

AustinOaks



# AustinOaks

a green office park

Leasing Availabilities

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Holmes Onwukaife

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Austin Oaks is Austin's largest infill office park consisting of **12 buildings** totaling **445,332 square feet**. Nestled amongst 38-acres along MoPac Expressway (Loop 1) in Northwest Austin, the campus was acquired by The Luzzatto Company in August of 2018. The low profile design of the buildings are scaled to integrate seamlessly into the surrounding ecology. Plans are currently in progress to bring an enhanced creative perspective to Austin Oaks and emphasize the site's unique green spaces through **incorporation of artwork, health and wellness amenities, increased connectivity and preservation of the natural serenity.**

NEW  
VIDEO 

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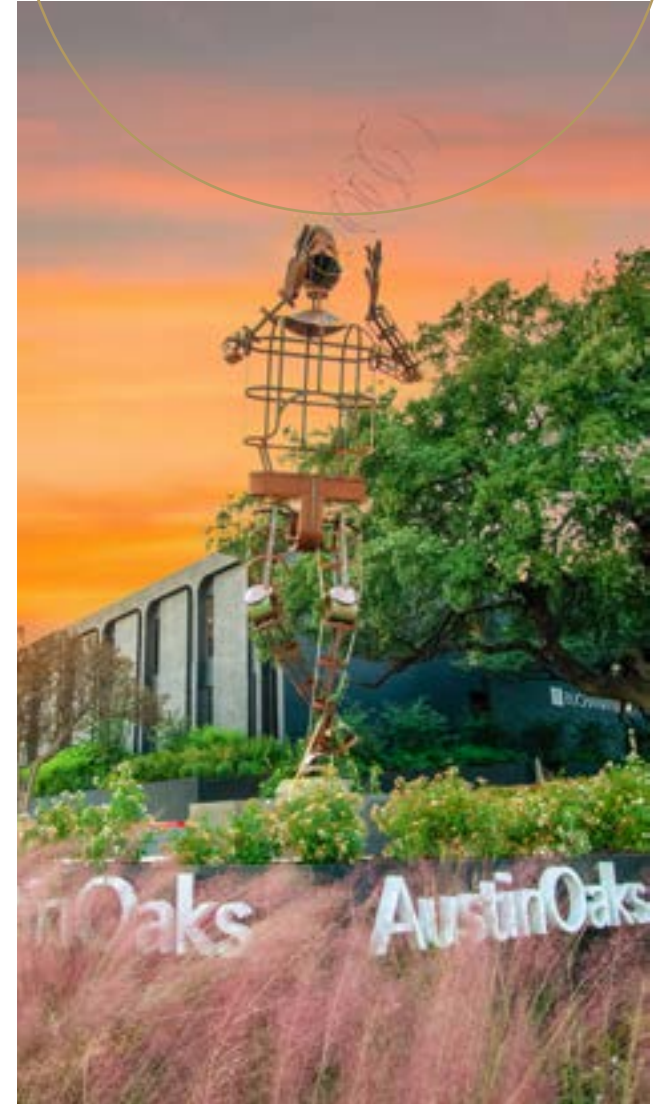
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# AustinOaks

# Landscape & Art



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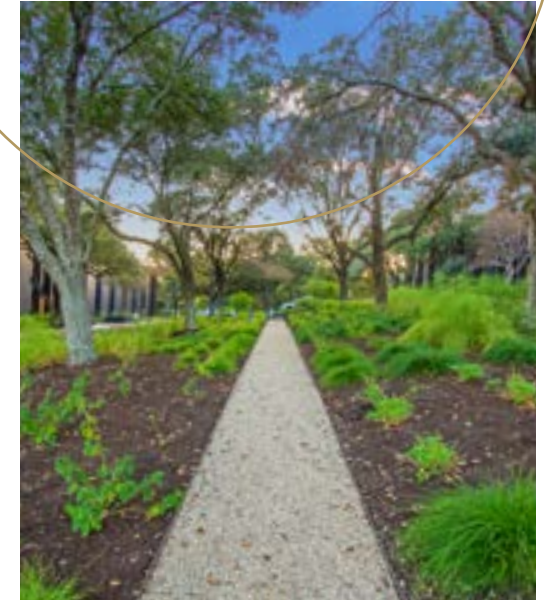
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# AustinOaks

## Landscape & Art



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# AustinOaks

## Creative Design Throughout



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# AustinOaks

## New Lobbies



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# AustinOaks

## High End Spec Suites



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# AustinOaks

## Features



### FEATURES

Recent common area renovations

Brand new fitness center with showers exclusively available to Austin Oaks tenants

New landscaping and paint in all buildings

Minutes from Anderson Lane Retail, The Domain, Arboretum, Downtown Austin and neighboring shopping centers

Austin Oaks consists of 12 buildings on 38 beautiful acres

Less than a mile from 50 locally owned retail shops and restaurants

### TOTAL SF

445,322

### PARKING

4.00 : 1,000

### OWNED BY

The Luzzatto Company

### MANAGEMENT & LEASING CENTER

Cross Building  
7718 Wood Hollow Dr, G10  
Austin, TX 78731

## TAKE A VIRTUAL TOUR



BENBROOK | 12  
Lobby



BUCHANAN | 1  
Suite 202



COLORADO | 8  
Lobby



COLORADO | 8  
Restrooms



LIVINGSTON | 4  
Suite 205



PROCTOR | 9  
Lobby



PROCTOR | 9  
Suite 210

# AustinOaks

# Campus Map



**1** BUCHANAN  
3409 Executive Center Dr  
28,011 sf

**4** LIVINGSTON  
3420 Executive Center Dr  
51,216 sf

**7** CROSS  
7718 Wood Hollow Dr  
43,719 sf

**10** BRIDGEPORT  
3701 Executive Center Dr  
31,855 sft

**2** HUBBARD  
3429 Executive Center Dr  
30,672 sf

**5** TRAVIS  
3520 Executive Center Dr  
50,509 sf

**8** COLORADO  
3636 Executive Center Dr  
38,030 sf

**11** MEREDITH  
3721 Executive Center Dr  
42,728 sf

**3** MEDINA  
3445 Executive Center Dr  
29,154 sf

**6** WHITNEY  
7719 Wood Hollow Dr  
28,587 sf

**9** PROCTOR  
3724 Executive Center Dr  
39,486 sf

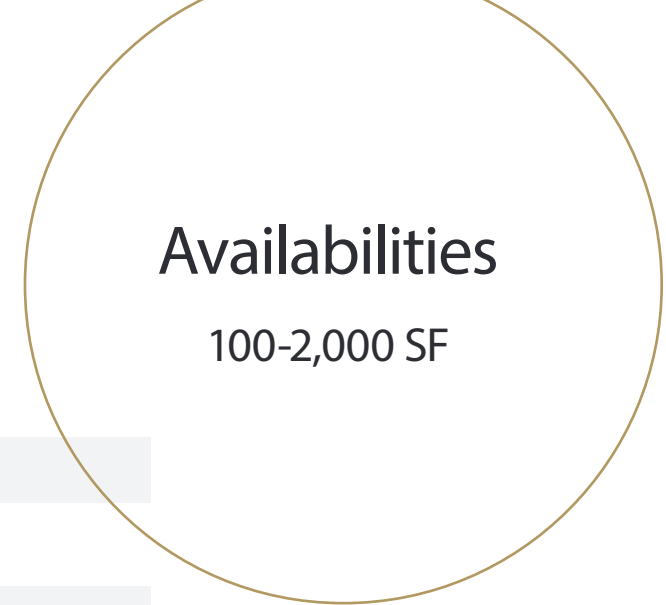
**12** BENBROOK  
3737 Executive Center Dr  
31,310 sf

