

811

BARTON SPRINGS

[View Availabilities](#) 

 **TRANSWESTERN**

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BARINGS

811

BARTON SPRINGS

NEW TENANT AMENITY CENTER

Availability

- Suite 200 7,281 SF
- Suite 250 5,058 SF
- Suite 300 15,736 SF*
- Suite 400 12,548 SF*
- Suite 620 5,860 SF
- Suite 810 2,488 SF // *available in 60 days*

**Up to 28,284 SF of Contiguous Space*

Floors 2, 3, & 4 have direct access from the garage

Terms

Asking Rate: \$43.00 NNN per SF

Est 2024 OpEx: \$20.48 PSF

Parking Ratio: 3.3/1,000 SF @ \$125/space

Allowance: Negotiable

ESG Practices & Programs at 811 Barton

- LEED Gold certification
- Energy Star certification
- Fitwel certified
- GPS building air ionization system completed
- Bluetooth building access technology
- Renewable Energy credits to offset portion of building energy consumption
- Rooftop Apiaries
- Electric charging stations *coming in 2024*

WORK

MEET

FOCUS

WELLNESS

811

BARTON SPRINGS

WORK

Working Lounge



New Amenity Center



RENOVATED LOBBY

Building Highlights

- First Class Tenant Amenity Center
- Destination dispatch elevators *coming in 2024*
- Modernized lobby with renovated entry
- Private shower and restroom amenity
- Common corridors, elevator lobbies and restroom upgrades
- HVAC enhancements with the addition of ionization air purification system
- Updated garage access control systems
- Building exterior lighting, landscaping and monument sign
- Building app for tenant interaction with management staff & building access
- Direct building access to parking garage on floors 1 through 5
- Private balcony opportunities on 3rd and 4th floors

WORK

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BARTON SPRINGS

MEET

Conference Center



COMMUNITY BREAK AREA



PHONE ROOMS



WORK

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BARTON SPRINGS

FOCUS

Library Exterior



LIBRARY INTERIOR

WORK

MEET

FOCUS

WELLNESS

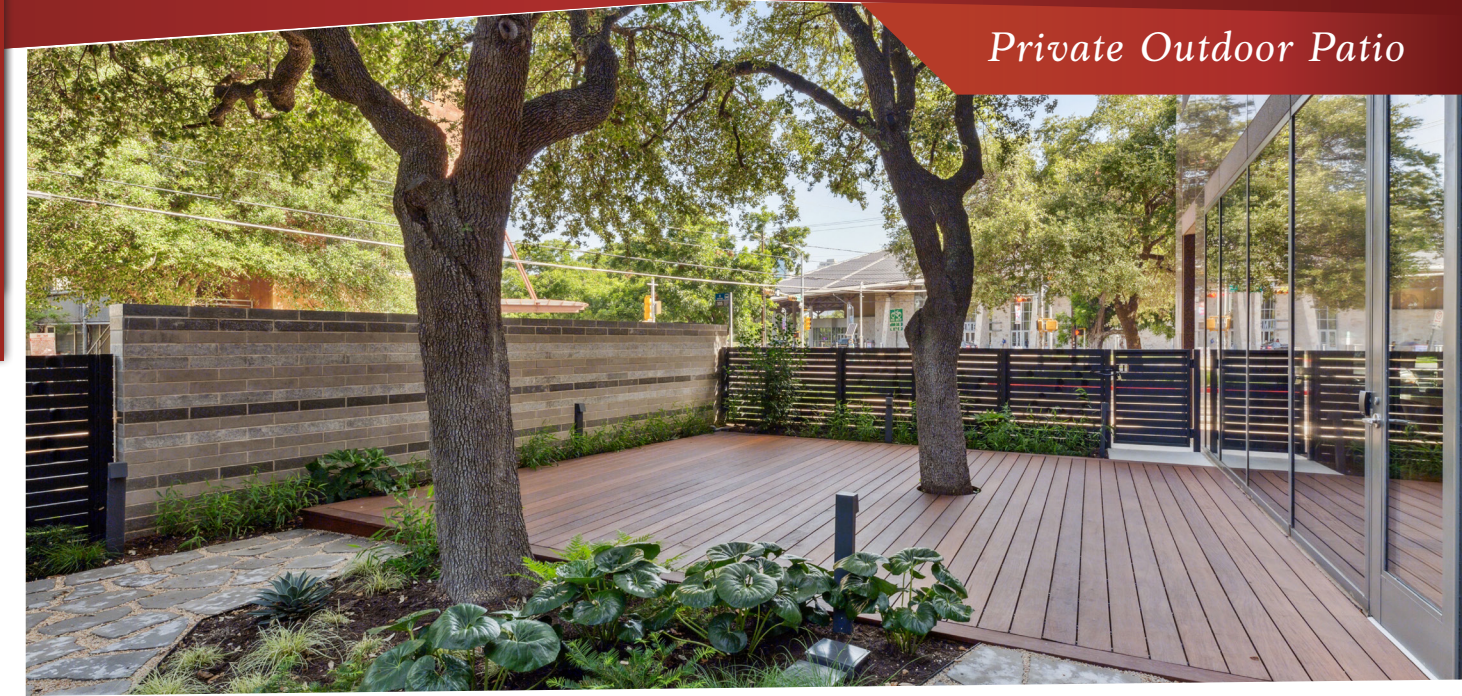
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BARTON SPRINGS

