

# PARK PLACE



OAKPOINT 

4005/4009 Banister Lane  
Austin, Texas 78704



## BUILDING OVERVIEW

4009

2nd Floor Entrance

Located a short distance from South Congress and downtown Austin, Park Place creates the ideal location for a central-focused business. With fourth floor views of Downtown Austin and the tree-filled landscaping, this four building campus is an outstanding space for all types of offices.

### BUILT IN

1985

### RENTABLE SPACE

41,946 sf

### FLOORS

4

### AVG FLOOR PLATE

13,772 sf

### RENOVATED

2022

### LOT

2.82 acres

### PARKING RATIO

3.25:1,000

### UNFINISHED CEILING HEIGHT

12'



## FEATURED AMENITIES

Ample surface parking,  
great highway access,  
tree-filled landscaping,  
and prime proximity to  
Austin's top amenities.



Tree-filled  
landscaping



Easy access to Hwy 71,  
Loop 360, MoPac &  
IH 35



Monument  
signage available



Generous  
parking

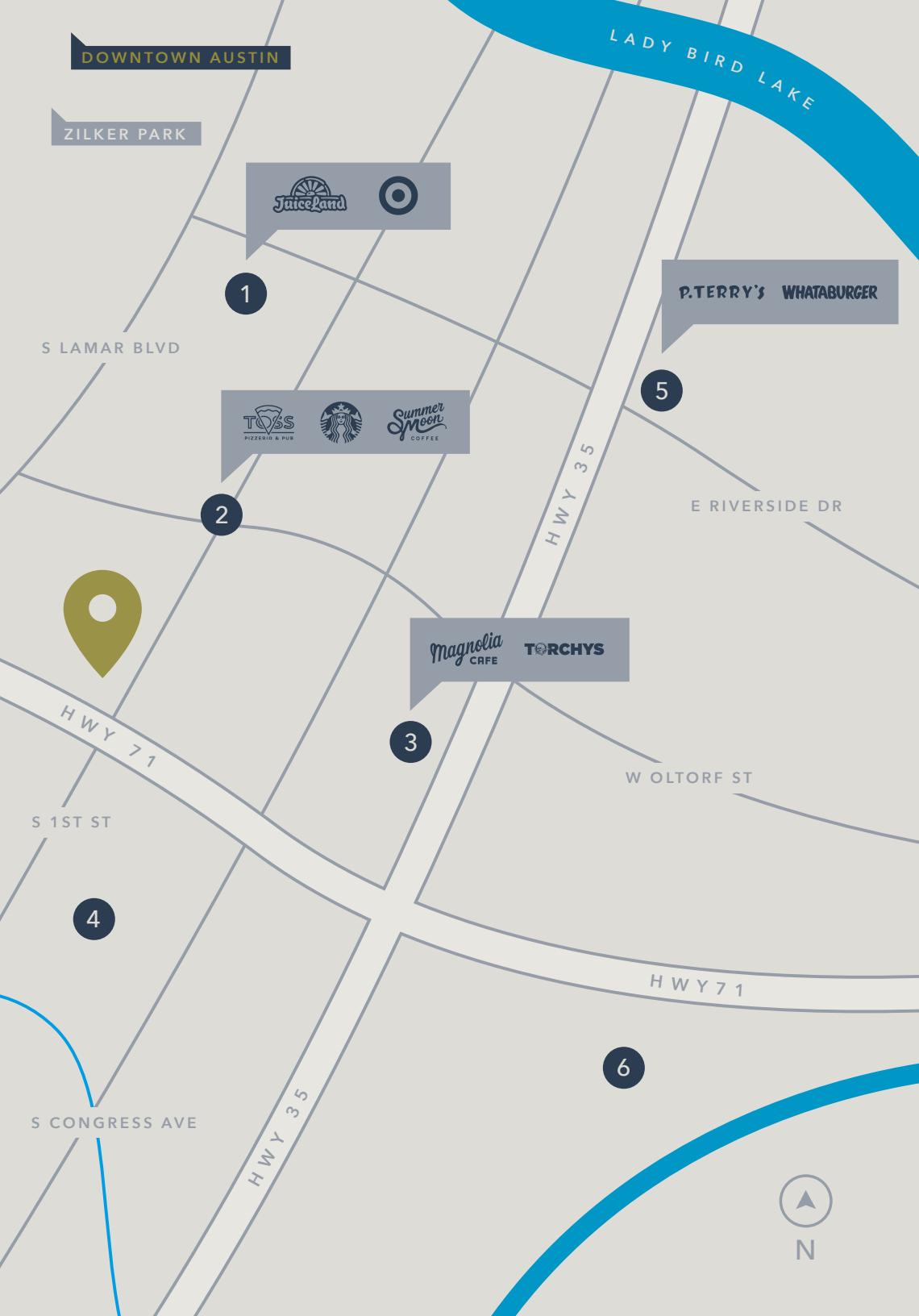


Prime proximity to  
Austin's top amenities



Large conference  
center





# Top amenities in close proximity.

## PARK PLACE

### 1 ZILKER

Target  
Juiceland  
Uchi  
Tesla Supercharging Station  
Snooze an A.M. Eatery  
Loro

### 2 BOULDIN CREEK

Starbucks  
Toss Pizzeria & Pub  
Summer Moon Coffee  
Mattie's  
Whataburger  
Phoebe's Diner - Oltorf

### 3 SOUTH CONGRESS

Magnolia Cafe  
Torchy's Tacos  
H-E-B  
Home Slice Pizza  
Aba Austin  
Whip In

### 4 SAINT ELMO

Cathedral of Junk  
Casa Maria  
CVS  
St. Elmo Brewing Company  
The Git Out - Bar + Kitchen  
La Flor

### 5 EAST RIVERSIDE

Whataburger  
P. Terry's Burger Stand  
Café Crème  
Jack in the Box  
Planet Fitness  
McDonald's

### 6 MCKINNEY

Little Caesars Pizza  
Bakery Cloud Nine  
CJ's Tacos  
Pinthouse Brewing  
Side Eye Pie  
Austintatious Cheesecakes



