



LOST CREEK POINT

1114 LOST CREEK BLVD | AUSTIN, TX 78746

LOST CREEK POINT | 1114 Lost Creek Blvd



Lost Creek Point is a five-story office building located off of Capital of Texas Highway (Loop 360) in the desirable Southwest submarket of Austin. The downtown views and abundant trees, along with the close proximity to a multitude of restaurants and other amenities make Lost Creek Point a highly desirable location for a variety of office tenants.

AVAILABILITIES:

- Suite 130 - 1,380 SF
- Suite 260 - 2,345 SF
- Suite 270 - 2,141 SF
- Suite 320 - 721 SF
- Suite 345 - 7,282 SF (*Divisible*)
- Suite 430 - 1,499 SF
- Suite 500 - 7,837 SF

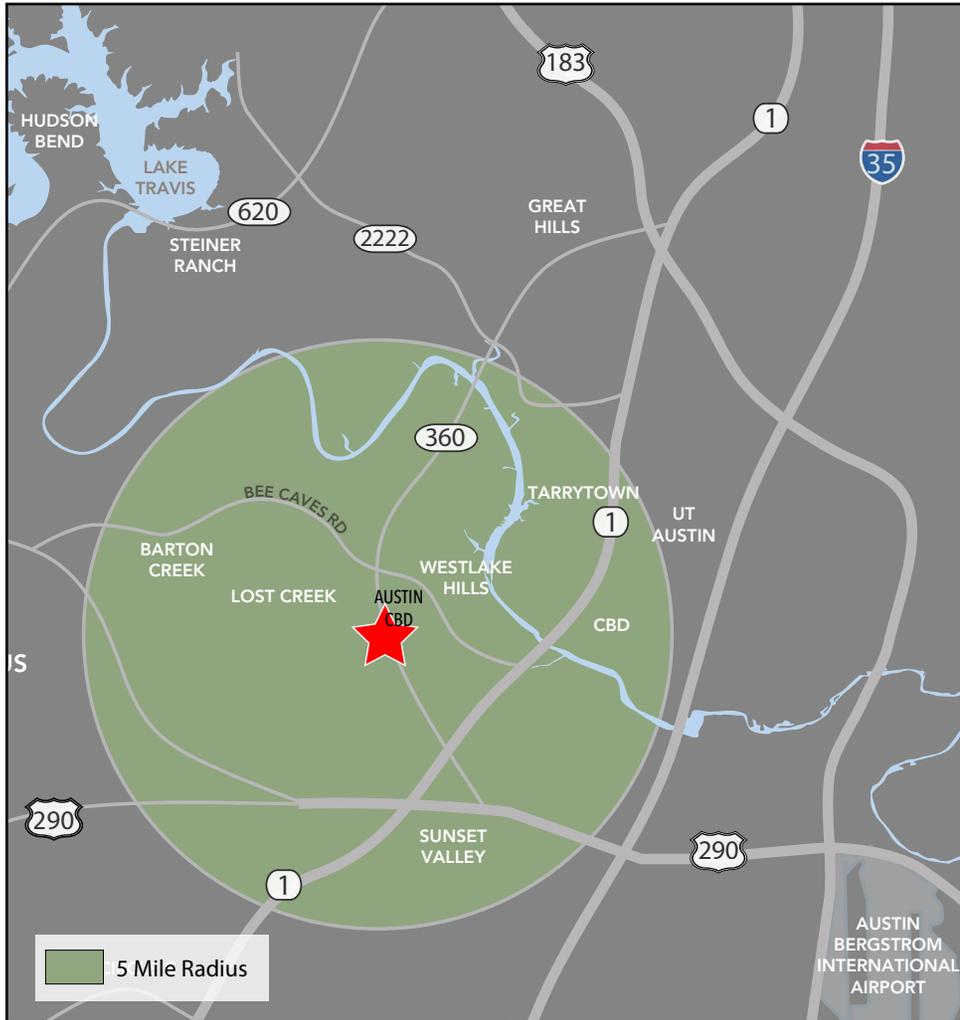
TERMS:

- Rental Rate: \$20.00 NNN
- 2020 Est. OpEx: \$13.23 psf
- Negotiable TIs

PROPERTY FEATURES:

- Parking Ratio: 3.25/1,000 SF
- Scenic views
- Park like Campus
- Fiber optic accessibility
- Minutes from the Austin CBD
- Close proximity to restaurants and other amenities
- Direct access to both Loop 360 and Lost Creek Blvd.

