

For Lease

Austin Innovation Park

6801 N Capital of TX Hwy, Austin , TX 78731

Austin Innovation Park is
at the *premiere location* for
fast-growing and innovative companies.





Executive Summary

Austin Innovation Park consists of two adjacent office buildings containing a total of 94,577 square feet of office space. Parking is a mix of surface parking and garage parking. The location on Hwy 360 offers easy access to The Arboretum, Hwy 360, RR2222 and Mopac. The Bull Creek Park and Greenbelt is adjacent to Austin Innovation Park, offering abundant outdoor space, hiking and mountain biking trails within a short walk from the office.

Property Overview

- 94,577 square feet total in both buildings
- \$19.50 - \$25 NNN Rate
- 2026 estimated operating expenses of \$12.99
- 357 total parking spaces. 3.77/1,000 parking ratio
- Surface parking and garage parking are both available
- Outdoor deck space shared between both buildings
- Showers with lockers and bike racks
- Heavily landscaped project with abundant trees
- Abundant natural light with views in select suites
- Building signage and Hwy 360 monument signage available





Natural light and views of the hill country



Outdoor area with games and wifi



Locker room with showers

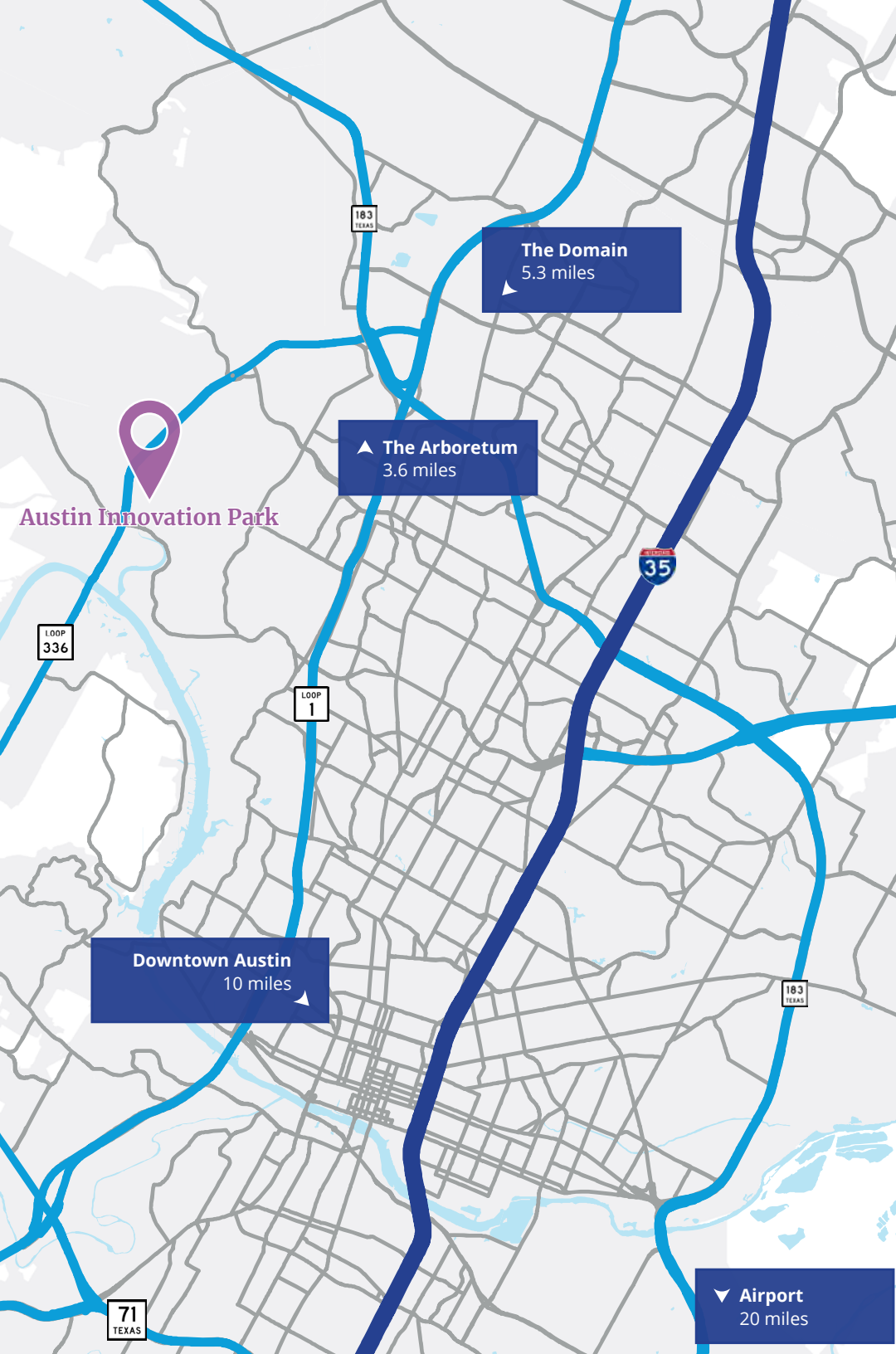


Bike racks



Attached parking garage

Onsite Amenities



Location Overview

Located on Highway 360 and surrounded by multiple Fortune 1000 companies, Austin Innovation Park is well positioned to attract new talent and offers easy access to HWY 360, RR 222, The arboretum, and The Domain. The project is surrounded by 48 acre Bull Creek Park and Greenbelt offering hiking trails, mountain biking trails and Bull Creek itself, a local favorite.