**AVAILABILITY**

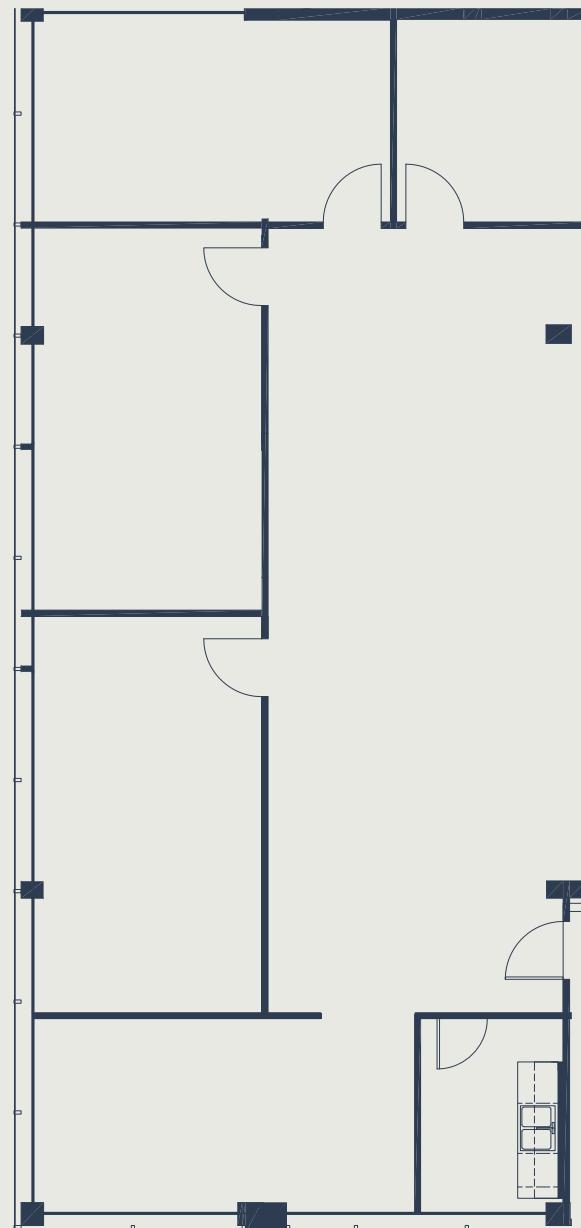
4005 Banister Ln, Suite 150A

**SIZE**

2,678 sf

**AVAILABILITY DATE**

Available Now





**AVAILABILITY**

4005 Banister Ln, Suite 200A

**SIZE**

4,846 sf

**AVAILABILITY DATE**

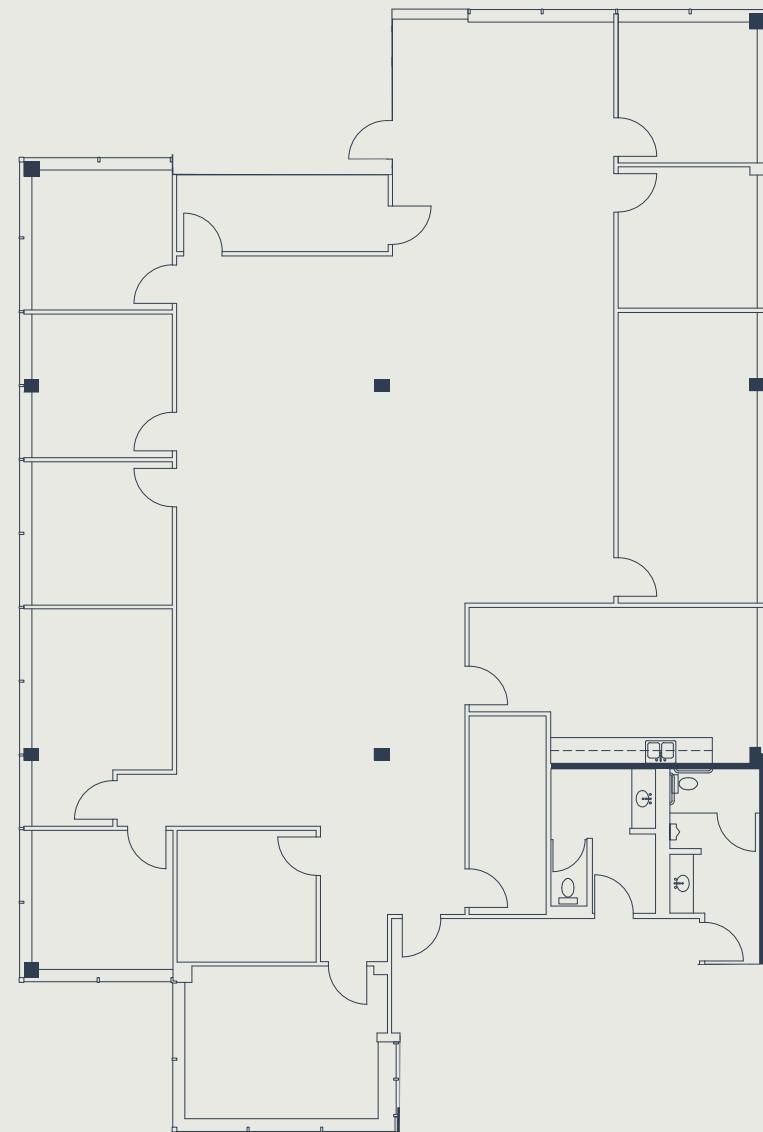
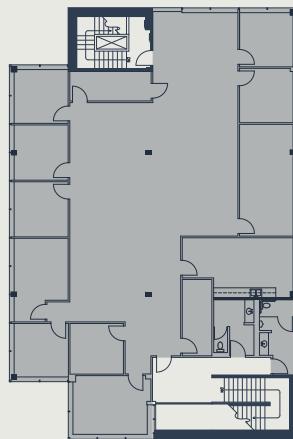
Available Now

