



# Ladera Bend I-III

7300 Ranch Road 2222 | Austin, TX 78730





# Ladera Bend

## I-III

### OVERVIEW

**ADDRESS** 7300 Ranch Road 2222 | Austin, TX 78730

**TOTAL SF** 158,407 SF

**PARKING** 4:1,000 SF

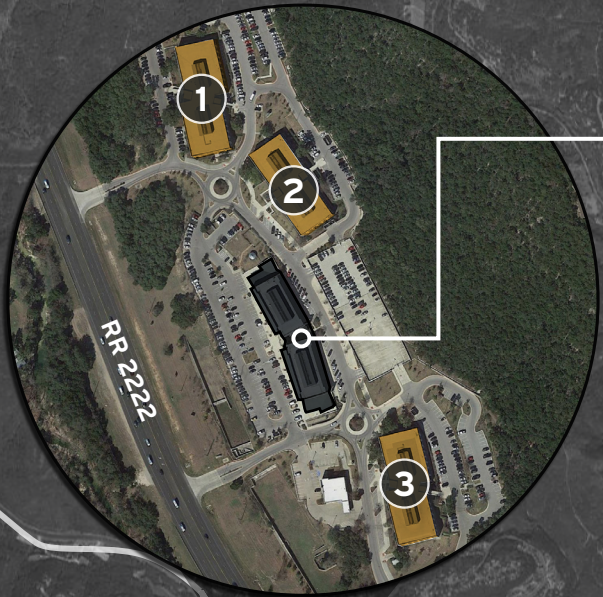
**AVAILABILITY** **BUILDING I**  
100% LEASED

**BUILDING II**  
Suite 250 - 8,365 RSF

**BUILDING III**  
Suite 250 - 14,104 RSF (Available 7.1.20)  
Suite 275 - 2,923 RSF (Available 7.1.20)

### FEATURES

- 3-building, 2-story project with a campus like setting
- Energy Star Certified
- Beautiful scenic views
- On-site shower facilities
- High-end common areas, complete with outdoor seating
- Adjacent retail and restaurants at The Shops at Ladera Bend
- 6 on-site car charging stations
- Fiber providers: AT&T, Time Warner and Grande



**SHOPS AT LADERA BEND**  
 Anytime Fitness  
 Austin Veterinary Center  
 Avenue Nails & Spa  
 Chase Bank  
 Collins Endodontics  
 Edward Jones  
 Rhonda Stokley, DDS  
 Vision Source

**BULL CREEK MARKET**  
 360 Pizza  
 360 Tans  
 Chase Flooring Group  
 Kid Clips  
 Le Pro Nails  
 Mesa Cleaners  
 Pearl's Day Spa  
 Siena Ristorante Toscana  
 Suzie Q's  
 Waterloo Ice House

**DRIVE TIMES**

<b>BULL CREEK MARKET</b>	1.4 mi // 3 min
<b>THE ARBORETUM</b>	5.1 mi // 9 min
<b>GATEWAY SHOPPING</b>	5.3 mi // 9 min
<b>THE SHOPS AT ARBOR WALK</b>	7 mi // 14 min
<b>THE DOMAIN</b>	7.6 mi // 14 min
<b>UT AUSTIN</b>	9.3 mi // 17 min
<b>DOWNTOWN</b>	10.3 mi // 19 min
<b>ABIA</b>	20.8 mi // 23 min

## NORTHWEST AUSTIN

The combination of Northwest Austin's natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Tenants at Ladera Bend can enjoy scenic views of the Hill Country with easy access to residential communities and downtown Austin.

Located adjacent to the Shops at Ladera Bend, Ladera Bend is complete with structured parking and stop-light access off of Ranch Road 2222. The buildings are situated approximately 20 miles from Austin Bergstrom International Airport, and a mere five miles from The Arboretum. Downtown Austin is only 10 miles away.

