

THE OVERLOOK

at Barton Creek



OFFICE | FOR LEASE
317 GRACE LN., AUSTIN, TX 78746

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Nestled in one of the last remaining build able sites along Bee Caves Road, we are excited to announce the offering of The Overlook at Barton Creek for lease. 317 Grace Lane delivers a new construction office building with 60,168 SF of Class A Office Space and two levels of covered parking. Located in one of the most affluent and beautiful areas of Austin, the development is equidistant to Hwy 71, RR 620, and Loop 360 and is just minutes from over 100 retailers and restaurants at the Hill Country Galleria.

Private balconies, a greenbelt setting, and the ability to customize your next office environment make The Overlook at Barton Creek an incredibly attractive office opportunity in the Southwest submarket.

AVAILABILITY

+ Suite L-100 7,460 RSF

FEATURES

- + 3.5/1,000 SF Covered Parking
- + Natural, Greenbelt Setting with Sweeping Hill Country Views
- + Minutes to: Hill County Galleria, Barton Creek Resort, and Westlake
- + Easy Access to HWY 360, HWY 71, RR 620 and Bee Caves Road
- + Abundant Nearby Retailers and Restaurants
- + Private Balconies
- + Common Area, Fitness Facility, and Showers
- + Bicycle Parking



**THE OVERLOOK
AT BARTON CREEK**



EVERI

Abbott

360
TEXAS

Dimensional

71

YETI
solarwinds

AMD arm



EXPLORE SURROUNDING AREA

AMENITY MAP

THE OVERLOOK at Barton Creek



HILL COUNTRY GALLERIA

H-E-B

Buenos Aires Cafe

WHOLE FOODS MARKET

Hasler Brothers

SCHMIDT BARBECUE

Jersey Mikes SUBS

Goodies CAFE

VERTS

Starbucks

Mimi's Cafe

Bee Cave COFFEE

Simply PHO HOUSE

Tony C's

Tadashi

CHISOS GRILL

ALLSTAR BURGER

SEVEN OAKS RETAIL

Proposed Walkable Retail

- 10,000 SF Retail
- 6,000 SF Restaurant

RETAIL AT 360 AND BEE CAVE

Starbucks

Taco Del Mar

RITE AID

la Madeleine

kerbey lane CAFE

STRANGE LAND RESTAURANT

JuiceLand

IZUMI

H-E-B

Chick-fil-A

THE HOSPITAL AT WESTLARK MEDICAL CENTER

WALKER'S

BARTON CREEK COUNTRY CLUB

Hotel GRANDUCA

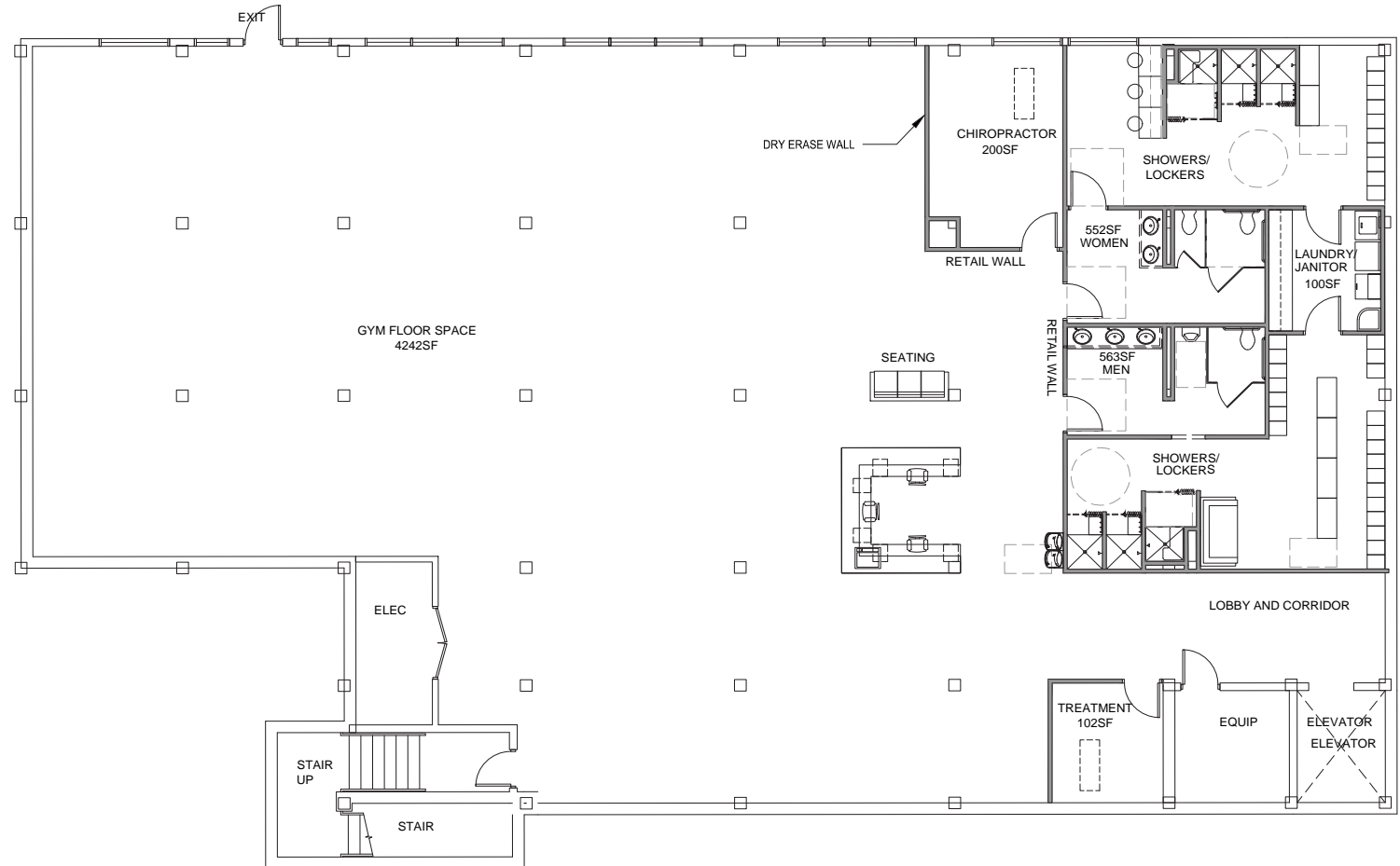


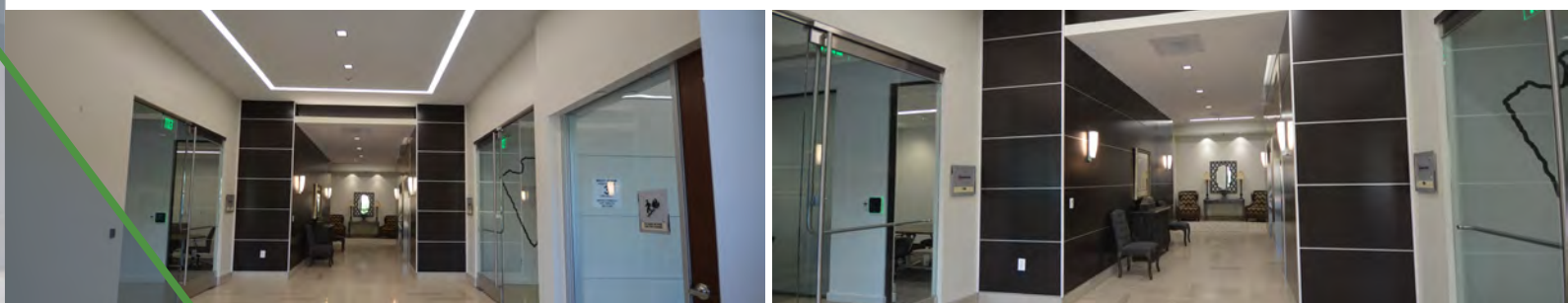
LOWER LEVEL

SUITE L100 - 7,460 RSF

THE OVERLOOK
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- CURRENTLY BUILT-OUT AS AN OPEN GYM SPACE
- WOULD BE FLEXIBLE FOR A MYRIAD OF USES INCLUDING OPEN OFFICE SPACES
- SPACE HAS FULL RESTROOMS WITH SHOWERS





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