



SAN CLEMENTE

3900





SAN CLEMENTE

FOR LEASING INFORMATION PLEASE CONTACT:

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

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

SAM HOUSTON
houston@hpitx.com
(512) 538-0059

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



HPI REAL ESTATE SERVICES
3600 N Capital of Texas Highway
Building B, Suite 250 | Austin TX - 78746
(512) 835-4455 | www.hpitx.com



FOUR CLASS A OFFICE BUILDINGS WITH ESTABLISHED RETAIL CENTER



SITUATED NEAR AUSTIN'S EMERGING TECHNOLOGY CORRIDOR



CLOSE PROXIMITY TO VARIOUS PREMIER DINING & RETAIL CENTERS



QUICKLY COMMUTE FROM LOOP 360 TO HWY 183, MOPAC AND AUSTIN'S CBD



49 ACRES OF BREATHTAKING HILL COUNTRY VIEWS

SAN CLEMENTE AT DAVENPORT

Situated on a 49-acre site with breathtaking Hill Country Views, San Clemente offers Class A office space in an environment that delivers the perfect blend of seclusion, luxury and convenience.

Located at the prominent Westlake Drive and Capital of Texas Highway intersection, San Clemente sits near one of Austin's emerging technology sectors. Extensive on-site amenities and nearby resources, combine with the scenic surroundings to create the ideal work environment.

With four buildings to choose from users have a wide-range of lease options for Class A office space. Each building offers panoramic Hill Country views, state-of-the-art equipment, robust amenities and ample parking.

