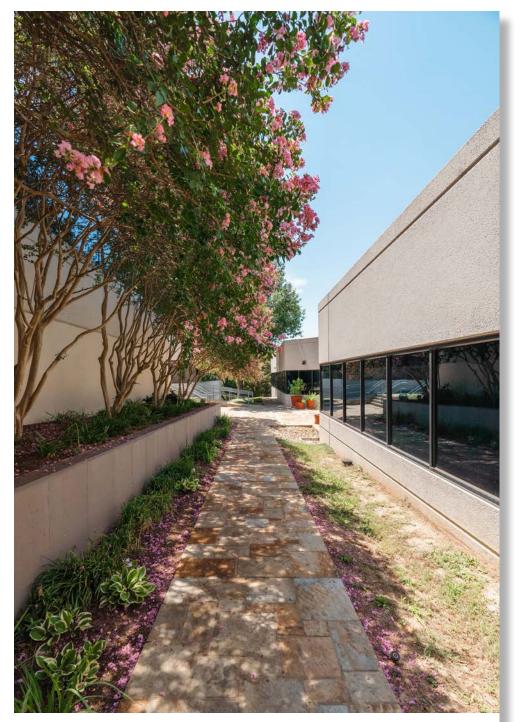




WILD BASIN A & B
CLASS B OFFICE COMPLEX
FOR LEASE

206 S & 134 N Wild Basin Rd | Austin, TX 78746



Click to See Drone Video **HERE**

PROPERTY OVERVIEW and AVAILABILITY

Wild Basin presents office users the unique ability to lease office space in the heart of Austin's most desirable hill country real estate in close proximity to all of Austin's most affluent neighborhoods and amenities, and short drive to other Austin submarkets. The property boasts amazing views safely nestled on two private wooded lots. Both buildings are at the benefit of dedicated private garages. Office users will enjoy the vast array of retail amenities nearby in Westlake and Davenport Villages. Office visitors have a fine selection of Hotel options nearby including Hotel Granduca Austin and Omni Barton Creek Resort & Spa. Being centrally located on Capital of Texas Highway, Wild Basin office users enjoy easy access to all Austin submarkets.

ADDRESS:	206 S & 134 N Wild Basin Rd Austin, Texas 78746
TOTAL RBA:	118,217 SF
BLDG A:	67,217 SF
BLDG B:	51,000 SF
BLDG A AVAILABILITY:	Suite 104 - 1,069 SF Suite 207 - 2,535 SF Suite A240 - 3,564 SF
BLDG B AVAILABILITY:	100% Leased
BLDG A LEASE RATE	Negotiable
SITE:	± 10.82 Acres
PARKING RATIO:	3.34 / 1,000 SF
SUBMARKET:	Southwest Austin

WILD BASIN

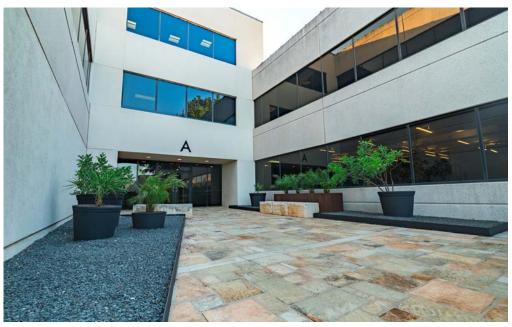
PROPERTY SUMMARY

The property consists of 118,217 rentable square feet of institutional grade, Class B+, office space located in one of the most desirable locations within one of the world's leading real estate markets.

Building A was renovated in 2017 (1985 YOC) & Building B was constructed in 2001. The office buildings are located on two contiguous private wooded parcels having a private entrance accessed from the intersection of Wild Basin Road S. and Capital of Texas Highway (Loop 360). Both buildings have private garages and surface parks allocated for their use.

