



BARTON SKYWAY

Austin, Texas



welcome to *Barton Skyway*

A collection of three office buildings where your ambitions find their home in one of Southwest Austin's most coveted locations. With stunning views overlooking Downtown Austin and the Barton Creek Greenbelt, your team will be inspired.

AUSTIN, TX

With Austin's market on the cusp of an **explosive growth rate of 3.1% through 2027 within a 10-mile radius**, now is the perfect moment to anchor your business in a locale destined for prosperity.





TOTAL RENTABLE
BUILDING

564,000 SF

TYPICAL
FLOOR PLATE

25,000-30,000 SF

SPACE
AVAILABLE

2,500-25,000 SF

CONTINGUOUS
SPACE AVAILABLE

38,400 SF

Nestled in 25 acres of meticulously landscaped grounds, this 564,000-square-foot office park combines modern amenities with a growth-friendly environment, with recent upgrades aimed to enhance value for our tenants.





DOWNTOWN

ZILKER PARK

FOUR BARTON SKYWAY

BARTON CREEK TRAIL

ONE BARTON SKYWAY

TWO BARTON SKYWAY

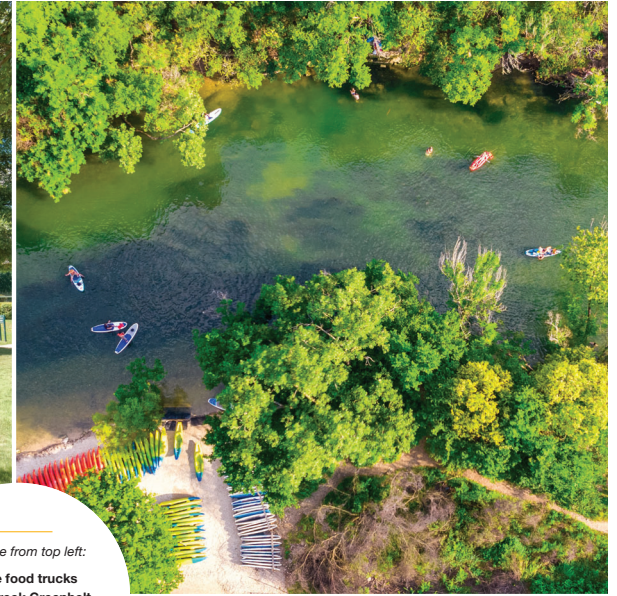
MOPAC SERVICE ROAD

TENANT AMENITIES

Elevate your 9-to-5

Whether you're challenging your peers to a game of sand volleyball, indulging in food truck fare, or taking in the stunning views from the outdoor seating pavilion, every experience at Barton Skyway builds culture and maximizes your workday.

- + Communal sand volleyball court
- + On-site alternating curated food trucks
- + Covered outdoor seating pavilion
- + Tenant lounge equipped high-end vending & Wi-Fi
- + Renovated lobbies with collaboration spaces
- + Two Fitness centers with showers and lockers
- + Structured and surface parking (4:1,000 ratio)
- + Views of Downtown and Barton Creek Greenbelt
- + On-site property management & engineering



Clockwise from top left:

On-site food trucks
Barton Creek Greenbelt
Sand Volleyball Court
Fitness Center





a tribute to austin's spirit

Experience live music, immerse yourself in the local art scene downtown, or venture outdoors to find miles of scenic hike-and-bike trails with lakeside views. Our location offers everything the Austin lifestyle is celebrated for—creativity, liberty, and the great outdoors.

2M+

SF OF RETAIL

50+

RESTAURANTS

400+

ACRES OF NEARBY GREENSPACE

NEIGHBORHOOD AMENITIES

You are (right) here

Experience the soul of Austin with local gems like Zilker Park, Barton Springs, and the Barton Creek Greenbelt. Grab a bite at the nearby flagship Tacodeli or Salt Traders Coastal Cooking and savor the flavors of a city known for its culinary artistry, just beyond the office.



