

# VISTA RIDGE

NOW LEASING

OAKPOINT



912 S Capital of Texas Hwy  
Austin, Texas 78759



## BUILDING OVERVIEW

Recently revamped to meet today's company needs, Vista Ridge offers a prime location and modern design for multiple tenants. Enhancing functionality, aesthetics, and aligning with contemporary standards, it is the ideal choice for thriving businesses across industries seeking convenience, flexibility, and a state-of-the-art workplace.

### BUILT IN

1985

### RENTABLE SPACE

67,933 sf

### FLOORS

4

### AVG FLOOR PLATE

16,983 sf

### RENOVATED

2023

### LOT

4.58 acres

### PARKING RATIO

3.66:1,000

### UNFINISHED CEILING HEIGHT

12'





## FEATURED AMENITIES

Ample parking, prime proximity to Austin's top amenities, and a whole lot of Texas charm since 1985.



Pickle Ball Courts



On-Site Food Truck



Newly furnished lounging areas



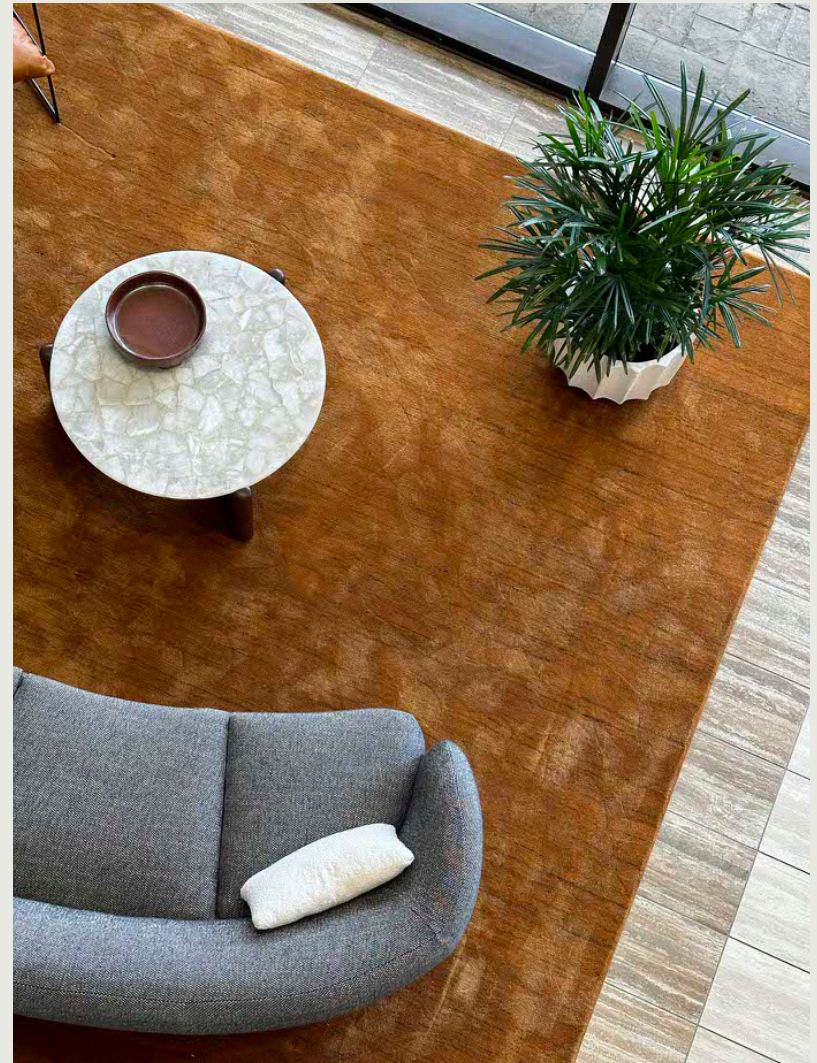
Generous Parking



Prime proximity to Austin's top amenities



On-Site Nature Trails





# Top amenities in close proximity.

## VISTA RIDGE

### 1 VILLAGE AT WESTLAKE

Chick-Fil-A  
Finleys Barber Shop  
Golds Gym  
H-E-B  
Starbucks  
Tacodeli

### 2 WESTLAKE SQUARE

Texas Honey Ham  
Wells Fargo Bank  
Twin Liquors  
Walgreens  
Blenders and Bowls  
Poke House