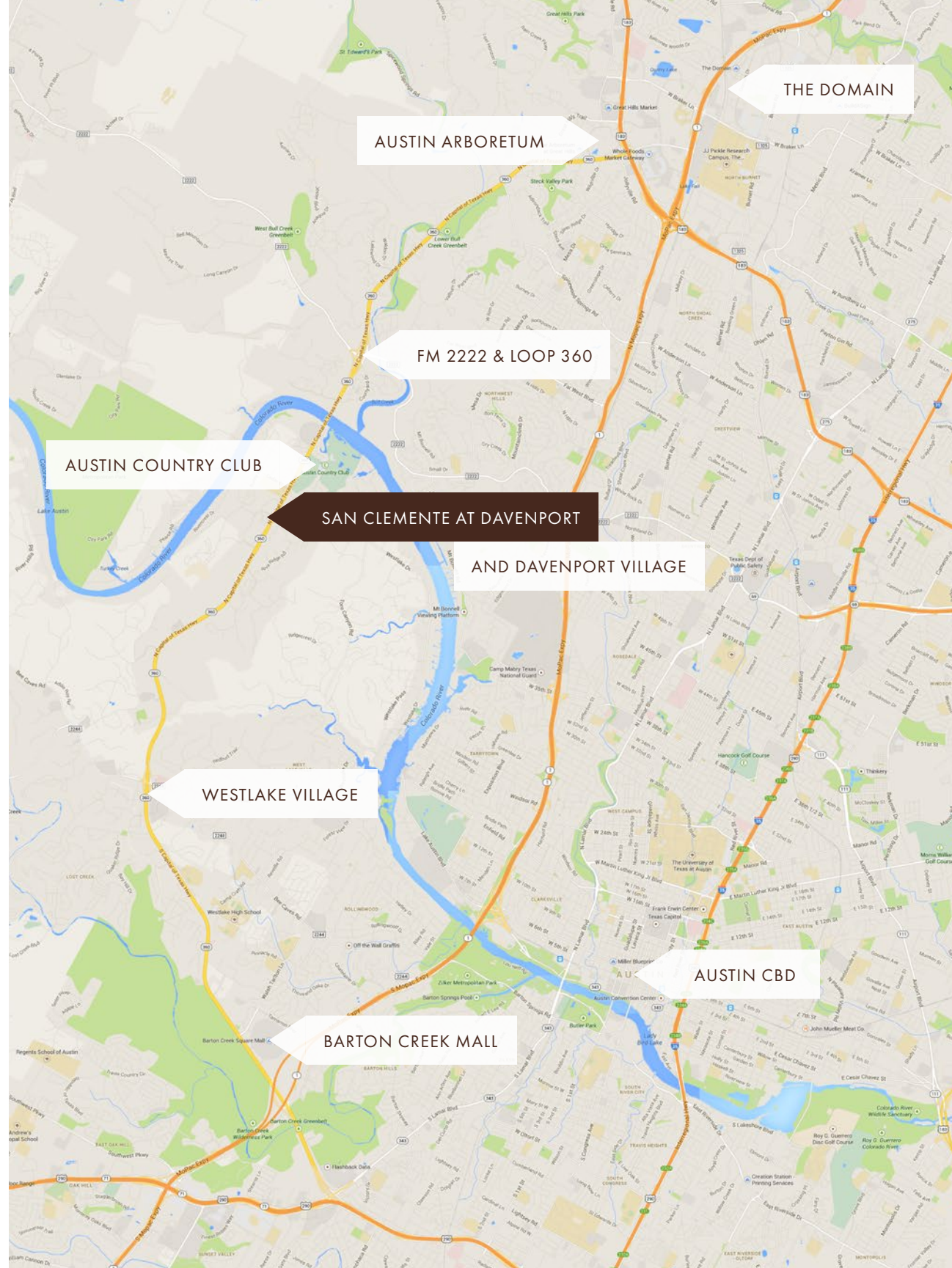
PROMINENT LOCATION

San Clemente is located at the prominent intersection of Capital of Texas Highway and Westlake Drive. This ideal location offers easy access to Highway 183, MoPac Expressway, Downtown Austin, FM 2222 and Bee Caves Road. Nearby attractions include Lake Austin, Austin Country Club, Westlake Village and Davenport Village.

Surrounded by several home communities, San Clemente provides the opportunity to virtually eliminate user commute and add valued hours to your business day.

COMMUTE TIMES (Minutes, Approx.)

FM 2222	5 min.
Bee Caves Road	5 min.
Highway 183	10 min.
MoPac Expressway	15 min.
Interstate Highway 35	20 min.
Lake Austin Boat Ramp	2 min.
Village at Westlake	4 min.
Barton Creek Square	10 min.
Austin Arboretum	10 min.
Barton Creek Resort	10 min.
The Domain	15 min.
Downtown/CBD	15 min.
University of Texas	20 min.
Austin Airport	25 min.



ON-SITE DINING & RETAIL

San Clemente offers a rich assortment of on-site dining and retail options to make your business day more efficient, productive and pleasurable. Convenient to area restaurants, Davenport Village and Westlake Village - San Clemente's location provides various nearby options for users looking for a quick meal.



