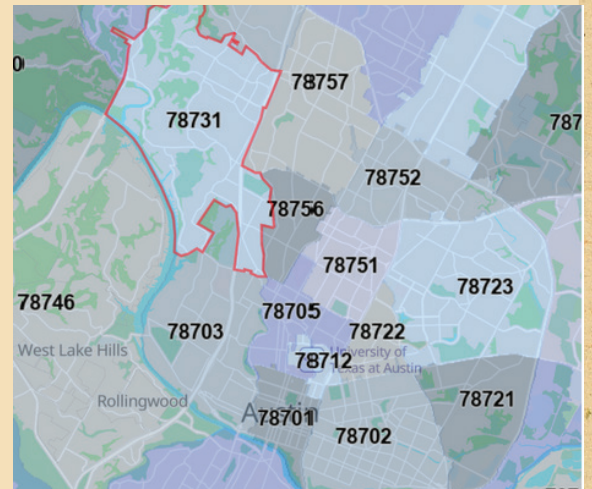


Prime Freestanding Office-Highland Hills Available for lease

3400 Northland Dr Austin, Texas 78731





Make this building the home for
your _____



Located in Northwest Austin with proximity to the Hill Country, Lake Travis and many of Austin's most desirable neighborhoods

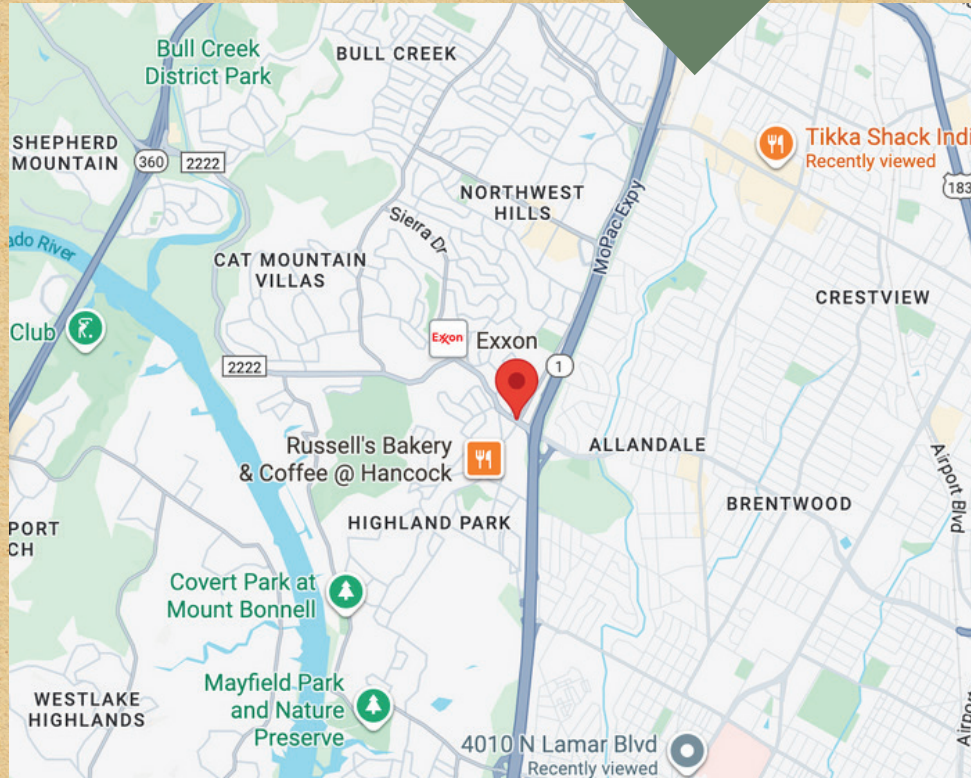
(creative office)
(headquarters)
(professional services)
(wellness services)
(retail)
(experiential retail)
(office)
(retail headquarters)
(brand experience)

This neighborhood and proximity provides great highway access for easy movement around the city and greater area