BARTON CREEK GREENBELT



TACODELI

grab a bite

.3 mi

- Taco Deli
- Royal Blue Grocery
- Salt Traders Coastal
- Chinatown
- Panera Bread
- Trader Joe's
- Amy's Ice Cream
- Nothing Bundt Cakes
- Las Palomas
- Summer Moon Coffee
- Lotus Hunan
- Saffron Indian Fusion
- Flower Child
- Jersey Mike's
- Freebird's
- Thundercloud
- Starbucks
- Baldinucci
- Chipotle
- Marye's Gourmet Pizza
- Blue Dahlia Bistro
- Texas Honey Ham
- Blenders and Bowls
- Austin's Pizza
- Poke House
- Tiny Pies
- Sway

2 mi

live your life

2 mi

Barton Creek Square Mall

2.5 mi

Butler Pitch & Putt



take a walk

Barton Creek Greenbelt

.3 mi

Zilker Park

Barton Springs

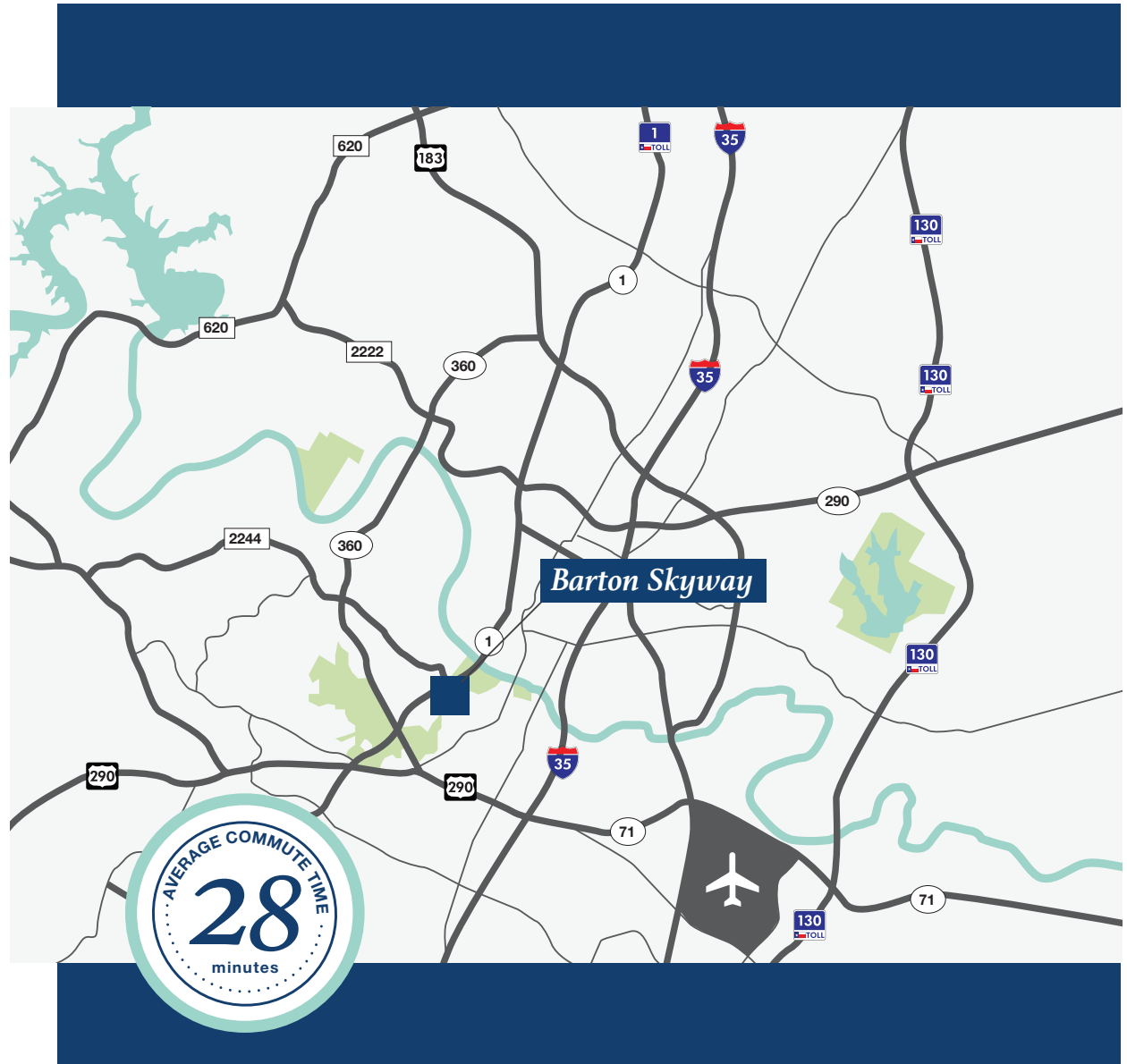
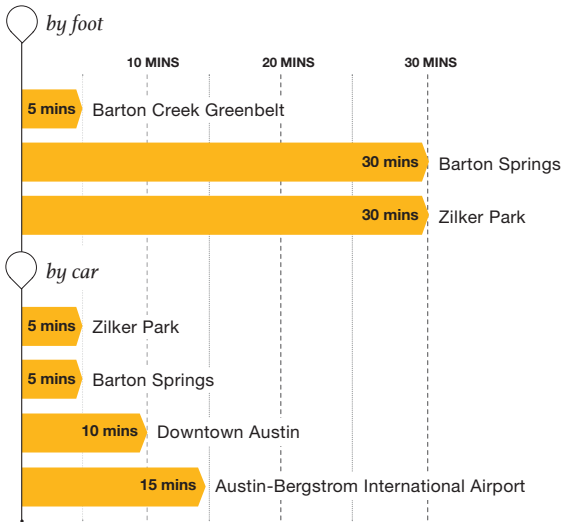
Lady Bird Lake Trail