DAVENPORT VILLAGE

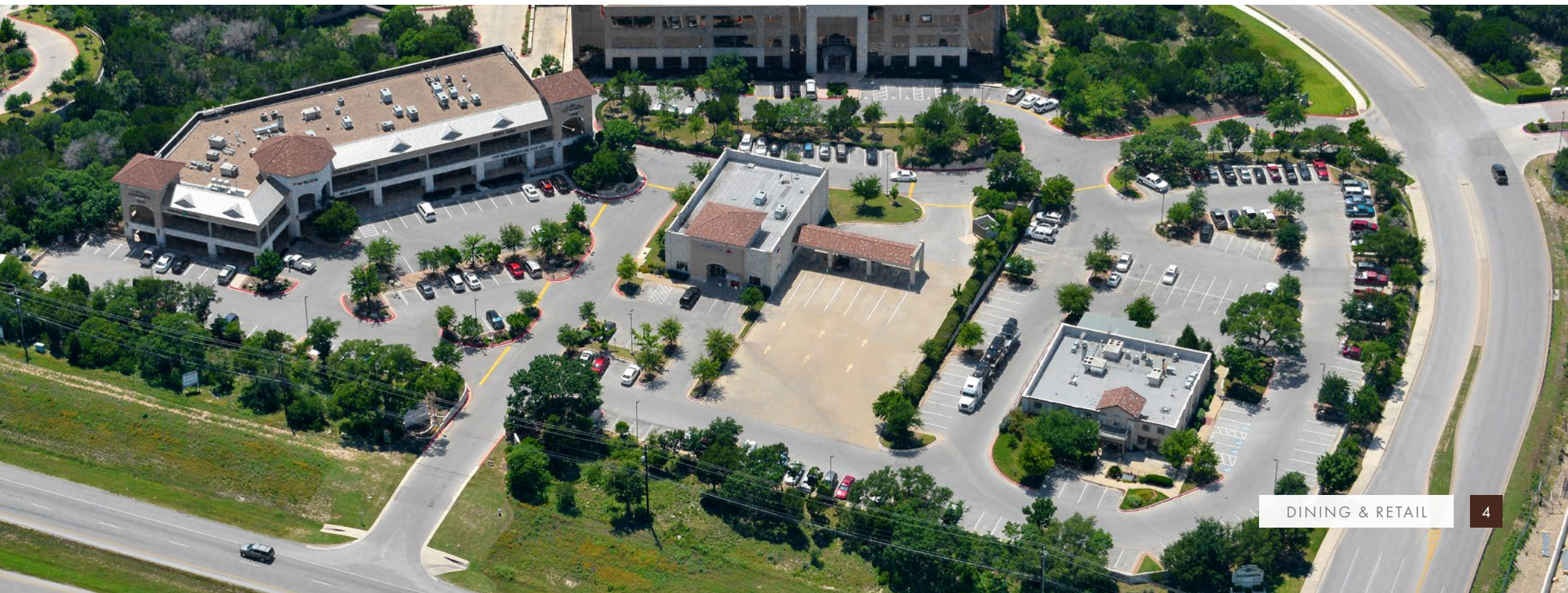
- Opal Divine's Davenport
- Eleven Plates & Wine
- 360 Uno Trattoria & Wine Bar
- Unos Pizza Gallery
- Maudie's Milagro
- PakMail
- Northwest Hills Pharmacy

FM 2222 & LOOP 360

- 360 Pizza
- Waterloo Ice House
- Siena
- Bull Creek Market

WESTLAKE VILLAGE

- H-E-B Westlake
- TacoDeli
- IZUMI Sushi & Grill
- Kerbey Lane Cafe
- La Madeleine French Cafe
- Lupe Tortilla - Westlake
- Hat Creek Burger Company
- P. Terry's Burgerstand
- Chick-Fil-A
- Office Depot
- Gold's Gym
- Finley's Barbershop







3900 SAN CLEMENTE

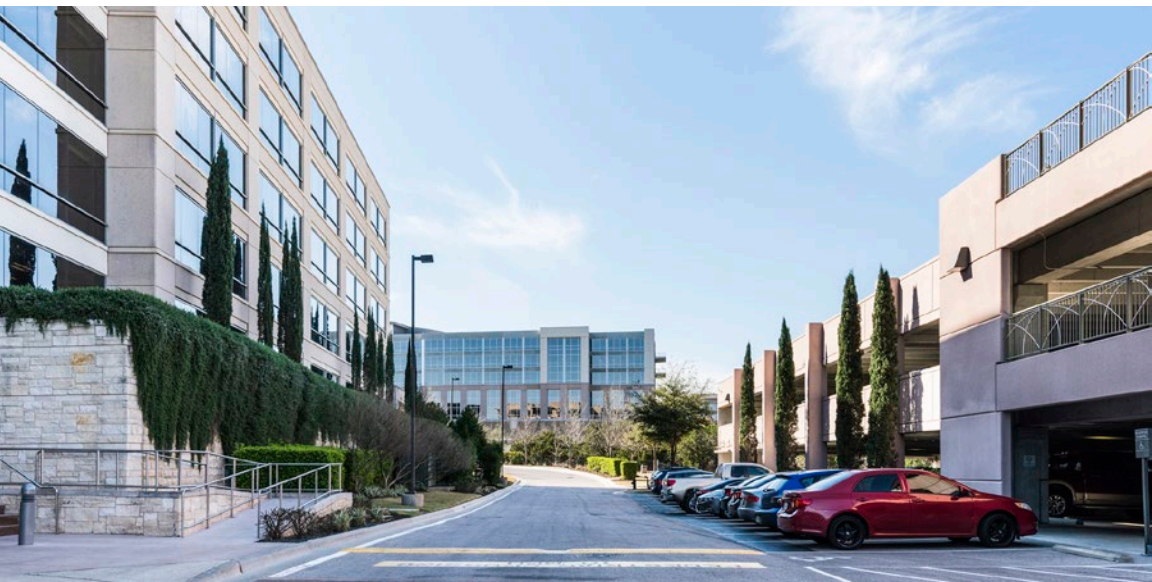
3900 San Clemente is a Class A office building that joined San Clemente in 2007. It is a 250,000 square-foot building, with five floors of 50,000 square-foot floor plates. With breathtaking views, a dramatic design and robust amenities, 3900 San Clemente provides mid to large-size tenants the ideal space to work.