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# AustinOaks

## AVAILABILITY BY SIZE



Buchanan, Suite 209	461 SF
Medina, Suite 103	485 SF
Bridgeport, Suite 151	753 SF
Colorado, Suite 201	1,033 SF
Benbrook, Suite 101	1,086 SF
Buchanan, Suite 128	1,106 SF
Benbrook, Suite 156	1,248 SF
Medina, Suite 100	1,316 SF
<a href="#">Benbrook, Suite 260</a>	1,446 SF
Meredith, Suite 201B	1,600 SF
Meredith, Suite 264	1,638 SF* *Available 1.1.26
Proctor, Suite 152	1,746 SF

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# AustinOaks

## AVAILABILITY BY SIZE

Proctor, Suite 100	2,017 SF* *Available 5.1.25
Meredith, Suite 205	2,223 SF
Livingston, Suite 165	2,335 SF* *Available 5.1.25
Cross, Suite 150	3,039 SF
Whitney, Suite 150	3,418 SF *Available 10.1.25
Buchanan, Suite 129	3,444 SF
<a href="#">Bridgeport, Suite 100</a>	4,024 SF
Bridgeport, Suite 101	4,255 SF
Cross, Suite 201	4,348 SF* *Available 6.1.25
Travis, Suite 150	4,786 SF
Cross, Suite 100	8,630 SF* *Available 4.1.25
Meredith, Suite 100	9,670 SF* *Demisable options available
Travis, Suite 200	9,781 SF *Demisable options available

## Availabilities

2,000+ SF

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# AustinOaks

## Nearby Amenities



### ANDERSON LANE

1 mile, 4 minutes driving, 6 minutes cycling

### SHOPS AT ARBOR WALK

2 miles, 6 minutes driving

### GATEWAY SHOPPING CENTER

2 miles, 6 minutes driving

### ARBORETUM AT GREAT HILLS

2 miles, 4 minutes driving

### THE DOMAIN

3 miles, 5 minutes driving

### HEALTH & WELLNESS

Within 2.5 miles of Austin Oaks are more than 8 yoga and pilates studios, 5 gym and training facilities, 5 fresh food and produce providers as well as multiple options for physical, dental, optical and mental health treatments and therapy.



BARTLETT'S

FLOWER CHILD  
REAL FRESH PRODUCE IN RAPID WORLD

WESTIN  
HOTELS & RESORTS



COVER3  
DINING-SPIRITS-SPORTS

NORTH  
ITALIA

aloft  
HOTELS



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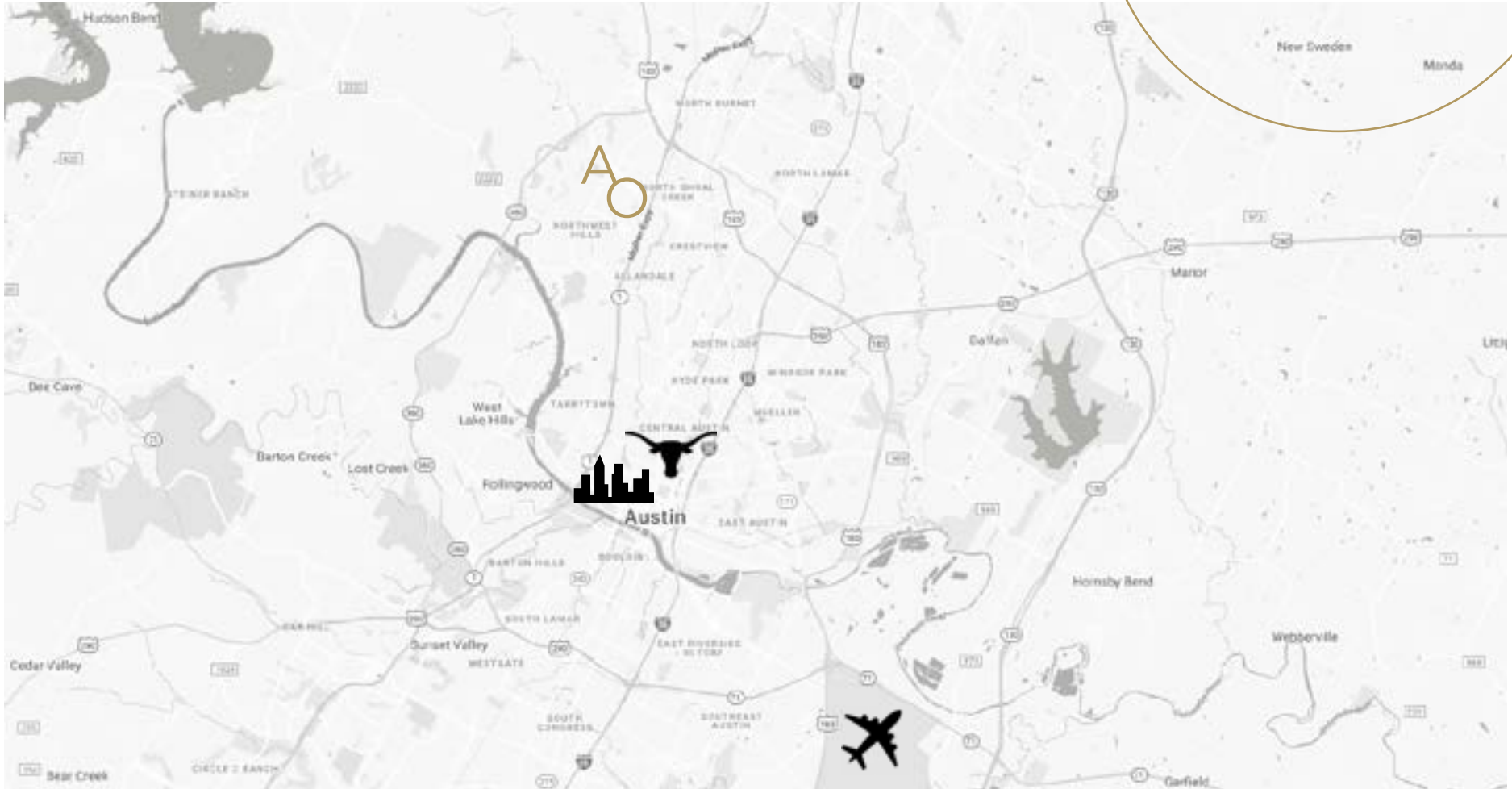
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# AustinOaks