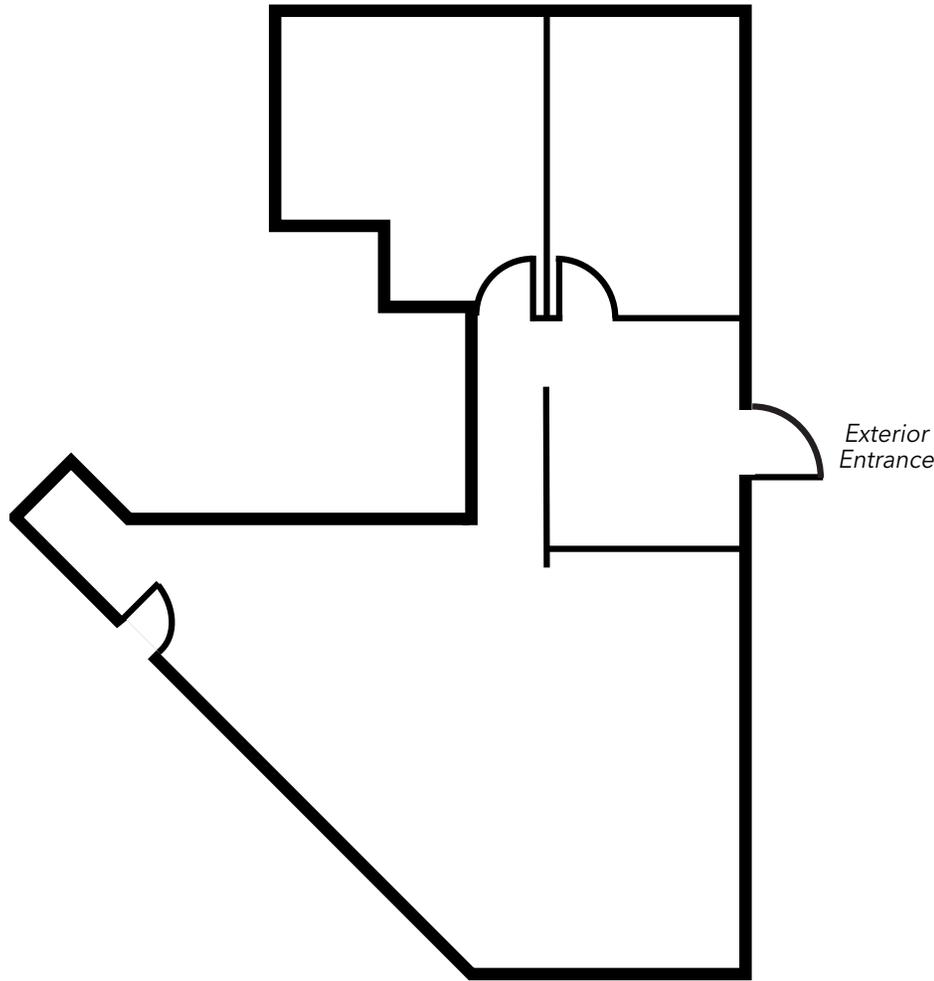
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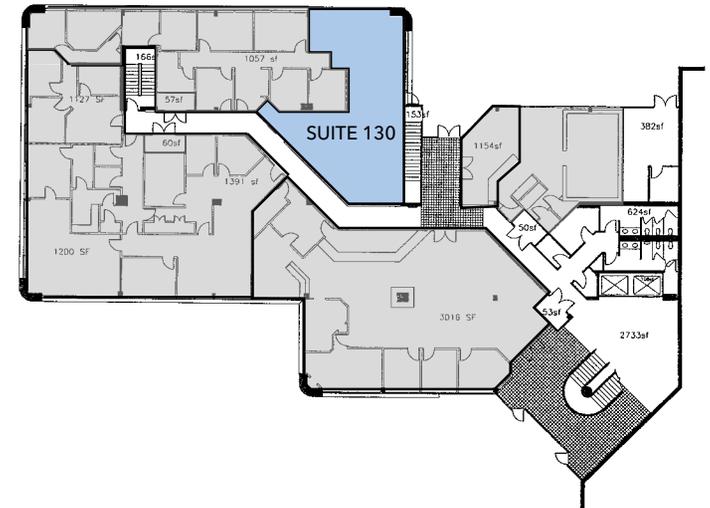
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|----------------------------------------|--------------------------------------|
| Abuelo's | Lupe Tortilla |
| Austin's Pizza | Mangia Catering |
| Barton Creek Mall Food Court - 3 miles | Marye's Gourmet Pizza |
| Bee Caves B B-Q | Maudies Milagro |
| Berryhill Baja Grill | McDonald's |
| Bombay Grill Indian Restaurant | Opal Divine |
| Bountiful Bakery and Café | Panera Bread |
| Brueggers Bagle Cafe | Pizza Nizza |
| Café Hai Ky | Popeye's |
| California Pizza Kitchen | P Terry's |
| Capital City Subs | Randall's |
| Carl's Jr | Rudy's Country Store and Bar B Q |
| Charley's Grilled Subs | Starbucks (2) |
| Chick-fil-a | Suzi's China Grill |
| Chipotle | Taco Bell |
| County Line BarBeQue | Taco Deli |
| Domino's Pizza | The Grove Winebar and Kitchen |
| Gatti's Pizza | The Lion and Rose Restaurant and Pub |
| Hat Creek Burger Company | Thistle Cafe |
| Howdy Donuts | ThunderCloud Subs |
| IZUMI Sushi and Grill Restaurant | Tokyo Sushi |
| Jason's Deli | Tootie Pie Gourmet Café |
| Jimmy John's Gourmety Sandwich | Tres Amigos Restaurant and Cantina |
| Jino's Sushi and Bistro | Trianon Coffee |
| La Madeleine | Two Alarm Chili |
| Las Palomas Restaurant and Grill | Unos |
| Lone Star Kolaches | Villa Fresh Italian Kitchen |
| Lotus Hunan Chinese Restaurant | Z-Pizza |