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# ACCESSIBILITY

Excellent Proximity to Shopping Centers

## THE ARBORETUM

### EATS + DRINKS

Amy's Ice Cream  
Blue Baker  
BRIO Tuscan Grille  
Cheesecake Factory  
Drunk Fish  
Estância Churrascaria  
Eddie V's Prime Seafood  
Fire Bowl Café  
Five Guys Burgers  
Knotty Deck & Bar  
la Madeleine French Bakery & Café  
Manuel's  
Newk's Eatery  
P.F. Chang's  
Starbucks  
Romano's Macaroni Grill  
Teapioa Lounge  
Truluck's  
Z' Tejas Mexican Restaurant and Grill  
Zoe's Kitchen

### SHOP

Barnes & Noble  
Bella Maui Boutique  
Chico's  
Con' Olio Oils & Vinegars  
Emprizo  
Everything But Water  
Francesca's Collections  
GameStop  
Gap  
GapKids  
Gymboree  
Heroes & Legacies  
Janie and Jack  
Jos. A. Bank  
Kirk Root Designs  
Lamps Plus  
LensCrafters  
LoveSac  
Orvis  
Pottery Barn  
Ray's Watch Repair  
SAS Shoes  
Savory Spice Shop  
Soft Surroundings  
Soma Intimates  
Sunglass Hut  
Tervis Tumbler  
Williams Sonoma  
Z Gallerie

### STAY

Embassy Suites  
Extended Stay America  
Hampton Inn  
Renaissance Hotel  
SpringHill Suites  
Staybridge Suites  
Towneplace Suites

## THE SHOPS AT ARBOR WALK

### EATS + DRINKS

BJ's Restaurant & Brewhouse  
Chipotle Mexican Grill  
Chuck E. Cheese's  
Lupe Tortilla  
Masala Wok  
Mighty Fine Burgers  
Mimi's Cafe  
Natural Grocers  
Potbelly Sandwich Works  
Salata  
Spec's Wines & Spirits  
Tinos Greek Cafe

### SHOP

Carter's  
Destination XL  
Dressbarn  
Designer Shoe Warehouse  
Firestone  
Home Consignment Store  
Jo-Ann Fabric and Craft Store  
Lifeway Christian Bookstore  
Marshalls  
Maurice's  
Mattress Firm  
Plato's Closet  
Sam Moon Trading Co.  
Sketchers  
Sprint  
The Home Depot  
Vison Works

## GATEWAY SHOPPING CENTER

### EATS + DRINKS

Dave & Buster's  
Hanabi Sushi  
Panera Bread  
Taco Cabana

Whole Food Market

### SHOP

Aaron Brothers Art & Framing  
Best Buy  
Clothes Mentor  
Crate & Barrel  
David's Bridal  
Factory Mattress USA  
Fast Forward  
Fast Frame  
Gateway 16 Cinemas  
InStep the Birkenstock Store  
J.Crew Mercantile  
Kohler Signature Store  
Learning Express  
Men's Wearhouse  
Nordstrom Rack  
Old Navy  
REI  
Saks Off 5th  
Samuels Diamonds  
Sprint  
Texas Running Company  
The Container Store  
Tile Shop  
Today's Vison  
Ultra Salon & Cosmetics  
Urban Mattress  
World of Decor

### STAY

Candlewood Suites Austin  
Courtyard Austin  
Embassy Suites  
Hyatt House  
Hyatt Place  
Residence Inn  
Staybridge Suites Austin  
TownePlace Suites

## THE DOMAIN

### EATS + DRINKS

77° Rooftop Patio Bar  
Apanas Coffee & Beer  
Bazille  
Bee Cave Coffee Co.  
California Pizza Kitchen  
Copper Restaurant & Corner Market  
Cru Food & Wine Bar  
Culinary Dropout  
Dessert Lounge  
Detour Domain