HIGHLIGHTS

- NEWLY REMODELED LOBBY
- MODERN COMMON AREA RENOVATIONS
- OUTDOOR LOUNGE AREA
- CLOSE PROXIMITY TO LOST CREEK & WESTLAKE HILLS
- EASY ACCESS TO HWY 360 AND BEE CAVES ROAD
- SHOPPING CENTERS NEARBY
- HILL COUNTRY VIEWS FROM TOP FLOORS
- NATURAL SETTING AMONGST WILD BASIN WILDERNESS PRESERVE
- STRUCTURED PARKING

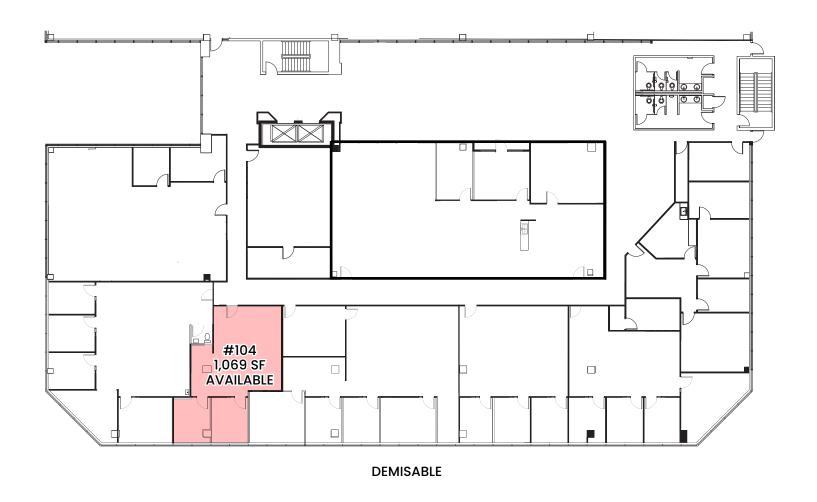




MICHAEL MCKINLEY Executive Vice President

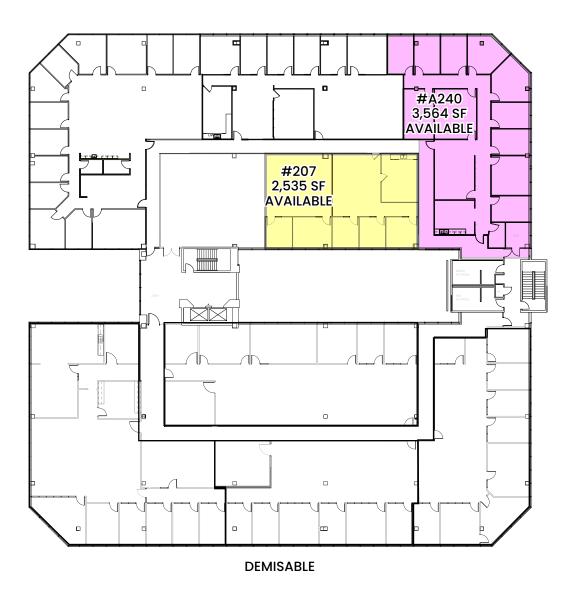
Executive Vice President 512.391.0718 x 100 mmckinley@stcroixca.com