LEVEL 4

LEVEL 3

► LEVEL 2

LEVEL 1





**AVAILABILITY**

4009 Banister Ln, Suite 250

**SIZE**

1,170 sf

**AVAILABILITY DATE**

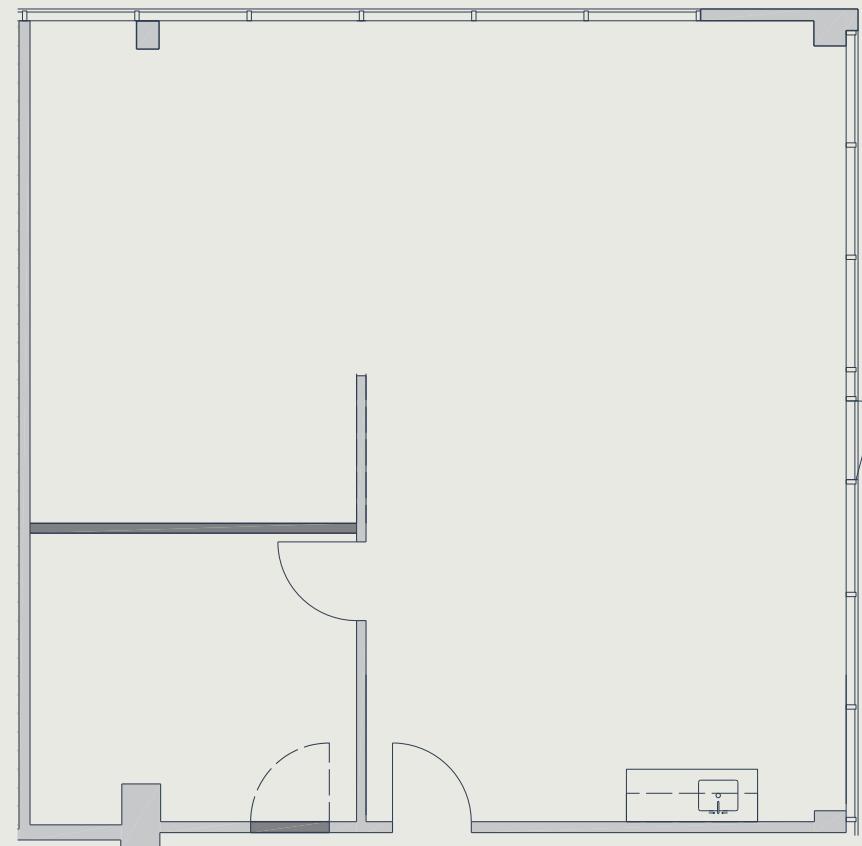
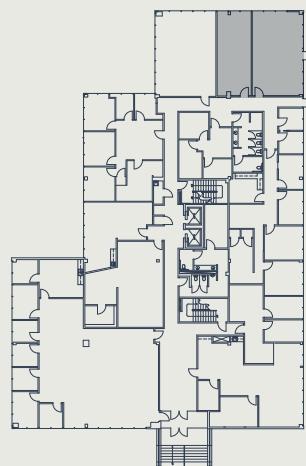
Available Now

LEVEL 4

LEVEL 3

