

# 811

BARTON SPRINGS

[View Availabilities](#) 

 **TRANSWESTERN**

*For more  
Information Contact*

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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 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: \$44.00 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

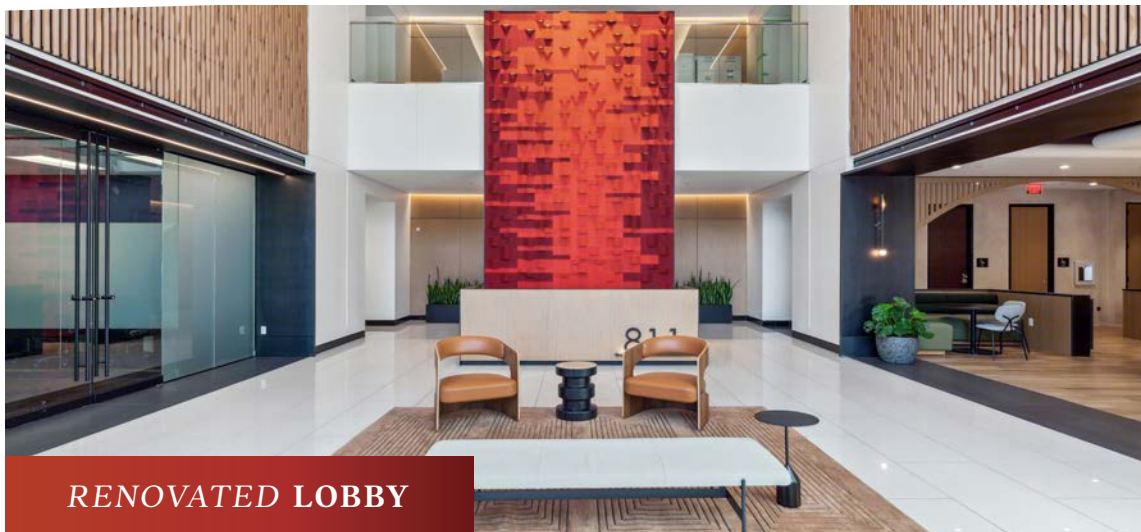
BARTON SPRINGS

