

CANYON

at wild basin

115 S. Wild Basin Rd
Austin, TX 78746



CANYON AT WILD BASIN

OFFICE | LEASE

✓ AVAILABILITY

SUITE 200: 8,000 SF
SUITE 305: 4,321 SF
SUITE 309: 1,473 SF

💰 LEASE TERMS

RATE: \$ 26/SF + NNN
TI: Negotiable
TERM: Negotiable

PROPERTY INFORMATION



★ FEATURES

LOCATION

- Located on 360 near Bee Cave Road
- Adjacent Hotel Viata & Capital Ridge Apple Campus
- 25 min. to ABIA

BUILDING

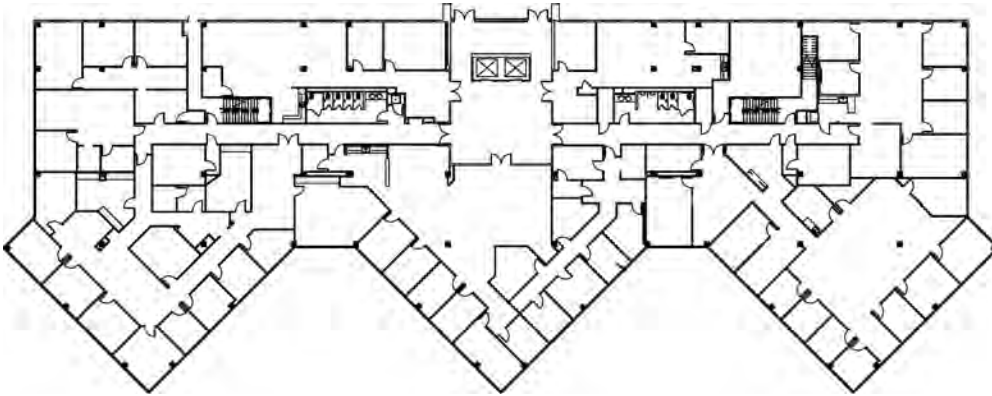
- Renovated lobby & tenant lounge
- Shared conference room
- Reserved, covered parking available
- EV charging stations
- Hill country views
- Outdoor patio seating area with wifi and music
- On site building management



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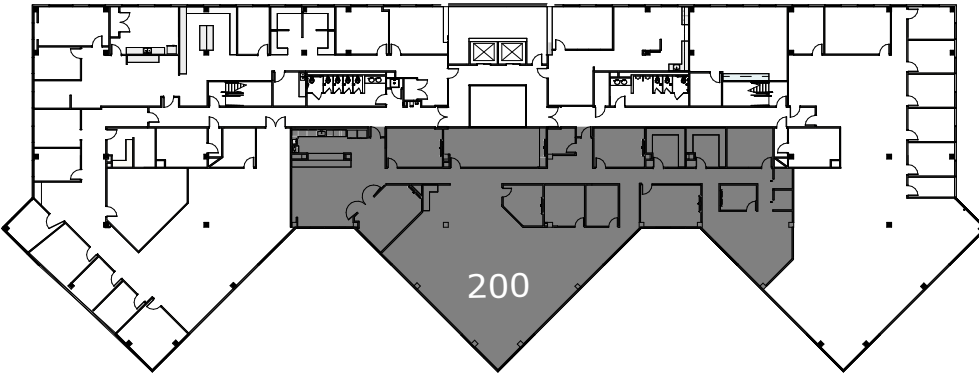
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FLOOR PLAN



