

L A S C I M A S I I I

Convenience Meets Tranquility



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AVAILABLE SPACE

BUILDING III

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*

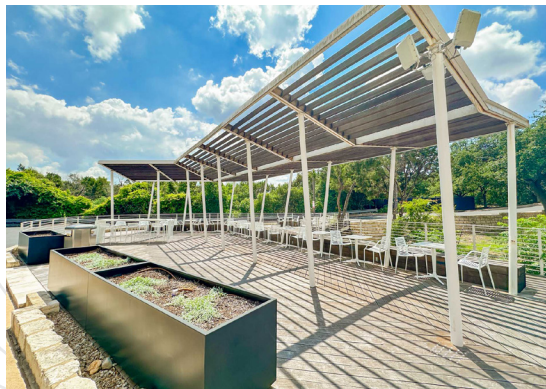
Ste. 400 - 28,078 SF**

Ste. 430 - 8,498 SF**

Ste. 440 - 4,177 SF**

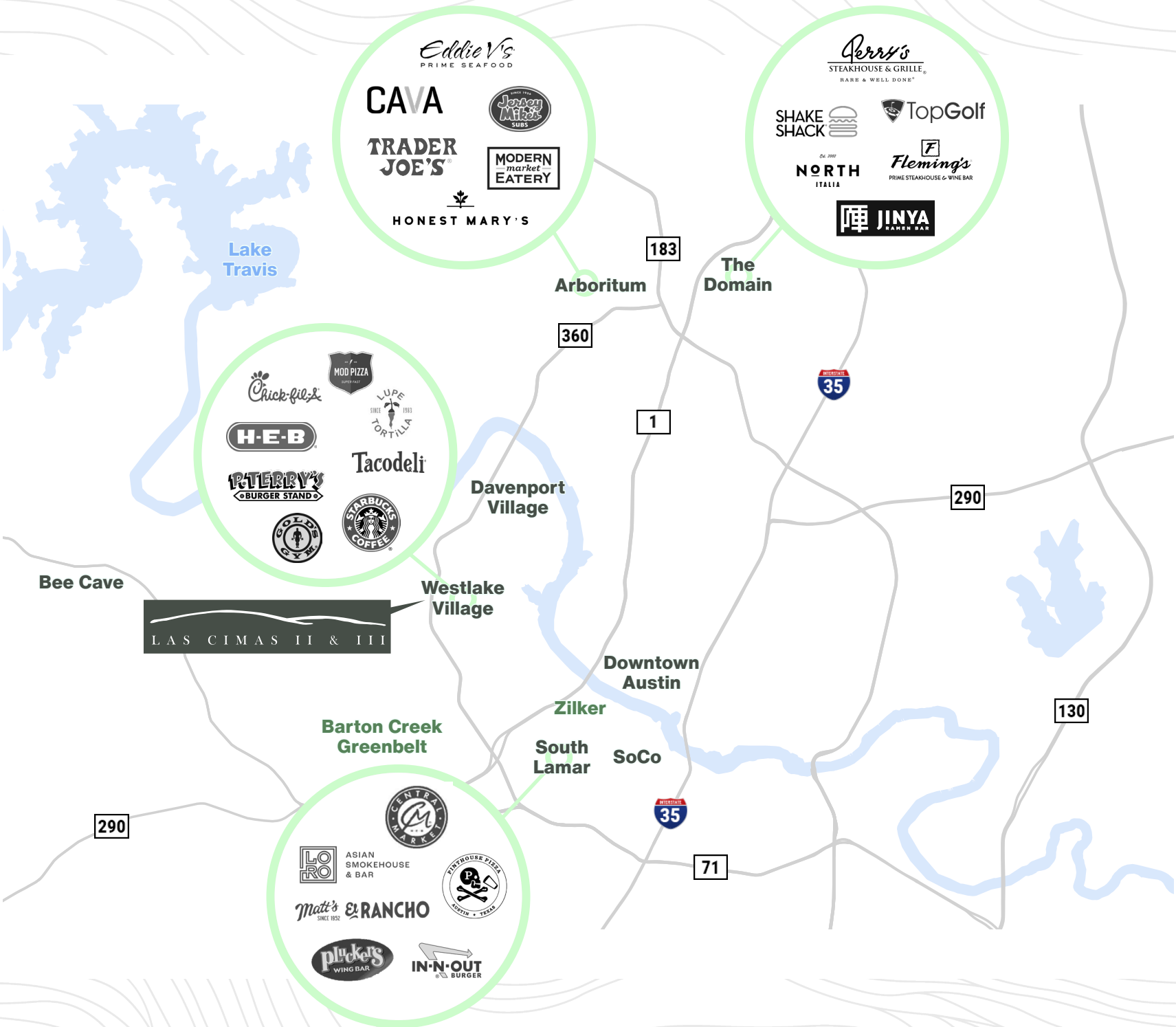
**Suites 360 & 370 are contiguous to 16,328 SF*

