



# CANYON HILLS



11211 Taylor Draper Lane // Austin, Texas 78759

OFFICE | FOR LEASE

## AVAILABILITY

|                  |                   |                  |                                     |
|------------------|-------------------|------------------|-------------------------------------|
| <b>Suite 100</b> | 3,311 - 9,270 RSF | <b>Suite 201</b> | 2,617 RSF*                          |
| <b>Suite 106</b> | 1,570 RSF         | <b>Suite 205</b> | 3,842 RSF*                          |
| <b>Suite 107</b> | 2,382 RSF         | <b>Suite 215</b> | 6,138 RSF* (Divisible to 3,000 RSF) |

\*Contiguous up to 12,597 RSF

## FEATURES

### Building

- 68,533 total SF
- Three-story building
- Structured, controlled-access parking with direct building entry on each floor
- New building improvements completed
- Park-like landscape
- Furniture available

### 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



## URBAN OFFICE SUITES

Lower Level | 91-565 SF

6-12 month Membership Agreements

Urban Office is a modern, flexible office space concept where members have their own private office with shared amenities. Located on the Lower Level of Canyon Hills, members will have secured access to a conference room, high speed internet, lounge areas, and their own mailing address. Members have the flexibility to upgrade to a larger office as needed. [Click here to learn more >](#)

### OWNERSHIP:



### FOR LEASING INFORMATION:

ISAAC GUTIERREZ  
igutierrez@ecrtx.com  
512.505.0008







## NEARBY AMENITIES

OFFICE | FOR LEASE

### *The Arboretum*

Amy's Ice Cream  
Blue Baker  
Corner Bakery Cafe  
Cheesecake Factory  
Estancia Churrascaria  
Eddie V's  
Fire Bowl Cafe  
Five Guys Burgers  
Jason's Deli  
La Madeleine  
Manuel's  
Newk's Eatery  
Saltgrass Steakhouse  
Starbucks Coffee  
Trulucks  
Zoe's Kitchen  
Regal Arbor Theatre  
Renaissance Hotel  
Embassy Suites  
Hampton Inn

### *The Gateway*

III Forks  
Baby Acapulco  
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*

Aloft Hotel  
Austin Cake Ball  
California Pizza Kitchen  
Cru Wine Bar  
Dogwood  
Fleming's Steakhouse  
Gloria's Latin Cuisine  
iPic Theater  
Jack & Ginger's  
Kung Fu Saloon  
Lavaca Street Bar  
Maggiano's  
Mia Italian Tapas  
North Italia  
Punch Bowl Social  
Shake Shack  
Starbuck's Coffee

Sushi Zushi  
Tacodeli  
The Park  
TopGolf  
Urban  
Westin Austin  
Whole Foods  
Yard House  
Yogurt Planet

