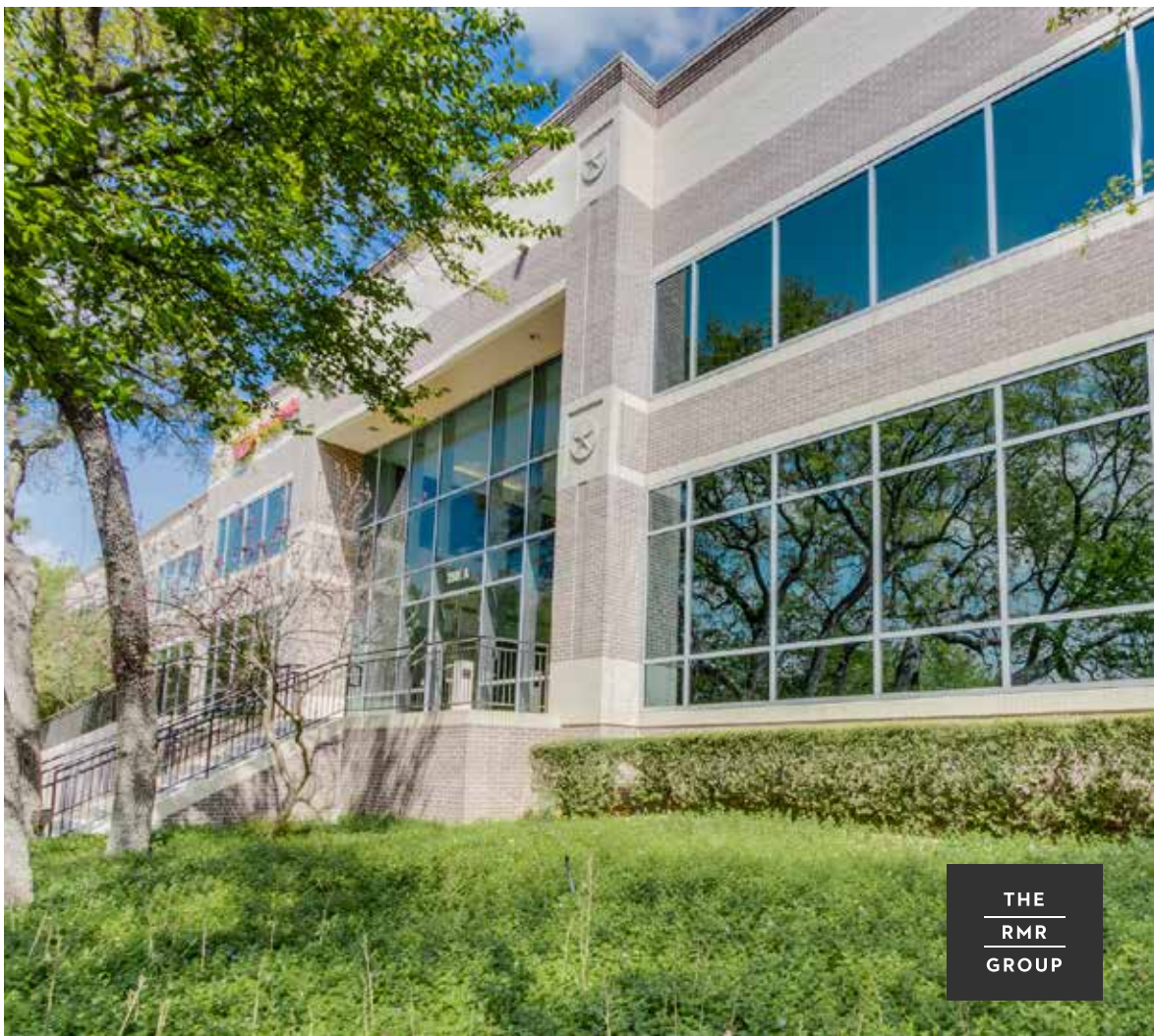




# RESERVE

— AT BULL CREEK —

7501 North Capital of Texas Highway • Austin, Texas





**RESERVE**  
— AT BULL CREEK —

THE  
RMR  
GROUP



# RESERVE

— AT BULL CREEK —

7501 NORTH CAPITAL OF TEXAS HIGHWAY • AUSTIN, TEXAS

## OVERVIEW

**Buildings:** A: 43,867 / B: 43,713 SF / C: 43,695

**Parking:** 3.82 : 1,000 SF

**Submarket:** Northwest

- Three 2-story Energy Star designated buildings situated in a campus-like setting.
- 26 acres overlooking the Bull Creek Preserve.
- Minutes from the Arboretum and various neighborhood shopping centers.
- External signage available for select tenants.
- On-site showers available.
- Multiple campus-style amenities.  
*(shown in photo section of the flyer)*

