

# the Clayton

OFFICE SPACE FOR LEASE

1106 Clayton Lane  
Austin, TX 78723



Colliers



# Property Highlights

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Introducing The Clayton. A multi-tenant office building located in the Windsor Park neighborhood just north of Mueller in East Austin. The building offers 203,221 square feet of flexible office spaces in a variety of sizes and configurations. Strategically located near the southeast corner of I-35 and Highway 290, The Clayton offers excellent connectivity to major highways, downtown Austin, and the greater Austin area. Amenities include on-site property management, a 50 person conference center free for tenant use, common area break room on the first floor and a building café.

The new owner is planning a major remodel of the building lobby and common areas and will occupy a substantial amount of space in the building. The building will be their home and they are excited to offer space for lease to other companies that will appreciate the central location, downtown views. Planned renovations include modernized common areas, a vibrant new café/deli, upgraded lobby finishes and furnishings, and refreshed restrooms.



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New Ownership



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Planned common area improvements to the building lobby, cafe and restrooms



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Flexible Lease Terms



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3/1,000 Parking



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\$9.50/ SF 2026 estimated operating expenses



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\$15.00 NNN rental rate



Every Wednesday | 2-6PM



We are so excited to introduce our newest amenity, The Clayton Farmers Market! Clayton Farmers Market is more than just a market—it is a vibrant hub for the Central Austin community to connect, support, and thrive. Their mission is to bring fresh, locally sourced produce and goods to your table while supporting local farmers, artisans, and small businesses.



### Support Local

Every purchase directly benefits local businesses, helping to strengthen our small businesses community.



### Freshness You Can Taste

Discover a variety of seasonal fruits, vegetables, and homemade delights, harvested and prepared with care.



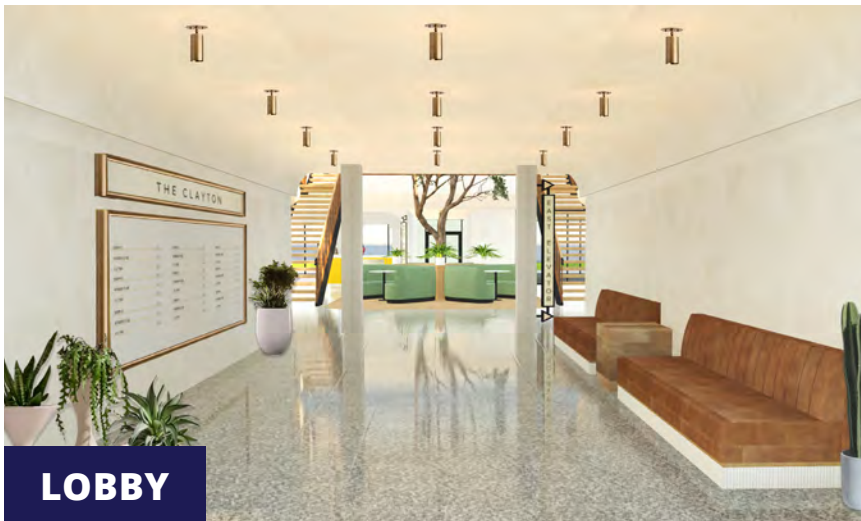
### Sustainability

We're committed to eco-friendly practices, promoting a healthier planet one fresh ingredient at a time.

[LEARN MORE](#)