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

MEET

FOCUS

WELLNESS

# 811

BARTON SPRINGS

MEET

Conference Center



COMMUNITY BREAK AREA



PHONE ROOMS



WORK

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FOCUS

WELLNESS

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BARTON SPRINGS

FOCUS

*Library Exterior*



*LIBRARY INTERIOR*

WORK

MEET

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WELLNESS

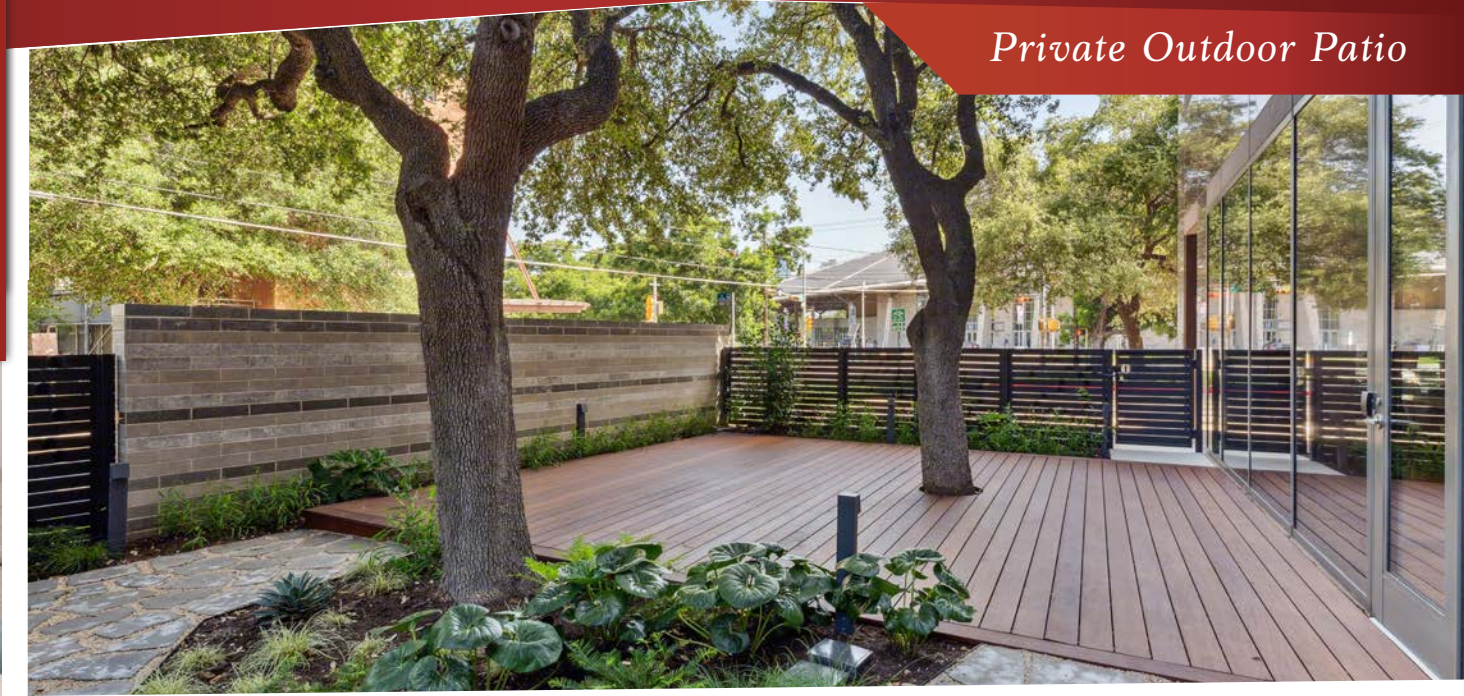
# 811

BARTON SPRINGS

WELLNESS



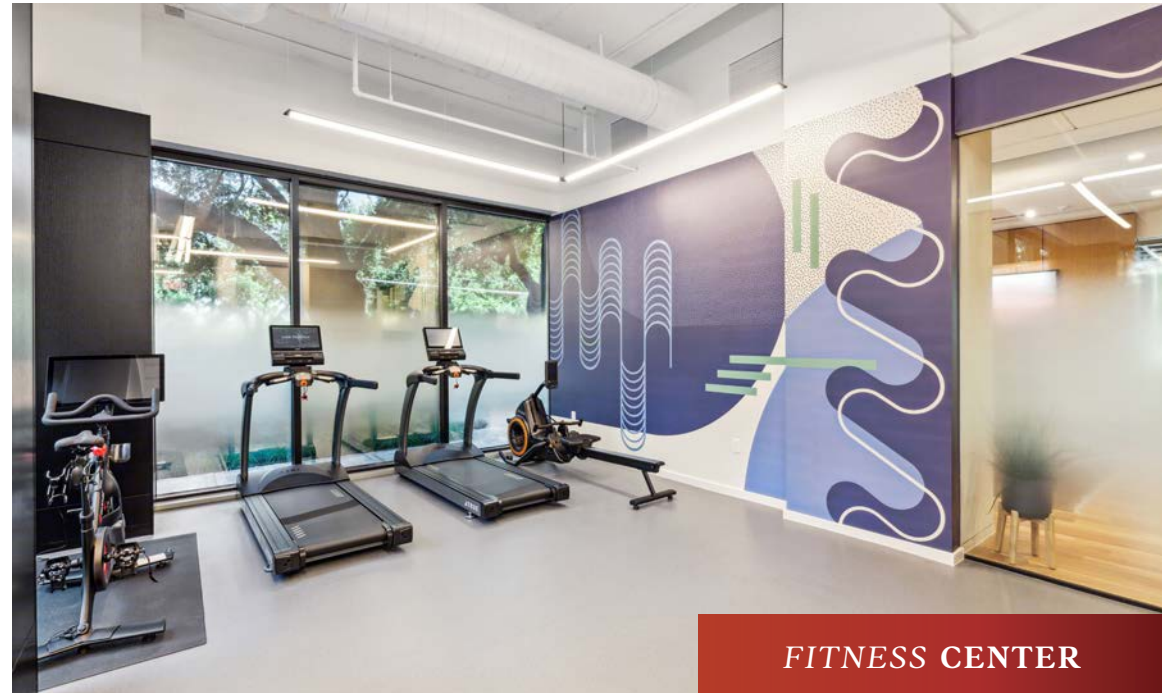
MOTHER'S ROOM



Private Outdoor Patio



BIKE STORAGE



FITNESS CENTER

WORK

MEET

FOCUS

WELLNESS

# 811

BARTON SPRINGS

## New AMENITY CENTER

Floor Plan



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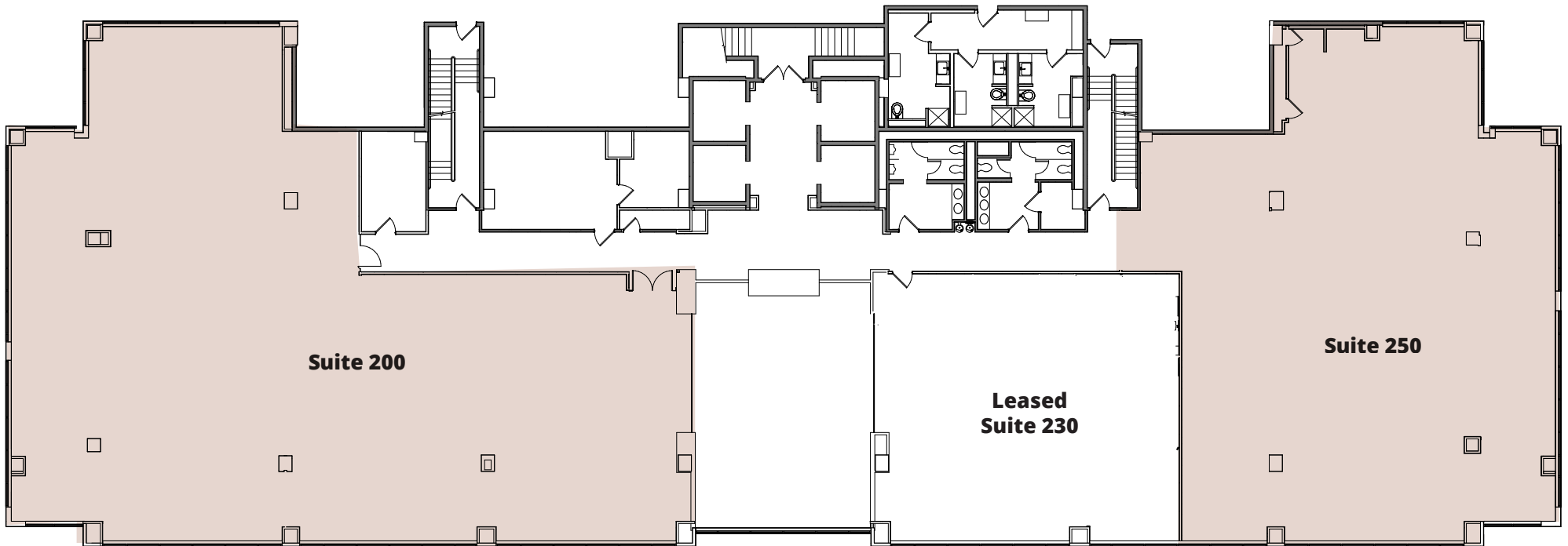
# 811

