



**WILD BASIN A & B  
CLASS B OFFICE COMPLEX  
FOR LEASE**

206 S & 134 N Wild Basin Rd | Austin, TX 78746





Click to See Drone Video [HERE](#)

## PROPERTY OVERVIEW and AVAILABILITY

Wild Basin presents office users the unique ability to lease office space in the heart of Austin's most desirable hill country real estate in close proximity to all of Austin's most affluent neighborhoods and amenities, and short drive to other Austin submarkets. The property boasts amazing views safely nestled on two private wooded lots. Both buildings are at the benefit of dedicated private garages. Office users will enjoy the vast array of retail amenities nearby in Westlake and Davenport Villages. Office visitors have a fine selection of Hotel options nearby including Hotel Granduca Austin and Omni Barton Creek Resort & Spa. Being centrally located on Capital of Texas Highway, Wild Basin office users enjoy easy access to all Austin submarkets.

**ADDRESS:** 206 S & 134 N Wild Basin Rd  
Austin, Texas 78746

**TOTAL RBA:** 118,217 SF

**BLDG A:** 67,217 SF

**BLDG B:** 51,000 SF

**BLDG A AVAILABILITY:** Suite 104 - 1,069 SF  
Suite 206 - 4,469 SF  
Suite 300 - 7,235 SF  
Suite 301 - 5,509 SF  
Suite 302 - 4,863 SF

**BLDG B AVAILABILITY:** 100% Leased

**BLDG A LEASE RATE** \$15.00 PSF NNN

**SITE:** ± 10.82 Acres

**PARKING RATIO:** 3.34 / 1,000 SF

**SUBMARKET:** Southwest Austin



# WILD BASIN

## PROPERTY SUMMARY

The property consists of 118,217 rentable square feet of institutional grade, Class B+, office space located in one of the most desirable locations within one of the world's leading real estate markets.

Building A was renovated in 2017 (1985 YOC) & Building B was constructed in 2001. The office buildings are located on two contiguous private wooded parcels having a private entrance accessed from the intersection of Wild Basin Road S. and Capital of Texas Highway (Loop 360). Both buildings have private garages and surface parks allocated for their use.

## HIGHLIGHTS

- NEWLY REMODELED LOBBY
- MODERN COMMON AREA RENOVATIONS
- OUTDOOR LOUNGE AREA
- CLOSE PROXIMITY TO LOST CREEK & WESTLAKE HILLS
- EASY ACCESS TO HWY 360 AND BEE CAVES ROAD
- SHOPPING CENTERS NEARBY
- HILL COUNTRY VIEWS FROM TOP FLOORS
- NATURAL SETTING AMONGST WILD BASIN WILDERNESS PRESERVE
- STRUCTURED PARKING