## Location Map



### **AUSTIN BERGSTROM INTERNATIONAL AIRPORT**

20 miles, 23 minutes driving

### **DOWNTOWN AUSTIN**

7 miles, 12 minutes driving

### **UNIVERSITY OF TEXAS**

6 miles, 10 minutes

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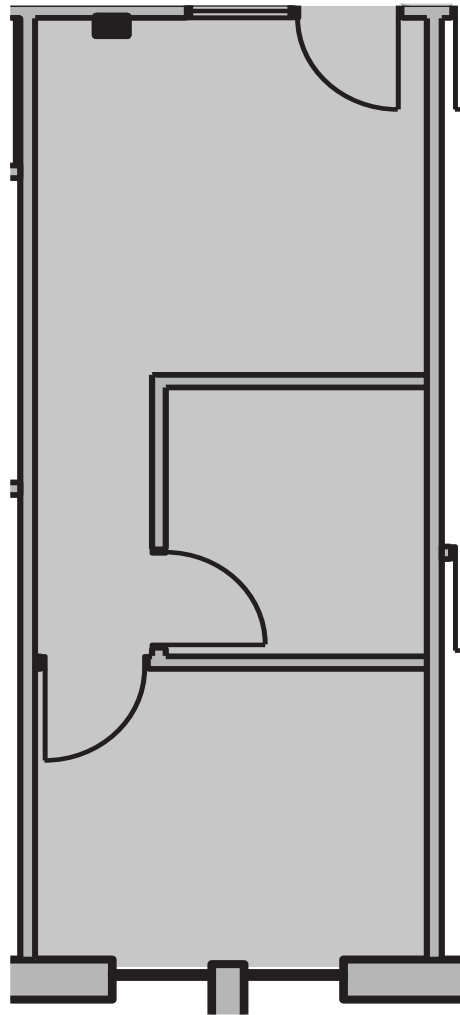
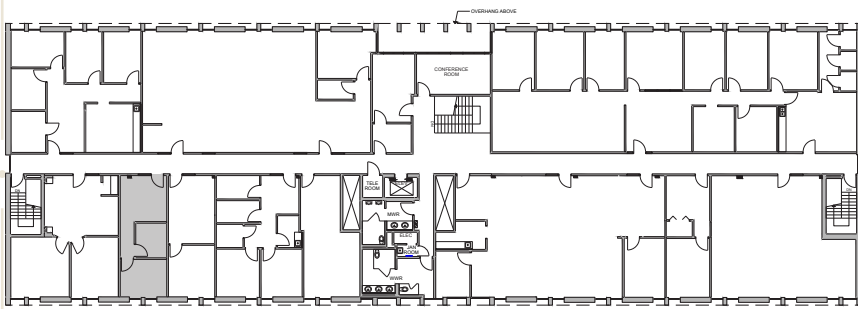
WELCOMES



# NOW OPEN

# AustinOaks

Buchanan, Suite 209  
First Floor  
461 SF  
Traditional Finish



Building

7

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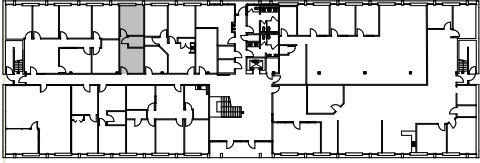
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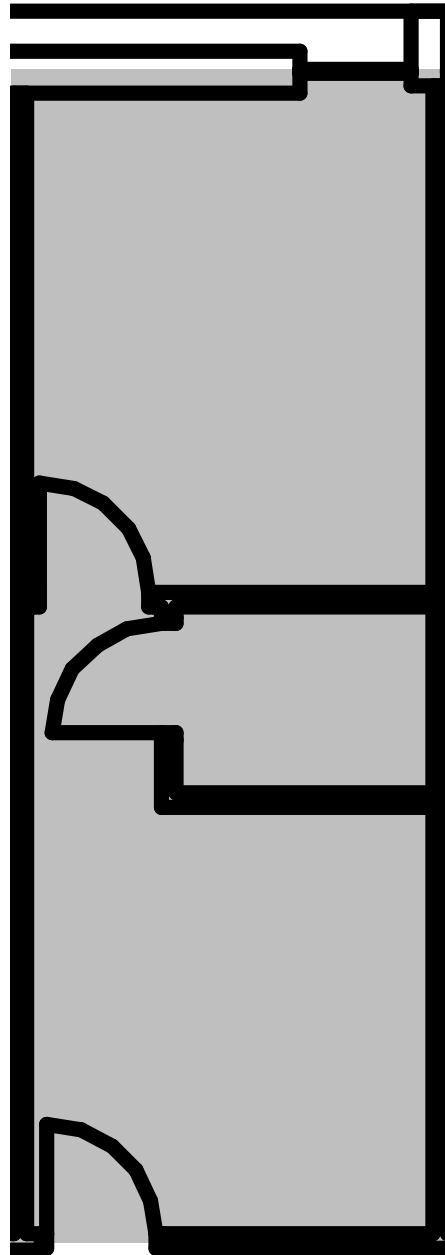
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# AustinOaks