***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



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

NORTH
ITALIA

Fleming's
PRIME STEAKHOUSE & WINE BAR

陣 JINYA
RAKEN BAR

Chick-fil-A

MOD PIZZA

LUPE
TORTILLA

H-E-B

Tacodeli

PTERRY'S
BURGER STAND

STARBUCKS
COFFEE

GO LEE
GYM

LAS CIMAS II & III

CENTRAL MARKET

LO RO
ASIAN SMOKEHOUSE & BAR

SKULL & CROSSBONES
BATHHOUSE KITCHEN
AUSTIN • TEXAS

Matt's EL RANCHO
SINCE 1952

plucker's
WING BAR

IN-N-OUT
BURGER

Bee Cave

Arboritum

The Domain

Davenport Village

Westlake Village

Downtown Austin

Zilker

South Lamar

SoCo

Barton Creek Greenbelt

Lake Travis

183

360

1

35

290

290

71

130

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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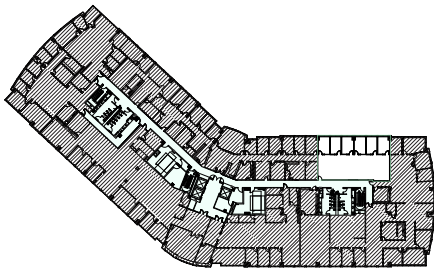
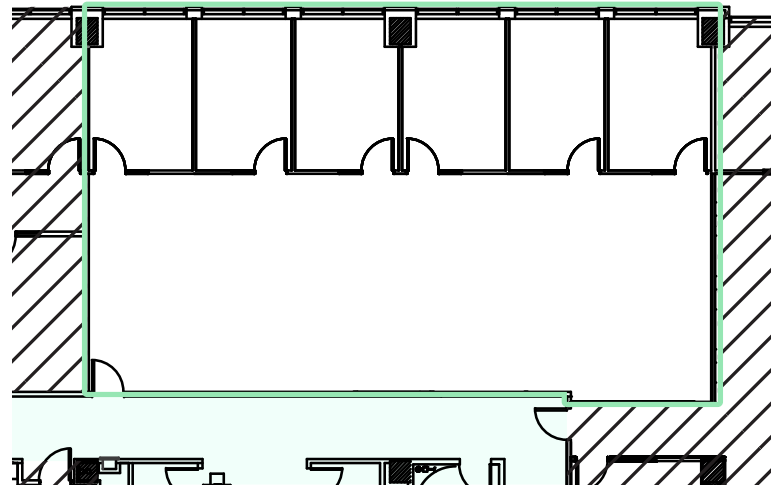
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BUILDING III

Ste. 360 - 2,602 SF

Suites 360 & 370
are contiguous to 16,328 SF

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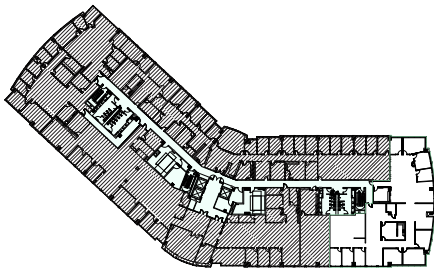
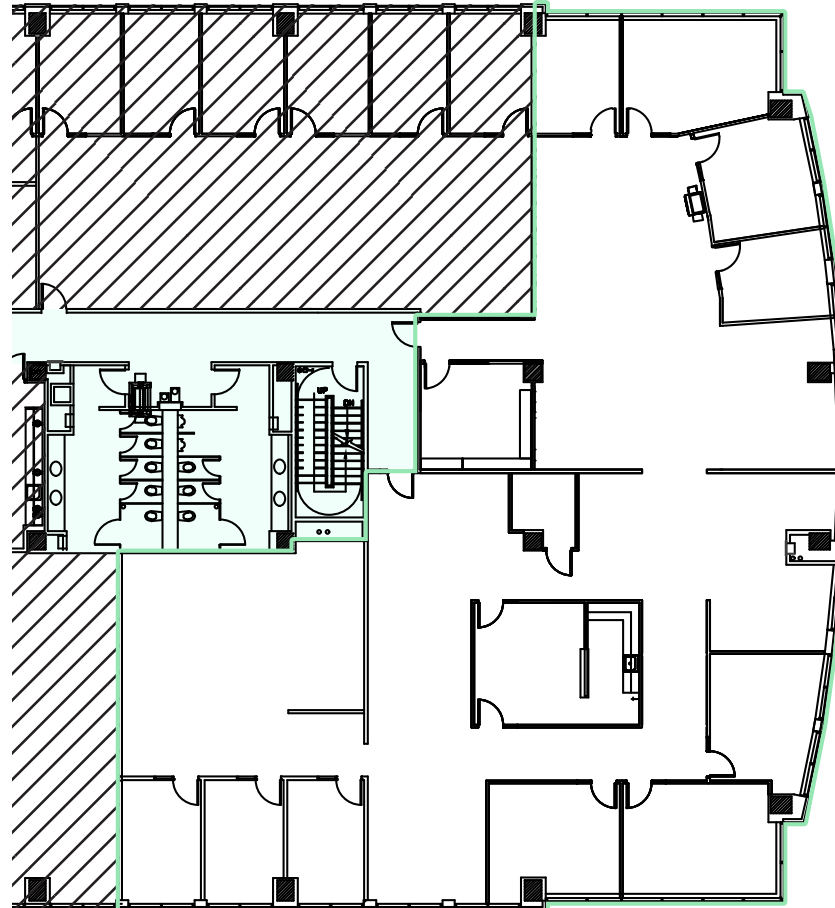
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BUILDING III

