

1,134 - 9,109 SF of Office Space

2219 Westlake Drive, Austin, TX 78746

FOR LEASE



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 **ASTERRA**[®]

Executive Summary

Prime 8,996 SF office space located on the scenic shores of Lake Austin, offering a serene and productive work environment with views of the lake. Features modern amenities and easy access to major roads, providing both convenience and a tranquil setting. Plans to remodel the common areas and restrooms.

Highlights

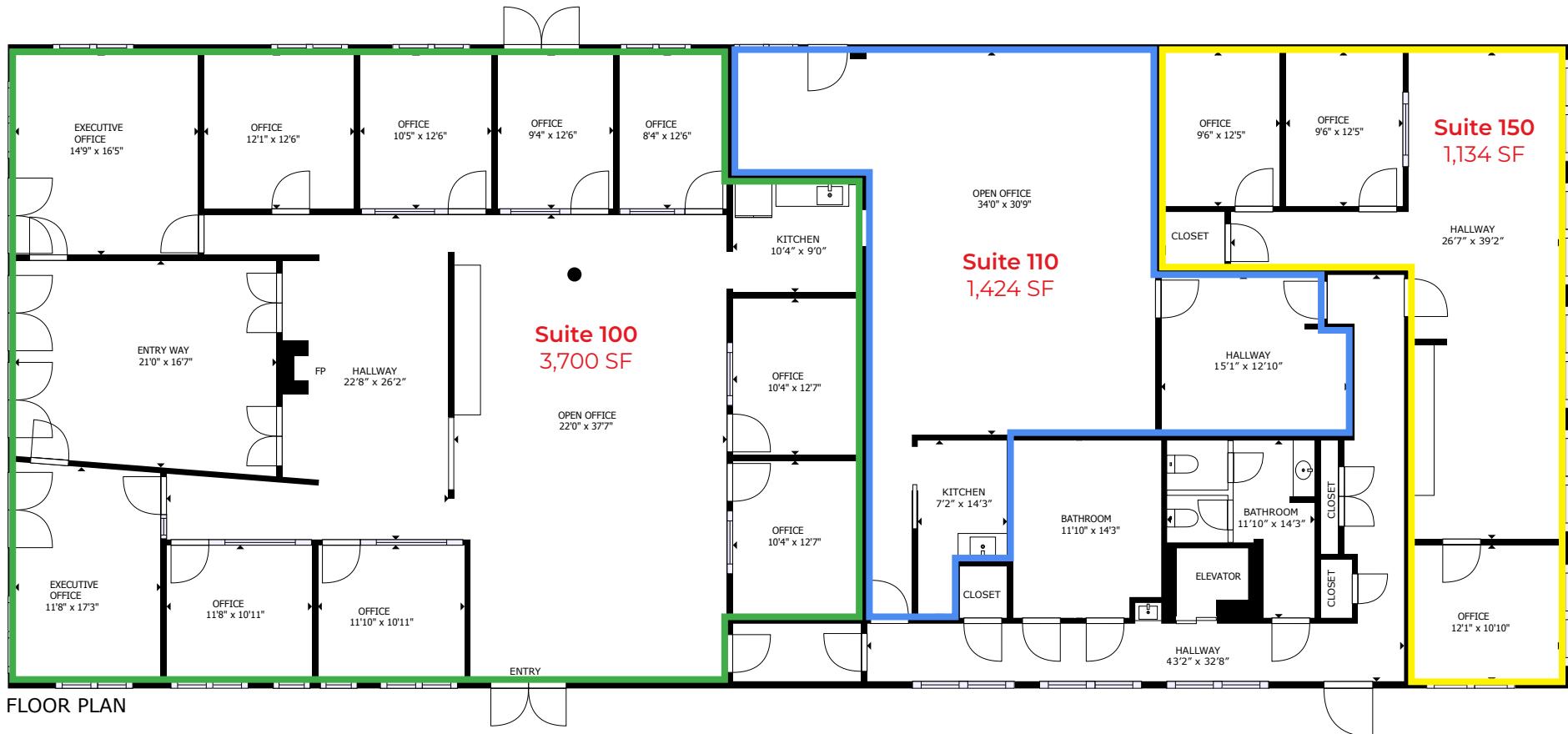
- 8,998 SF on Lake Austin
- Wooded “treehouse”-like design
- Close to Hwy 360 and RM 2244
- Tenants have access to the convenient store on the dock
- Tenants have access to outdoor common area by the water remodeled with epiwood - the most expensive wood in the world
- Multiple offices with great view of the lake and marina

