

The Park on Barton Creek

3711 South Mopac Expy., Austin, TX 78746

Class A Office - For Lease

- **Gorgeous two building campus totaling 207,247 SF**
- **Structured Parking (4.0 per 1,000 RSF)**
- **Flexible and efficient 21,500 SF Floor Plates**

Availability

Building One:

Suite 150: 7,082 SF - Immediately

Building Two:

Full Building Opportunity: 103,605 SF

Suite 100: 6,949 SF - Immediately

Suite 150: 9,385 SF - With prior notice

Suite 175: 2,373 SF - Immediately

Suite 200: 20,389 SF - Immediately

Suite 300: 21,503 SF - Immediately

Suite 400: 21,503 SF - 4/1/2023

Suite 500: 21,503 SF - Immediately



endeavor-re.com

Will Crawley

512 682-5551

wcrawley@endeavor-re.com

Jonathan Tate

512 682-5560

jtate@endeavor-re.com

The Park on Barton Creek

3711 South Mopac Expy., Austin, TX 78746

- **Gorgeous two building campus totaling 207,247 SF**
- **Structured Parking (4.0 per 1,000 RSF)**
- **Flexible and efficient 21,500 SF Floor Plates**

Features

- Conveniently located at the convergence of Loop 360 & MoPac Expressway
- Wooded 20.63 acre site with nearby access to and views of the Barton Creek Greenbelt
- Two-story entry lobby with natural cherry wood paneling & field cut cream limestone
- On-site fitness center with showers & lockers
- On-site security & 24-hour key card access
- Wired Certified Silver
- Energy STAR, energy efficient, modern design



endeavor-re.com

Will Crawley
512 682-5551

wrcrawley@endeavor-re.com

Jonathan Tate
512 682-5560

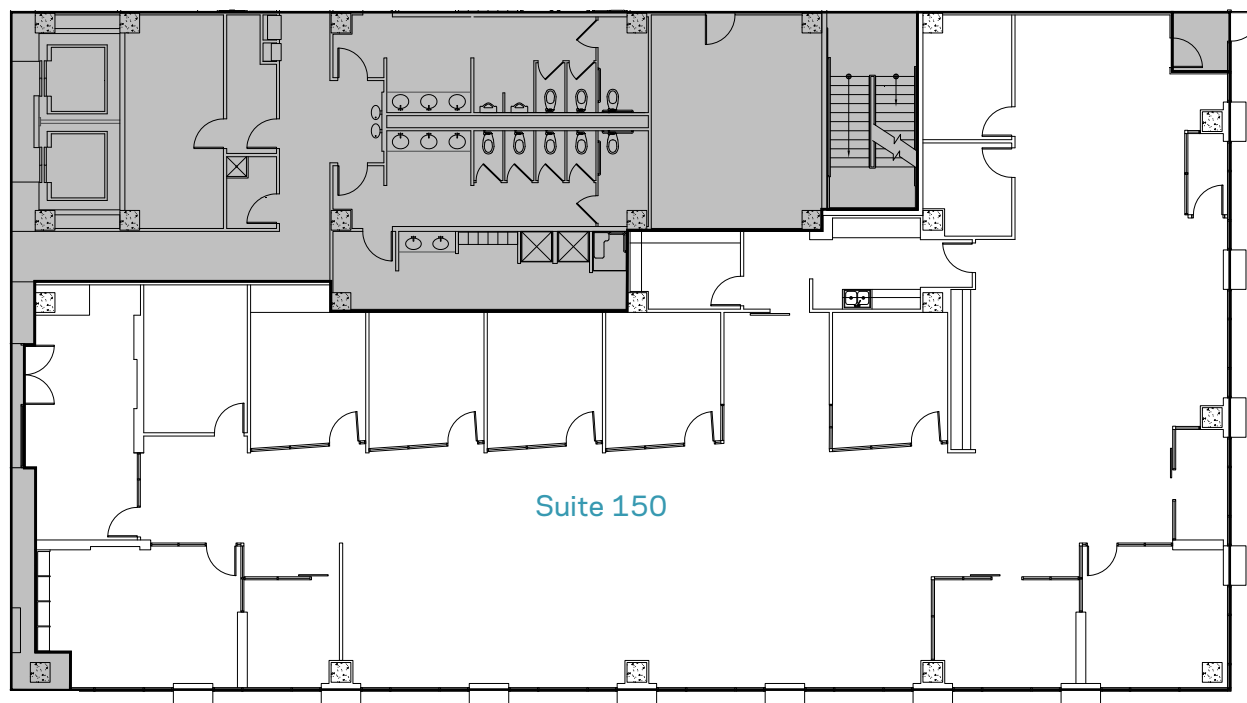
jtate@endeavor-re.com

The Park on Barton Creek: Availability

Building One

Suite 150: 7,082 SF - Available Immediately

 [Click here to view a virtual tour of this suite](#)