FLOOR 1

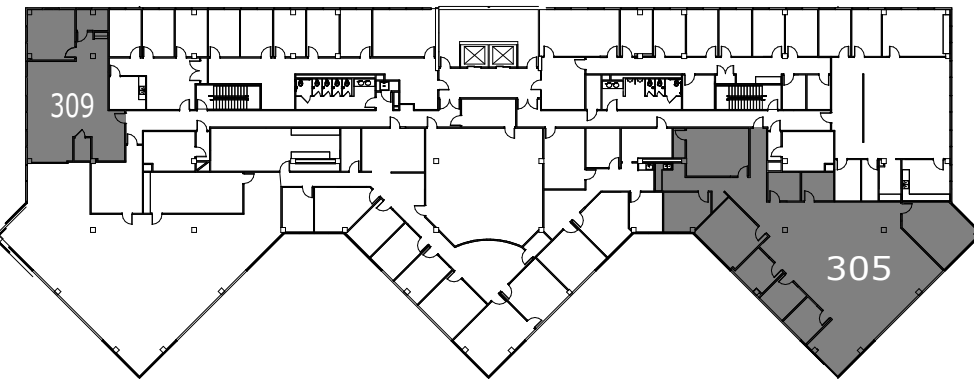
NO AVAILABILITY



FLOOR 2

SUITE 200 - 8,000 SF

AVAILABLE NOW



FLOOR 3

SUITE 305 - 4,321 SF

AVAILABLE NOW

SUITE 309 - 1,473 SF

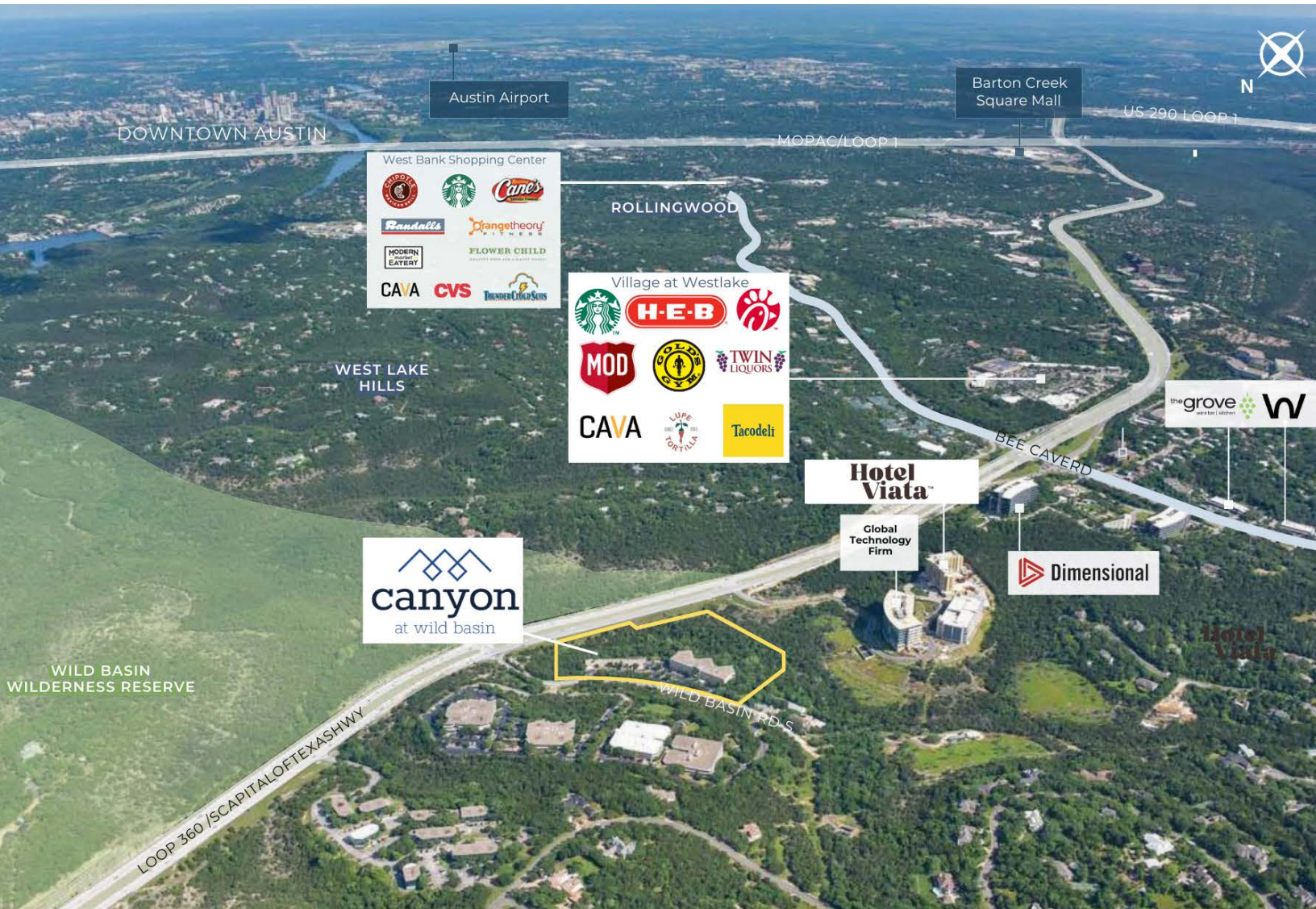
AVAILABLE NOW



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AREA MAP