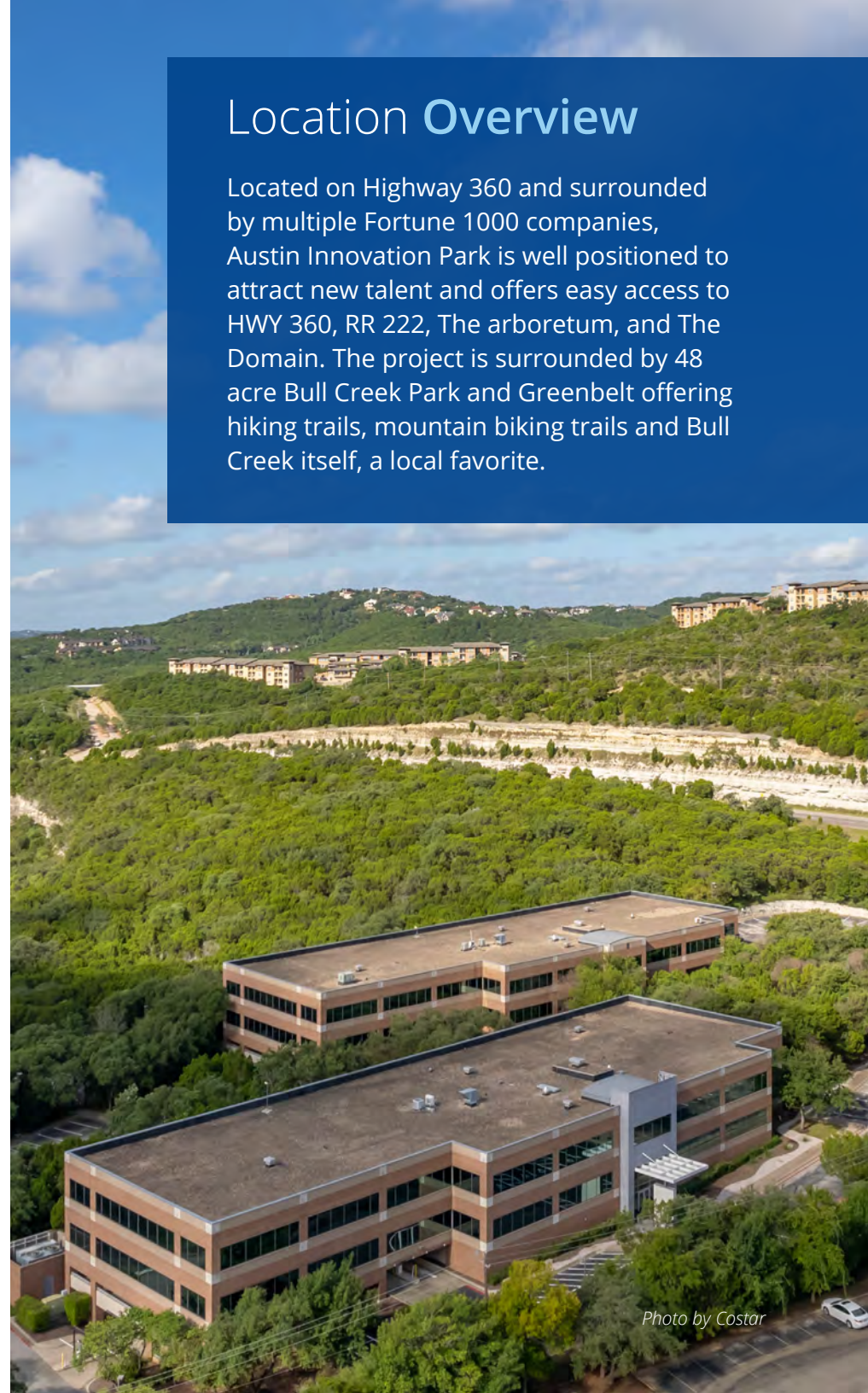