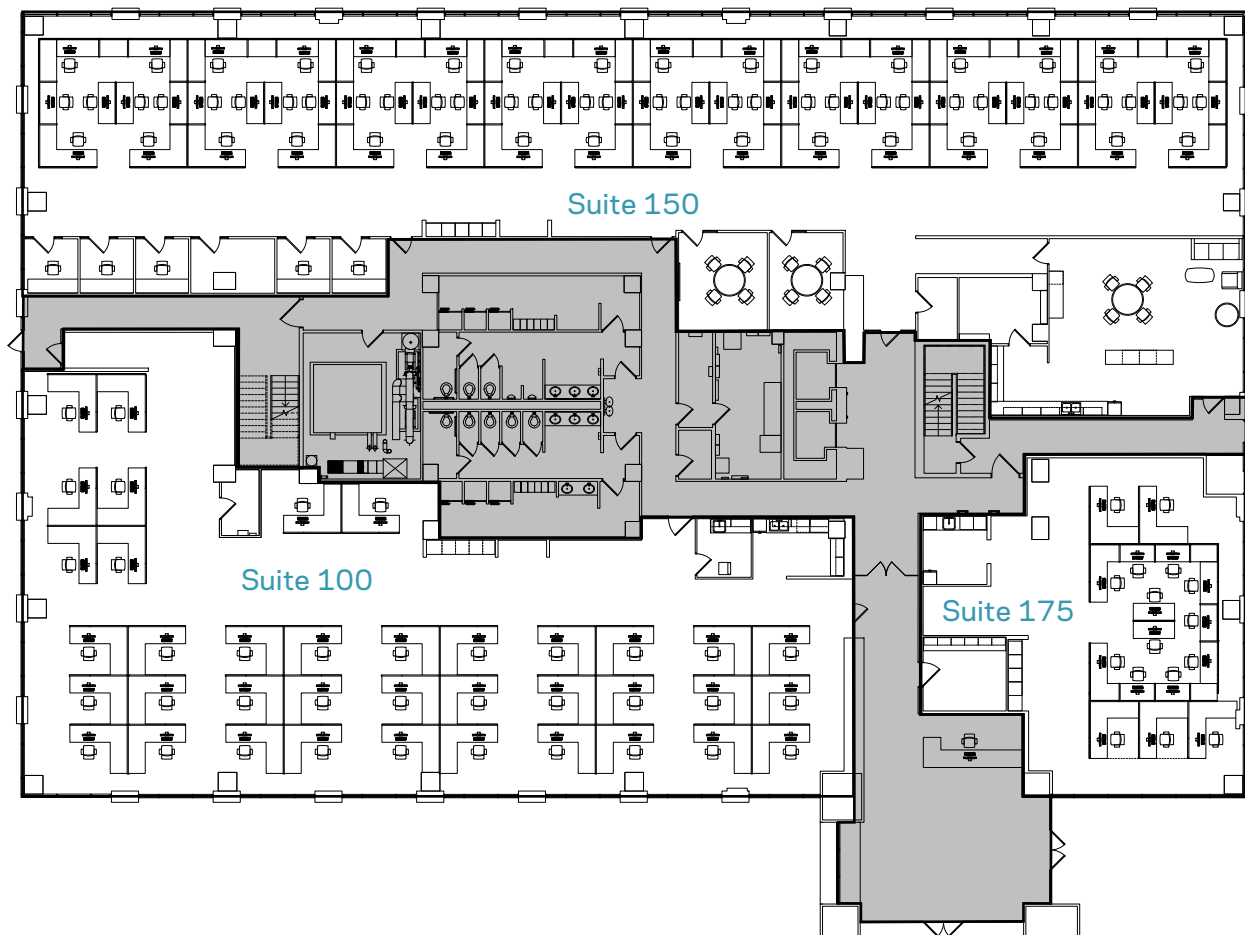
The Park on Barton Creek: Availability

Building Two

Suite 100: 6,949 SF - Available Immediately

