



THE ESCALADE BLDG. B

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4301 Westbank Drive, Austin, Texas 78746

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The Escalade is well positioned within the desirable Southwest submarket, situated close to a multitude of restaurants, shopping, and hotels as well as major employment centers. The property provides easy access to some of Austin's major highways and thoroughfares, including a lighted intersection at Capital of Texas Highway (Loop 360), State Highway 71 (Ben White Boulevard), MoPac Expressway (Loop 1), FM 2222, Bee Caves Road (FM 2244), Highway 290, and US Highway 183. The Southwest Austin market is highly coveted due to its exclusivity, its natural beauty and proximity to recreational attractions and Downtown Austin.

AVAILABILITY

Bldg. A, Suite 110 2,916 SF

TERMS

Quoted Rent: \$23.50 NNN/SF
Est. 2018 OpEx: \$12.74/SF
Parking Ratio: 3.3 per 1,000 SF

AMENITIES

- Premier Southwest location
- Easy access to Loop 360 via a lighted intersection with excellent visibility
- Close proximity to a multitude of restaurants, shopping, and hotels
- Minutes away from Barton Creek Mall
- A park-like, tree-filled campus setting
- Atrium lobby with abundant natural light
- Monument signage opportunity
- Reserved covered parking spaces available
- Private balconies available with certain suites



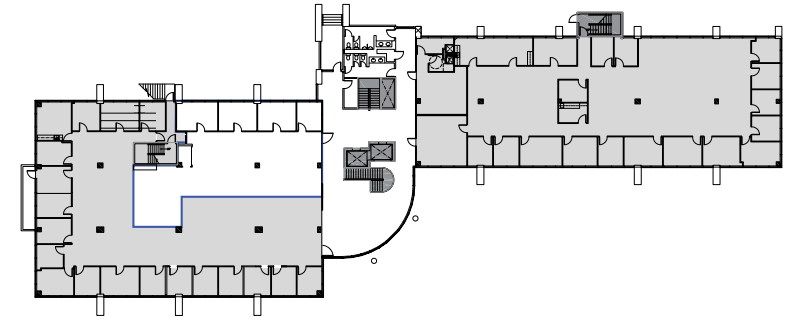
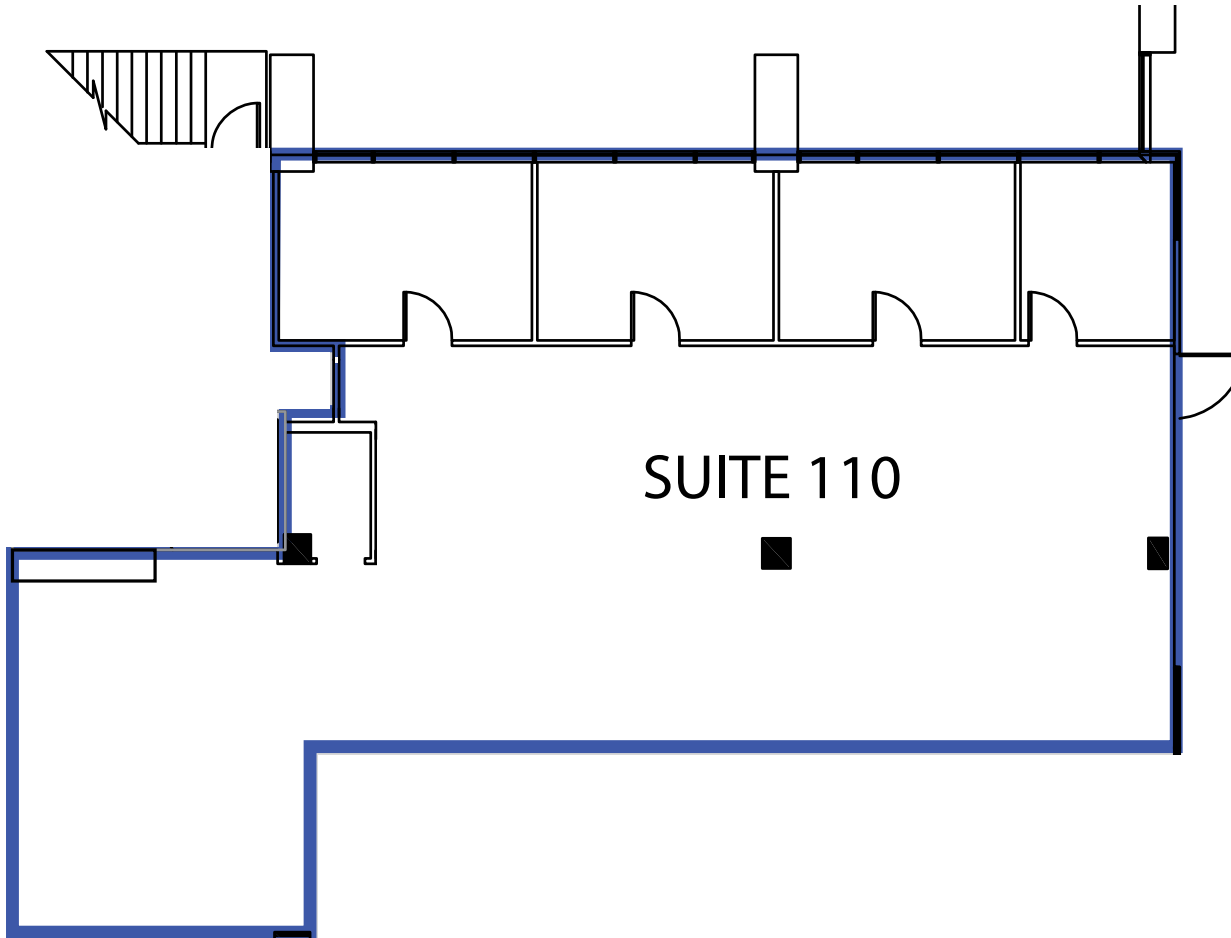
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BUILDING A, SUITE 110 - 2,916 SF

- First floor lobby access with great visibility
- 4 parameter offices in place
- Building A monument signage available
- Ready for Tenant's customized finishes and configuration