



BARTON CREEK PLAZA I

3755 Capital of Texas Highway South - 78704



Available Space

Suite	RSF
280*	1,976
290*	2,604
340**	6,135
375**	10,021

*Suites are contiguous to 4,580 SF

**Suites are contiguous to 16,156 SF

Building Features



Class A Office



3.56:1000 Parking



Downtown and Greenbelt Views



Direct Access to Greenbelt Trails



Available Showers and Lockers



Quick Access to Major Roadways & Highways



Near Major Shopping Centers

RICHARD PADDOCK
(512) 538-0057
paddock@hpitx.com

J.D. LEWIS
(512) 538-0064
jdlewis@hpitx.com

Proudly Owned By:



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BARTON CREEK PLAZA I

2nd Floor Plan

SUITE 280

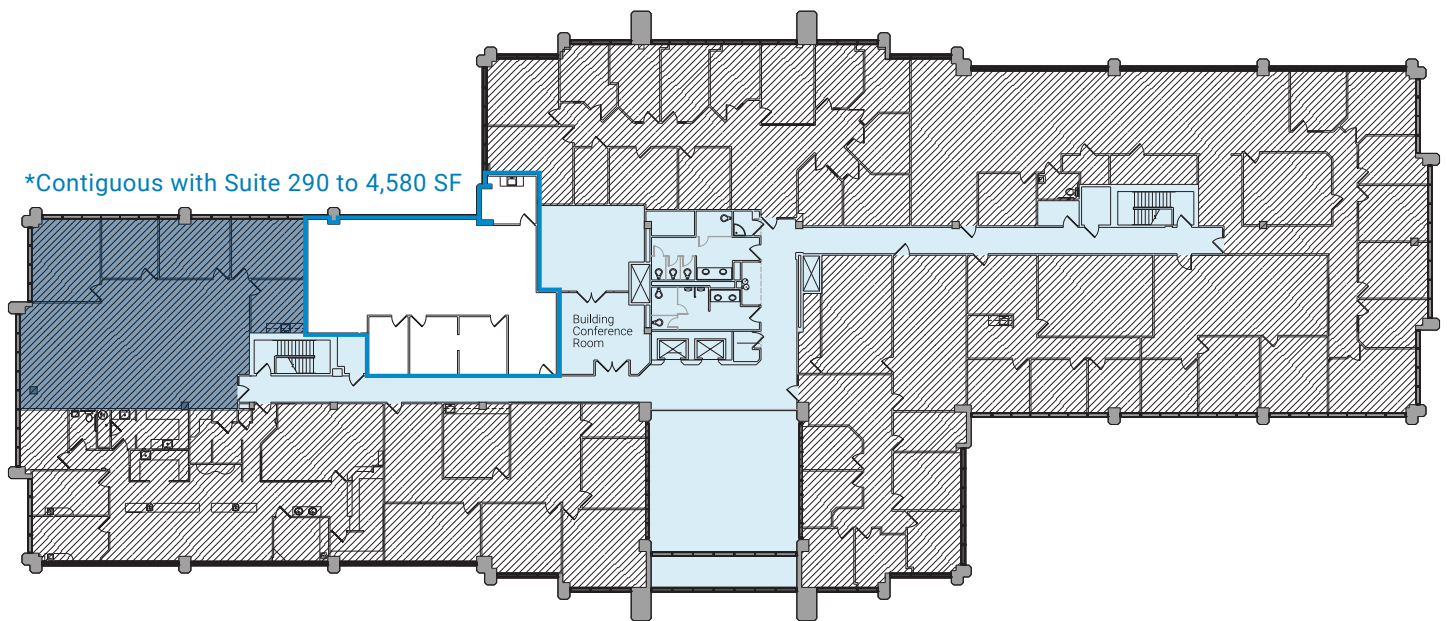
AVAILABLE NOW

1,976 SF

AVAILABLE SF

OPEN OFFICE

SPACE TYPE



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OFFICE PROPERTIES

+ **CH** CAPITAL PARTNERS

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BARTON CREEK PLAZA I

2nd Floor Plan

SUITE 290

AVAILABLE NOW

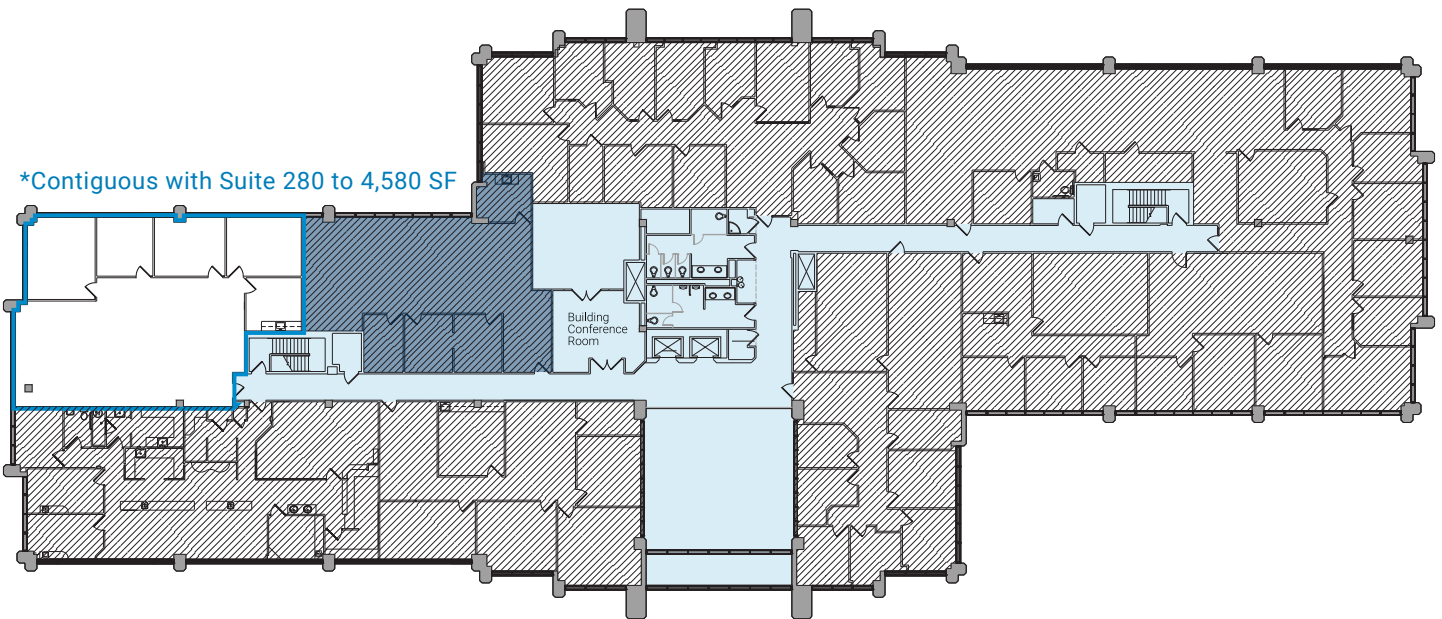
2,604 SF

AVAILABLE SF

OPEN OFFICE

SPACE TYPE

