



AustinOaks

a green office park

Leasing Availabilities

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Austin Oaks



AVAILABILITY BY SIZE

Bridgeport

Suite 151 — 753 SF
Suite 154 — 1,251 SF

Proctor

Suite 152 — 1,764 SF

Buchanan

Suite 241 — 431 SF
Suite 209 — 461 SF
Suite 210 — 463 SF
Suite 216 — 883 SF
Suite 215 — 1,251 SF
Suite 202 — 2,117 SF
Suite 113 — 3,204 SF
Suite 226 — 3,459 SF
Suite 110 -- 2,674 SF

Livingston

Suite 165 — 2,335 SF
Suite 215 — 2,962 SF

Travis

Suite 100 — 3,160 SF
Suite 200 — 9,781 SF
(or Suite 3,472–9,781 SF* divisible)

Cross

Suite 201 — 4,348 SF
Suite 250 — 8,610 SF
Suite 105 — 3,358 SF

Benbrook

Suite 120 - 2,325 SF

Meredith

Suite 205 — 1,600 SF
Suite 264 — 1,638 SF
Suite 205 — 2,223 SF

Hubbard

Suite 250 — 6,589 SF
Suite 150 — 7,245 SF
Suite 100 — 7,526 SF

Colorado

250 - 1,278 SSF – Vacant 3.1.26

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Austin Oaks is Austin's largest infill office park consisting of **12 buildings** totaling **445,332 square feet**. Nestled amongst 38-acres along MoPac Expressway (Loop 1) in Northwest Austin, the campus was acquired by The Luzzatto Company in August of 2018. The low profile design of the buildings are scaled to integrate seamlessly into the surrounding ecology. Plans are currently in progress to bring an enhanced creative perspective to Austin Oaks and emphasize the site's unique green spaces through **incorporation of artwork, health and wellness amenities, increased connectivity and preservation of the natural serenity.**

Matt Frizzell

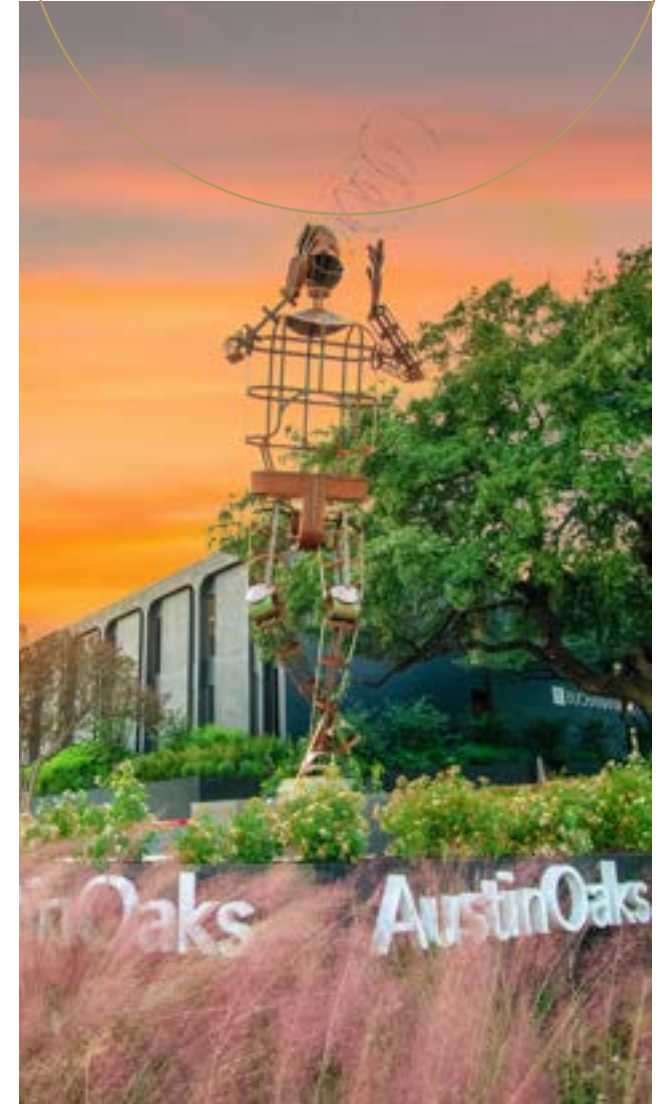
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AustinOaks

Landscape & Art

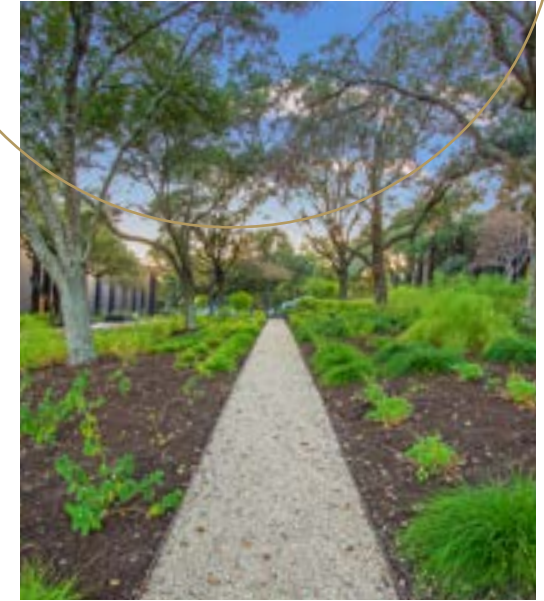


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Landscape & Art



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AustinOaks

Creative Design Throughout



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AustinOaks

New Lobbies



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AustinOaks

High End Spec Suites



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AustinOaks

Features



FEATURES

Recent common area renovations

Brand new fitness center with showers exclusively available to Austin Oaks tenants

New landscaping and paint in all buildings

Minutes from Anderson Lane Retail, The Domain, Arboretum, Downtown Austin and neighboring shopping centers

Austin Oaks consists of 12 buildings on 38 beautiful acres

Less than a mile from 50 locally owned retail shops and restaurants

TOTAL SF

445,322

PARKING

4.00 : 1,000

OWNED BY

The Luzzatto Company

MANAGEMENT & LEASING CENTER

Cross Building
7718 Wood Hollow Dr, G10
Austin, TX 78731

TAKE A VIRTUAL TOUR



BENBROOK | 12
Lobby



BUCHANAN | 1
Suite 202



COLORADO | 8
Lobby



COLORADO | 8
Restrooms



LIVINGSTON | 4
Suite 205



PROCTOR | 9
Suite 210



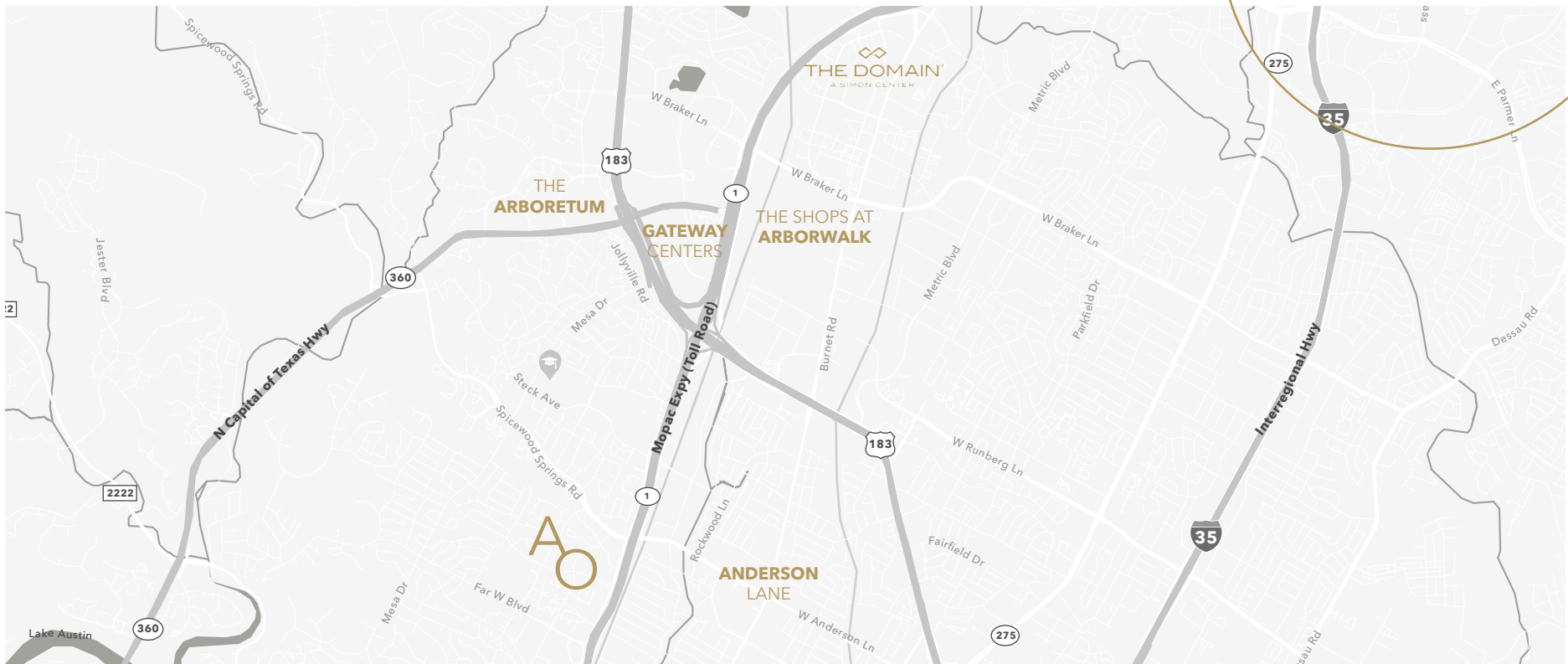
- | | | | |
|--|--|--|---|
| 1 BUCHANAN
3409 Executive Center Dr
28,011 sf | 4 LIVINGSTON
3420 Executive Center Dr
51,216 sf | 7 CROSS
7718 Wood Hollow Dr
43,719 sf | 10 BRIDGEPORT
3701 Executive Center Dr
31,855 sf |
| 2 HUBBARD
3429 Executive Center Dr
30,672 sf | 5 TRAVIS
3520 Executive Center Dr
50,509 sf | 8 COLORADO
3636 Executive Center Dr
38,030 sf | 11 MEREDITH
3721 Executive Center Dr
42,728 sf |
| 3 MEDINA
3445 Executive Center Dr
29,154 sf | 6 WHITNEY
7719 Wood Hollow Dr
28,587 sf | 9 PROCTOR
3724 Executive Center Dr
39,486 sf | 12 BENBROOK
3737 Executive Center Dr
31,310 sf |

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AustinOaks

Nearby Amenities



ANDERSON LANE

1 mile, 4 minutes driving, 6 minutes cycling

SHOPS AT ARBOR WALK

2 miles, 6 minutes driving

GATEWAY SHOPPING CENTER

2 miles, 6 minutes driving

ARBORETUM AT GREAT HILLS

2 miles, 4 minutes driving

THE DOMAIN

3 miles, 5 minutes driving

HEALTH & WELLNESS

Within 2.5 miles of Austin Oaks are more than 8 yoga and pilates studios, 5 gym and training facilities, 5 fresh food and produce providers as well as multiple options for physical, dental, optical and mental health treatments and therapy.

hopdoddy
BURGER BAR

CULINARY DROPOUT

BARTLETT'S

COVER3
DINING • SPIRITS • SPORTS

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

NORTH
ITALIA

WESTIN
HOTELS & RESORTS

aloft
HOTELS

JACK ALLEN'S
KITCHEN



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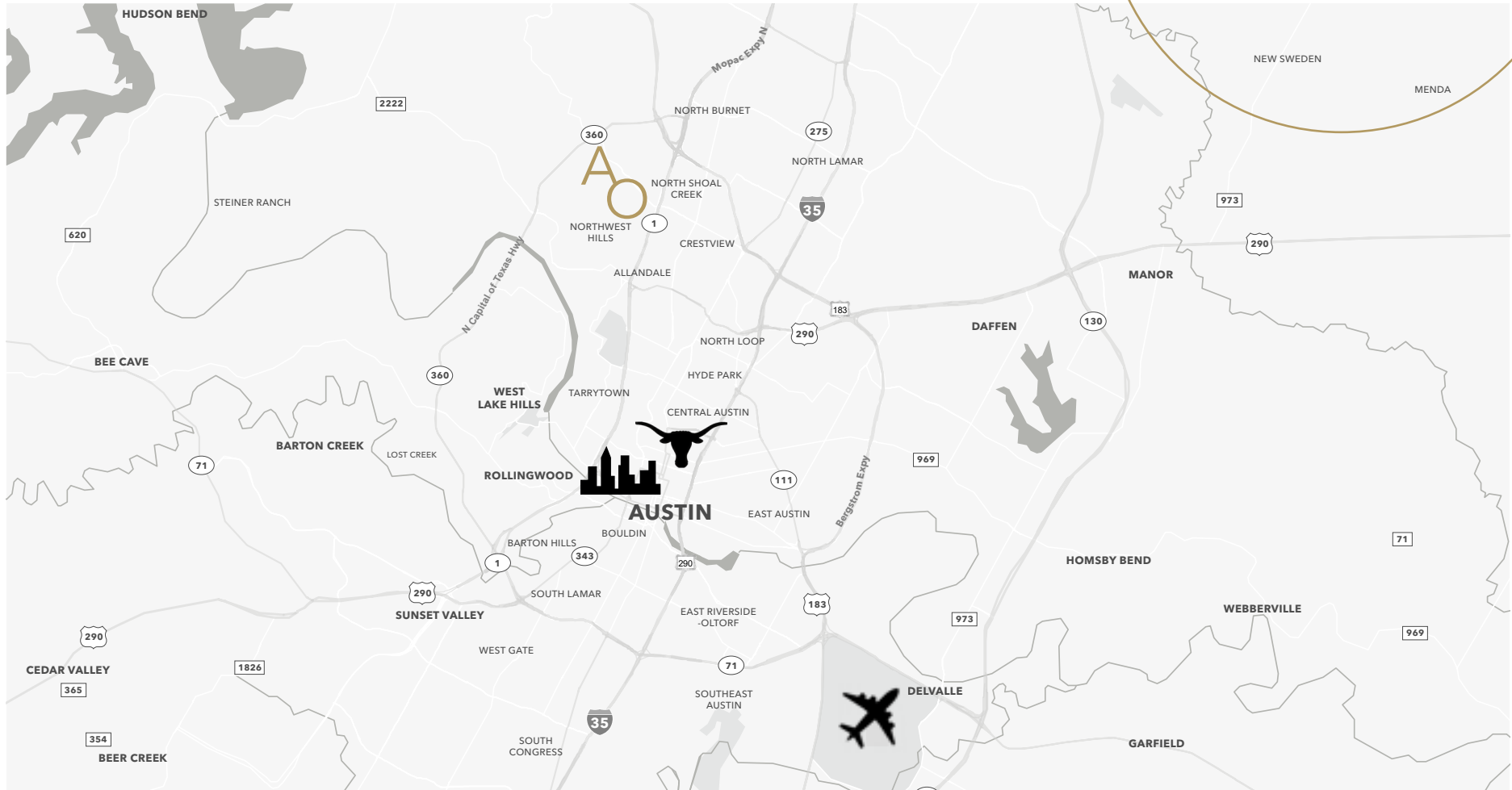
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AustinOaks