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

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WELLNESS

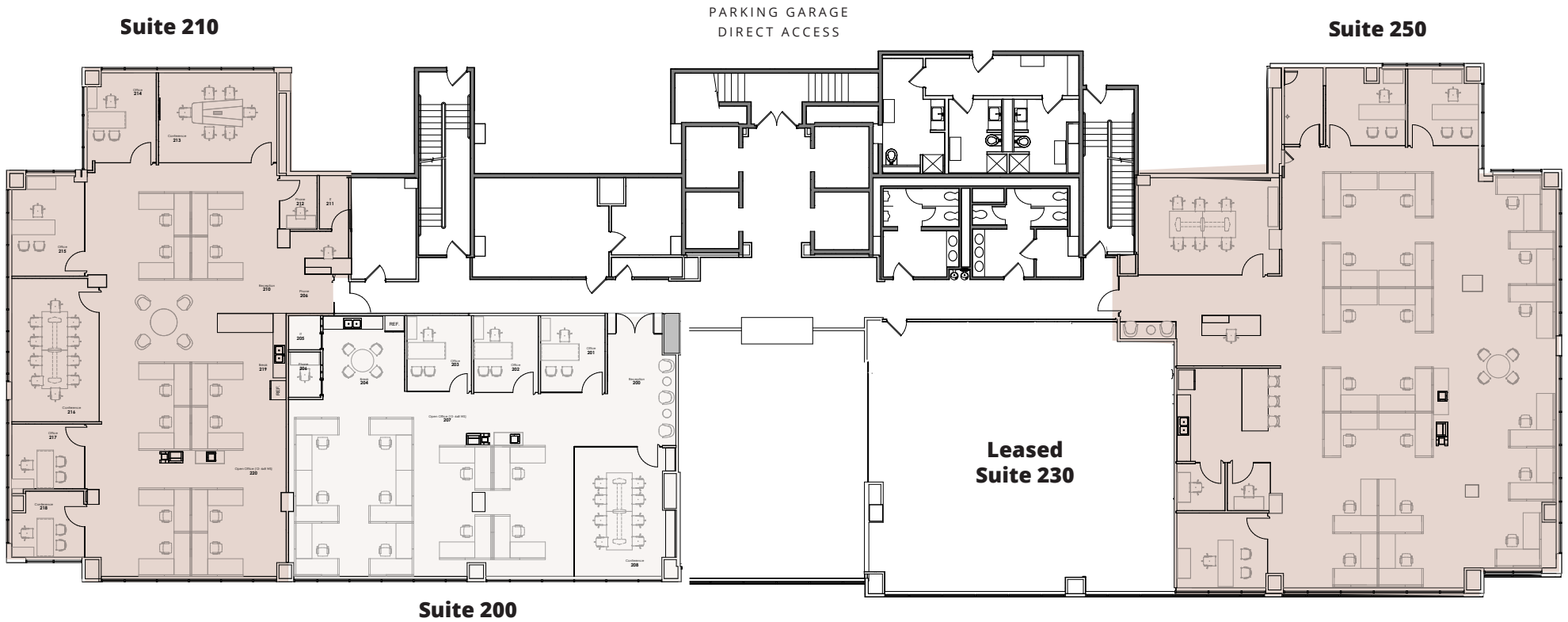


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BARTON SPRINGS

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