2 mi

TRANSIT + ACCESS

Getting here is easy

Nestled at Barton Skyway and MoPac Expressway, Barton Skyway makes your commute effortless with easy access to all Southwest Austin's suburbs and a 5-10-minute drive to the amenities downtown.



A BRANDYWINE WORKSPACE

Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints to support diverse configuration
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



405 COLORADO



FOUR POINTS CENTRE



ONE UPTOWN

Choosing Brandywine means more than just finding an office space; it means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're not just prepared, but eager to manage the process of bringing your vision to life.

 [View availabilities](#)



The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



for leasing:

BLAIR NELSON

512.415.9120

Blair.Nelson@bdnreit.com

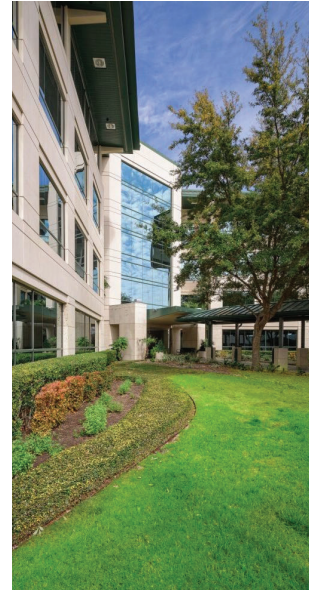
CLARK JONES

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Austin, Texas 787598

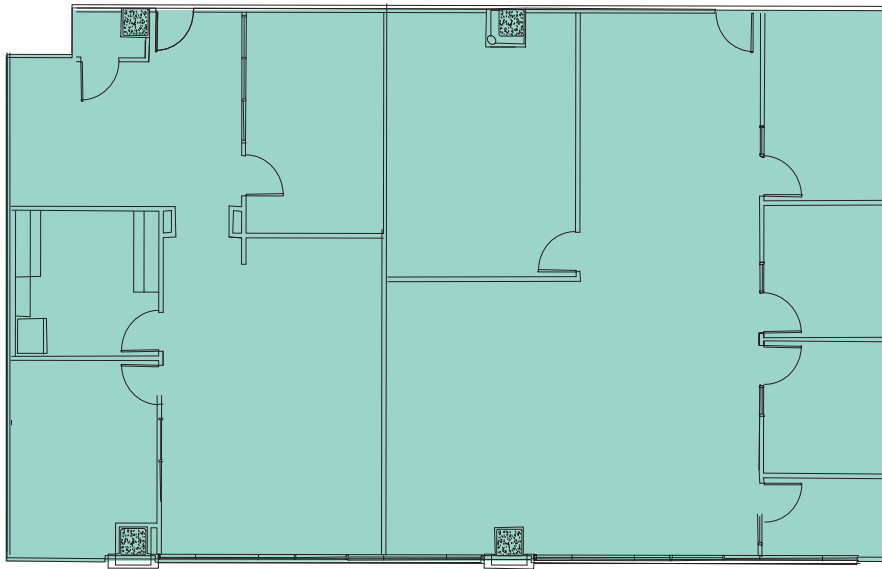
www.brandywinerealty.com



FEATURED AVAILABILITY

ONE BARTON SKYWAY

Suite	160
Square Footage	3,369 Sq. Ft.