FLOOR PLAN BUILDING A | 1st floor



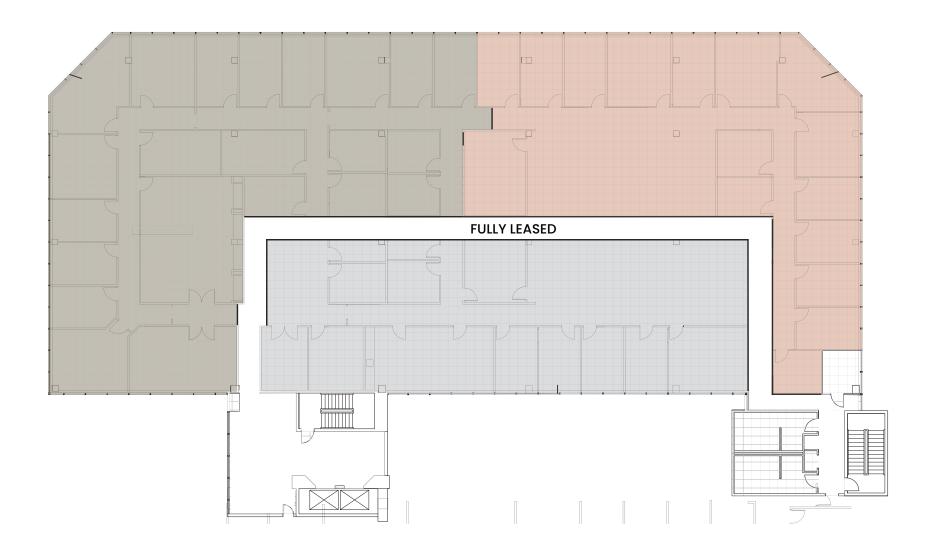


FLOOR PLAN BUILDING A | 2ND FLOOR





FLOOR PLAN BUILDING A | 3RD FLOOR









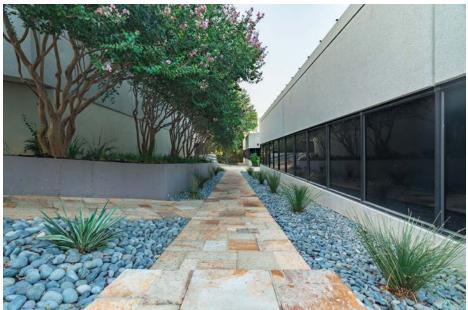
































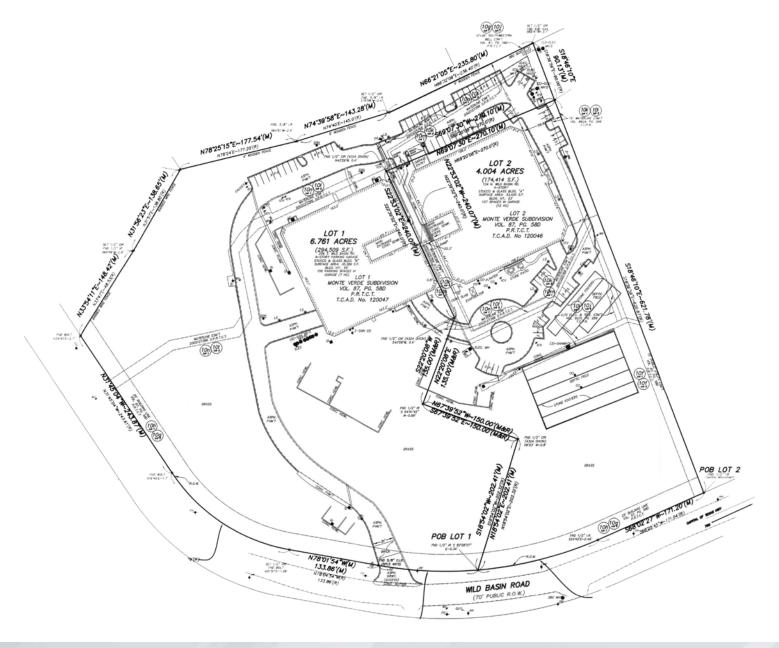








SURVEY





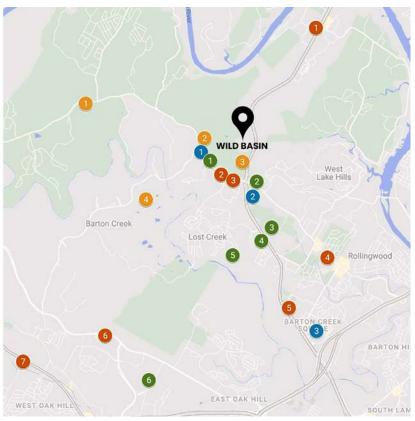








NEARBY AMENITIES





- Jack Allen's
- Country Line
- The Grove
- Sway
- Rudy's
- Carve
- Shore



RETAIL

- Southwest Center Plaza
- 2 Village at Westlake
- 3 Barton Creek Square



- 1 Hill Country Animal Hospital
- The Hospital at Westlake
- Austin Hypnotherapy
- Austin Diagnostic Clinic
- 5 Masterpiece Smiles
- 6 Premier Family Physicians



