



L A S C I M A S I I & I I I



INCOMPARABLE DESIGN. UNSURPASSED LOCATION. INFINITE VIEWS.

Built on a beautifully landscaped hilltop, Las Cimas II & III is home to some of the country's and Austin's most prominent firms. Tenants will enjoy the unique qualities and amenities that make Las Cimas II and III a truly viable business location. In Spanish, Las Cimas means peak or summit. In the dialect of business, Las Cimas II and III represent an unsurpassed location and infinite views.





FEATURES & AMENITIES

ADDRESS 805-807 Las Cimas Parkway
Austin, Texas 78746

SUBMARKET Southwest Austin

BUILDING TYPE Class A

BUILDING 313,364 SF
SIZE 156,682 SF Las Cimas II
156,682 SF Las Cimas III

AVAILABLE BUILDING II
SPACE Suite 225 - 4,171 SF (Avail. 1.1.20)
Suite 300 - 34,291 SF (Divisible)

BUILDING III
Suite 130 - 2,762 SF
Suite 360 - 2,602 SF

4

FLOORS Up to 4.0 per 1,000 SF structured

PARKING The project offers a Whole Foods Deli and features virtually column-free lease space, limestone veneer and gray and green insulated glass.

FEATURES


LAS CIMAS II & III

NEW AMENITIES COMING IN 2019

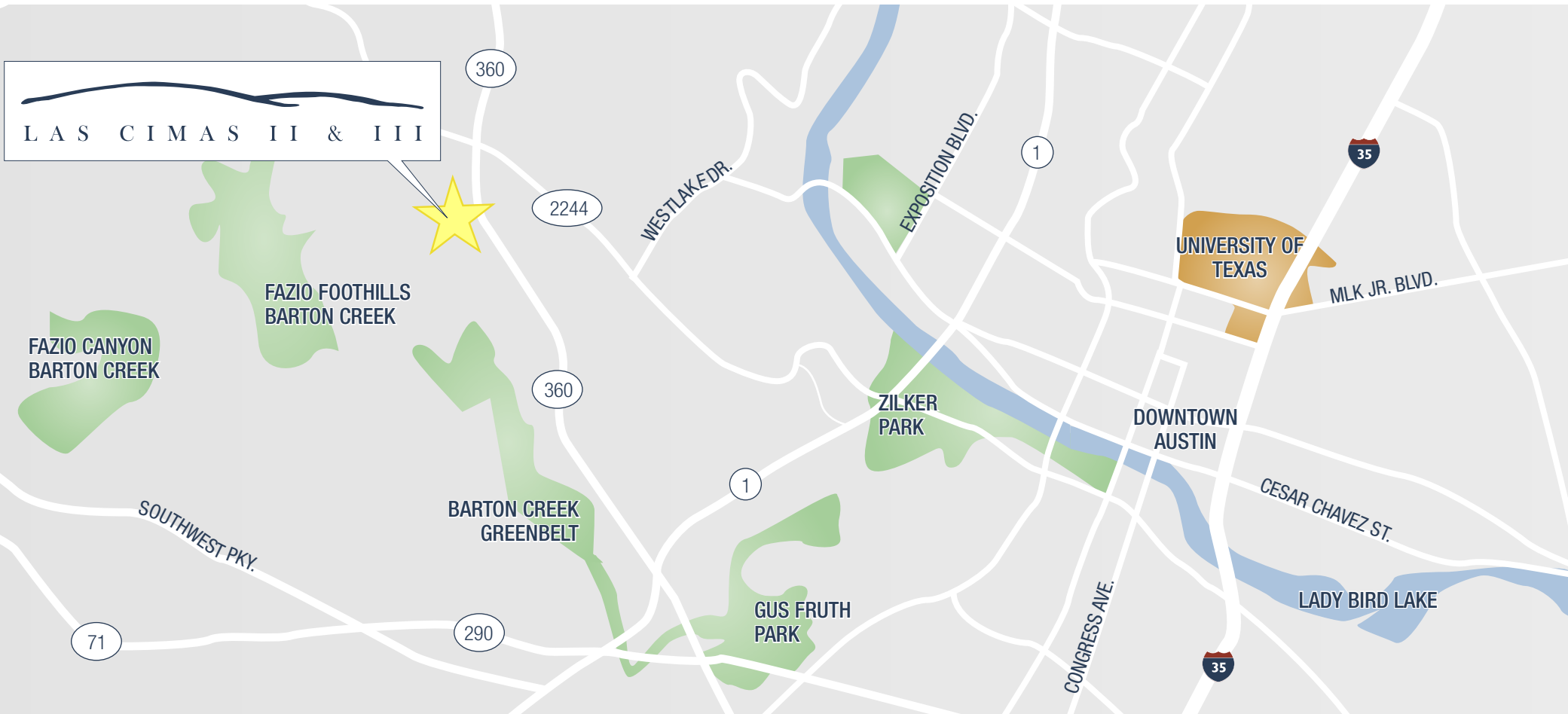
Tenant Lounge // Fitness Center // Conference Center // Canopied Decks // Food Truck Court