Location Map



AUSTIN BERGSTROM INTERNATIONAL AIRPORT
20 miles, 23 minutes driving

DOWNTOWN AUSTIN
7 miles, 12 minutes driving

UNIVERSITY OF TEXAS
6 miles, 10 minutes

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AustinOaks

WELCOME

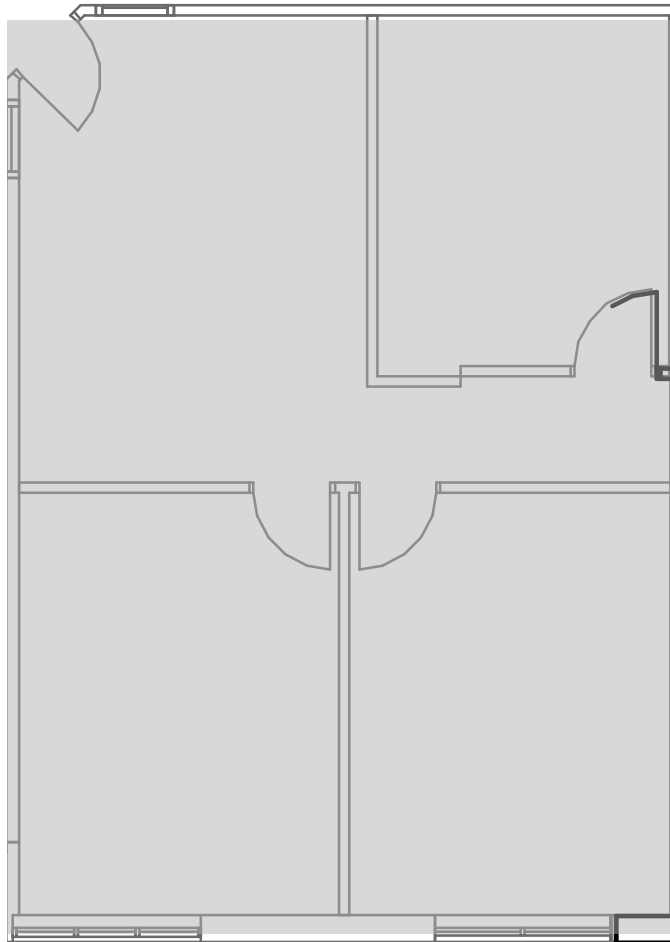


NOW OPEN

AustinOaks



Benbrook, Suite 101
First Floor
1,086 SF



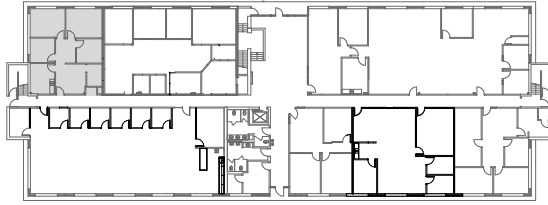
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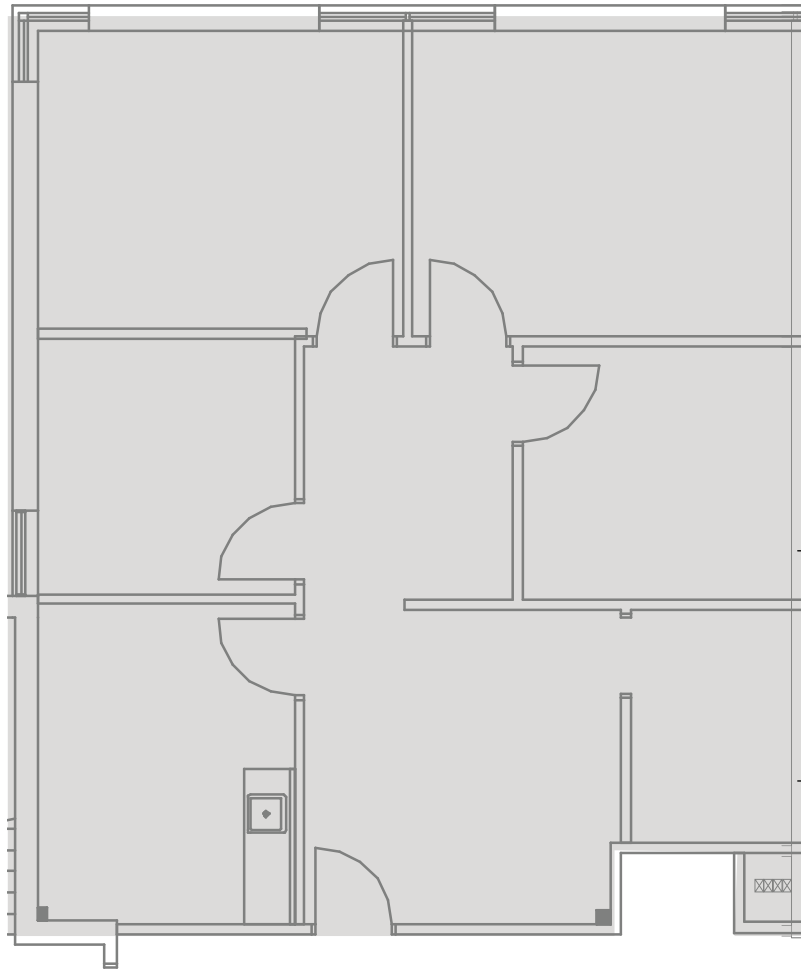
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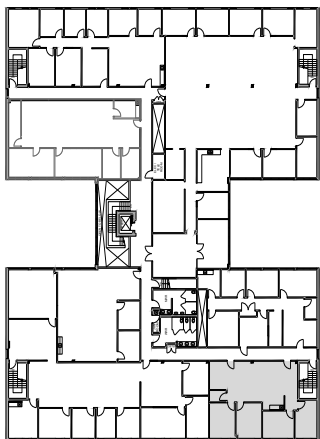
Benbrook, Suite 156
First Floor
1,248 SF
Traditional Finish



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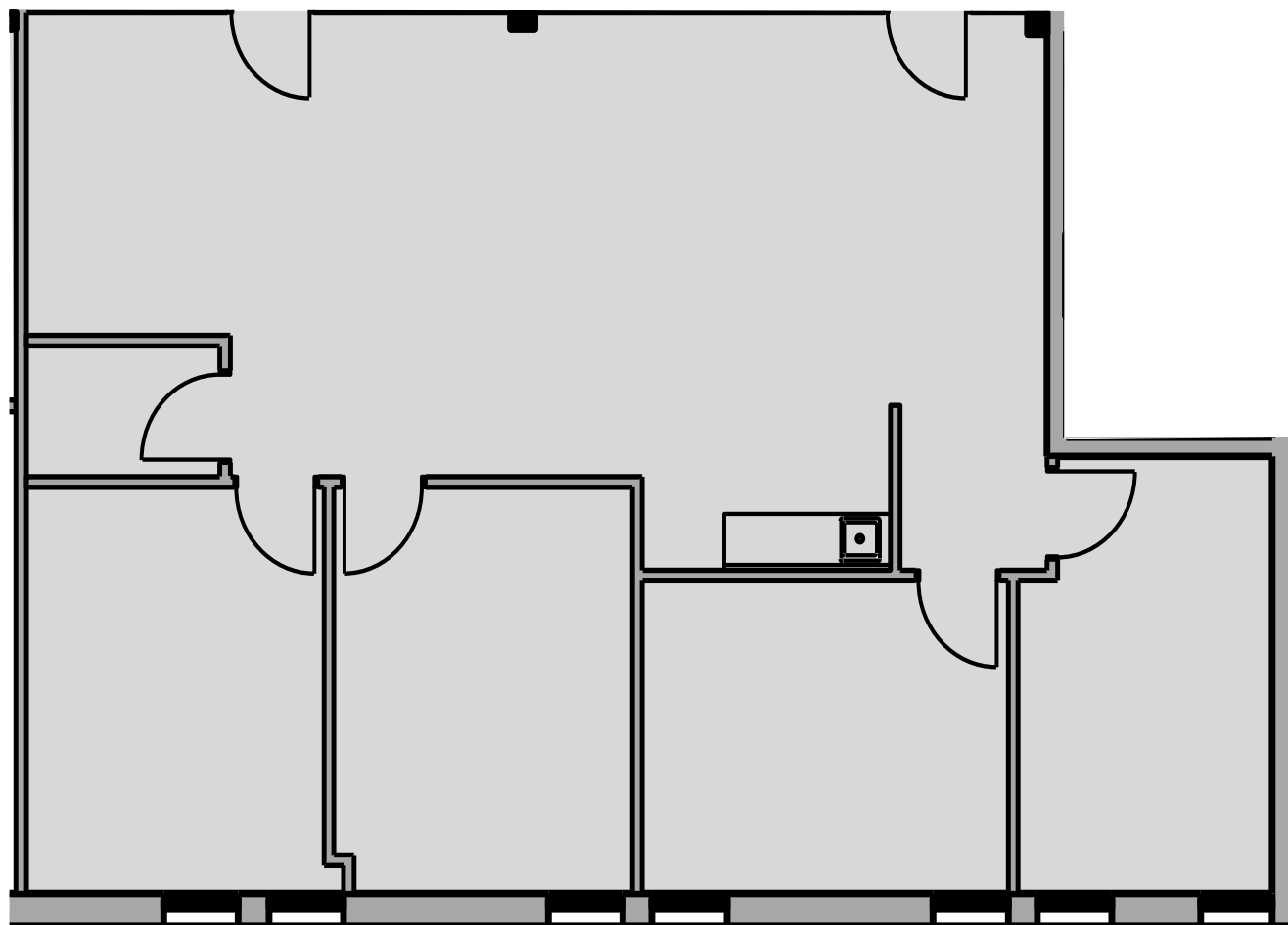
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AustinOaks



Meredith, Suite 264
Second Floor
1,638 SF*
Traditional Finish

*Available 1.1.26



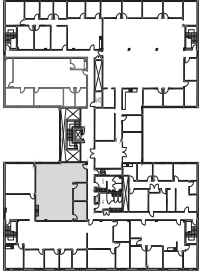
Building

11

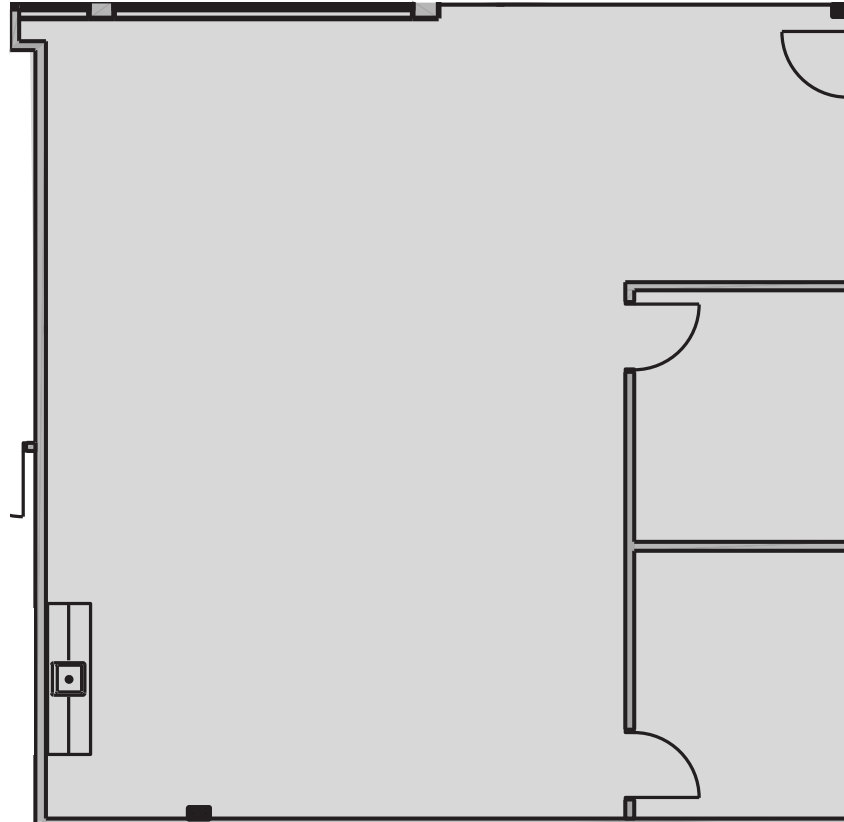
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AustinOaks