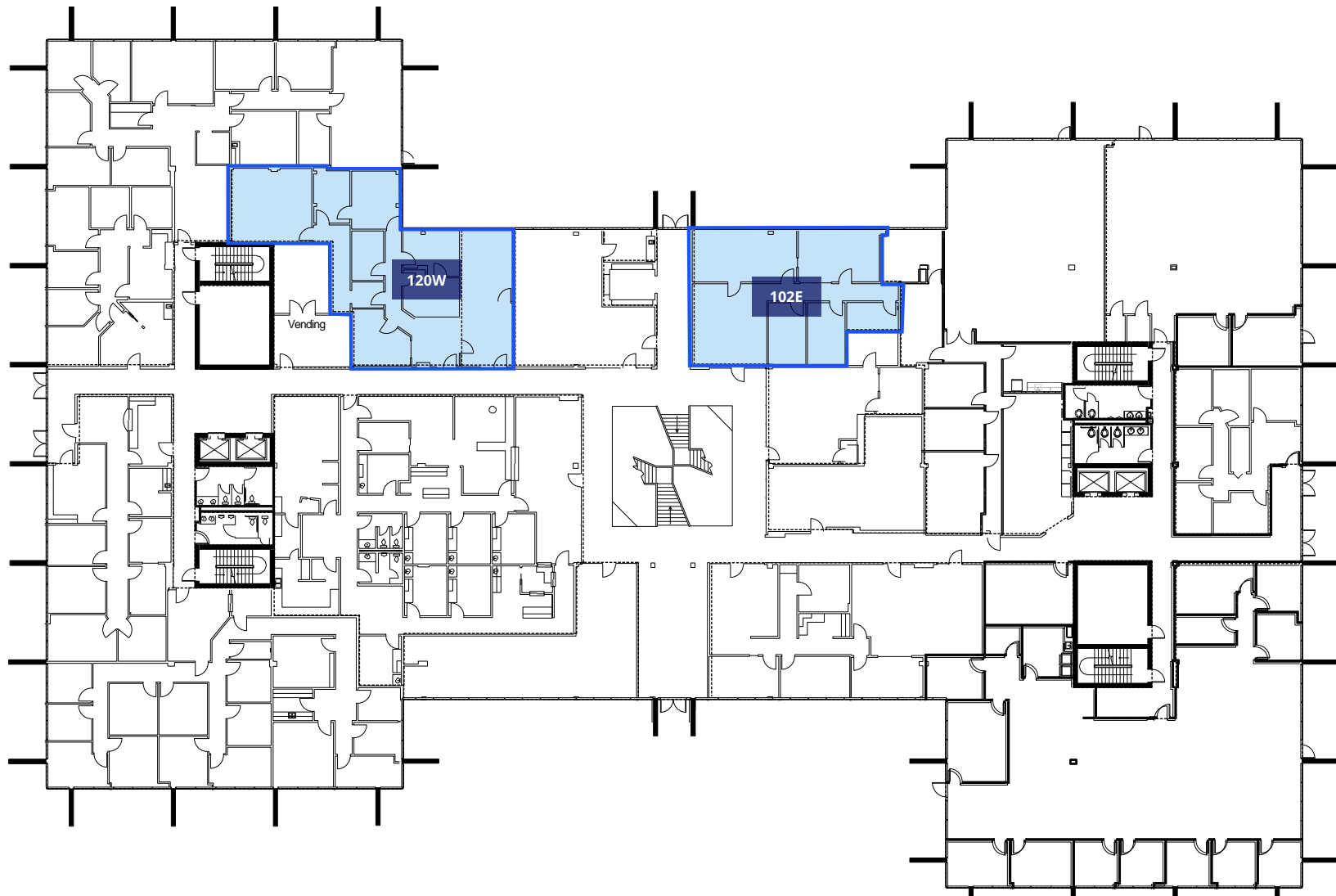




Planned  
Renovations

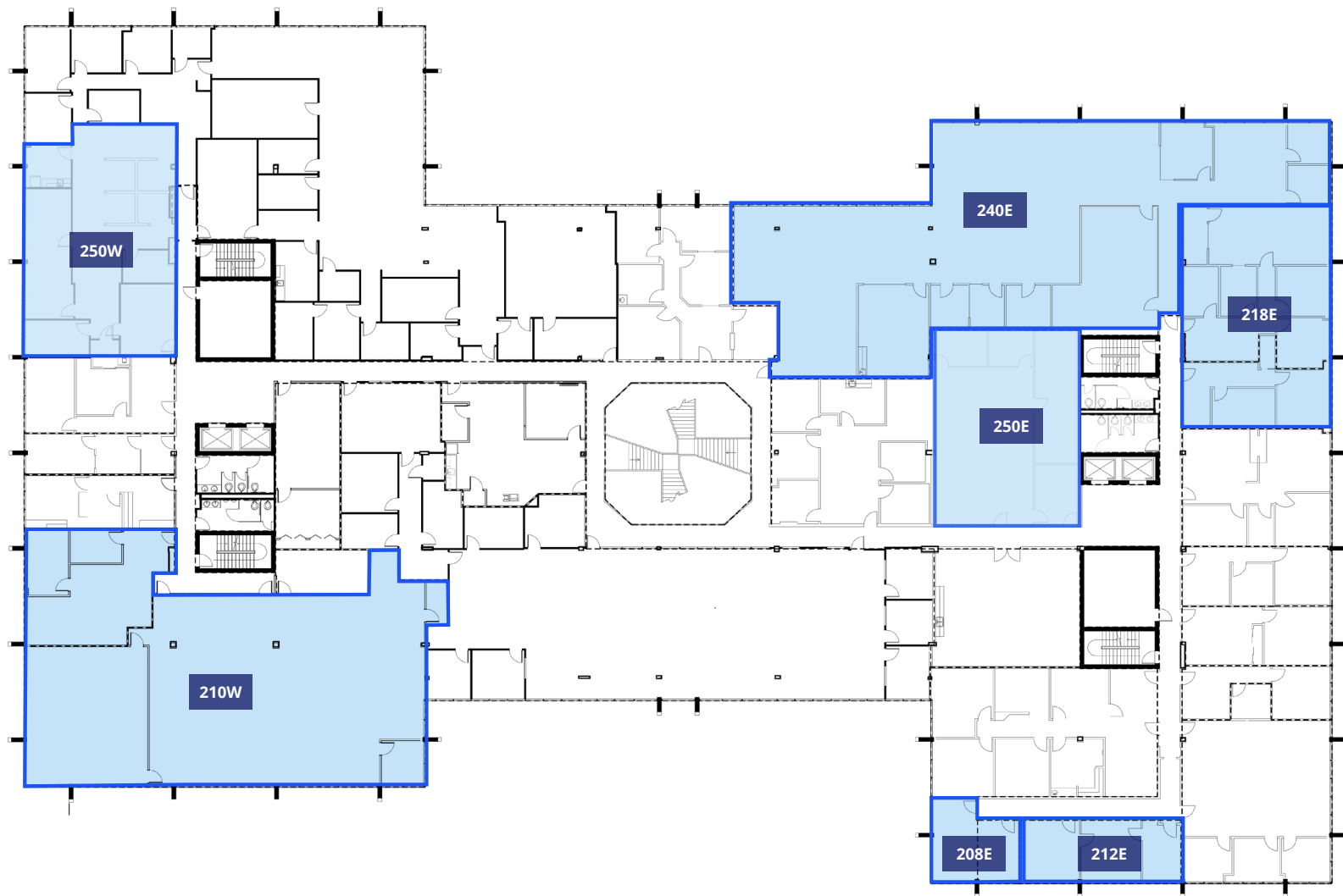
# Floor Plan | Level 1

Suite	SF	Rate (NNN)	Availability