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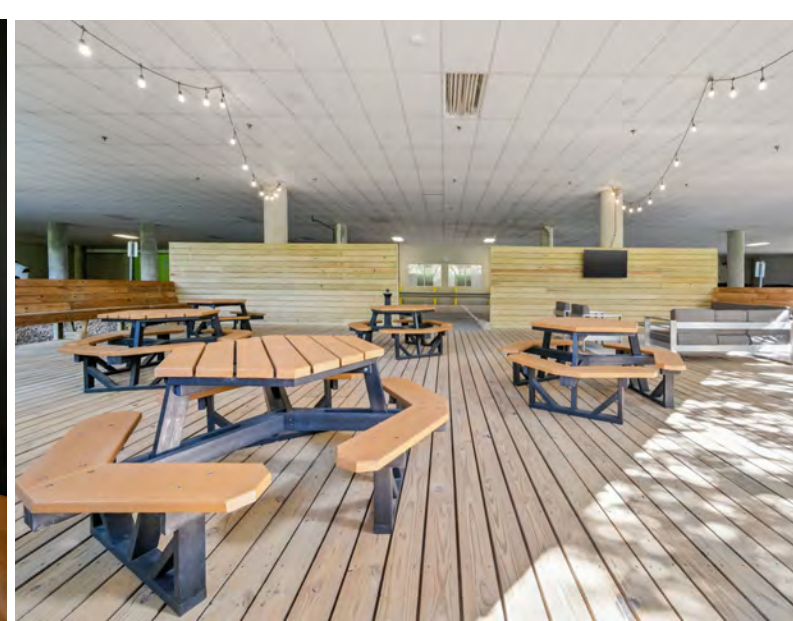
Updated lobby



Shared conference room



Tenant lounge



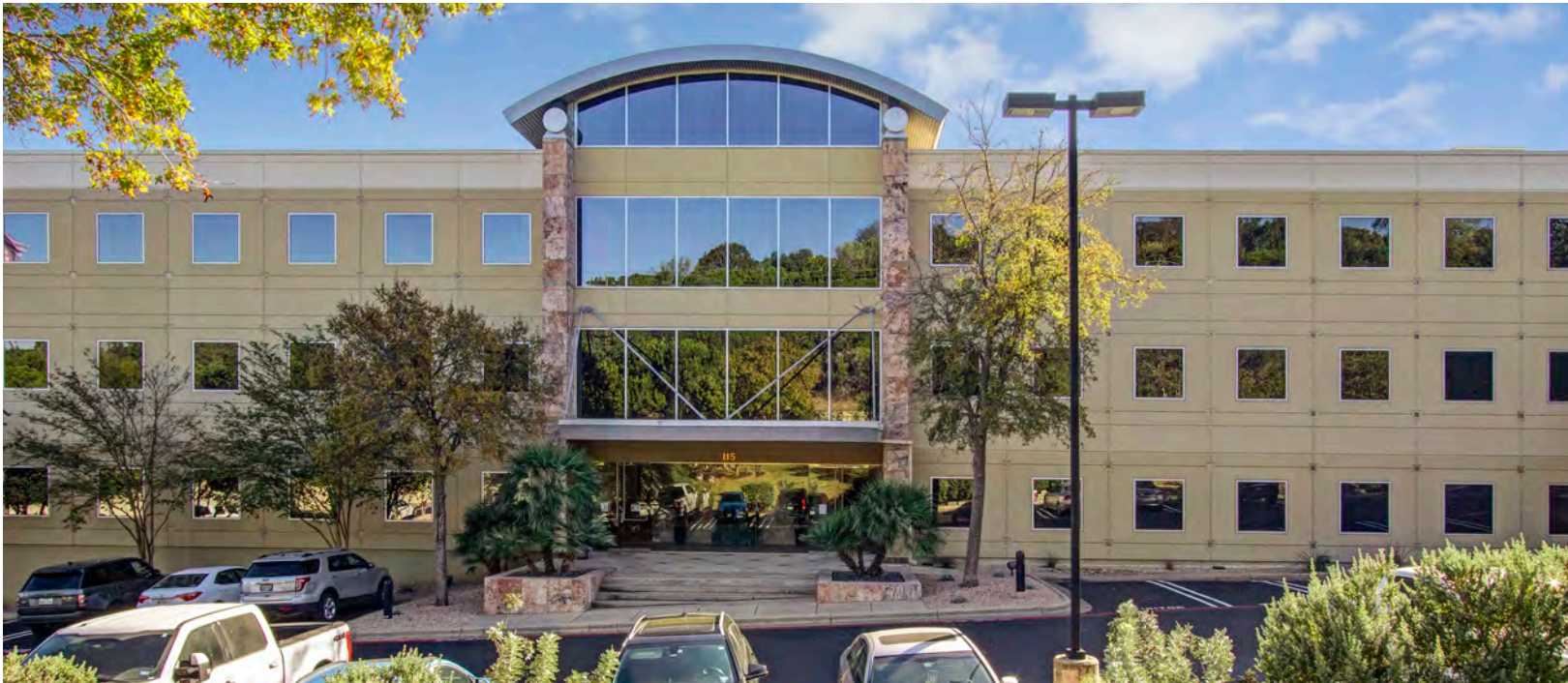
Patio seating with wifi and music



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