

# 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

Lakewood I & II is now Austin Innovation Park. A new name, new owner and a new focus for this office complex in Northwest Austin. Austin Innovation Park is at the premiere location for fast-growing, innovative companies.

The project 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
- \$20.00 NNN Rate
- 2024 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



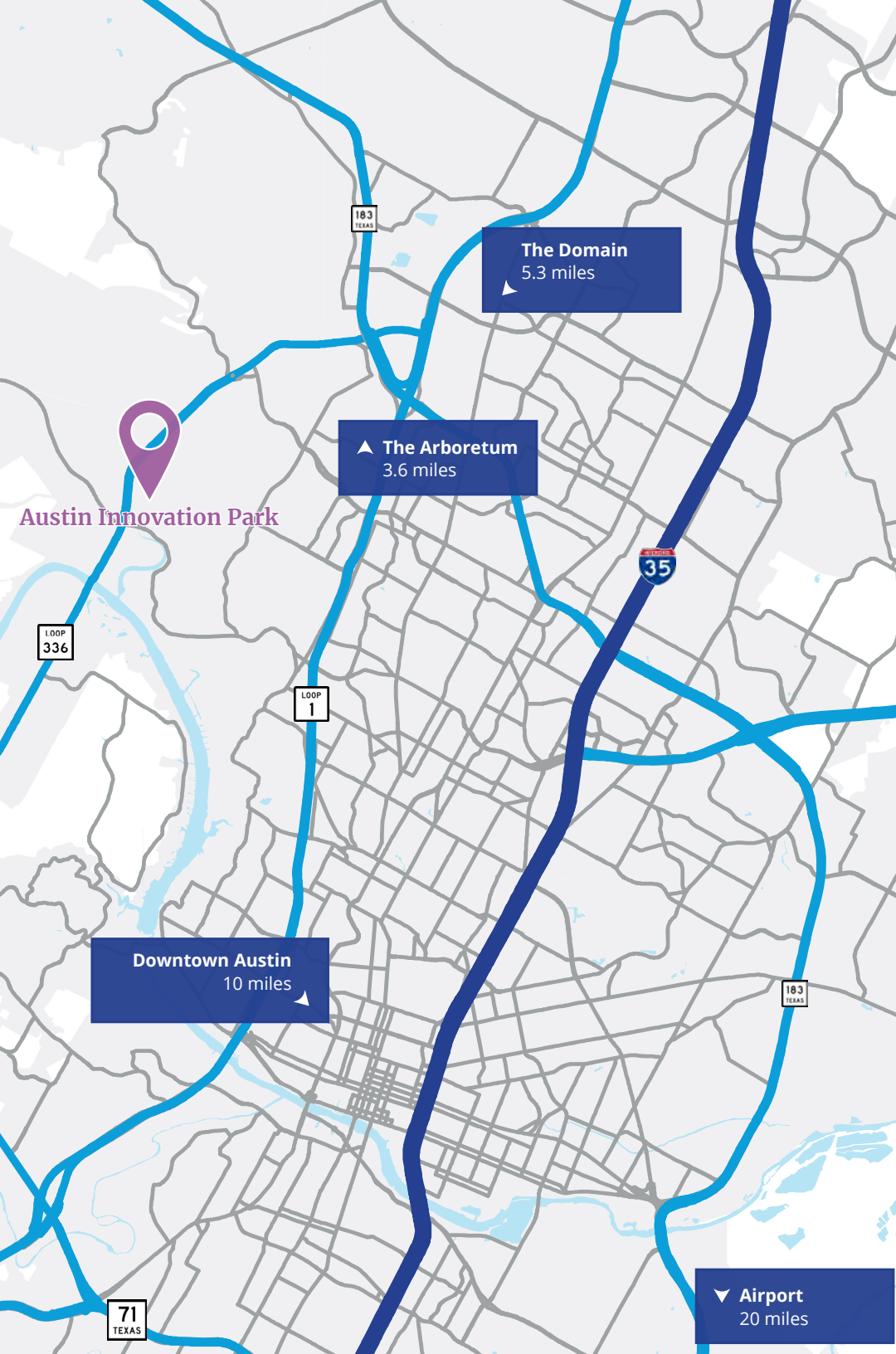
Bike racks



Attached parking garage

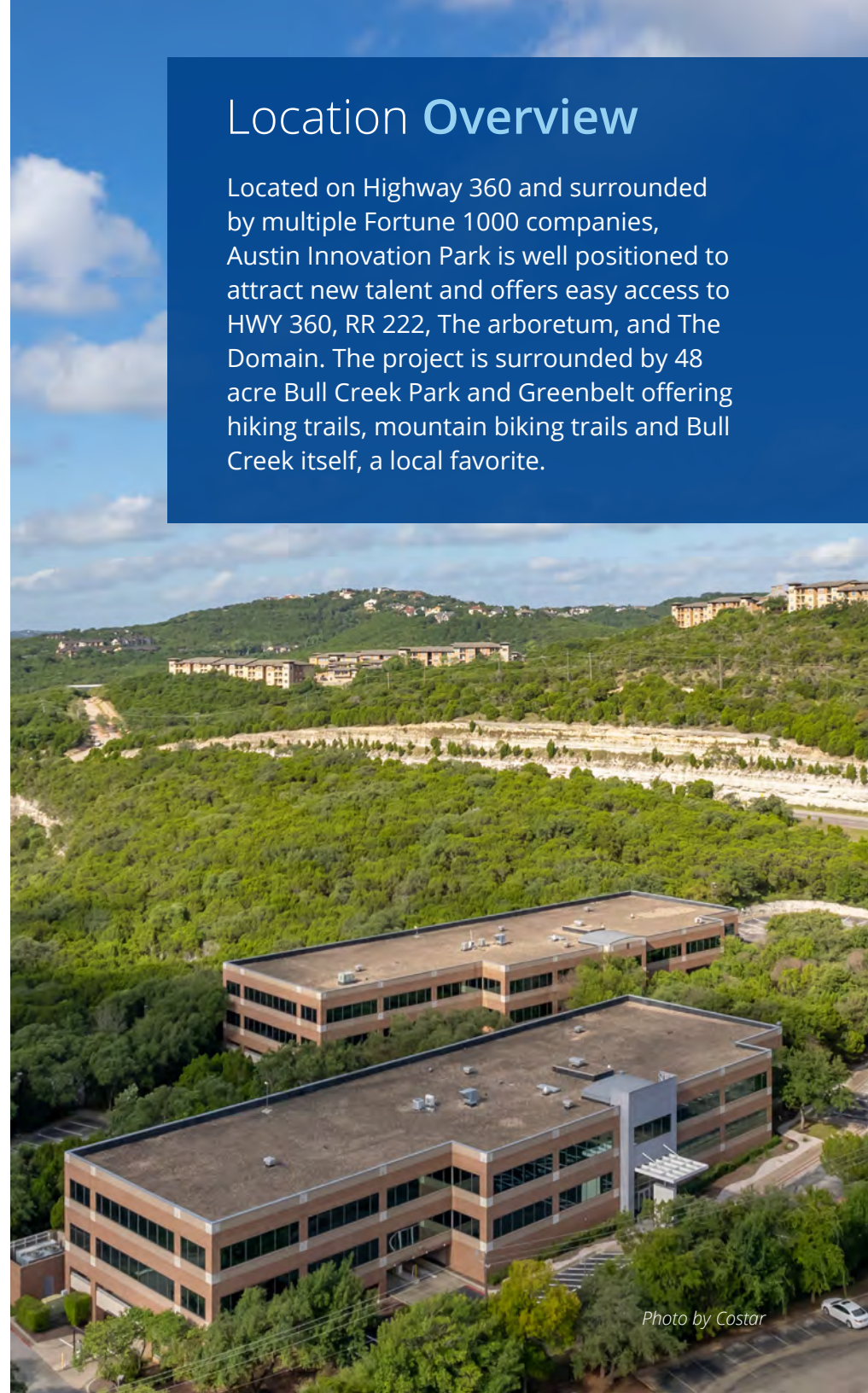