Listing Details

Lease Rate:	\$28.50/SF NNN
Est. Operating Exps:	\$12.75/SF
Property Type:	Office
Total Building SF:	9,947 SF
Available SF:	8,996 SF
Available:	Immediately
Zoning:	CS, LA
Parking:	Reserved Parking
Year Built:	2000
Lease Term:	Negotiable
Neighborhood:	West Lake



Floorplan First Floor

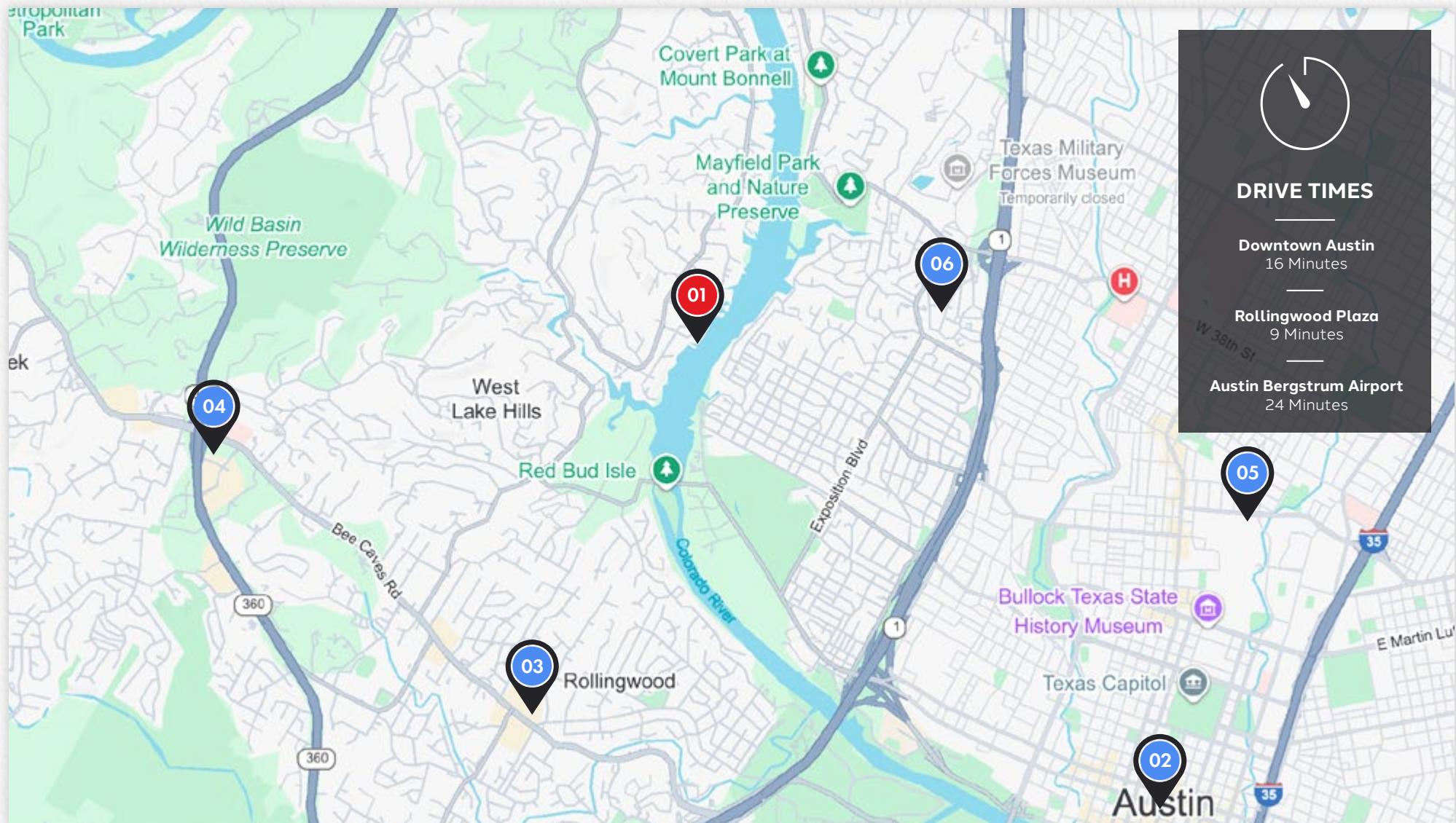


Click To View Virtual Tour 

Floorplan Second Floor



[Click To View Virtual Tour](#) 



