

# FOR LEASE

## BARTON OAKS PLAZA IV



- Ideally located on South MoPac at Bee Cave Road (RM 2244). Barton Oaks Plaza is a master planned, mixed-use development consisting of 550,000 square feet of Class "A" office space, a Salt Traders and Day Maker.
- Tenants at Barton Oaks enjoy easy access to downtown (5 minutes); the airport (20 minutes) and over 13 restaurants and retail merchants within a two-mile radius of the park.
- Barton Oaks is adjacent to Zilker Park and the Barton Creek trail system which offers outdoor venues and recreational opportunities to Barton Oaks tenants.
- Amenities include FREE garage parking (4 per 1000 SF), on-site security, fitness center & locker rooms, solar panels, and EV charging stations.



# GALLERY



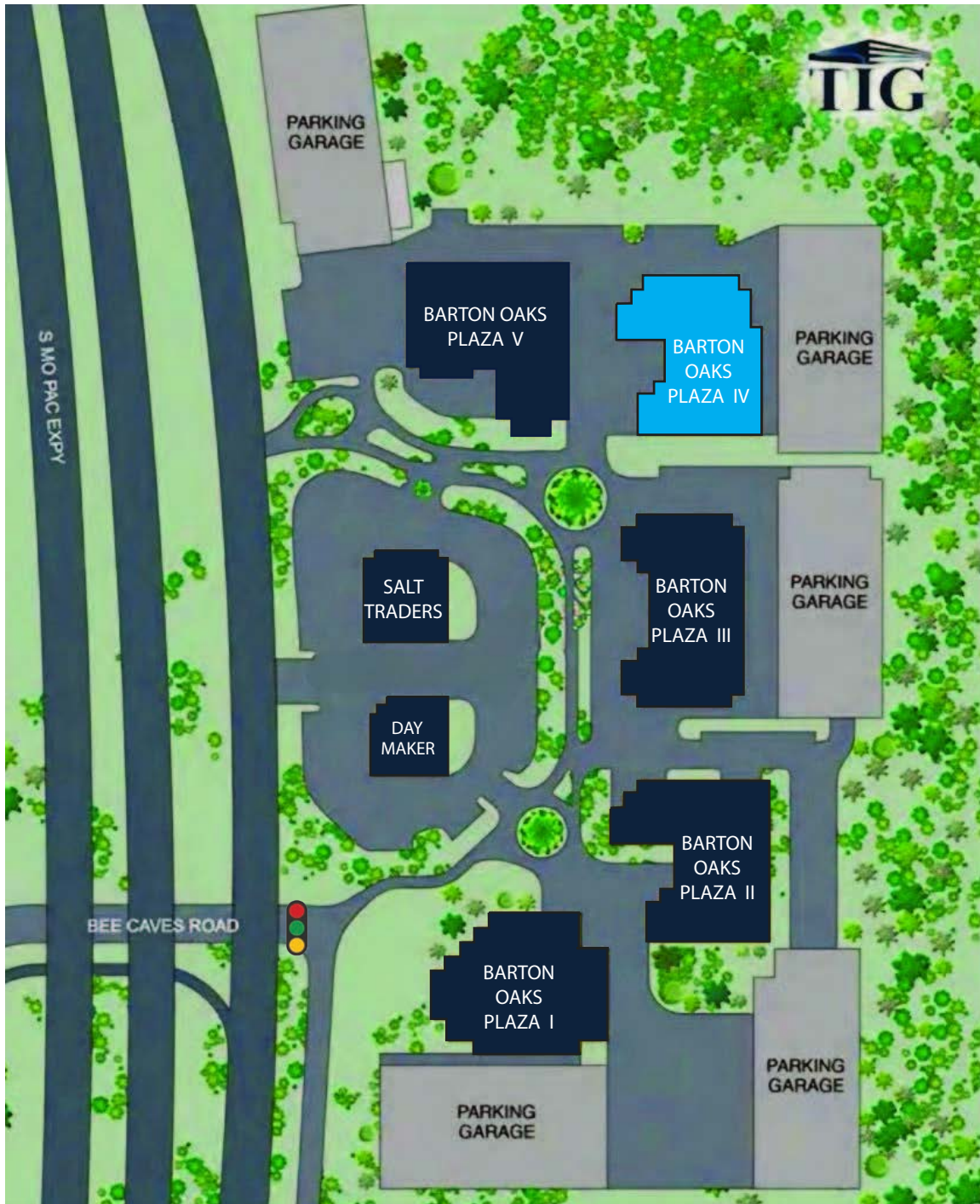
DAN LEWIS  
PARKER TAYLOR

DLEWIS@TIGUSA.COM  
PTAYLOR@TIGUSA.COM

512.732.0400  
www.tigusa.com



# SITE PLAN



DAN LEWIS  
PARKER TAYLOR

DLEWIS@TIGUSA.COM  
PTAYLOR@TIGUSA.COM

512.732.0400  
www.tigusa.com



# AERIAL VIEW



## TRAVEL TIMES

Zilker Park .....	1 Minute
Barton Springs Pool .....	2 Minutes
Downtown .....	6 Minutes
Capital.....	8 Minutes
Moody Center.....	16 Minutes
Austin FC Stadium.....	20 Minutes
Austin Bergstrom Airport.....	22 Minutes
Tesla Giga Factory.....	24 Minutes