Meredith, Suite 201B
Second Floor
1,600 SF
Traditional Finish



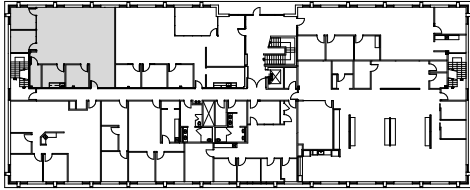
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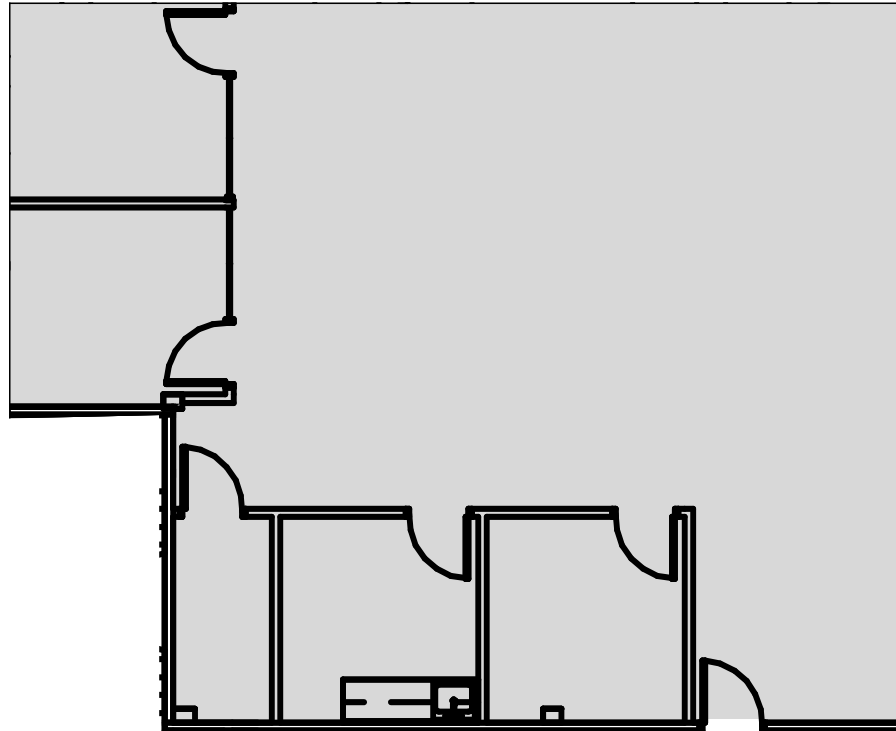
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AustinOaks



Proctor, Suite 152
First Floor
1,746 SF
Creative Finish



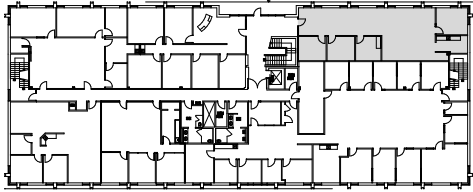
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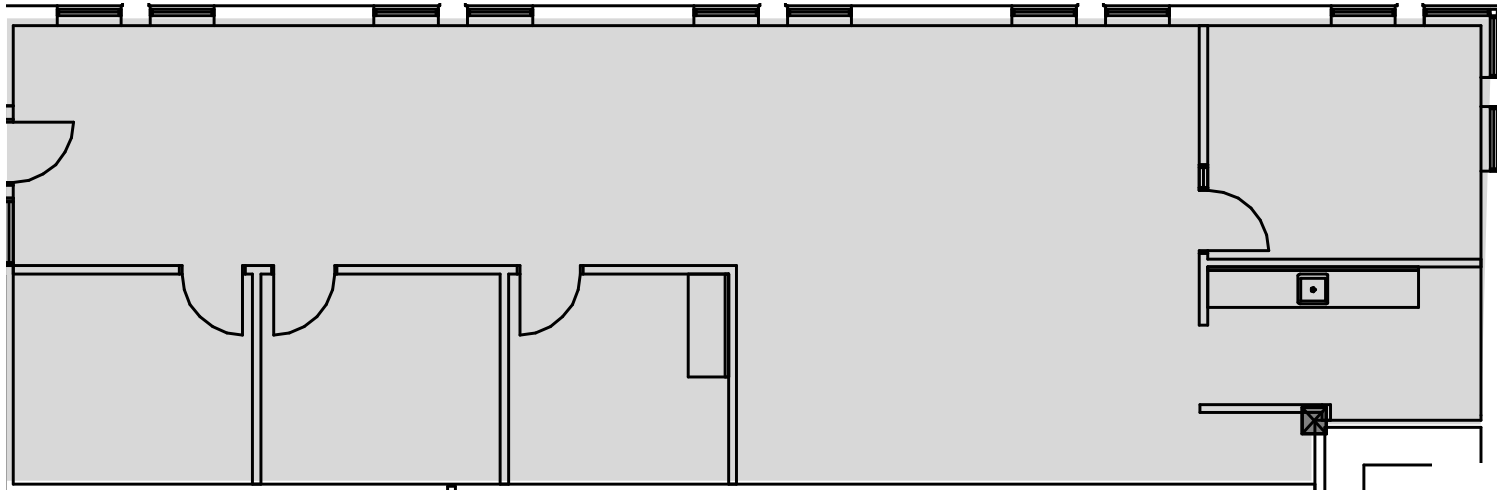
E holmes.onwukaife@cushwake.com
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AustinOaks



Proctor, Suite 100
First Floor
2,017 SF

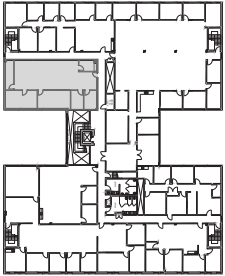
**Available 5.1.25
Creative Finish*



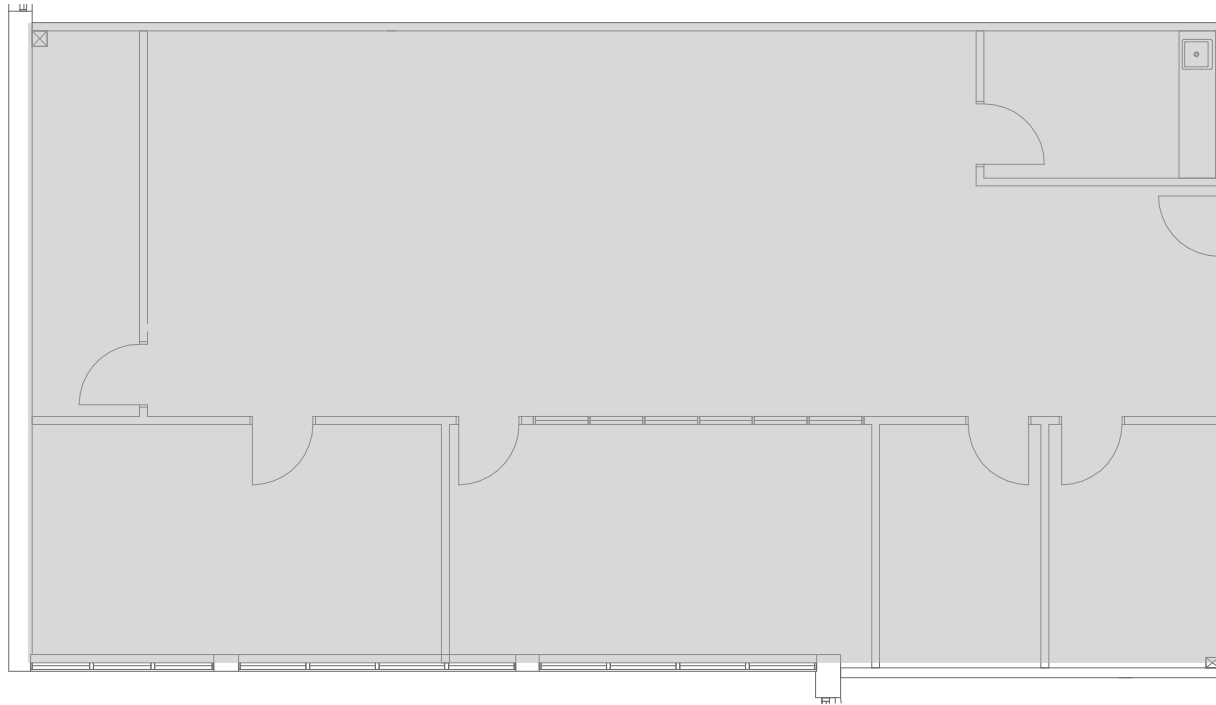
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AustinOaks



Meredith, Suite 205
Second Floor
2,223 SF
Traditional Finish



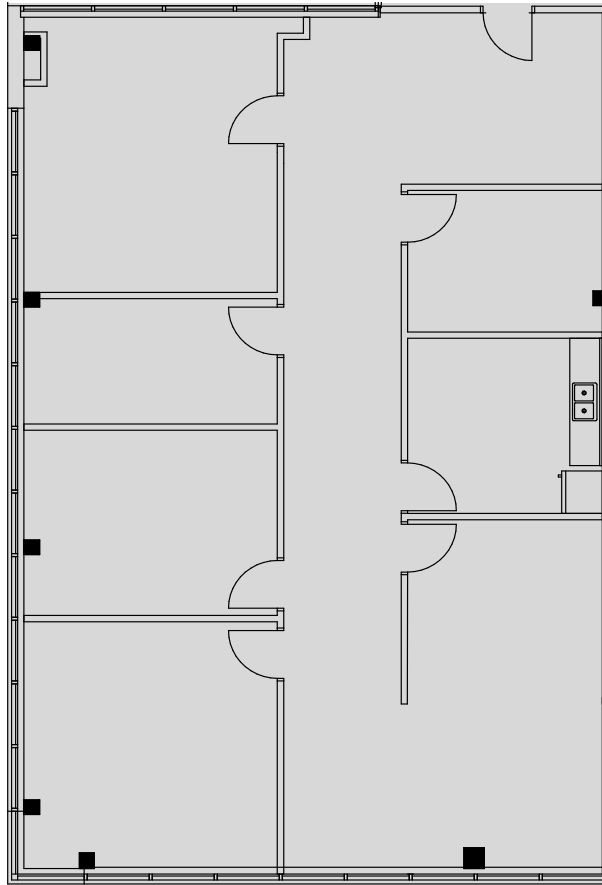
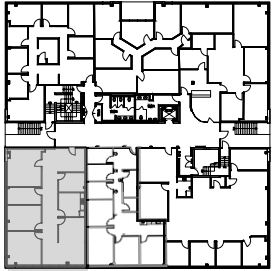
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AustinOaks



Livingston, Suite 165
First Floor
2,355 SF*

**Available 5.1.25*

Traditional Finish

Building

4

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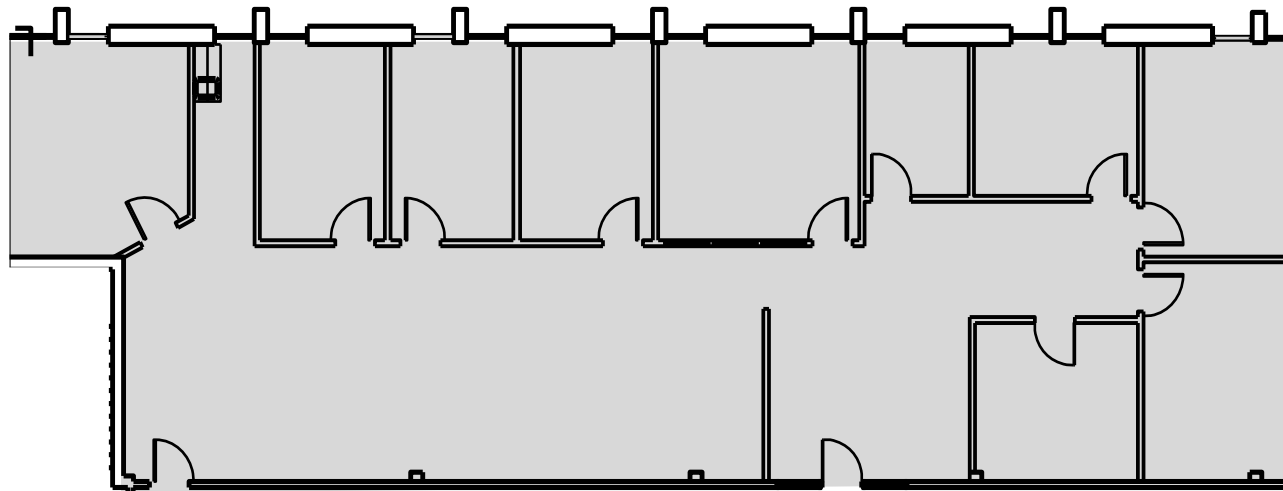
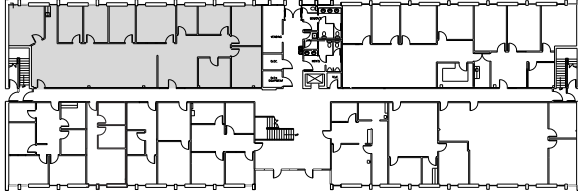
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AustinOaks