Ste. 370 - 7,629 SF

Suites 360 & 370
are contiguous to 16,328 SF

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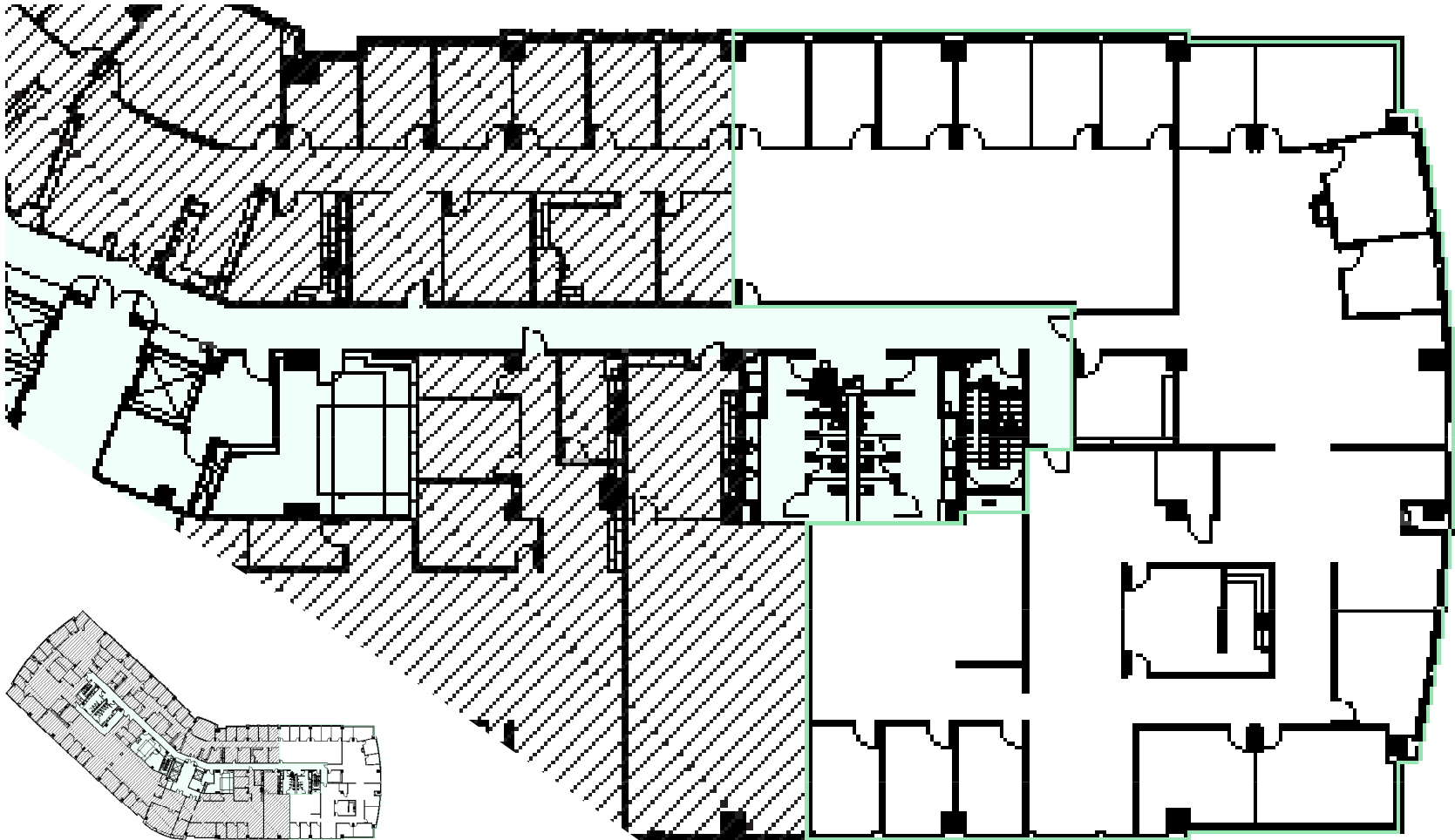
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BUILDING III