Medina, Suite 103  
First Floor  
485 SF  
Traditional Finish



Building

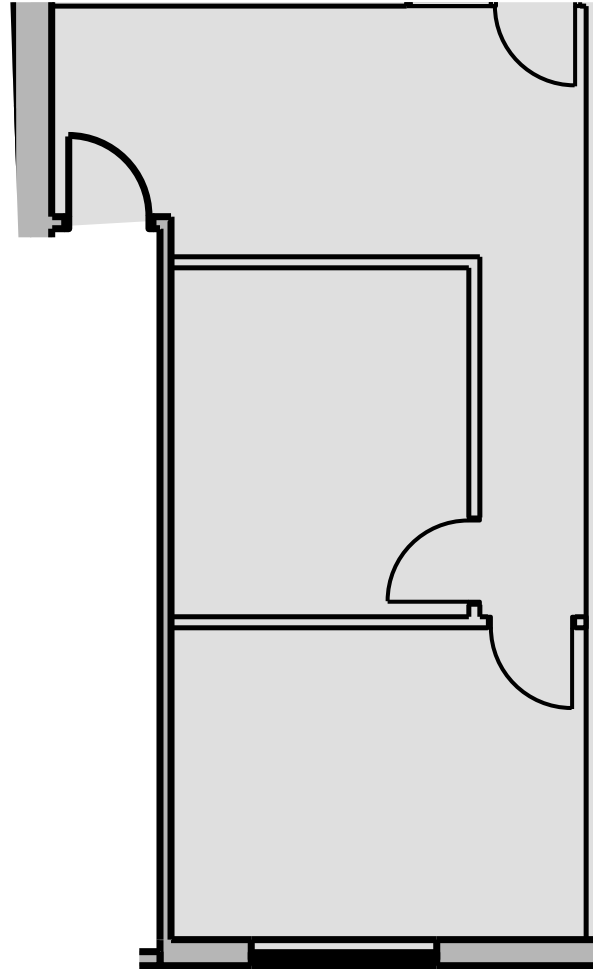
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# AustinOaks



Bridgeport, Suite 151  
First Floor  
753 SF  
Traditional Finish



Building

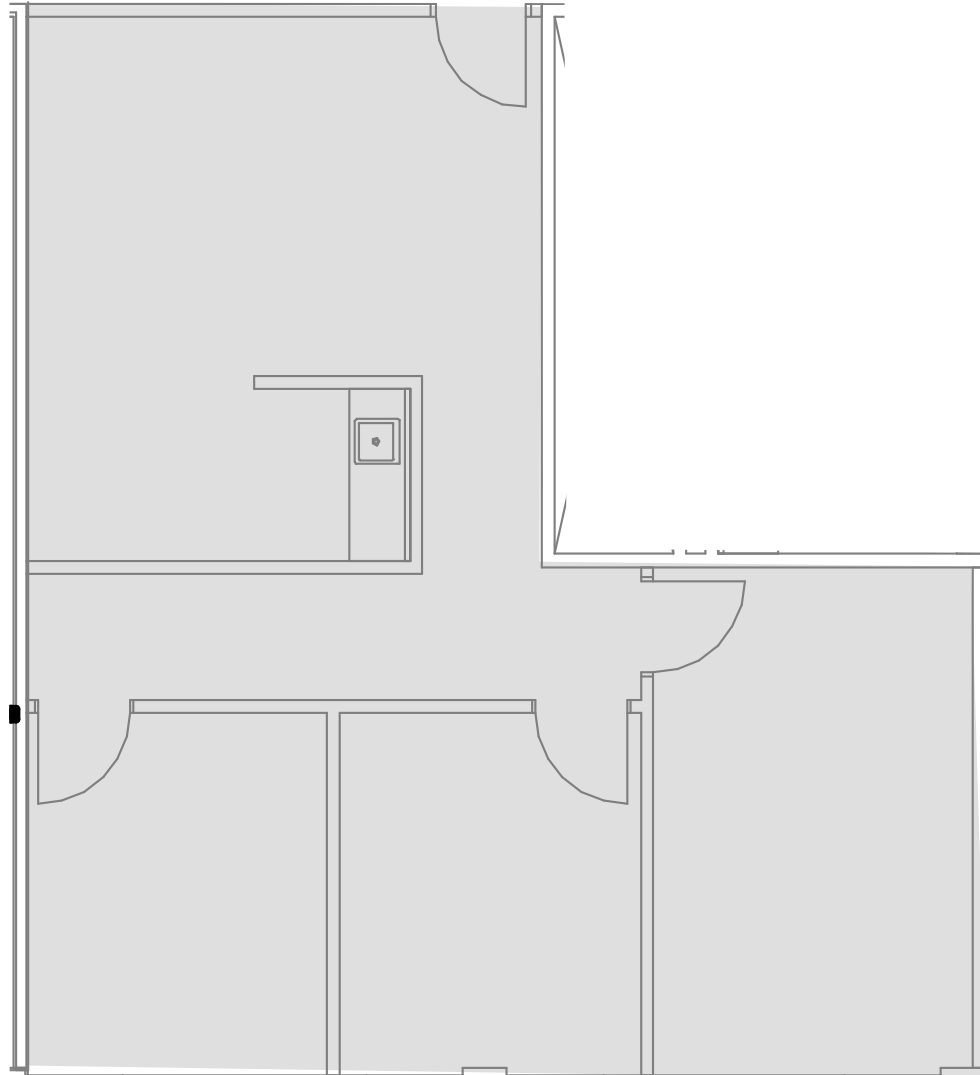
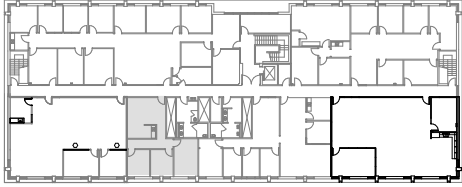
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# AustinOaks

Colorado, Suite 201  
Second Floor 1,033 SF  
Traditional Finish



Building

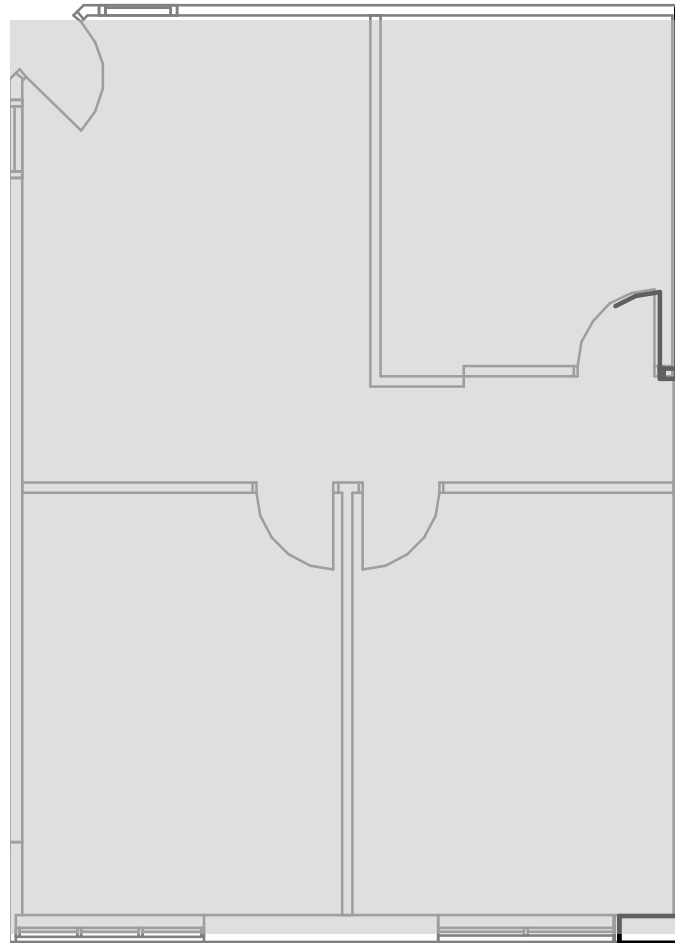
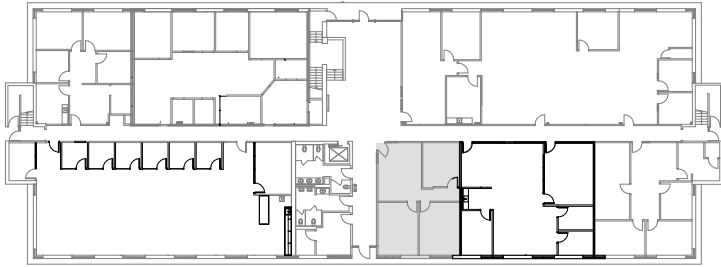
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# AustinOaks