This building's large floor plates allow for businesses to consolidate operations on fewer floors, contributing to office ease and efficiency. Additionally, state-of-the-art building equipment provides the optimal environment for users to work, socialize and relax.



BUILDING FEATURES:

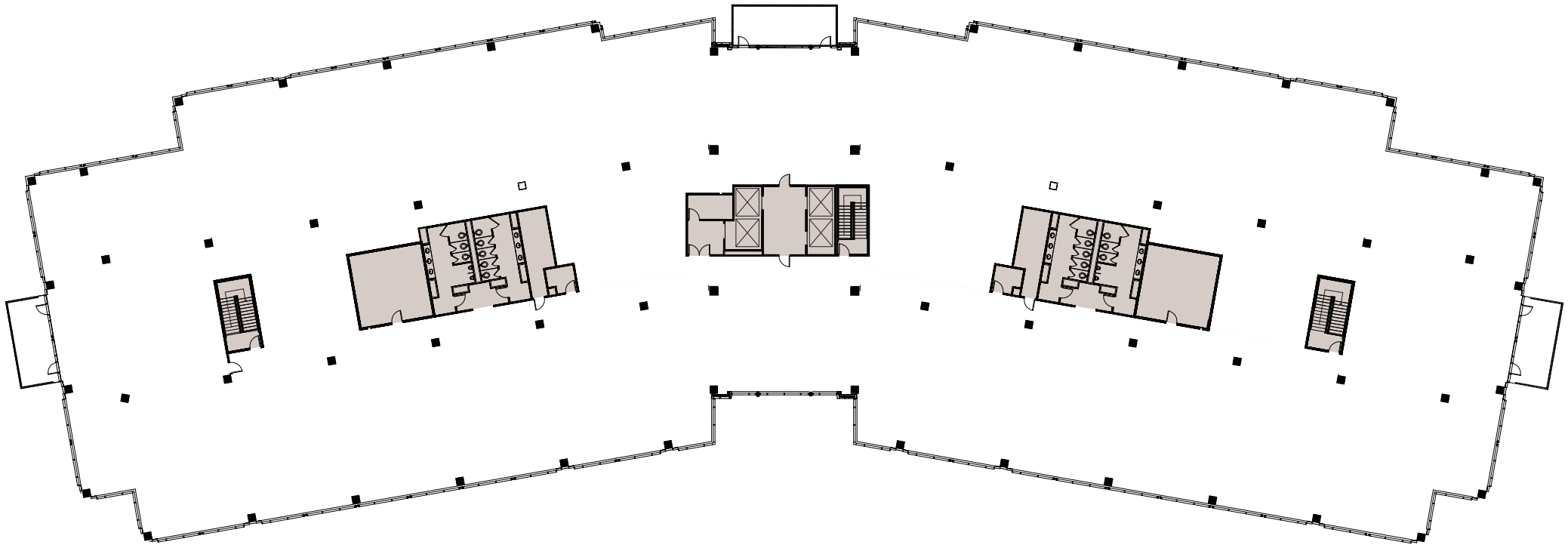
- Five-story lobby with natural stone and wood accents
- Full-height exterior windows
- Breathtaking Hill Country balcony views
- Four-level structured parking garage
- Fitness center with available showers and lockers
- Dual-fiber feeds with divergent entrances
- Regular food truck service to office park



