

# VISTA RIDGE

NOW LEASING

OAKPOINT

912 S Capital of Texas Hwy  
Austin, Texas 78759



**BUILDING OVERVIEW**

Recently revamped to meet today's company needs, Vista Ridge offers a prime location and modern design for multiple tenants. Enhancing functionality, aesthetics, and aligning with contemporary standards, it is the ideal choice for thriving businesses across industries seeking convenience, flexibility, and a state-of-the-art workplace.

**BUILT IN**

1985

**RENTABLE SPACE**

67,933 sf

**FLOORS**

4

**AVG FLOOR PLATE**

16,983 sf

**RENOVATED**

2023

**LOT**

4.58 acres

**PARKING RATIO**

3.66:1,000

**UNFINISHED CEILING HEIGHT**

12'



## FEATURED AMENITIES

Ample parking, prime proximity to Austin's top amenities, and a whole lot of Texas charm since 1985.



Pickle Ball Courts



On-Site Food Truck



Newly furnished lounging areas



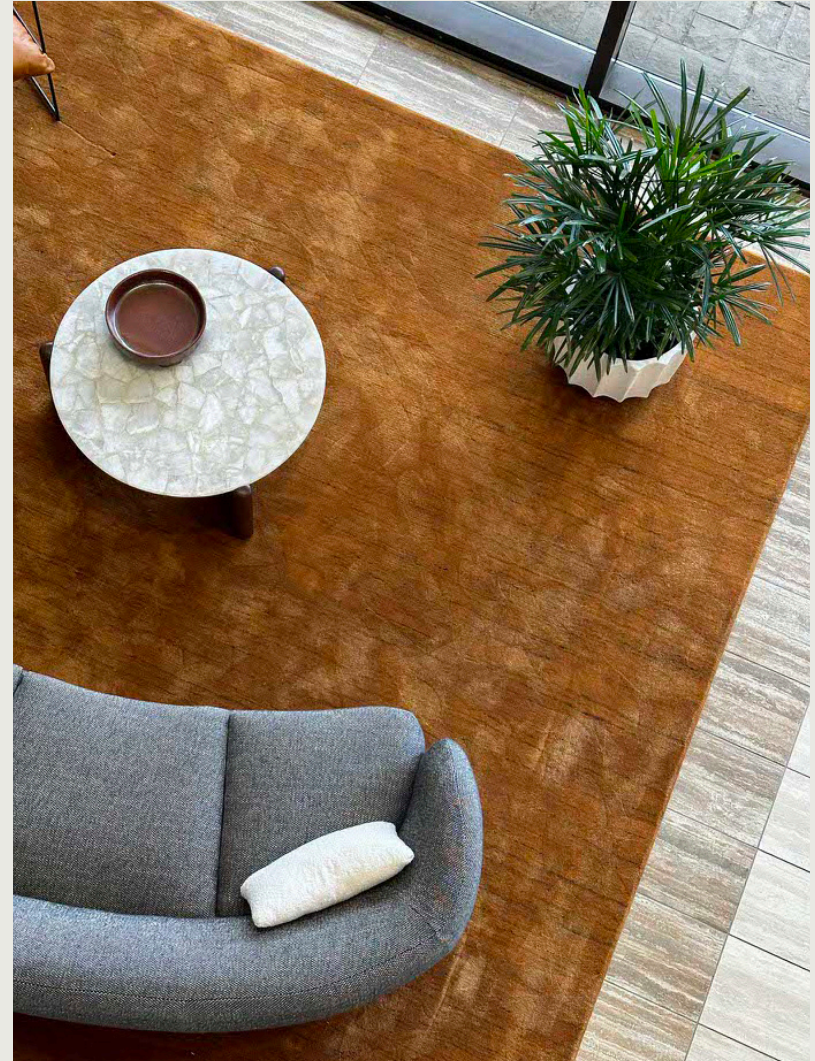
Generous Parking



Prime proximity to Austin's top amenities



On-Site Nature Trails





# Top amenities in close proximity.

## VISTA RIDGE

### 1 VILLAGE AT WESTLAKE

- Chick-Fil-A
- Finleys Barber Shop
- Golds Gym
- H-E-B
- Starbucks
- Tacodeli

### 2 WESTLAKE SQUARE

- Texas Honey Ham
- Wells Fargo Bank
- Twin Liquors
- Walgreens
- Blenders and Bowls
- Poke House