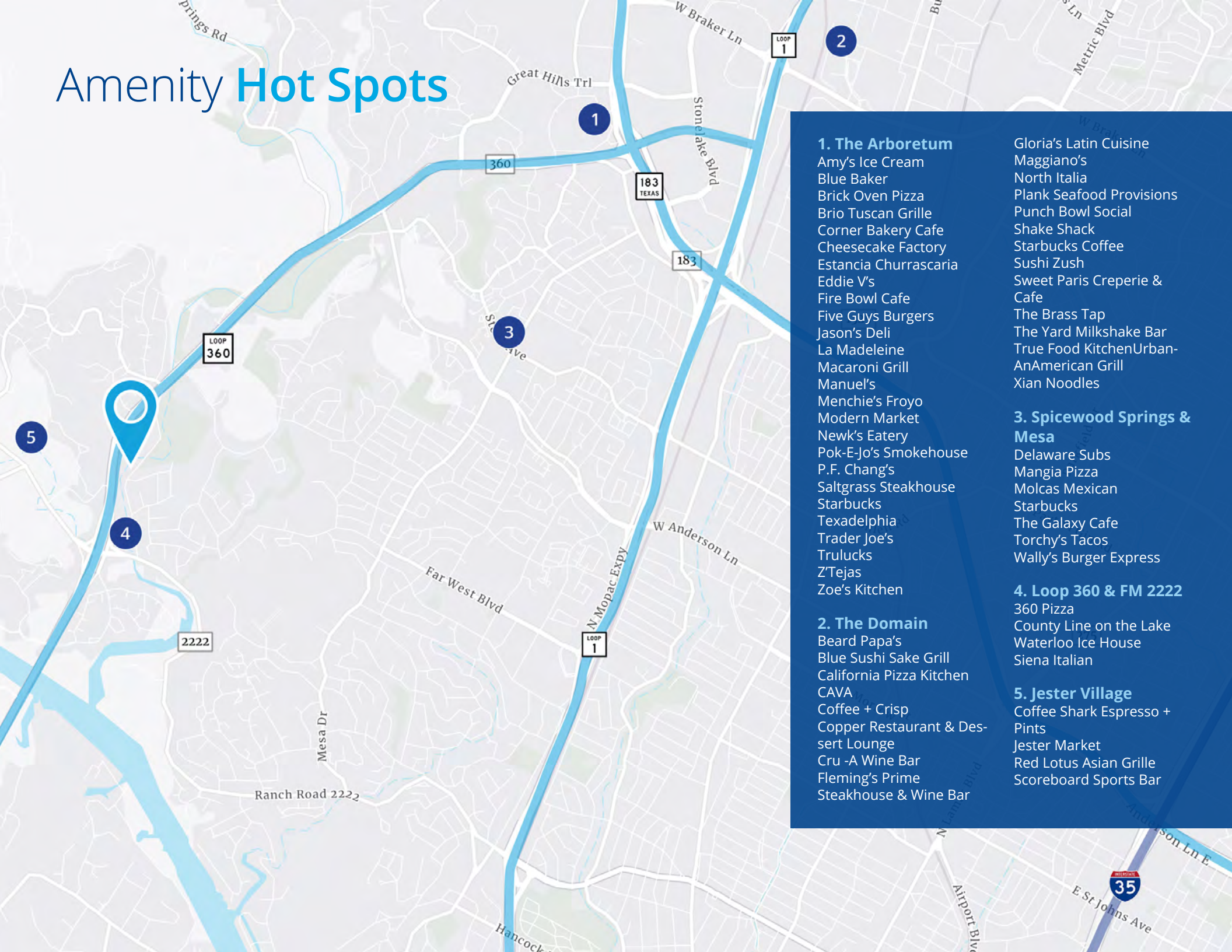