## Onsite Amenities



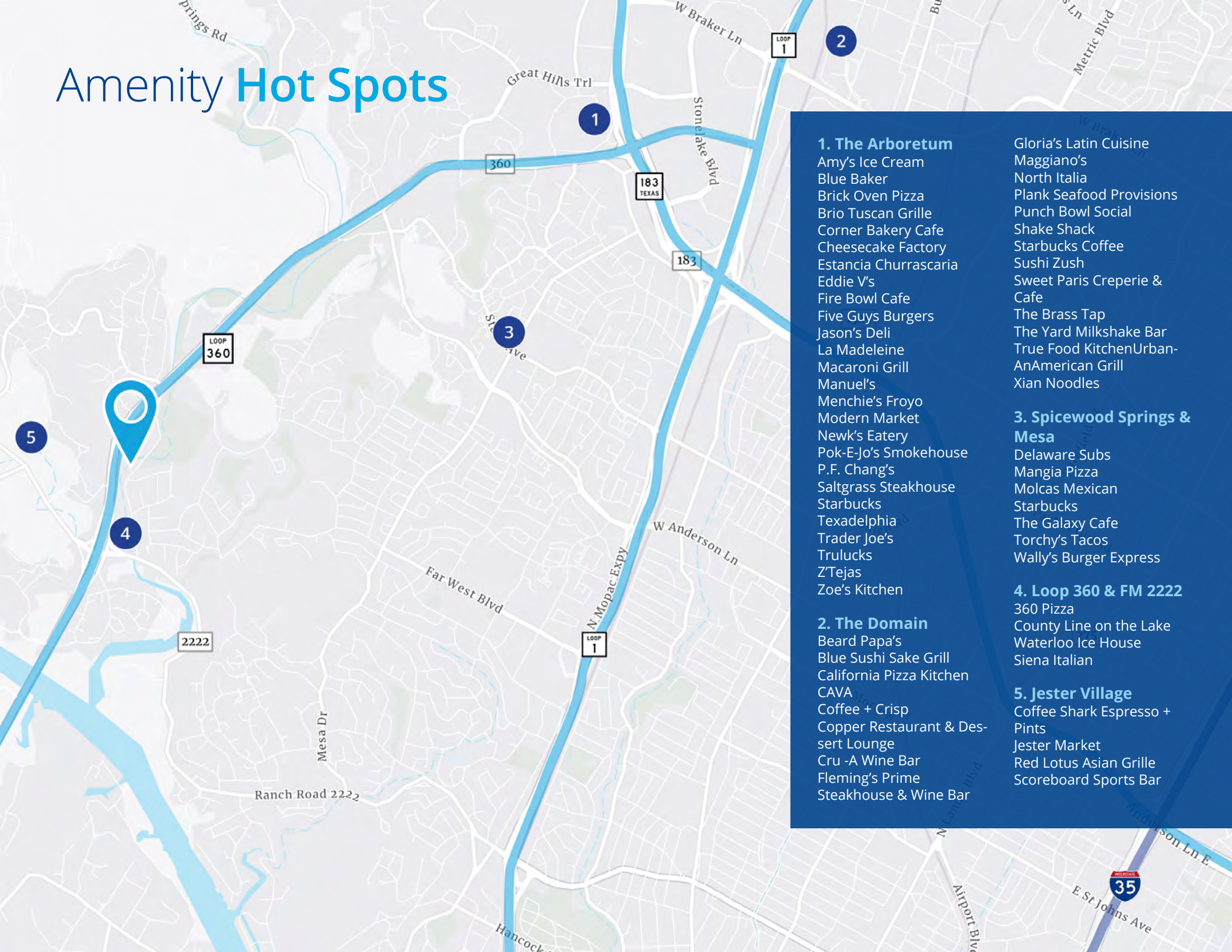
## Location Overview

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

# 2<sup>nd</sup> Floor

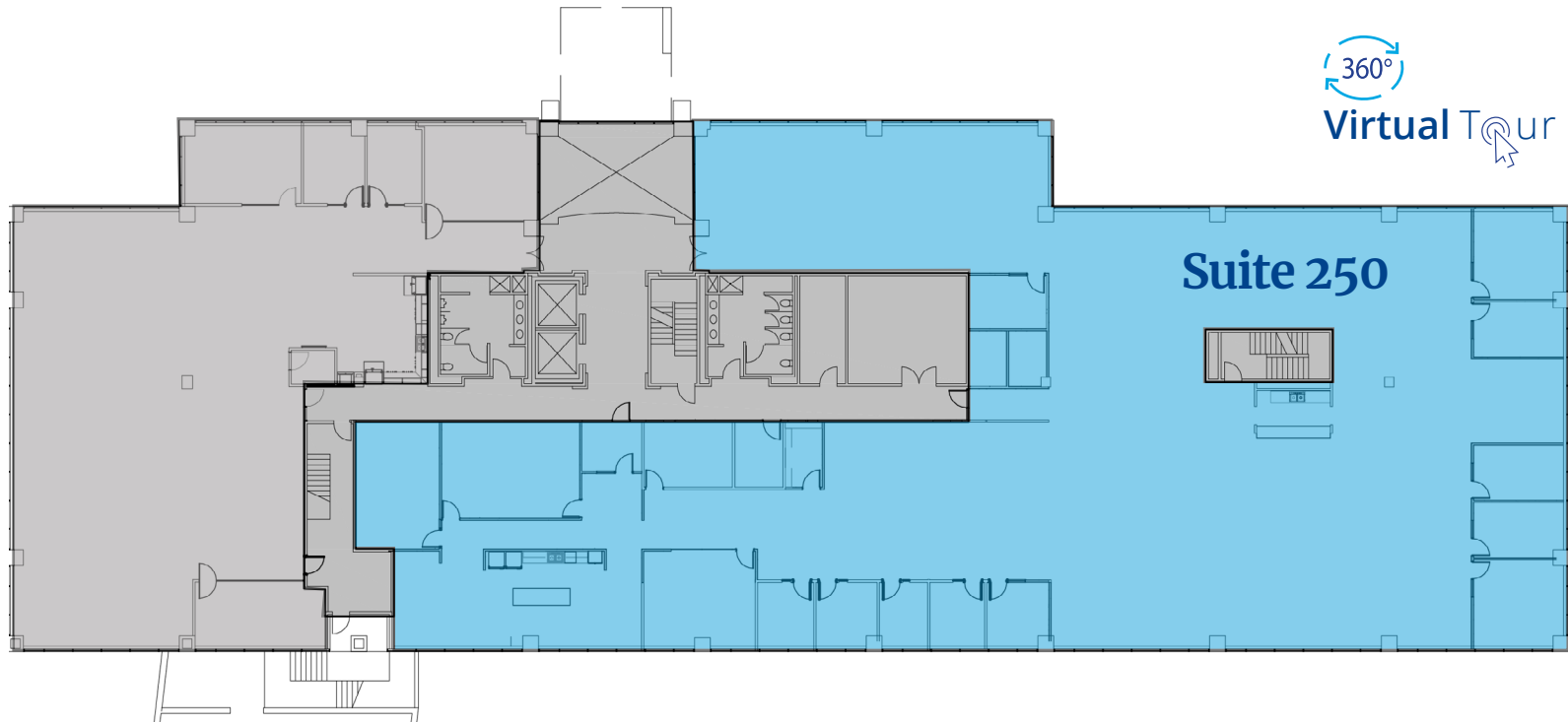
Suite 250: 16,035 SF

Available Now

**FULLY FURNISHED**

Rate: \$20.00 NNN

2024 Est. Opex: \$12.99