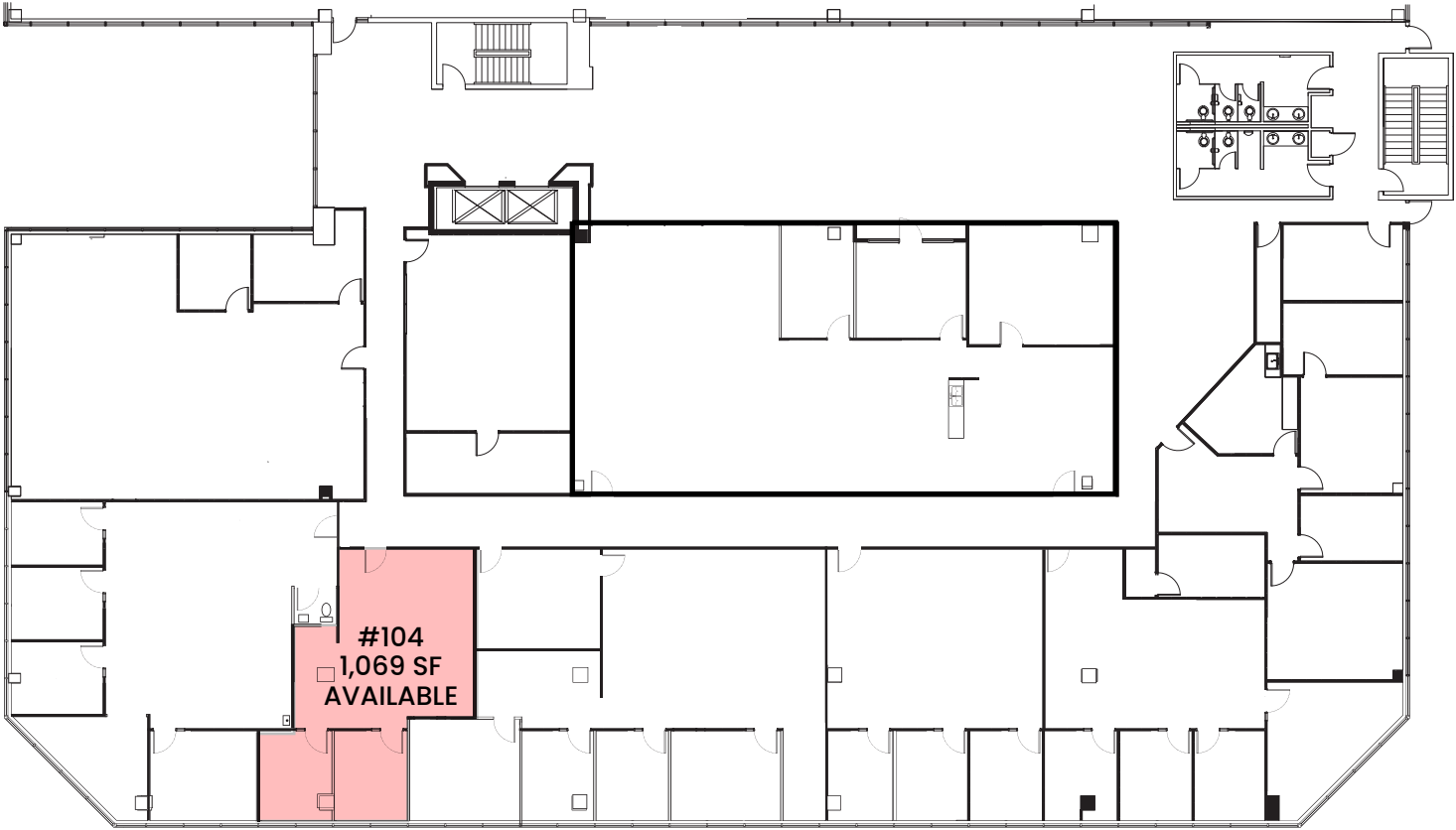


FOR MORE INFORMATION  
PLEASE CONTACT:

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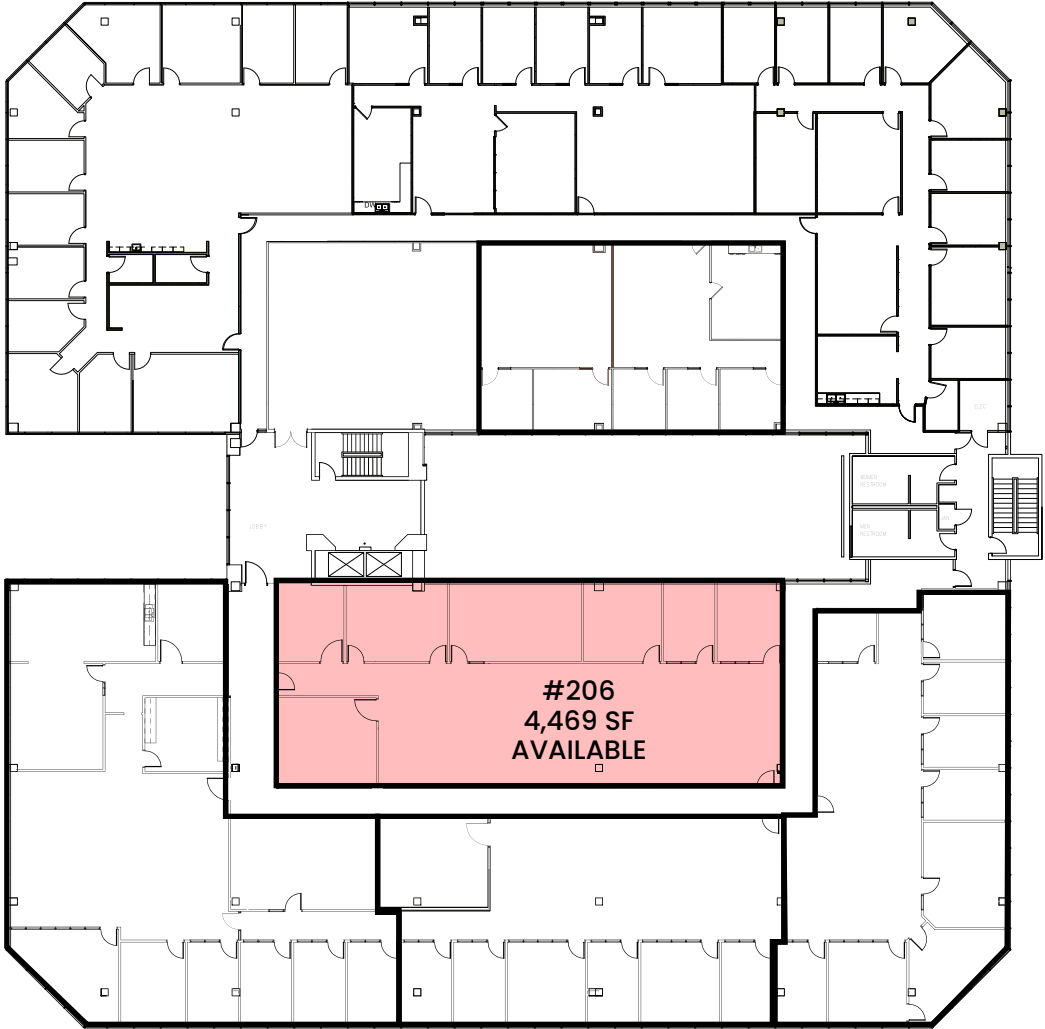
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FLOOR PLAN  
BUILDING A | 1<sup>ST</sup> FLOOR



