

CANYON HILLS



11211 Taylor Draper Lane // Austin, Texas 78759

OFFICE | FOR LEASE

AVAILABILITY

Suite 100	3,311 - 9,270 RSF	Suite 206	1,705 RSF*
Suite 201	2,617 RSF (Available 1/1/25)	Suite 215	6,138 RSF* (Divisible to 3,000 RSF)
Suite 205	3,842 RSF*		

*Contiguous up to 11,685 RSF

FEATURES

Building

- 68,533 total SF
- Three-story building
- Structured, controlled-access parking with direct building entry on each floor
- New building improvements completed
- Park-like landscape
- Furniture available

Location

- Northwest Austin at corner of Jollyville Rd. and Taylor Draper Lane
- Few minutes to The Arboretum, The Domain and several other dozen restaurants and retail stores
- Excellent visibility along Jollyville Road



URBAN OFFICE SUITES

Lower Level | 91-565 SF

6-12 month Membership Agreements

Urban Office is a modern, flexible office space concept where members have their own private office with shared amenities. Located on the Lower Level of Canyon Hills, members will have secured access to a conference room, high speed internet, lounge areas, and their own mailing address. Members have the flexibility to upgrade to a larger office as needed. [Click here to learn more >](#)

OWNERSHIP:



FOR LEASING INFORMATION:

ISAAC GUTIERREZ
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MATT FAIN
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NEARBY AMENITIES

OFFICE | FOR LEASE

The Arboretum

Amy's Ice Cream
Blue Baker
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
La Madeleine
Manuel's
Newk's Eatery
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Zoe's Kitchen
Regal Arbor Theatre
Renaissance Hotel
Embassy Suites
Hampton Inn

The Arboretum

III Forks
Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
North by Northwest
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods
Dave & Buster's
Regal Cinema Gateway
Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

The Domain

Aloft Hotel
Austin Cake Ball
California Pizza Kitchen
Cru Wine Bar
Dogwood
Fleming's Steakhouse
Gloria's Latin Cuisine
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Maggiano's
Mia Italian Tapas
North Italia
Punch Bowl Social
Shake Shack
Starbuck's Coffee
Sushi Zushi
Tacodeli
The Park
TopGolf
Urban
Westin Austin
Whole Foods
Yard House
Yogurt Planet

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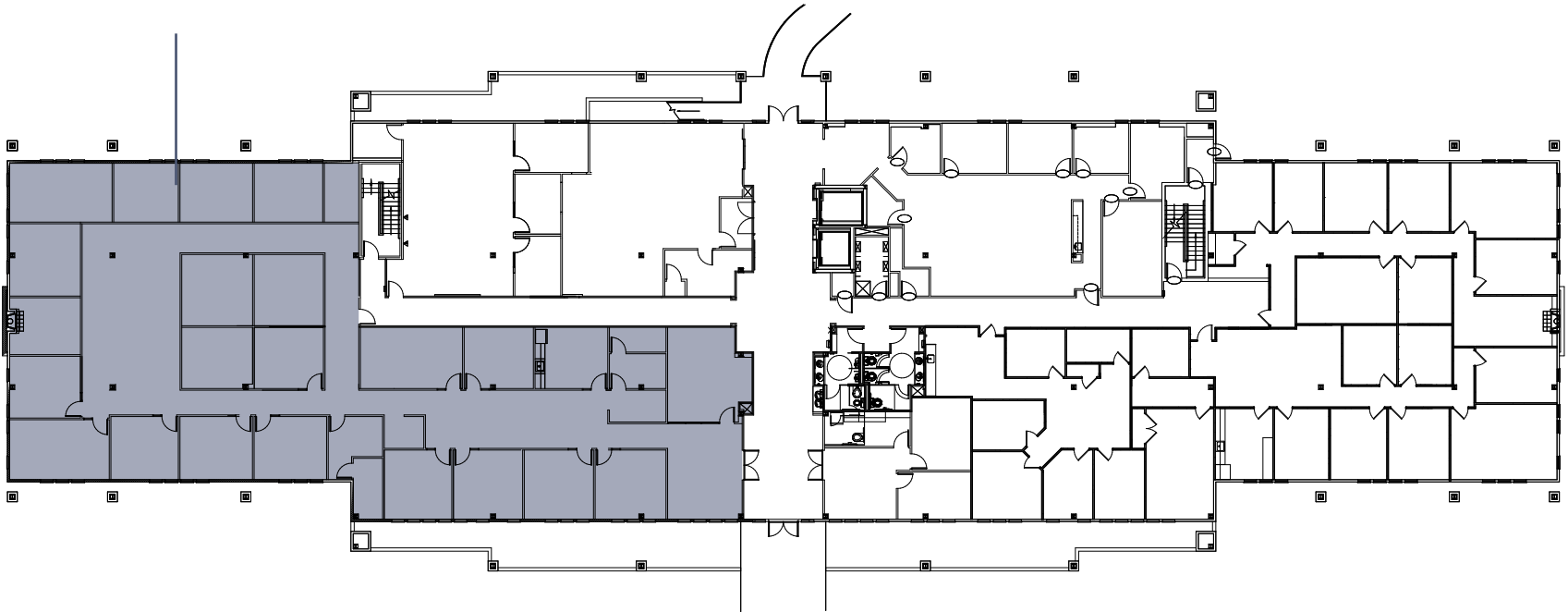
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Level One