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Suite 130 - 1,380 SF



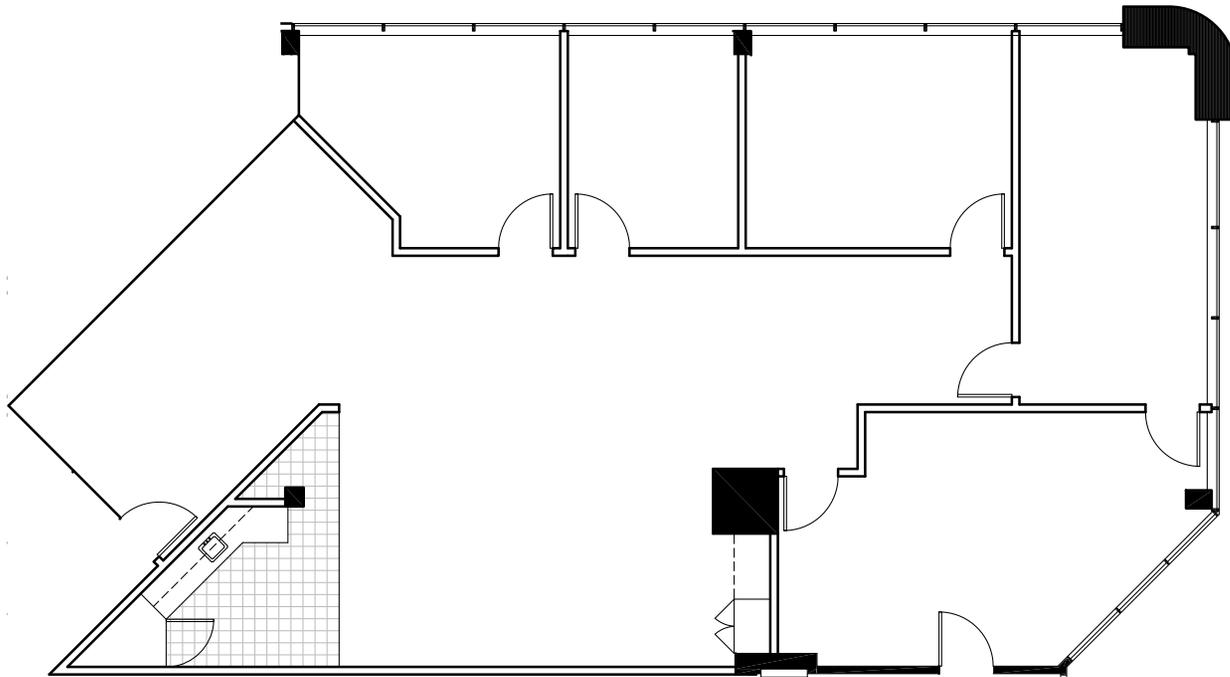
FIRST FLOOR



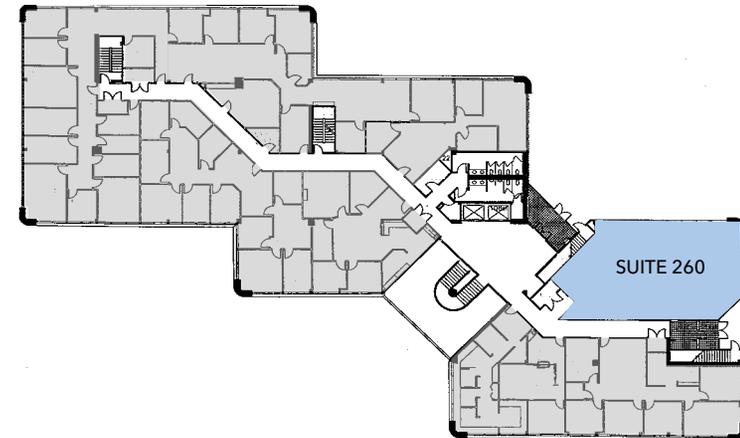
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Suite 260 - 2,345 SF