Photo by Costar

Amenity Hot Spots



1. The Arboretum

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
La Madeleine
Macaroni Grill
Manuel's
Menchie's Froyo
Modern Market
Newk's Eatery
Pok-E-Jo's Smokehouse
P.F. Chang's
Saltgrass Steakhouse
Starbucks
Texadelphia
Trader Joe's
Trulucks
Z'Tejas
Zoe's Kitchen

Gloria's Latin Cuisine
Maggiano's
North Italia
Plank Seafood Provisions
Punch Bowl Social
Shake Shack
Starbucks Coffee
Sushi Zush
Sweet Paris Creperie & Cafe
The Brass Tap
The Yard Milkshake Bar
True Food Kitchen
Urban-American Grill
Xian Noodles

3. Spicewood Springs & Mesa

Delaware Subs
Mangia Pizza
Molcas Mexican
Starbucks
The Galaxy Cafe
Torchy's Tacos
Wally's Burger Express

4. Loop 360 & FM 2222

360 Pizza
County Line on the Lake
Waterloo Ice House
Siena Italian

5. Jester Village

Coffee Shark Espresso + Pints
Jester Market
Red Lotus Asian Grille
Scoreboard Sports Bar

2. The Domain

Beard Papa's
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee + Crisp
Copper Restaurant & Desert Lounge
Cru -A Wine Bar
Fleming's Prime Steakhouse & Wine Bar