WELLNESS



MOTHER'S ROOM



Private Outdoor Patio



BIKE STORAGE



FITNESS CENTER

WORK

MEET

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WELLNESS

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BARTON SPRINGS

New AMENITY CENTER

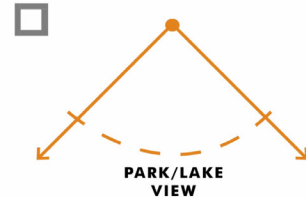
Floor Plan



NORTH

BARTON SPRINGS RD

BOULDIN AVE



PARK/LAKE VIEW

WORK

MEET

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WELLNESS

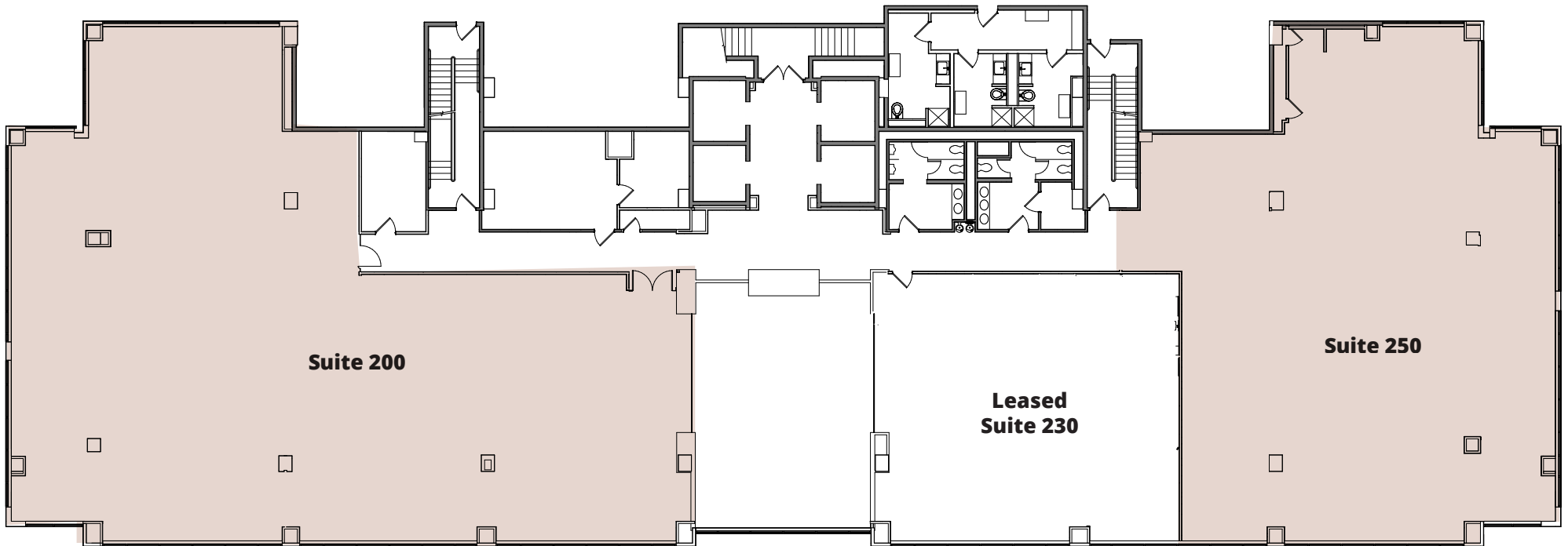
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BARTON SPRINGS