Buchanan, Suite 129
First Floor
3,444 SF
Traditional Finish

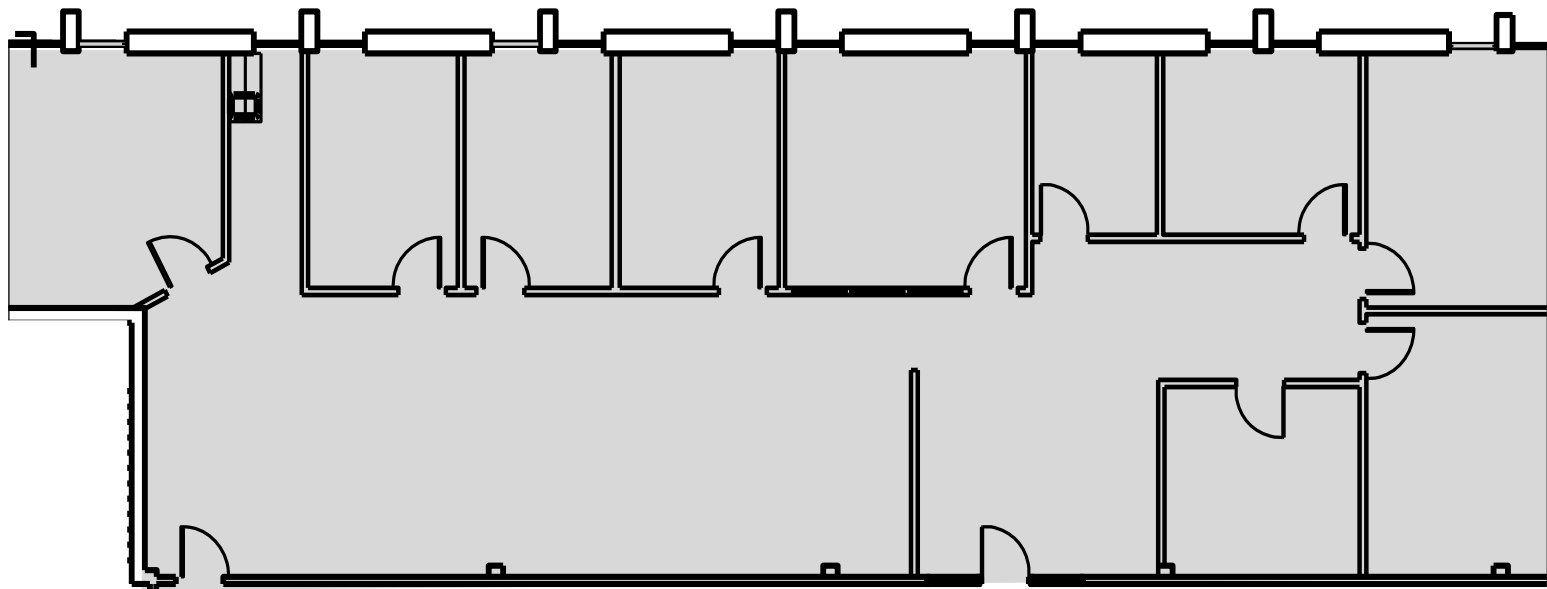
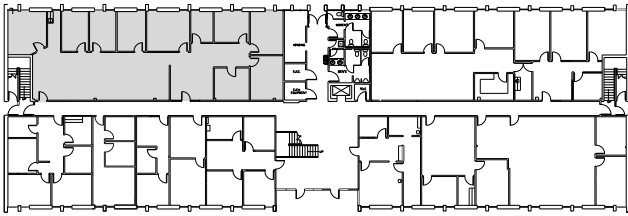


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AustinOaks

Buchanan, Suite 129
First Floor
3,444 SF
Traditional Finish



Building

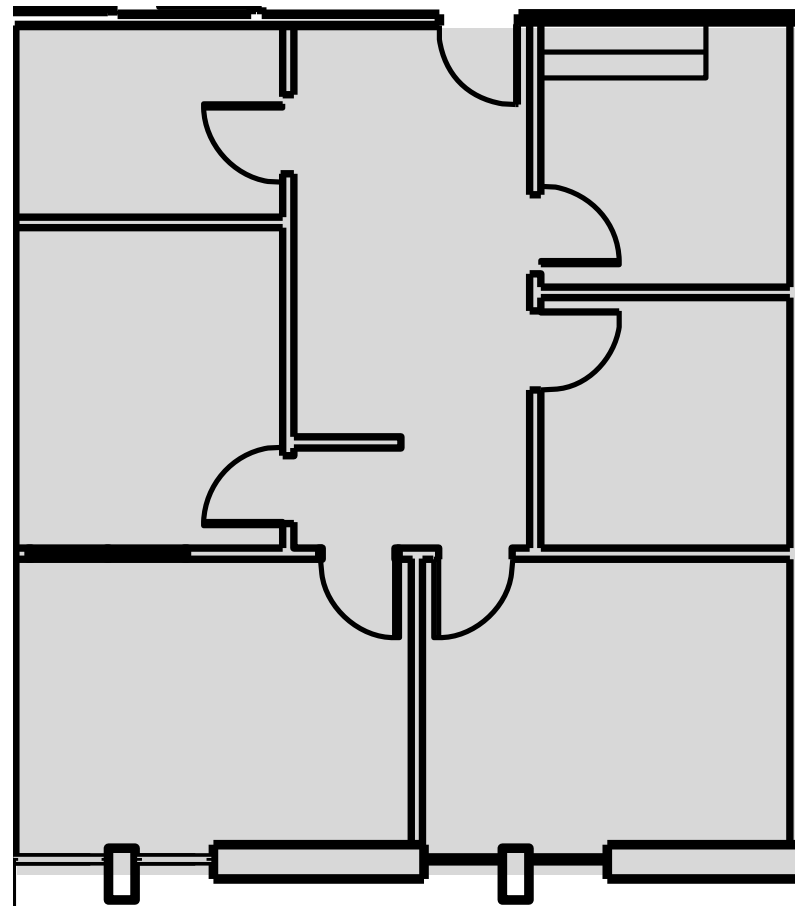
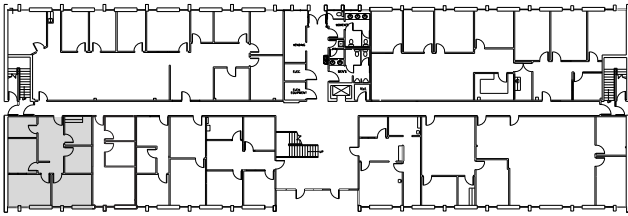
1

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AustinOaks

Buchanan, Suite 128
First Floor
1,106 SF
Traditional Finish



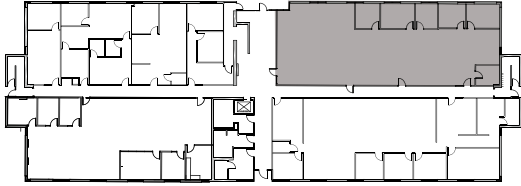
Building

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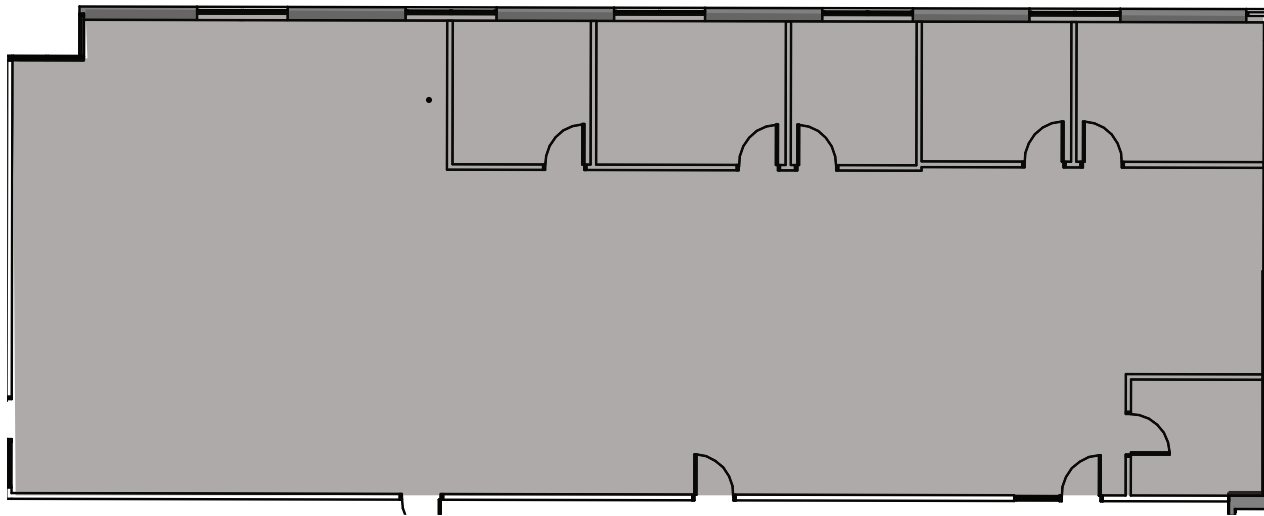
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AustinOaks



Bridgeport, Suite 100
First Floor
4,024 SF
Creative Finish

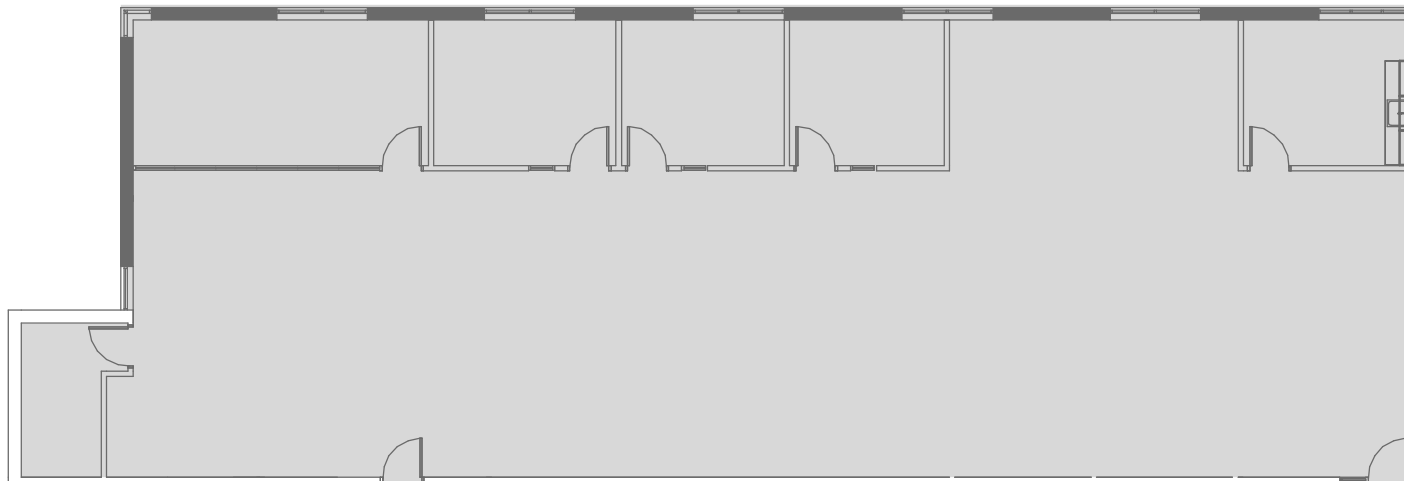
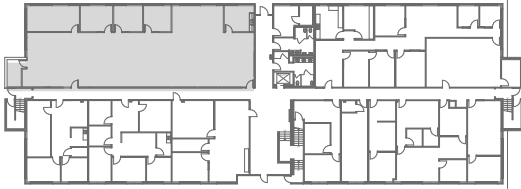


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AustinOaks

Bridgeport, Suite 101
First Floor
4,255 SF



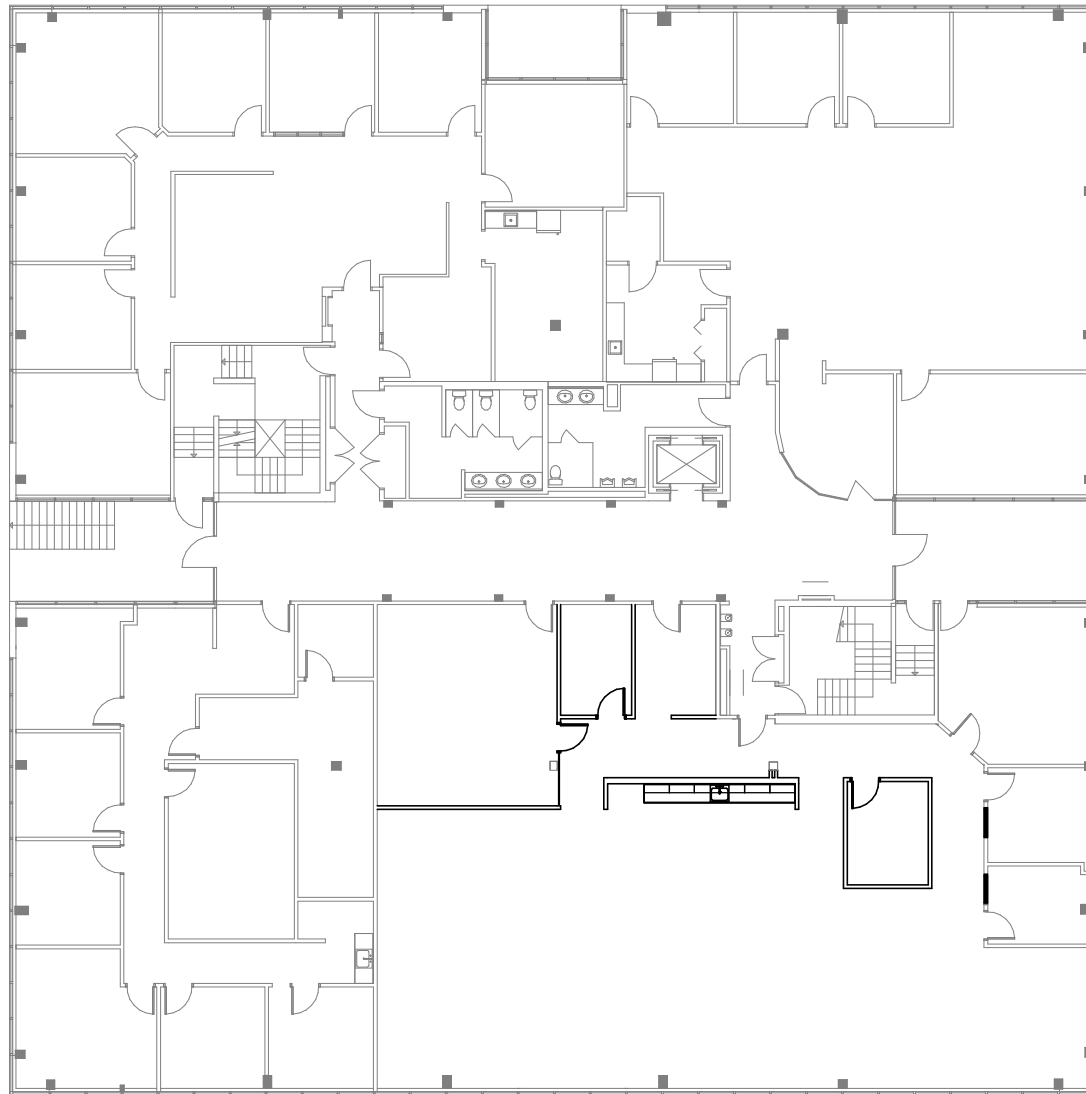
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Holmes Onwukaife