SECOND FLOOR



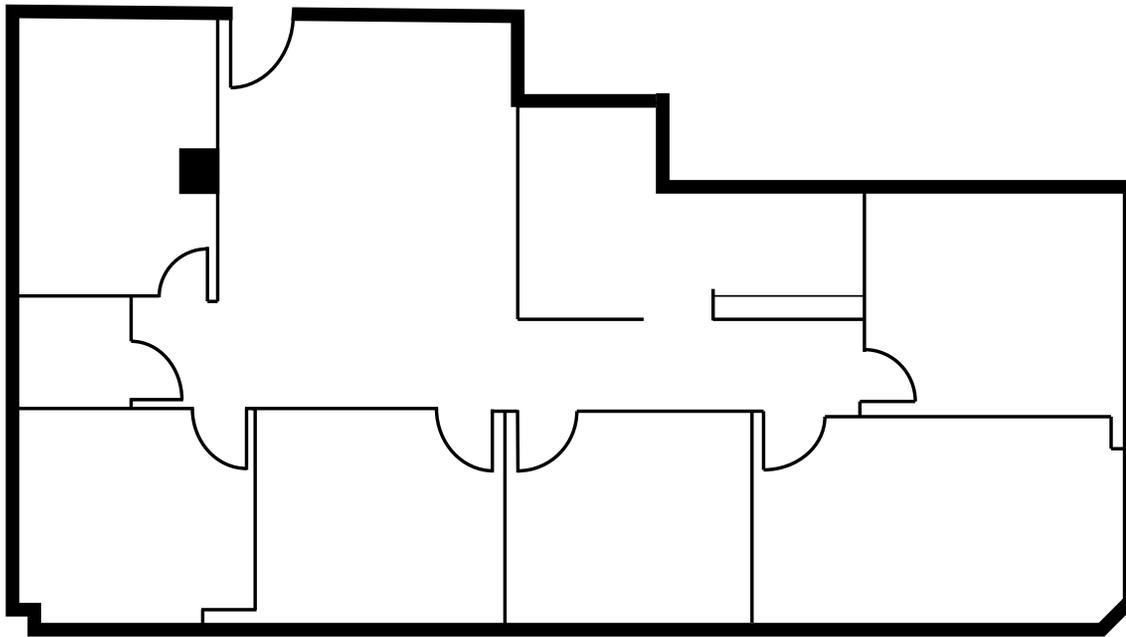
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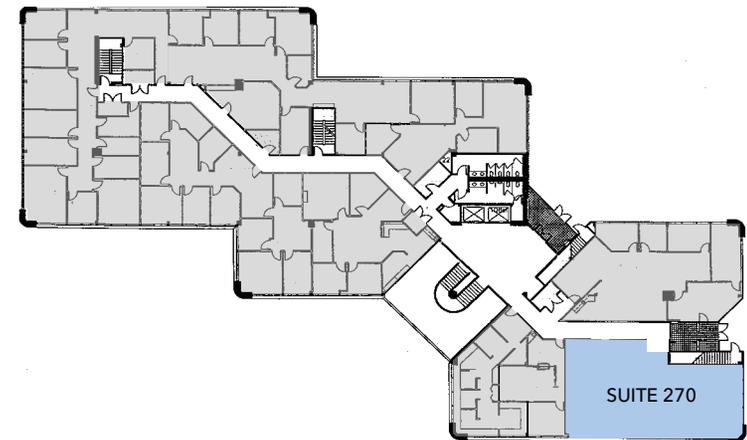
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Suite 270 - 2,141 SF

