

For Lease

Austin Innovation Park

6801 N Capital of TX Hwy, Austin , TX 78731

Austin Innovation Park is
at the *premiere location* for
fast-growing and innovative companies.





Executive Summary

Lakewood I & II is now Austin Innovation Park. A new name, new owner and a new focus for this office complex in Northwest Austin. Austin Innovation Park is at the premiere location for fast-growing, innovative companies.

The project consists of two adjacent office buildings containing a total of 94,577 square feet of office space. Parking is a mix of surface parking and garage parking. The location on Hwy 360 offers easy access to The Arboretum, Hwy 360, RR2222 and Mopac. The Bull Creek Park and Greenbelt is adjacent to Austin Innovation Park, offering abundant outdoor space, hiking and mountain biking trails within a short walk from the office.

Property Overview

- 94,577 square feet total in both buildings
- \$19.50 NNN Rate
- 2024 estimated operating expenses of \$12.99
- 357 total parking spaces. 3.77/1,000 parking ratio
- Surface parking and garage parking are both available
- Outdoor deck space shared between both buildings
- Showers with lockers and bike racks
- Heavily landscaped project with abundant trees
- Abundant natural light with views in select suites
- Building signage and Hwy 360 monument signage available





Natural light and views of the hill country



Outdoor area with games and wifi



Locker room with showers

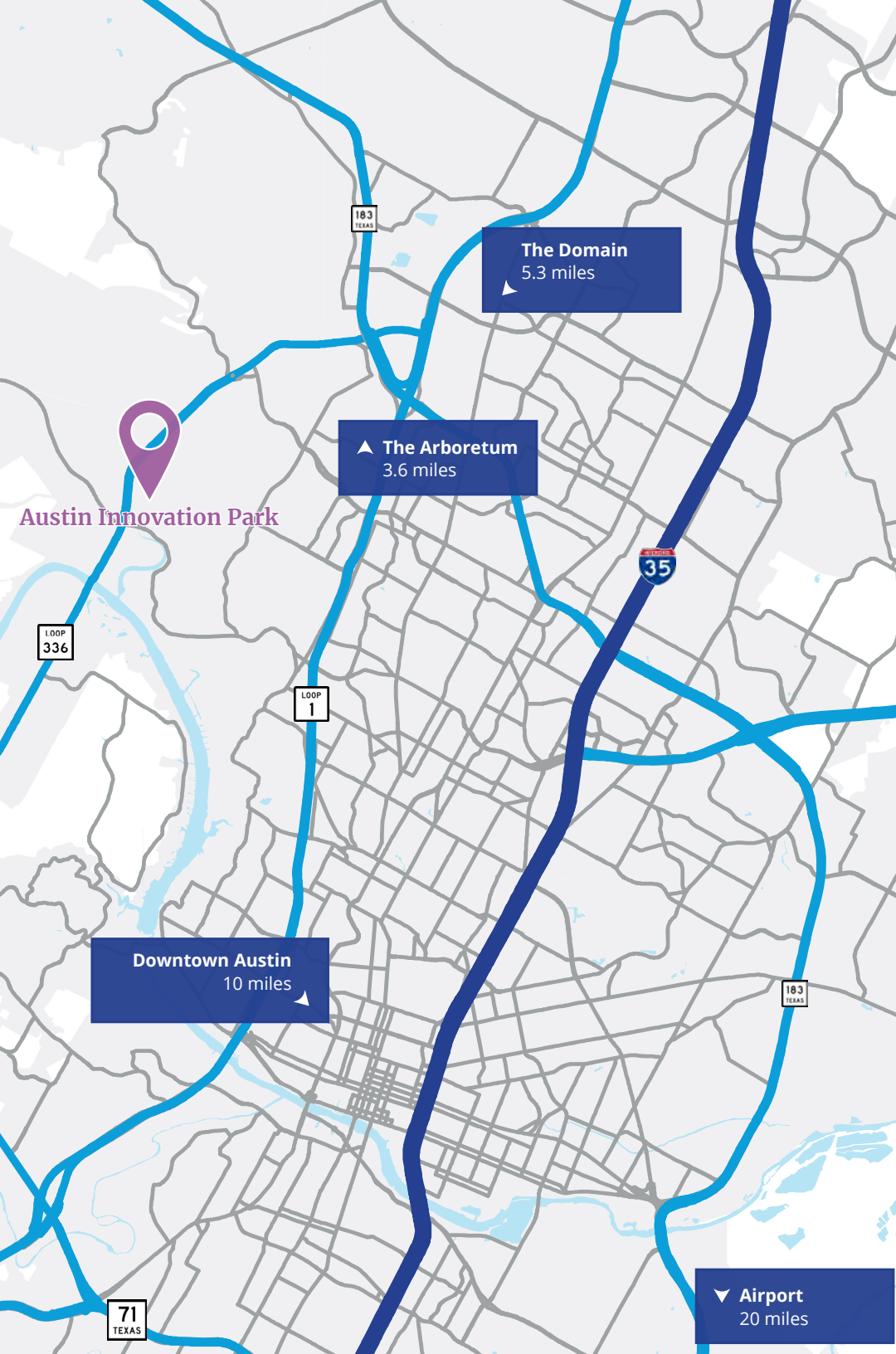


Bike racks



Attached parking garage

Onsite Amenities



Location Overview

Located on Highway 360 and surrounded by multiple Fortune 1000 companies, Austin Innovation Park is well positioned to attract new talent and offers easy access to HWY 360, RR 222, The arboretum, and The Domain. The project is surrounded by 48 acre Bull Creek Park and Greenbelt offering hiking trails, mountain biking trails and Bull Creek itself, a local favorite.