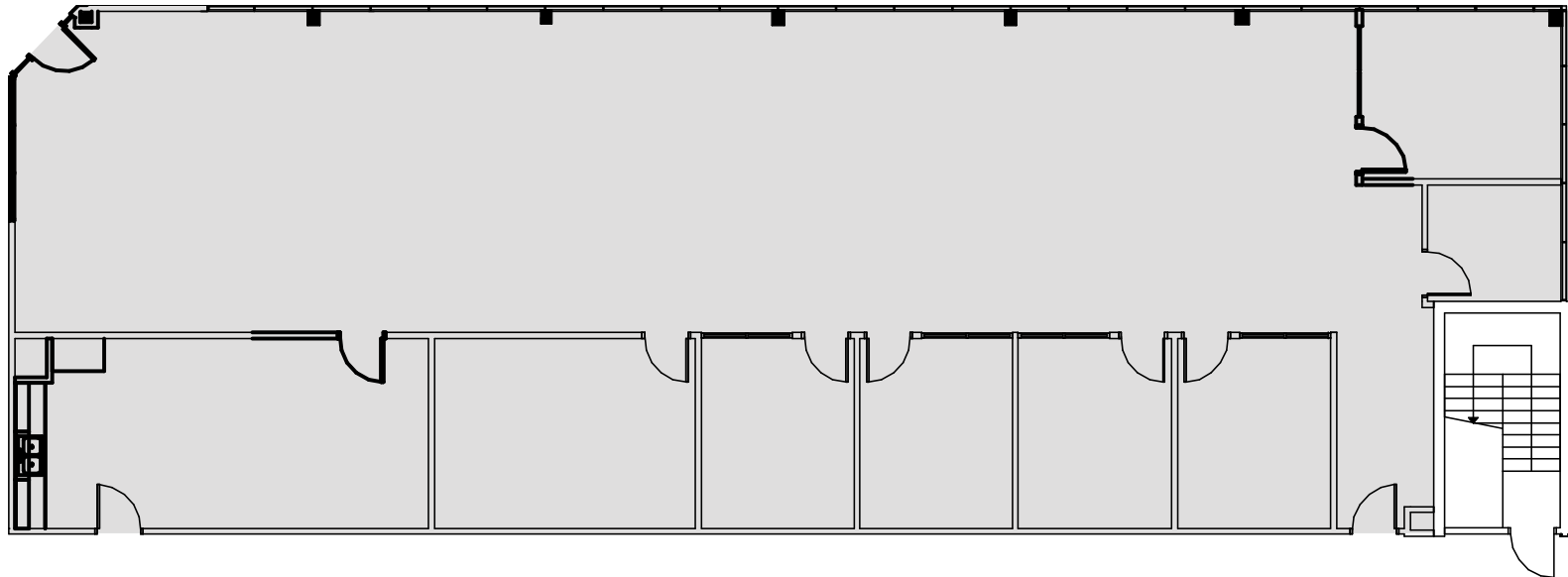
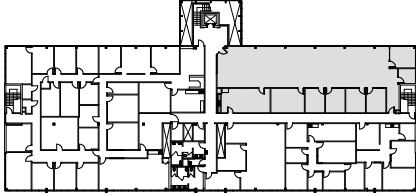
E holmes.onwukaife@cushwake.com
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TravisSuite 101 First
Floor
4,255 SF



AustinOaks

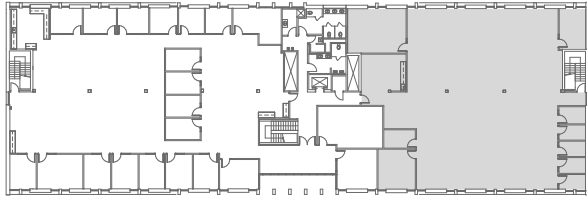
Cross, Suite 201
Second Floor
4,348 SF



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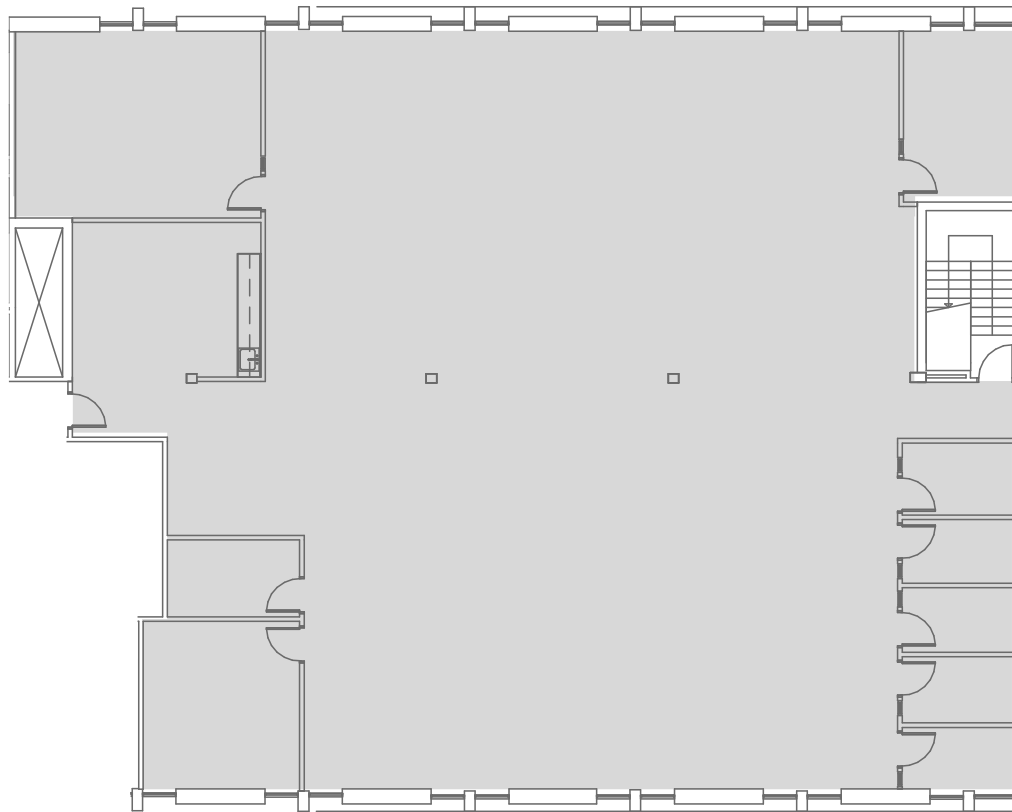
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AustinOaks



Hubbard, Suite 250
Second Floor
6,589 SF

Creative Finish



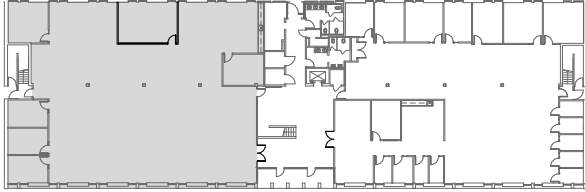
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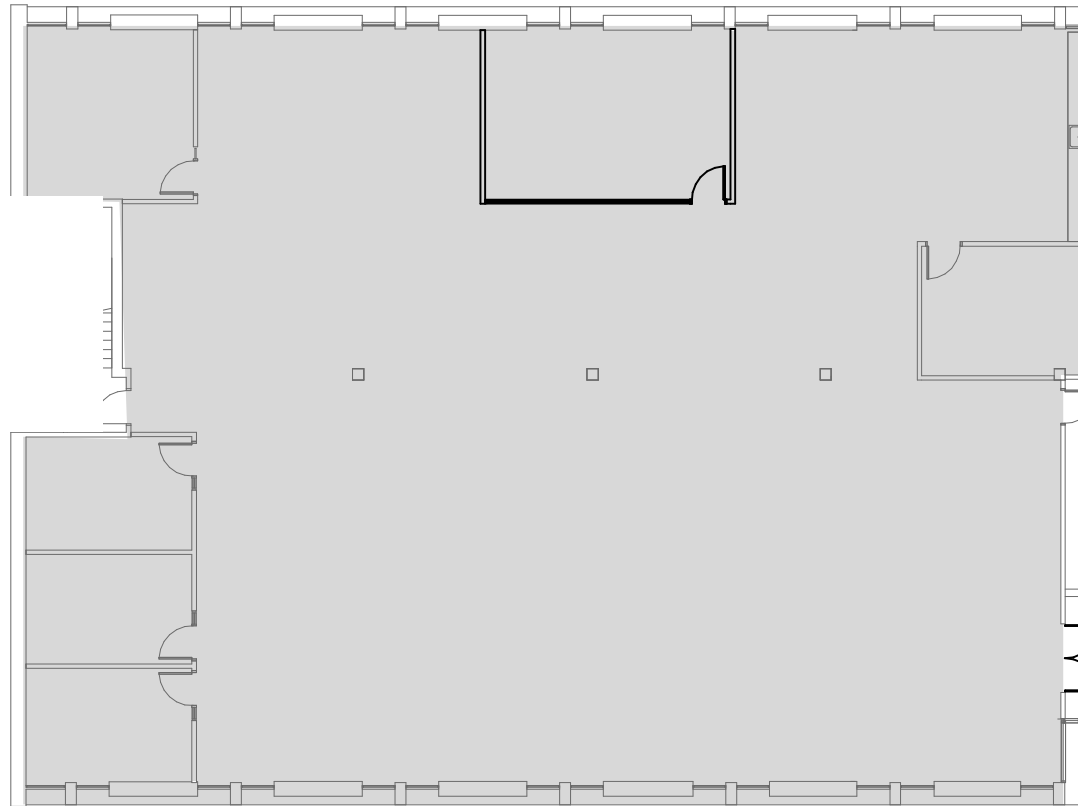
Holmes Onwukaife