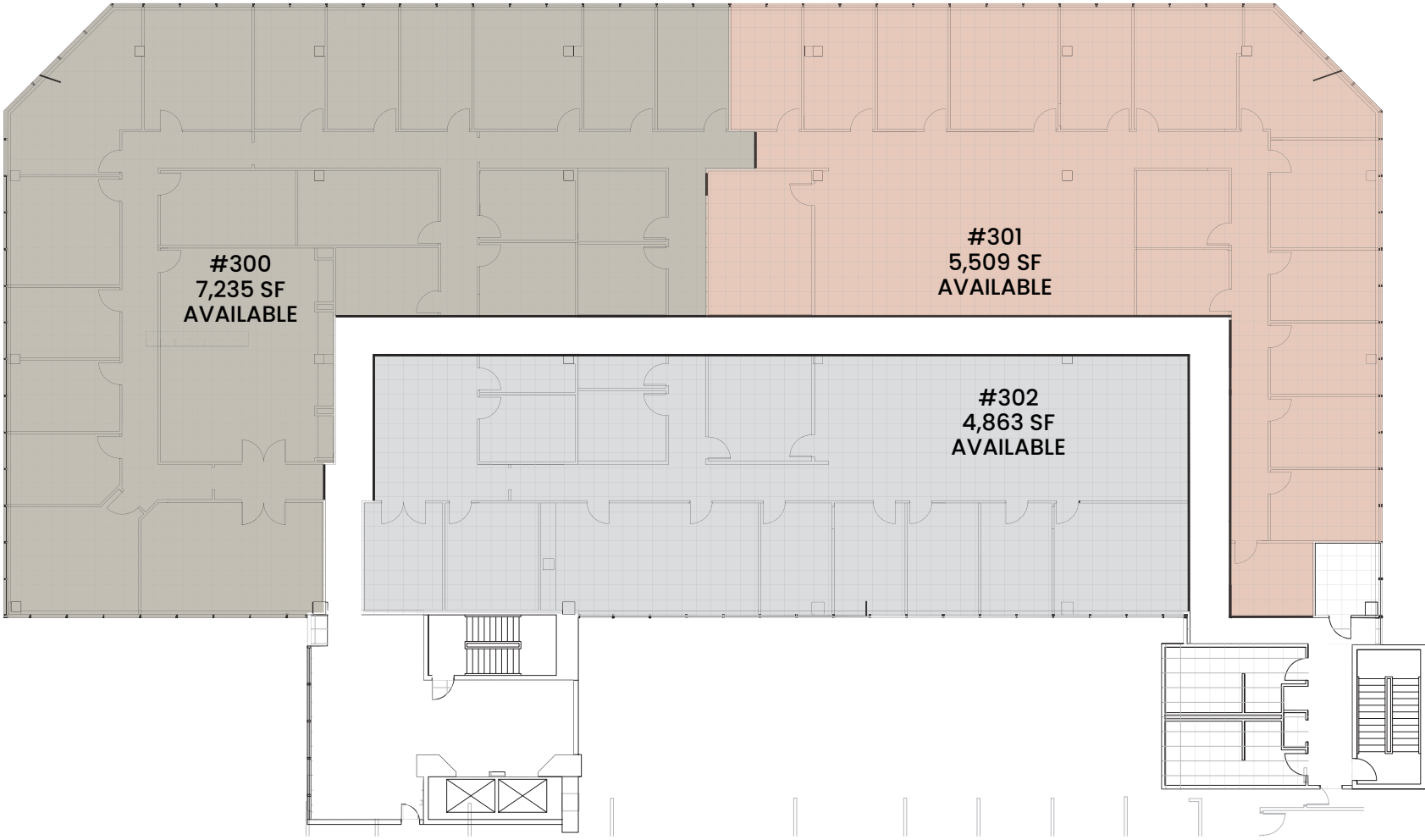
DEMISABLE

FLOOR PLAN  
BUILDING A | 2<sup>ND</sup> FLOOR



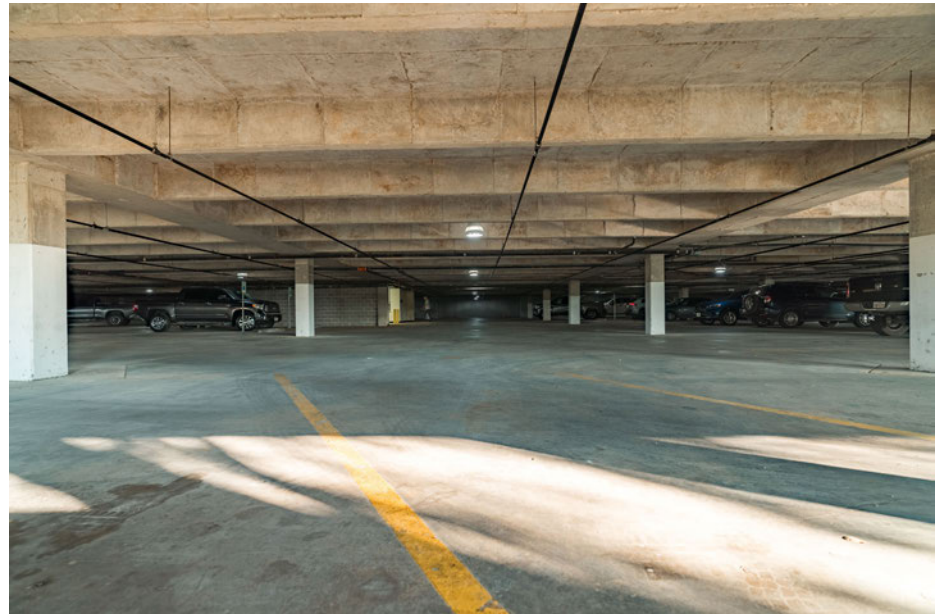
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FLOOR PLAN  
BUILDING A | 3<sup>RD</sup> FLOOR