120W	2,429	\$15.00	Now
102E	1,697	\$15.00	Now



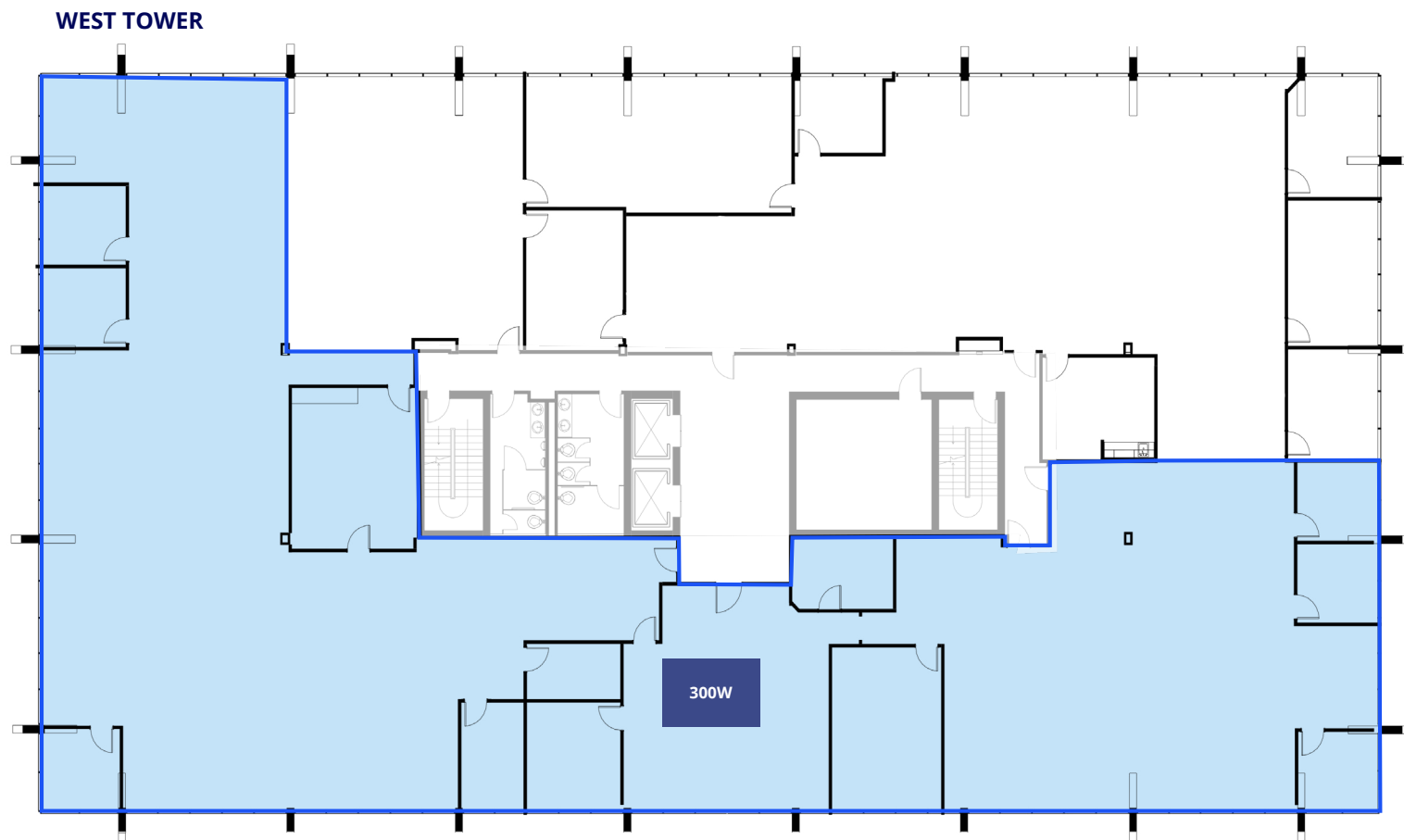
# Floor Plan | Level 2

Suite	SF	Rate (NNN)	Availability	Suite	SF	Rate (NNN)	Availability
210W	6,145	\$15.00	1/1/26	218E	2,151	\$15.00	Now
250W	2,254	\$15.00	1/1/26	240E	5,991	\$15.00	Now
208E	465	\$15.00	Now	250E	2,049	\$15.00	1/1/26
212E	715	\$15.00	Now				