01

2219 Westlake Drive,
Nautical Boat Club,
Lake Austin Marina

02

Downtown Austin

03

Randalls, CVS,
Starbucks, Chipotle,
Whataburger, Raising
Canes, Flower Child

04

HEB, Chick-Fil-A,
Starbucks, Kerbey
Lane, Tacodeli, UPS
Store, MOD Pizza

05

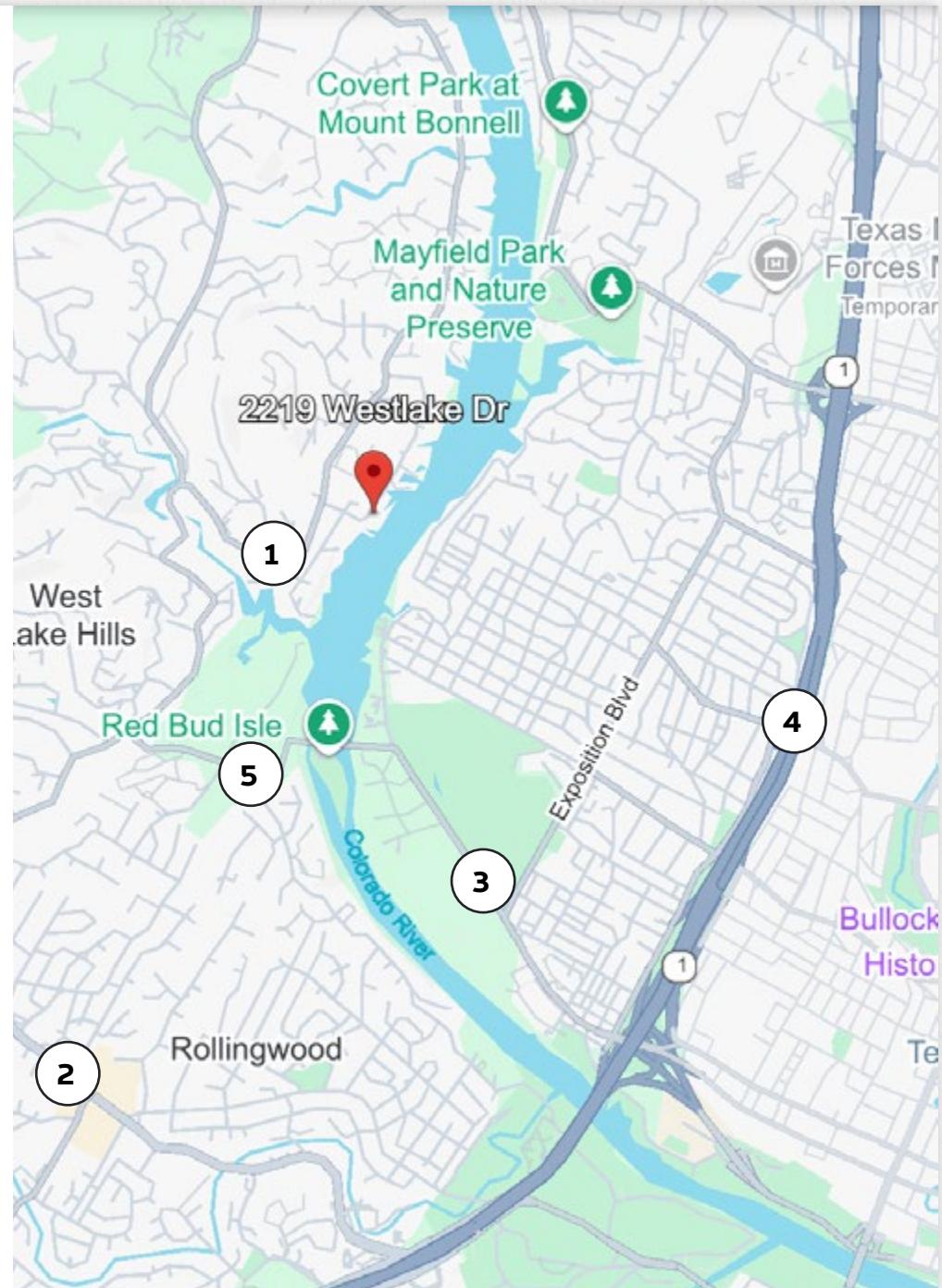
University Of Texas

06

Casis Shopping
Center, Randalls,
Starbucks, Tarrytown
Pharmacy, Shell

Traffic Counts

Street Name	Vehicles Per Day
1 Westlake Dr	2,301 VPD
2 RM-2244	31,819 VPD
3 Lake Austin Blvd	7,918 VPD
4 Mopac	153,321 VPD
5 Redbud Trl	7,345 VPD



AUSTIN'S 2025 RANKINGS

#1 FASTEST GROWING MAJOR METRO EXPLODINGTOPICS.COM	#1 BEST PLACE TO START A BUSINESS CNBC	#1 BEST METRO FOR STEM PROFESSIONALS WALLETHUB	#5 COLLEGE EDUCATED ADULTS CITYLAB
#1 PEOPLE WANTING TO RELOCATE MONEY.CO.UK	#6 BEST PERFORMING LARGE CITY IN THE US MILKEN INSTITUTE	#2 BEST MARKET FOR REAL ESTATE WALLETHUB	#7 MOST FUN CITY IN THE US WALLETHUB
#1 BEST JOB MARKET(2024) WALL STREET JOURNAL	#2 BEST CITY FOR YOUNG PROFESSIONALS ROCKET HOMES	#5 MOST RECESSION RESISTANT CITY SMARTASSET	#9 BEST EDUCATED MAJOR METRO WALLETHUB
