



# BARTON CREEK PLAZA III

3815 Capital of Texas HWY South - 78704



## Available Space

Suite	RSF
150*	4,695
200**	6,391

\*Available December 2022

\*\*Available February 2023

## Building Features



Class A Office



3.56:1000 Parking



Downtown and Greenbelt Views



Direct Access to Greenbelt Trails



Available Showers and Lockers



Quick Access to Major Roadways & Highways



Near Major Shopping Centers

**RICHARD PADDOCK**  
(512) 538-0057  
paddock@hpitx.com

**J.D. LEWIS**  
(512) 538-0064  
jdlewis@hpitx.com

**KRISTA SAKAMURI**  
(512) 538-0095  
ksakamuri@hpitx.com

Proudly Owned By:



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.



# BARTON CREEK PLAZA III

## 1st Floor Plan

**SUITE 150**

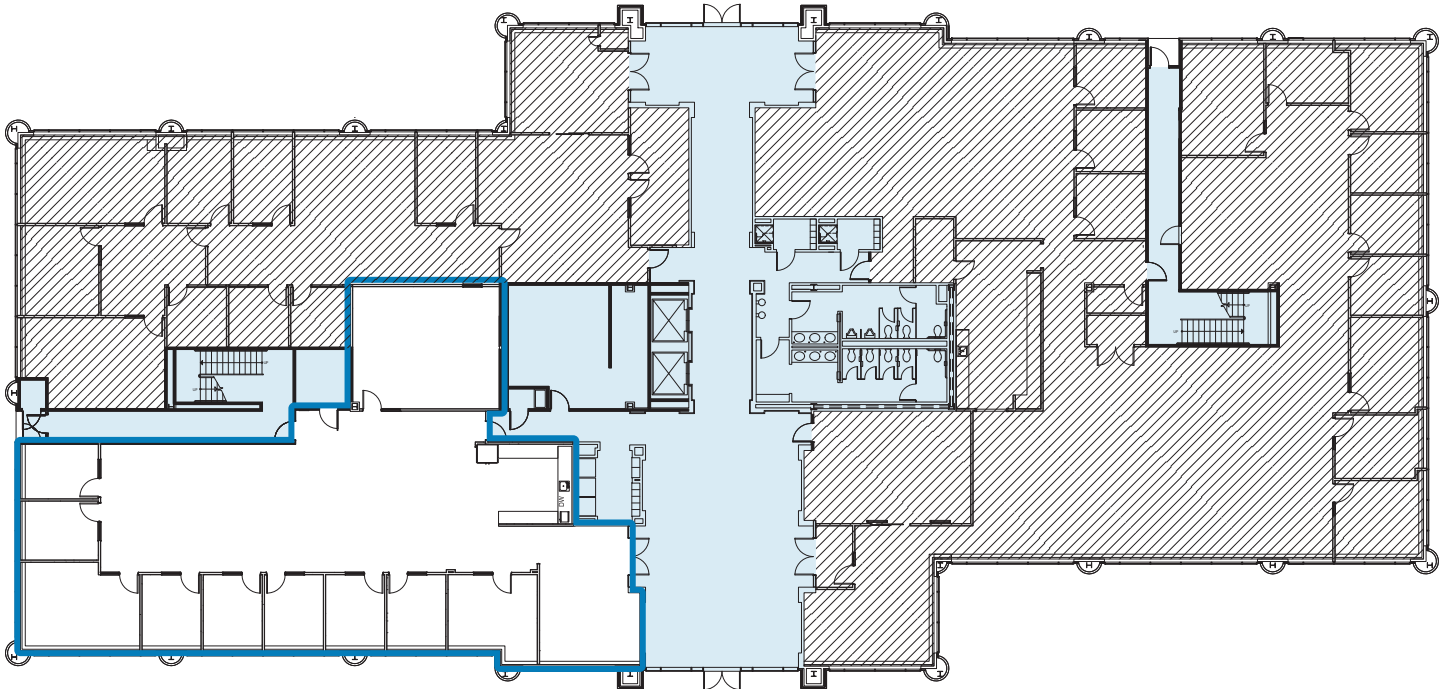
AVAILABLE DEC. 2023

**4,695 SF**

AVAILABLE SF

**OPEN OFFICE**

SPACE TYPE



**RICHARD PADDOCK**  
(512) 538-0057  
paddock@hpitx.com

**J.D. LEWIS**  
(512) 538-0064  
jdlewis@hpitx.com

**KRISTA SAKAMURI**  
(512) 538-0095  
ksakamuri@hpitx.com

Proudly Owned By:

**VANDERBILT**  
OFFICE PROPERTIES

+ **CH** CAPITAL PARTNERS

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.