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AustinOaks



Hubbard, Suite 150
First Floor
7,245 SF
Creative Finish

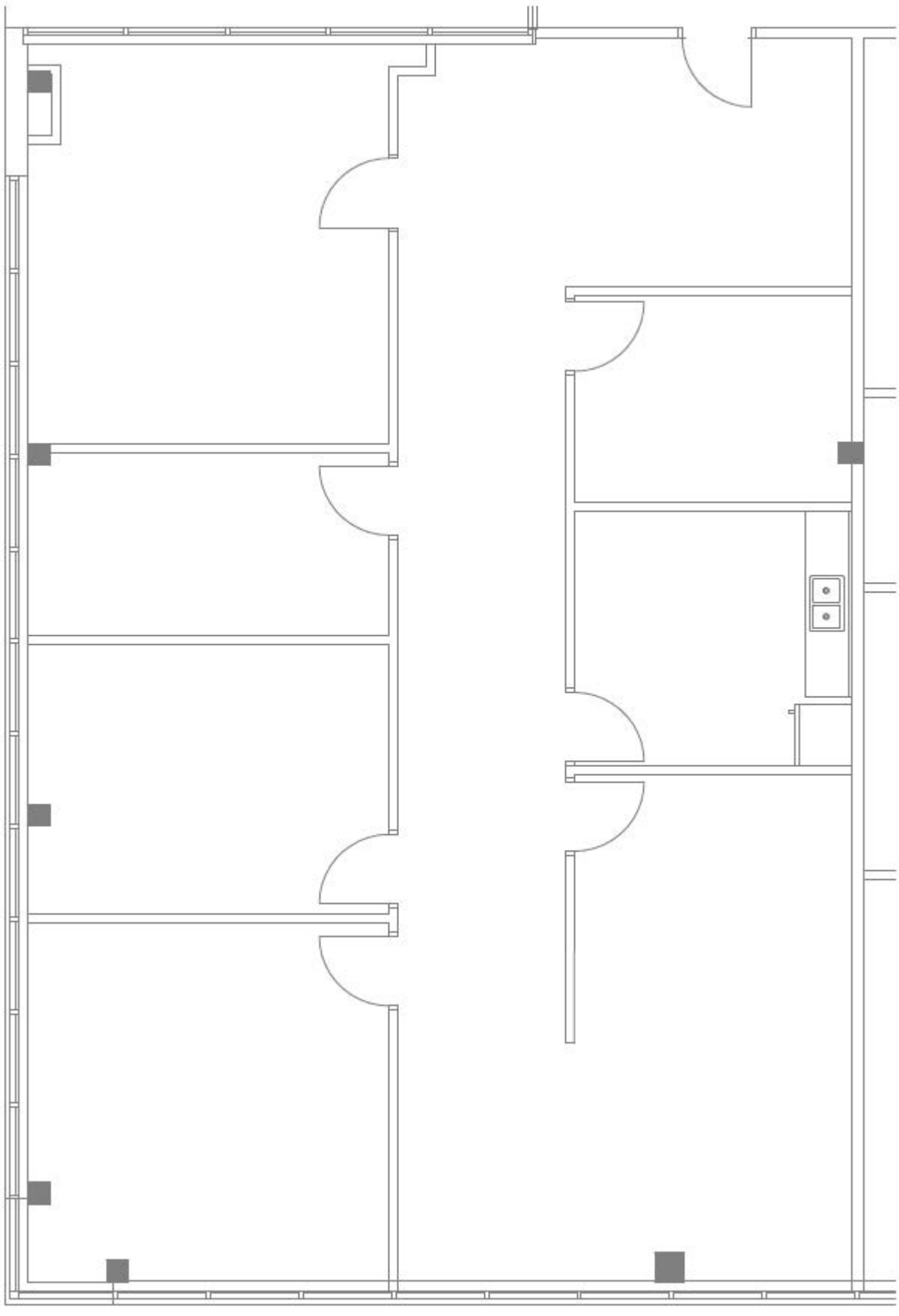


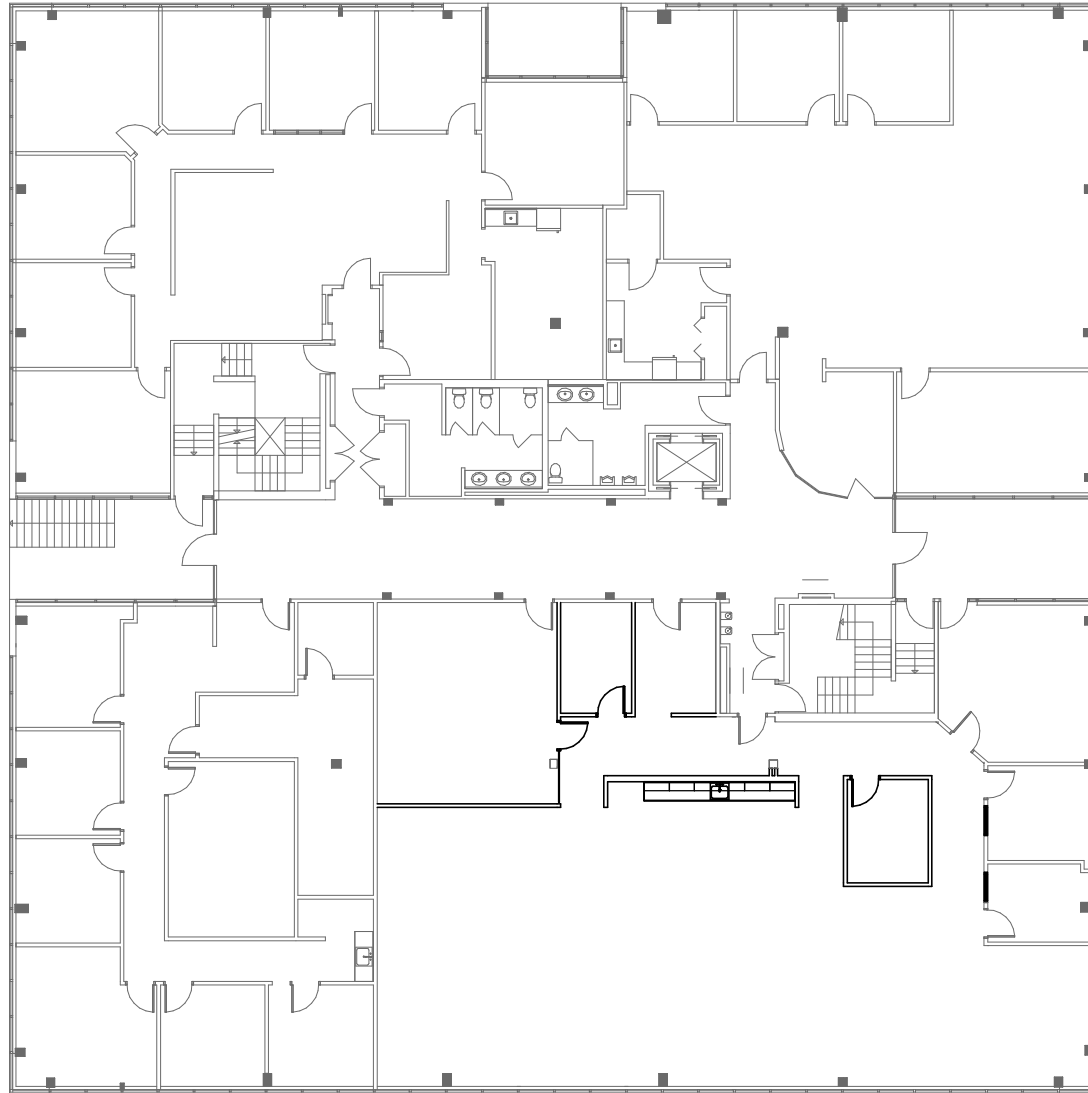
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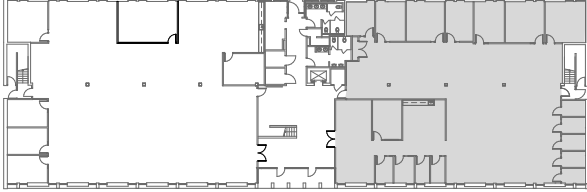
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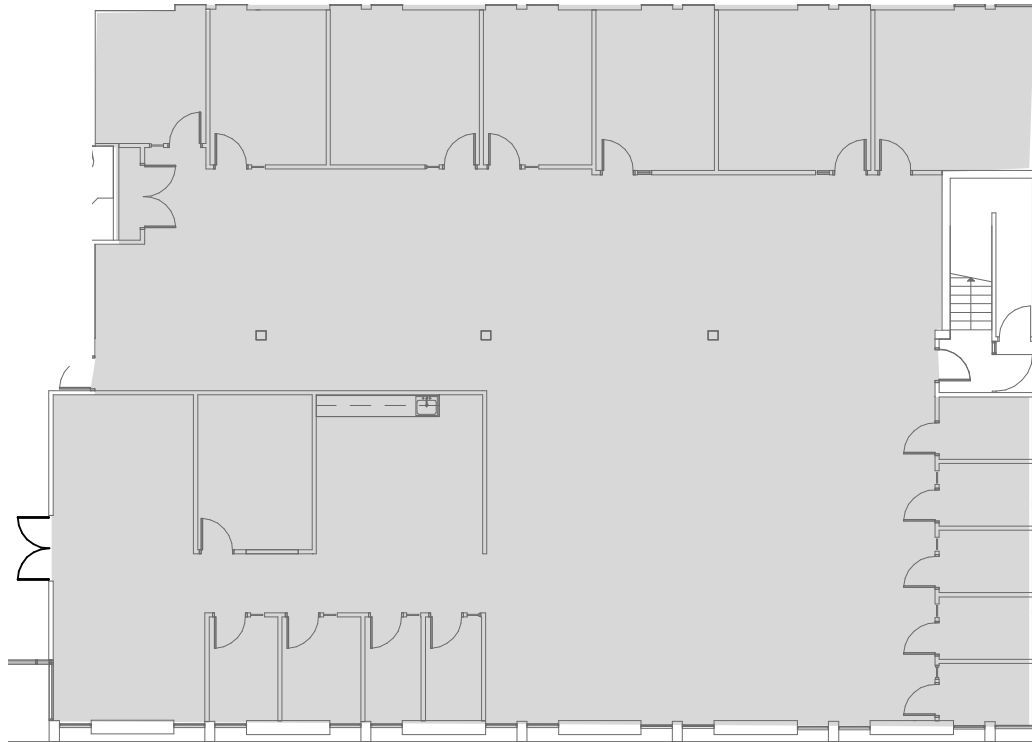




AustinOaks



Hubbard, Suite 100
First Floor
7,526 SF
Traditional Finish



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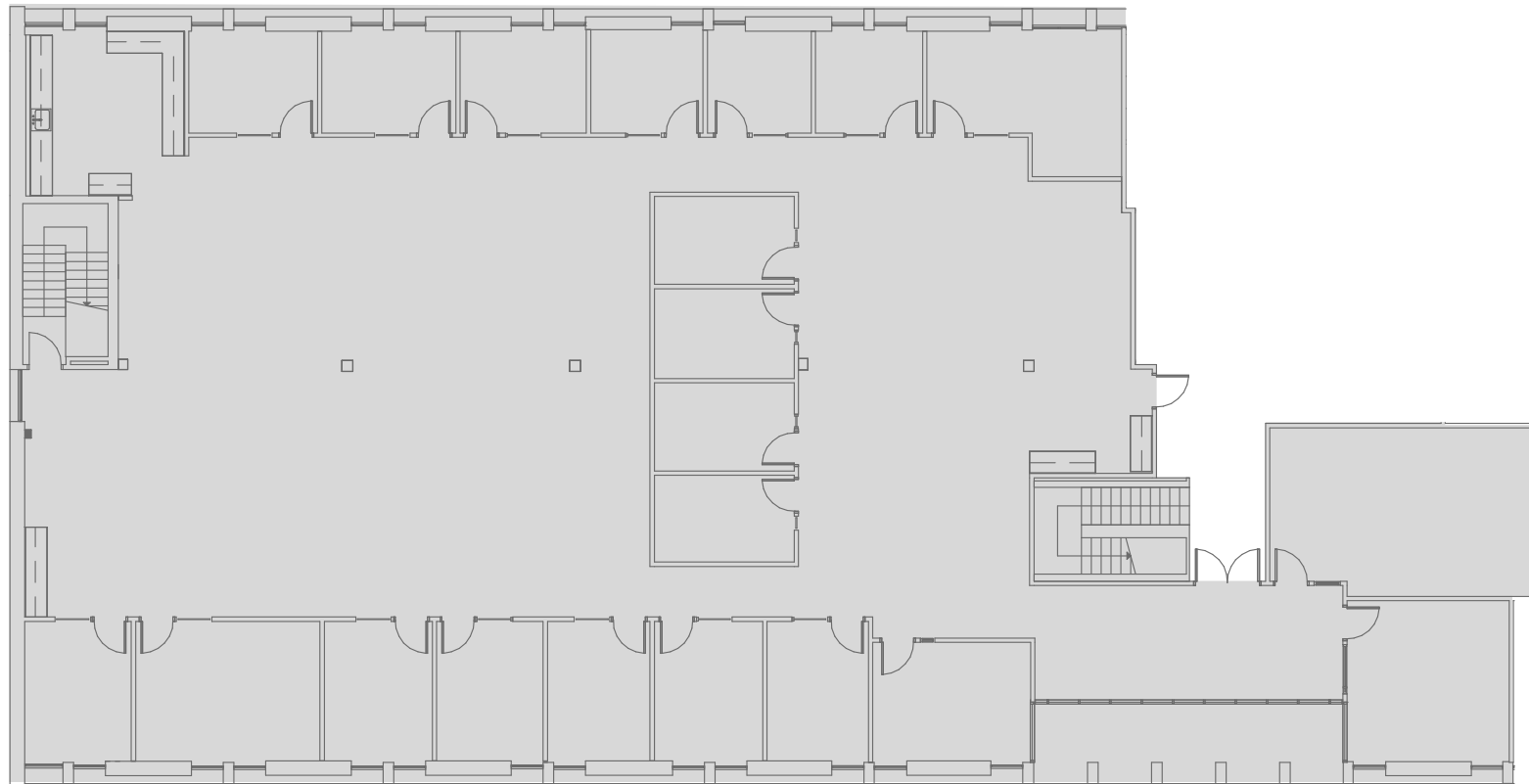
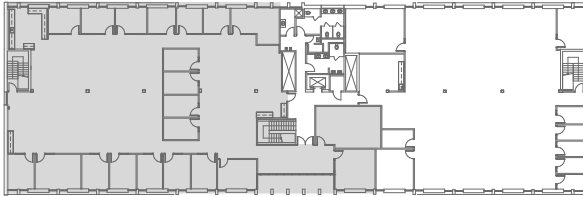
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AustinOaks

Hubbard, Suite 200
Second Floor
9,627 SF

Creative Finish



Matt Frizzell

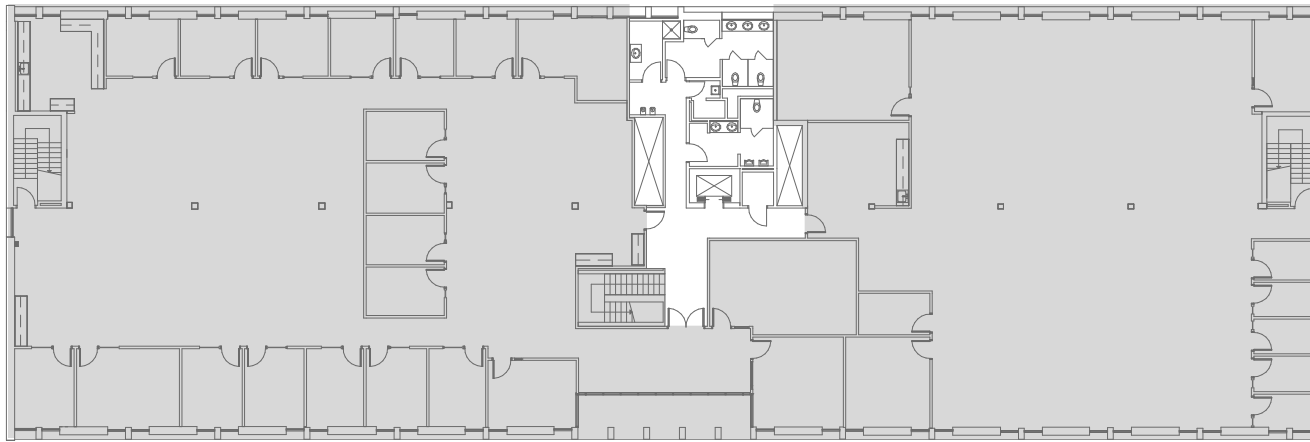
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AustinOaks