Benbrook, Suite 101  
First Floor  
1,086 SF  
Traditional Finish



Building

12

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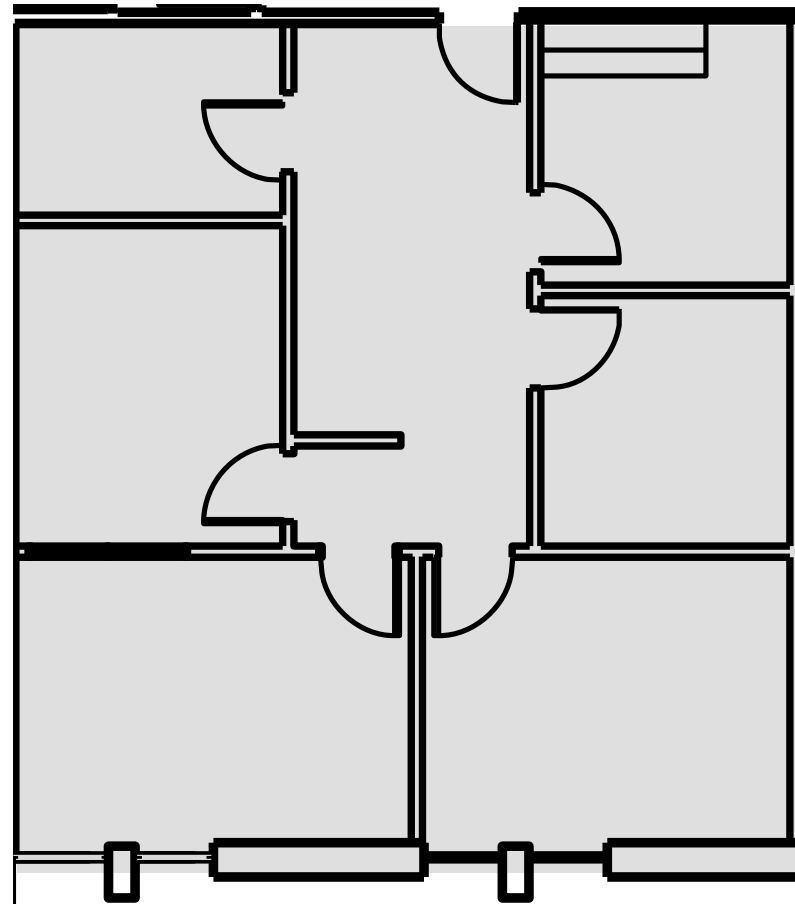
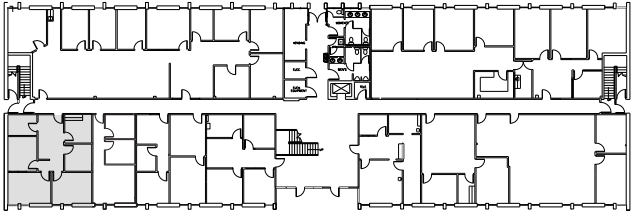
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# AustinOaks

Buchanan, Suite 128  
First Floor  
1,106 SF  
Traditional Finish



Building

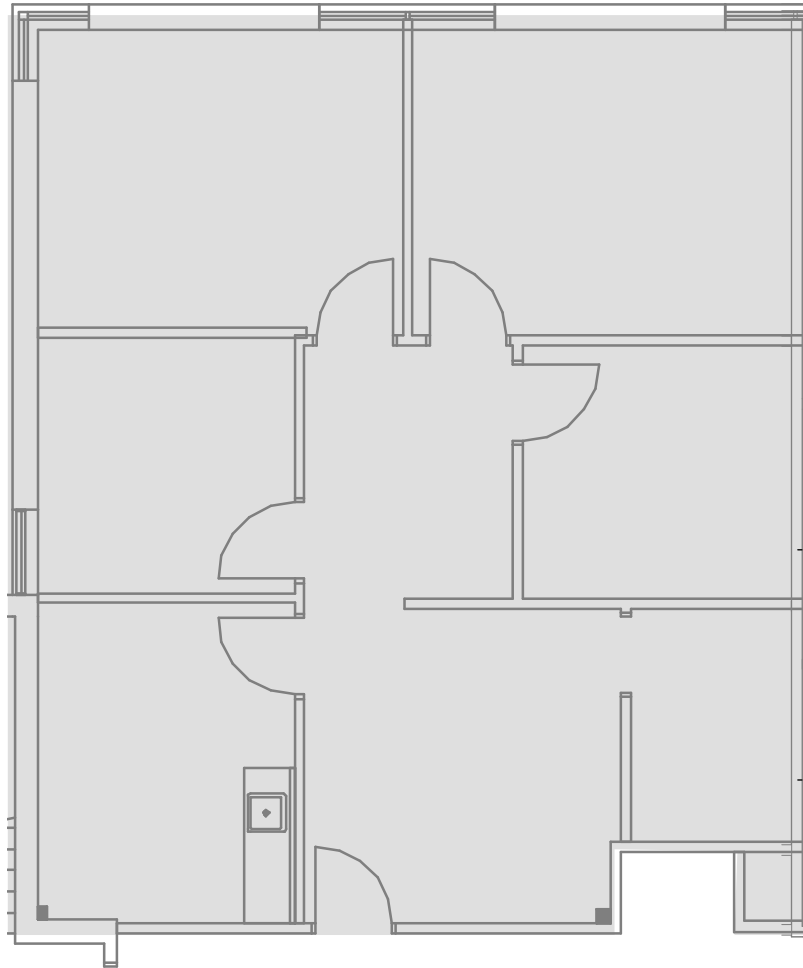
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# AustinOaks

