

1101 S Capital Of Texas Hwy  
West Lake Hills, TX 78746  
Westlake Oaks, Building - F



**AVAILABLE:**

Second Floor 3,052 sf

**USES:**

Professional Office

- Short Drive to Westlakes 's Top Eateries - Restaurants, Café's (Fine Dining - Fast Casual)
- Mixed Use Retail within .25 Mile

**SUMMARY:**

Introducing Westlake Oaks Building F, Professional Executive Class A Office/Medical Space. This Unique Urban Office Building currently offers two suites available for Lease. Enjoy a Modern day atmosphere in your new creative workspace. The Building consists of 2 stories accommodating to a wide range of tenants. The Ownership group welcomes creative professional tenants.

**LOCATION:**

The highly desirable site is strategically located within close proximity of Austin's major transit corridors, Easy Access to Capital of Texas Hwy along with Mopac 1 Expressway allow for ease of access. Located within the heart of the Westlake Hills.

**MFB Real Estate Services, LLC.**  
**3724 Jefferson St Suite 210**  
**Austin Texas, 78731**  
**[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)**

**Jay Legg**  
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# OVERVIEW

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## ESTIMATED DELIVERY DATE:

1/1/2025

## PARKING:

4.48/1,000 SF

## PROPERTY INFO:

- Great Visibility
- Building Signage Available
- Refined Design Floor to Ceiling Glass on Office Levels
- Modern Sleek Design offers Abundant Natural Light Throughout

## PROPERTY HIGHLIGHTS

- Highly Desirable Location
- Great visibility
- 35 Parking Spaces

## PROPERTY SUMMARY

- Price: Negotiable
- Suite Avail. Date 1/1/2025
- Lot Size: 1.23 Acres
- Total Building SF: 12,538 SF



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# DEMOGRAPHICS

One Mile Radius - West Lake Hills Community

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- **Southwest Submarket**
- **Traffic Count - 10,683 Est. Daily**
- **Population - 3,523**
- **Households - 1,267**
- **Average Age - 41**
- **Median HH Income - \$172,292**
- **Daytime Employees - 13,084**
- **Population Growth - +8.2%**

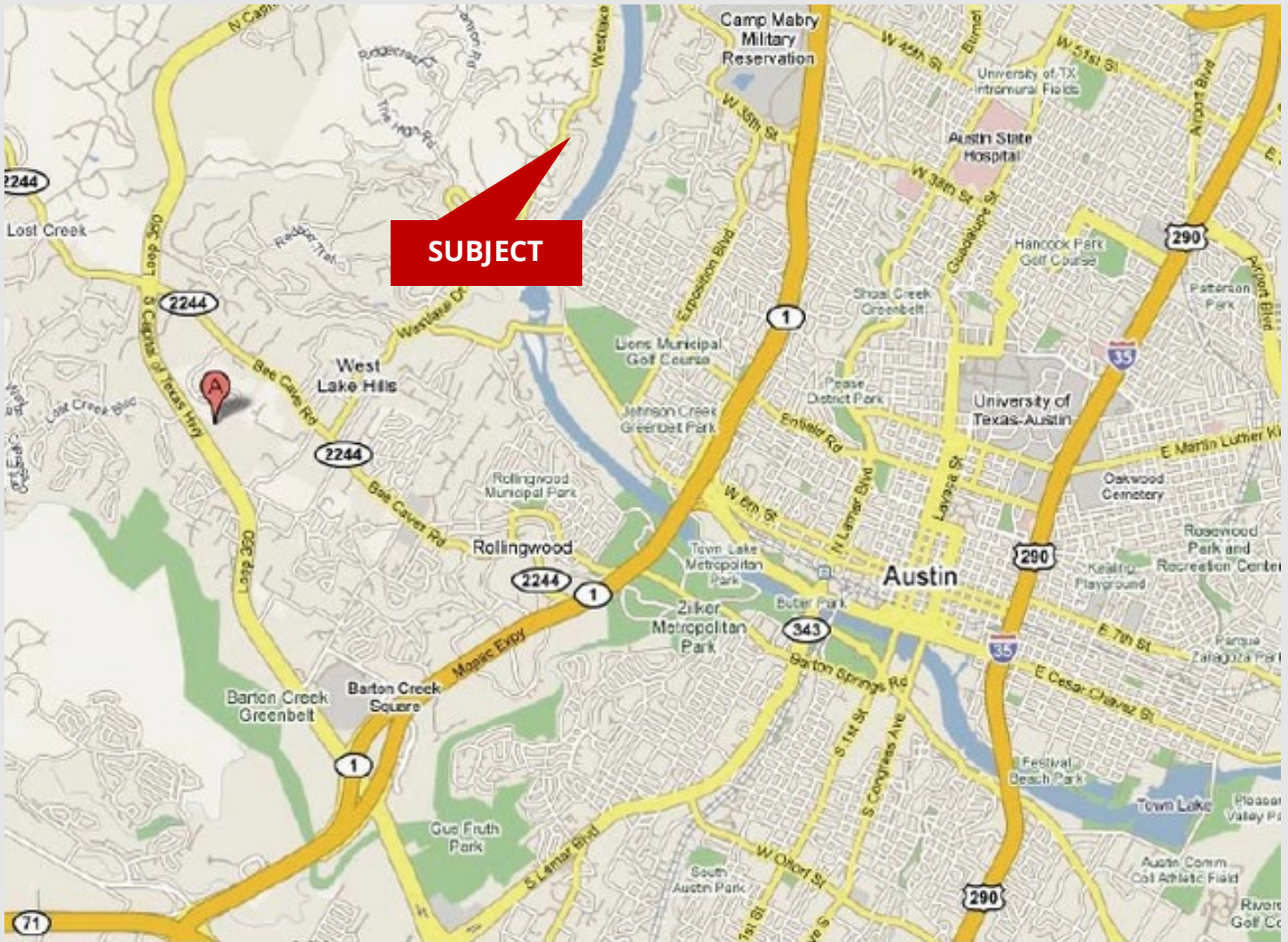


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# Aerial View Map

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# Suite Floor Plan

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Second Floor 4,671 sf

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