### 3 WESTBANK MARKET

Jason's Deli  
Orange Theory  
Starbucks  
Chipotle  
CAVA  
Flower Child

### 4 B.C. WILDERNESS PARK

Barton Creek Greenbelt Trailhead  
Sculpture Falls  
Hill of Life Dam  
Teepee Area

### 5 BARTON CREEK SQ MALL

Apple  
Nordstrom  
AMC  
Macy's  
Dillards  
JCPenney

### 6 ZILKER METROPOLITAN PARK

Barton Springs Municipal Pool  
Barton Creek Greenbelt  
Zilker Botanical Garden  
Zilker Volleyball Courts  
Austin Nature & Science Center  
Texas Rowing Center







#### AVAILABILITY

# Suite 180

#### SIZE

## 2,695 sf

#### AVAILABILITY DATE

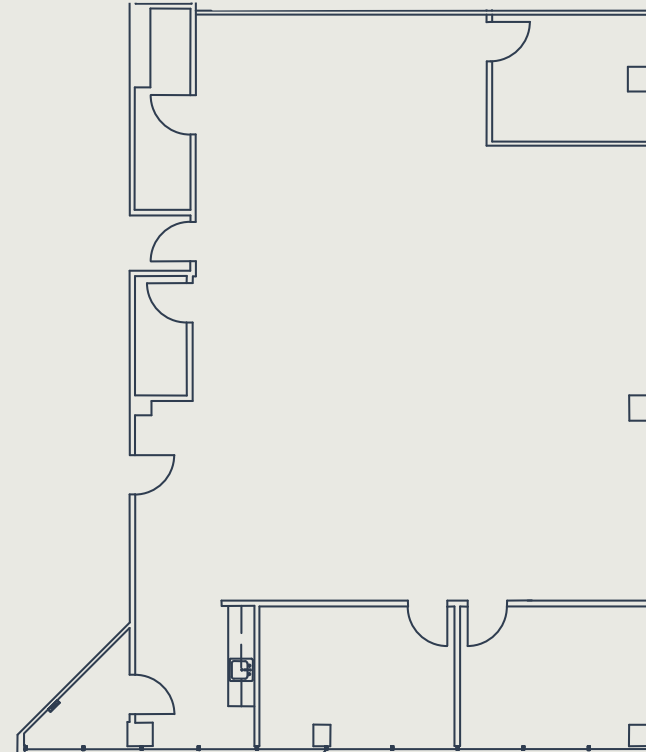
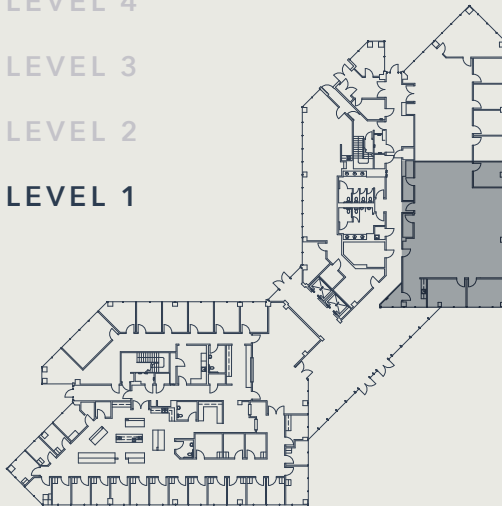
## Available Now