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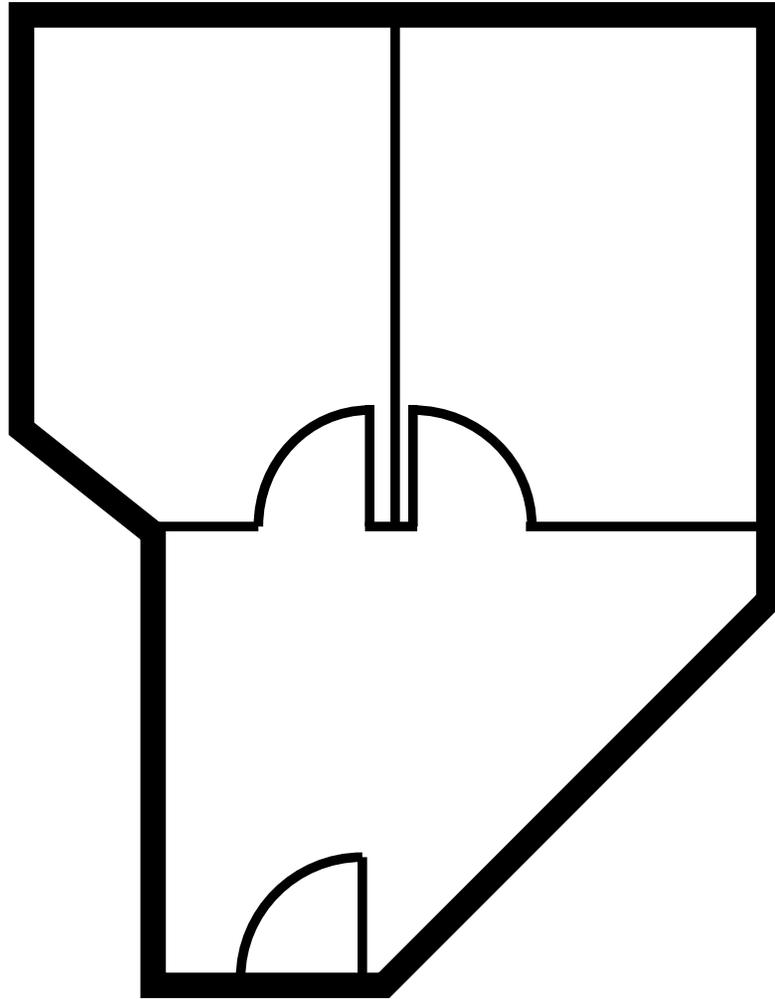