### 3 WESTBANK MARKET

- Jason's Deli
- Orange Theory
- Starbucks
- Chipotle
- CAVA
- Flower Child

### 4 B.C. WILDERNESS PARK

- Barton Creek Greenbelt Trailhead
- Sculpture Falls
- Hill of Life Dam
- Teepee Area

### 5 BARTON CREEK SQ MALL

- Apple
- Nordstrom
- AMC
- Macy's
- Dillard's
- JCPenney

### 6 ZILKER METROPOLITAN PARK

- Barton Springs Municipal Pool
- Barton Creek Greenbelt
- Zilker Botanical Garden
- Zilker Volleyball Courts
- Austin Nature & Science Center
- Texas Rowing Center





**AVAILABILITY**

# Suite 180 Contiguous

**SIZE**

4,901 sf

**AVAILABILITY DATE**

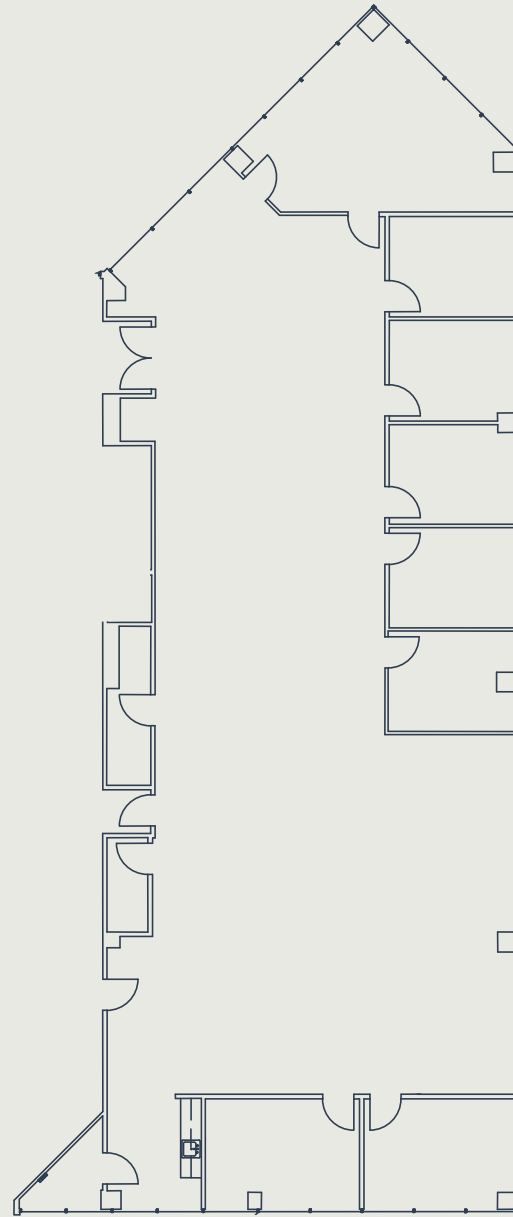
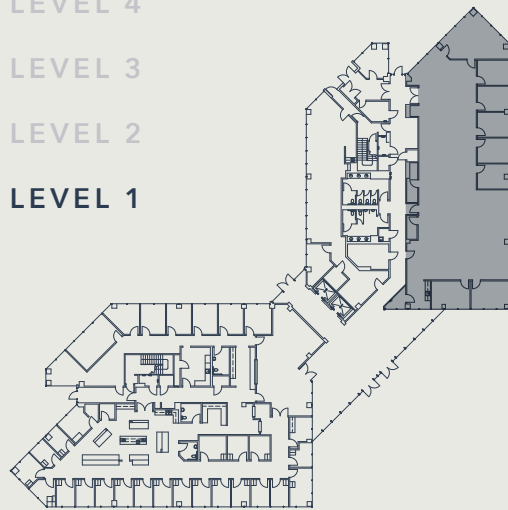
Available Now