LEVEL 4

LEVEL 3

LEVEL 2

► LEVEL 1







AVAILABILITY

Suite 400

SIZE

1,644 sf

AVAILABILITY DATE

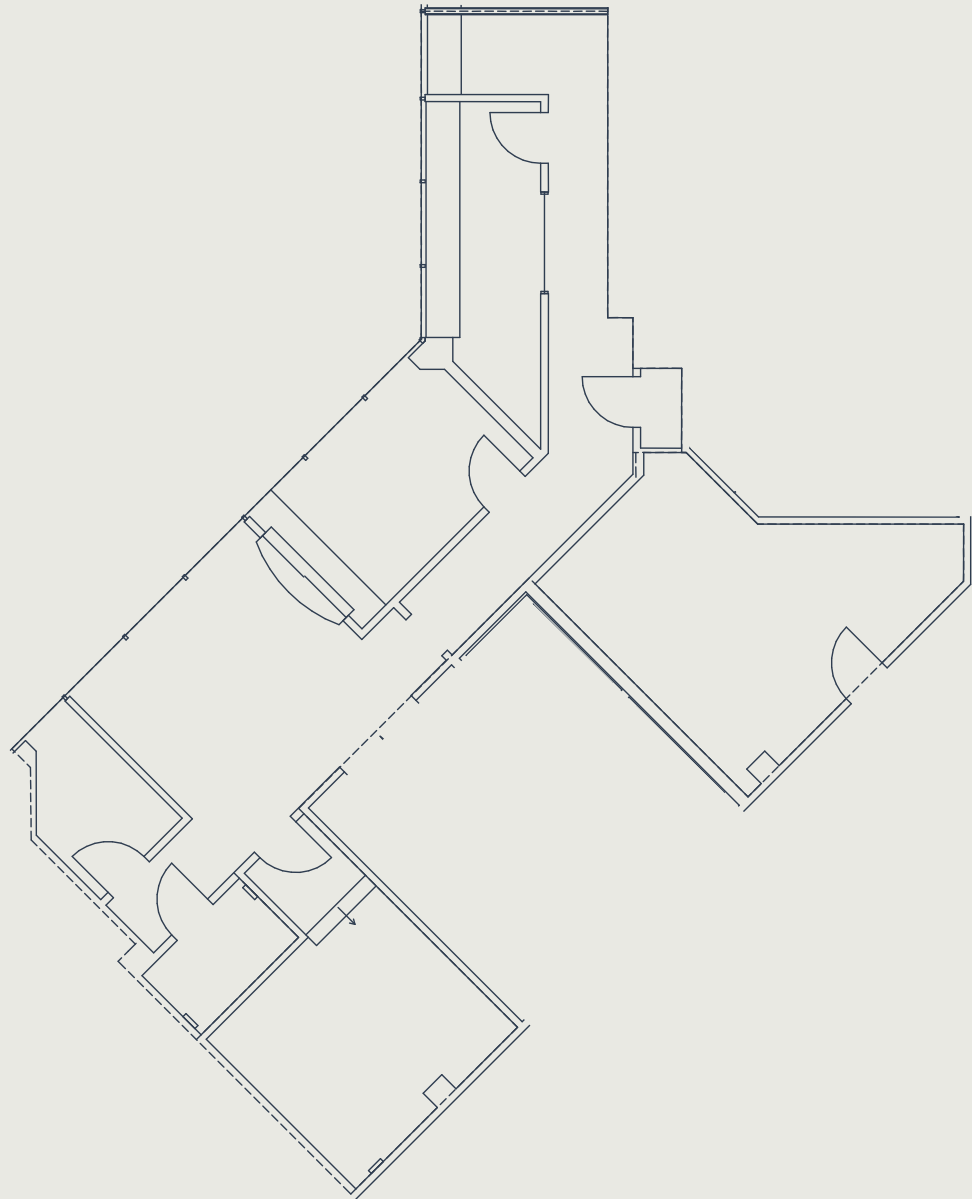
Available Now

► LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1







## LEASING INFORMATION

Vista Ridge is locally owned and operated by OakPoint, a vertically integrated firm with a diverse portfolio in commercial, multifamily, office, residential, and industrial real estate.

For leasing information, please contact:

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