DEMISABLE













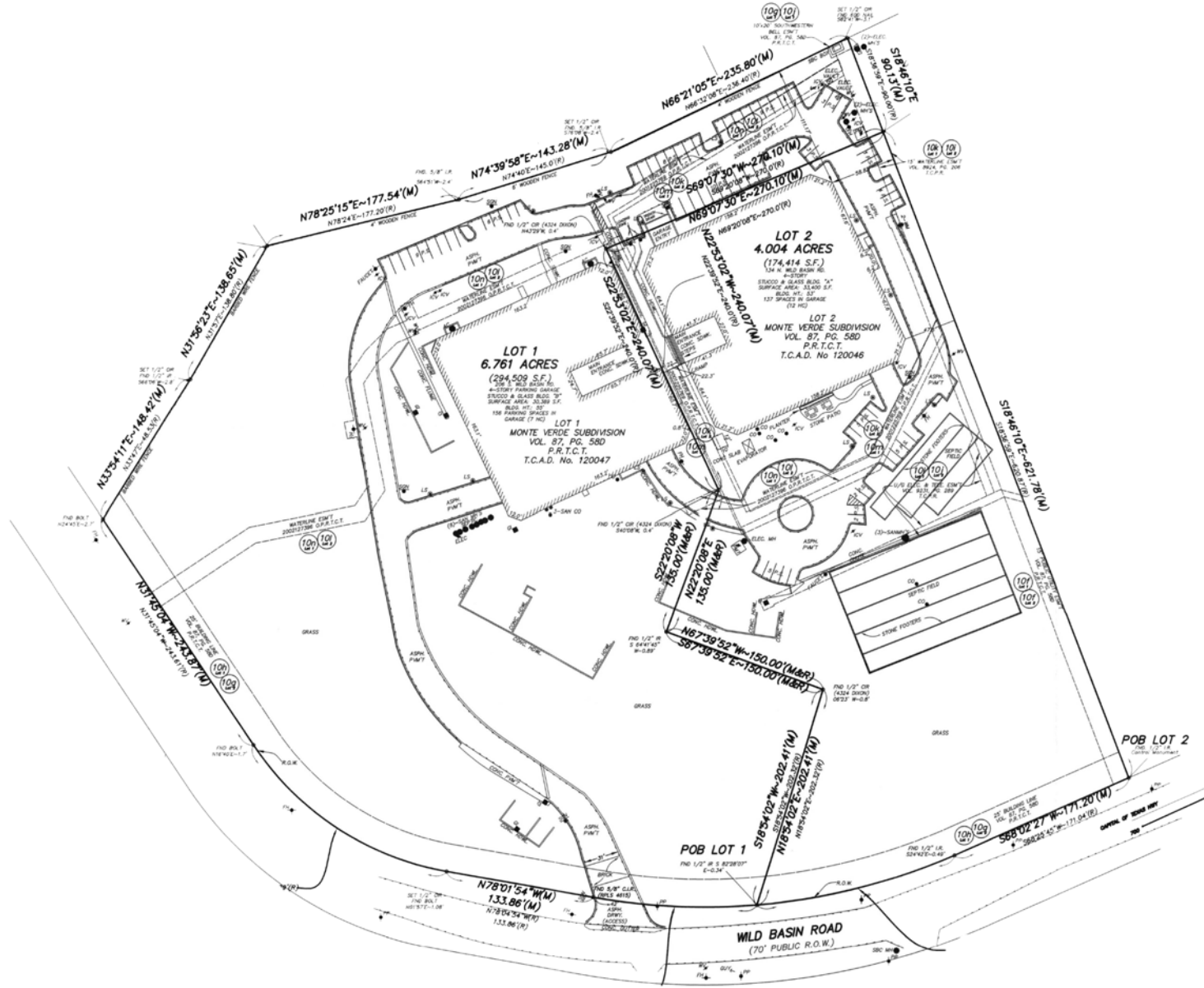








# SURVEY







**HOTEL GRANDUCA**



**OMNI BARTON CREEK RESORT**

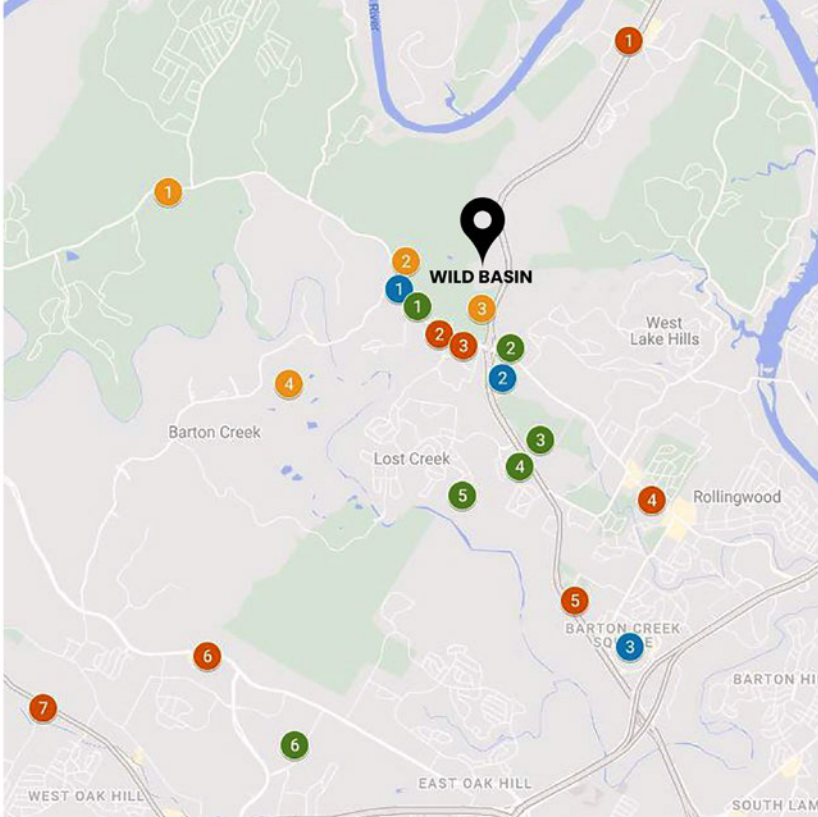


**360 BRIDGE**





# NEARBY AMENITIES



 **RESTAURANTS**

- 1 Jack Allen's
- 2 Country Line
- 3 The Grove
- 4 Sway
- 5 Rudy's
- 6 Carve
- 7 Shore

 **MEDICAL**

- 1 Hill Country Animal Hospital
- 2 The Hospital at Westlake
- 3 Austin Hypnotherapy
- 4 Austin Diagnostic Clinic