➤ Suite 200 **7,281 SF** Suite 250 **5,058 SF**

WHITEBOX CONDITION

PARKING GARAGE
DIRECT ACCESS



*SEE NEXT PAGE FOR
DEMISED CONCEPT PLANS



WORK

MEET

FOCUS

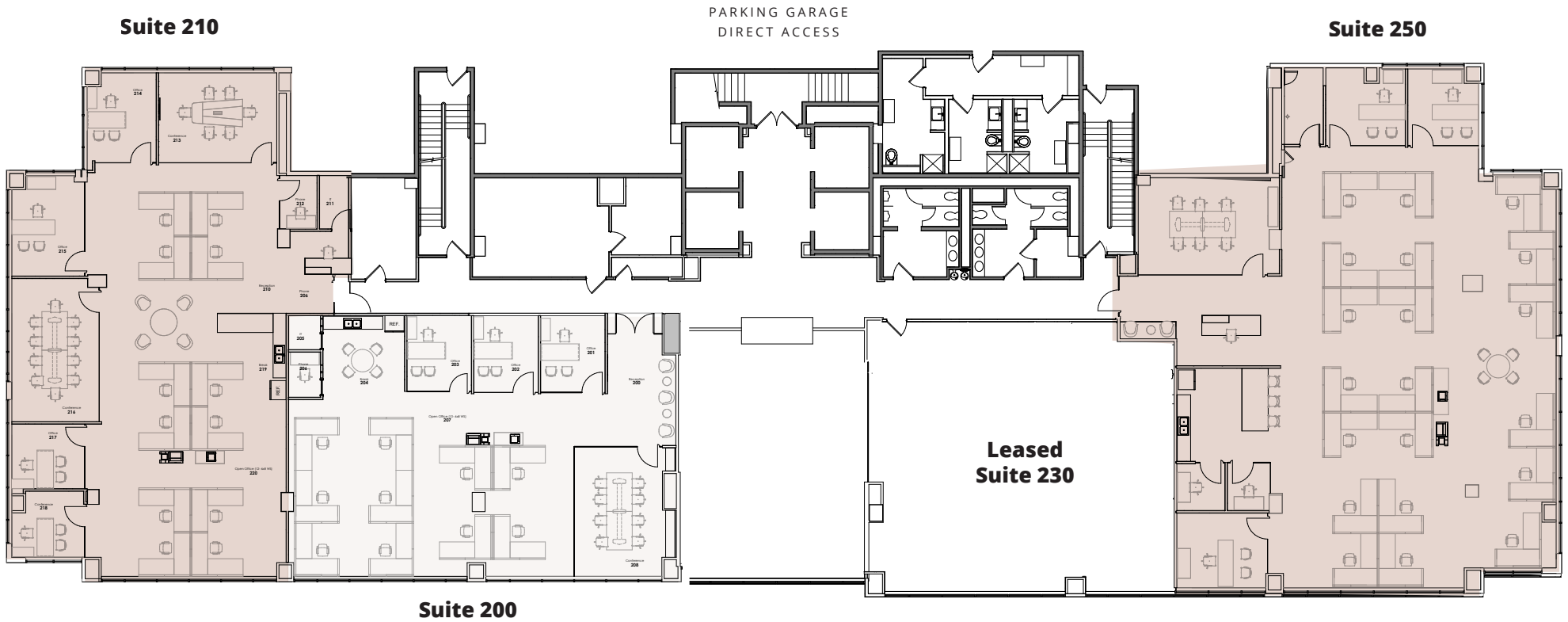
WELLNESS