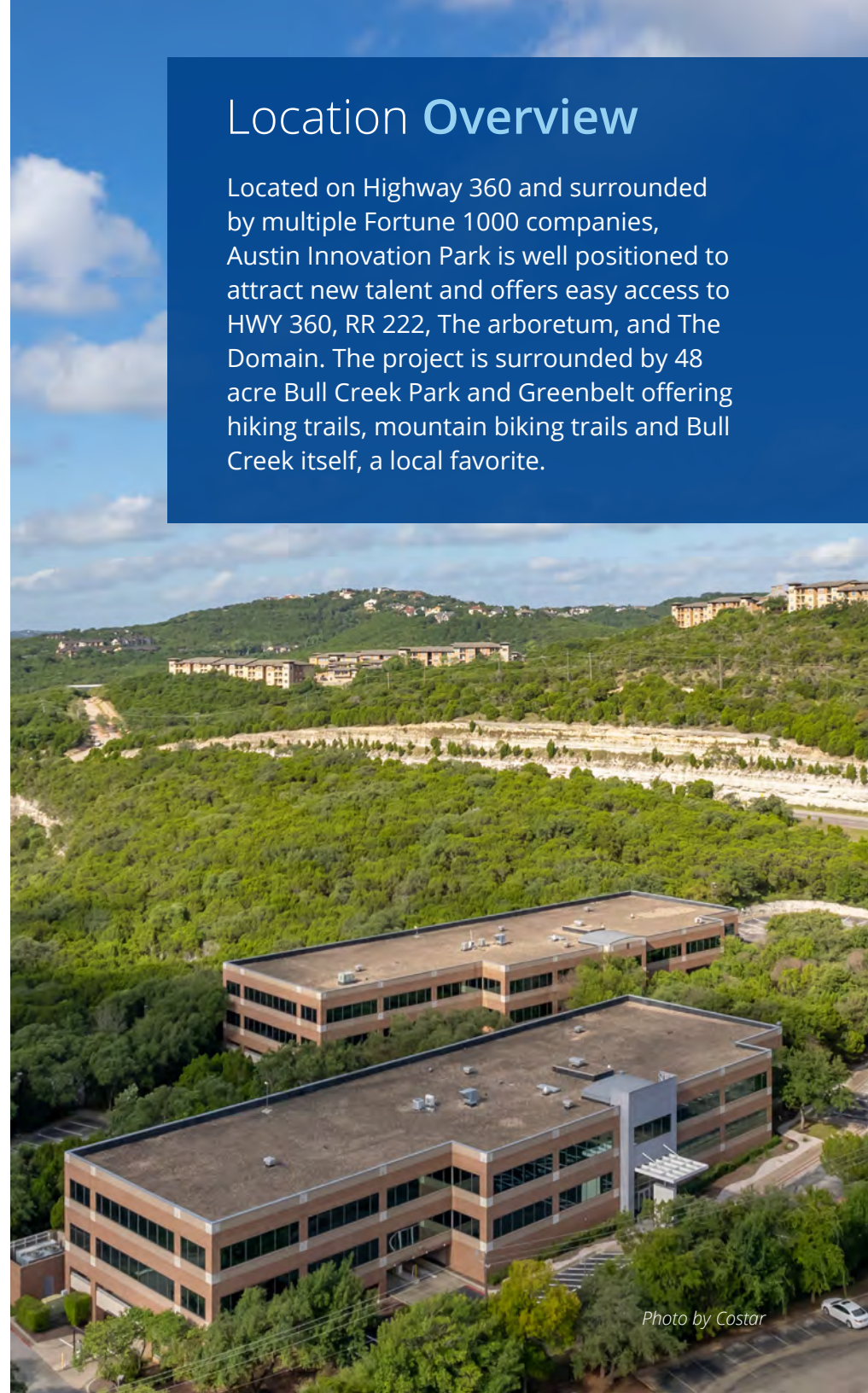