East Side King Thai Kun  
Ebar  
Feed Store  
Flaming Pizza  
Fleming's Prime Steakhouse & Wine Bar  
Flower Child  
Frost Gelato  
General Tso'Boy  
Gloria's Latin Cuisine  
Grand Lux Cafe  
Hat Creek Burger Company  
Jack & Ginger's Irish Pub  
JINYA Ramen Bar  
Kona Grill  
Kung Fu Saloon Rock Rose  
Lavaca Street Bar At Rock Rose  
MAD Greens  
Maggiano's Little Italy  
McCormick & Schmick's  
Seafood & Steaks  
Mia Italian Tapas & Bar  
North Italia  
North Italia  
Paul Martin's Austin Grill  
Public Domain @ Whole Foods Market  
Punch Bowl Social  
Salvation Pizza  
Second Bar + Kitchen  
Shake Shack  
Smoothies Paradise  
Sprinkles  
Starbucks  
St. Genevieve  
Subway  
Sushi Zushi  
Tarka  
Taverna  
Thai-Kun Rock Rose  
The Brass Tap  
The Dogwood Rock Rose  
The Park at the Domain  
The Rose Room  
The Steeping Room  
Toulouse Domain  
NORTHSIDE  
Truluck's  
Turf N' Surf Po Boy  
Urban - An American Grill  
Velvet Taco  
Whole Foods Market  
Yard House  
Yogurt Planet

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### SHOP

Absolute  
Aéropostale  
A'GACI  
Aldo Shoes  
AllSaints  
Altar'd State  
American Eagle Outfitters  
AmeriPark  
Anthropologie  
Apple  
Arhaus  
Athleta  
ATX Gifts & Souvenirs  
Austin 5  
Banana Republic  
Bath & Body Works  
BCBG MAXAZRIA  
Ben Bridge Jewelers  
bevello  
Brighton Collectibles  
Brookstone  
Buckle  
Bui-Yah-Kah  
Burberry  
Cache  
Charming Charlie  
Clarks  
Coach  
Cole Haan  
Cotone Clothing and Beauty Bar  
David Yurman  
Diamonds Direct  
Dick's  
Dillard's  
Dolce Blu  
Express  
Forever 21  
Free People  
GameStop  
H&M  
iPic Theaters  
J.Crew  
Johnny Was  
Journeys  
Kendra Scott  
Lilly Pulitzer

L'Occitane  
Loft  
Louis Vuitton  
Lucky Brand Jeans  
Lululemon Athletica  
Luxe Apothétique  
MAC Cosmetics  
Macy's  
Madewell  
Michael Kors  
Microsoft  
Neiman Marcus  
Nina Berenato Jewelry  
Origins  
Papyrus  
Payless ShoeSource  
Peter Millar  
PINK  
Pink and Silver Fashion  
Polo Ralph Lauren  
Restoration Hardware  
Spence Diamonds  
Splendid  
Stuart Weitzman  
Sunglass Hut  
Sur La Table  
Tesla  
thredUP  
Tiffany & Co.  
Tommy Bahama  
Torrif  
Tory Burch  
Tumi  
UNTUCKit  
Vans  
Victoria's Secret  
Vineyard Vines  
White House Black Market  
Zara  
Zumiez

### STAY

Aloft Hotel  
Archer Hotel  
Fairfield Inn & Suites  
La Quinta Inn & Suites  
Lone Star Court  
Westin Austin