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BARTON SPRINGS

➤ Suite 200 3,019 SF Suite 210 4,262 SF Suite 250 5,058 SF

DEMISED CONCEPT PLANS



WORK

MEET

FOCUS

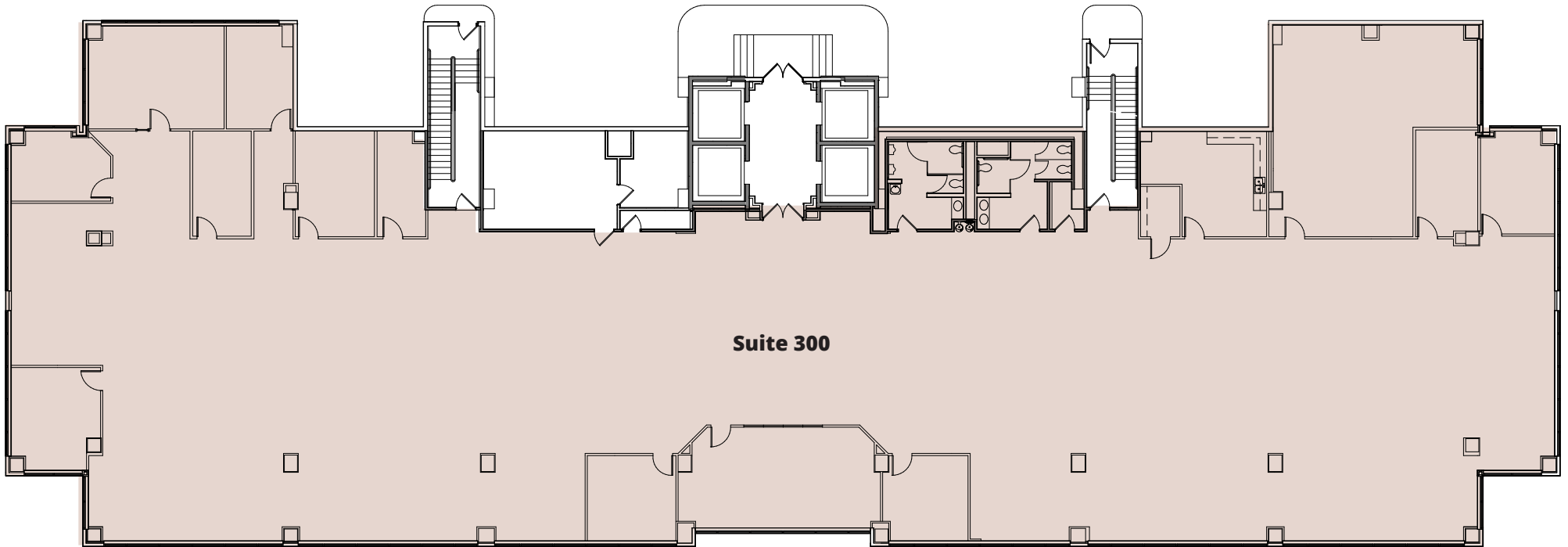
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BARTON SPRINGS