Benbrook, Suite 156  
First Floor  
1,248 SF  
Traditional Finish



Building

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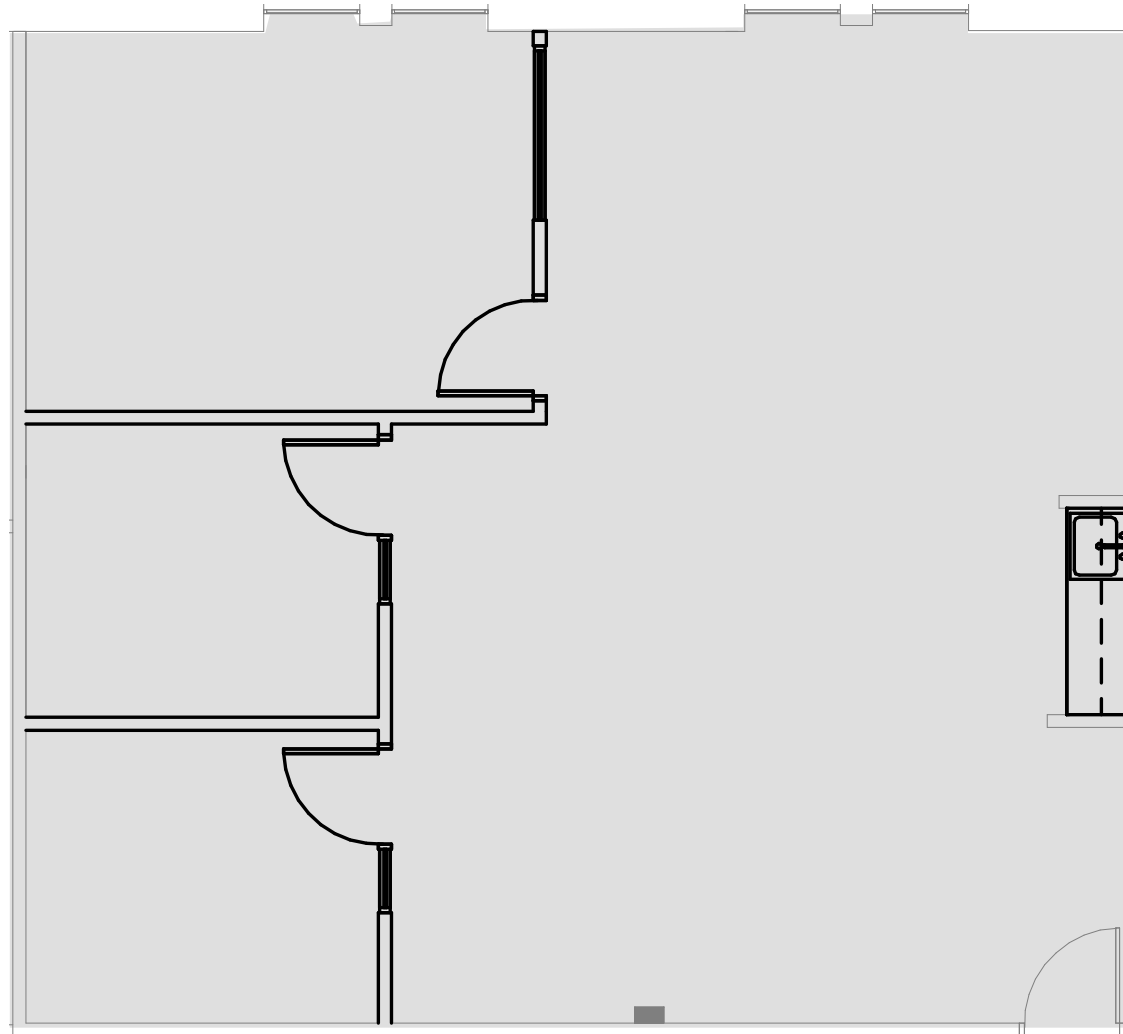
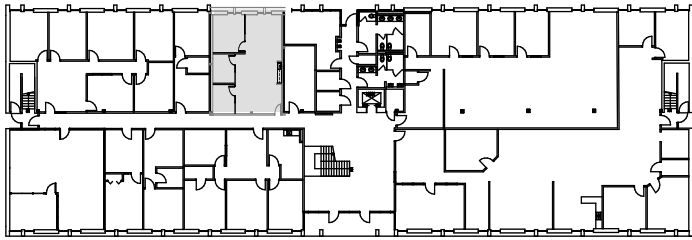
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# AustinOaks

Medina, Suite 100  
First Floor  
1,316 SF  
Creative Finish



Building

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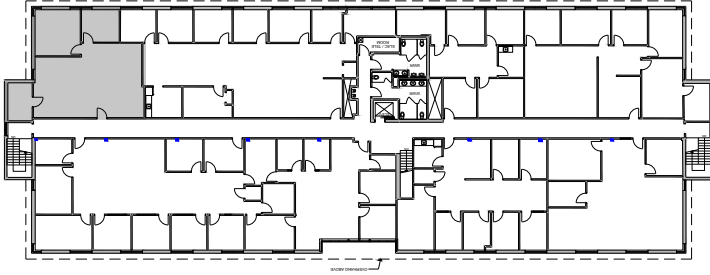
E [holmes.onwukaife@cushwake.com](mailto:holmes.onwukaife@cushwake.com)


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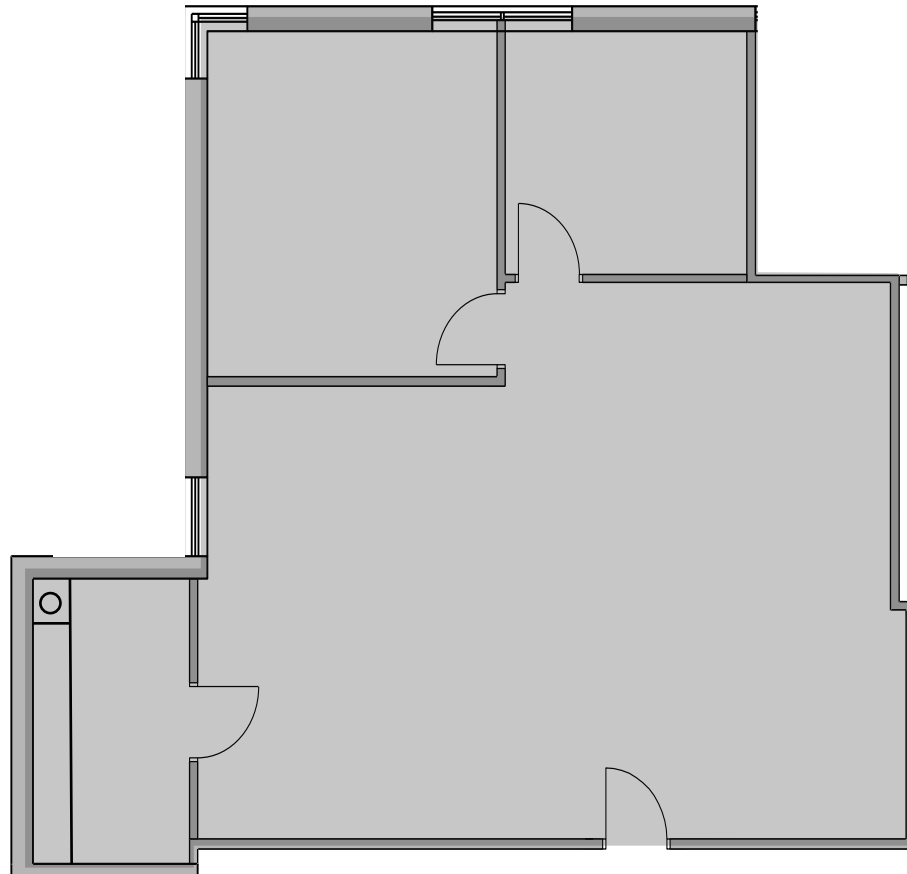
# AustinOaks