► LEVEL 2

LEVEL 1





**AVAILABILITY**

4009 Banister Ln, Suite 300

**SIZE**

4,343 sf

**AVAILABILITY DATE**

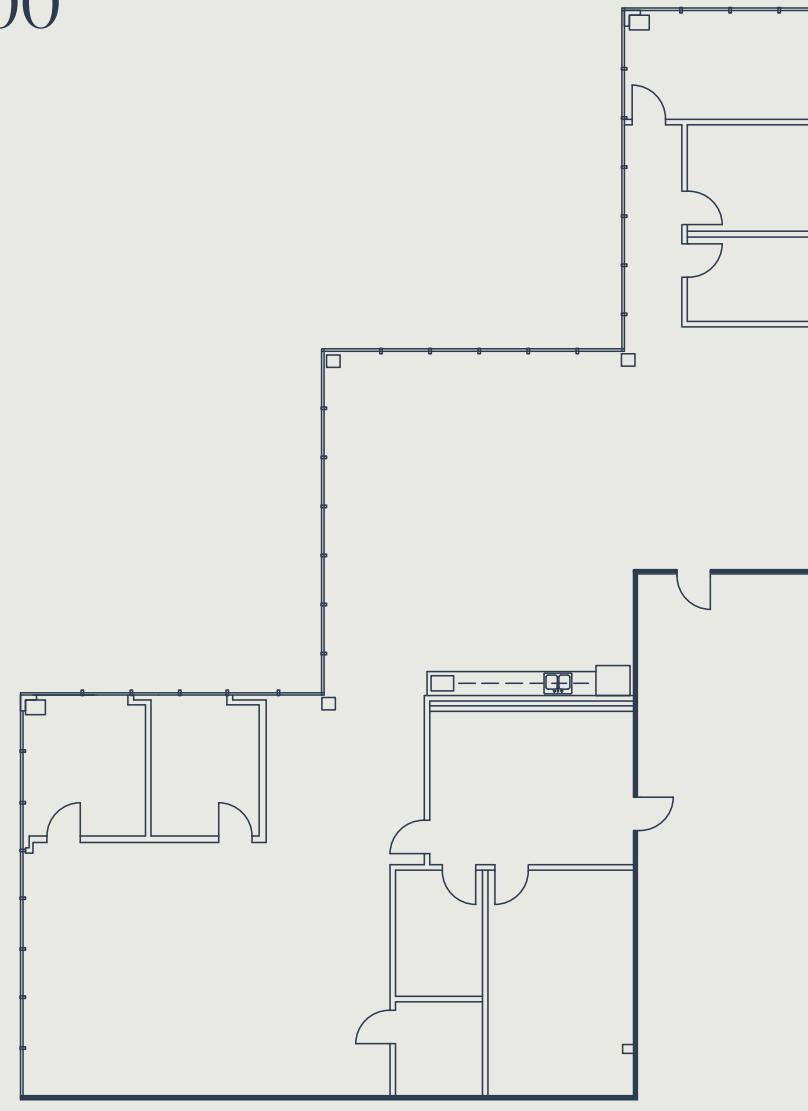
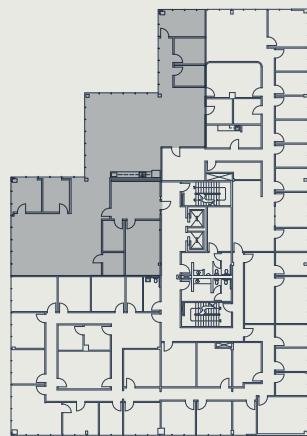
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LEVEL 4

