

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



AVAILABLE:

Second Floor 4,521 sf

Can Be demised

USES: Second
Generation office
and physical fitness

- 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

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
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OVERVIEW

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ESTIMATED DELIVERY DATE:

1/1/2026

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 1/1/2026
- 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%

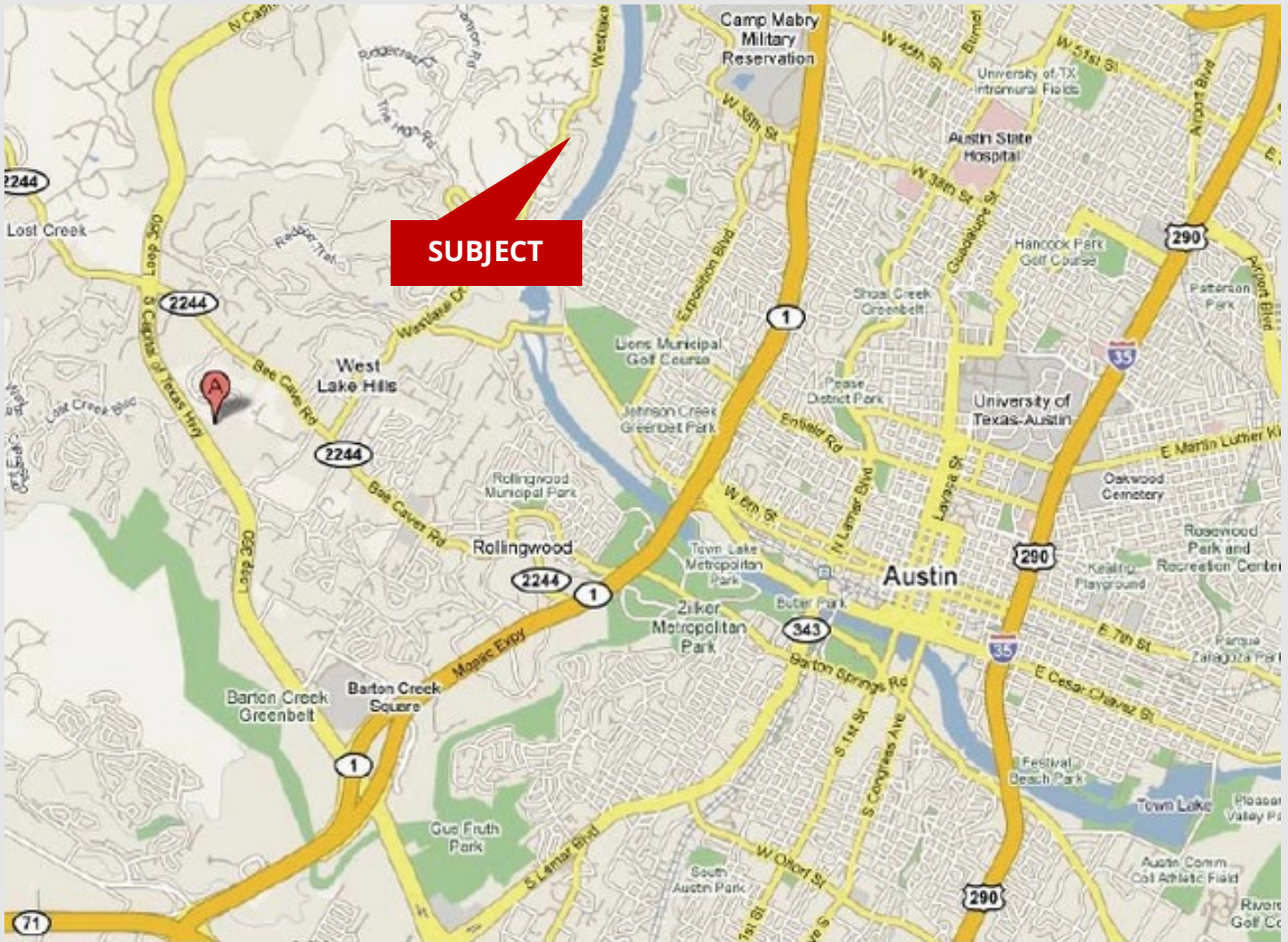


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Aerial View Map

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Suite Floor Plan

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Second Floor 4,671 sf

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