FULL FLOOR OPTION

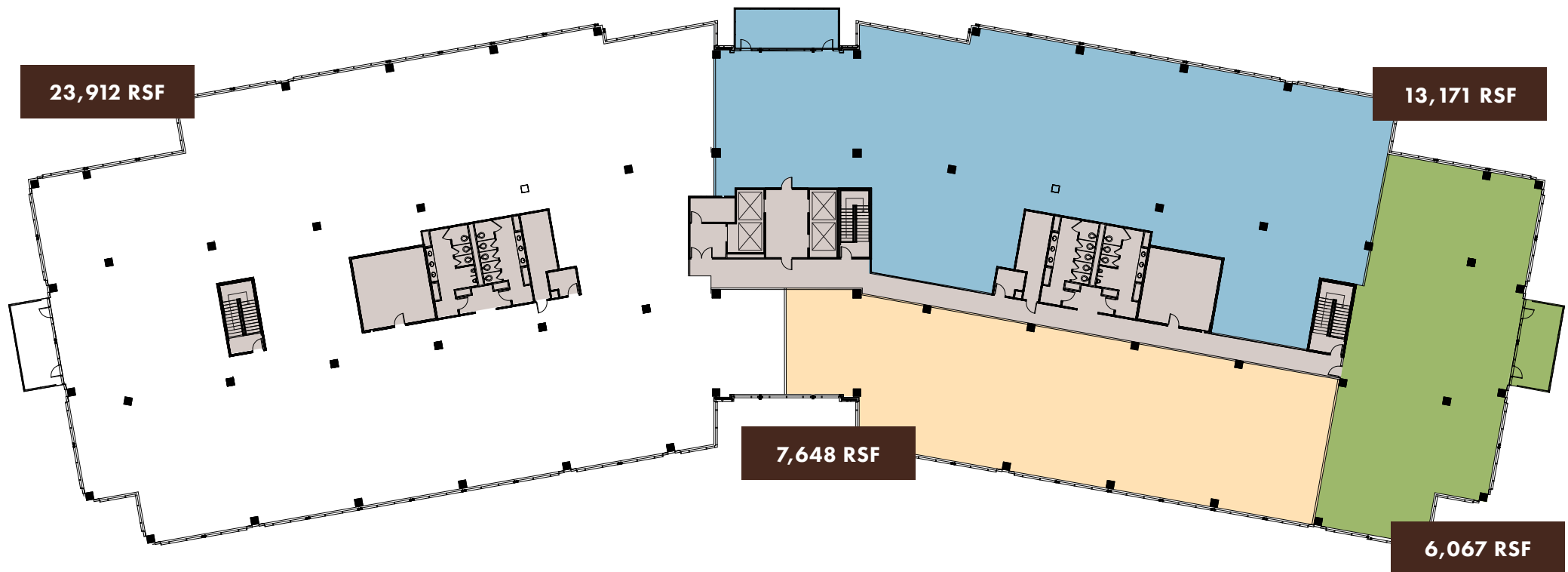
50,798 RSF

With large 50,000 square-foot floor plates tenants are able to consolidate large operations onto a single-floor, helping improve their overall operational efficiency.



MULTI-TENANT OPTIONS

3900 San Clemente's multi-tenant options are set to accommodate mid to large size tenants with half-floor, half-wing and partial wing options.



Am

HPI

REAL ESTATE SERVICES

&

INVESTMENTS