Suite 300
15,736 SF 

PARKING GARAGE
DIRECT ACCESS



Suite 300

FRONT OF BUILDING

BARTON SPRINGS ROAD

WORK

MEET

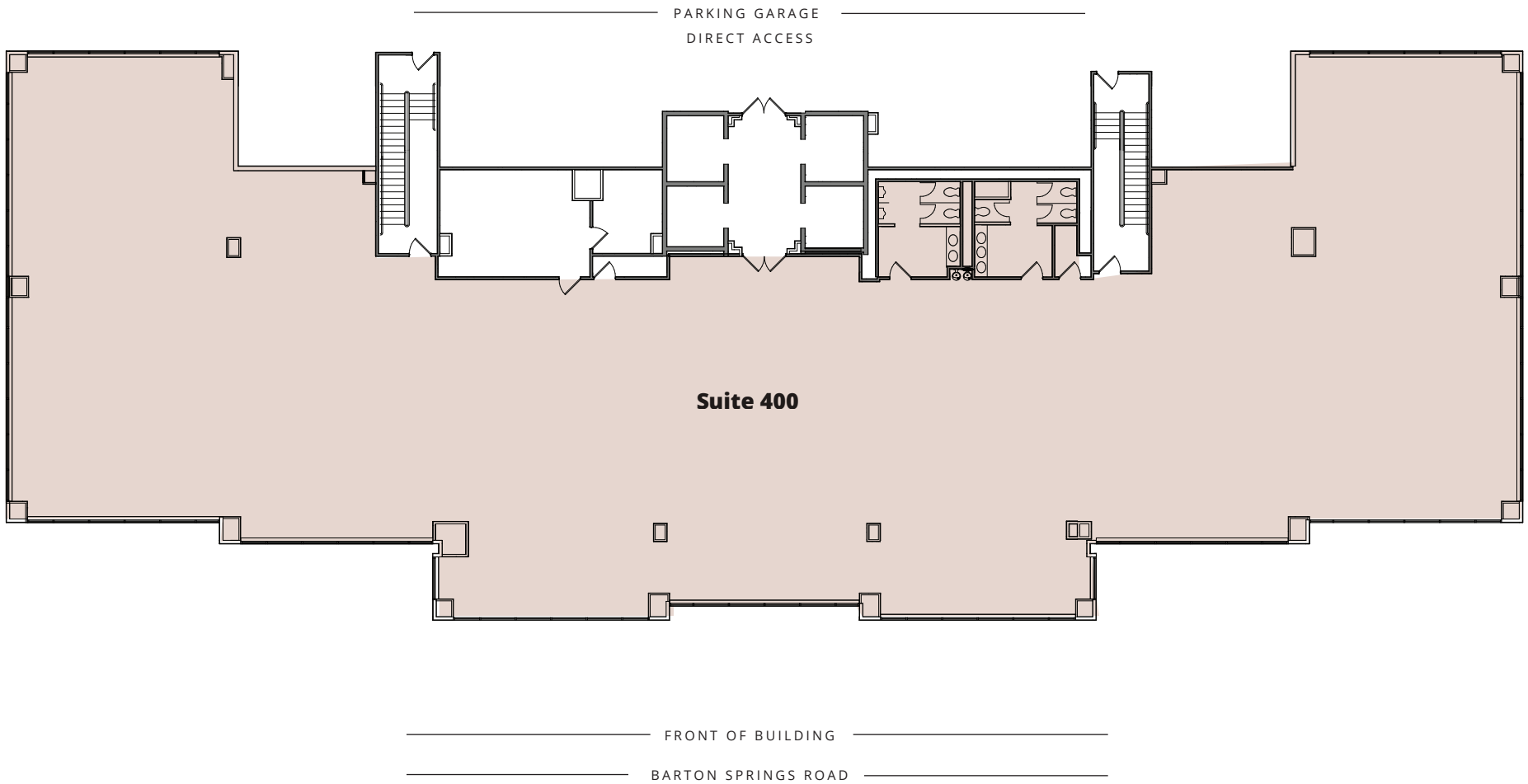
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WELLNESS