360°  
Virtual Tour



Building 2

# 1<sup>st</sup> Floor

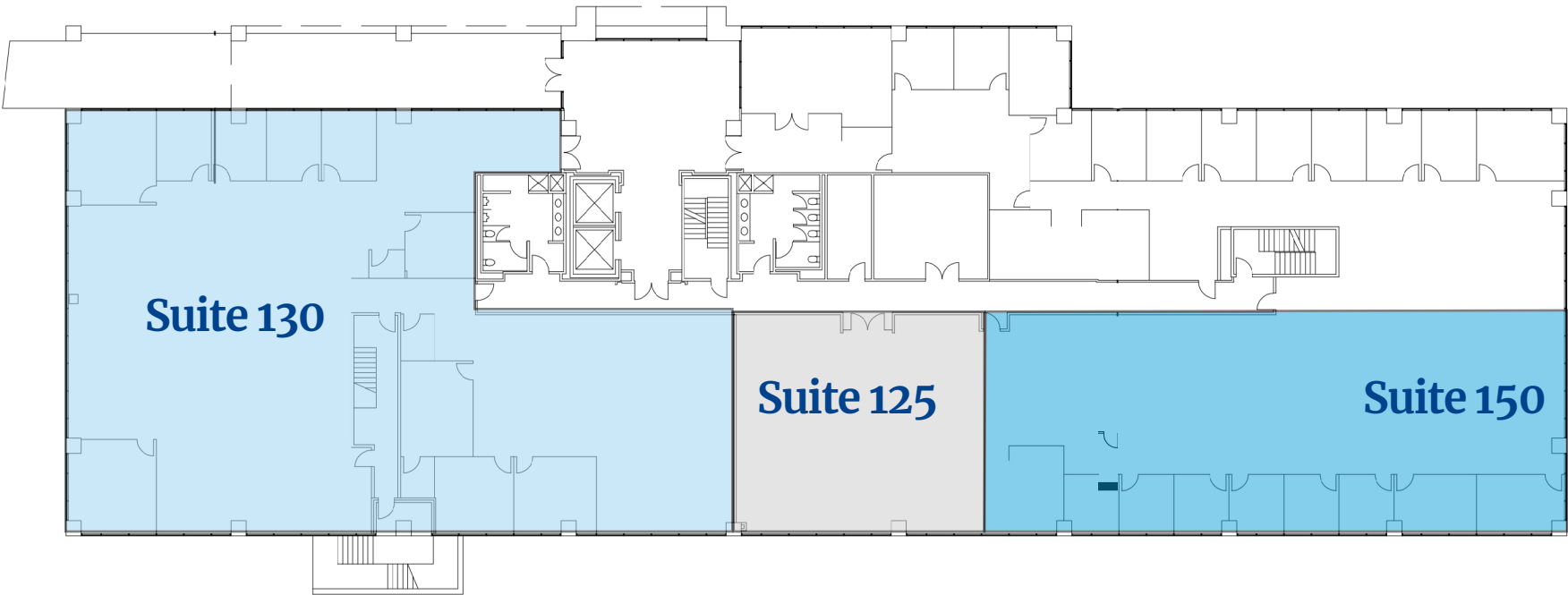
Suite 125: 2,100 SF *Available Now*

Suite 130: 8,654 SF *Available Now*

Suite 150: 4,981 SF *Available Now*

Contiguous: 15,735 SF

Rate: \$20.00 NNN  
2024 Est. Opex: \$12.99