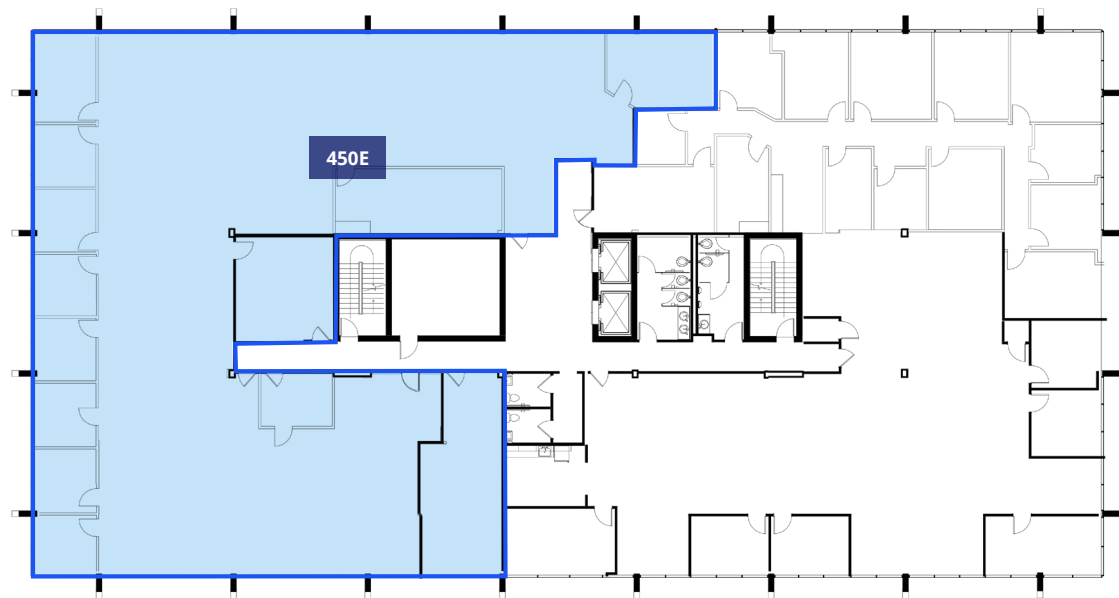
# Floor Plan | Level 3

Suite	SF	Rate (NNN)	Availability
300W	10,321	\$15.00	Now

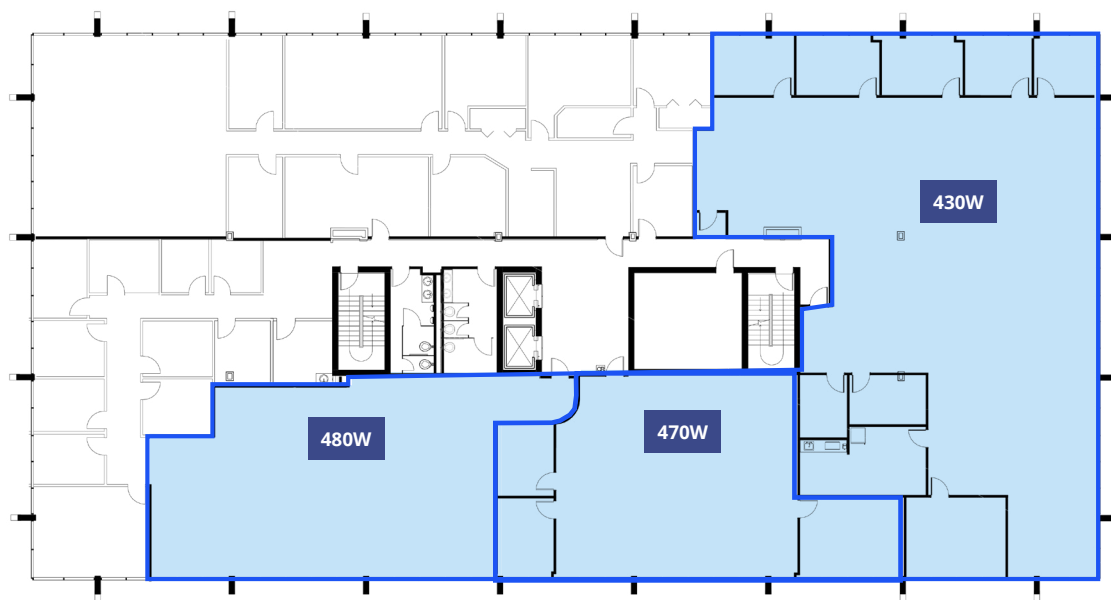


# Floor Plan | Level 4

EAST TOWER



WEST TOWER



Suite	SF	Rate (NNN)	Availability
430W*	5,675	\$15.00	Now
470W*	2,119	\$15.00	Now
480W*	2,233	\$15.00	Now
450E	8,479	\$15.00	Now

\*Contiguous 10,027 SF



# Amenities Map

## 1 Mueller Regional Retail Center

- The Home Depot
- Best Buy
- Old Navy
- Marshall's
- PetSmart
- Total Wine & More
- Bed Bath and Beyond
- Magnolia Cafe

## 2 The Triangle

- Natural Grocers
- Orange Theory
- Hop Doddy
- Mandola's
- Jersey Mike's
- MezzaMe Mediterranean Cafe
- Tropical Smoothie Cafe