## DEMISED CONCEPT PLANS



WORK

MEET

FOCUS

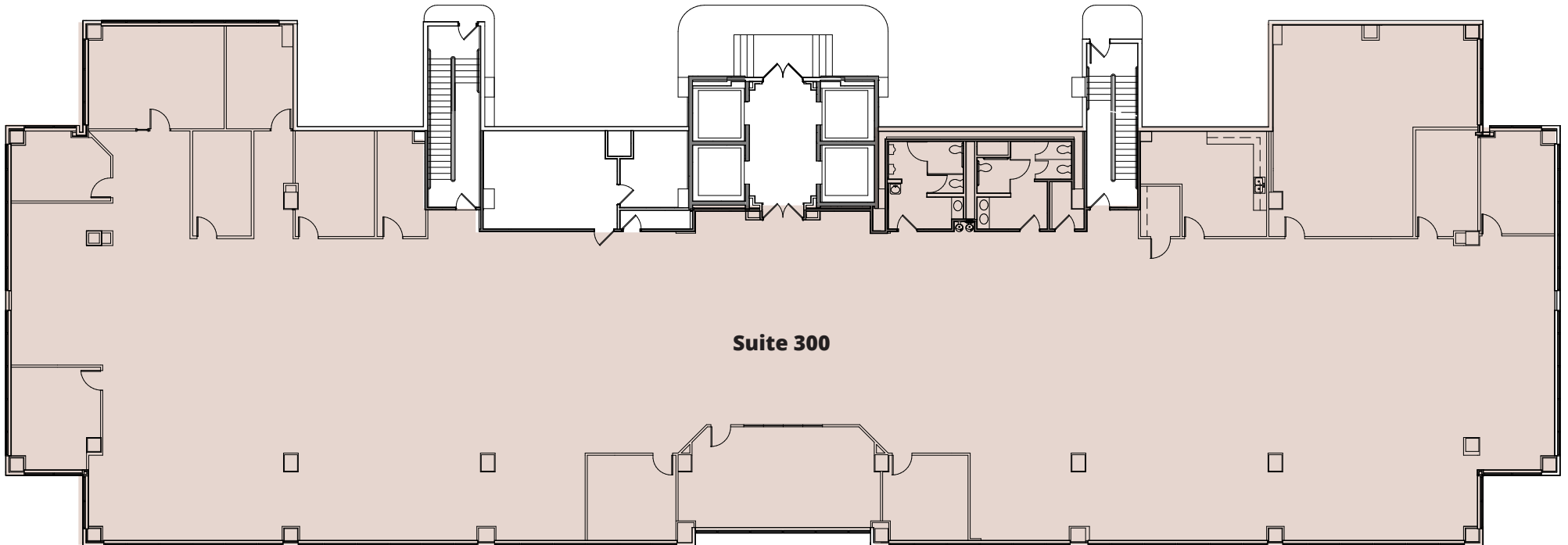
WELLNESS

# 811

BARTON SPRINGS

Suite 300  
**15,736 SF** 

PARKING GARAGE  
DIRECT ACCESS



**Suite 300**

FRONT OF BUILDING

BARTON SPRINGS ROAD

WORK

MEET

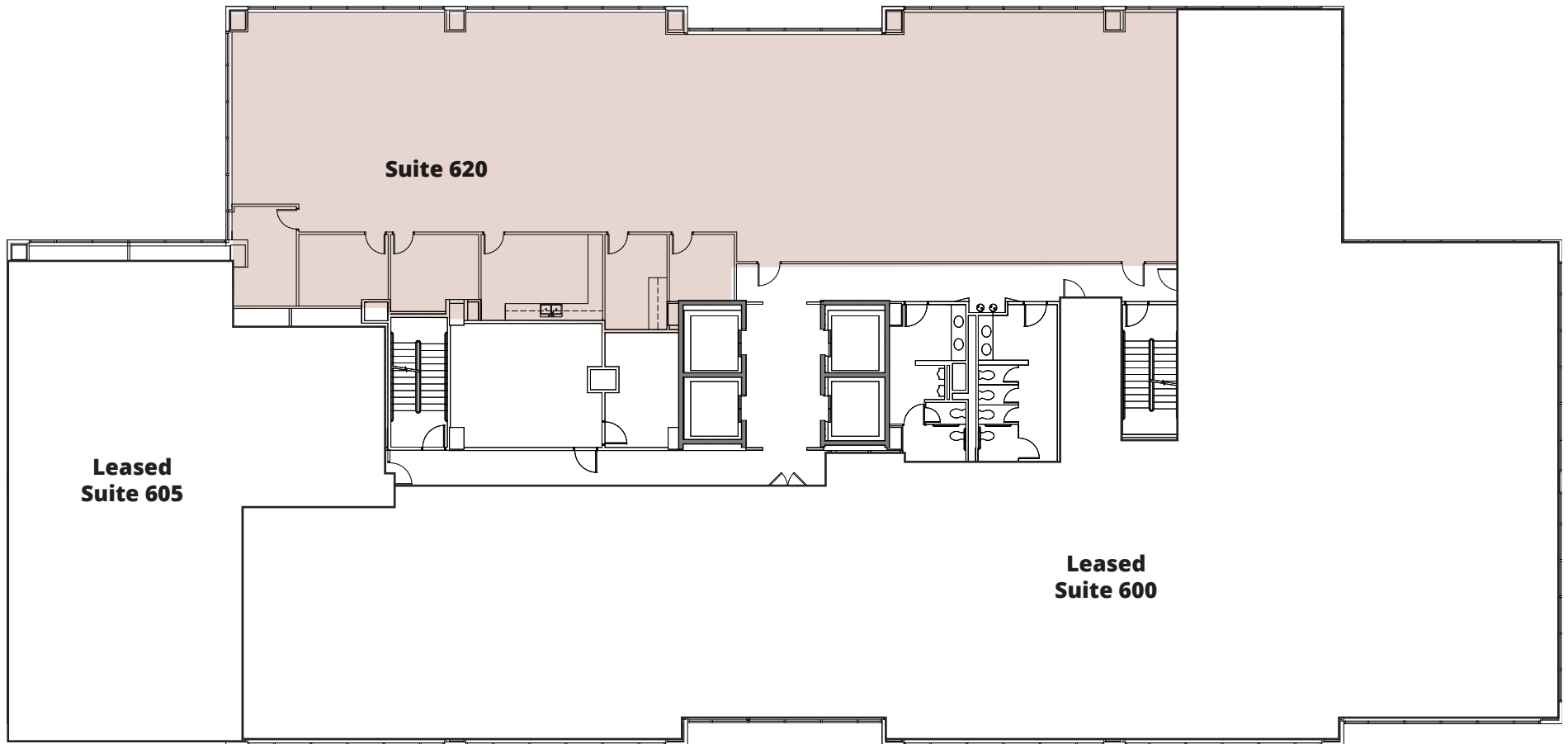