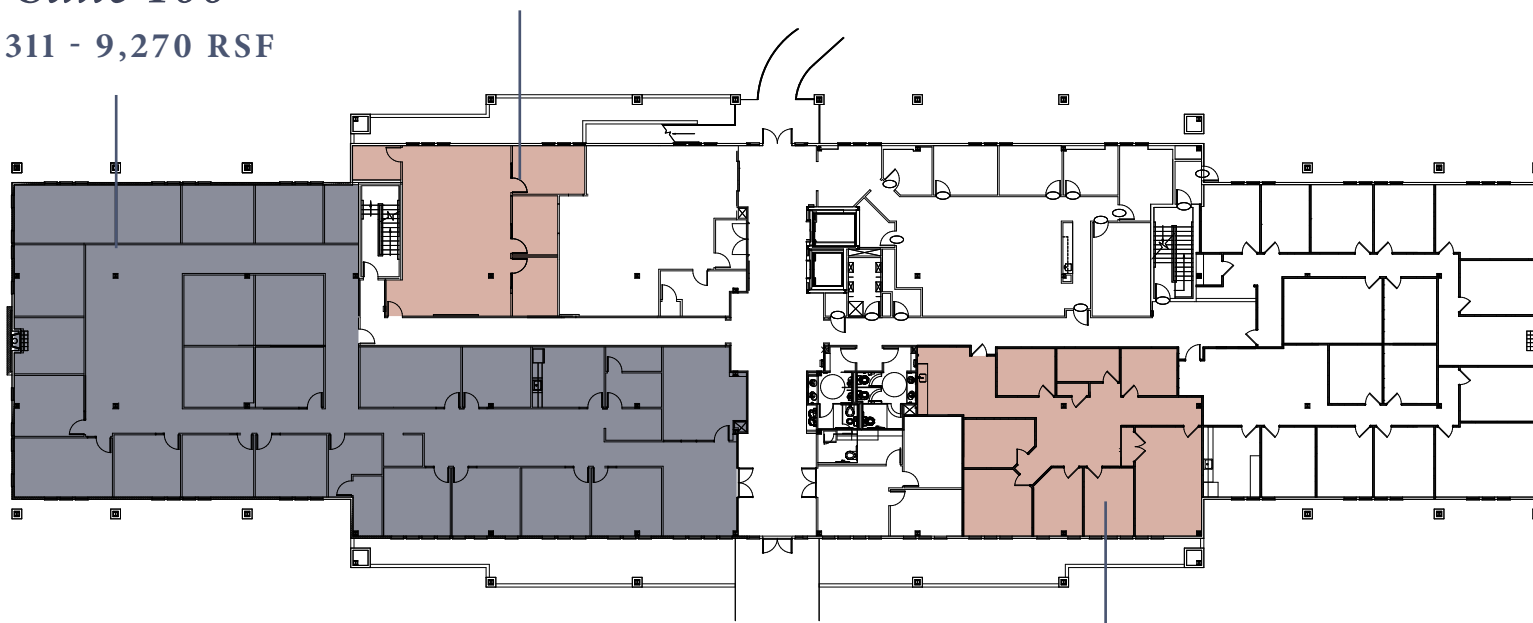
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Level One

## CANYON HILLS

*Suite 100*  
3,311 - 9,270 RSF

*Suite 106*  
1,570 RSF



CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 100



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*Suite 107*  
2,382 RSF

CLICK OR SCAN HERE TO  
VIEW MORE PROPERTY INFORMATION



# 2

## Level Two

## CANYON HILLS

DIRECT ACCESS TO  
PARKING GARAGE



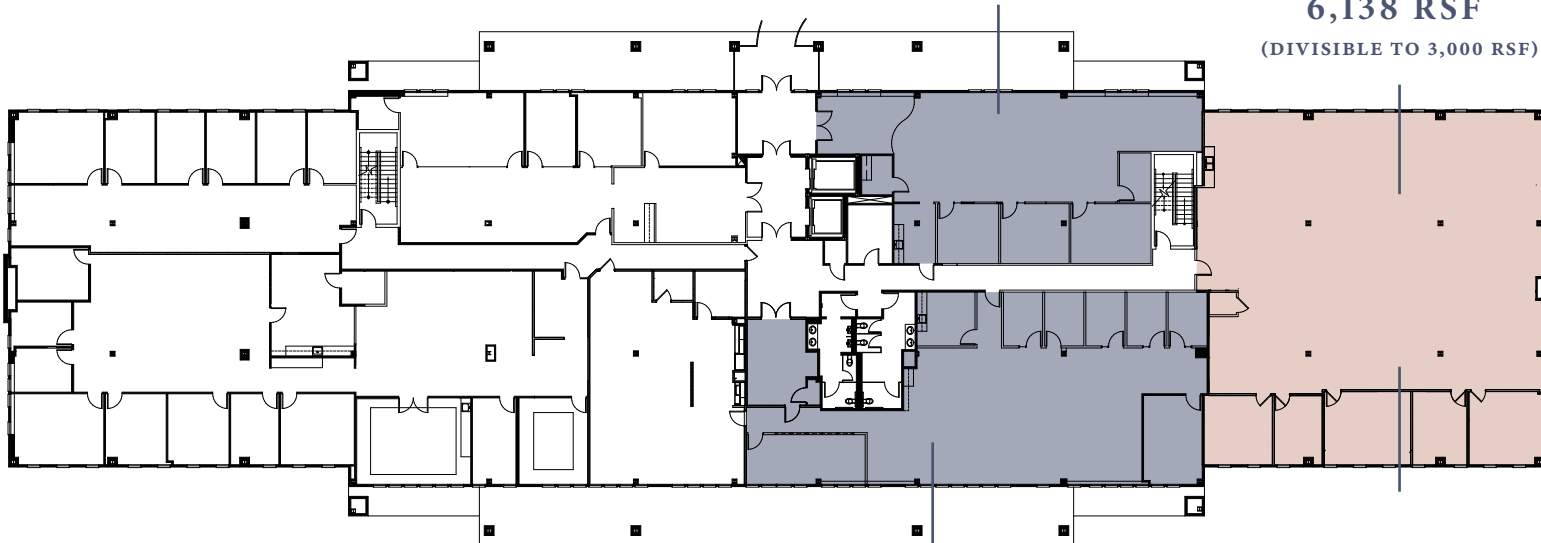
CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 201