Hubbard
Full 2nd Floor
16,216 SF
Creative Finish



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01



LIVINGSTON AUSTIN OAKS SUITE 215

3420 EXECUTIVE CENTER DR., AUSTIN, TX 78731



CONTACTS

INTERIOR DESIGNER
S. TIPTON STUDIO

DANIELA VELA
P: (512) 614-2497
E: DANIELA@TIPTONSTUDIO.COM

DRAWING LIST

- 01 COVER SHEET & LOCATION PLAN
- 02 TEST FIT FLOOR PLAN
- 03 TEST FIT DEMOLITION PLAN
- 05 ISOMETRIC VIEW

PROJECT NUMBER:
L-2530-B4-TF01

DATE:
07.07.25

PRICING NOTES

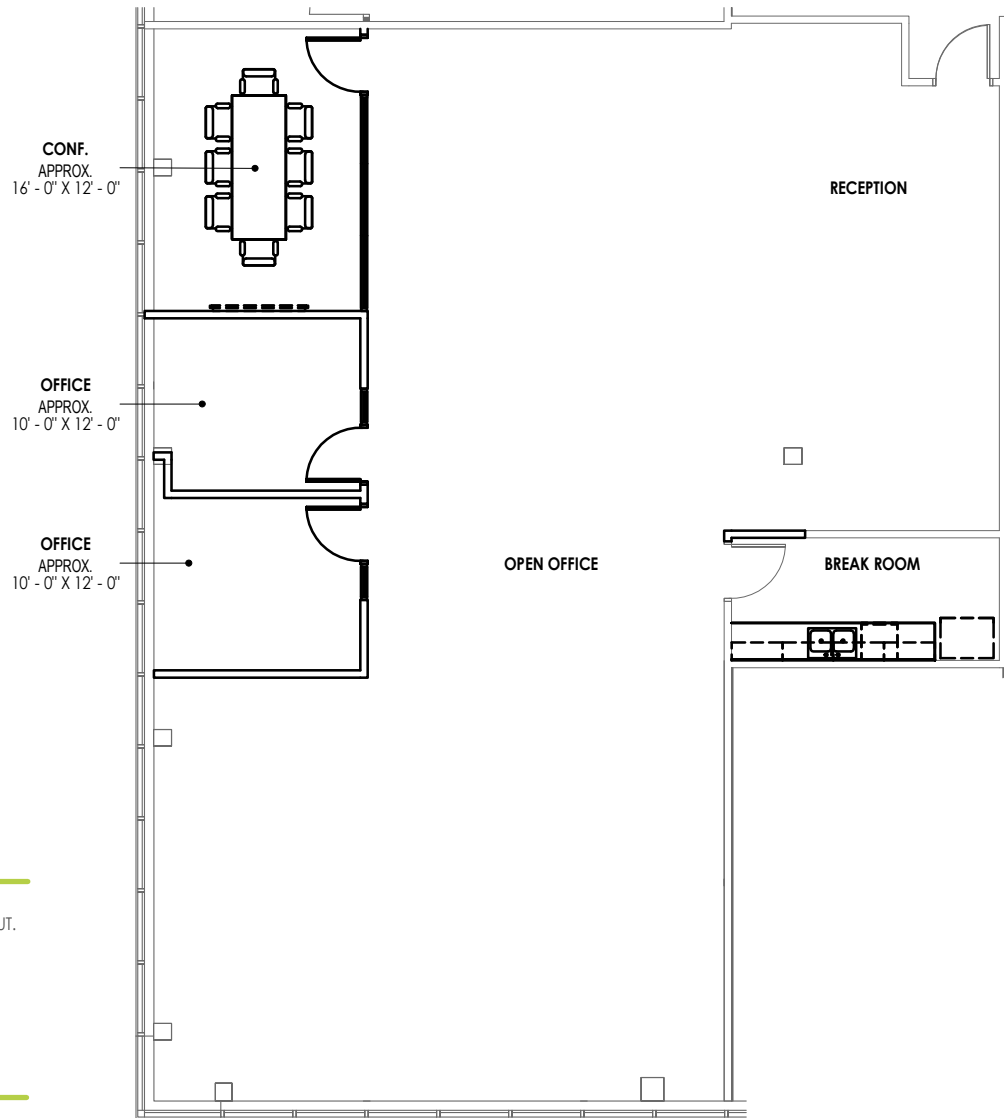
1. PROVIDE NEW PAINT THROUGHOUT.
2. PROVIDE NEW 700 SERIES, 4.5" RUBBER BASE IN 4' STICKS THROUGHOUT.
3. PROVIDE POLISHED CONCRETE THROUGHOUT.
4. PROVIDE NEW FULL WIDTH SIDELIGHT AT CONF. AS SHOWN.
5. PROVIDE NEW 2' W SIDELIGHTS AT OFFICES.
6. MODIFY SPRINKLER HEADS AT OPEN CEILING AREAS AS REQUIRED.
7. PROVIDE NEW PLASTIC LAMINATE CLAD COUNTERTOP, BASE AND UPPER CABINETS AT BREAK AS SHOWN.

NOTES

1. SPACE TO BE FIELD VERIFIED FOR ACCURACY. ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS NOTED ON THIS DOCUMENT ARE PRELIMINARY/NON-BINDING.
2. TURN SPRINKLER HEADS UP IN OPEN AREA.
3. PLAN SUBJECT TO CODE APPROVAL.
4. NOT FOR CONSTRUCTION.

WALL LEGEND

- EXISTING CONSTRUCTION
NEW CONSTRUCTION



ROOM NAME	QTY
BREAK ROOM	1
CONF.	1
OFFICE	2
OPEN OFFICE	1
RECEPTION	1

AUSTIN OAKS - SUITE 215 TEST FIT FLOOR PLAN

SCALE:
3/32" = 1'-0"

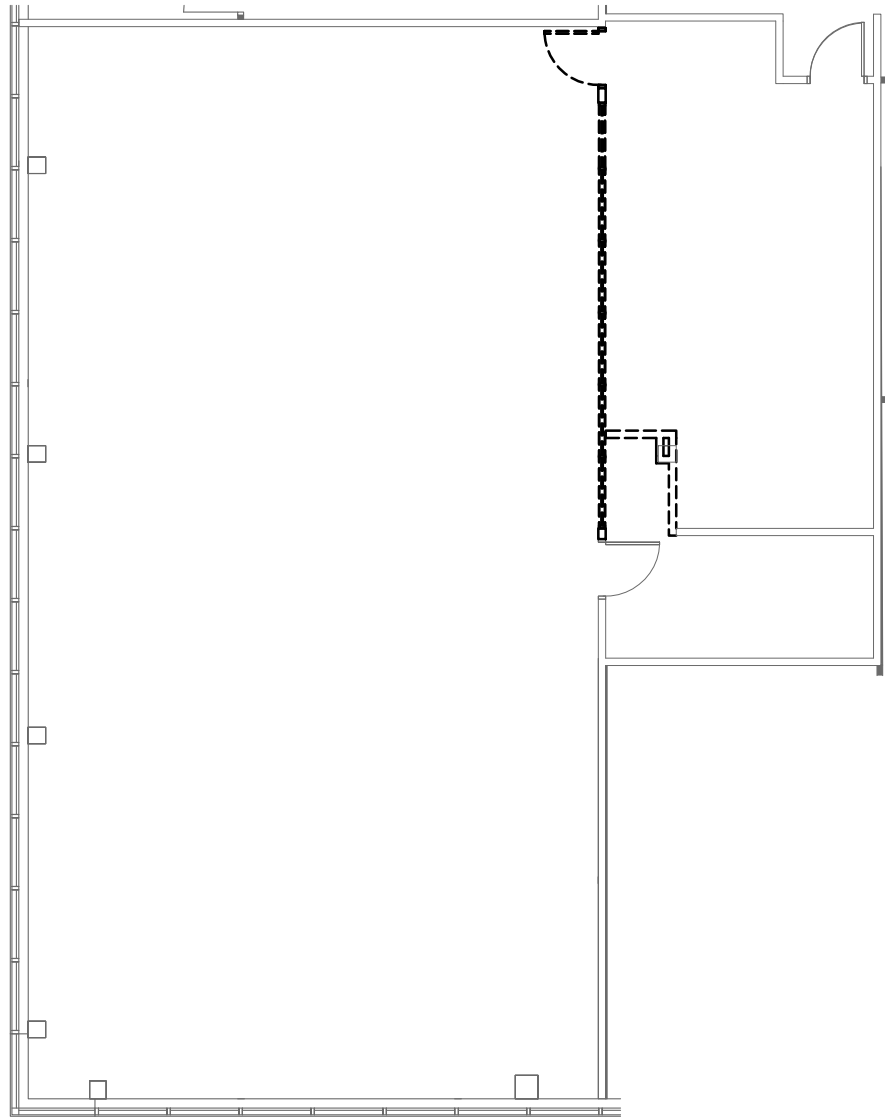
PROJECT NUMBER:
L-2530-B4-TF01

DATE:
07.07.25



WALL LEGEND

- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED



AUSTIN OAKS - SUITE 215
TEST FIT DEMOLITION PLAN

SCALE:
3/32" = 1'-0"

PROJECT NUMBER:
L-2530-B4-TF01

DATE:
07.07.25

WALL LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

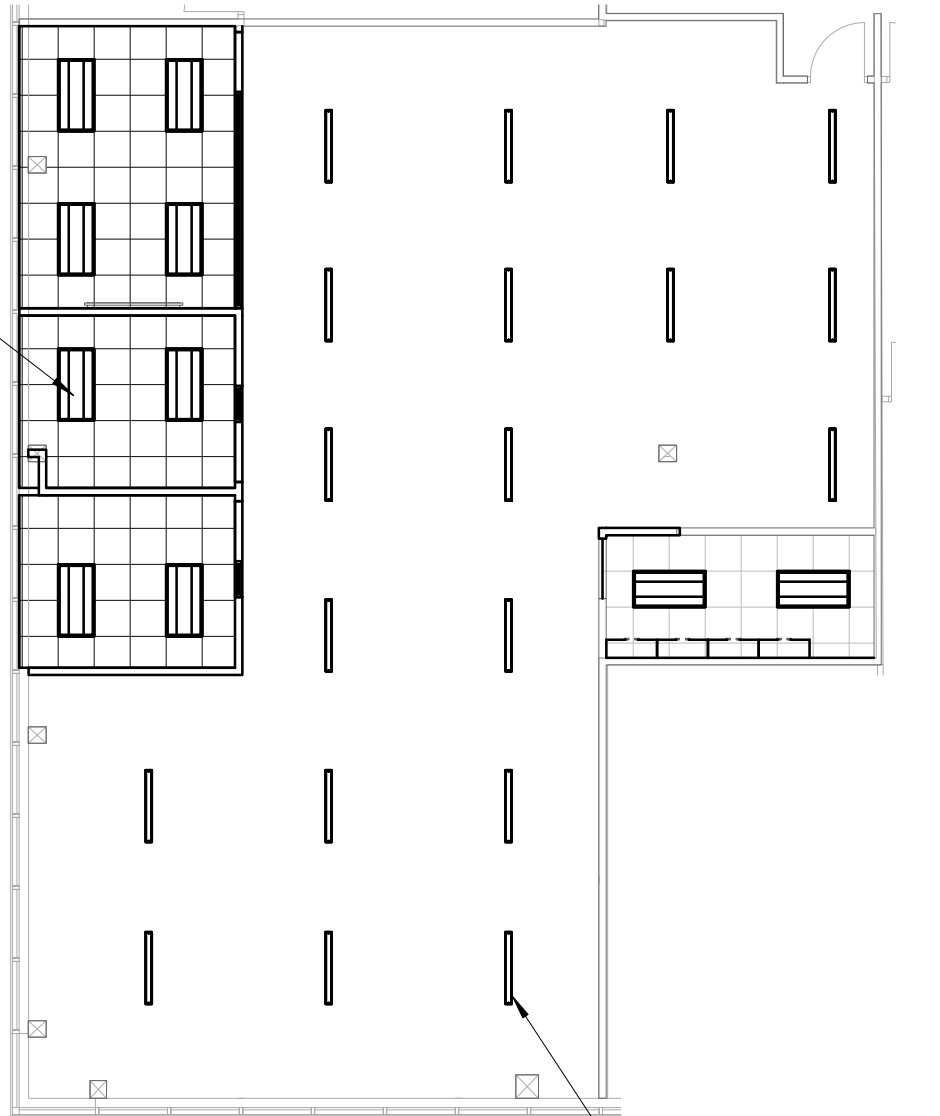
NOTES

1. SPACE TO BE FIELD VERIFIED FOR ACCURACY. ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS NOTED ON THIS DOCUMENT ARE PRELIMINARY/NON-BINDING.
2. TURN SPRINKLER HEADS UP IN OPEN AREA.
3. PLAN SUBJECT TO CODE APPROVAL.
4. NOT FOR CONSTRUCTION.