ACCESSIBLE LOCATION MATCHED WITH NATURAL BEAUTY.

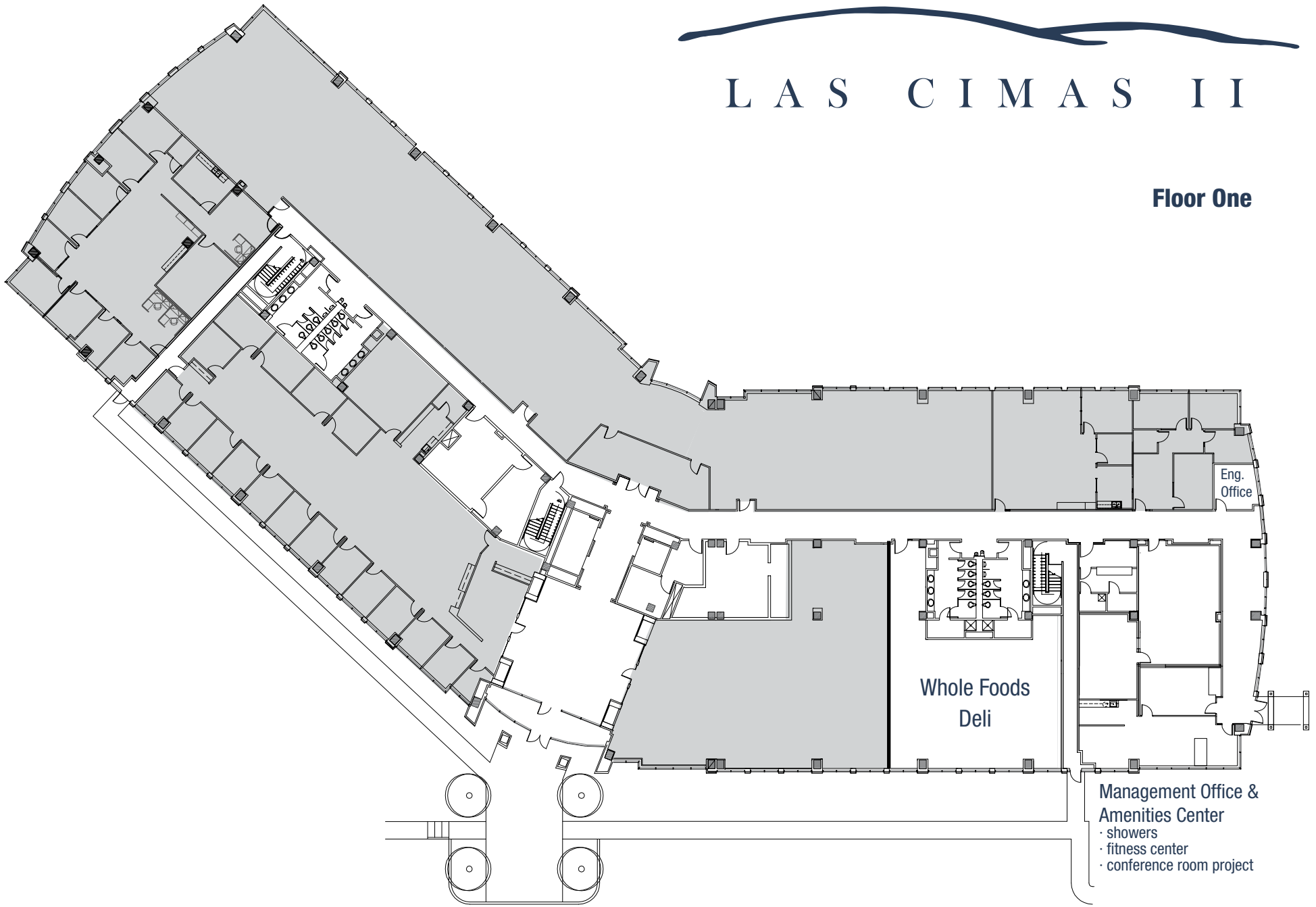
Southwest Austin's combination of natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Set against a backdrop of trails and parks, tenants at Las Cimas II and III get to enjoy the natural beauty of the Hill Country with easy access to residential communities and downtown Austin.