*Suite 201\**  
2,617 RSF



CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 215

*Suite 215\**  
6,138 RSF  
(DIVISIBLE TO 3,000 RSF)



*Suite 205\**  
3,842 RSF



CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 205

\*Contiguous up to 12,597 RSF



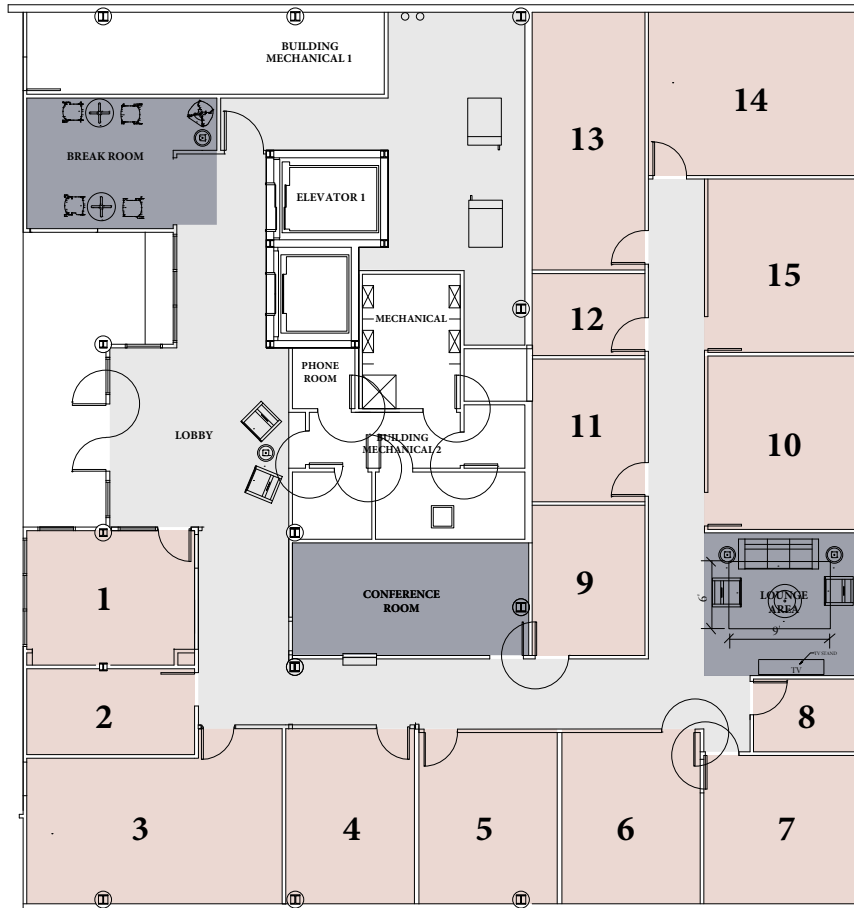
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# LL

*Lower Level*



Urban Office is a modern, flexible office space concept where members have their own private office with shared amenities. Located on the Lower Level of Canyon Hills, members will have secured access to a conference room, high speed internet, lounge areas, and their own mailing address. Members have the flexibility to upgrade to a larger office as needed.



CONTACT FOR  
URBAN OFFICE

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CLICK OR SCAN HERE TO VIEW  
URBAN OFFICE SPACE OPTIONS

# CANYON HILLS

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CLICK OR SCAN HERE  
TO VIEW CANYON  
HILLS AT ECRTX.COM

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## 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                                       | 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        |
| Isaac Gutierrez                                                   | 698727      | igutierrez@ecrtx.com | 512.505.0008 |
| Sales Agent/Associate's Name                                      | License No. | Email                | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date