



# LAS CIMAS I

CLASS A SOUTHWEST OFFICE | 804 LAS CIMAS PARKWAY, AUSTIN, TEXAS 78746



# LAS CIMAS I | 804 LAS CIMAS PKWY

Las Cimas I is located in the booming Southwest submarket that is surrounded by Austin's most exclusive neighborhoods and is situated close to major employment centers, as well as several popular shopping and entertainment destinations. The excellent location provides easy access to some of the most heavily traveled highways and thoroughfares in Austin, such as 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

SPEC Suite 140      3,026 SF

## TERMS

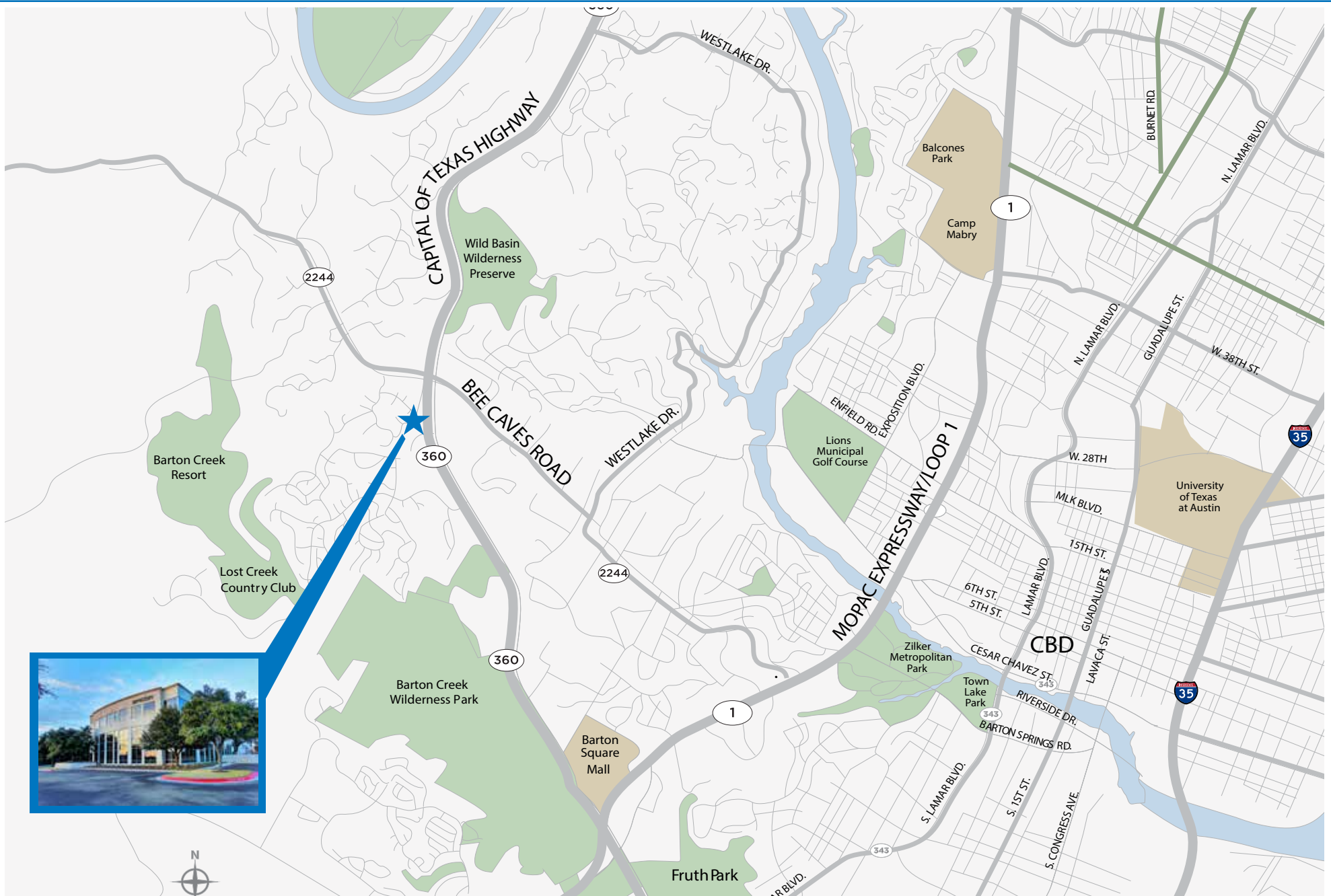
Quoted Rent:            \$24.00 NNN/SF  
Est. 2020 OpEx:        \$16.63/SF  
Parking Ratio:         4.1 per 1,000 SF

## AMENITIES

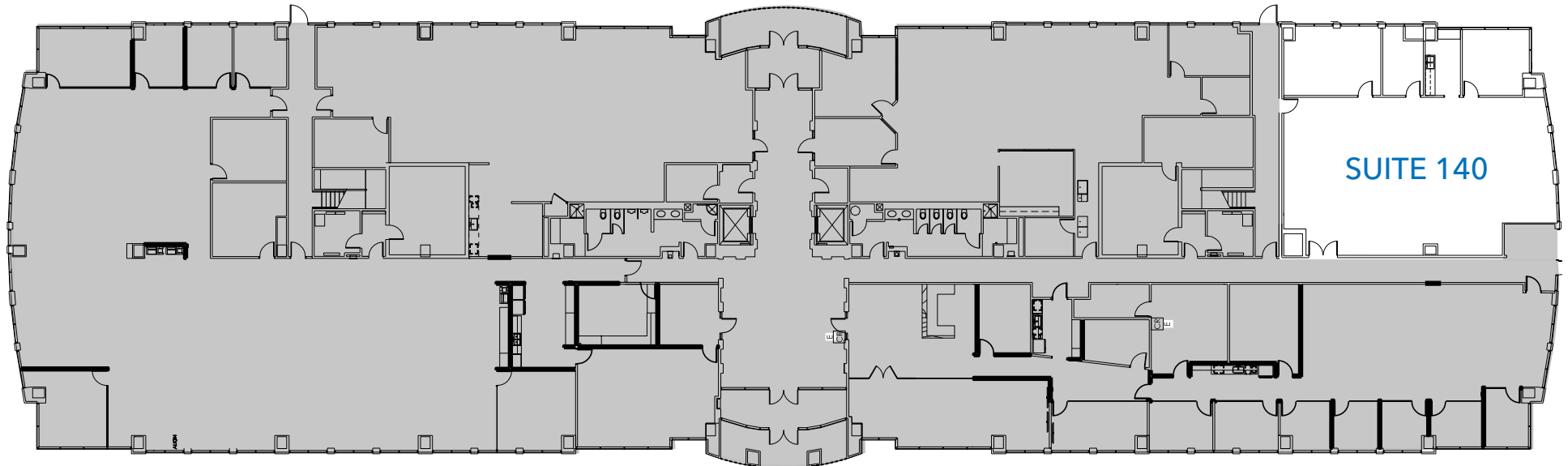
- Premier Southwest Location
- Excellent access to Loop 360 via lighted intersection
- Walkable amenities across Loop 360 (Village at Westlake)
- Near abundant retail, restaurants and hotels
- Building showers and running trails
- Adjacent to Lost Creek Park with covered gazebo and picnic areas
- Direct access to ABIA via Loop 360
- Fiber providers are AT&T and Spectrum



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