

SOUTHWEST CLASS A OFFICE SPACE FOR LEASE

1122 South Capital of Texas Highway, Austin, Texas 78746



CITYVIEW CENTER is a Class A, 129,230 square foot office project located in the heart of the Southwest market at the Loop 360 (Capital of Texas Hwy) and Lost Creek intersection. **CITYVIEW CENTER** offers an exceptional workplace environment with abundant amenities.

BUILDING AMENITIES

- Updated Fitness Center & Showers
- Updated Lobby
- Downtown & Hill Country Views
- Lighted Intersection at Lost Creek
- Great Visibility from Loop 360
- Park-Like Setting
- CBD Views
- On-Site Management
- Access to Barton Creek Greenbelt
- Covered Parking

AVAILABILITY

Suite 300 - 24,480 sf (divisible)

- Rental Rate: \$24.50 NNN psf
- Est. 2017 OpEx: \$12.91 psf
- TIs are Negotiable
- 1/1,000 sf Covered Parking
3/1,000 sf Surface Parking



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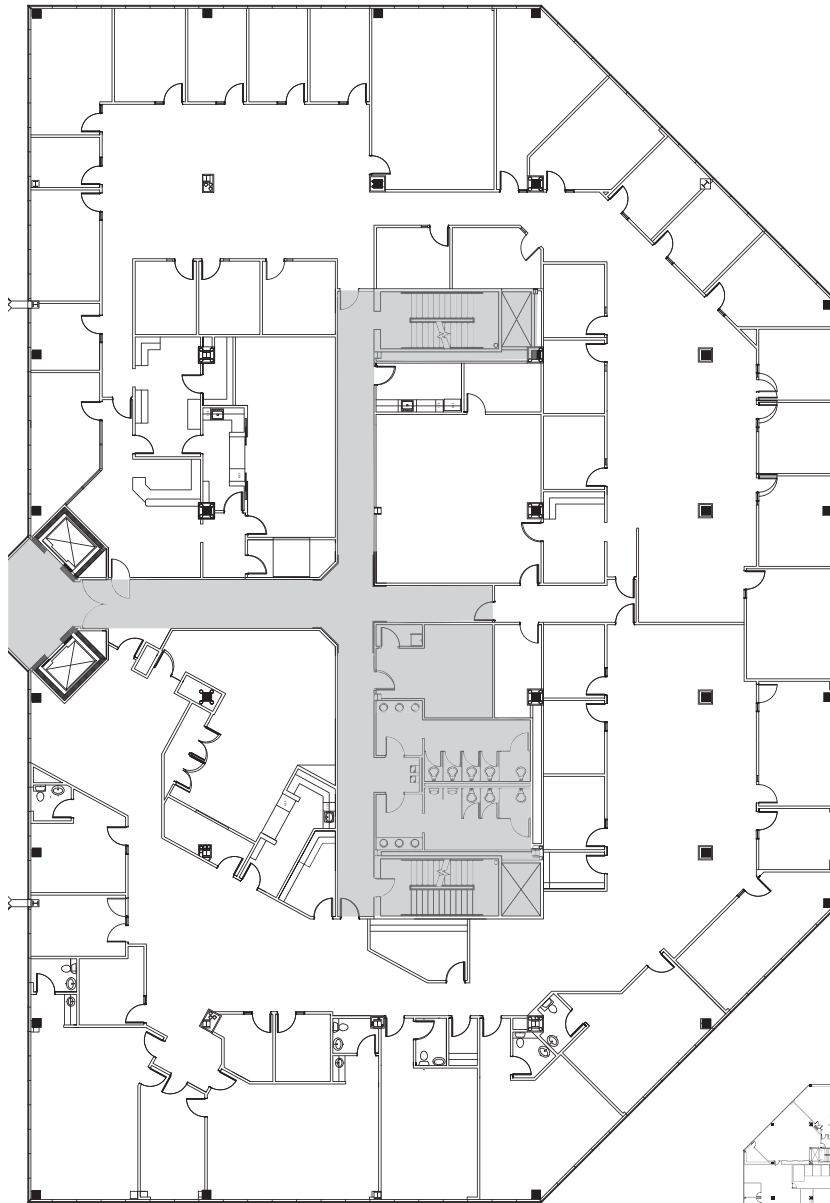


CITYVIEW

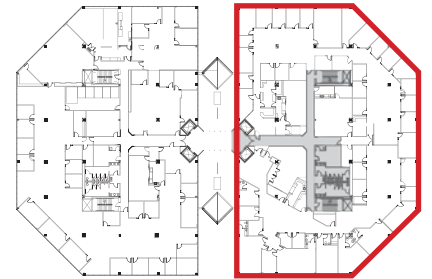
C E N T E R



SUITE 300 - 24,480 sf



CBD VIEWS



AREA AMENITIES

RESTAURANTS

Abuelo's
Austin's Pizza
Barton Creek Mall Food Court - 3 miles
Bee Caves BB-Q
Blenders and Bowls
Blue Dahlia Bistro
Bombay Grill Indian Restaurant
Brueggers Bagle Cafe
California Pizza Kitchen
Charley's Grilled Subs
Chick-fil-a
Chipotle
County Line BarBeQue
Daily Juice
Domino's Pizza
Gatti's Pizza
Hat Creek Burger Company
HEB
Howdy Donuts
IHOP Restaurants
IZUMI Sushi and Grill Restaurant
Jack Allen's Kitchen
Jason's Deli
Jimmy John's Gourmet Sandwich

JuiceLand
Kerbey Lane
Las Palomas Restaurant and Grill
Lone Star Kolaches
Lotus Hunan Chinese Restaurant
Lupe Tortilla
Marye's Gourmet Pizza
Maudies Milagro
McDonald's
MOD Pizza
Nothing Bundt Cakes
Opal Divine
Panera Bread
Pizza Nizza
Popeye's
P Terry's
Quiznos Sandwich Restaurant
Raising Cane's Chicken
Randall's
Rudy's Country Store and Bar B Q
Snap Kitchen
Starbucks (2)
Suzi's China Grill
Taco Bell
Taco Deli

Texas Honey Ham Company
Texas Land & Cattle
Thai Kitchen
Thai Spice
The Grove Winebar and Kitchen
ThunderCloud Subs
Tiff's Treats
Tokyo Sushi
Trader Joe's
Trianon Coffee
Unos
Villa Fresh Italian Kitchen
Visconti Ristorante
Z-Pizza

HOTELS

Barton Creek Resort
La Quinta
Granduca Hotel
Holiday Inn Express
Extended Stay America
Downtown Hotels - 8 miles
Arboretum Hotels - 10 miles