#1 BEST STATE CAPITAL TO LIVE IN WALLETHUB	#2 BEST CITY FOR JOB OPPORTUNITIES BUSINESS INSIDER	#6 SAFEST LARGE CITY IN U.S. SAFewise	53 WORLDS BEST CITIES AUSTINCULTUREMAP

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
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5,863	90,643	273,049
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Estimated annual population growth of 2.0%



Avg Household Income

	1 Mile	3 Miles	5 Miles
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\$215,470	\$129,690	\$126,933
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Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	2,244	36,805	129,463
Housing			
Median Home Value	\$1,096,992	\$1,007,424	\$812,330
Median Year Built	1982	1986	1988
Education			
Some High School		2%	
High School Grad		6%	
Some College		12%	
Associate Degree		7%	
Bachelor Degree		38%	
Advanced Degree		35%	
Annual Consumer Spending			
Apparel	\$5,166,645	\$64,972,718	\$216,371,319
Entertainment	\$16,517,073	\$193.48 M	\$654.33 M
Food & Alcohol	\$27,238,732	\$338.23 M	\$1.170 B
Household	\$21,989,573	\$232.69 M	\$778.82 M
Transportation	\$25,708,258	\$314.18 M	\$1.039 B
Health Care	\$5,483,207	\$59,602,571	\$197.43 M
Education/Day Care	\$11,002,101	\$114.88 M	\$373.23 M