Ste. 360/370 - 10,231 SF

LAS CIMAS III



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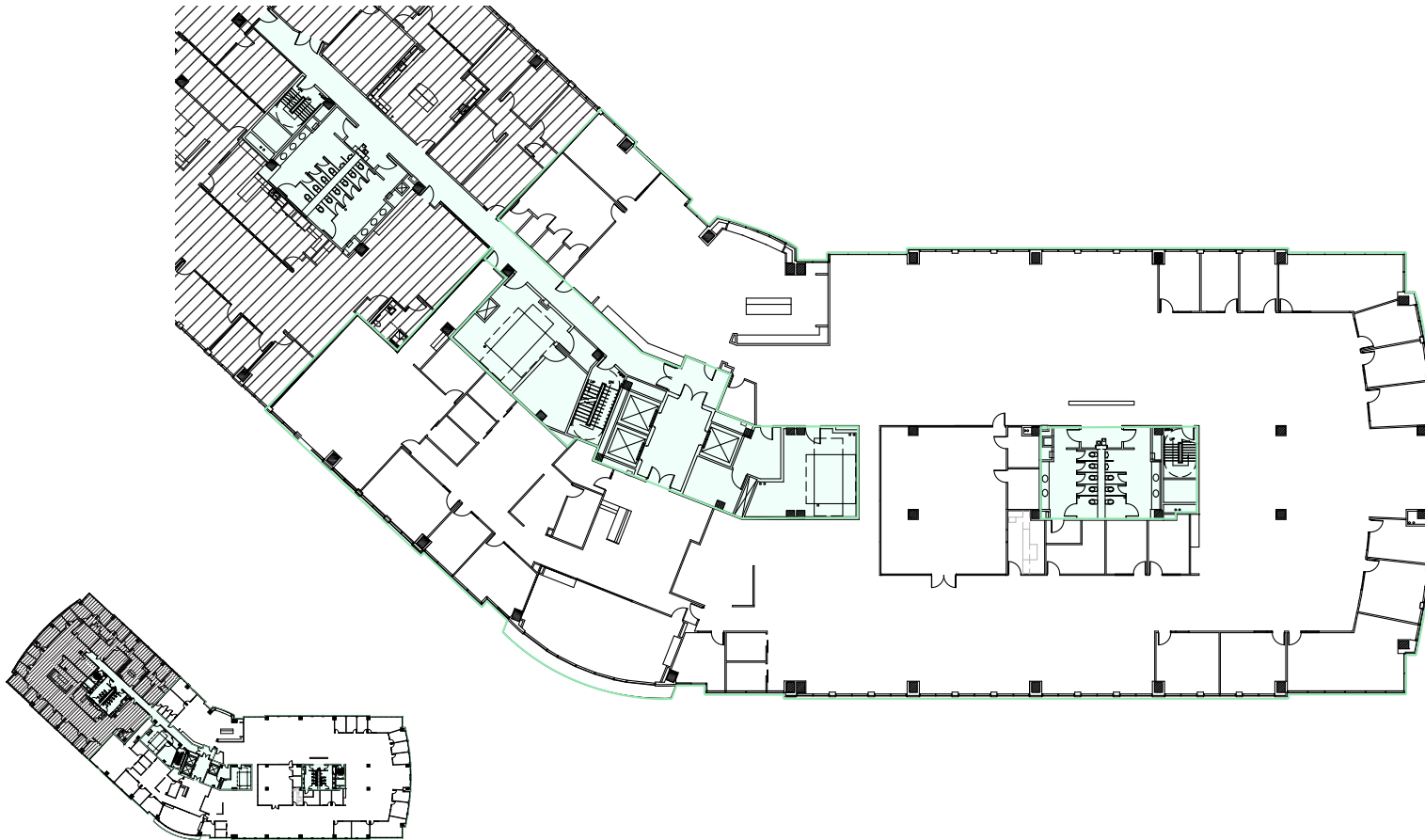
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BUILDING III

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

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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BUILDING III

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

LAS CIMAS III



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