# BARTON CREEK PLAZA III

## 2nd Floor Plan

**SUITE 200**

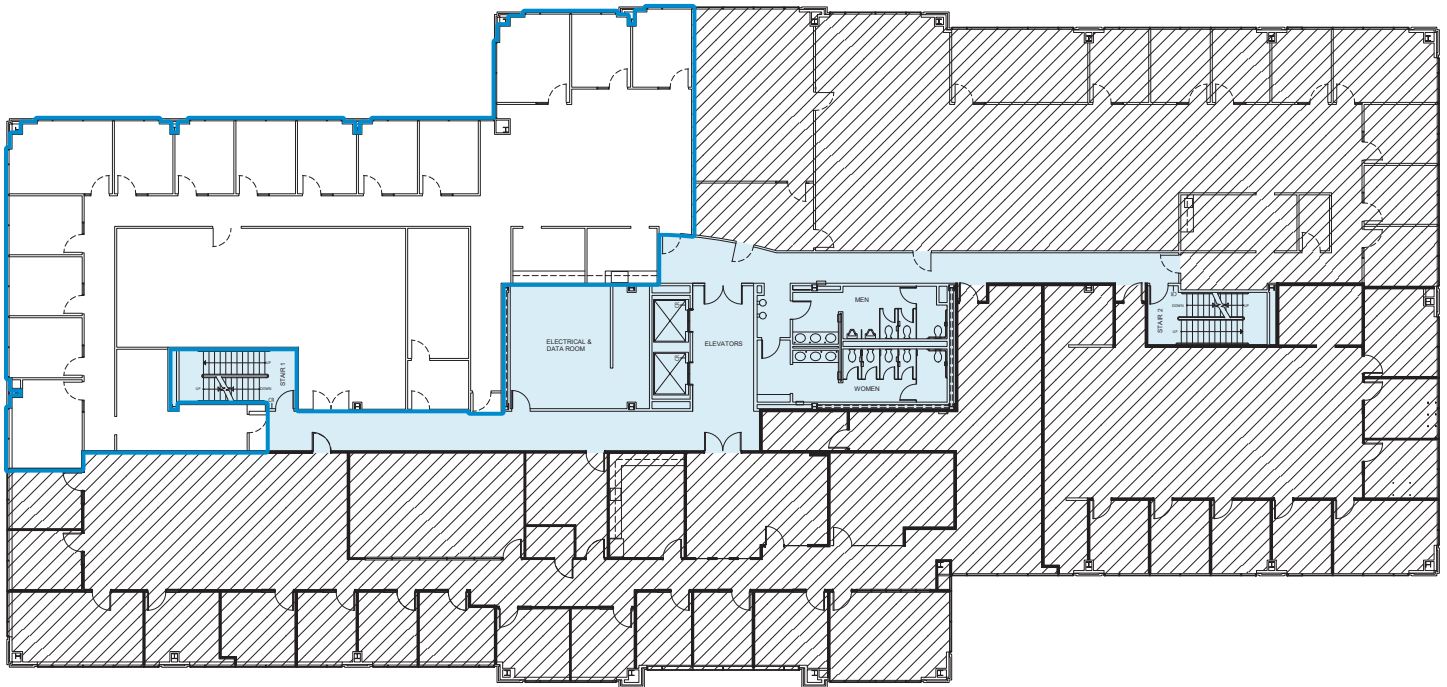
AVAILABLE FEB. 2023

**6,391 SF**

AVAILABLE SF

**STANDARD OFFICE**

SPACE TYPE



**RICHARD PADDOCK**  
(512) 538-0057  
paddock@hpitx.com

**J.D. LEWIS**  
(512) 538-0064  
jdlewis@hpitx.com

**KRISTA SAKAMURI**  
(512) 538-0095  
ksakamuri@hpitx.com

Proudly Owned By:

**VANDERBILT**  
OFFICE PROPERTIES

+ **CH** CAPITAL PARTNERS

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.



# BARTON CREEK PLAZA

## Site Plan



←  
Direct Access to  
Greenbelt Trails

### NEARBY AMENITIES

- The Park on South Lamar
- Pinthouse Pizza
- Olive Garden Italian
- Pok-E-Jo's
- Texican Cafe
- Pei Wei
- Starbucks
- Sprouts Farmers Market
- Hunan Lion
- Pluckers Wing Bar
- Red Lobster
- Souper Salad
- Red's Porch
- In-N-Out Burger
- Wheatsville Food Co-op
- LA Fitness
- Central Market
- Hyde Park Bar & Grill
- Sap's Fine Thai Cuisine
- Amy's Ice Cream
- Buffet Palace

→  
To Brodie Oaks  
Shopping Center

LIGHTED INTERSECTION

CAPITAL OF TEXAS HIGHWAY

**RICHARD PADDOCK**  
(512) 538-0057  
paddock@hpitx.com

**J.D. LEWIS**  
(512) 538-0064  
jdlewis@hpitx.com

**KRISTA SAKAMURI**  
(512) 538-0095  
ksakamuri@hpitx.com

Proudly Owned By:

**VANDERBILT**  
OFFICE PROPERTIES

+ **CH** CAPITAL PARTNERS

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.