

CANYON HILLS



11211

FIRE ZONE TOW AWAY ZONE

AVAILABILITY

OFFICE | FOR LEASE

Suite 010	4,472 RSF (<i>Available 10/1/20</i>)	Full Floor Available:	
Suite 200	6,275 RSF* (<i>Divisible to 2,000 RSF</i>)	Suite 300	8,340 RSF* (<i>Available 4/1/21</i>)
Suite 203	3,065 RSF	Suite 305	4,238 RSF* (<i>Available 4/1/21</i>)
Suite 205	2,690 RSF	Suite 310	3,994 RSF* (<i>Available 4/1/21</i>)
Suite 206	1,705 RSF* (<i>Available 10/1/20</i>)		<i>*Contiguous up to 16,572 RSF</i>

**Contiguous up to 7,980 RSF*

FEATURES

Building

- 68,533 total SF
- Three-story building
- Structured, controlled-access parking with direct building entry on each floor
- Planned improvements coming soon
- Park-like landscape

Location

- Northwest Austin at corner of Jollyville Rd. and Taylor Draper Lane
- Few minutes to The Arboretum, The Domain and several other dozen restaurants and retail stores
- Excellent visibility along Jollyville Road

OWNERSHIP:



FOR LEASING INFORMATION:

Jason Steinberg, SIOR
jsteinberg@ecrtx.com
512.505.0004

Matt Fain
mfain@ecrtx.com
512.505.0011





OFFICE | FOR LEASE

NEW COMMON AREAS

Canyon Hills presents a three-story office building located in the Jollyville area with excellent visibility. The property boasts structured, controlled-access parking with direct building entry from each floor of the garage, and a park-like landscape.



CEDAR PARK

ROUND ROCK

LA FRONTERA

45
TOLL

PFLUGERVILLE

183

CANYON HILLS

INTERSTATE
35

HUDSON BEND

RANCH
620
ROAD

ARBORETUM

GATEWAY

DOMAIN

130
TOLL

360
TEXAS

290

LOOP
1

WESTLAKE

183

MUELLER

DOWNTOWN

AUSTIN

290

71

ECR



N

AUSTIN BERGSTROM
INTERNATIONAL AIRPORT

NEARBY AMENITIES

OFFICE | FOR LEASE

The Arboretum

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Elevation Burger
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
Kenobi Sushi
La Madeleine
Macaroni Grill
Manuel's
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks

Z'Tejas
Zoe's Kitchen
Regal Arbor Theatre
Renaissance Hotel
Embassy Suites
Hampton Inn

Gateway

III Forks
Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
North by Northwest
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods
Dave & Buster's
Regal Cinema Gateway
Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

The Domain

Apanas Coffee & Beer
Austin Cake Ball
Blackfinn Ameripub
California Pizza Kitchen
Coffee Bean & Tea Leaf
Cru Wine Bar
Daily Grill
East Side King Thai
Joe DiMaggio's Italian
Flaming Pizza
Fleming's Steakhouse
General Tso'Boy
Gloria's Latin Cuisine
Jasper's
Kona Grill
MAD Greens
Maggiano's
McCormick & Schmick's
Mia Italian Tapas
North
Shake Shack

Starbucks Coffee
St. Genevieve
Sushi Zushi
Tacodeli
Tarka Indian
The Park
The Steeping
Room
Urban Grill
Whole Foods
Yard House
Yogurt Planet
Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf
Aloft Hotel
Westin Austin