Building 1

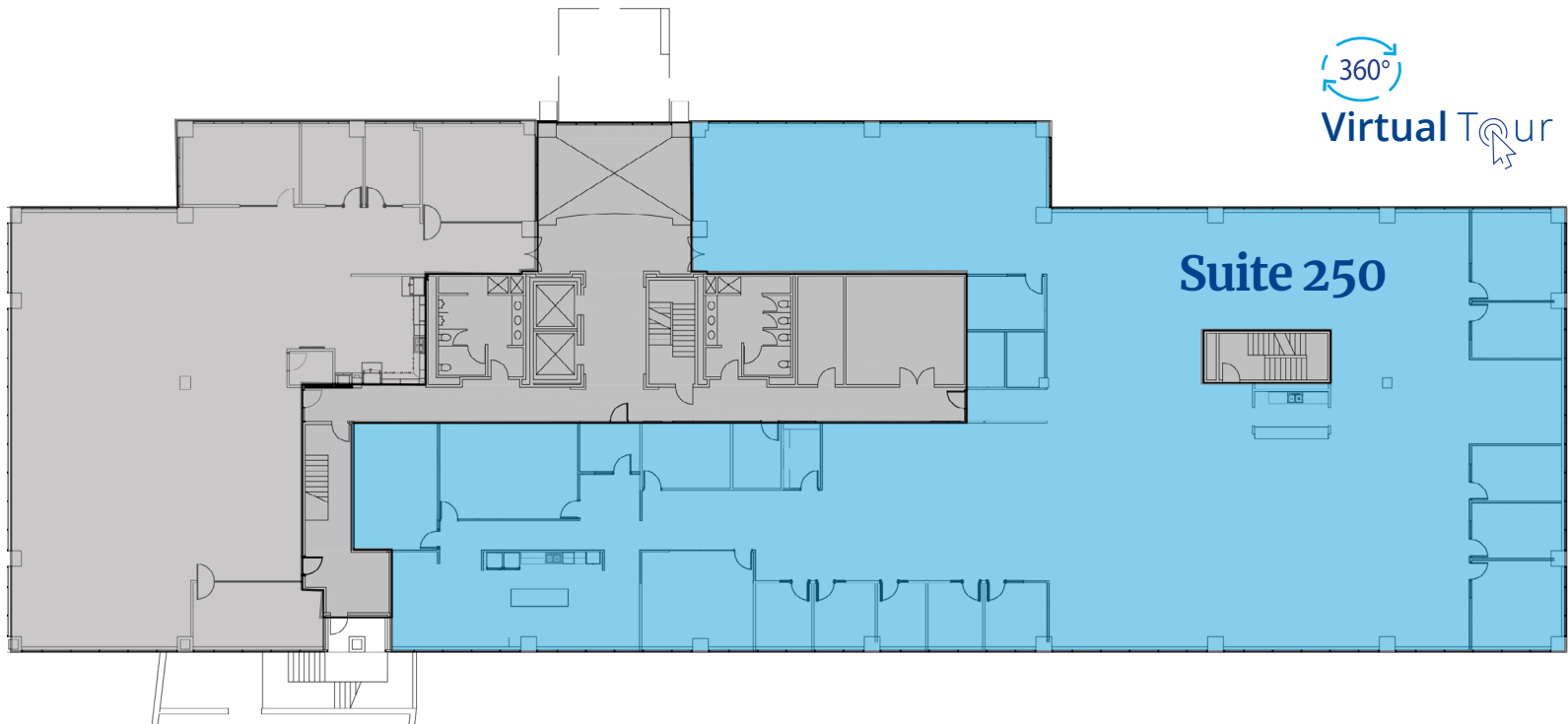
2nd Floor

Suite 250: 16,035 SF

Available Now

Rate: \$19.50 NNN

2026 Est. Opex: \$12.99



 360°
Virtual Tour 

Building 1

3rd Floor

Suite 300: 23,883 SF

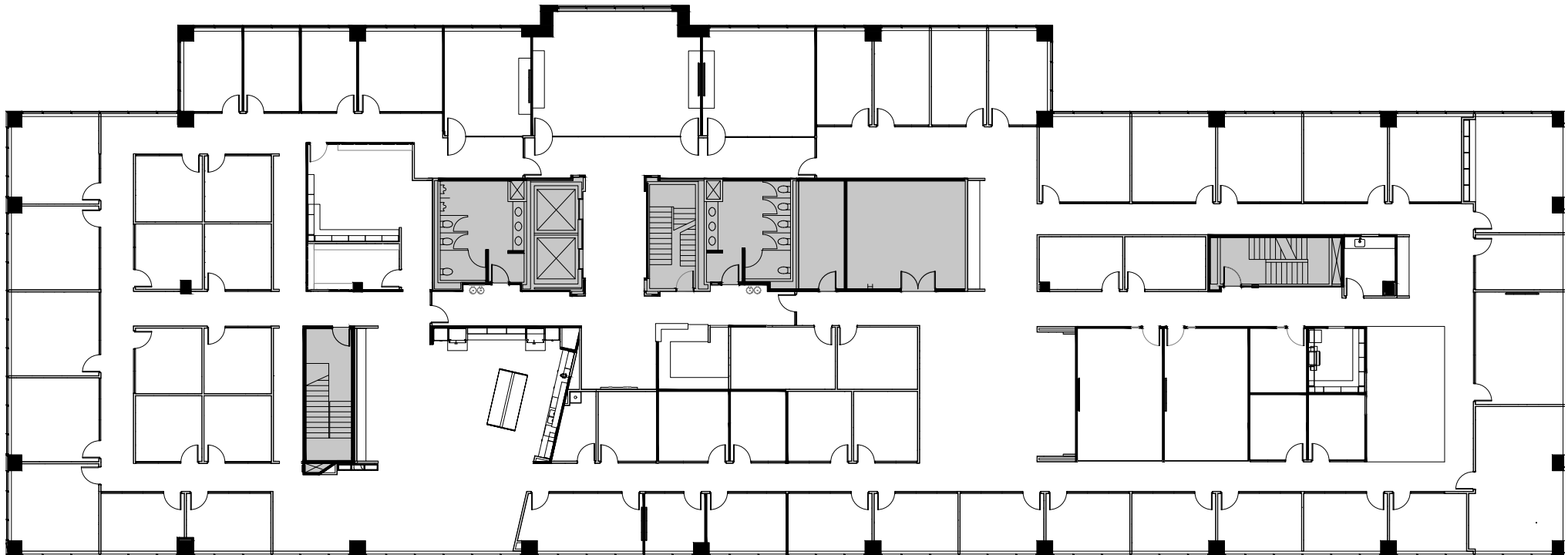
Available in 30 days



The 3rd floor of Building 1 is the owner's suite. Completely renovated with all new finishes in 2023. One of the nicest spaces on Hwy 360 if not one of the nicest in Austin. Hill Country and Bull Creek views. Furniture is available. The owner is willing to relocate to another suite in the building with 30 day notice.

