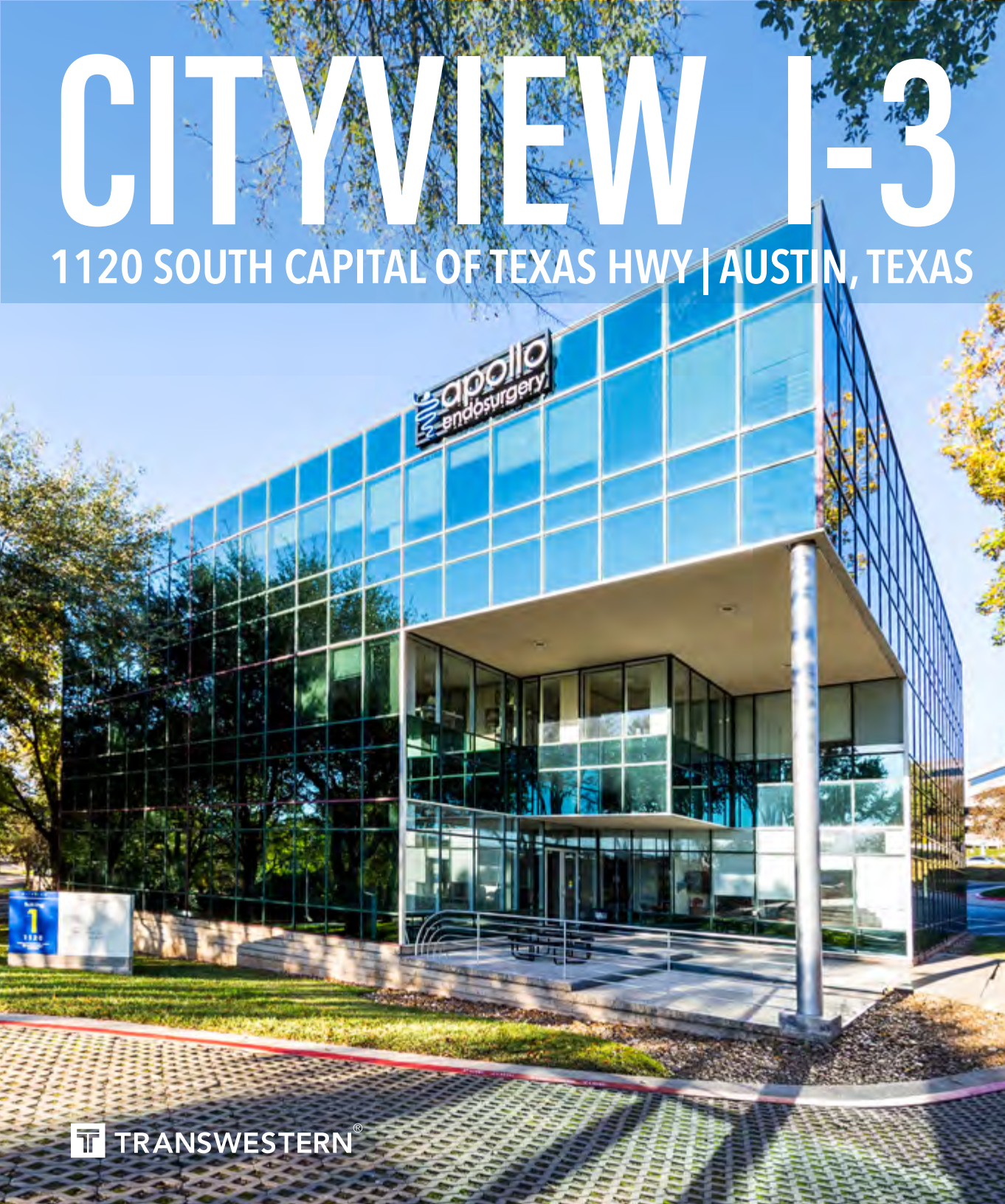


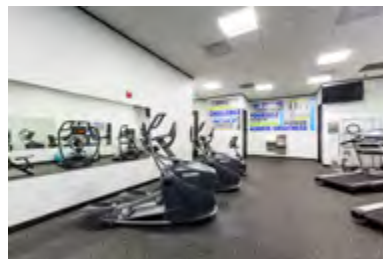
# CITYVIEW I-3

1120 SOUTH CAPITAL OF TEXAS HWY | AUSTIN, TEXAS





# CITYVIEW I-3



## AVAILABILITIES:

- CityView 1 - Suite 210 : 3,568 sf
- CityView 2 - Suite 105 : 883 sf
- CityView 3 - Suite 150 : 1,827 sf