## 3 Hancock Center

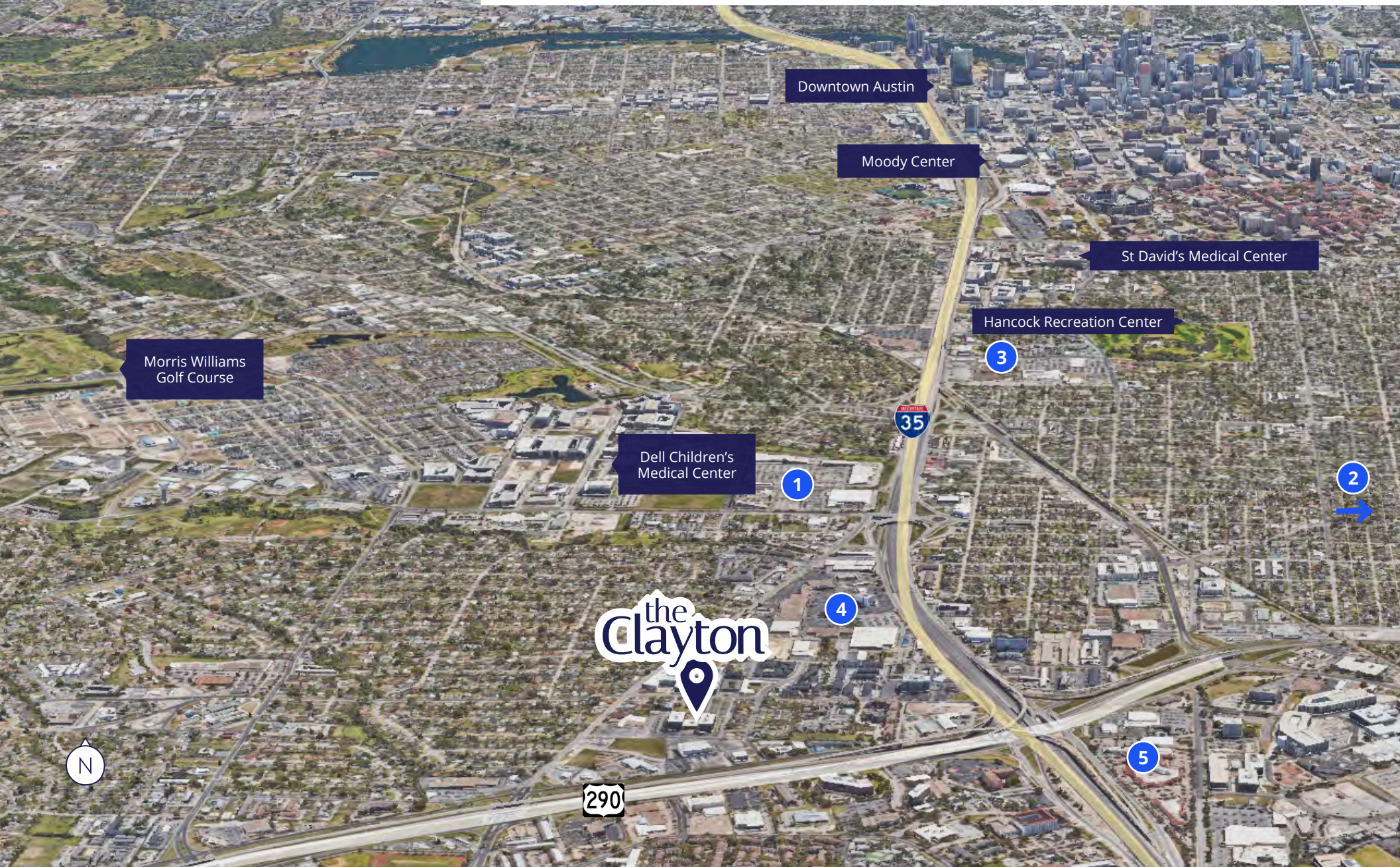
- H-E-B
- Twin Liquors
- Jack in the Box
- 24 Hour Fitness
- Firestone Auto Care
- Jason's Deli

## 4 Capital Plaza

- Target
- Champs Sports
- Boot Barn
- Party City
- Ross Dress for Less
- P-Terry's Burger Stand
- Buffet King