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BARTON SPRINGS

Suite 400
12,548 SF ↗



WORK

MEET

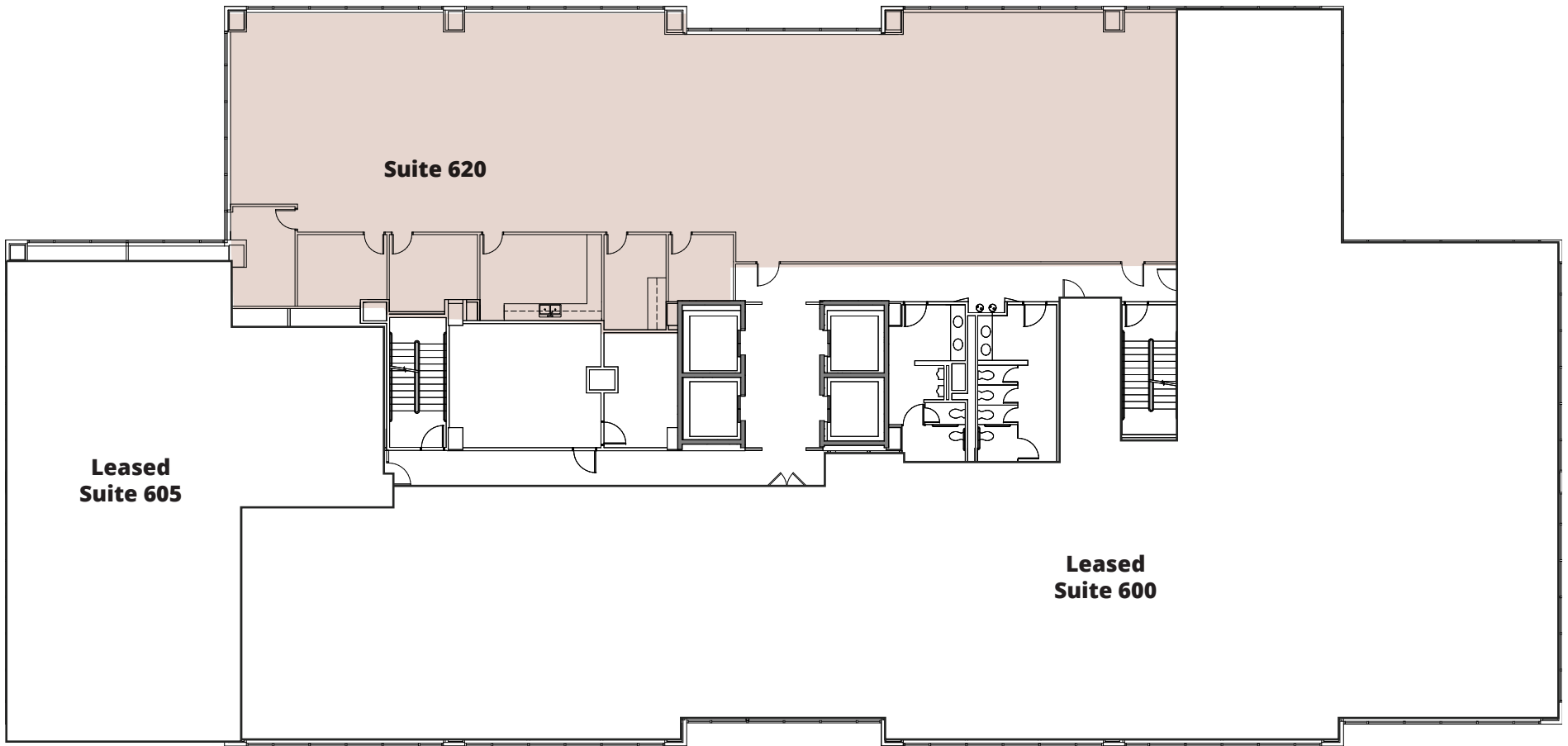
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BARTON SPRINGS