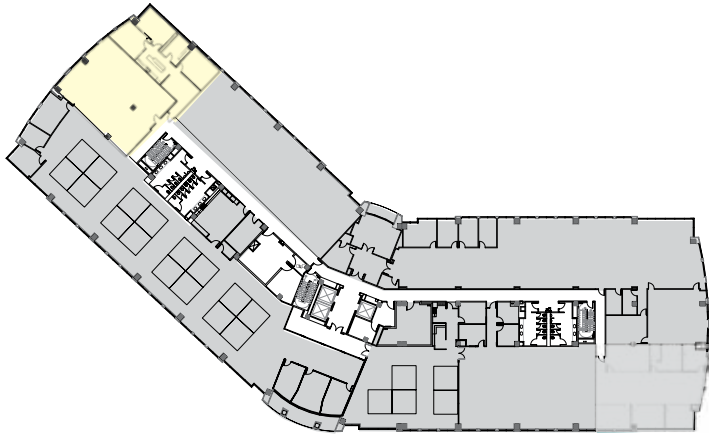
Located across from the Village of Westlake, Las Cimas II and III has structured parking and stop-light access off of Loop 360. The buildings are situated less than fifteen miles from the Austin Bergstrom International Airport, and a mere four miles from Barton Creek. The energetic atmosphere of downtown Austin is only ten minutes away.



L A S C I M A S I I

Floor One

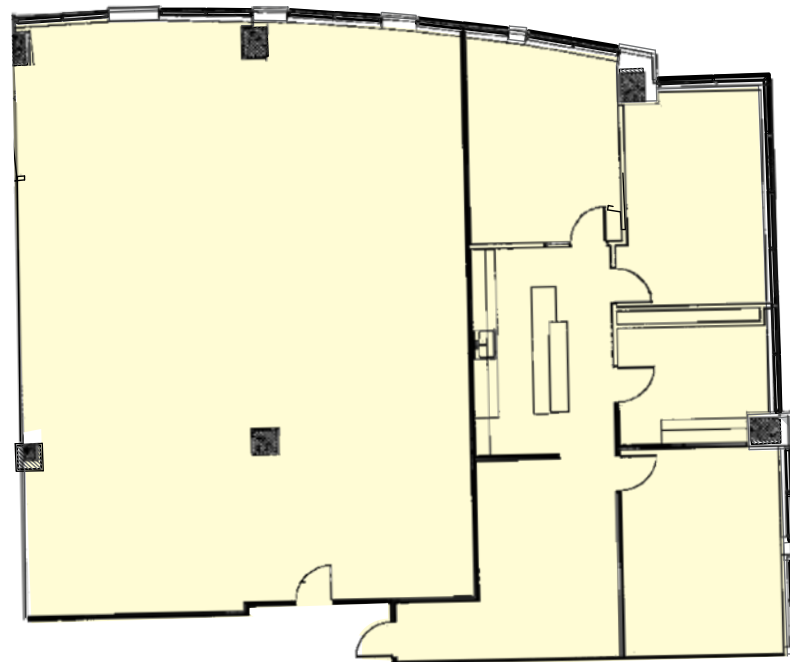




L A S C I M A S I I

Floor Two

Suite 225 - 4,171 SF
(Avail. 1.1.20)

