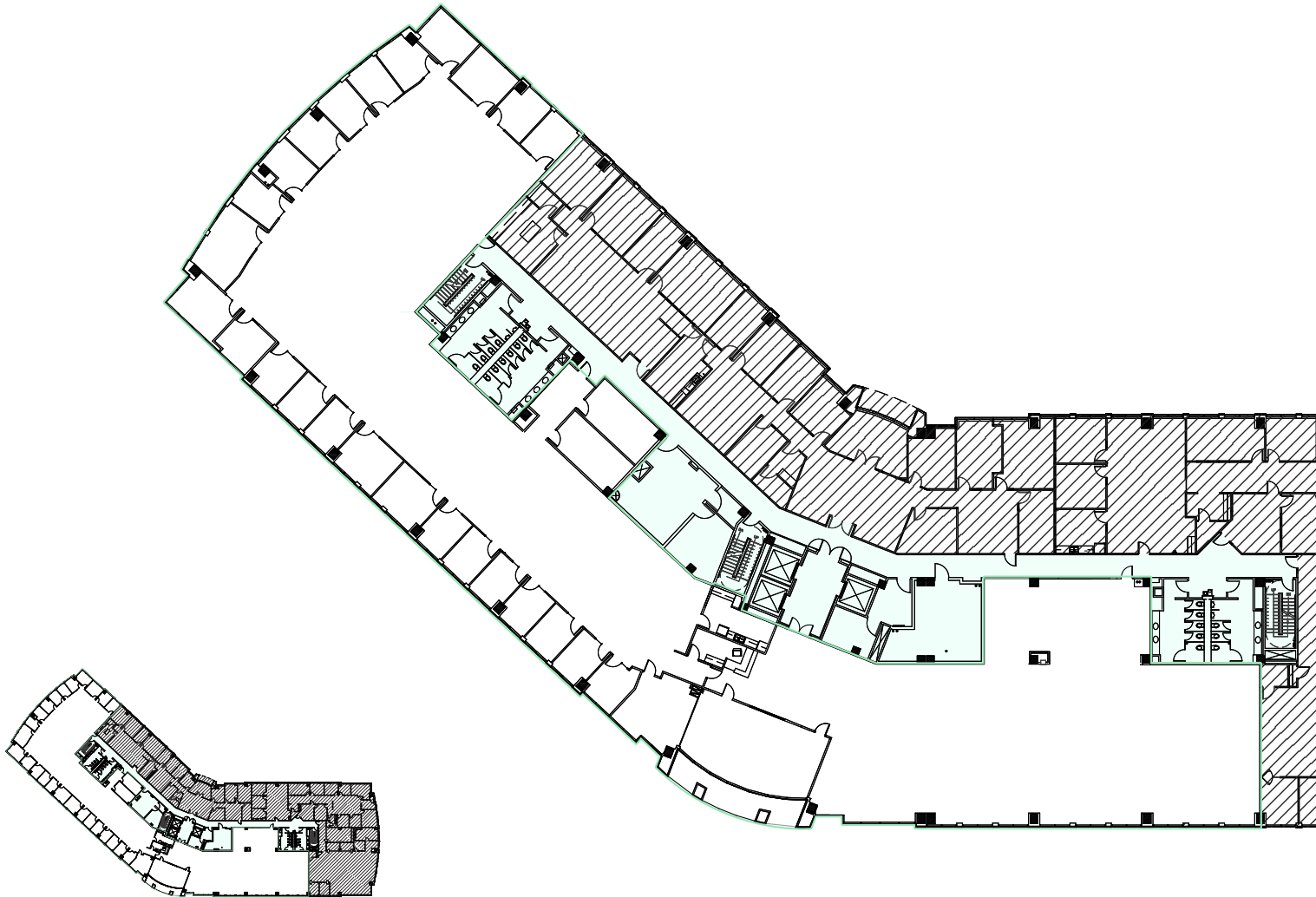
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BUILDING III