*Contiguous with Suite 280 to 4,580 SF



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BARTON CREEK PLAZA I

2nd Floor Plan

SUITE 280+290

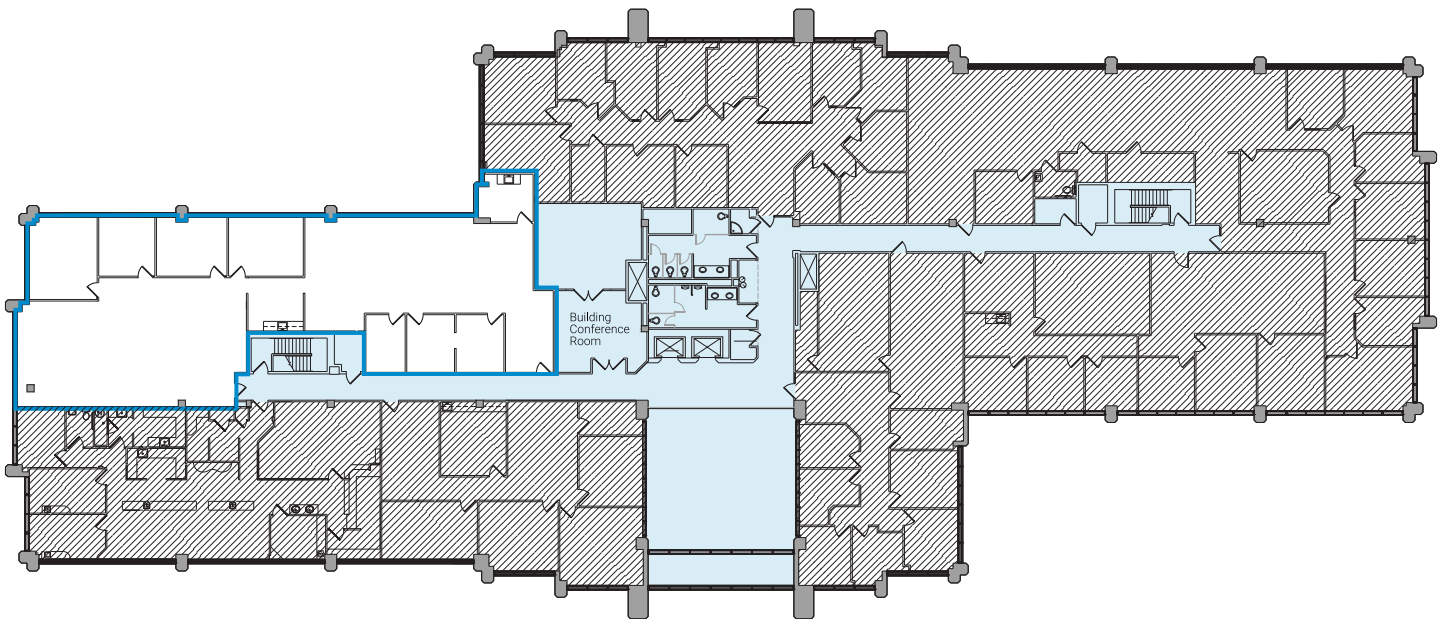
AVAILABLE NOW

4,580 SF

AVAILABLE SF

OPEN OFFICE

SPACE TYPE



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BARTON CREEK PLAZA I

3rd Floor Plan

SUITE 340

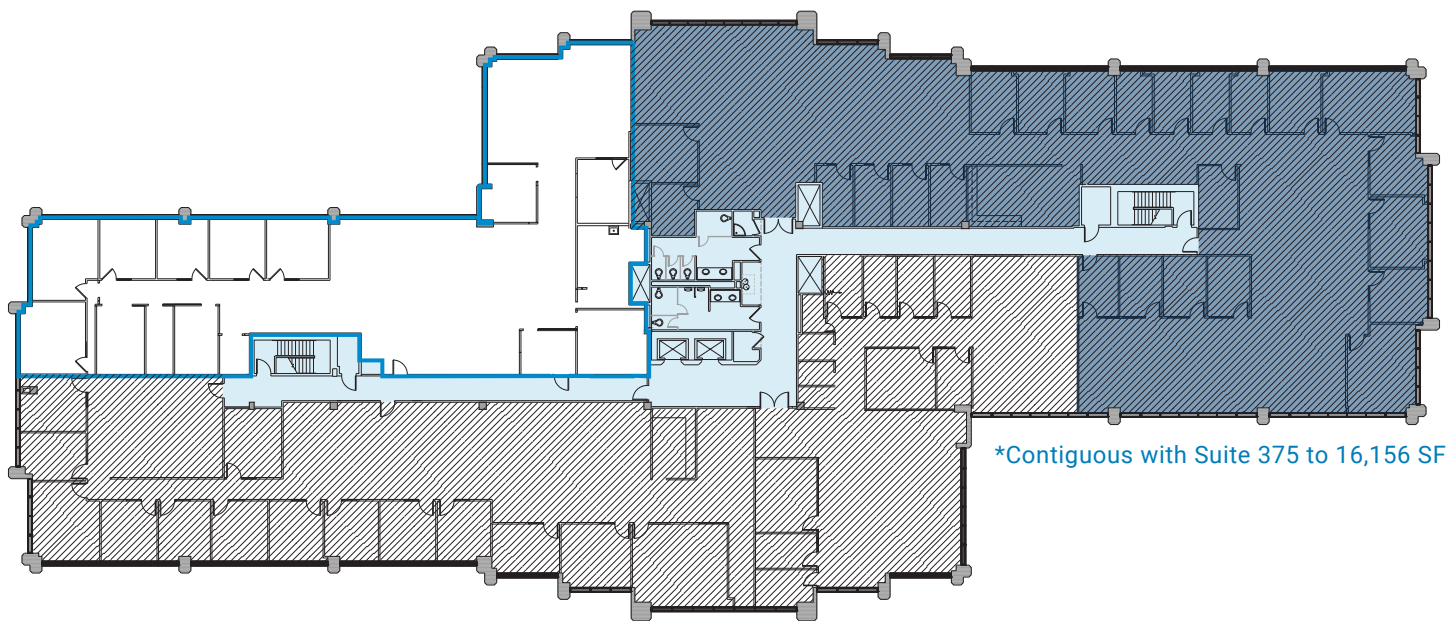
AVAILABLE NOW

6,135 SF

AVAILABLE SF

STANDARD OFFICE

SPACE TYPE



*Contiguous with Suite 375 to 16,156 SF