- 5 Masterpiece Smiles
- 6 Premier Family Physicians

**VILLAGE AT WESTLAKE**

- Chick-fil-A
- Lupe Tortilla
- P. Terry's
- Tacodeli
- Izumi Sushi
- MOD Pizza
- Kerbey Lane Cafe
- Starbucks
- Twin Liquors
- HEB
- AT&T
- Office Depot
- Gold's Gym
- Bluemercury
- The Tree House
- Tyler's
- Leslie's Pro

 **RETAIL**

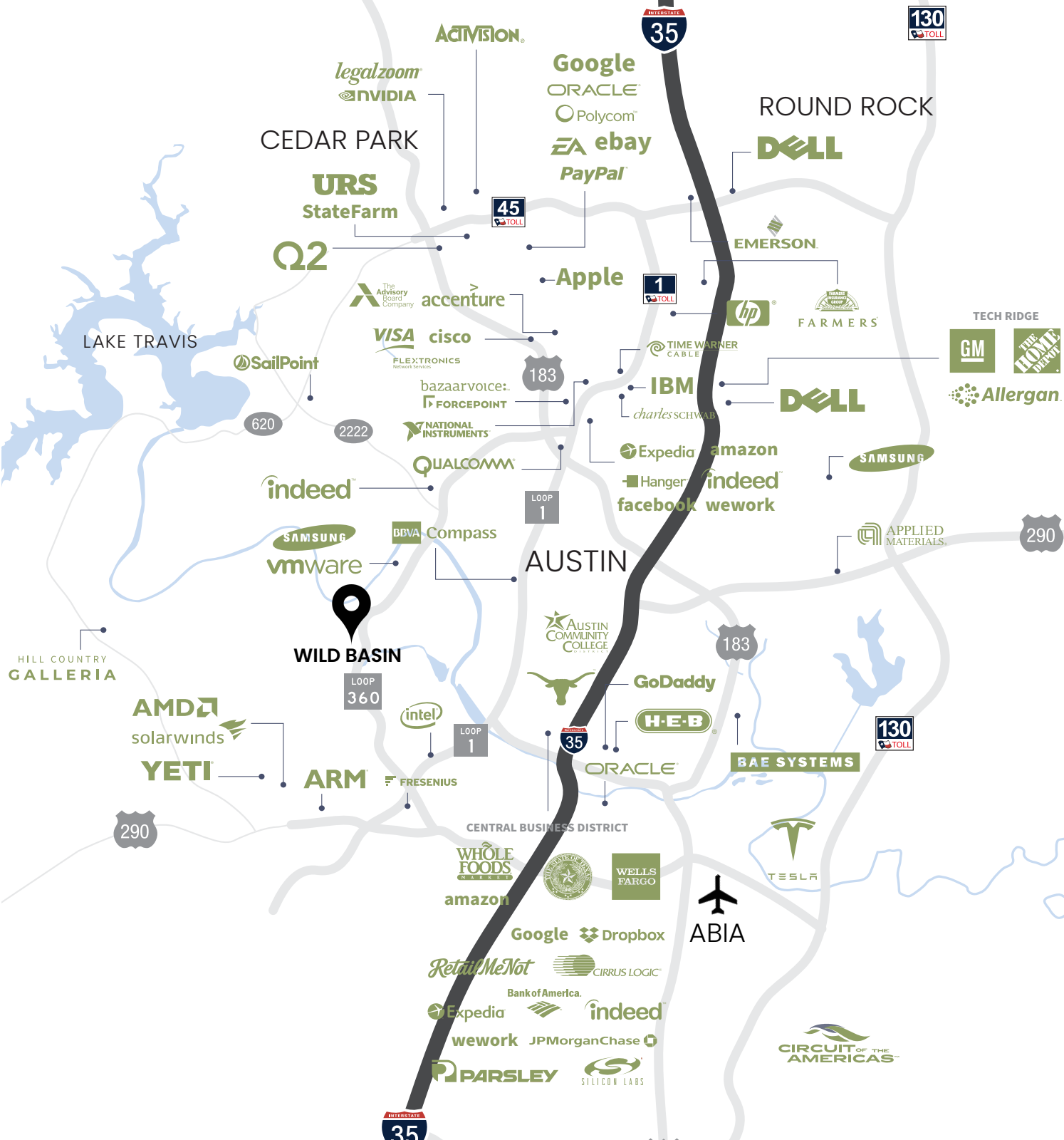
- 1 Southwest Center Plaza
- 2 Village at Westlake
- 3 Barton Creek Square