Ste. 200 - 23,029 SF

LAS CIMAS III



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BUILDING III

Ste. 300 - 8,289 SF

LAS CIMAS III



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BUILDING III

Ste. 310 - 4,500 SF



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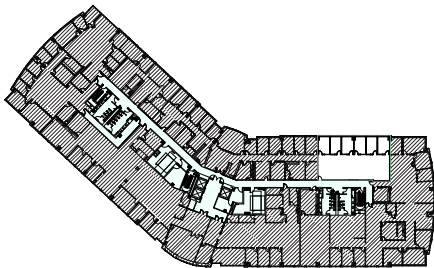
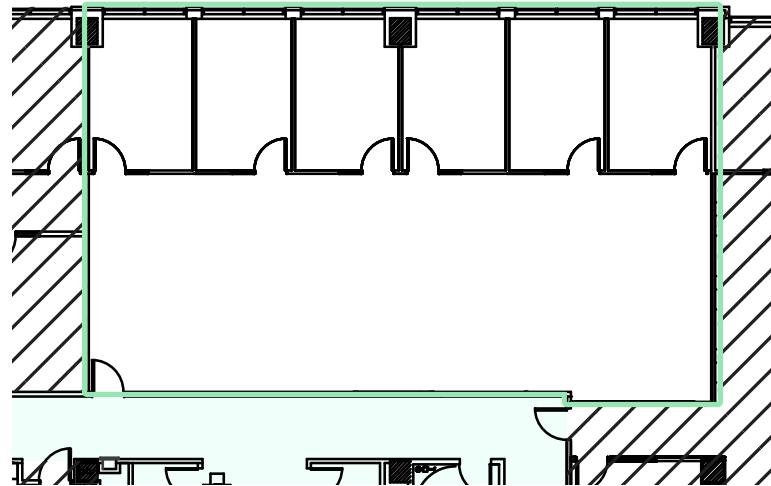
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BUILDING III

Ste. 360 - 2,602 SF

Suites 360 & 370
are contiguous to 16,328 SF

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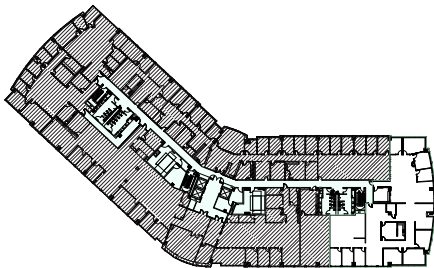
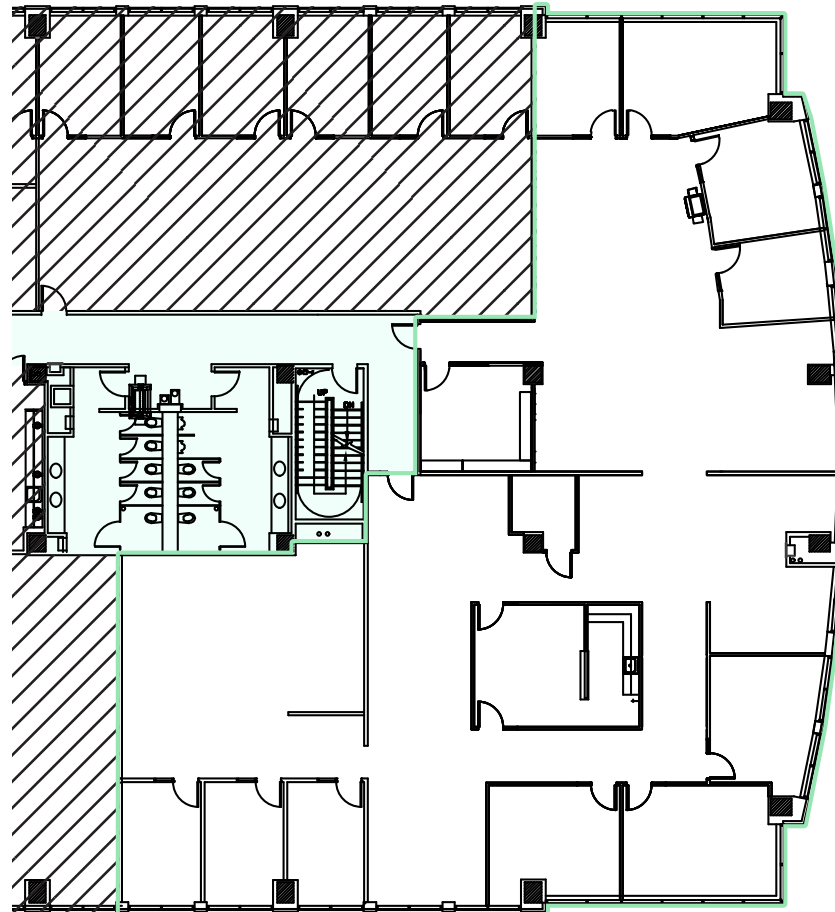
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BUILDING III