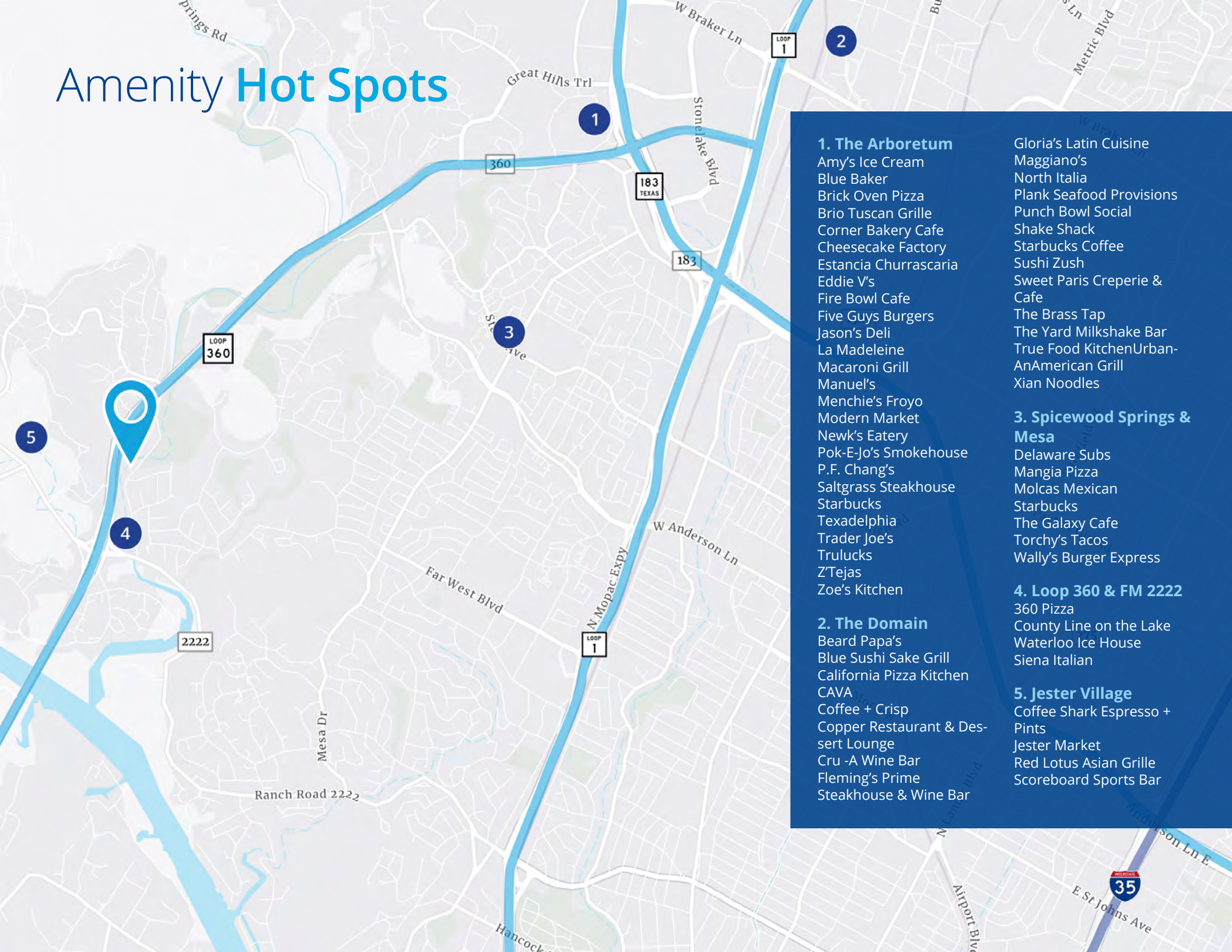