► LEVEL 3

LEVEL 2

LEVEL 1





**AVAILABILITY**

4009 Banister Ln, Suite 400

**SIZE**

5,247 sf

**AVAILABILITY DATE**

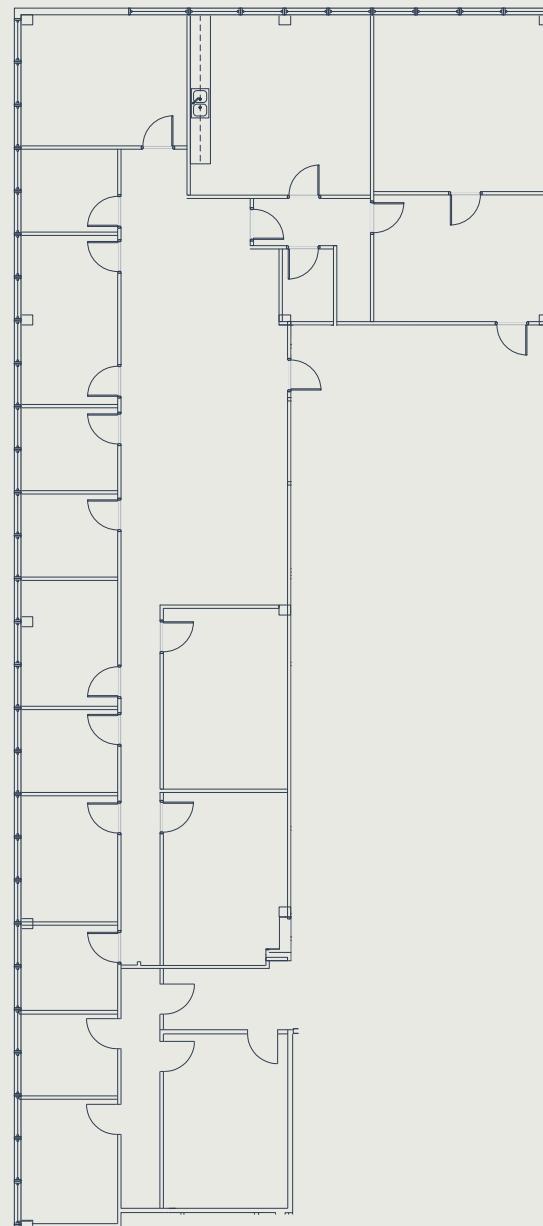
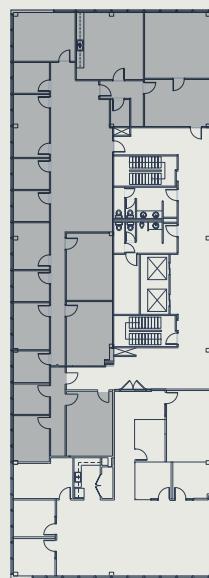
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► **LEVEL 4**