Ste. 370 - 7,629 SF

Suites 360 & 370
are contiguous to 16,328 SF

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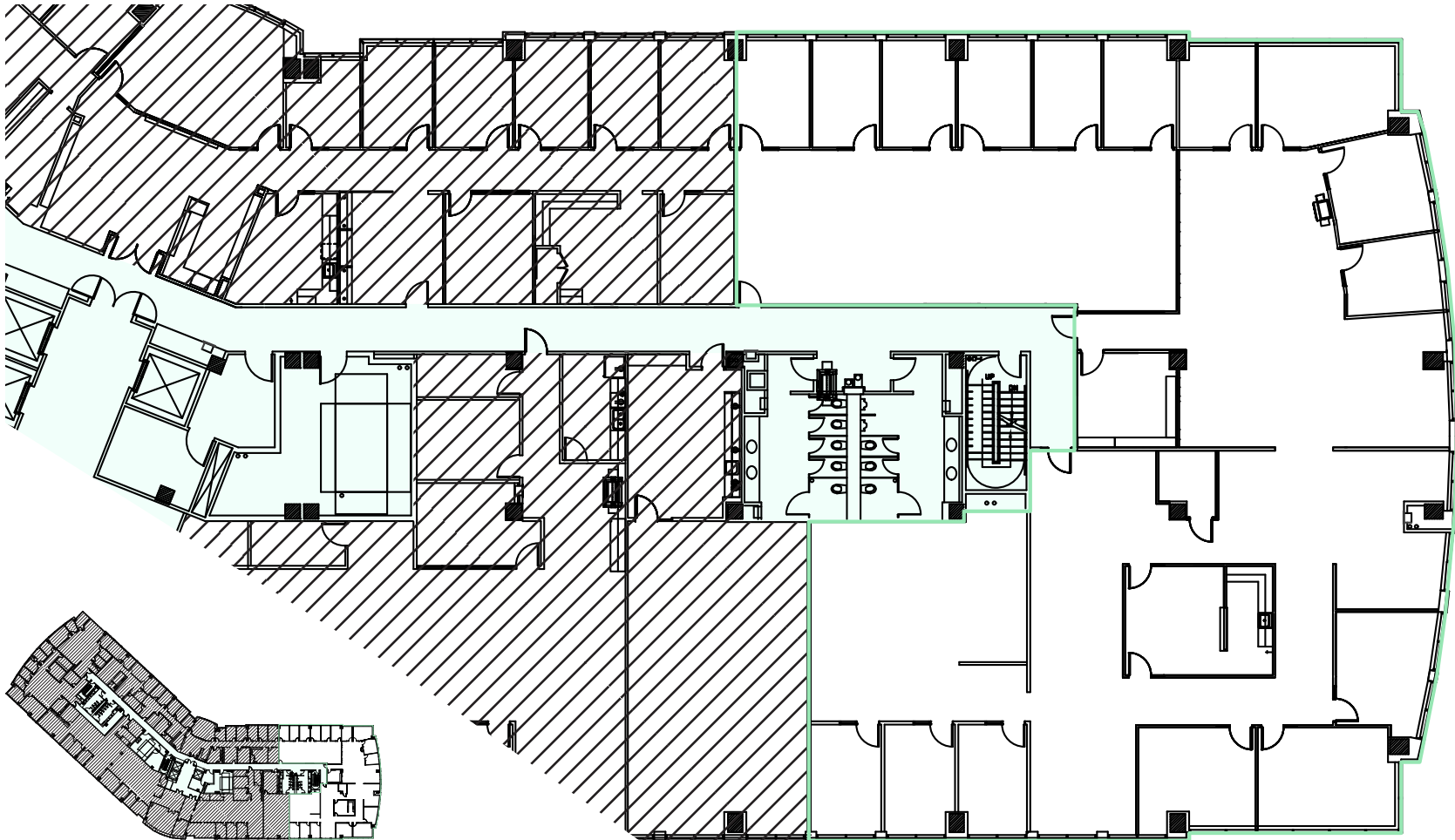
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BUILDING III