for more information:

BLAIR NELSON | 512.415.9120 | Blair.Nelson@bdnreit.com

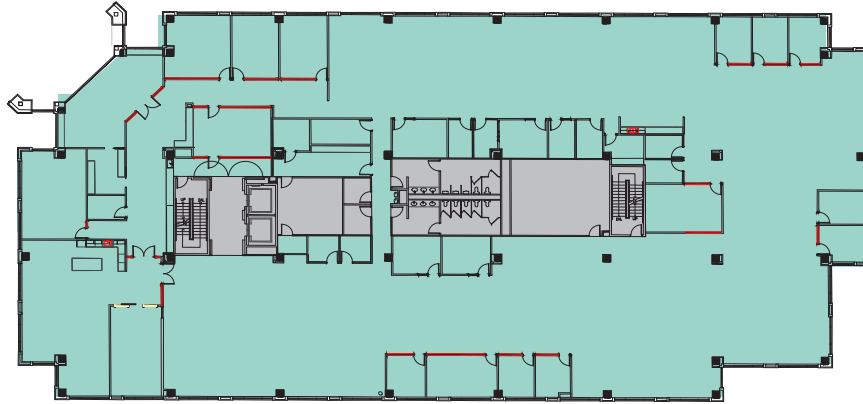
CLARK JONES | 214.808.1616 | Clark.Jones@bdnreit.com

11501 Burnet Road Building 906 Suite 180
Austin, TX 78758
www.brandywinerealty.com

FEATURED AVAILABILITY

ONE BARTON SKYWAY

Suite	200
Square Footage	24,711 Sq. Ft.



for more information:

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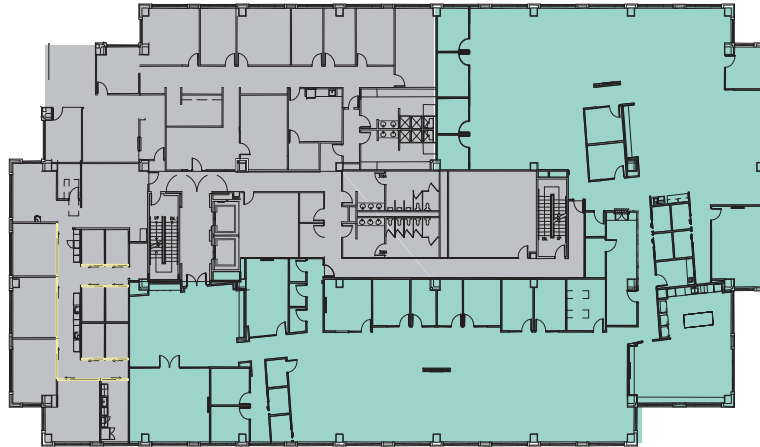
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11501 Burnet Road Building 906 Suite 180
Austin, TX 78758
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FEATURED AVAILABILITY

ONE BARTON SKYWAY

Suite	300
Square Footage	16,056 Sq. Ft.



for more information:

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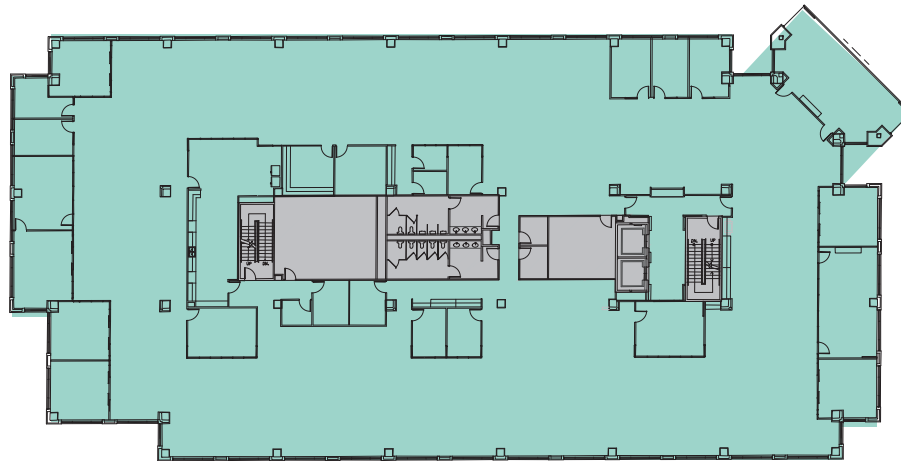
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11501 Burnet Road Building 906 Suite 180
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FEATURED AVAILABILITY