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BARTON CREEK PLAZA I

3rd Floor Plan

SUITE 375

AVAILABLE NOW

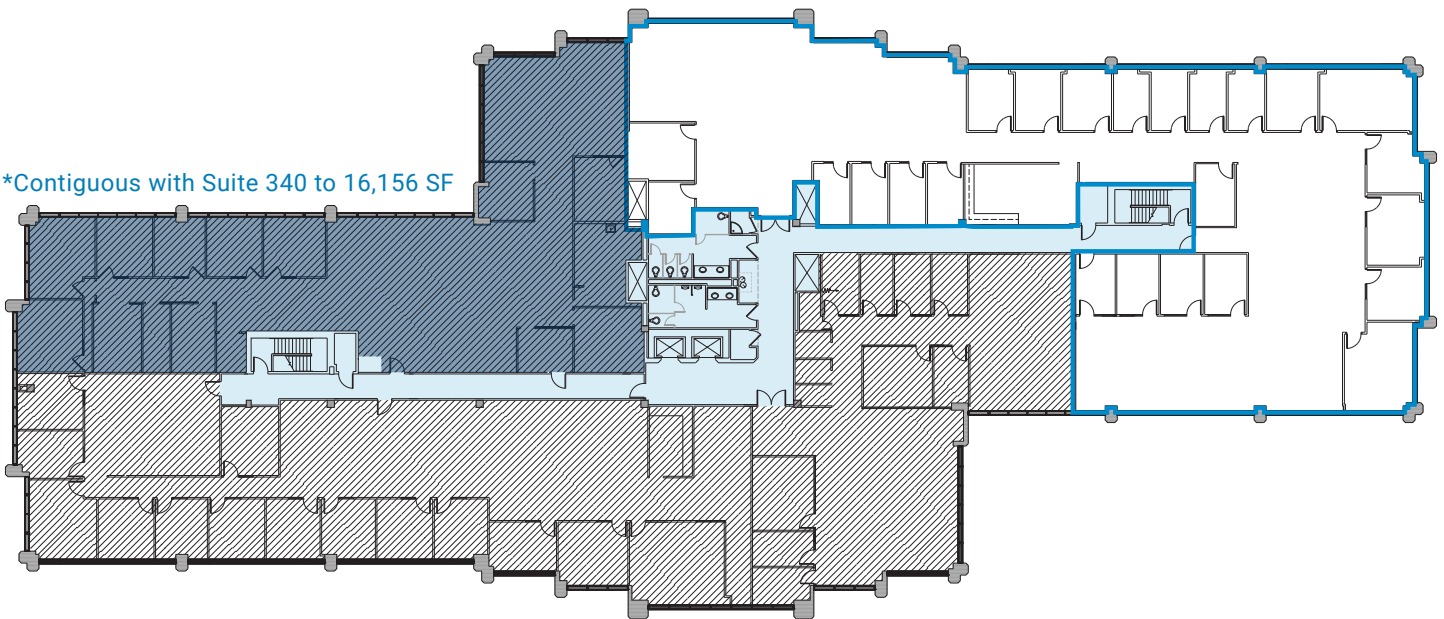
10,021 SF

AVAILABLE SF

STANDARD OFFICE

SPACE TYPE

*Contiguous with Suite 340 to 16,156 SF



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BARTON CREEK PLAZA I

3rd Floor Plan

SUITE 340+375

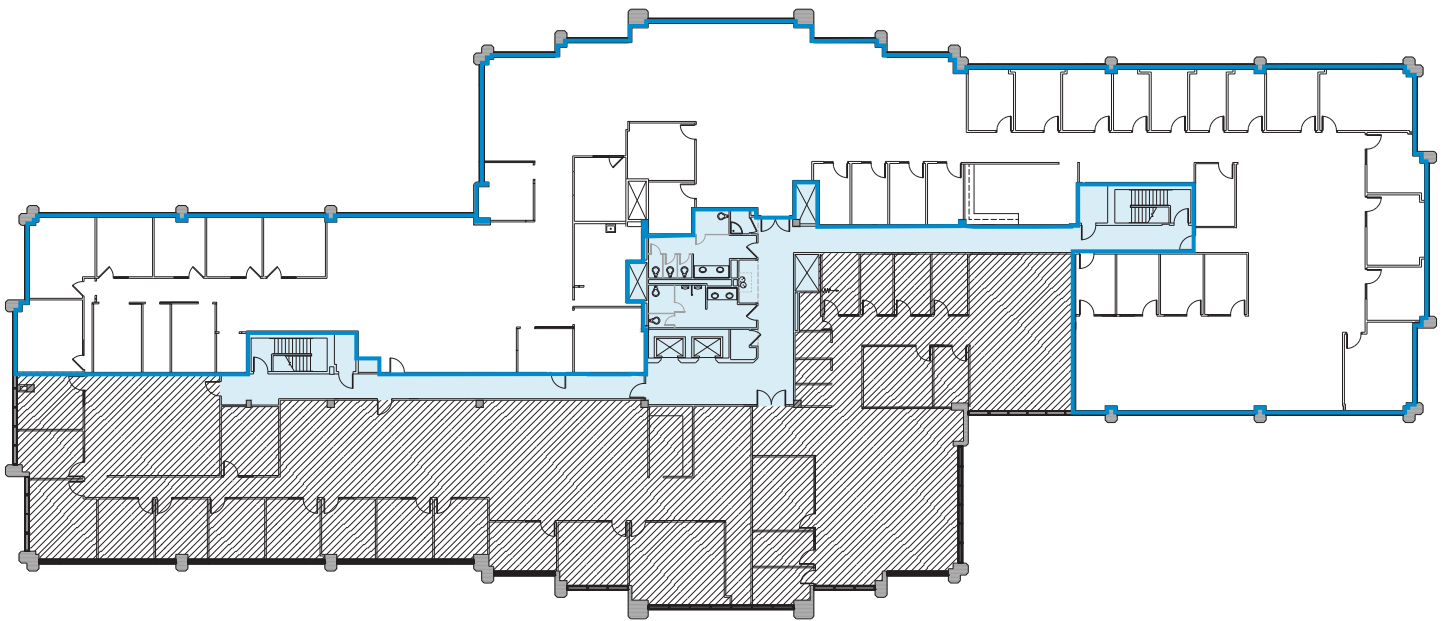
AVAILABLE NOW

16,156 SF

AVAILABLE SF

STANDARD OFFICE

SPACE TYPE



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BARTON CREEK PLAZA

Site Plan



NEARBY AMENITIES

- The Park on South Lamar
- Pinthouse Pizza
- Olive Garden Italian
- Pok-E-Jo's
- Texican Cafe
- Pei Wei
- Starbucks
- Sprouts Farmers Market
- Hunan Lion
- Pluckers Wing Bar
- Red Lobster
- Souper Salad
- Red's Porch
- In-N-Out Burger
- Wheatsville Food Co-op
- LA Fitness
- Central Market
- Hyde Park Bar & Grill
- Sap's Fine Thai Cuisine
- Amy's Ice Cream
- Buffet Palace

← Direct Access to Greenbelt Trails

→ To Brodie Oaks Shopping Center

LIGHTED INTERSECTION

CAPITAL OF TEXAS HIGHWAY

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