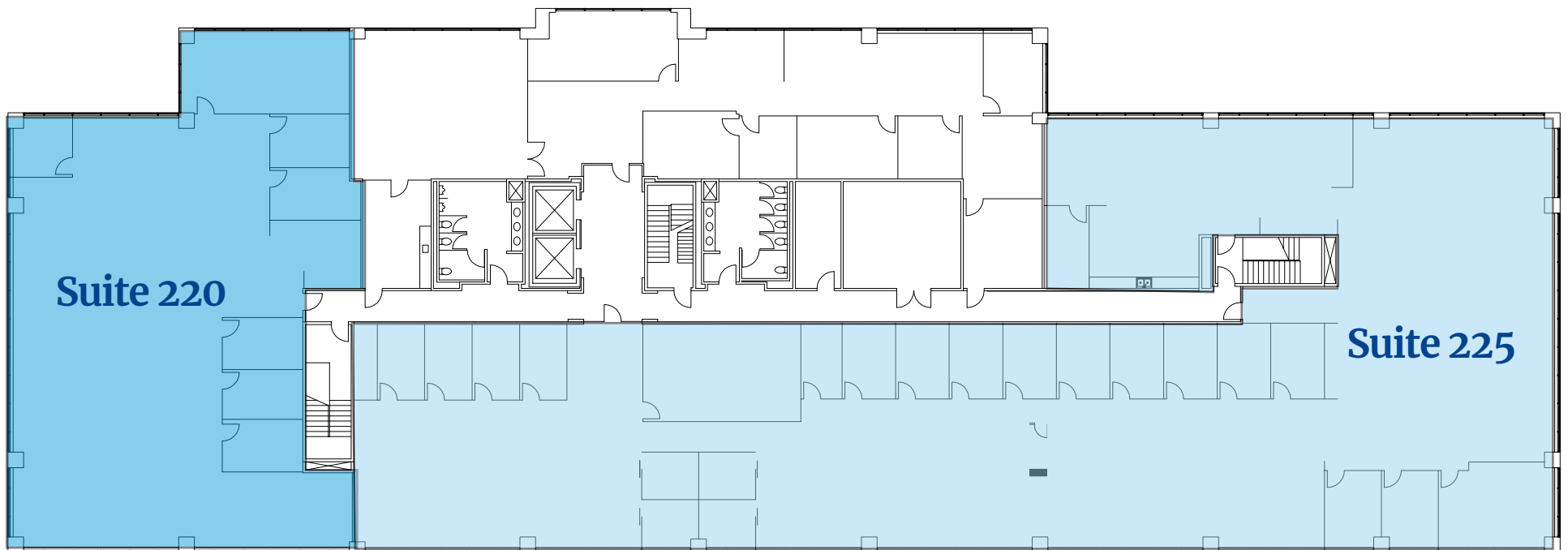


Building 2  
**2<sup>nd</sup> Floor**

**Suite 220: 5,776 SF** *Available Now*  
**Suite 225: 13,581 SF** *Available 1/1/25*

Contiguous: 19,357 SF

Rate: \$20.00 NNN  
2024 Est. Opex: \$12.99





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