## TERMS:

- Rental Rate: \$24.00 NNN psf
- Est. 2020 OpEx: \$14.02 psf
- TIs are negotiable

## PROPERTY FEATURES:

- Parking: 3.75 per 1,000 SF
- Downtown & Hill Country Views
- Signaled Intersection at Lost Creek
- Great Visibility from Loop 360
- Beautiful Landscaping
- On-Site Management
- Access to Barton Creek Greenbelt
- Building Showers
- Food Trucks on Regular Rotation
- 20+ Seated Conference Center with Kitchenette, Dry-Erase Wall, Wifi and AV Equipment
- Updated Covered Outdoor Decks with Large Fans, Seating and Wifi Hotspots
- Upgraded Fitness Center
- Updated Parking Lot Lighting
- Modernized Building Automation System

# CITYVIEW I-3



## AREA AMENITIES

## RESTAURANTS

Abuelo's  
All Star Burger  
Austin Pizza  
Barton Creek Mall Food Court  
Blenders & Bowls  
Blue Dahlia Bistro  
Bombay Grill Indian Restaurant  
Brueggers Bagel Cafe  
California Pizza Kitchen  
Cava  
Charley's Grilled Subs  
Chick-fil-a  
Chinatown  
Chipolte  
County Line Barbeque  
Domino's Pizza  
Gatti's Pizza  
Hat Creek Burger  
HEB  
Howdy Donuts  
IHOP  
Izumi Sushi  
Jack Allen's Kitchen  
Jason's Deli  
Jimmy John's  
JuiceLand  
Kerby Lane  
Las Palomas  
Lone Star Kolache  
Lupe Tortilla  
Marye's Pizza  
Maudies Milagro  
McDonalds  
MOD Pizza

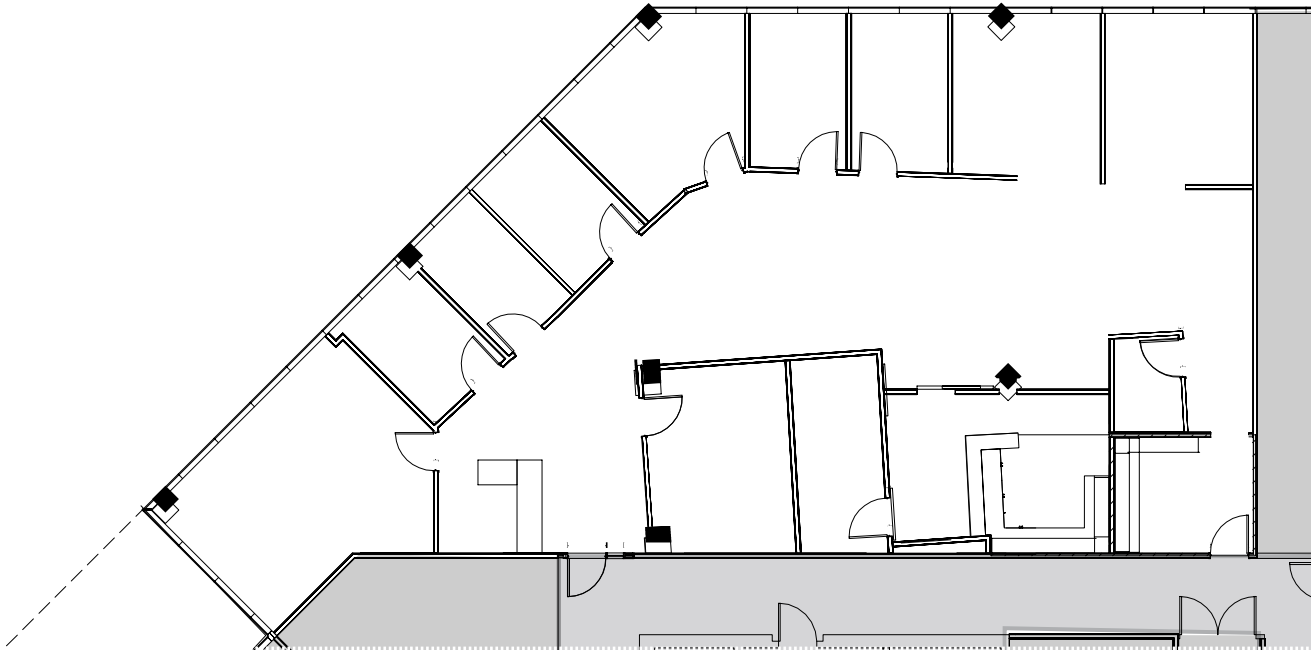
Modern Market  
Nothing Bundt Cake  
Panera Bread  
P Terrys  
Quiznos  
Raising Canes  
Randall's  
Rudys Bar B Q  
Snap Kitchen  
Starbucks  
Summer Moon Coffee  
Taco Bell  
Taco Deli  
Texas Honey Ham  
Thai Kitchen  
Thai Spice  
The Grove  
ThuderCloud Subs  
Tiff's Treats  
Trader Joe's  
Trianon Coffee  
Unos  
Vaqueros Cafe  
Villa Fresh Italian Kitchen  
Visconti Ristorante  
Zoes Kitchen