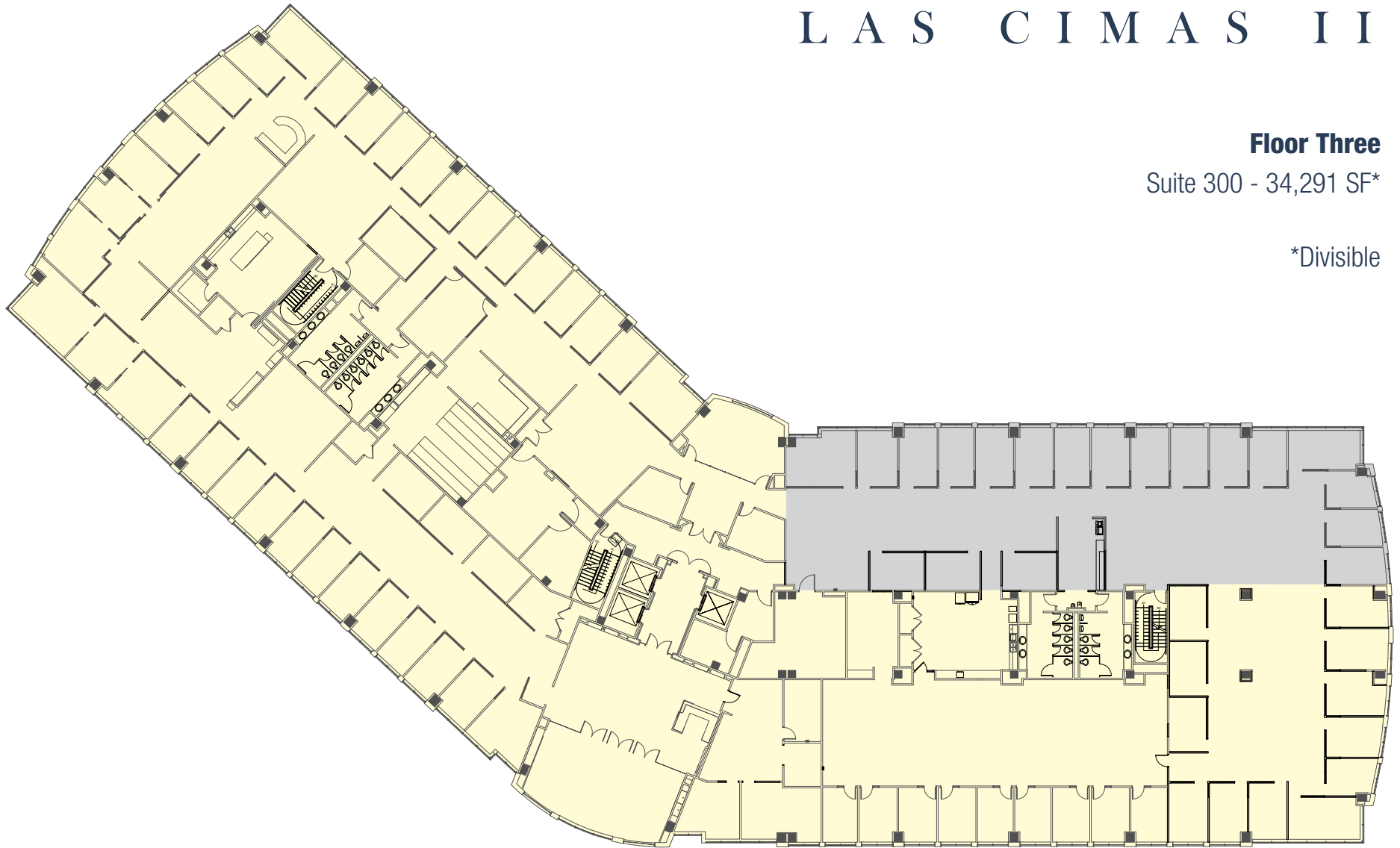


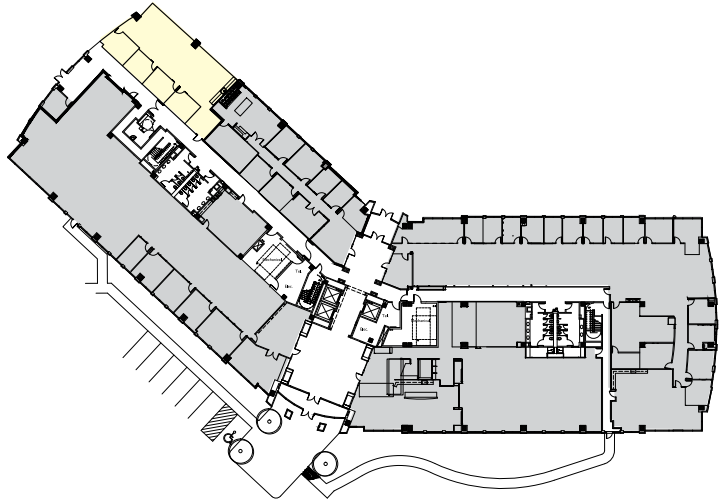
L A S C I M A S I I

Floor Three

Suite 300 - 34,291 SF*

*Divisible

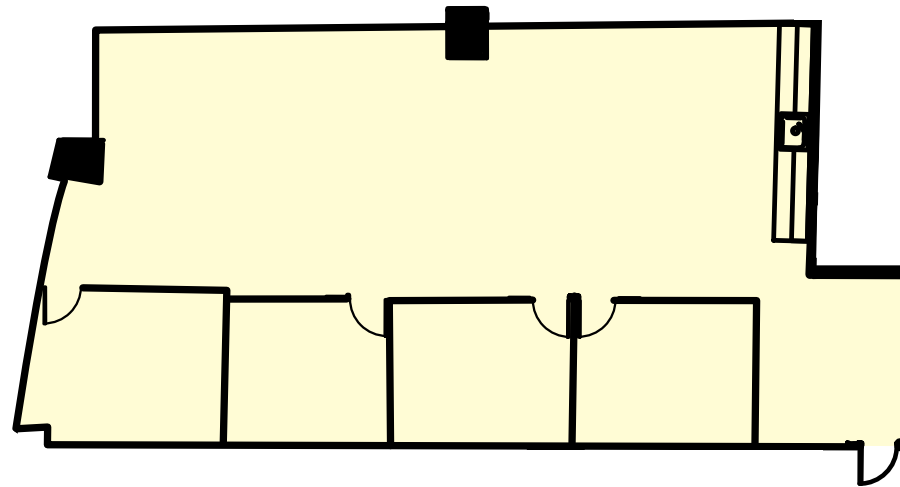


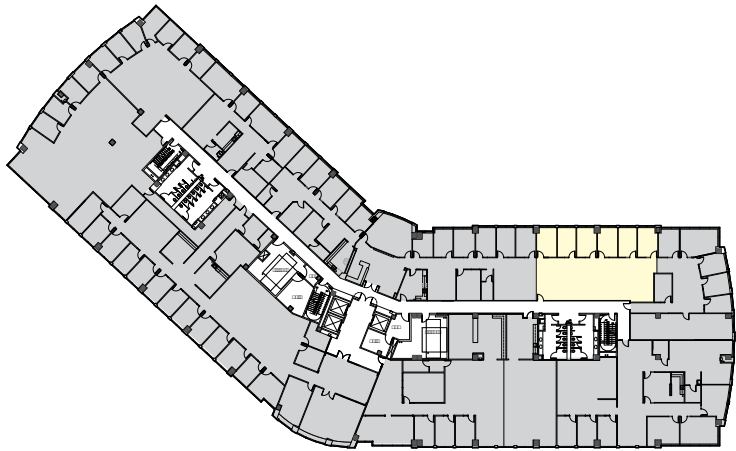


L A S C I M A S I I I

