

THE PARK

ON BARTON CREEK

ONE & TWO



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THE PARK LEASING TEAM

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ADDRESS	3711 S. MoPac Expwy Austin, TX 78746
PROJECT SIZE	205,195 SF
YEAR BUILT	2007
PARKING	4:1,000 SF (structured)
RENTAL RATE	\$26.00 NNN
2017 OPEX	Building 1 - \$13.87 Building 2 - \$14.02
BUILDING ONE AVAILABILITY	Suite 350 - 3,258 SF
BUILDING TWO AVAILABILITY	100% Leased

BUILDING HIGHLIGHTS

- Conveniently located at the convergence of Loop 360 & MoPac Expressway
- Wooded 20.63 acre site with spectacular views overlooking the Barton Creek Greenbelt & great visibility along major thoroughfares; less than 1/2 mile to two of the best Barton Creek Greenbelt access points: Twin Falls & Loop 360
- Two-story entry lobby with finishes of natural cherry wood paneling & field cut cream limestone
- On-site fitness center equipped with showers & lockers
- On-site security & 24-hour key card access
- Wired certified silver

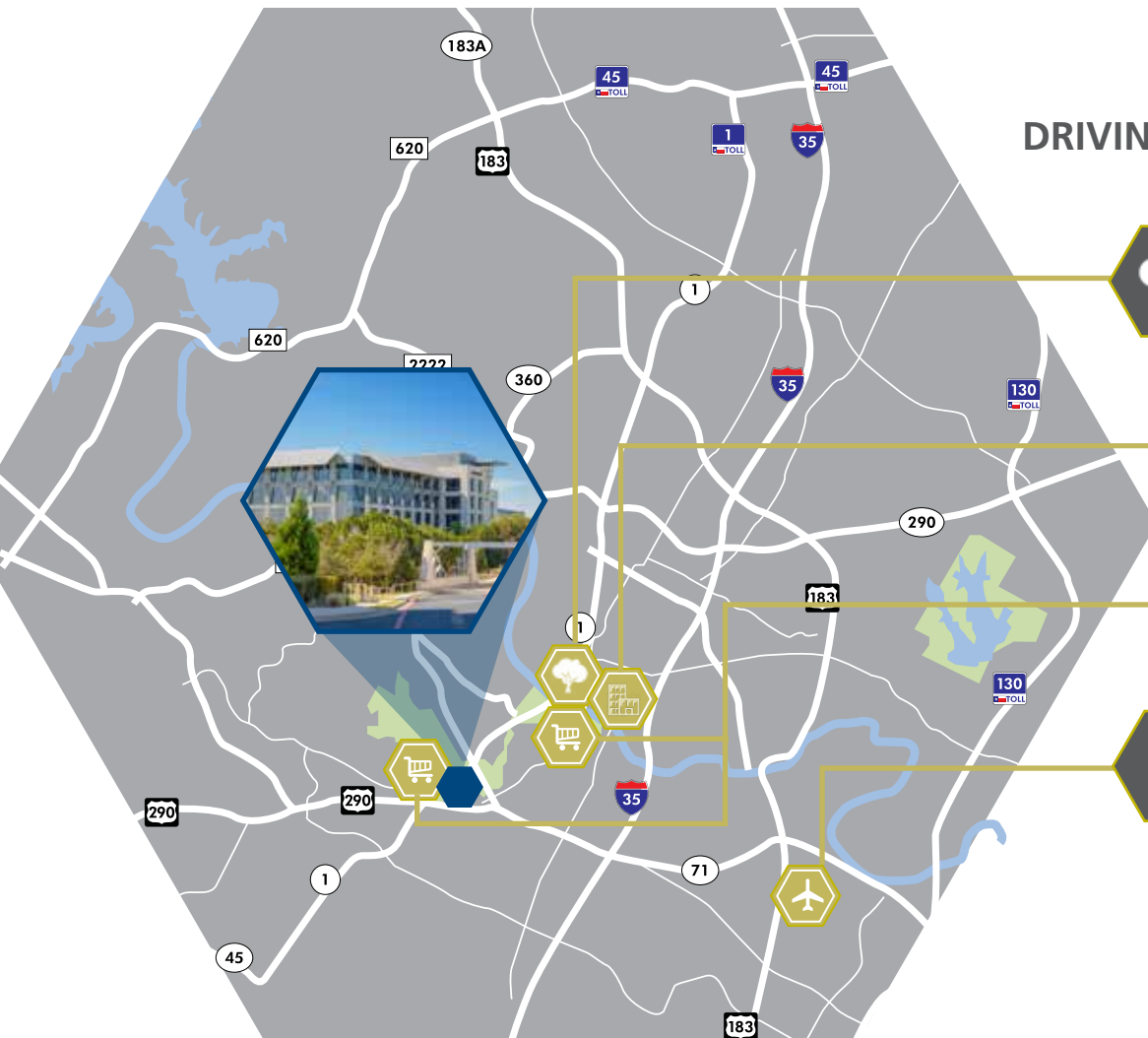


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THE PARK ON BARTON CREEK is an unique office complex that contains two five-story office buildings of 105,000 square feet each, located at South MoPac and Loop 360. Situated on a beautiful 20 acre park-like tract, the design of The Park on Barton Creek blends in with the surrounding hill country through the use of local stone and natural building materials, and even includes a cistern to recycle rainwater. The Park on Barton Creek is Wired Certified Silver. Located less than six miles from the Central Business District and less than a mile from Barton Creek Mall, The Park on Barton Creek is easily accessible from South MoPac and Loop 360.