Rate: \$25 NNN

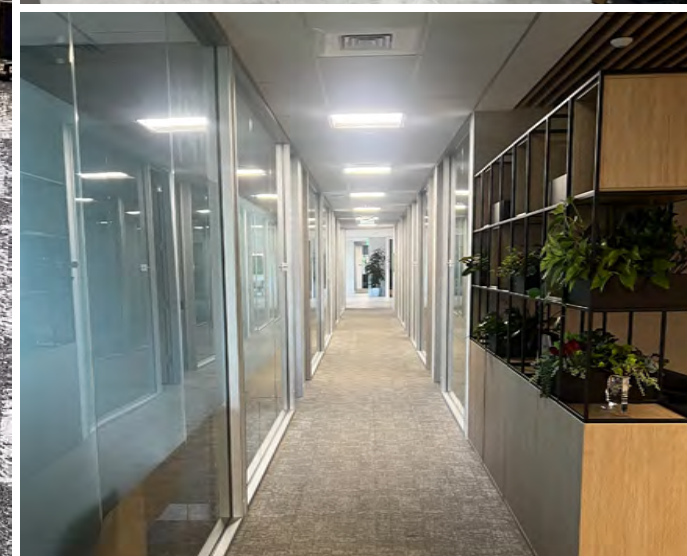
2026 Est. Opex: \$12.99



Building 1

3rd Floor

Photos



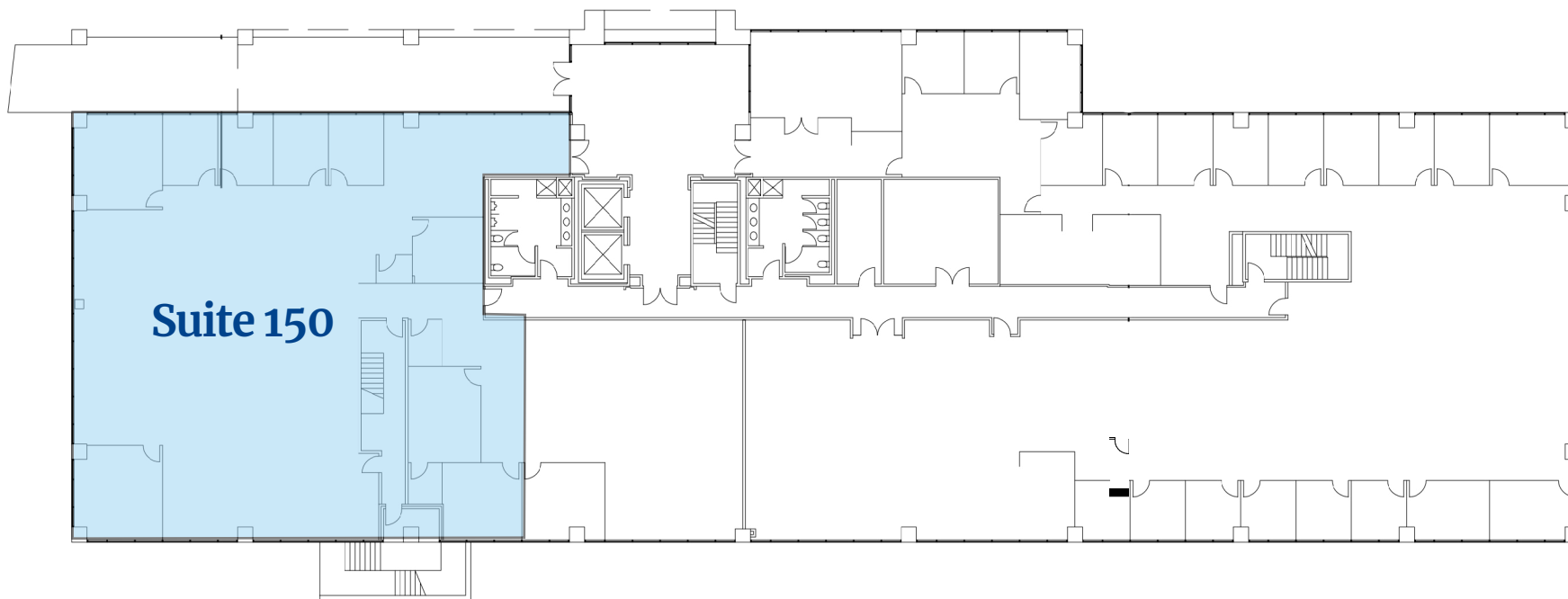


Building 2

1st Floor

Suite 150:
6,787 SF *Available Now*

Rate: \$19.50 NNN
2026 Est. Opex: \$12.99