## AVAILABLE SPACE

BLDG	SUITE	SF	AVAILABLE
A	150	5,004	2/1/20
A	120	2,688	Immediately
B	100% LEASED		
C	100% LEASED		

# RESERVE AT BULL CREEK

## LOCATION

7501 NORTH CAPITAL OF TEXAS HIGHWAY • AUSTIN, TEXAS

The Reserve at Bull Creek is a 3 building office complex located just north of RR 2222 on Capital of Texas Highway in Northwest Austin. Situated on 26 acres of land overlooking the Bull Creek Preserve, the campus-like setting at the Reserve at Bull Creek is surrounded by lush trees, finished with beautiful Texas Hill Country views, and just minutes from various shopping centers.

EAT. SHOP. PLAY. STAY.



WHOLE  
FOODS  
MARKET

FLOWER CHILD

HEALTHY FOOD FOR A HAPPY WORLD



COVER  
3

NORTH  
ITALIA

hopdoddy  
BURGER BAR

BARTLETT'S

CULINARY DROPOUT

aloft  
A VISION OF W HOTELS

WESTIN



## DRIVE TIMES

### BULL CREEK MARKET

1.8 mi // 5 min

### ARBORETUM

2.6 mi // 5 min

### GATEWAY

2.8 mi // 6 min

### ARBOR WALK

4.5 mi // 9 min

### THE DOMAIN

5.1 mi // 11 min

### UT AUSTIN

9.7 mi // 17 min

### DOWNTOWN

11.7 mi // 21 min

### ABIA

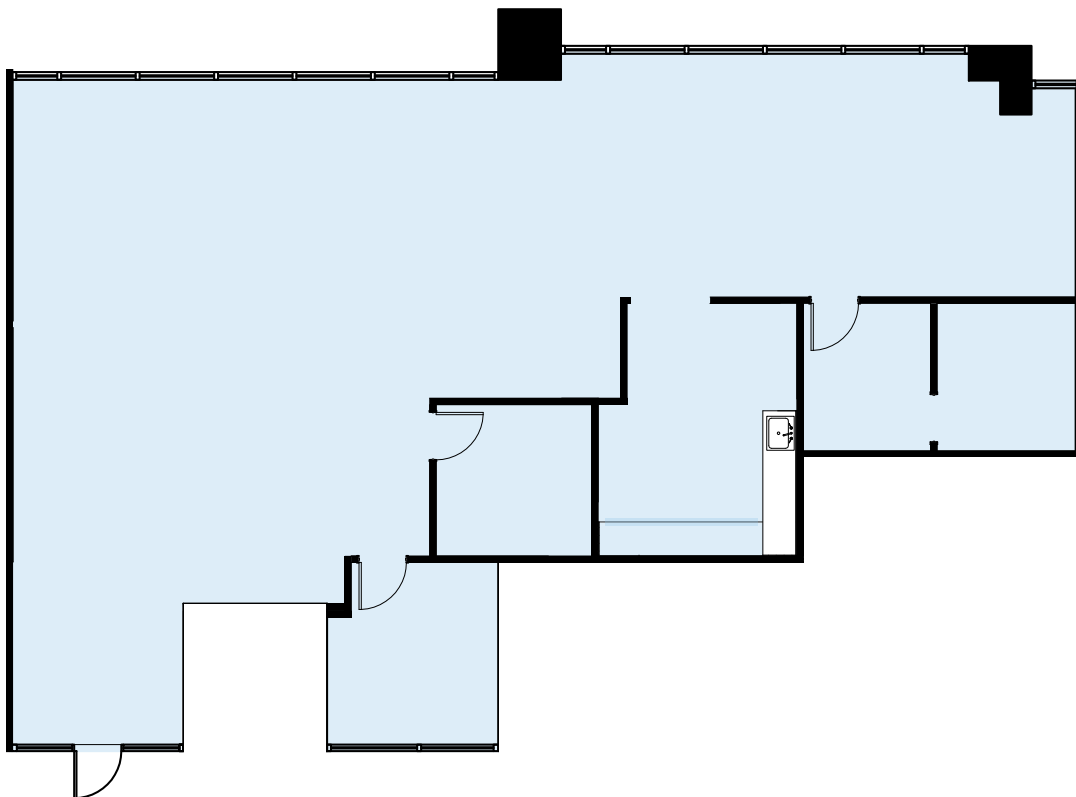
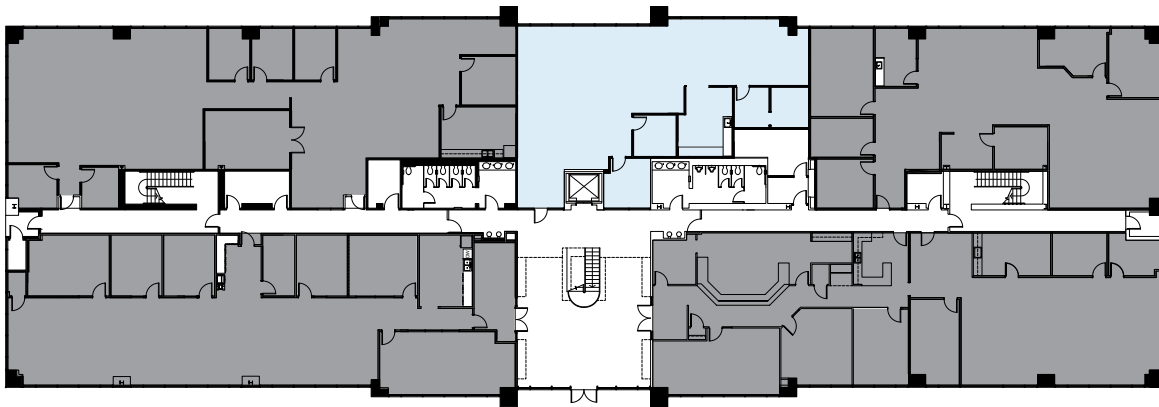
19.4 mi // 24 min