Key Info

Neighboring Businesses



Neighborhood: Highland Hills

Zoning: NO

Lot SF: 10,280 SF

Existing building structures on site: 2

Parking Lot: 11 spaces

Nearby residential neighborhoods: Allandale, Northwest Hills

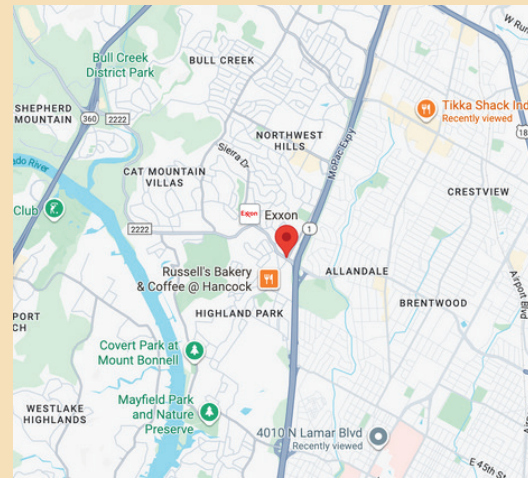
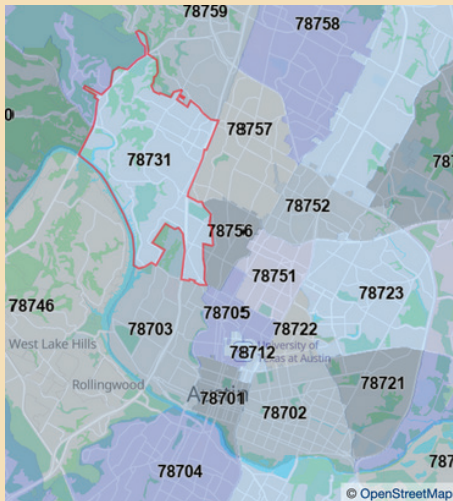
Nearby businesses: Frost Bank, Chez Zee American Bistro, Starbucks, Juiceland, Griffith Small Animal Hospital, Randalls, Yamas Greek Kitchen and Bar

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Demographics for area code 78731



Demographics

	1 mile	3 miles
Population	10,275	107,176
Households	4,596	51,291
Median Age	42.50	38.60
Median HH Income	\$130,375	\$90,712
Daytime Employees	9,620	100,879
Population Growth '24 - '29	▲ 7.02%	▲ 8.25%
Household Growth '24 - '29	▲ 7.72%	▲ 9.08%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Northland Dr	Balcones Dr SE	30,685	2025	0.02 mi
Northland Drive	-	26,122	2023	0.02 mi
Balcones Dr	Northland Dr NE	13,355	2025	0.06 mi
Balcones Drive	-	11,085	2023	0.08 mi
N Mo Pac Expy	Northland Dr S	16,398	2025	0.10 mi
Parkcrest Dr	Balcones Dr S	8,409	2025	0.13 mi
Trailridge Dr	Overlook Dr NW	542	2025	0.20 mi
Ranch Rd 2222	Highland Hills Cir SE	31,503	2022	0.20 mi
TX 45;RM 620	Highland Hills Cir SE	26,549	2024	0.20 mi
Ranch Road 2222	Highland Hills Cir SE	26,810	2025	0.20 mi

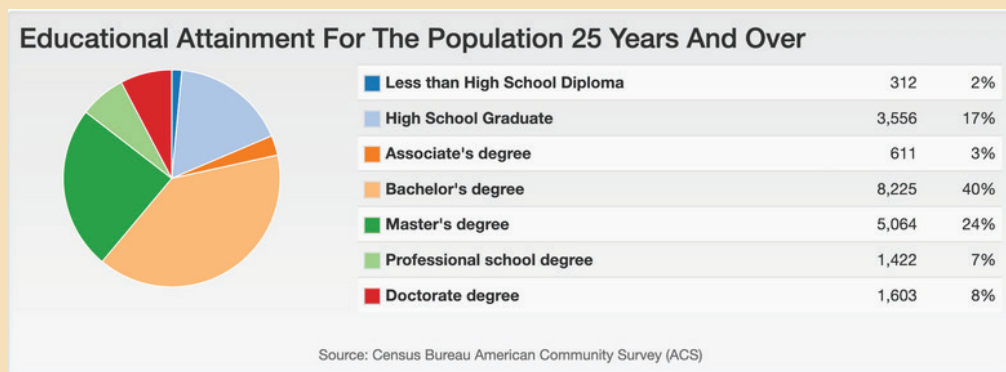
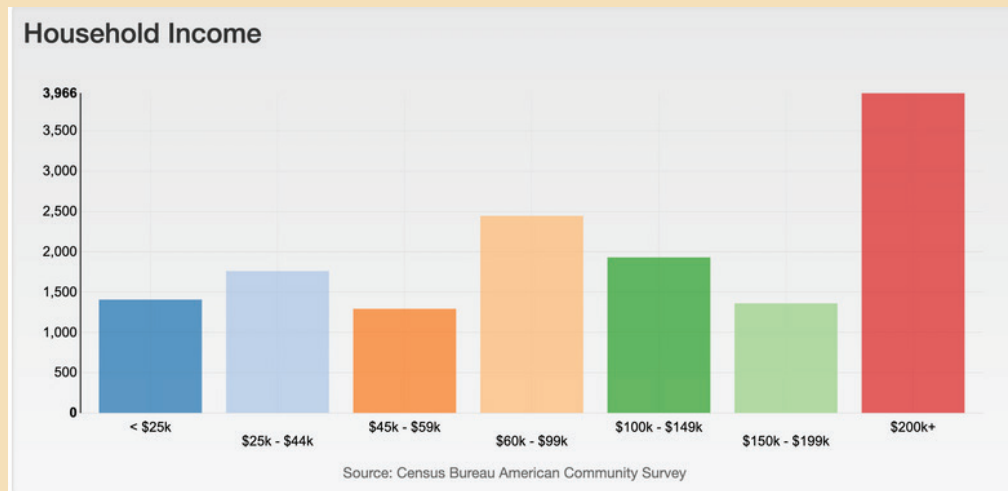
Made with TrafficMetrix® Products