DRIVING DISTANCES & LOCATION MAP



ZILKER PARK & BARTON SPRINGS

2.6 Miles, 5 Minutes



DOWNTOWN AUSTIN

5.4 Miles, 10 Minutes



SHOPPING

Barton Creek Mall: .7 Miles, 2 Minutes
Brodie Oaks Center: .9 Miles, 3 Minutes



AIRPORT

11 Miles, 13 Minutes

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AREA AMENITIES

BARTON CREEK SQUARE MALL

EAT

Abuelo's Mexican Food
Auntie Anne's Pretzels
California Pizza Kitchen
Charley's
Chick-fil-A
Frullati Cafe
Great Wraps Grill
Great American Cookie
Marble Slab Creamery
Nordstrom's Bistro
Osio
Panda Express
Pinkberry
Popcornopolis
Pretzelmaker
Paradise Yogurt
Sarku Japan
Starbucks Coffee
Thai Kitchen
The Cheesecake Factory
Villa

PLAY

AMC 14 Theater

SHOP

A Pea In The Pod
Abercrombie
Abercrombie & Fitch
Aeropostale
A'GACI
Aldo Shoes
Al's Formal Wear
Altar'd State
American Eagle
Outfitters
Ann Taylor
Apple Computer
AT&T
Aveda Lifestyle Store
BabyGap
Bag 'n Baggage
Banana Republic
BareMinerals
Bath & Body Works
BCBGMAXAZRIA
bebe
Ben Bridge Jewelers
Best Buy mobile
Body Shop
Bourbon Street
Candy
Brighton
Brookstone
Buckle
Build-A-Bear Workshop
Castle Dental Center
Champs

Chico's
The Children's Place
Claire's
Clarks
Coach
Cotton On
Crocs
Day Spa & Salon
Dillard's
ecoATM
Express
Fanzz
Fast-Fix Jewelry
Repair
Finish Line
Foot Locker
Forever 21
GameStop
Gap
Gap Kids
Garage
GNC
Godiva
Gymboree
Hallmark
ha
Helzberg Diamonds
Hollister
Hot Topic
icing
365 by image
J.Jill
James Avery
Janie and Jack
JCPenney
J.Crew
Johnston & Murphy

Journeys
Kay Jewelers
Kids Foot Locker
Lady Foot Locker
Lammes Candies
L'Amour Nails
LEGO Store
LensCrafters
Lids
Limited
Loft
Lucky Brand
lululemon athletica
Macy's
Marc Robinson
Jewelers
Mattress Firm
Men's Wearhouse
Michael Kors
Motherhood Maternity
New York & Company
Nordstrom
Oakley
Old Navy
PacSun
Pandora
Papaya
Paradise Pen Company
Payless ShoeSource
Perfumania
Personique on the Spot
Picture People
Pottery Barn Kids

Precision Time
Pro Image Sports
Proactiv
Regis Salons
Sears
Sephora
Shoe Palace
Shoefitters
Skechers
Sleep Number
Solstice
Soma
Spencer's
Sprint
Steve Madden
Stride Rite
Sunglass Hut
Swarovski
T-Mobile
Talbots
Tara's Salon
Teavana
Texas Treasures
The Art of Shaving
Things Remembered
Toni & Guy
Traveler
US Polo Assn.
Vans
Vera Bradley
Victoria's Secret
Visible Changes
Visionworks
Wet Seal
WHBM
Williams-Sonoma
Yankee Candle

Zales Jewelers
Zumiez

BRODIE OAKS SHOPPING CENTER

EAT

Bombay Bistro
Freebirds
Hunan Lion
Olive Garden
Pei Wei
The Park
Pinthouse Pizza
Planet Subs
Pok-E-Jo's
Starbucks Coffee
Texican Café

SHOP

Accent Travel
Active Life Chiropractic
ARC Document Sol.
Austin Apt Locators
Austin Venetian
Nails
Baubles & Beads
Diamond Nails
Edward Jones
Express Staffing
Floor King
Games Workshop
Gymboree

Hobby Lobby
Hoppin' House
Joel Ray Salon
Neiman Marcus Last Call
NewSound Hearing Aid
Performance Bicycles
Relax Day Spa
Sally Beauty
SAS Factory
Second Looks
Sewing by Norma
Sprouts
Swim Freak
Sylvan Learning
Todd Pilates
Toys "R" Us
Traditional Martial Arts
Tuesday Morning
Velocity Credit Union
Water 2 Wine
Zygmunt Chiropractic