SECOND FLOOR

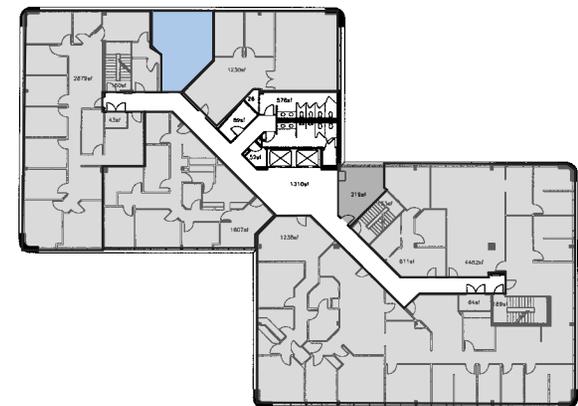


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Suite 320 - 721 SF

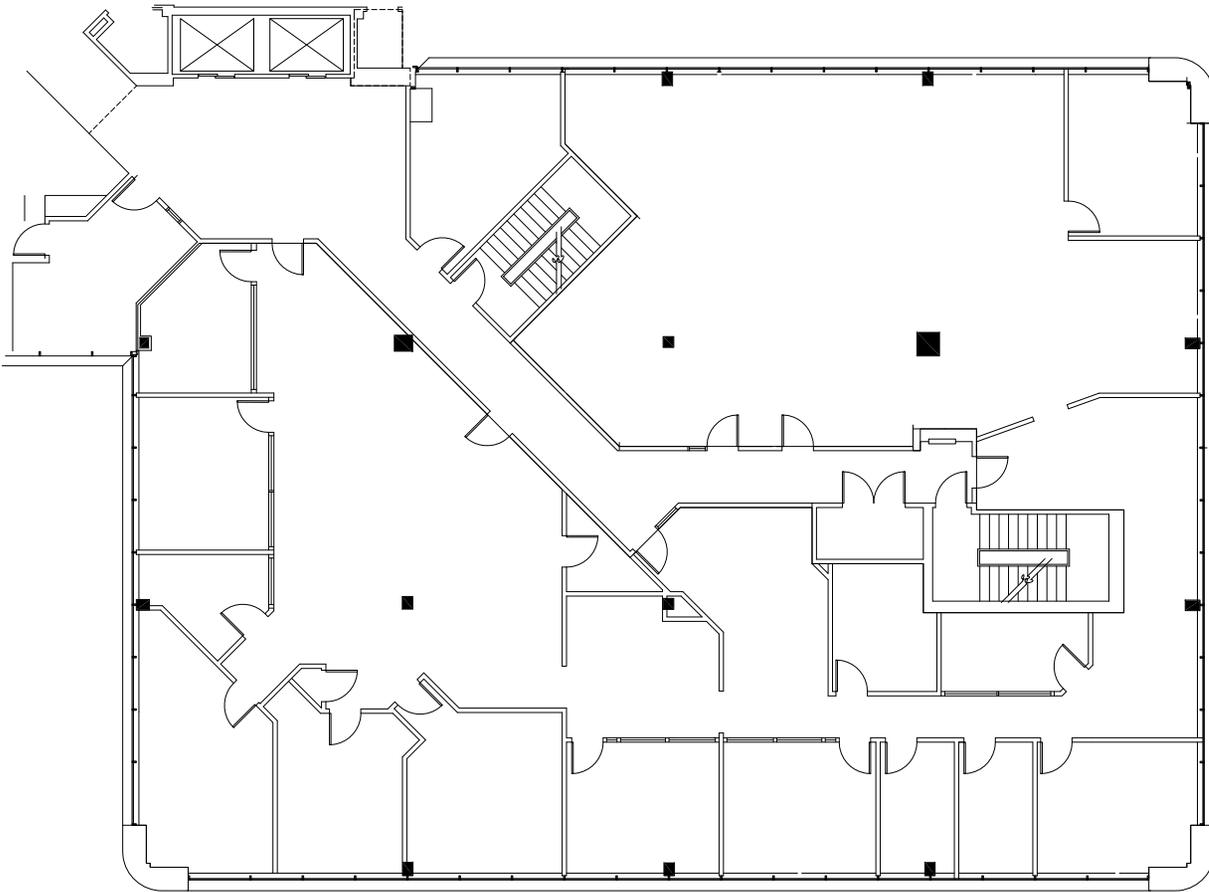


THIRD FLOOR

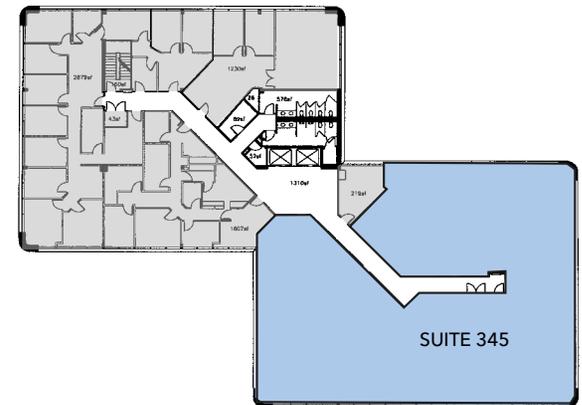


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Suite 345 - 7,282 SF (Divisible)