FOCUS

WELLNESS

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BARTON SPRINGS

Suite 620  
**5,860 SF** ↻



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

WORK

MEET

FOCUS

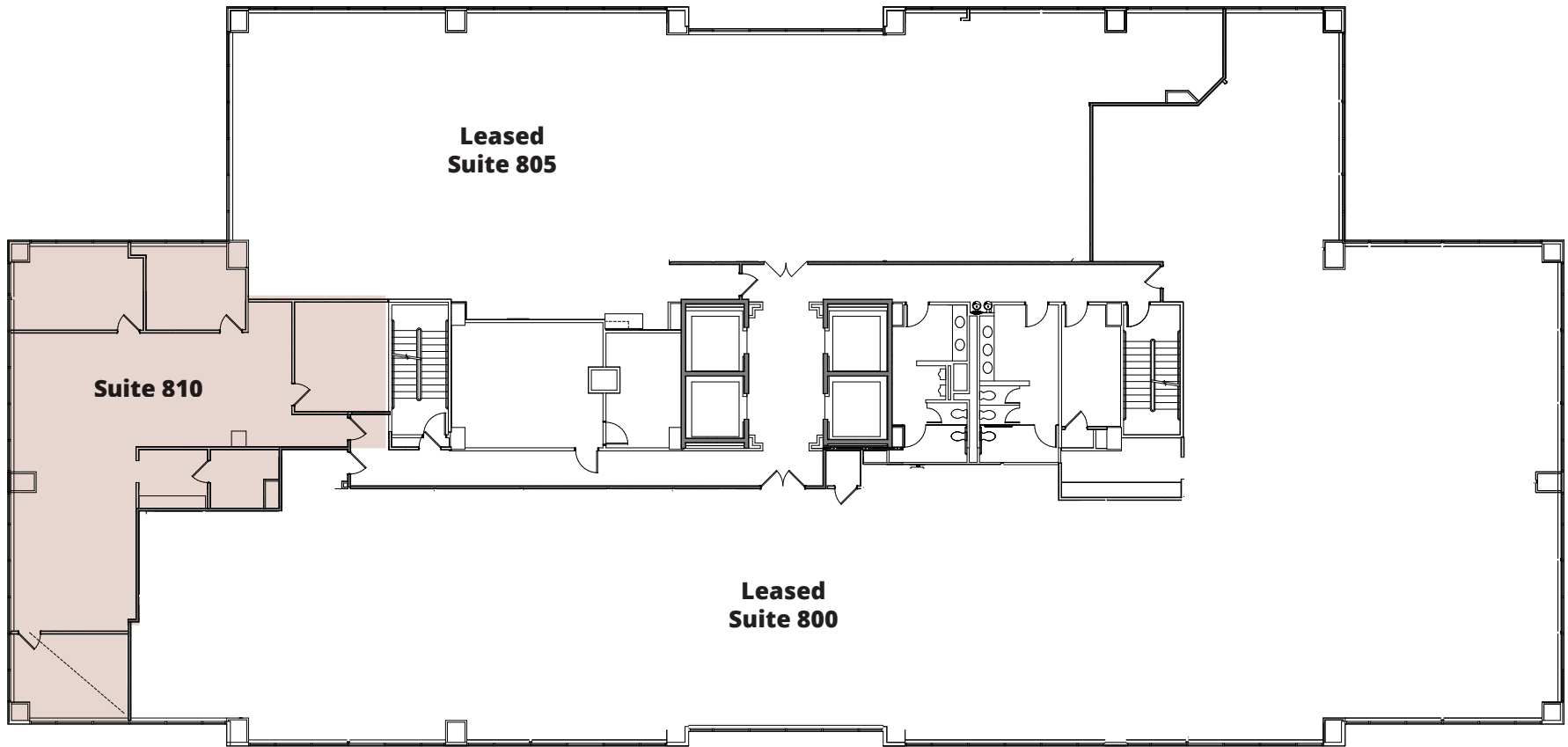
WELLNESS

# 811

BARTON SPRINGS