Suite 150: 9,385 SF - Available With Prior Notice

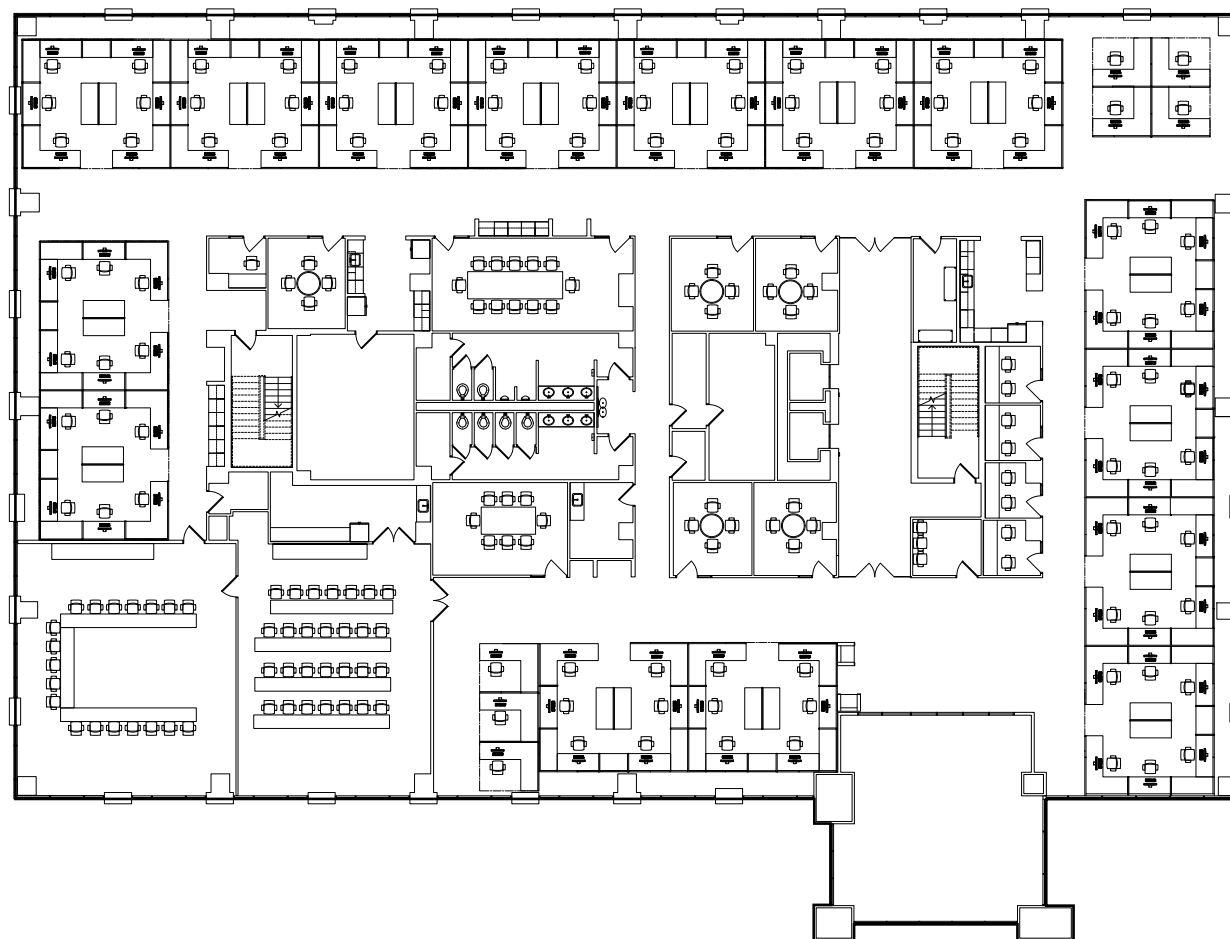
Suite 175: 2,373 SF - Available Immediately