Ste. 360/370 - 10,231 SF

LAS CIMAS III



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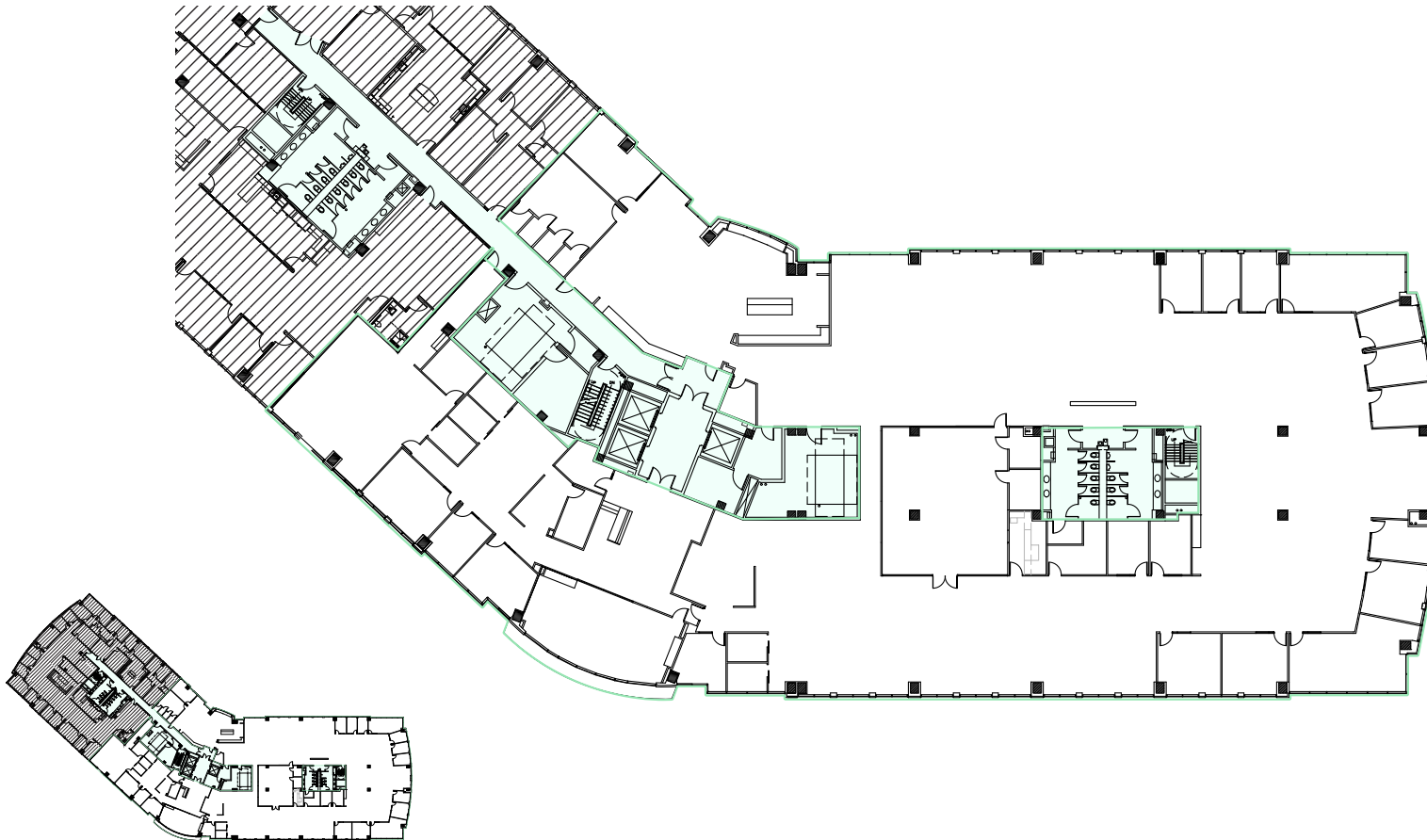
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BUILDING III