ONE BARTON SKYWAY

Suite	340
Square Footage	25,582 Sq. Ft.



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FEATURED AVAILABILITY

ONE BARTON SKYWAY

Suite	350
Square Footage	5,747 Sq. Ft.



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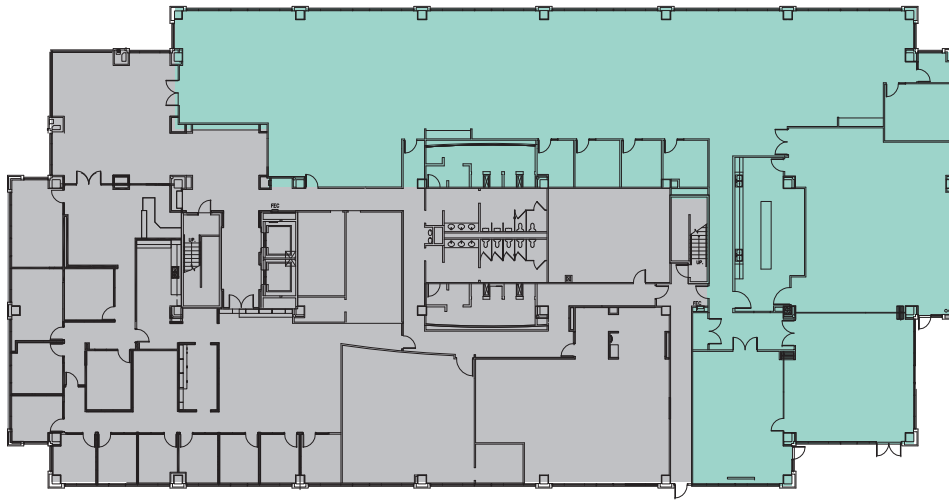
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FEATURED AVAILABILITY

TWO BARTON SKYWAY

Suite	100C
Square Footage	13,563 Sq. Ft.



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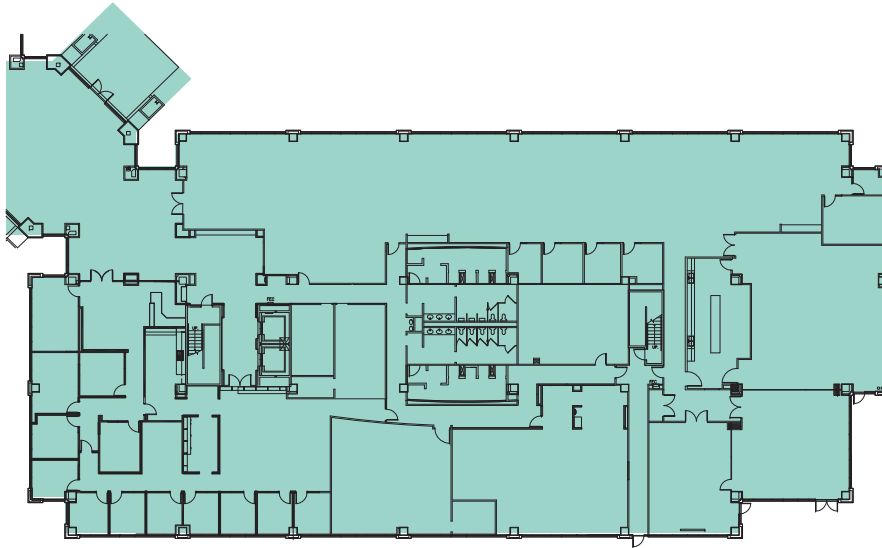
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FEATURED AVAILABILITY

TWO BARTON SKYWAY

Suite	200C
Square Footage	24,883 Sq. Ft.