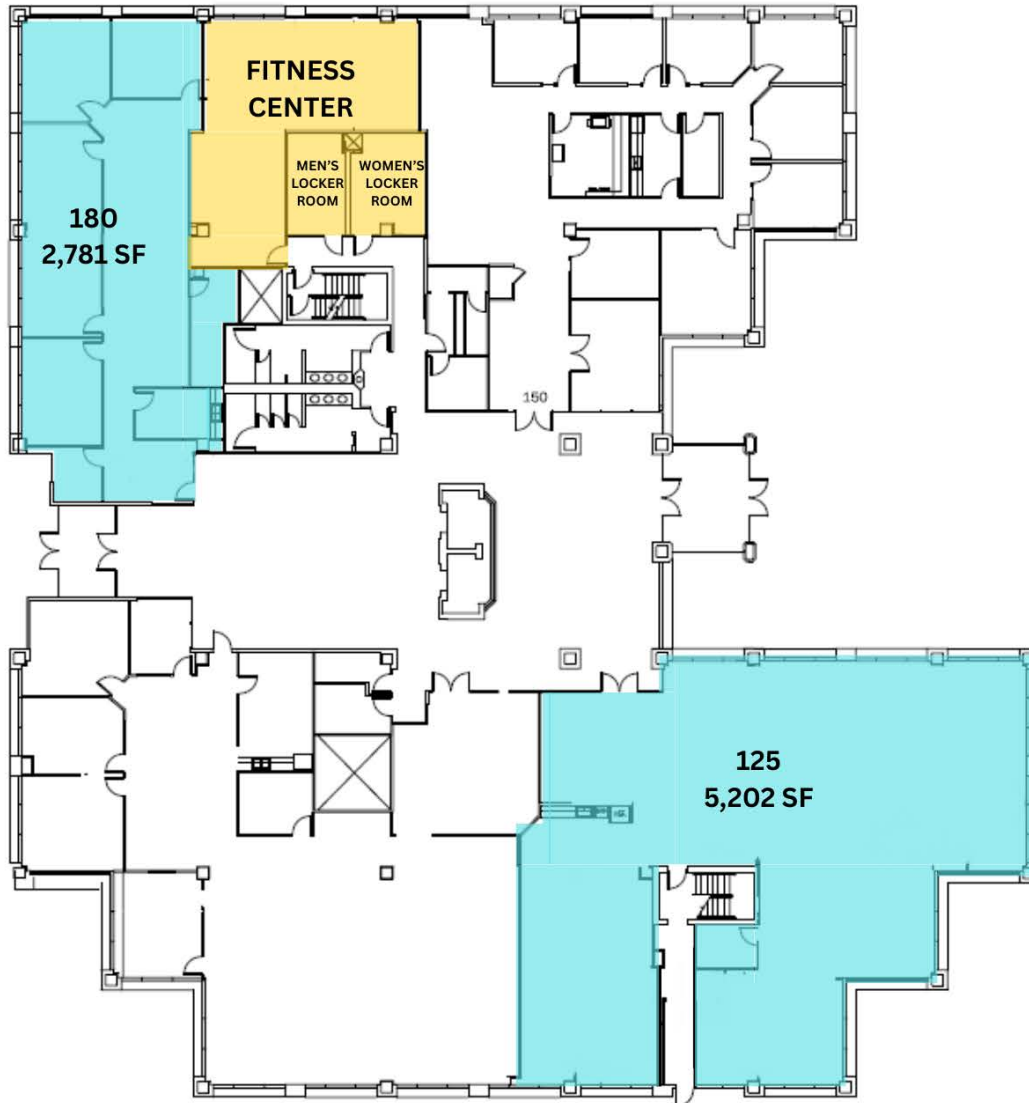
DAN LEWIS  
PARKER TAYLOR

DLEWIS @TIGUSA.COM  
PTAYLOR@TIGUSA.COM

512.732.0400  
www.tigusa.com

# AVAILABLE SPACE | 1ST FLOOR

SUITE 180 - 2,871 SF | Suite 125 - 5,202 SF



DAN LEWIS  
PARKER TAYLOR

DLEWIS@TIGUSA.COM  
PTAYLOR@TIGUSA.COM

512.732.0400  
www.tigusa.com



