



PENNYBACKER

C O M M O N S

CLASS A OFFICE SPACE FOR LEASE • 6504 BRIDGE POINT PARKWAY • AUSTIN, TEXAS 78730





A Hill Country Setting Close to the City

Nestled within the forested slopes of Shepherd Mountain, Pennybacker Commons offers breathtaking panoramic Hill Country and downtown views across Lake Austin.

This five-story, 136,000-square-foot Class A office building offers a wide array of on-site amenities including WiFi-enabled outdoor lounge areas on its rooftop terrace and at ground level, as well as a fitness center, yoga studio, grab-and-go micro-market and structured parking.





Property Highlights

- Breathtaking panoramic views of Lake Austin, the Pennybacker Bridge and Downtown Austin
- Well-equipped fitness center with yoga studio and showers
- WiFi-enabled rooftop terrace with couches, chairs, tables and great views
- Grab-and-go micromarket
- Outdoor seating area on ground level
- 3.5:1000 in structured parking garage
- Easy access to Loop 360 and FM 2222
- Minutes from Emma Long Metropolitan Park



Views Inside. Space Outside.

Expansive views of Lake Austin, the surrounding Hill Country landscape, and the downtown skyline create a distinctive backdrop throughout the property.

Comfortable lobby seating and multiple outdoor gathering areas give tenants inviting spaces to meet, recharge, or step outside throughout the day, all within a naturally scenic setting.

In the Area

LOOP 360 + FM 2222

3-minute drive

360 Pizza
360 Tans
County Line on the Lake
Pro Nails
Siena Italian
Waterloo Ice House

SHOPS AT LADERA BEND/JESTER VILLAGE

5-minute drive

Anytime Fitness
Austin Vet Emergency
Avenue Nails & Spa
Catrina's Tex Mex
Chase Bank
Jester Market
Papa John's Pizza
Red Lotus Asian Grille
Subway

DAVENPORT VILLAGE/ 360 + WESTLAKE DR.

5-minute drive

Austin Country Club
Casa De Montecristo
Castle Hill Fitness
Davenport Wines
Dearly Baby Boutique
Face to Face Spa
Firehouse Animal Clinic
Fresa's
Inspire Day Spa
Jack Allen's Kitchen
Jade Restaurant
Maudie's Milagro
Northwest Hills Pharmacy
Pak Mail
Serasana Yoga
Starbucks
The Tennis Shop
Westbank Cleaners
Wild Orchid Salon
Woodhouse Day Spa

SPICEWOOD SPRINGS/ MESA DRIVE

10-minute drive

Delaware Subs
Domino's Pizza
DoubleDave's Pizza
Galaxy Cafe
Mangia Pizza
Molcas Mexican
Starbucks
Subway
Torchy's Tacos
Wally's Burger Express

THE ARBORETUM

8-minute drive

Amy's Ice Cream
Ballard Designs
Bulevar Mexican Kitchen
Cava
Eddie V's Prime Seafood
Estancia Steakhouse

Fire Bowl Cafe
Five Guys Burgers
Hanara Sushi
Honest Mary's
Juliet Italian Kitchen
La Madeleine
Manuel's
Milk + Honey Spa
Modern Market
Newk's Eatery
Petco
P.F. Chang's
Starbucks
Teapioca Lounge
TJMaxx
The Cheesecake Factory
The Kebab Shop
Barnes & Noble
Blue Mercury
Milk + Honey Spa
Pottery Barn / Kids
Sephora
Trader Joe's





Positioned at the Entrance to Four Seasons Private Residences Lake Austin

Pennybacker Commons sits at the gateway to Four Seasons Private Residences Lake Austin, placing your business along the only route residents, guests and staff travel to and from the community each day. As one of Austin's most anticipated luxury developments, the project elevates both the visibility and prestige of the surrounding area while creating a unique opportunity for businesses seeking an exceptional address.

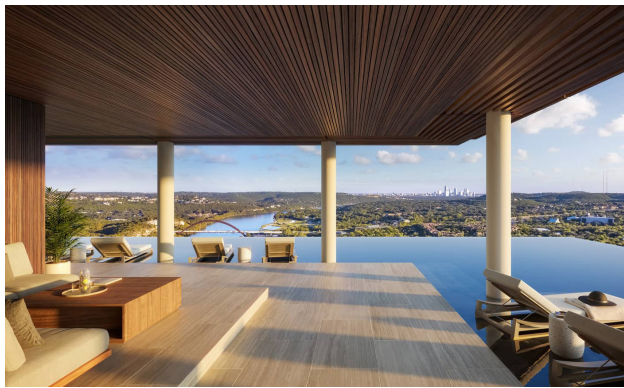
The Four Seasons development will feature more than 100,000 square feet of private resort amenities across a 145-acre lakefront community. The project is expected to deliver in 2029.

Key Resident Amenities

Spanning over 100K square feet, including:

- Michelin-starred chef restaurant
- 300-foot infinity edge pool
- World-class spa & wellness center
- Private marina & lake clubhouse
- Indoor sports club with pickleball, tennis & golf simulators
- Private theater & entertainment lounge
- Curated gathering spaces
- Four Seasons hospitality services

Amenities are exclusive to Four Seasons residents and guests, and are not shared with Pennybacker Commons.



Renderings from Four Seasons



For Leasing Opportunities

BEN TOLSON

tolson@aquilacommercial.com

512.684.3819

SETH STUART

stuart@aquilacommercial.com

512.684.3817

CODY SCHNEIDER

schneider@aquilacommercial.com

512.684.3835