Photo by Costar

Amenity Hot Spots



1. The Arboretum

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
La Madeleine
Macaroni Grill
Manuel's
Menchie's Froyo
Modern Market
Newk's Eatery
Pok-E-Jo's Smokehouse
P.F. Chang's
Saltgrass Steakhouse
Starbucks
Texadelphia
Trader Joe's
Trulucks
Z'Tejas
Zoe's Kitchen

Gloria's Latin Cuisine
Maggiano's
North Italia
Plank Seafood Provisions
Punch Bowl Social
Shake Shack
Starbucks Coffee
Sushi Zush
Sweet Paris Creperie & Cafe
The Brass Tap
The Yard Milkshake Bar
True Food Kitchen
Urban-American Grill
Xian Noodles

3. Spicewood Springs & Mesa

Delaware Subs
Mangia Pizza
Molcas Mexican
Starbucks
The Galaxy Cafe
Torchy's Tacos
Wally's Burger Express

4. Loop 360 & FM 2222

360 Pizza
County Line on the Lake
Waterloo Ice House
Siena Italian

5. Jester Village

Coffee Shark Espresso + Pints
Jester Market
Red Lotus Asian Grille
Scoreboard Sports Bar

2. The Domain

Beard Papa's
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee + Crisp
Copper Restaurant & Desert Lounge
Cru -A Wine Bar
Fleming's Prime Steakhouse & Wine Bar