 **HOTEL**

- 1 The Wayback
- 2 House on the Hill
- 3 Hotel Granduca
- 4 Omni Barton Creek Resort







## SOUTHWEST LOCATION

The Southwest submarket is comprised of office campuses nestled into the rolling landscape of the Texas Hill Country. It offers close proximity to the upscale, family-oriented neighborhoods of Westlake, Barton Creek, Rob Roy, Lost Creek, Bee Cave, Lakeway and Rollingwood – where you’ll find Austin’s elite living and playing golf. The household wealth within this submarket facilitates the growth of local, high-end retail and restaurants and the exemplary ratings of Eanes ISD and Lake Travis ISD. Similar to the Northwest submarket, technology firms such as Intel, AMD and Apple hold a strong presence in the Southwest submarket.

## AMENITIES

Wild Basin Wilderness Preserve consists of 227 acres of native Texas Hill Country habitat west of Austin, Texas in West Lake Hills. Wild Basin provides habitat for the endangered Golden-cheeked warbler as well as many other native plant and wildlife species. It also contributes to clean air and water and provides a unique opportunity for people to enjoy the outdoors and learn more about nature. Wild Basin is open to visitors who can hike the 2.5 miles of trails and can visit the Wild Basin Creative Research Center. The preserve serves as a gateway to the larger Balcones Canyonlands Preserve.



## AUSTIN ACCOLADES

Austin is the 11<sup>th</sup> largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020. [Bankrate]
  - Best State Capital to Live In. [WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020. [ULI/PwC]
  - 2<sup>nd</sup> Hottest City for Commercial Real Estate Investing in 2020. [Forbes]
    - No. 2 Best Metro for Millennials. [Commercial Café]
      - Fastest Growing Large City in Ranking based on Population and Economic Variables. [WalletHub]
  - Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010. [U.S. Census Bureau]
  - In the Top 5 Among Metros for Net Gain from Other Metros. [Commercial Café]
    - No. 1 Hottest Job Market. [Wall Street Journal]
    - Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services. [Fiverr]
      - No. 3 Best City for STEM Jobs. [WalletHub]
      - No. 4 Best Place to Find a Job. [WalletHub]
      - No. 5 Metro with Most Durable Jobs. [Globest]





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Please forward all inquiries to:

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