

ENCINO TRACE

NOW LEASING


OAKPOINT

5707 Southwest Parkway
Austin, Texas 78735



BUILDING OVERVIEW

Located in the Southwest Austin submarket, Encino Trace is a two-building, Class A office park in close proximity to Austin's most *sought-after* neighborhoods including Travis Country, Lost Creek, Rollingwood and West Lake Hills.

BUILT IN

2015

BUILDING 1 SIZE

161,606 sf

BUILDING 2 SIZE

162,736 sf

TOTAL SIZE

324,342 sf

FLOORS

4

AVG FLOOR PLATE

40,212 sf

LOT

54 acres

PARKING RATIO

4.3:1,000



FEATURED AMENITIES



Abundant outdoor amenities and community space, rotating food trucks, and private walking trail.



Outdoor community space



Basketball court & beach volleyball court



Gas grill / outdoor pavilion



Soccer field



Walking trail



Rotating food trucks



FEATURED AMENITIES

Structured parking garage with EV chargers, modern fitness center, high-end locker rooms, and conveniently surrounded by premium retail.



Solar panels



EV Chargers on-site



Fitness center



Surface parking and a six-level garage parking garage



Towel service in locker room



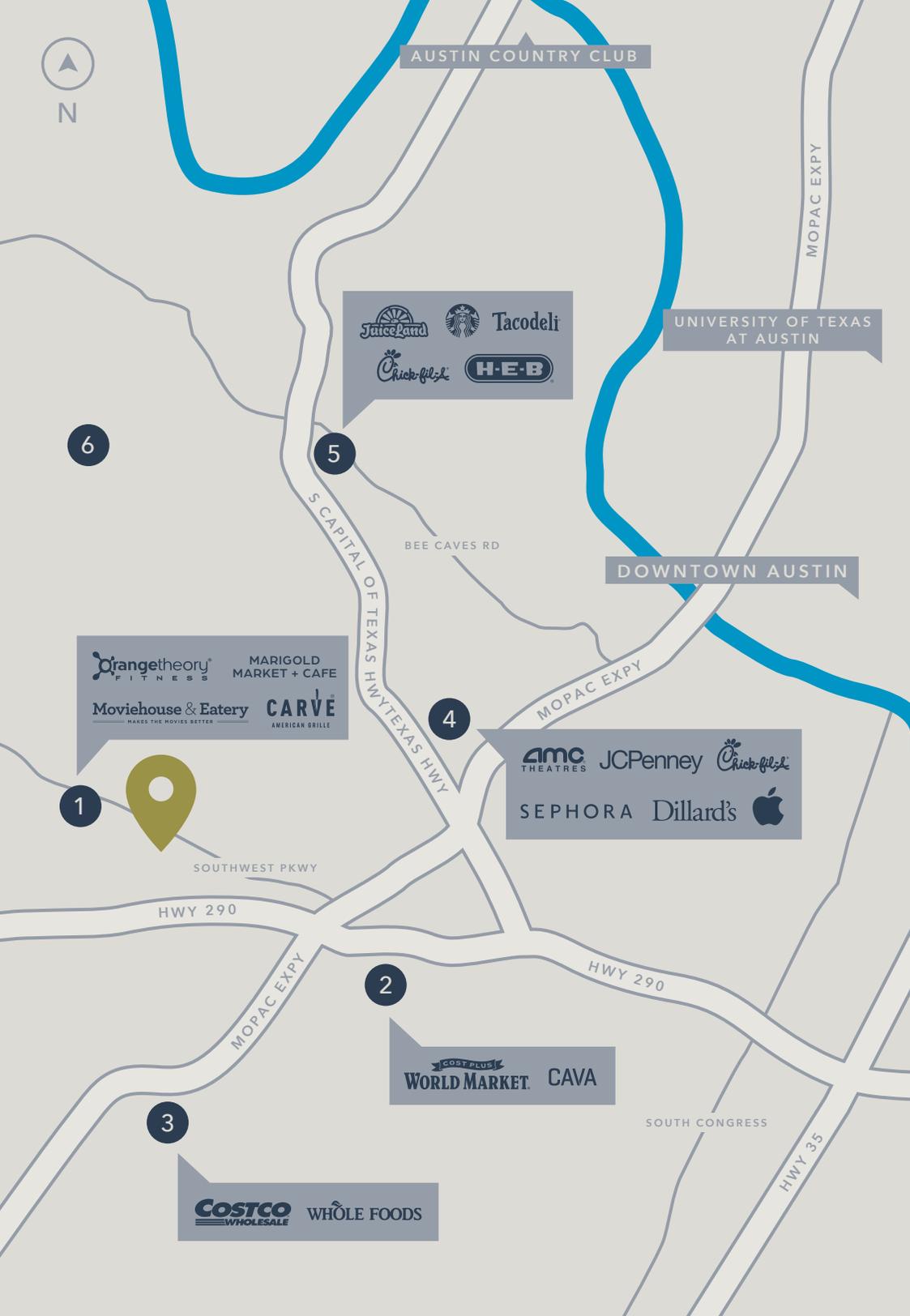
High-end locker room and showers





Top amenities in close proximity.