Building 1

2nd Floor

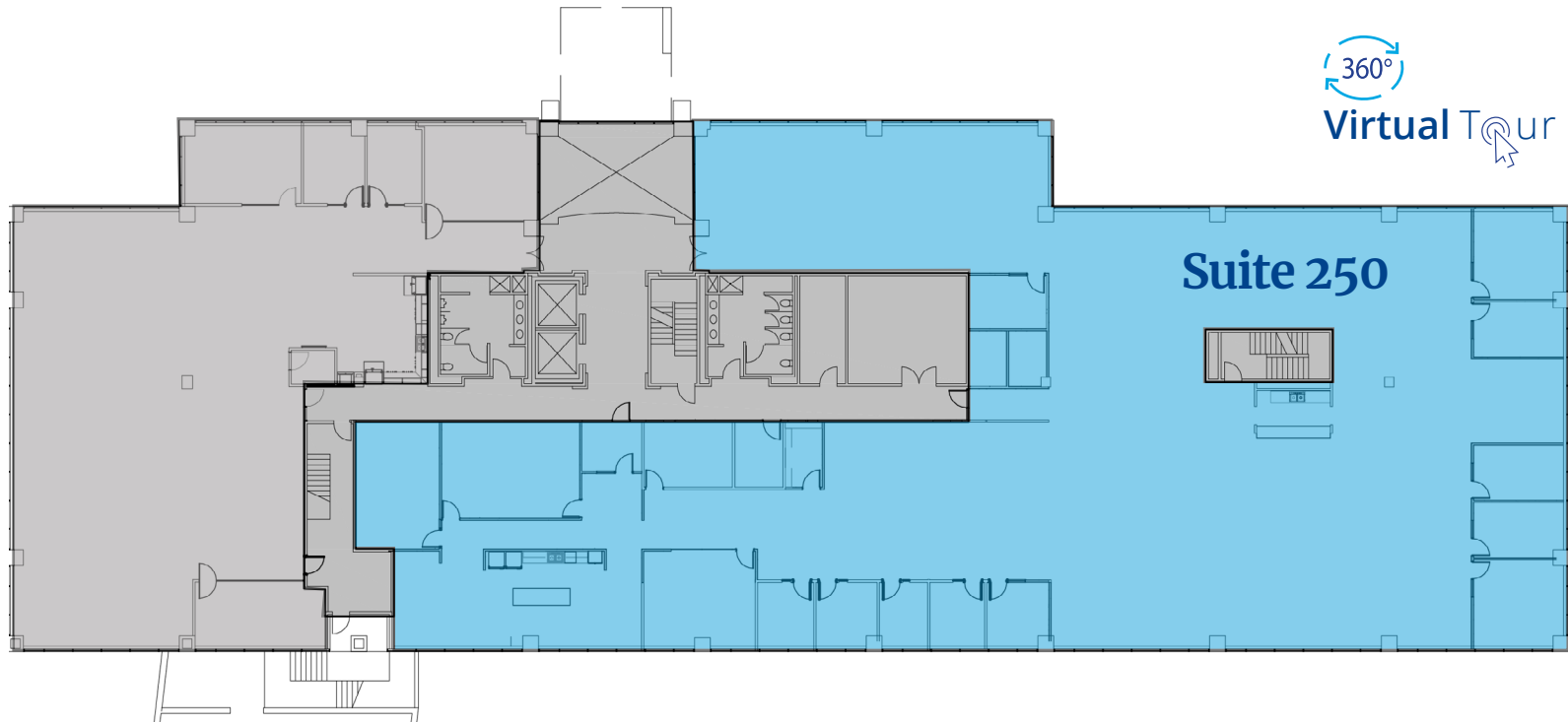
Suite 250: 16,035 SF

Available Now

FULLY FURNISHED

Rate: \$19.50 NNN

2024 Est. Opex: \$12.99



360°
Virtual Tour



Building 2

1st Floor

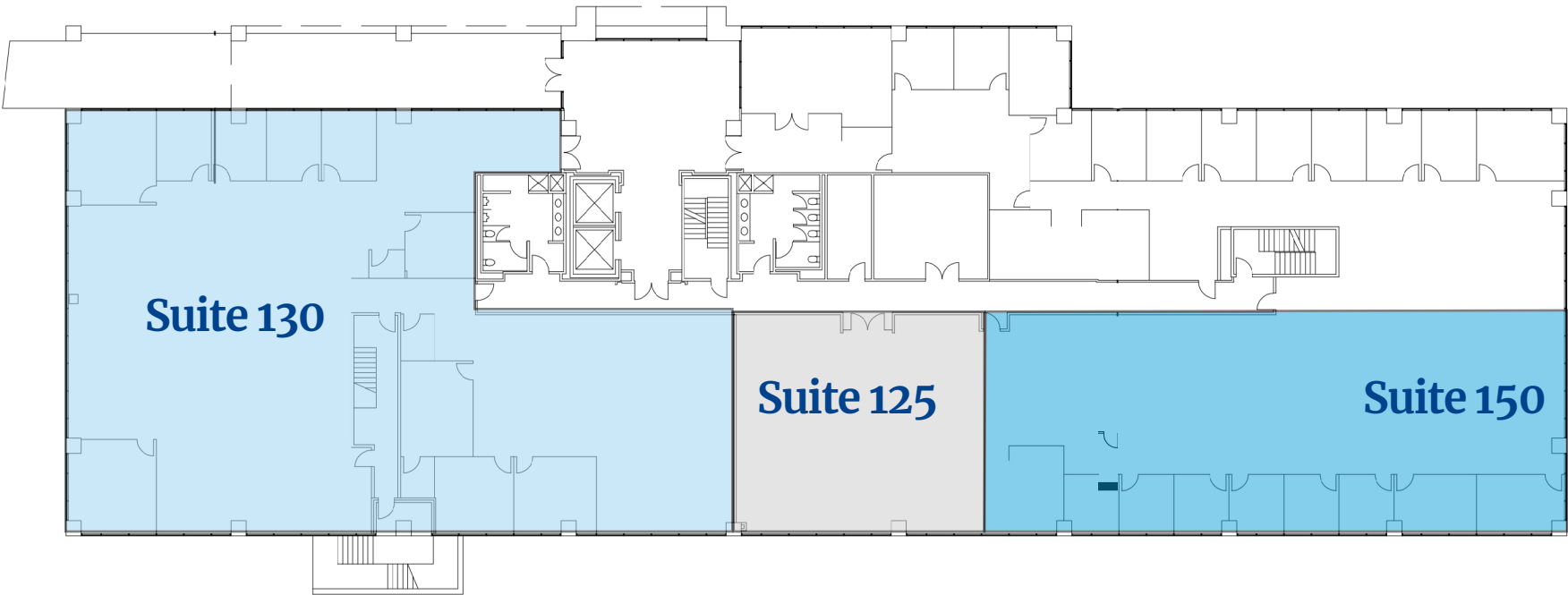
Suite 125: 2,100 SF *Available Now*

Suite 130: 8,654 SF *Available Now*

Suite 150: 4,981 SF *Available Now*

Contiguous: 15,735 SF

Rate: \$19.50 NNN
2024 Est. Opex: \$12.99



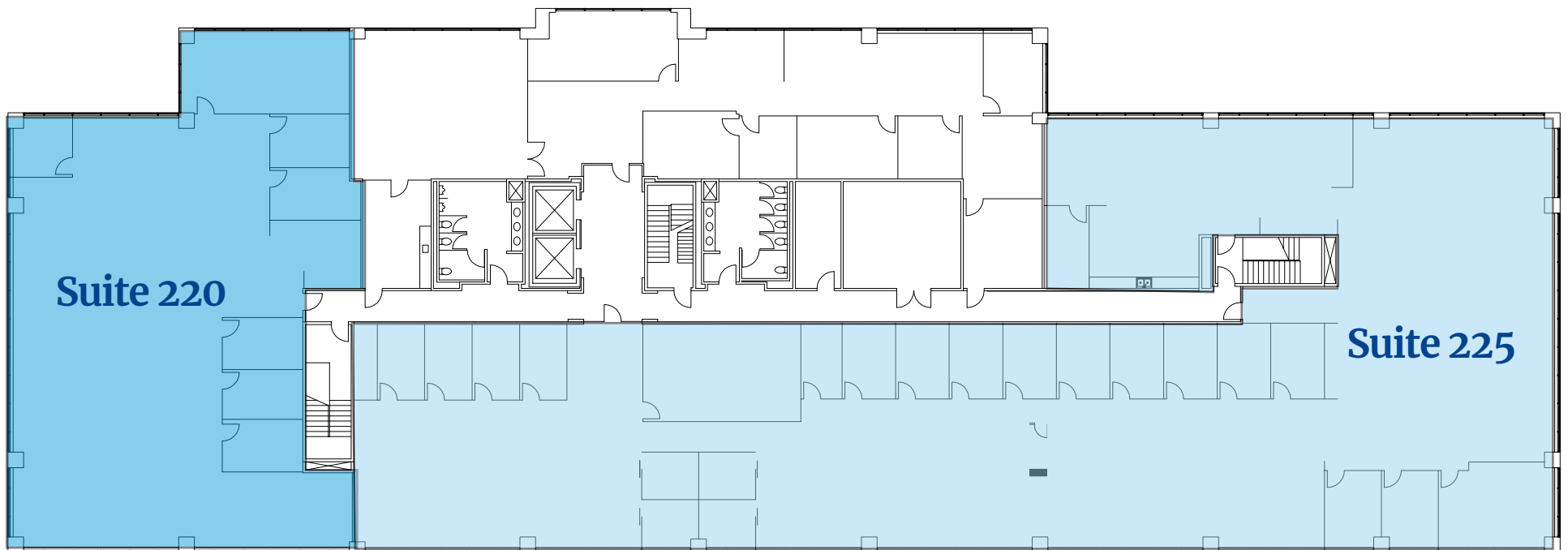


Building 2
2nd Floor

Suite 220: 5,776 SF *Available Now*
Suite 225: 13,581 SF *Available 1/1/25*

Contiguous: 19,357 SF

Rate: \$19.50 NNN
2024 Est. Opex: \$12.99



For more information,
please contact:

Doug Rauls

Executive Vice President
+1 512 539 3006
doug.rauls@colliers.com

Will Nelson, CCIM

Vice President
+1 512 539 3013
will.nelson@colliers.com



111 Congress Ave
Suite 750
Austin, TX 78701
P: +1 512 539 3000
colliers.com

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