The Park on Barton Creek: Availability

Building Two

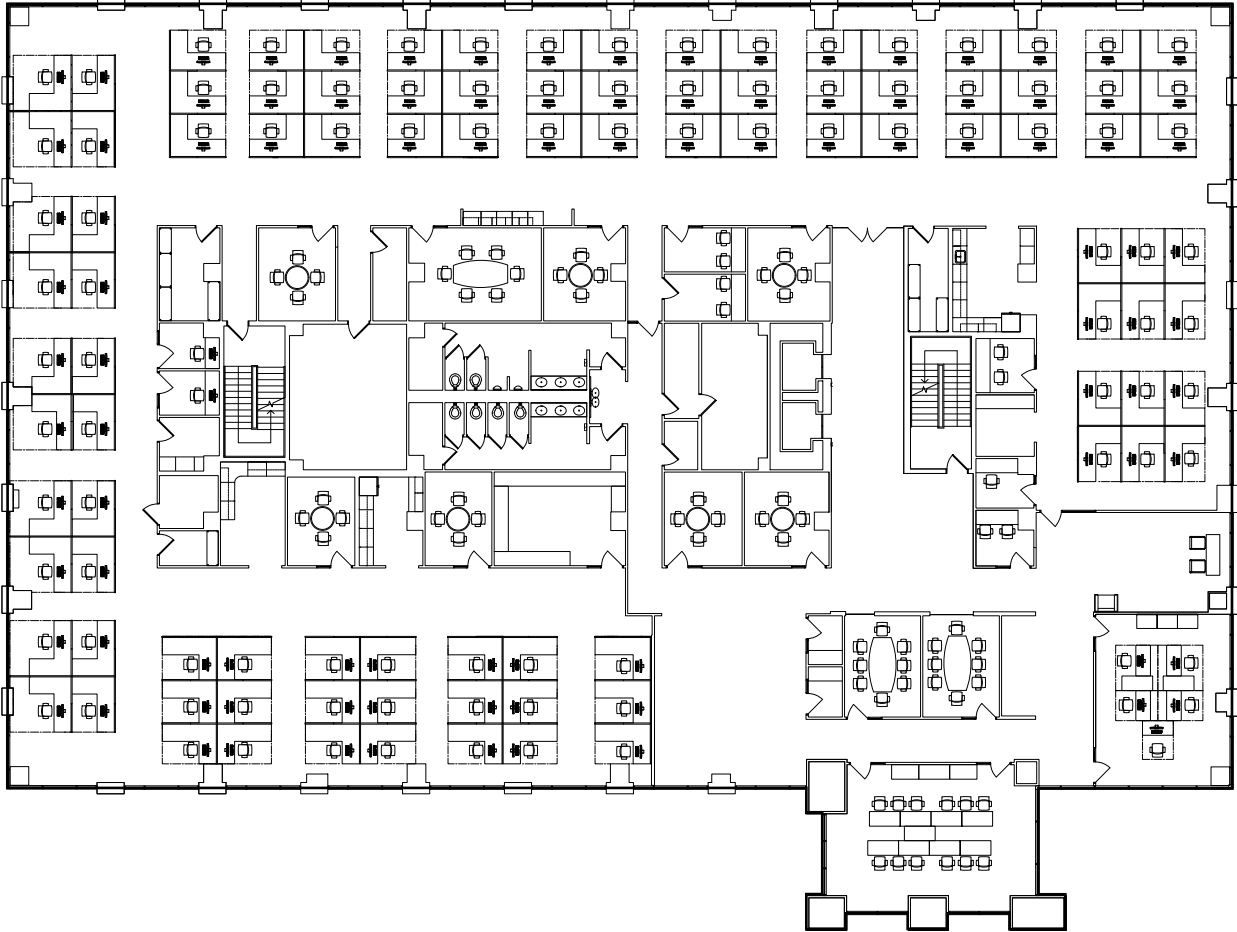
Suite 200: 20,389 SF - Available Immediately