AUSTIN OAKS - SUITE 215 REFLECTED CEILING PLAN

SCALE:
3/32" = 1'-0"

2X4 LED FIXTURE BY LITHONIA, TYP.
MODEL #: 2BLT4-A-40L-ADSM-GZ10-LP835



LINEAR LED PENDANT, TYP.
MODEL #: SCX-4FT-40W-MCT4-D LED

PROJECT NUMBER:
L-2530-B4-TF01

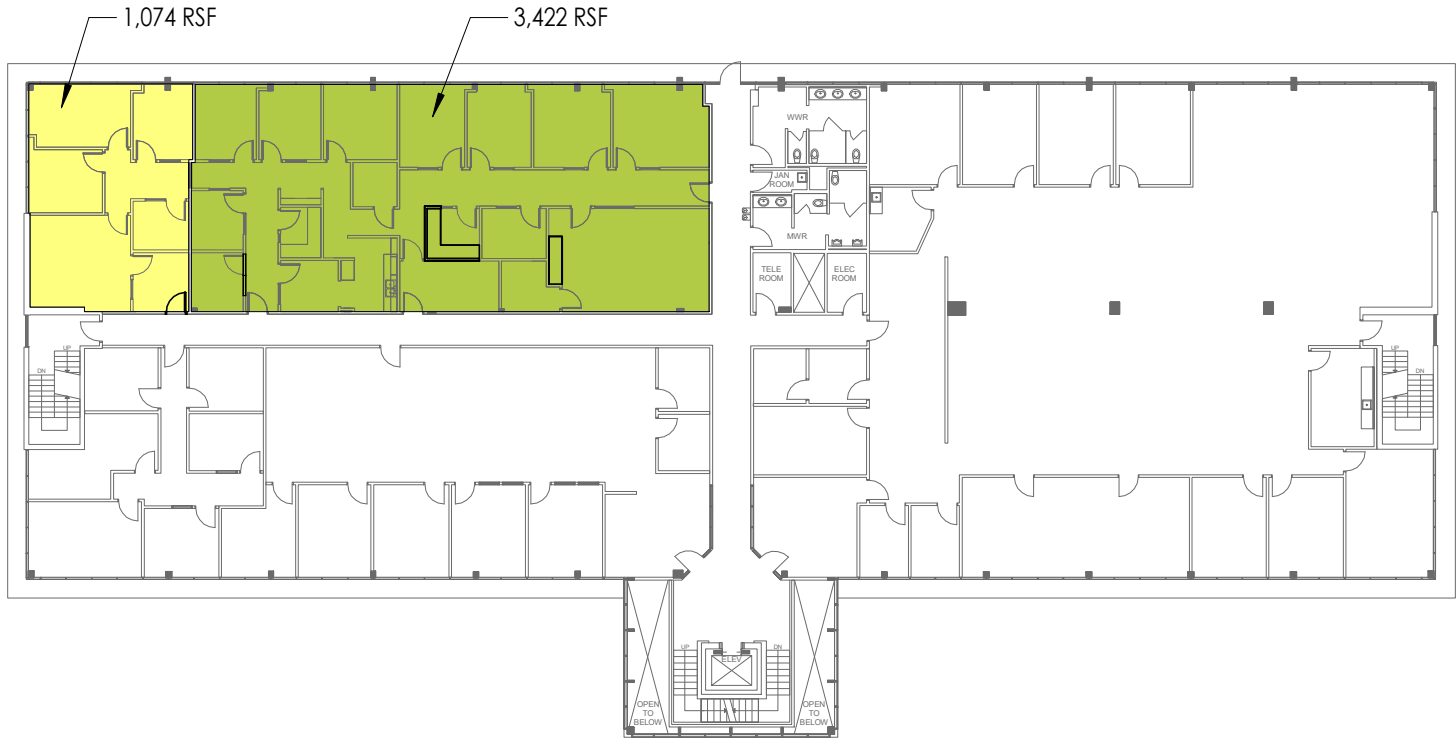
DATE:
07.07.25

01



AUSTIN OAKS CROSS SUITE 105

7718 WOOD HOLLOW DR., AUSTIN, TX 78731



CONTACTS

INTERIOR DESIGNER
S. TIPTON STUDIO

DANIELA VELA
P: (512) 614-2497
E: DANIELA@TIPTONSTUDIO.COM

DRAWING LIST

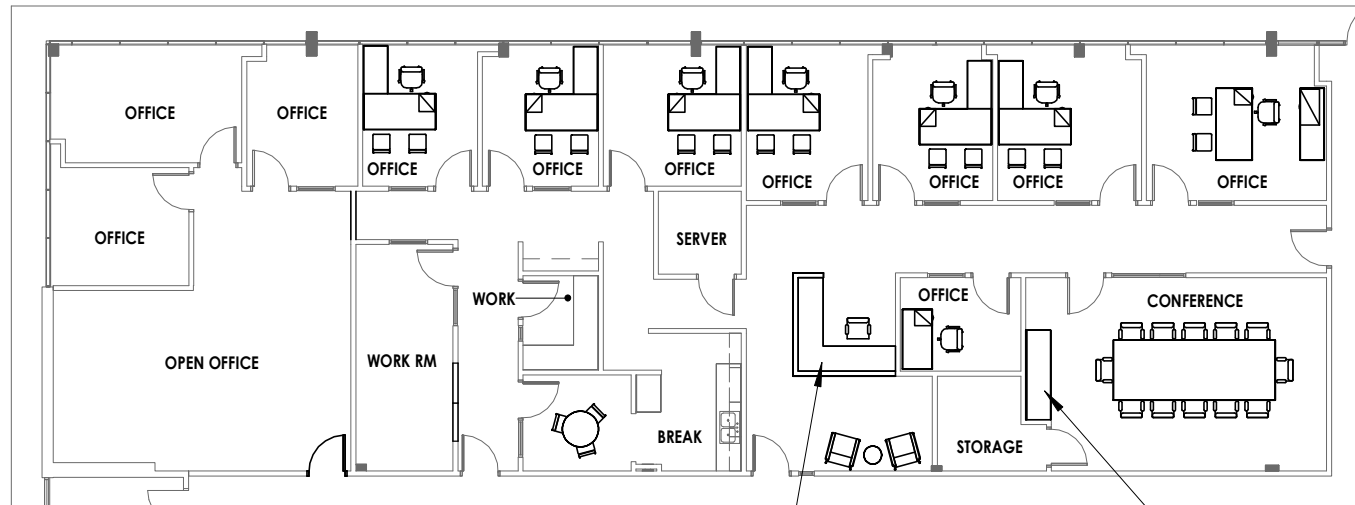
- 01 COVER SHEET & LOCATION PLAN
- 02 TEST FIT DEMOLITION PLAN
- 03 TEST FIT FLOOR PLAN
- 04 REFLECTED CEILING PLAN
- 05 EXISTING FLOOR PLAN

SQUARE FOOTAGE:

4,496 RSF

PROJECT NUMBER:
L-2230-B7-TF03

DATE:
10.26.22



PROVIDE NEW QUARTZ
COUNTERTOP
REUSE EXISTING CASEWORK

PROVIDE NEW ABOVE
STANDARD CASEWORK WITH
QUARTZ COUNTERTOP

WALL LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

NOTES

- SPACE TO BE FIELD VERIFIED FOR ACCURACY. ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS NOTED ON THIS DOCUMENT ARE PRELIMINARY/NON-BINDING.
- PLAN SUBJECT TO CODE APPROVAL.
- FURNITURE FOR REPRESENTATION PURPOSES ONLY.
- NOT FOR CONSTRUCTION.

PRICING NOTES

- PROVIDE NEW PAINT THROUGHOUT.
- DEEP CLEAN EXISTING CARPET THROUGHOUT.
- CONSTRUCT NEW WALLS IN RECEPTION TO BE 30"H.
- CLEAN EXISTING LVT TO LIKE NEW.
- PROVIDE NEW ADA HARDWARE TO MATCH BUILDING STANDARD WHERE NECESSARY.
- PROVIDE COVE BASE TO MATCH EXISTING WHERE NECESSARY.

ADD./ALT.

- PROVIDE NEW LVP IN BREAKROOM.

ROOM NAME	QTY
BREAK	1
CONFERENCE	1
OFFICE	11
OPEN OFFICE	1
SERVER	1
STORAGE	1
WORK	1
WORK RM	1

CROSS - SUITE 105 TEST FIT FLOOR PLAN

SCALE:
1/16" = 1'-0"

PROJECT NUMBER:
L-2230-B7-TF03

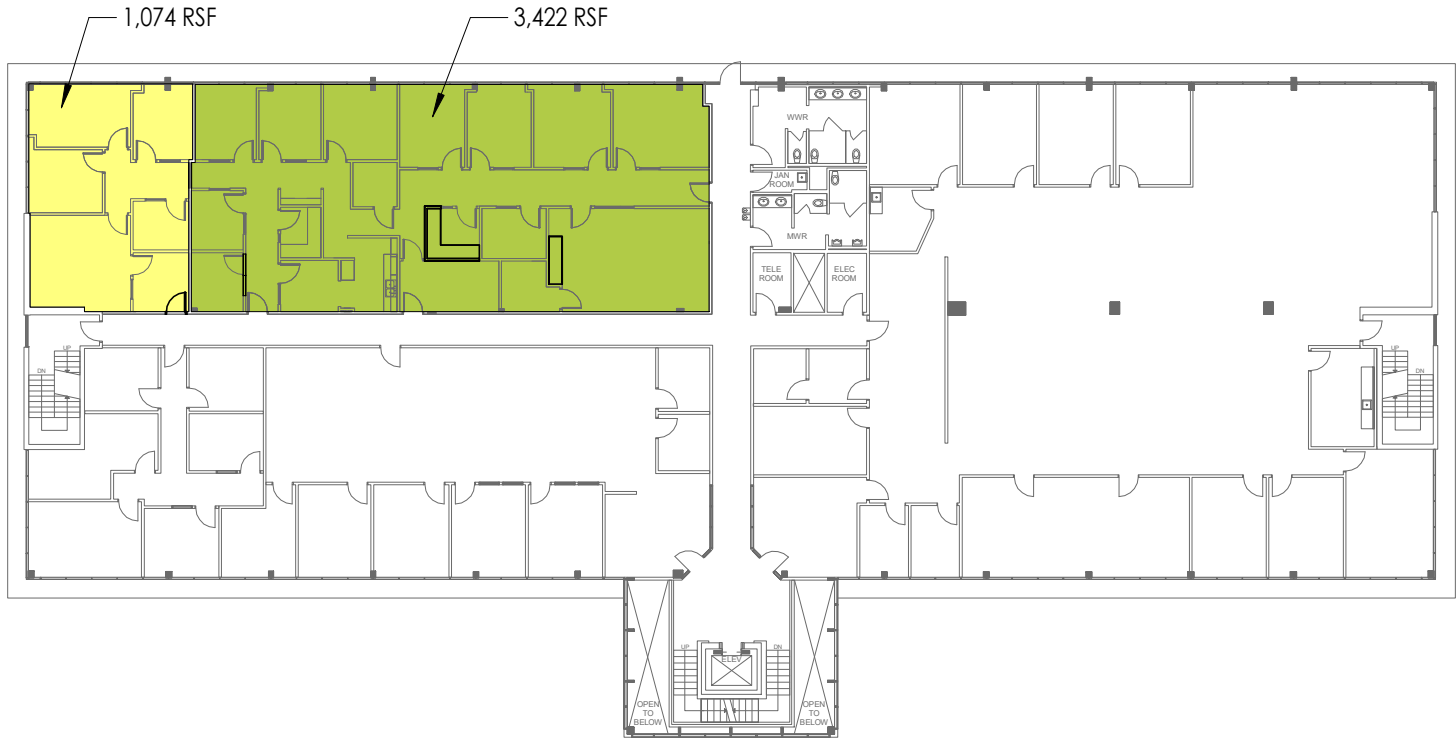
DATE:
10.26.22

01



AUSTIN OAKS CROSS SUITE 105

7718 WOOD HOLLOW DR., AUSTIN, TX 78731



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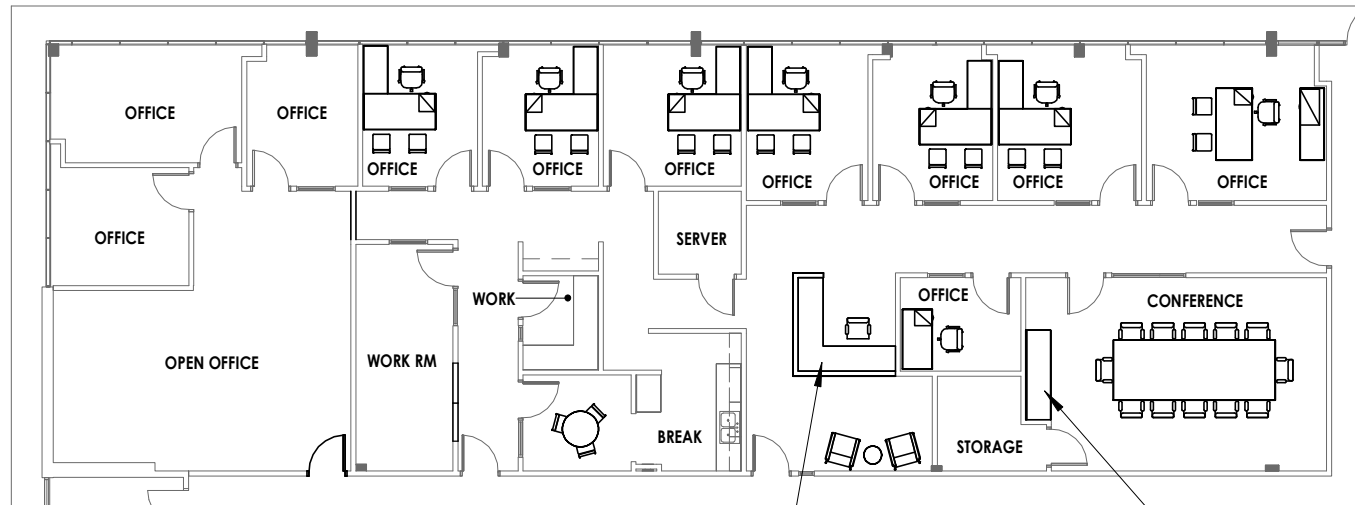
- 01 COVER SHEET & LOCATION PLAN
- 02 TEST FIT DEMOLITION PLAN
- 03 TEST FIT FLOOR PLAN
- 04 REFLECTED CEILING PLAN
- 05 EXISTING FLOOR PLAN

SQUARE FOOTAGE:

4,496 RSF

PROJECT NUMBER:
L-2230-B7-TF03

DATE:
10.26.22



PROVIDE NEW QUARTZ
COUNTERTOP
REUSE EXISTING CASEWORK

PROVIDE NEW ABOVE
STANDARD CASEWORK WITH
QUARTZ COUNTERTOP

WALL LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

NOTES

- SPACE TO BE FIELD VERIFIED FOR ACCURACY. ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS NOTED ON THIS DOCUMENT ARE PRELIMINARY/NON-BINDING.
- PLAN SUBJECT TO CODE APPROVAL.
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PRICING NOTES

- PROVIDE NEW PAINT THROUGHOUT.
- DEEP CLEAN EXISTING CARPET THROUGHOUT.
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- PROVIDE COVE BASE TO MATCH EXISTING WHERE NECESSARY.

ADD./ALT.

- PROVIDE NEW LVP IN BREAKROOM.

ROOM NAME	QTY
BREAK	1
CONFERENCE	1
OFFICE	11
OPEN OFFICE	1
SERVER	1
STORAGE	1
WORK	1
WORK RM	1

CROSS - SUITE 105 TEST FIT FLOOR PLAN

SCALE:
1/16" = 1'-0"

PROJECT NUMBER:
L-2230-B7-TF03

DATE:
10.26.22