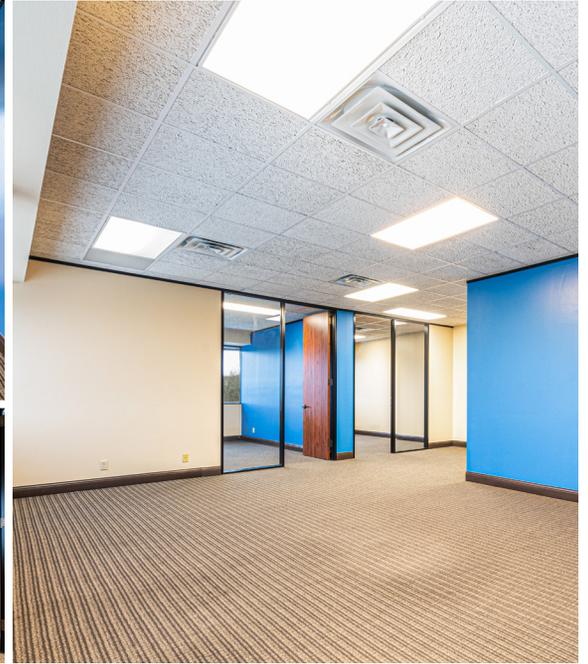
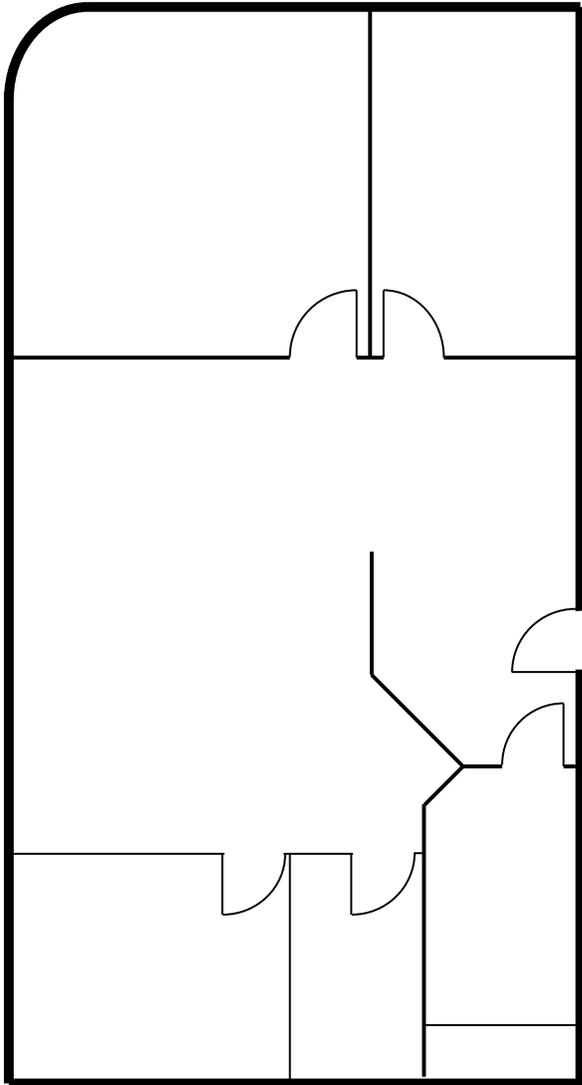
THIRD FLOOR



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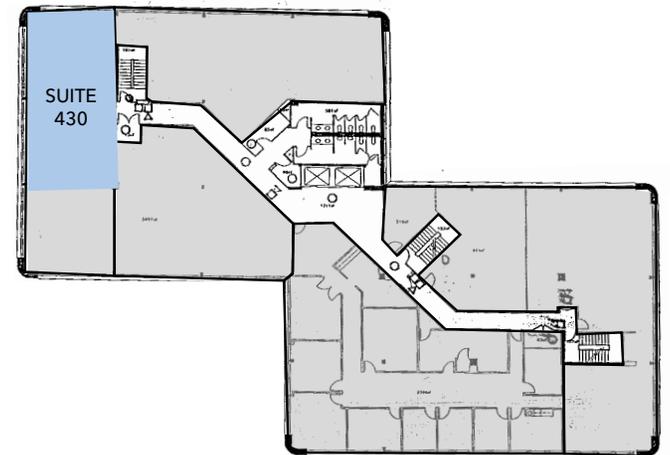
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Suite 430 - 1,499 SF