ENCINO TRACE



1 LANTANA PLACE

- Moviehouse + Eatery
- Carve American Grille
- Black Rock Coffee
- Orange Theory
- Marigold Market + Cafe
- Scissors & Scotch

2 SUNSET VALLEY VILLAGE

- CAVA
- Orange Theory
- Old Navy
- World Market
- Total Wine & More
- Schlotzky's

3 SHOPS AT ARBOR TRAILS

- Costco
- Five Guys
- Whole Foods Market
- Pure Barre
- Torchy's Tacos
- Firehouse Subs

4 BARTON CREEK SQUARE MALL

- Sephora
- Dillard's
- Apple
- AMC Theaters
- Cheesecake Factory
- JCPenney

5 VILLAGE AT WESTLAKE

- H-E-B
- Starbucks
- Chick-fil-A
- Zoes Kitchen
- Tacodeli
- JuiceLand

6 BARTON CREEK RESORT & SPA

- AAA Four-Diamond Rated Hotel
- Golf Courses
- Retail
- Dining
- Resort Activities
- Breathtaking Views



AVAILABILITY

Building 2, Suite 300

SIZE

42,369 sf

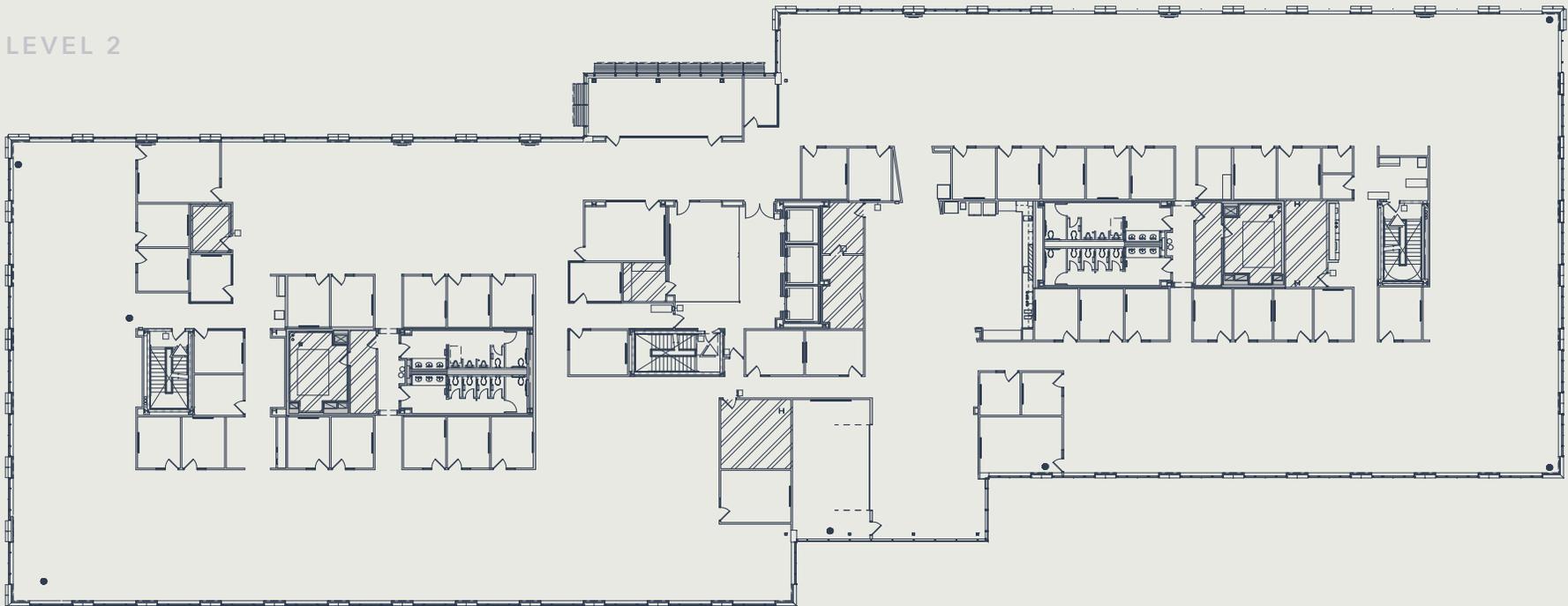
AVAILABILITY DATE

12/1/2026

LEVEL 4

▶ LEVEL 3

LEVEL 2



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LEASING INFORMATION

Encino Trace is locally owned and operated by OakPoint, a vertically integrated firm with a diverse portfolio in commercial, multifamily, office, residential, and industrial real estate.

For leasing information, please contact:

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