LEVEL 4

LEVEL 3

LEVEL 2

▶ LEVEL 1





**AVAILABILITY**

# Suite 180

**SIZE**

## 2,695 sf

**AVAILABILITY DATE**

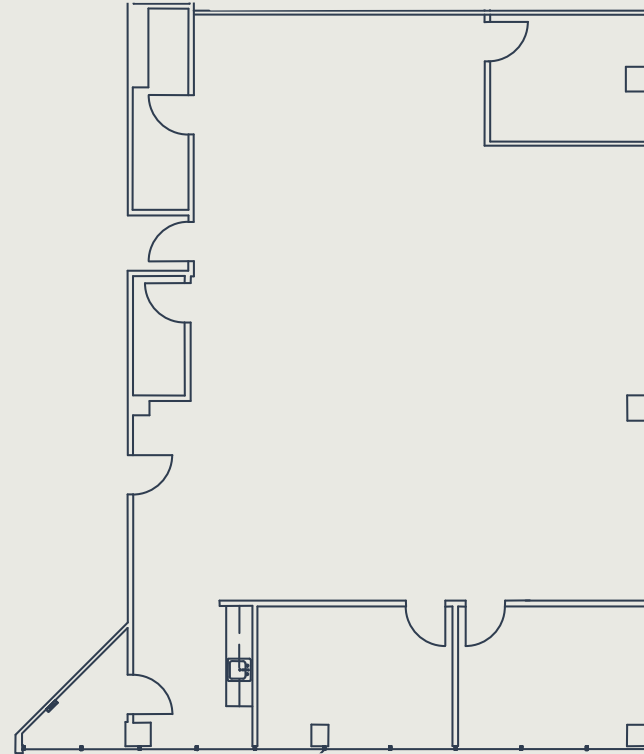
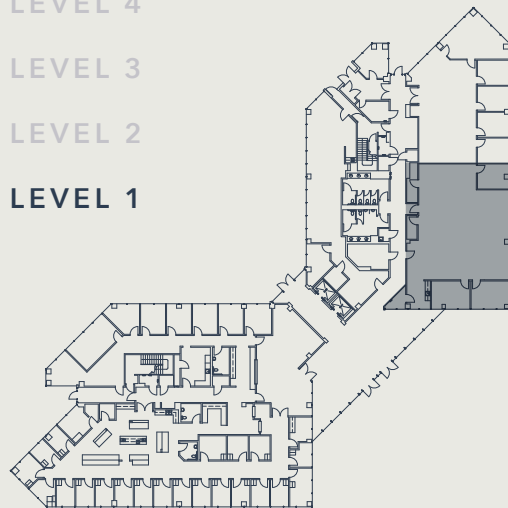
## Available Now

LEVEL 4

LEVEL 3

LEVEL 2

▶ LEVEL 1





**AVAILABILITY**

# Suite 190

**SIZE**

2,206 sf

**AVAILABILITY DATE**

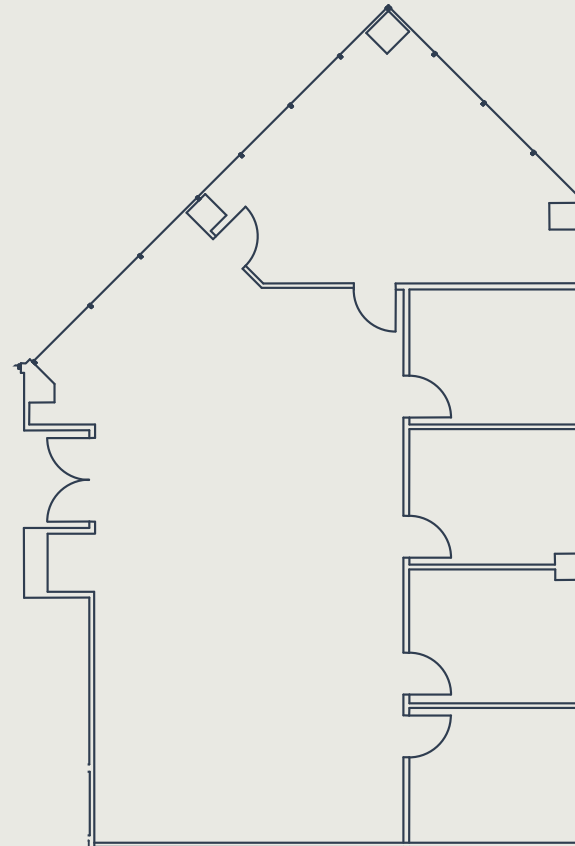
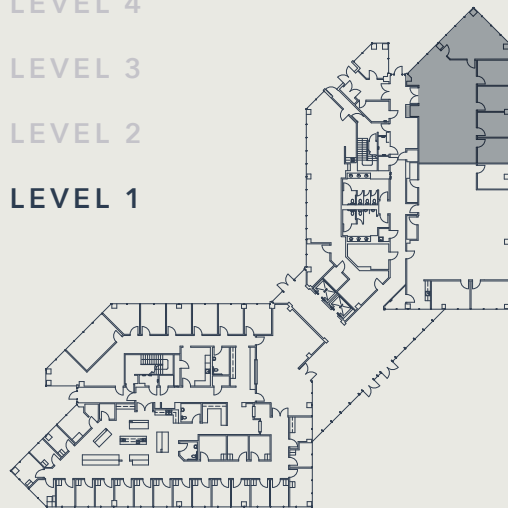
Available Now