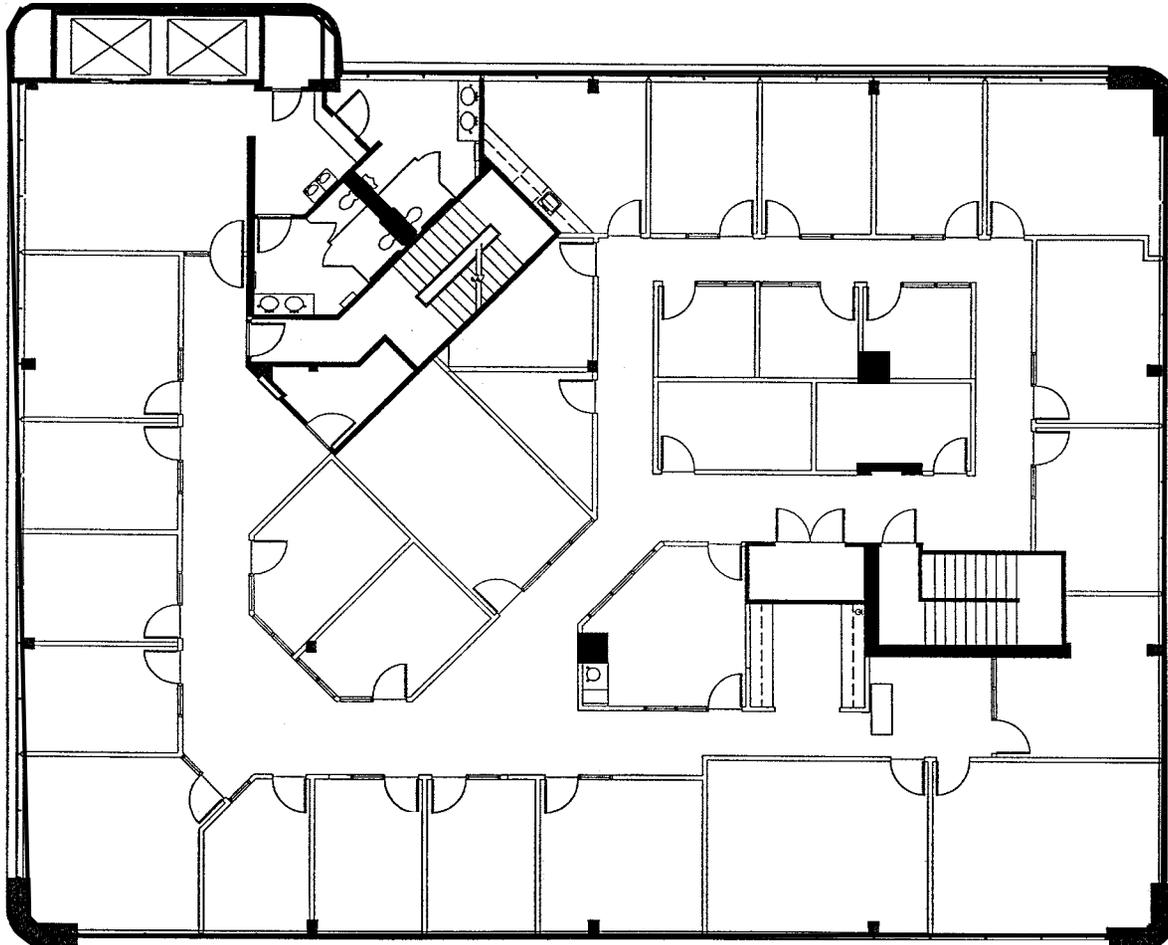
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FOURTH FLOOR



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Suite 500 - 7,837 SF



TAKE A VIDEO TOUR
FIFTH FLOOR