# Ladera Bend II



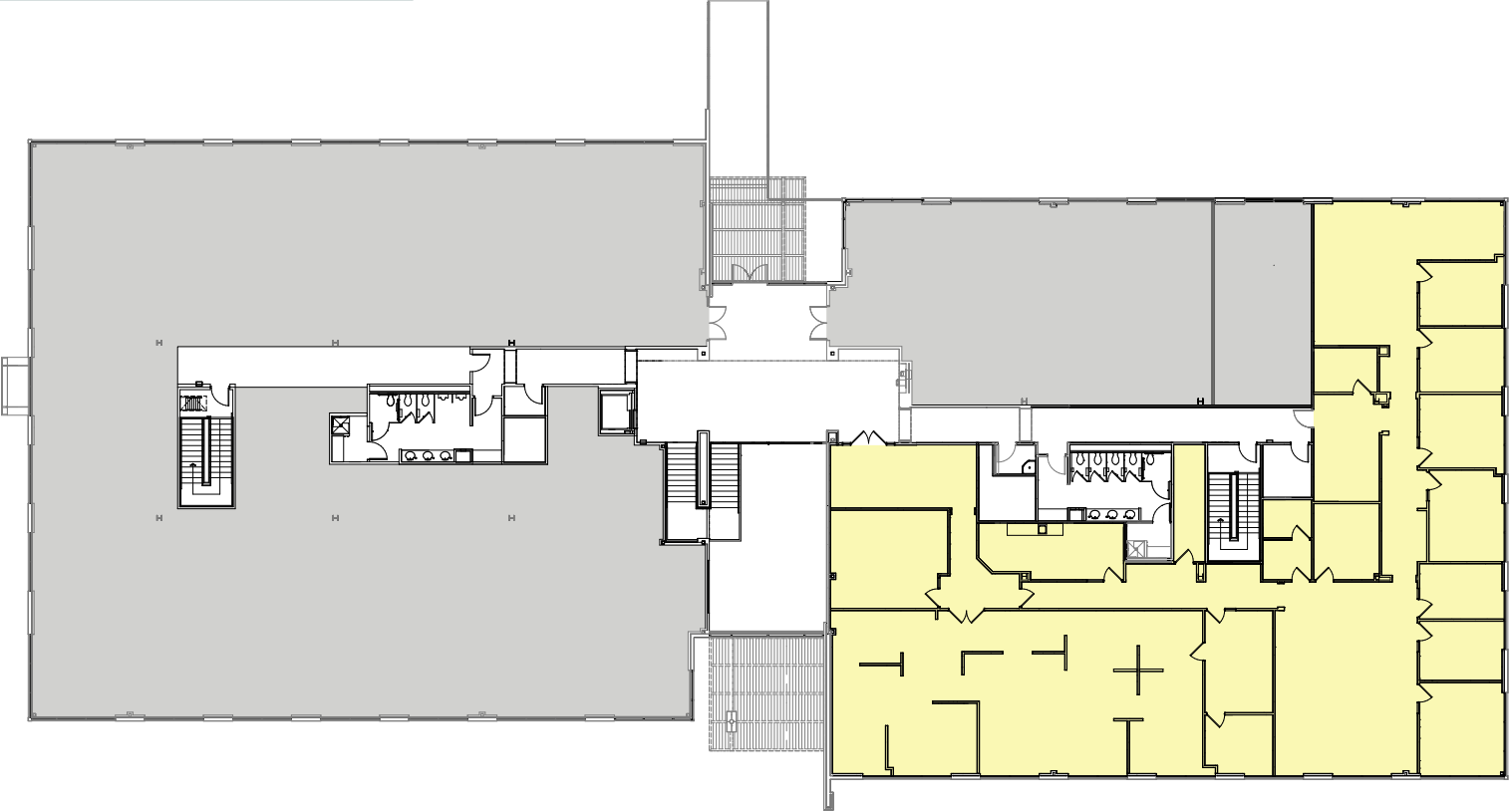
## AVAILABILITY

### BUILDING II

2ND FLOOR

Suite 250 - 8,365 SF

[CLICK FOR VIRTUAL TOUR](#) 



# Ladera Bend III

## AVAILABILITY

### BUILDING III

#### 2ND FLOOR

Suite 250 - 14,104 SF

Available 7.1.20

[SUITE 250 VIRTUAL TOUR](#)



Suite 275 - 2,923 SF

Available 7.1.20

[SUITE 275 VIRTUAL TOUR](#)