## HOTELS

Barton Creek Resort  
La Quinta  
Granduca Hotel  
Holiday Inn Express  
Extended Stay America  
Downtown Hotels - 8 miles

# CITYVIEW I-3

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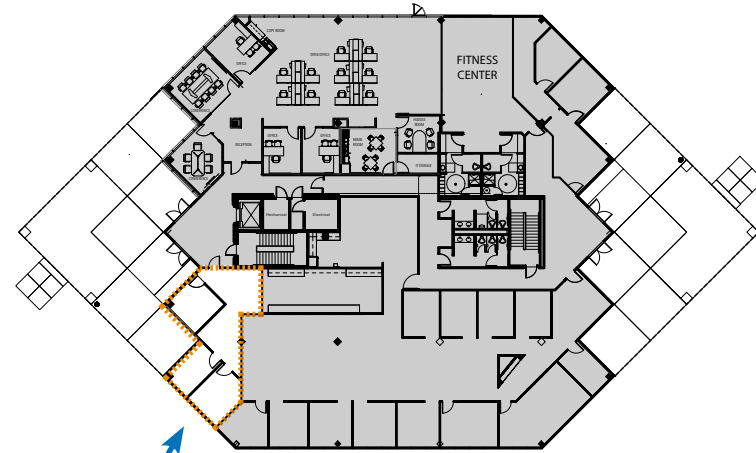
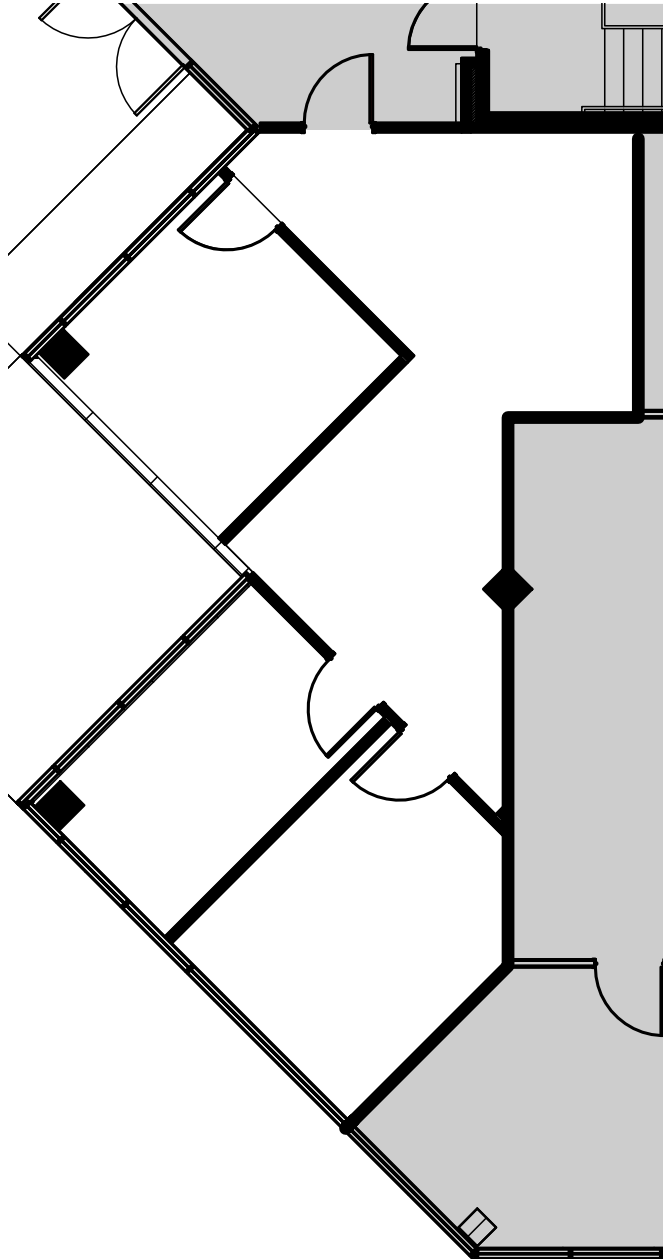


