



811

BARTON SPRINGS



AMONG AUSTIN'S MOST ICONIC SPOTS.

NINE STORIES
WITH TENANT AMENITY CENTER

143,957 SF
CLASS A OFFICE SPACE

\$6.5M+ 2024
RENOVATIONS

15,867 SF
AVERAGE FLOOR PLATE

SPEC SUITES
DELIVERED

811 BARTON

A Modern Workplace
Thoughtfully Designed with
Wellness at its Core.

811 Barton offers a tenant amenity center designed to promote wellness, community, and productivity. Tenants can enjoy a fully equipped fitness center, secure bike storage, a private mother’s room, and on-site showers - all supporting a healthy, balanced lifestyle.









The building features inviting communal spaces and landscaped terraces with comfortable seating, creating ideal spots to relax or connect with others.

[VIEW WEBSITE](#)



COLLABORATE,
FOCUS,
UNWIND.

SUSTAINABILITY

-  LEED Gold certification
-  Energy Star certification
-  Fitwel certified
-  GPS building air ionization system
-  Bluetooth building access technology
-  Renewable Energy credits
-  Rooftop Apiaries
-  Electric charging station

LIBRARY EXTERIOR



PATIO



CONFERENCE ROOM



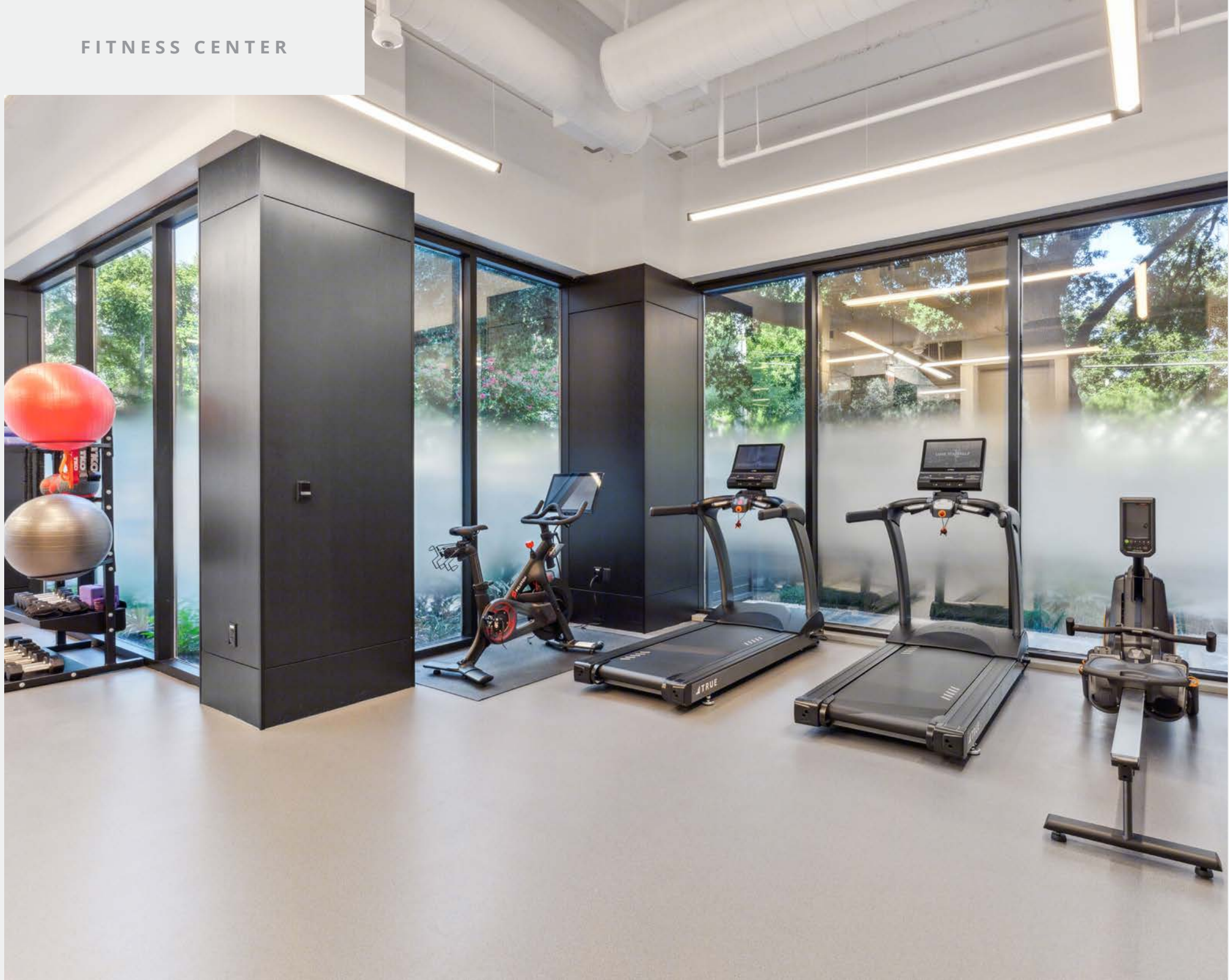
LIBRARY INTERIOR



PHONE ROOMS



FITNESS CENTER



MOTHER'S ROOM



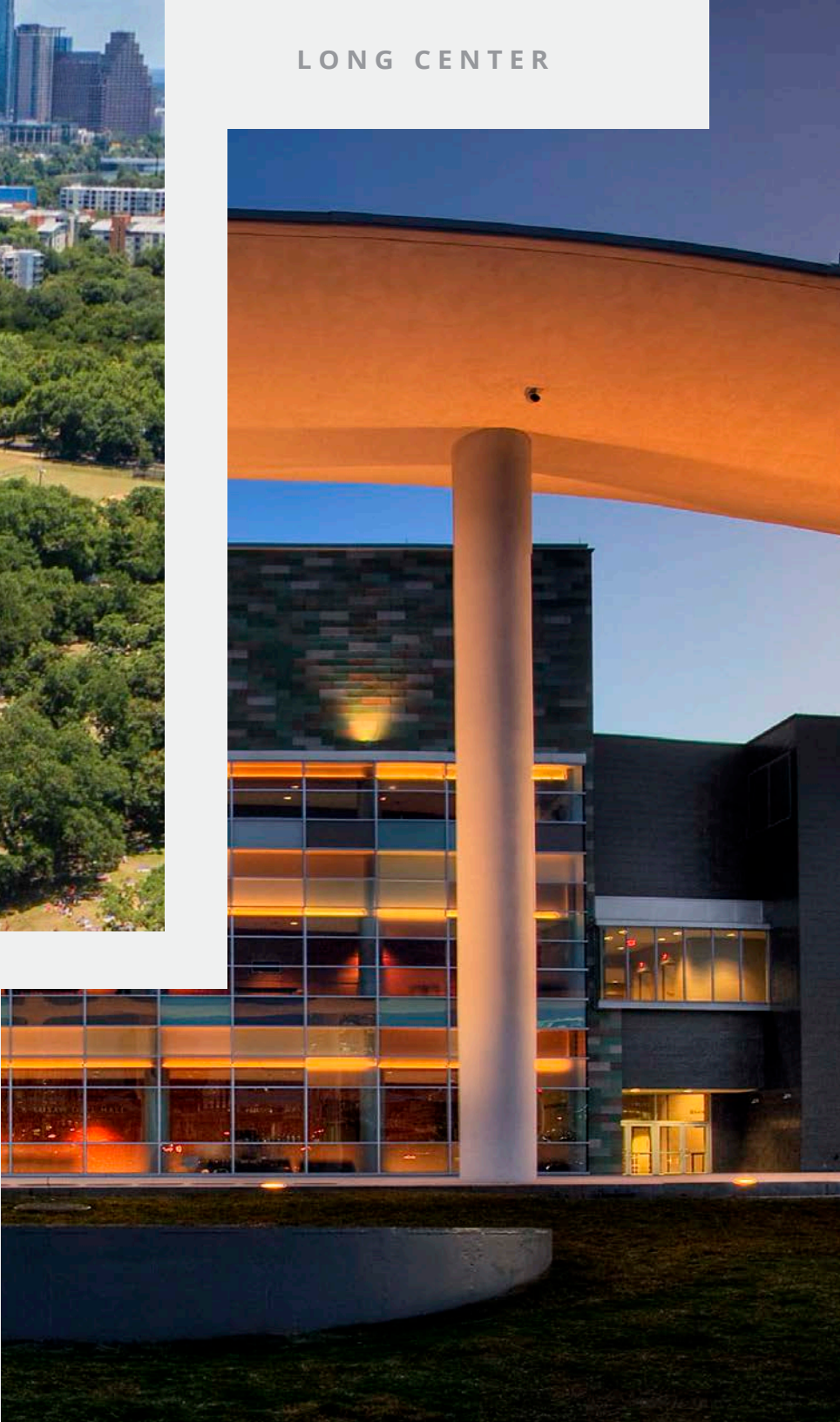
BIKE STORAGE



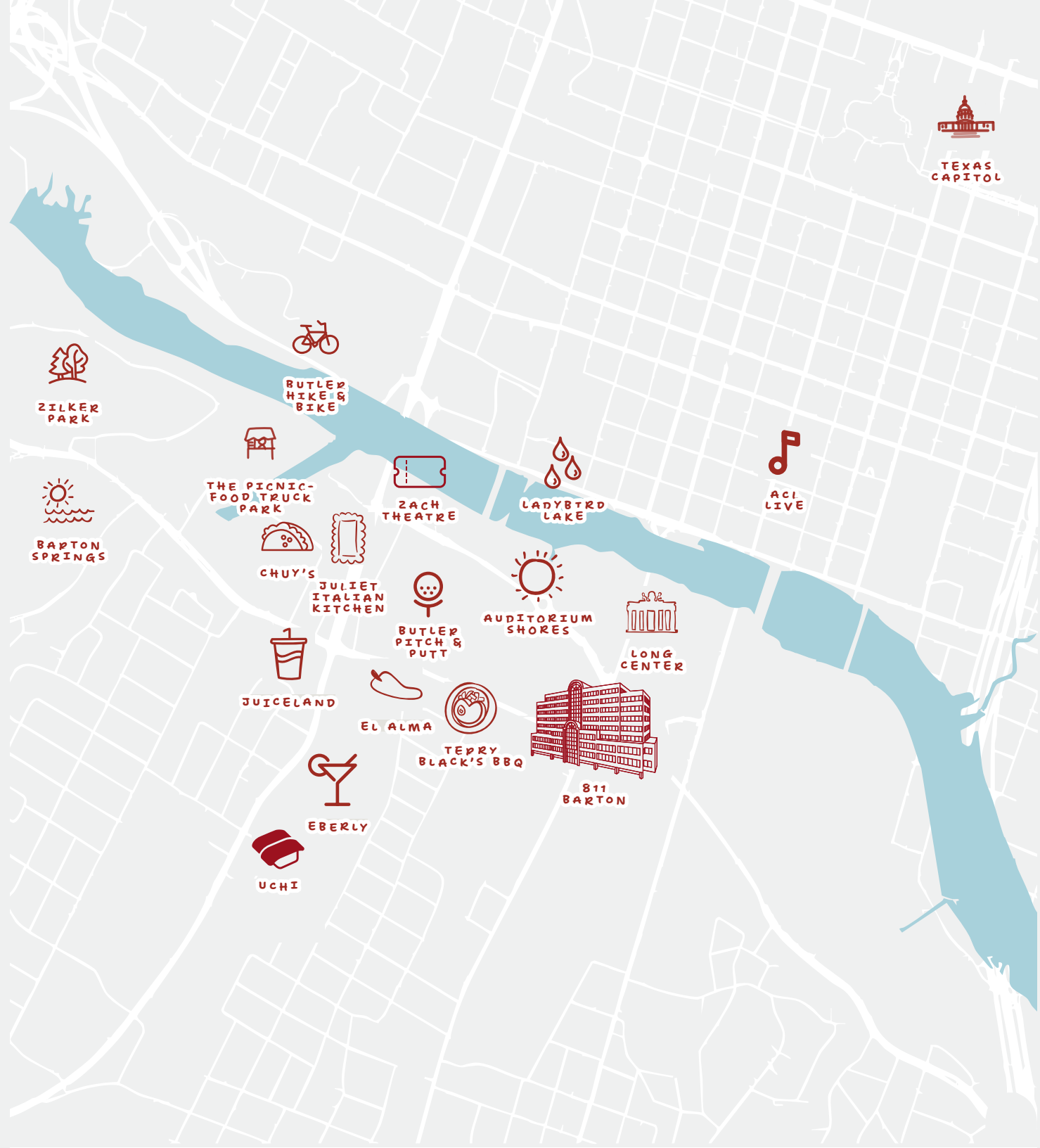
BARTON SPRINGS



LONG CENTER



ACL LIVE



STEPS FROM

Austin's Icons.

NEARBY BITES

- | | |
|----------------------|-----------------------|
| Chuy's | Terry Black's BBQ |
| Casa de Luz | Whataburger |
| Baby Acapulco | Elizabeth Street Cafe |
| JuiceLand | Freebirds |
| SquareRut Kava Bar | Thundercloud Subs |
| Juliette Ristoriante | Magnolia Cafe |
| House Wine | Bouldin Creek Cafe |
| Jack in the Box | Lucy's Fried Chicken |
| McDonald's | Sandy's Hamburgers |
| P. Terry's | Hopdoddy |
| El Alma | Homeslice Pizza |
| Uchi | Hey Cupcake! |
| Shake Shack | Gueros |
| Odd Duck | South Congress Cafe |
| Maudie's | Perla's Seafood |
| Ramen Tatsu-Ya | Lucky Robot |
| | Torchy's Tacos |

OUT & ABOUT STAY CLOSE

- | | |
|----------------------|--------------------------------|
| Hyatt Regency | Lady Bird Lake Hike/Bike Trail |
| Embassy Suites | Butler Pitch & Putt |
| Extended Stay | Zilker Park |
| Austin Motel | Barton Springs |
| Hotel San Jose | Butler Park |
| South Congress Hotel | |
| Saint Cecilia | |
| JW Marriott | |
| Hampton Inn & Suites | |
| Courtyard Austin | |
| Four Seasons | |

YOUR NEXT OFFICE

Ready when you are.

811 Barton features modern suites with flexible layouts, abundant natural light, and contemporary finishes. Perfect for teams ready to move in and get to work.

[VIEW AVAILABILITIES](#)



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 **TRANSWESTERN**

BARINGS