AVAILABILITY

BUILDING A // Suite 120: 2,688 SF

# RESERVE

— AT BULL CREEK —



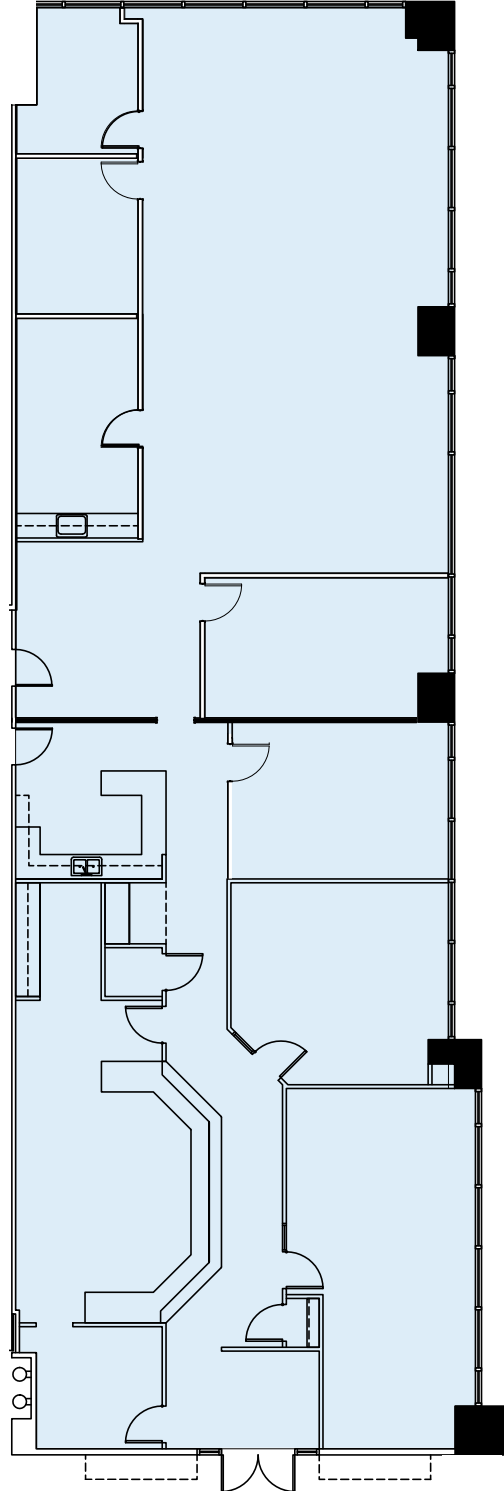
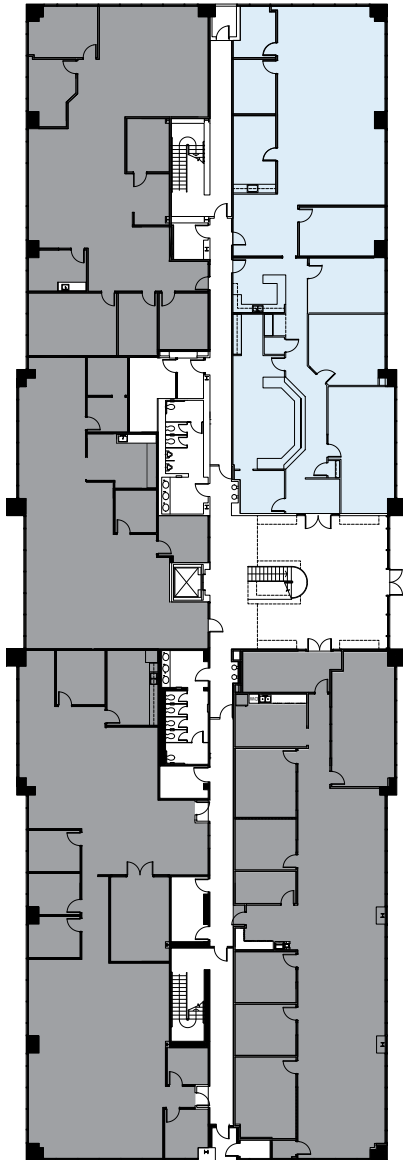
# RESERVE