Suite 810  
**2,488 SF**

**\*AVAILABLE IN 60 DAYS**



FRONT OF BUILDING  
BARTON SPRINGS ROAD

WORK

MEET

FOCUS

WELLNESS

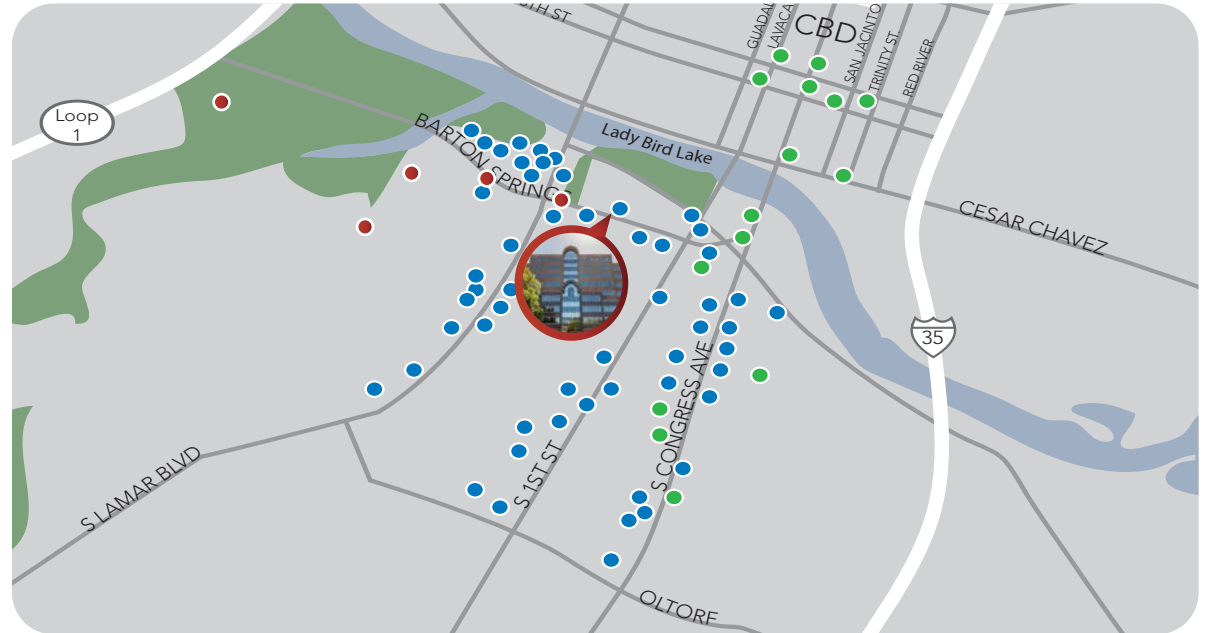
# 811

## 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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