Suite 260  
Second floor  
1,446 sf

Creative Finish



[CLICK FOR VIRTUAL TOUR](#) 



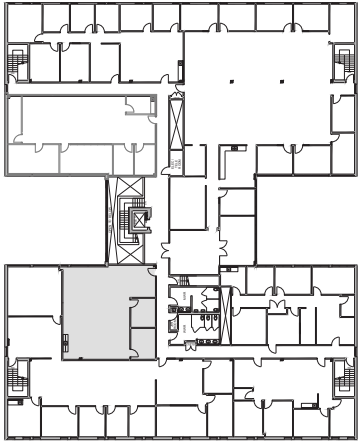
Building

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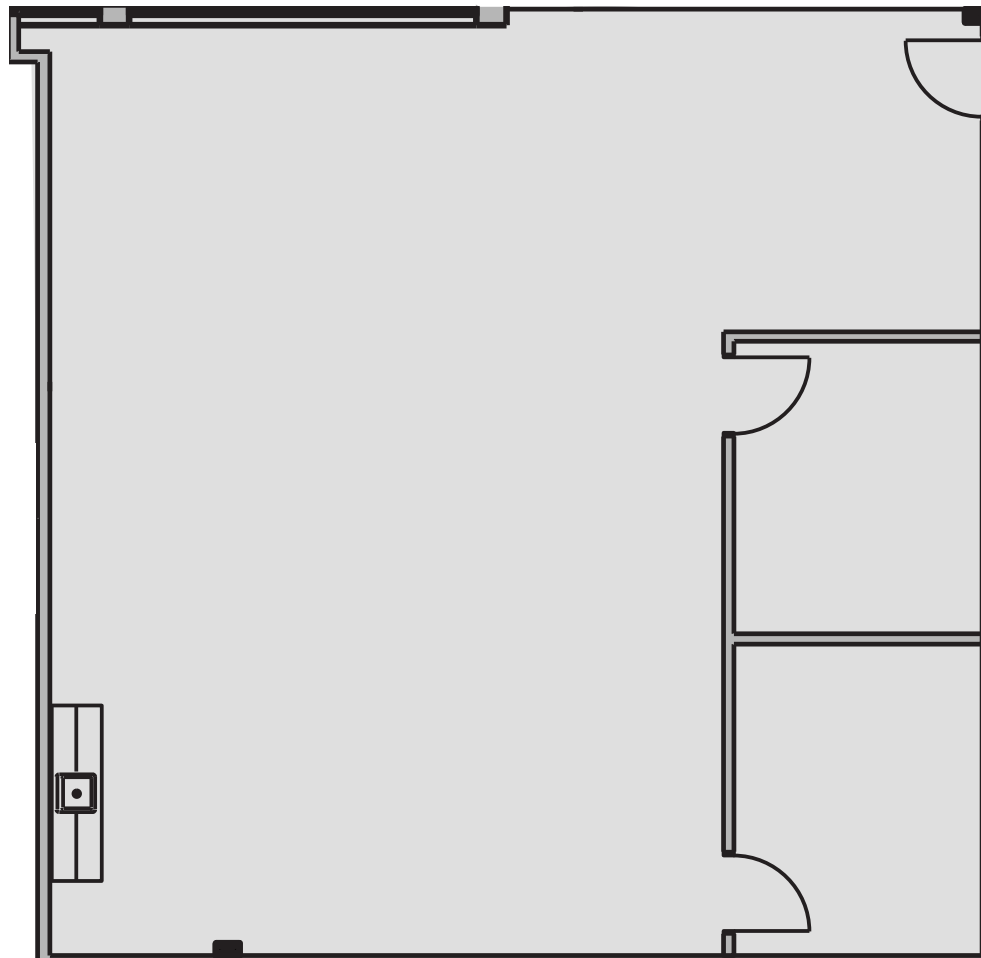
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# AustinOaks