- 1 The Wayback
- House on the Hill
- Hotel Granduca
- 4 Omni Barton Creek Resort

VILLAGE AT WESTLAKE

Chick-fil-A Lupe Tortilla P. Terry's Tacodeli Izumi Sushi MOD Pizza Kerbey Lane Cafe Starbucks Twin Liquors HEB AT&T Office Depot Gold's Gym Bluemercury The Tree House Tyler's Leslie's Pro



130<a>○ <a>○ <a>TOLL ACTIVISION. Google legalzoom ORACLE **©INVIDIA ROUND ROCK** O Polycom" CEDAR PARK <u></u> **₹**A ebay DELL PayPal^{*} URS **45 № TOLL StateFarm EMERSON** Apple accenture **TECH RIDGE** V/SA cisco LAKE TRAVIS FLEXTRONICS **@SailPoint** - IBM bazaarvoice: :: Allergan FORCEPOINT *charles* schy NATIONAL INSTRUMENTS **Expedia** mazon **O**LIALCOMM findeed - Hanger indeed facebool wework APPLIED MATERIALS BBVA Compass 290 SAMSUNG **AUSTIN vm**ware Austin Community College **WILD BASIN** HILL COUNTRY GALLERIA GoDaddy 100P 360 AMD (intel H-E-B 130 STOLL solarwinds 35 BAE SYSTEMS **YETI** ORACLE **ARM** FRESENIUS 290 CENTRAL BUSINESS DISTRICT WHÔLE FOODS amazo ABIA Google ** Dropbox) CIRRUS LOGIC indeed pedia wework JPMorganChase CIRCUIT OF THE AMERICAS **PARSLEY**

SOUTHWEST LOCATION

The Southwest submarket is comprised of office campuses nestled into the rolling landscape of the Texas Hill Country. It offers close proximity to the upscale, family-oriented neighborhoods of Westlake, Barton Creek, Rob Roy, Lost Creek, Bee Cave, Lakeway and Rollingwood - where you'll find Austin's elite living and playing golf. The household wealth within this submarket facilitates the growth of local, high-end retail and restaurants and the exemplary ratings of Eanes ISD and Lake Travis ISD. Similar to the Northwest submarket, technology firms such as Intel, AMD and Apple hold a strong presence in the Southwest submarket.

AMENITIES

Wild Basin Wilderness Preserve consists of 227 acres of native Texas Hill Country habitat west of Austin, Texas in West Lake Hills. Wild Basin provides habitat for the endangered Golden-cheeked warbler as well as many other native plant and wildlife species. It also contributes to clean air and water and provides a unique opportunity for people to enjoy the outdoors and learn more about nature. Wild Basin is open to visitors who can hike the 2.5 miles of trails and can visit the Wild Basin Creative Research Center. The preserve serves as a gateway to the larger Balcones Canyonlands Preserve.



AUSTIN ACCOLADES

Austin is the 11th largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020. [Bankrate]
 - Best State Capital to Live In. [WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020. [ULI/PwC]
- 2nd Hottest City for Commercial Real Estate Investing in 2020. [Forbes]
 - No. 2 Best Metro for Millennials.
 [Commercial Café]
 - Fastest Growing Large City in Ranking based on Population and Economic Variables. [WalletHub]
 - Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010. [U.S. Census Bureau]
- In the Top 5 Among Metros for Net Gain from Other Metros. [Commercial Café]
 - No. 1 Hottest Job Market. [Wall Street Journal]
 - Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services. [Fiverr]
 - No. 3 Best City for STEM Jobs.
 [WalletHub]
 - No. 4 Best Place to Find a Job. [WalletHub]
 - No. 5 Metro with Most Durable

 Jobs. [GlobeSt]