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

LL

Lower Level

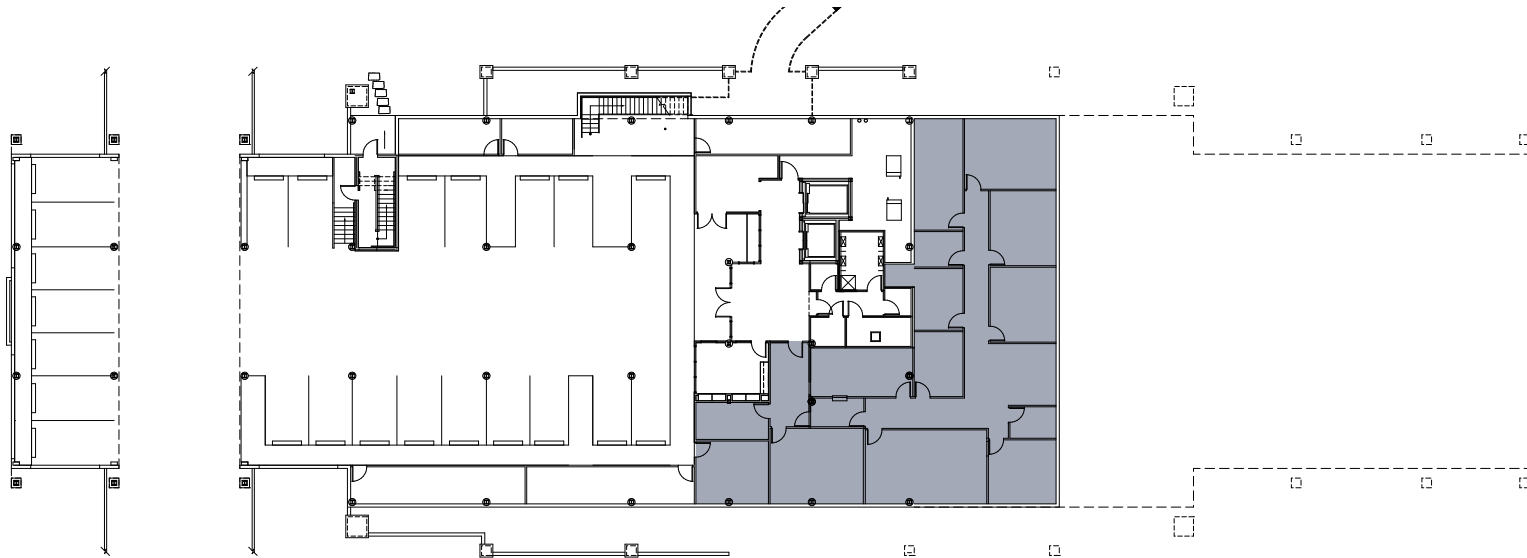
CANYON HILLS

Suite 010

4,472 RSF

(AVAILABLE 10/1/20)

*SENSITIVE COMPARTMENTED
INFORMATION FACILITY (SCIF)*



JASON STEINBERG, SIOR
jsteinberg@ecrtx.com
512.505.0004

MATT FAIN
mfain@ecrtx.com
512.505.0011

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

2

Level Two

CANYON HILLS



Suite 205
2,690 RSF

DIRECT ACCESS TO
PARKING GARAGE

Suite 203
3,065 RSF



*Suite 200**
6,275 RSF
(DIVISIBLE TO 2,000 RSF)

*Suite 206**
1,705 RSF
(AVAILABLE 10/1/20)

**Contiguous up to 7,980 RSF*



JASON STEINBERG, SIOR
jsteinberg@ecrtx.com
512.505.0004

MATT FAIN
mfain@ecrtx.com
512.505.0011

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

3

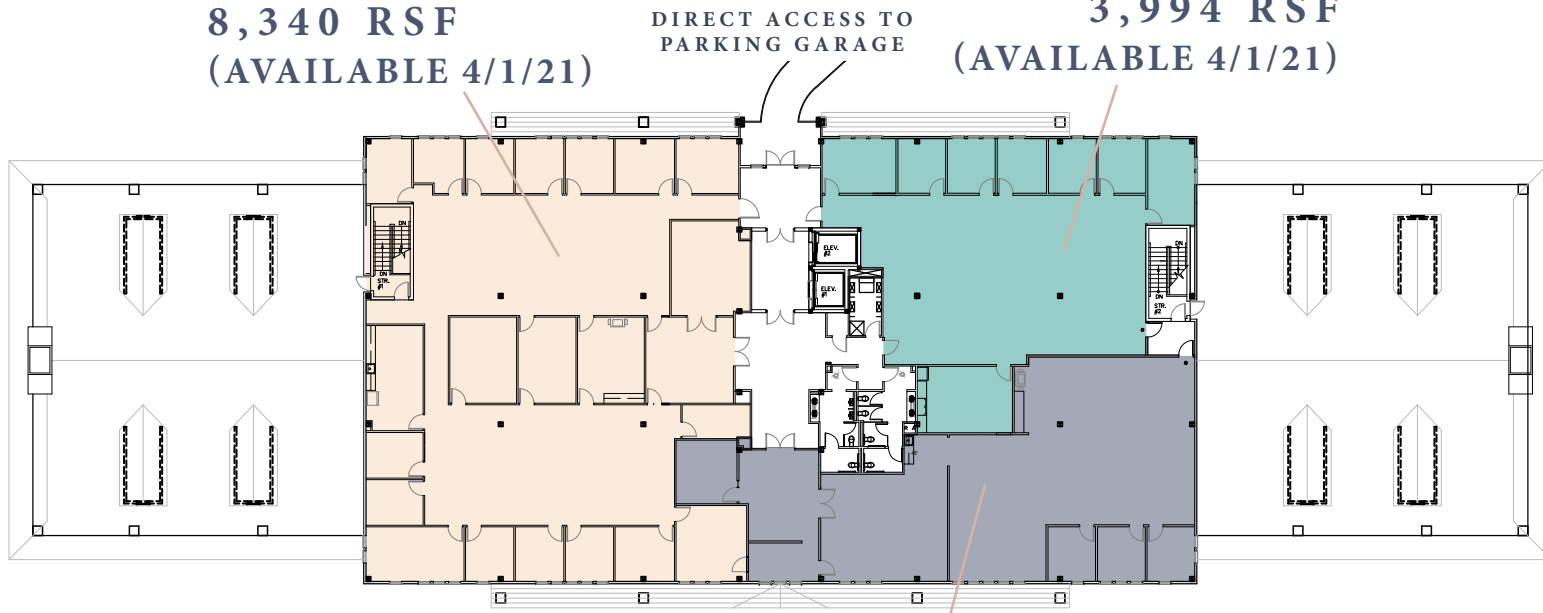
Level Three

CANYON HILLS

FULL FLOOR AVAILABLE

*Suite 300**
8,340 RSF
(AVAILABLE 4/1/21)

*Suite 310**
3,994 RSF
(AVAILABLE 4/1/21)



*Suite 305**
4,238 RSF
(AVAILABLE 4/1/21)

**Contiguous up to 16,572 RSF*



JASON STEINBERG, SIOR
jsteinberg@ecrtx.com
512.505.0004

MATT FAIN
mfain@ecrtx.com
512.505.0011



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date