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



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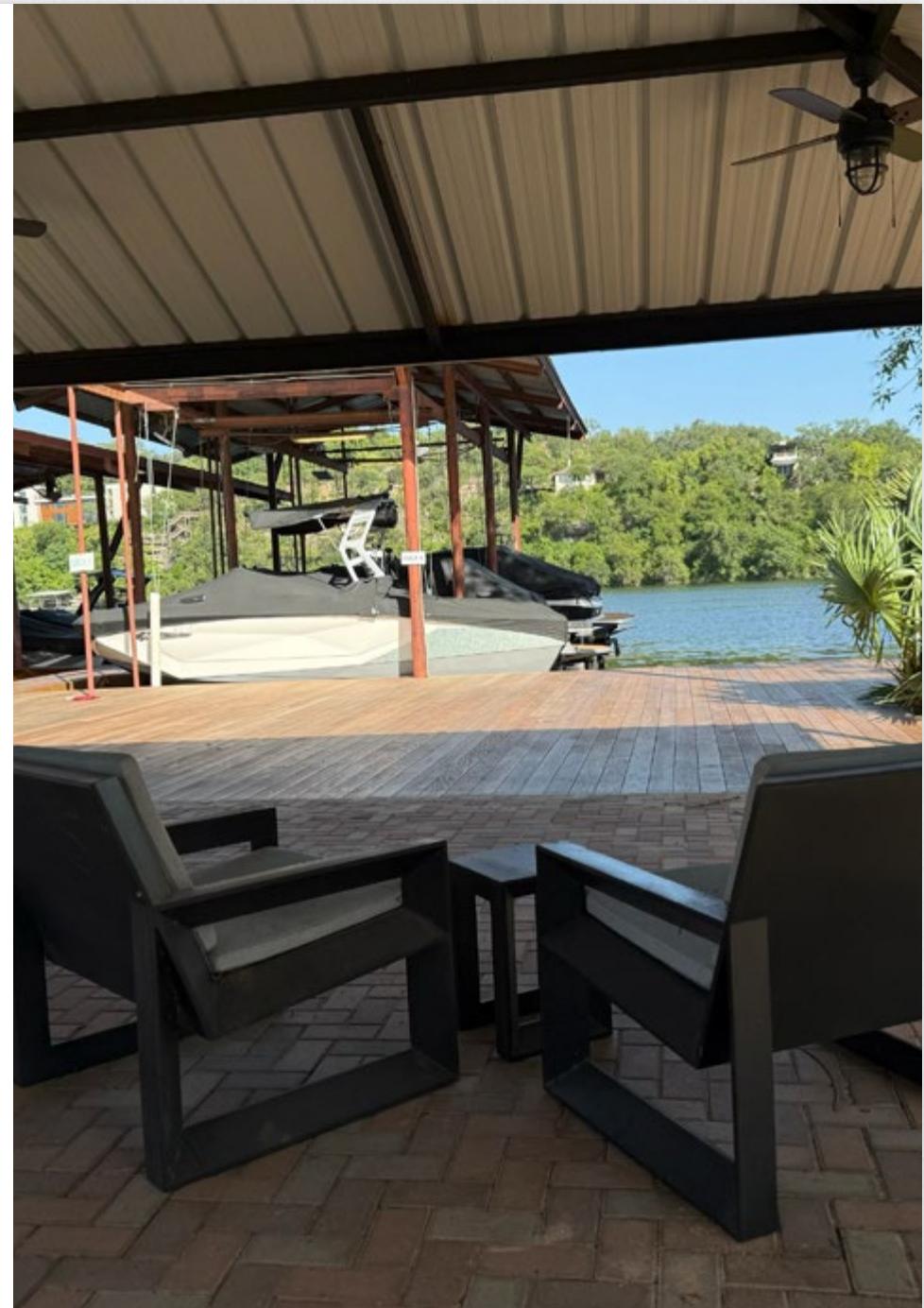
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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

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

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' 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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