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



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BUILDING III

Ste. 440 - 4,177 SF

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

LAS CIMAS III



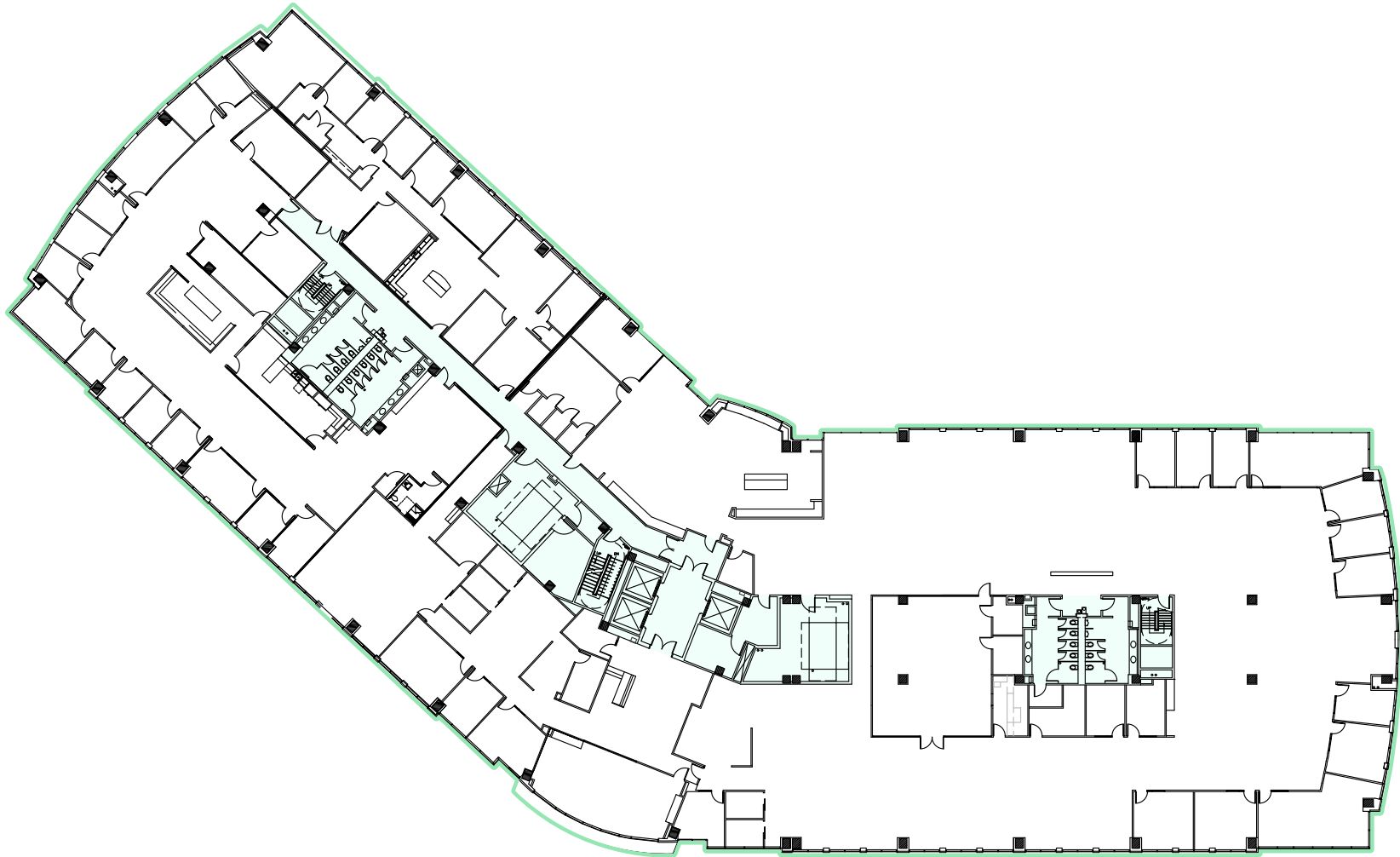
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BUILDING III

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



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