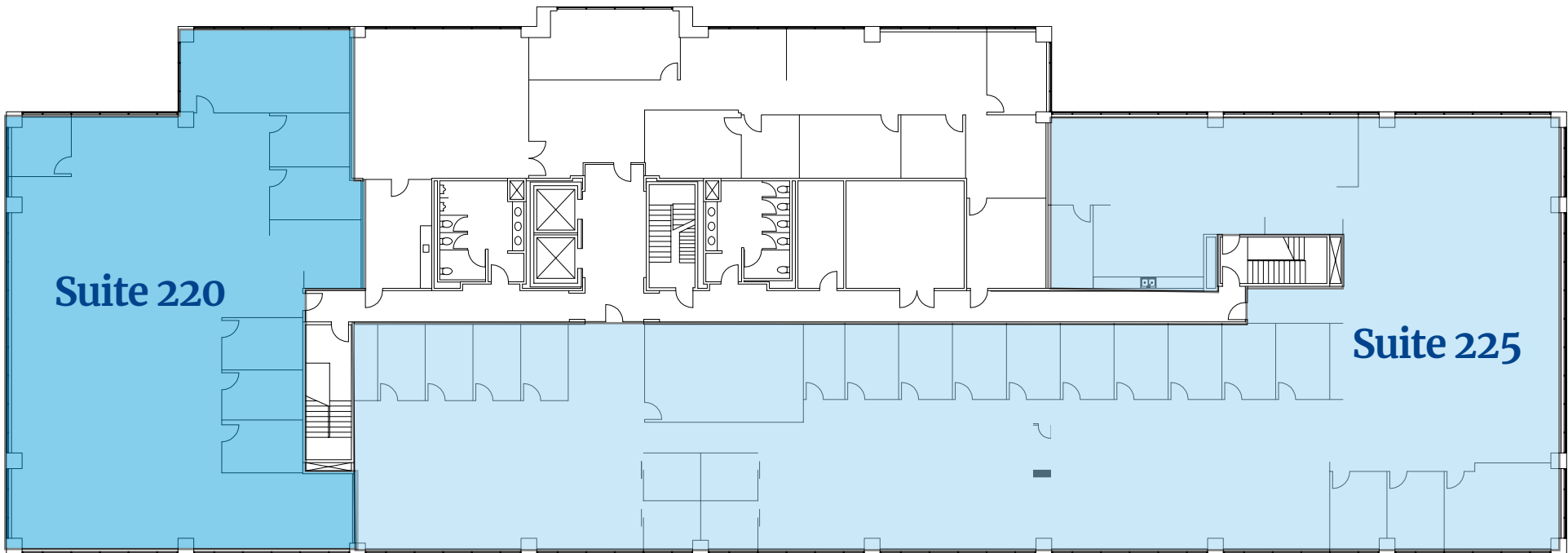


Building 2
2nd Floor

Suite 220: 5,776 SF *Available Now*
Suite 225: 13,581 SF *Available Now*

Contiguous: 19,357 SF

Rate: \$19.50 NNN
2026 Est. Opex: \$12.99



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