The Park on Barton Creek: Availability

Building Two

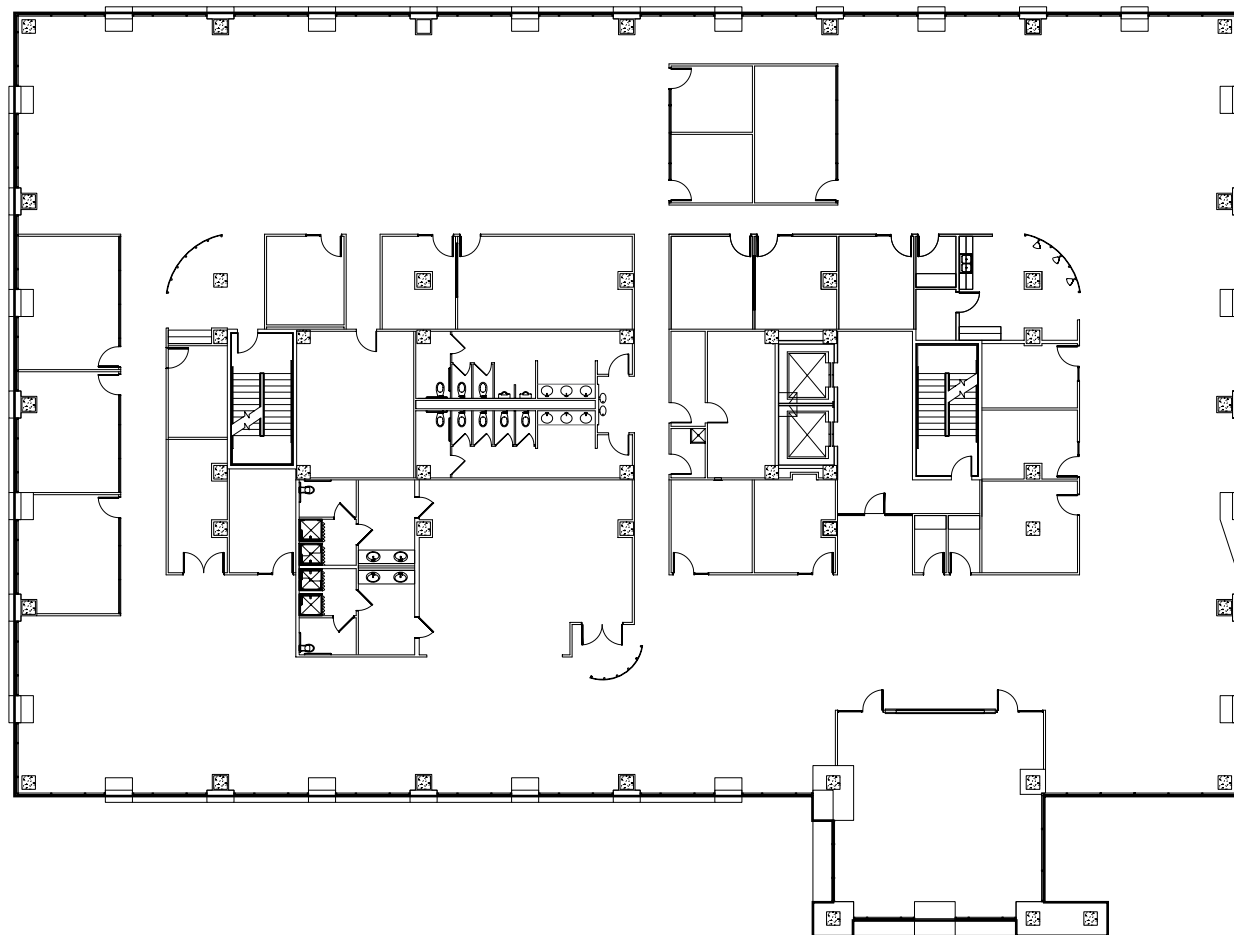
Suite 300: 21,503 SF - Available Immediately