## CITYVIEW 1 - SUITE 210 - 3,568 SF

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- 8 Private Offices
- Reception Area
- 2 Conference Rooms
- Open Bull Pen & Storage
- IT Room
- Breakroom
- Lots of Natural Light

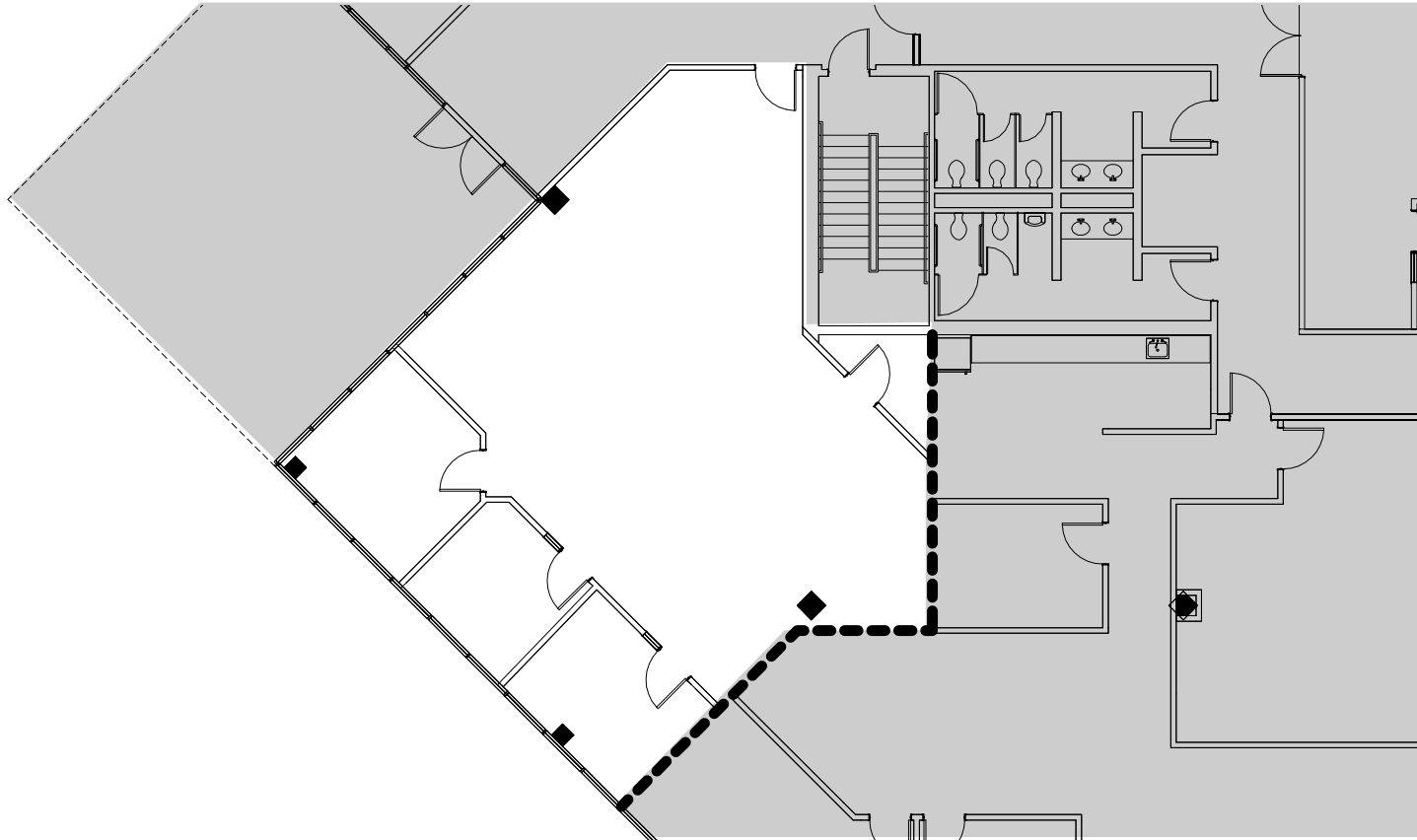
# CITYVIEW I-3



## CITYVIEW 2 - SUITE 105 - 883 SF

- 12' Ceilings
- Visible Lobby Entry
- 1 Conference Room
- 2 Offices
- Open Bullpen
- Curtain Wall Glass System

# CITYVIEW I-3



## CITYVIEW 3 - SUITE 150 - 1,827 SF

- 3 Private Offices
- Open Bull Pen
- IT Room
- 12' Ceilings
- Curtain Wall Glass System
- Lots of Natural Light