CANYON HILLS

Suite 100

3,311 - 9,270 RSF



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2

Level Two

CANYON HILLS

DIRECT ACCESS TO
PARKING GARAGE

Suite 201

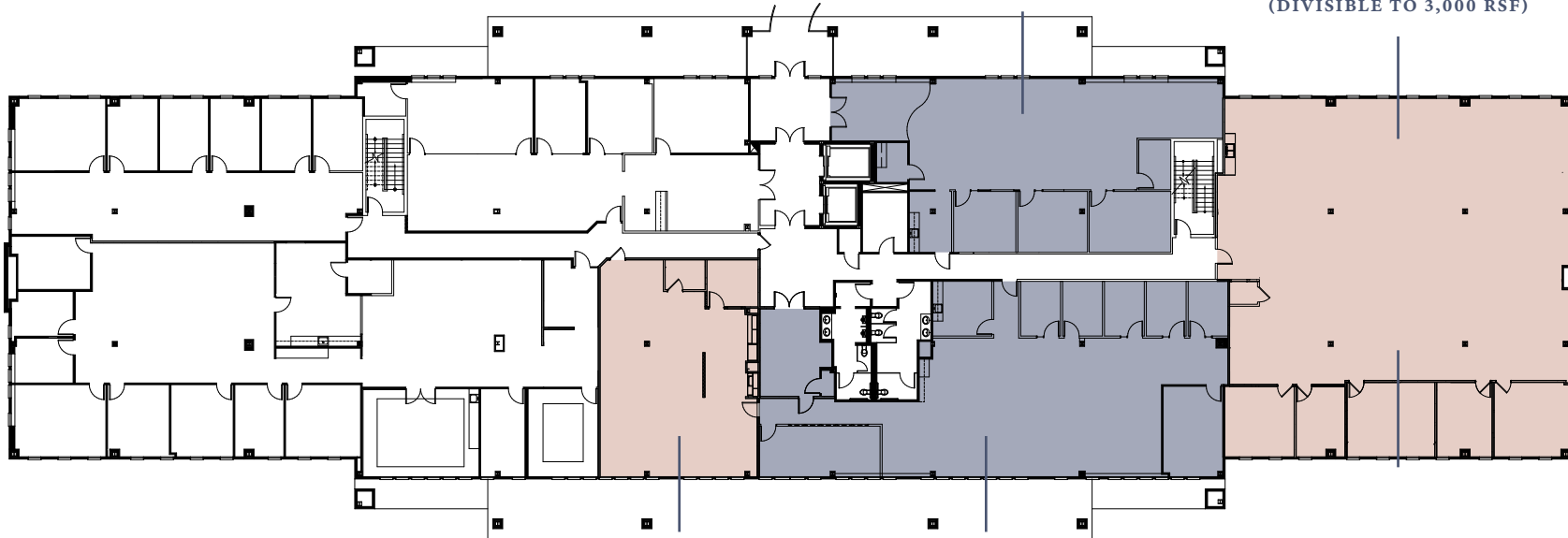
2,617 RSF

(AVAILABLE 1/1/25)

Suite 215*

6,138 RSF

(DIVISIBLE TO 3,000 RSF)



Suite 206*

1,705 RSF

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3,842 RSF

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CLICK OR SCAN HERE TO
VIRTUALLY TOUR CANYON HILLS

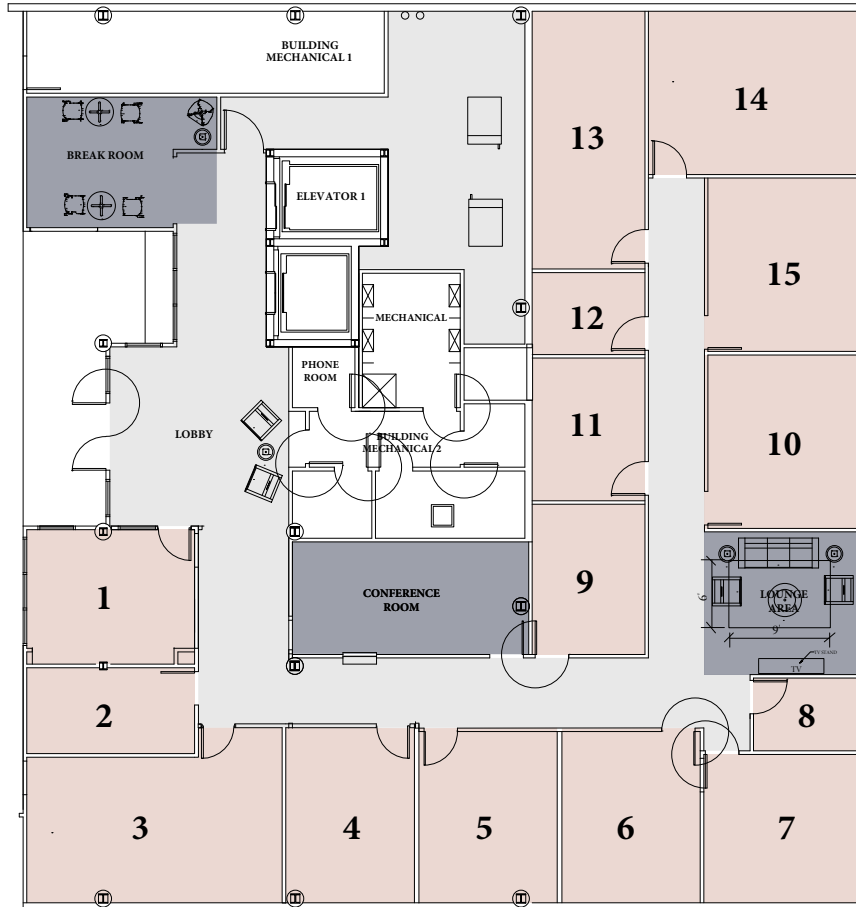


LL

Lowel Level



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CLICK OR SCAN HERE TO VIEW
URBAN OFFICE SPACE OPTIONS



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HILLS AT ECRTX.COM

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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.

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 interest 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.

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.

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 say 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:
 - 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Isaac Gutierrez	698727	igutierrez@ecrtx.com	512.505.0008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date