



FOR LEASE

2700 Barton Creek Blvd.
Suite 200
Austin, TX 78735

± 2,310 SF | OFFICE

SUMMARY

Property Specs

LEASE PRICE	\$25.00+18.65 NNN
AVAILABLE SF	± 2,310 SF
AVAILABLE	January 1, 2026
TYPE	Office

- 2,310 SF Office Sublease | Barton Creek Village – Austin, TX
- Turn-key office space available for sublease.
- ~4.5 Years of term remaining on master lease
- Prestigious Barton Creek address with professional tenant mix
- Functional layout suited for software, financial, real estate, or professional service firms
- Long sublease term remaining, favorable economics
- Immediate availability starting January 1, 2026

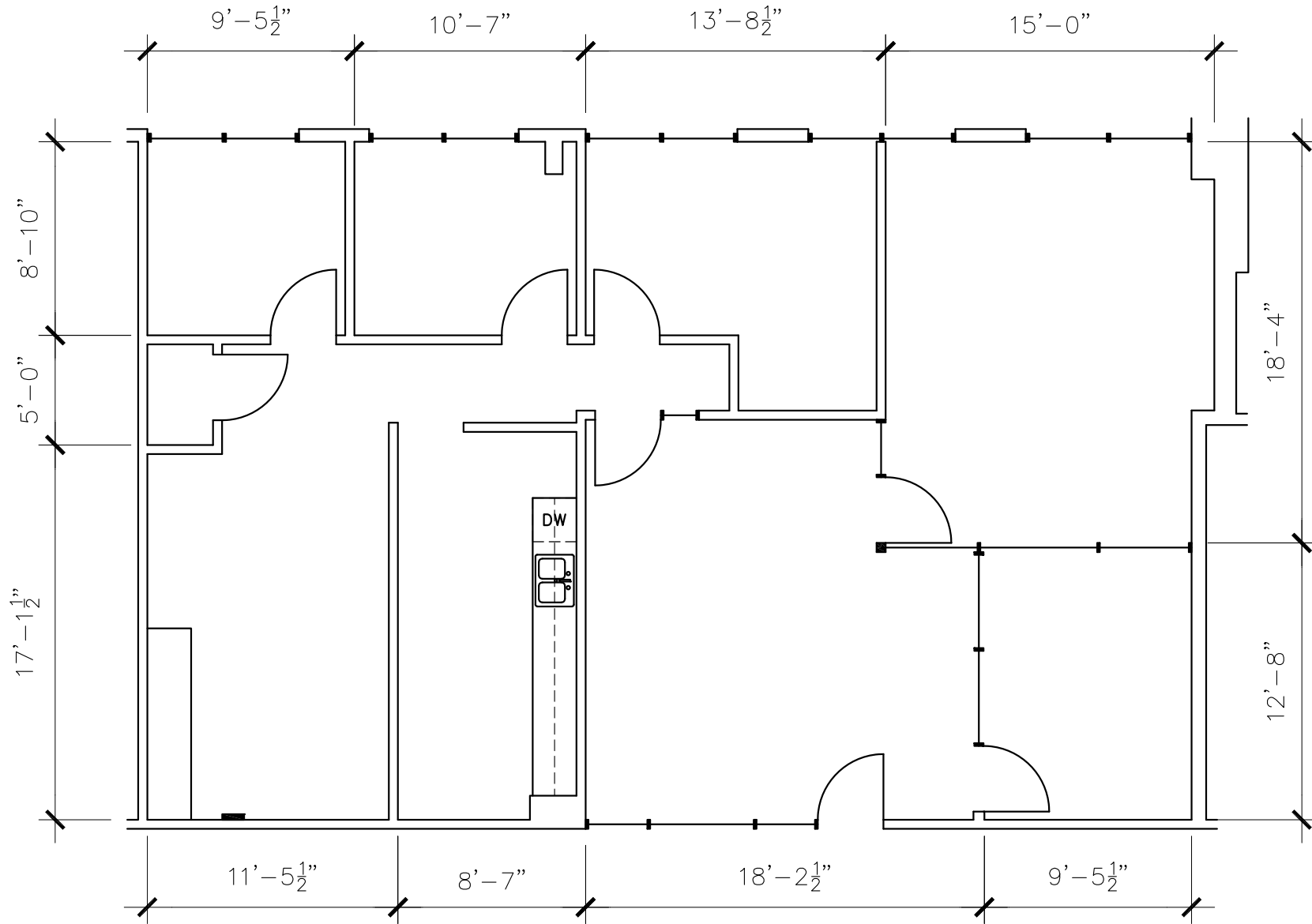


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR PLAN





AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	3,122	21,057	89,498
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,389	7,986	36,476
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$307,053	\$263,214	\$218,426

Traffic Counts

STREET	VPD
Barton Creek Blvd	2,277
Southwest Pkwy	7,490

Cities Nearby

San Antonio, Texas	80 miles
Abilene, Texas	217 miles
Pecos, Texas	392 miles
Lubbock, Texas	374 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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