LEVEL 4

LEVEL 3

LEVEL 2

▶ LEVEL 1





**AVAILABILITY**

# Suite 430

**SIZE**

1,468 sf

**AVAILABILITY DATE**

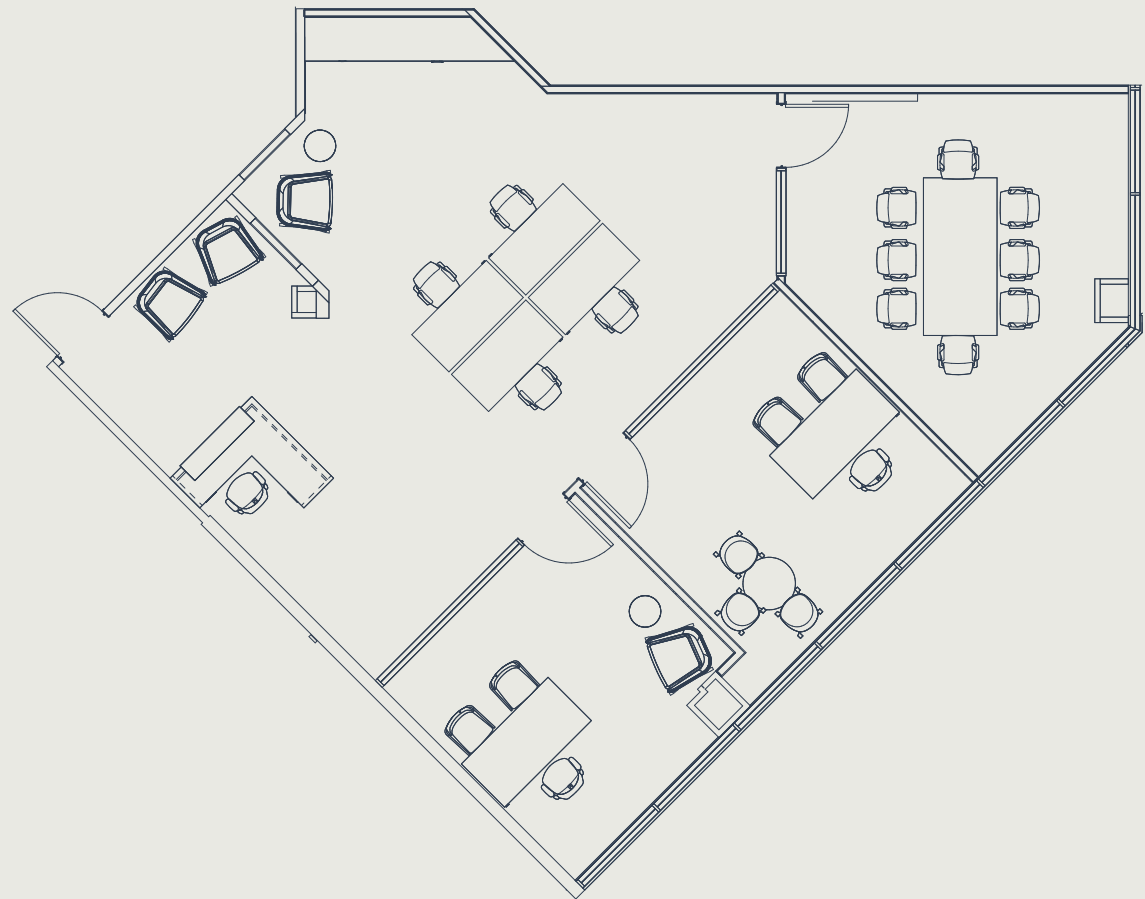
Available Now

▶ **LEVEL 4**

LEVEL 3

LEVEL 2

LEVEL 1







## LEASING INFORMATION

Vista Ridge 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:

### **RYAN BUSCHA**

Director

O (512) 975-2253

E [rbuscha@oakpointre.com](mailto:rbuscha@oakpointre.com)

### **DAN FRICKS**

Leasing

O (512) 640-6278

E [dfricks@oakpointre.com](mailto:dfricks@oakpointre.com)