The Park on Barton Creek: Availability

Building Two

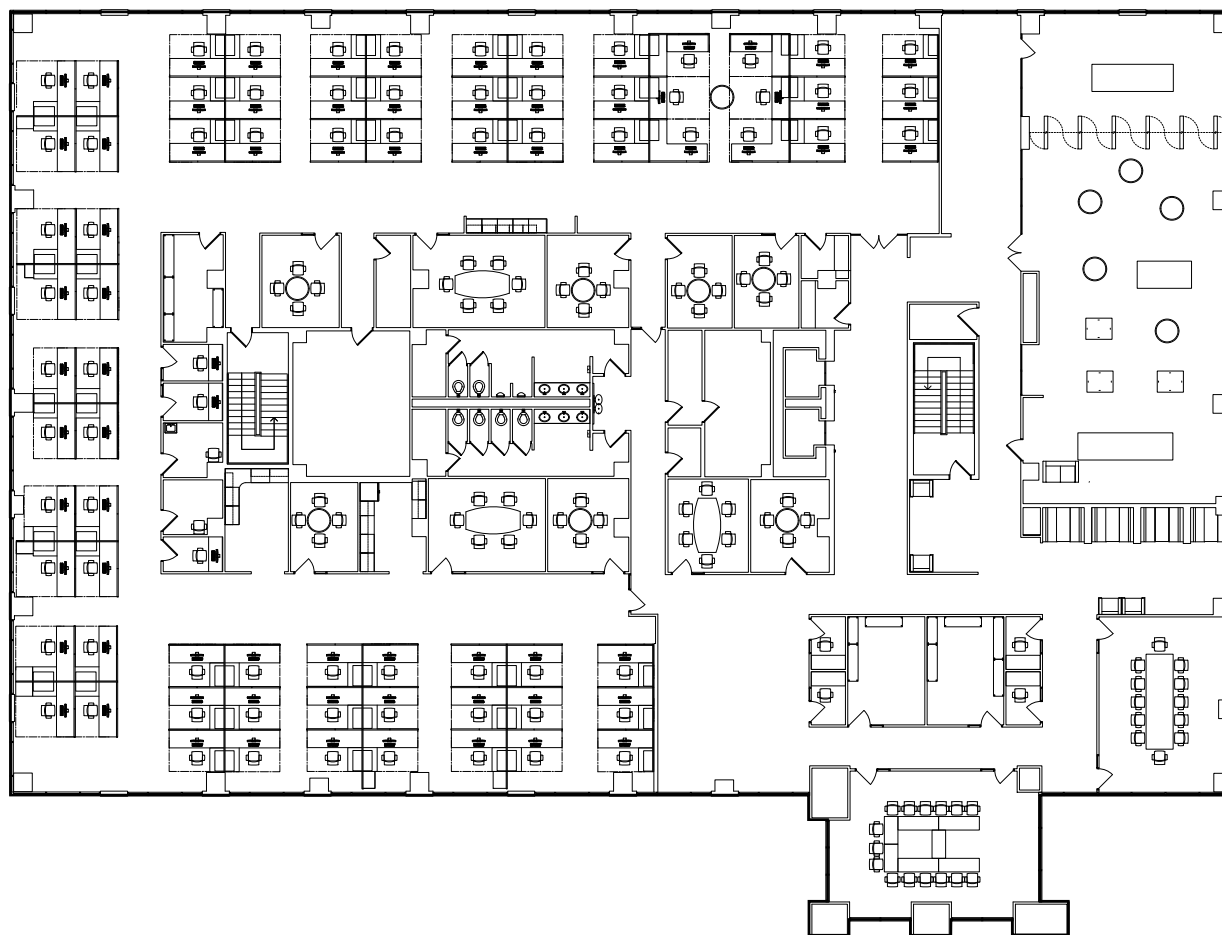
Suite 400: 21,503 SF - Available 4/1/2023



The Park on Barton Creek: Availability

Building Two

Suite 500: 21,503 SF - Available Immediately



The Park on Barton Creek



The Park on Barton Creek



Building One



Building Two

The Park on Barton Creek: Area Amenities



Austin CBD

Sunset Valley

- Applebee's
- Wendy's
- Chick-fil-A
- limital
- DICKEY'S
- Doc's
- la Madeleine
- Mama's
- SUBWAY
- ZOE'S
- HIGHLY FINE
- Fire Bowl Cafe
- Carino's
- Lechonkita

Brodie Oaks Shopping Center

- TexicanCafe
- Emilia's
- Taco Joe's
- FREEBROS

Paved and dedicated bike connection to CBD in 4 miles

Park at Barton Creek I & II

Barton Creek Square Mall

Sunset Valley

Barton Creek Square Mall

- smoothie
- Sushi's
- ABUELOS
- GRILL
- Starbucks
- THAI KITCHEN
- california
- villa
- pinkberry
- Cheesecake Factory
- Sarku

The Park on Barton Creek: Bicycle/Pedestrian Access



endeavor-re.com

Will Crawley
512 682-5551
wrcrawley@endeavor-re.com

Jonathan Tate
512 682-5560
jtate@endeavor-re.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Jonathan Charles Tate	516964	JTate@Endeavor-Re.com	512-682-5560
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Eiland Crawley	615804	WCrawley@Endeavor-Re.com	512-682-5551
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date