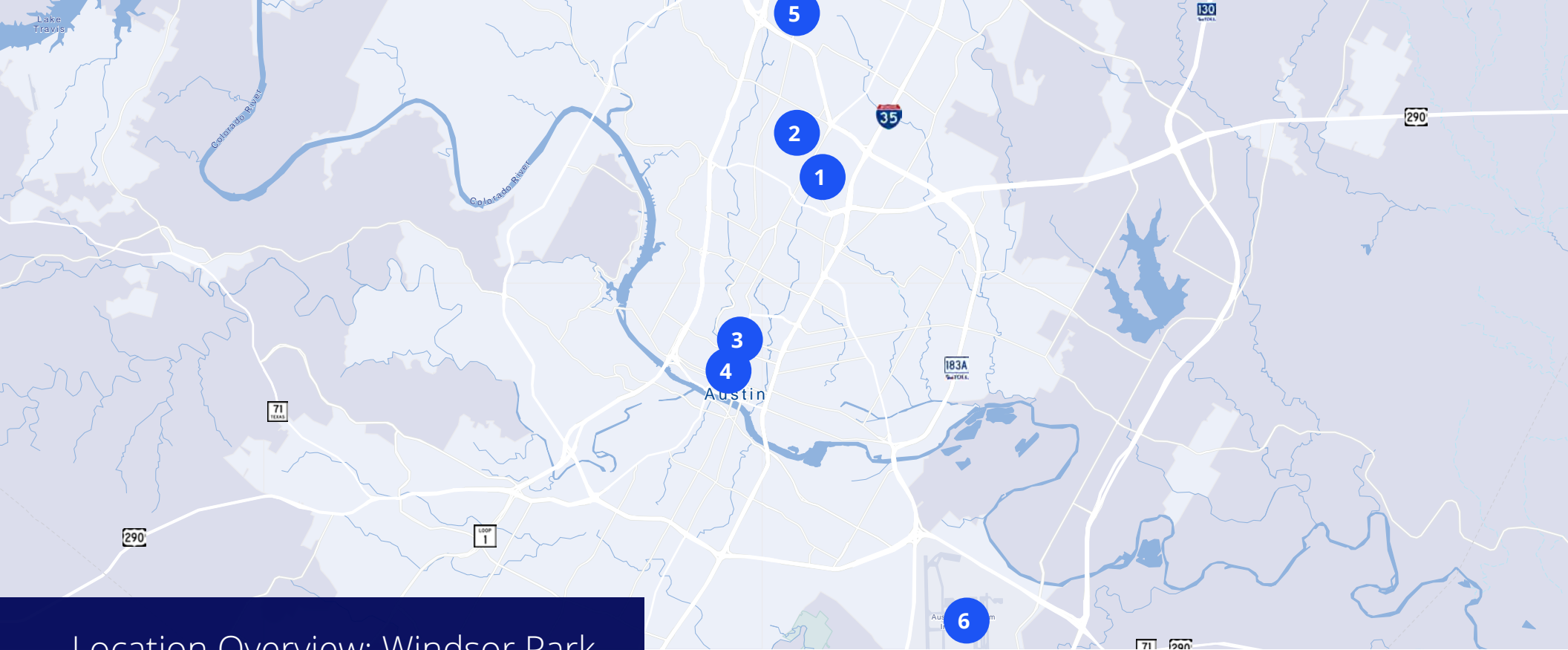
## 5 The Link

- Easy Tiger
- Another Broken Egg
- Vivo Tex Mex
- Pluckers
- Gold's Gym
- Galaxy Theaters



the  
Clayton





## Location Overview: Windsor Park

Windsor Park, which is home to 1106 Clayton Lane, is the area East of I-35, North of East 51st St, and South of Highway 290. Windsor Park is one of the fastest-gentrifying neighborhoods in Austin, and has become a highly regarded urban area with desirable residences and entertainment hubs.

The Windsor Park neighborhood is bordered by 51st Street to the south, I-35 to the west, Hwy 290 to the north, and Manor Road to the east. The neighborhood offers a variety of leisure and entertainment options including Bartholomew Park, a 57-acre park with a disc golf course, picnic shelters, basketball courts, and splash pad. Windsor park boasts easy access to bike lanes and ample transportation options.



### Drive Times

#	Place	Distance	Time
1	Highland Station	1.6 mi	3 min
2	Crestview Station	2.4 mi	6 min
3	University of Texas	3.8 mi	8 min
4	Downtown Austin	5.0 mi	10 min
5	The Domain	8.7 mi	16 min
6	Austin Bergstrom Intl Airport	13.8 mi	27 min



## LET'S TALK

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