NEARBY RETAIL

EAT

Rudy's Country Bar-B-Q
IHOP
Outback Steakhouse
Pluckers Wing Bar
Tacodeli
Texas Land & Cattle
Steak House

PLAY

Barton Creek
Greenbelt
Barton Springs Pool
Lady Bird Lake
Lions Municipal Golf Course
Zilker Botanical Garden
Zilker Metropolitan Park

SHOP

Best Buy
Dollar Tree
Garden Ridge
Sam's Club
Spec's
Target
Walmart Supercenter

STAY

Barton Creek Resort
Extended Stay America
Hampton Inn
Holiday Inn Express
La Quinta Inn & Suites

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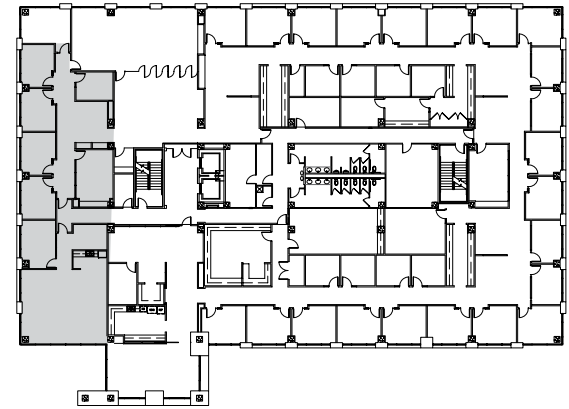
PROJECT PHOTOS



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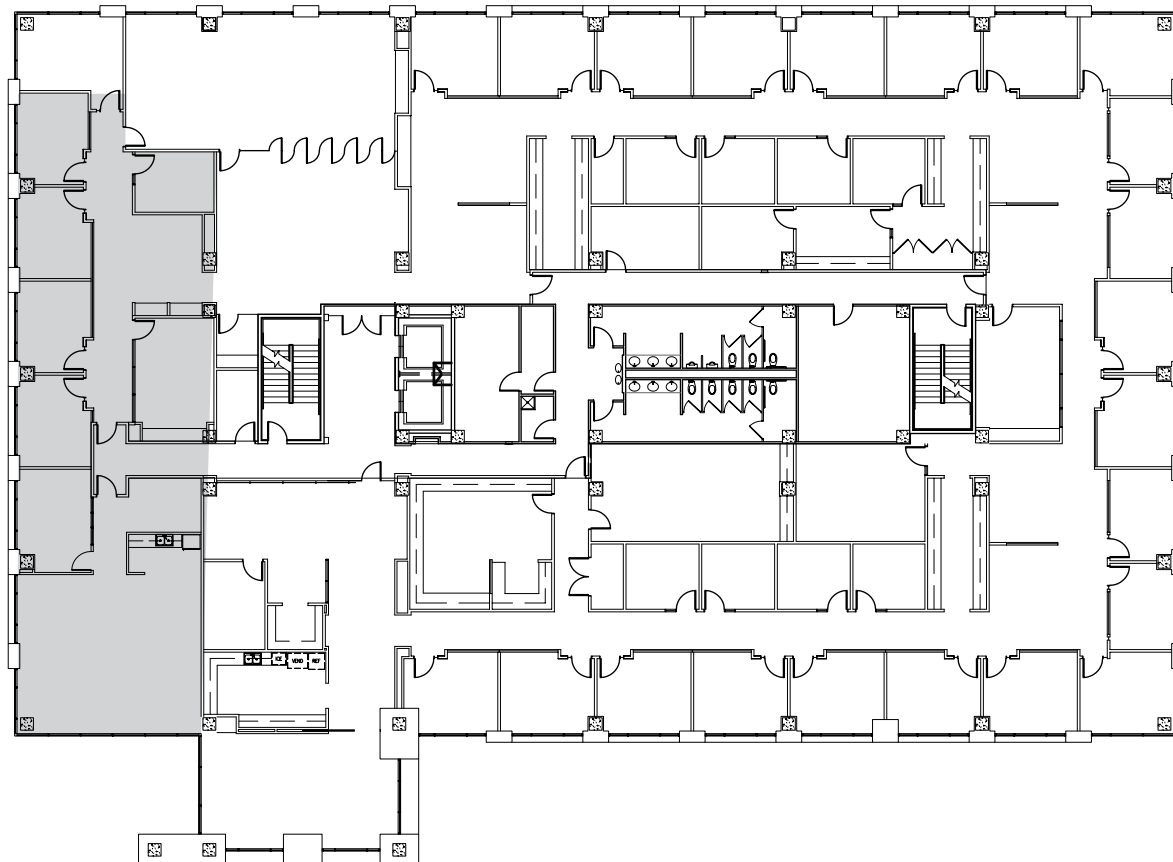
AVAILABILITY BUILDING ONE



SUITE 350

3,258 SF*

* available 10.1.17



brandywine
REALTY TRUST

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