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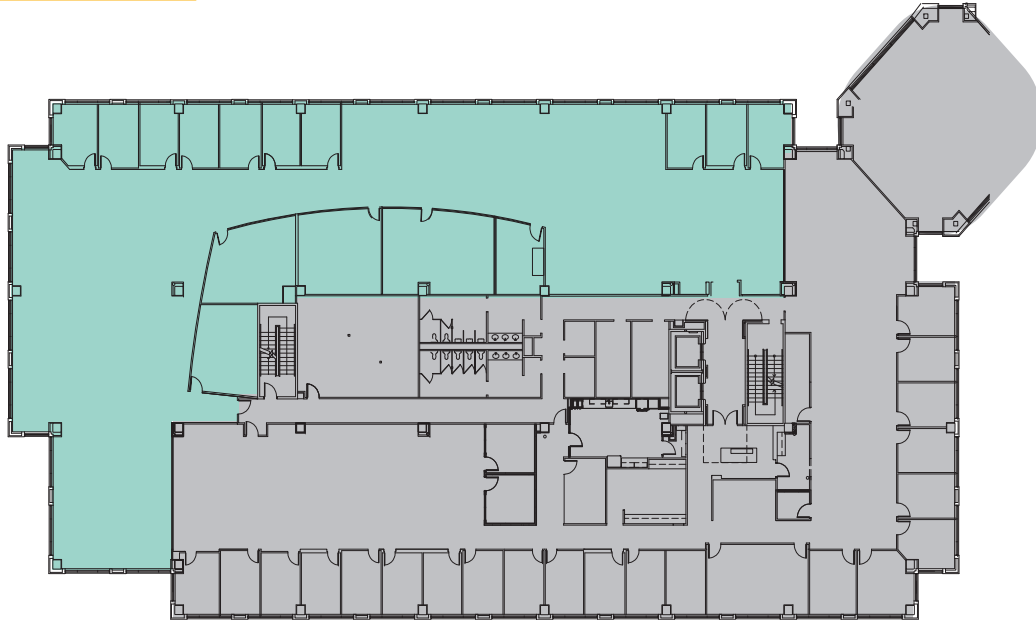
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FEATURED AVAILABILITY

TWO BARTON SKYWAY

Suite	200D
Square Footage	12,626 Sq. Ft.



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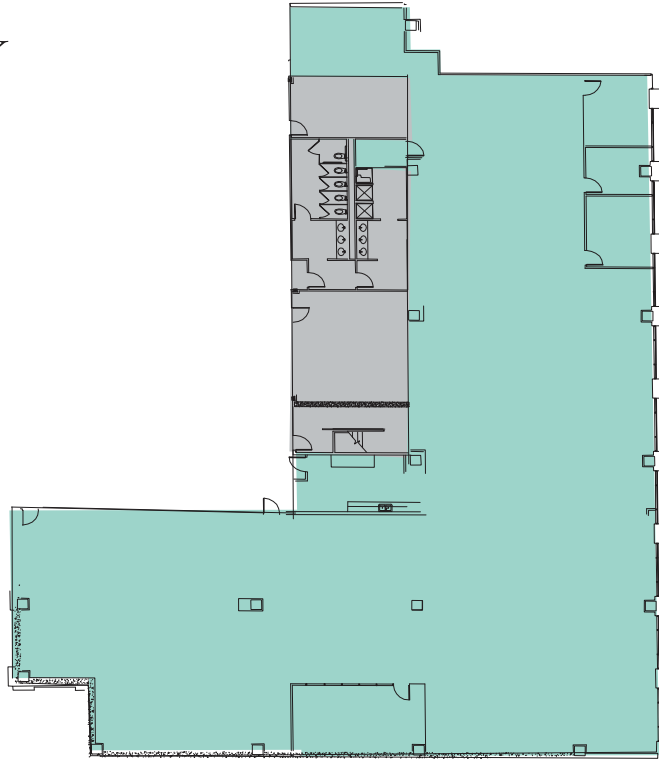
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FEATURED AVAILABILITY

FOUR BARTON SKYWAY

Suite	LL25
Square Footage	12,382 Sq. Ft.



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