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Demographics for area code 78731

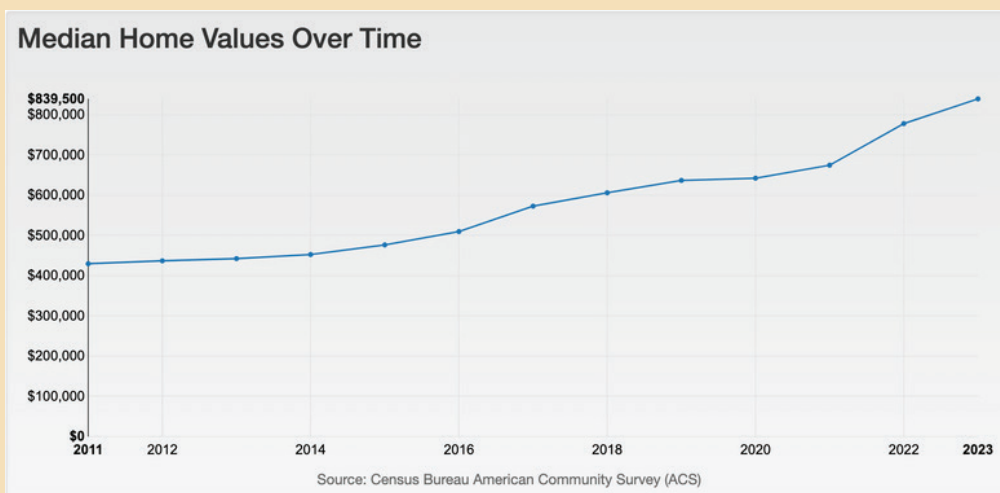
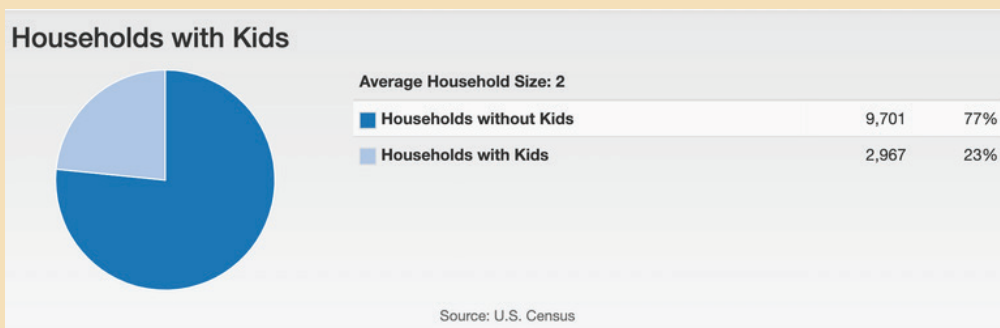


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Demographics for area code 78731





Ryan Saunders

Associate Broker, Latitude Real Estate Partners

ryan@latituderep.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Space Squared	610506		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel McKinley	610506	danny@gospacesquared.com	5125606840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Saunders	610506		
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date