Floor One

Suite 130 - 2,762 SF

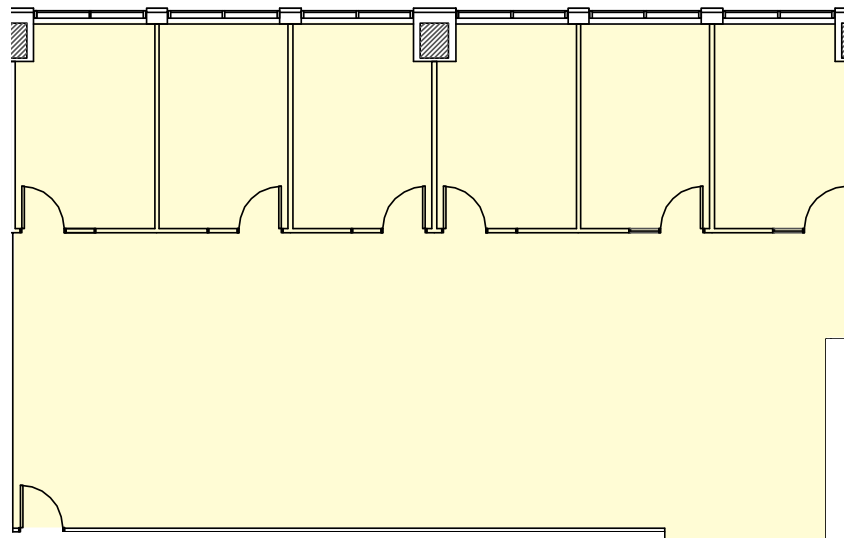




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Floor Three

Suite 360 - 2,602 SF





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LAS CIMAS II & III