LEVEL 3

LEVEL 2

LEVEL 1





#### AVAILABILITY

4009 Banister Ln, Suite 412

#### SIZE

2,684 sf

#### AVAILABILITY DATE

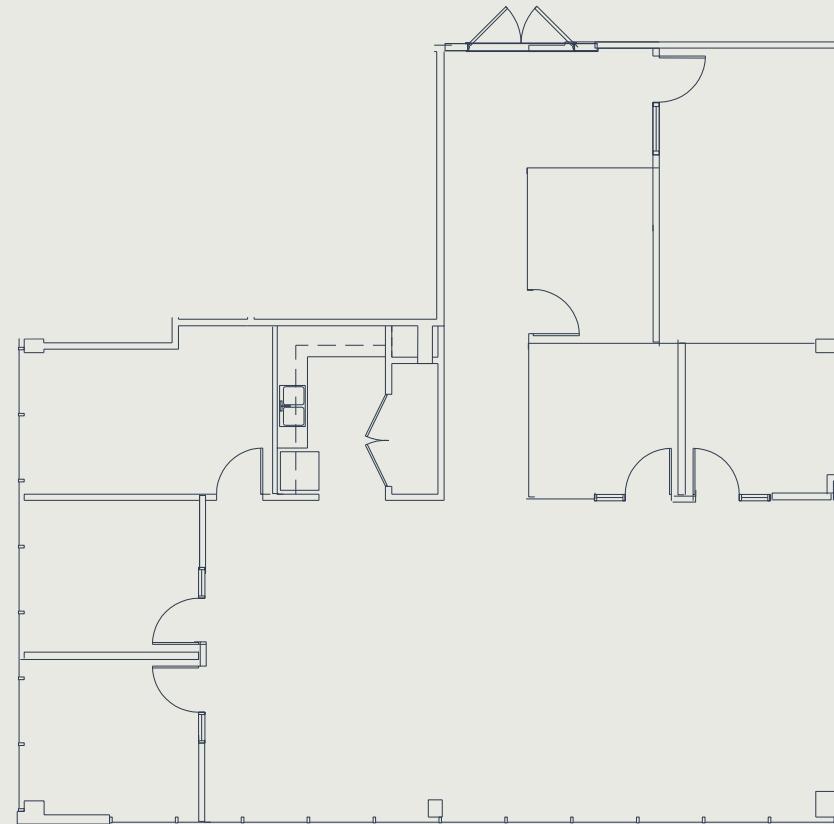
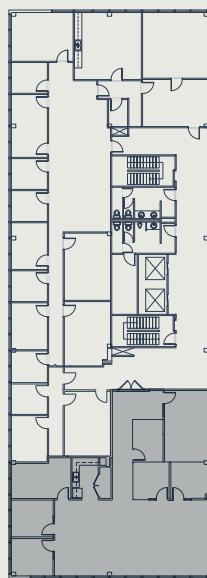
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#### ► LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1





**AVAILABILITY**

# 4009 Banister Ln, 4th Floor Contiguous

**SIZE**

7,931 sf

**AVAILABILITY DATE**

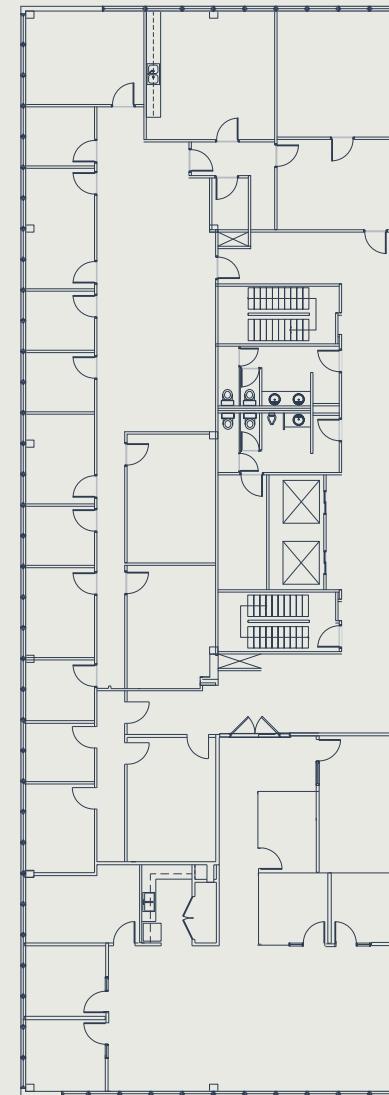
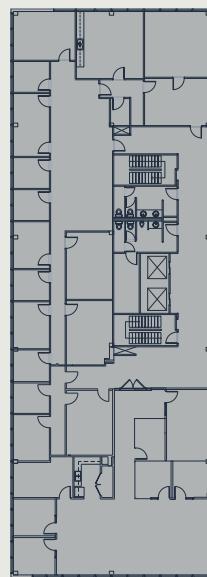
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► **LEVEL 4**

LEVEL 3

LEVEL 2

LEVEL 1





#### LEASING INFORMATION

Park Place is locally owned and operated by OakPoint, a vertically integrated firm with a diverse portfolio in commercial, multifamily, office, residential, and industrial real estate.

For leasing information, please contact:

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