Suite 620
5,860 SF ↻



————— FRONT OF BUILDING —————
————— BARTON SPRINGS ROAD —————

WORK

MEET

FOCUS

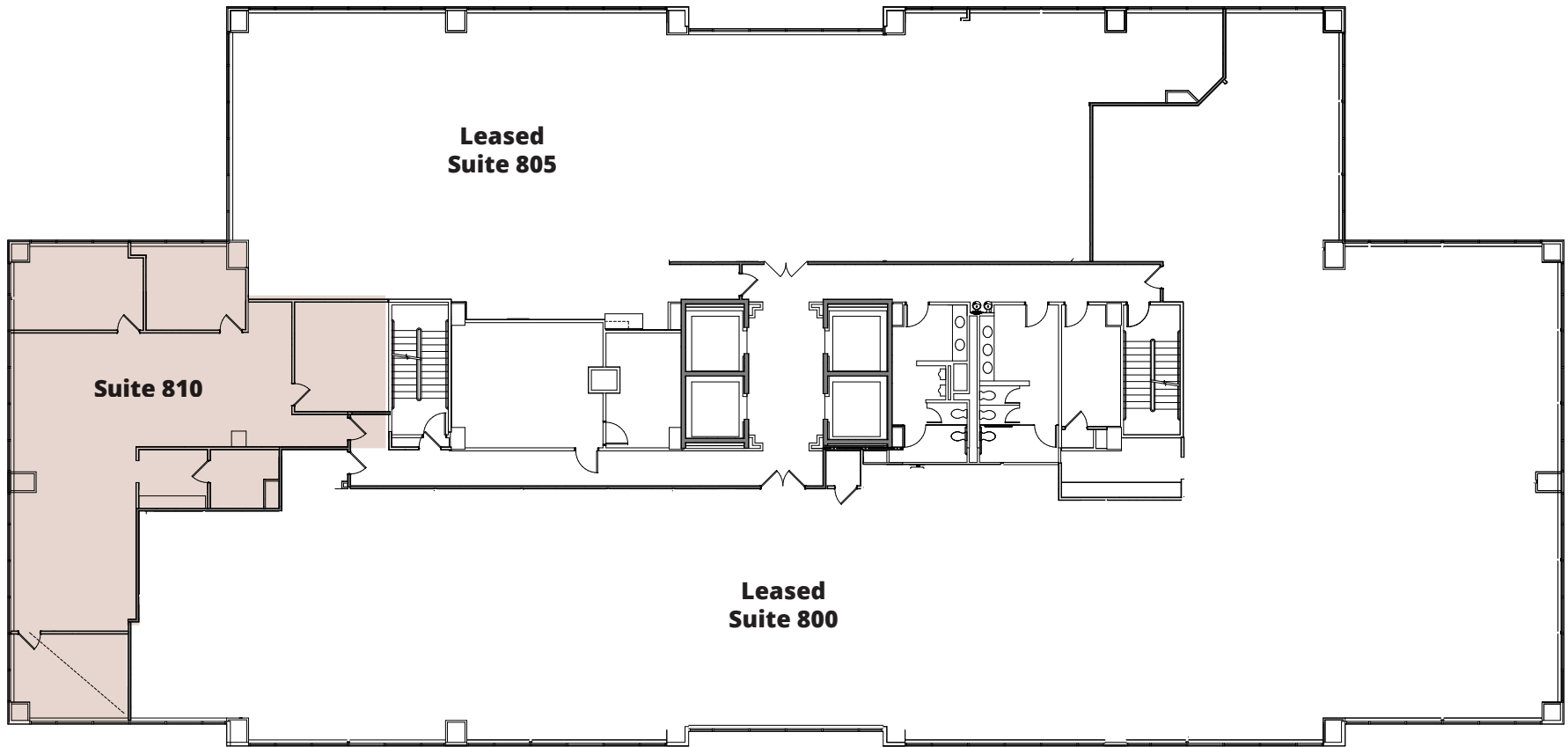
WELLNESS

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BARTON SPRINGS

Suite 810
2,488 SF

***AVAILABLE IN 60 DAYS**



FRONT OF BUILDING
BARTON SPRINGS ROAD

WORK

MEET

FOCUS

WELLNESS

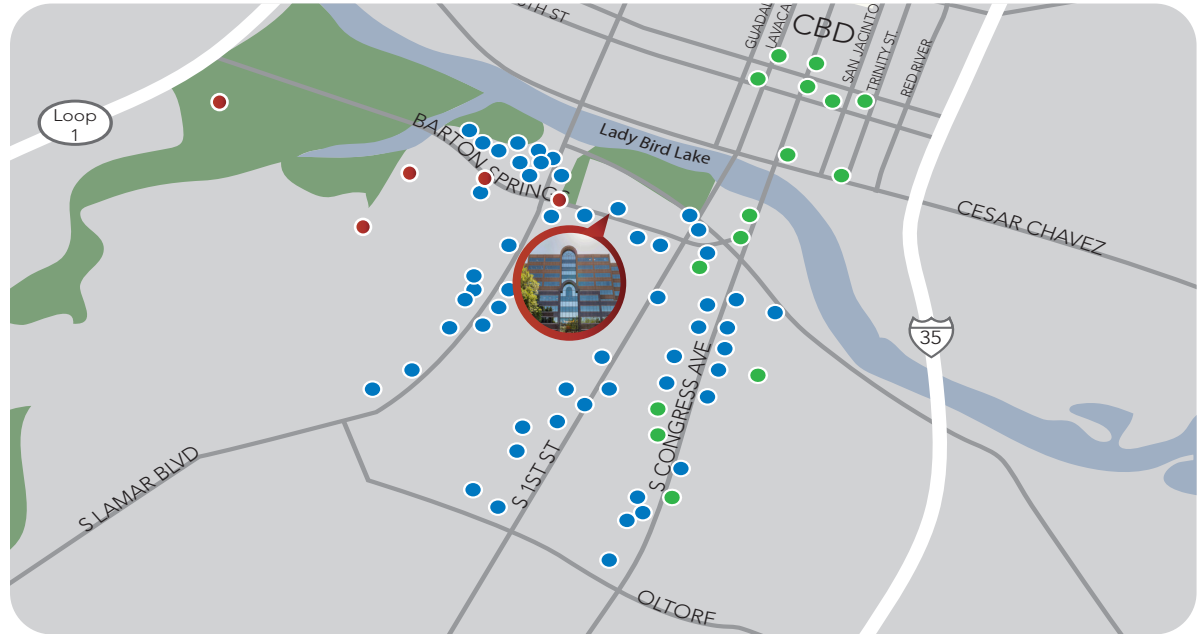
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BARTON SPRINGS

AMENITIES



SKYLINE
DRONE VIDEO



Dine

- Chuy's
- Casa de Luz
- Baby Acapulco
- JuiceLand
- SquareRut Kava Bar
- Juliette Ristoriante
- House Wine
- Jack in the Box
- McDonalds
- P Terrys
- El Alma
- Uchi
- Shake Shack
- Odd Duck
- Maudie's
- Ramen Tatsu-Ya

- Terry Blacks BBQ
- Whataburger
- Elizabeth Street Cafe
- Freebirds
- Thundercloud Subs
- Magnolia Cafe
- Bouldin Creek Cafe
- Lucy's Fried Chicken
- Sandy's Hamburgers
- Hopdoddy
- Homeslice Pizza
- Hey Cupcake!
- Gueros
- South Congress Cafe
- Perla's Seafood
- Lucky Robot
- Torchys Tacos

Stay

- Hyatt Regency
- Embassy Suites
- Extended Stay
- Austin Motel
- Hotel San Jose
- South Congress Hotel
- Saint Cecilia
- JW Marriott
- Hampton Inn & Suites
- Courtyard Austin
- Four Seasons

Play

- Lady Bird Lake Hike/Bike Trail
- Butler Pitch & Putt
- Zilker Park
- Barton Springs
- Butler Park
- Peter Pan Mini-Golf

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