— AT BULL CREEK —

AVAILABILITY

BUILDING A // Suite 150: 5,004 SF\*

\*Available 2.1.20

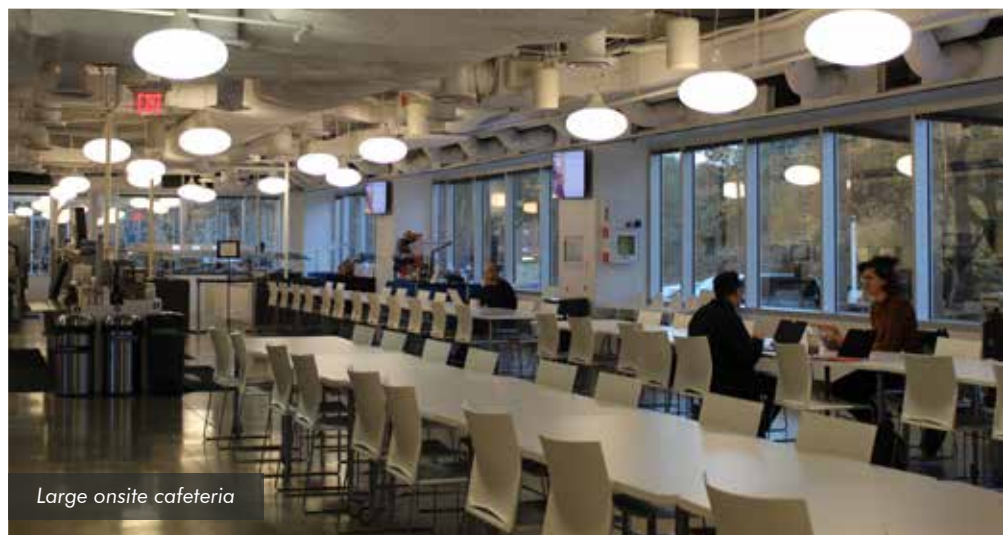




Spacious lobby with abundant natural light



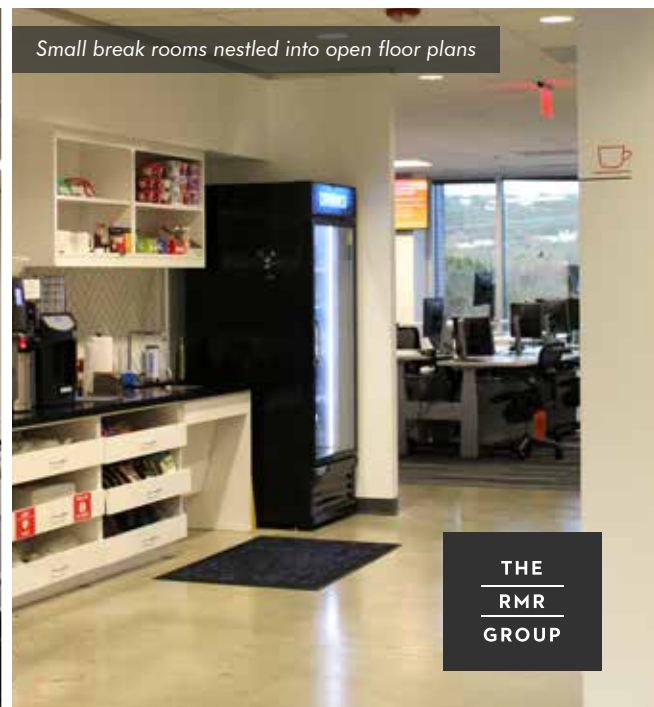
Onsite workout facility



Large onsite cafeteria



Open office space - with room for your own Airstream!



Small break rooms nestled into open floor plans

**RESERVE**  
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