Meredith, Suite 201B  
Second Floor  
1,600 SF

Traditional Finish



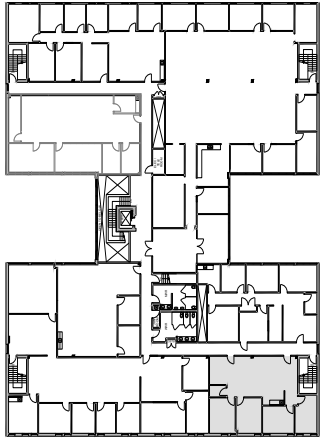
Building

11

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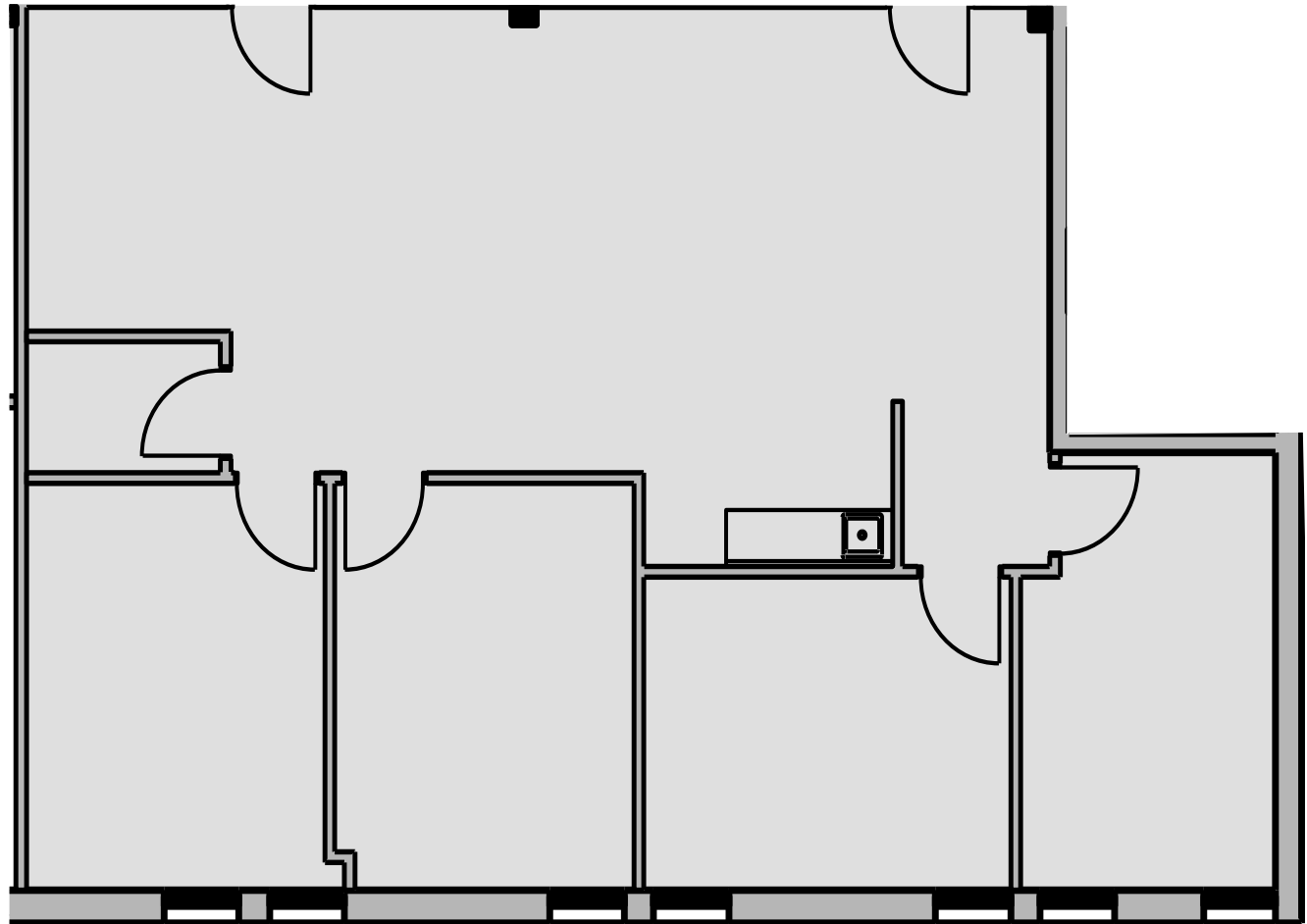
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# AustinOaks



Meredith, Suite 264  
Second Floor  
1,638 SF\*  
Traditional Finish

\*Available 1.1.26



Building

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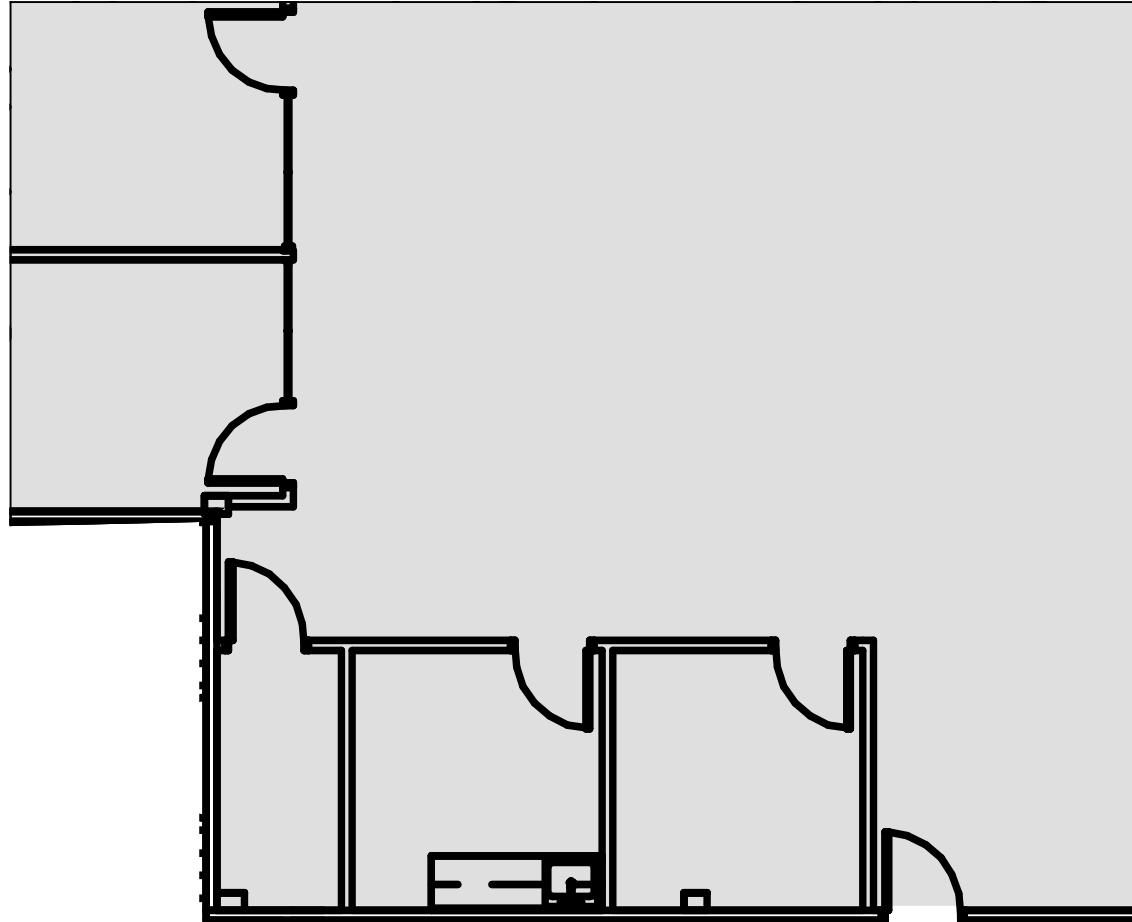
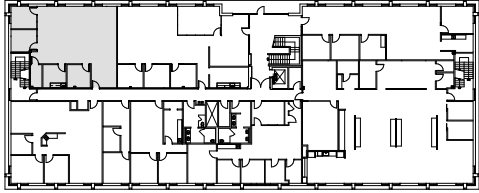
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# AustinOaks

Proctor, Suite 152  
First Floor  
1,746 SF  
Creative Finish



Building

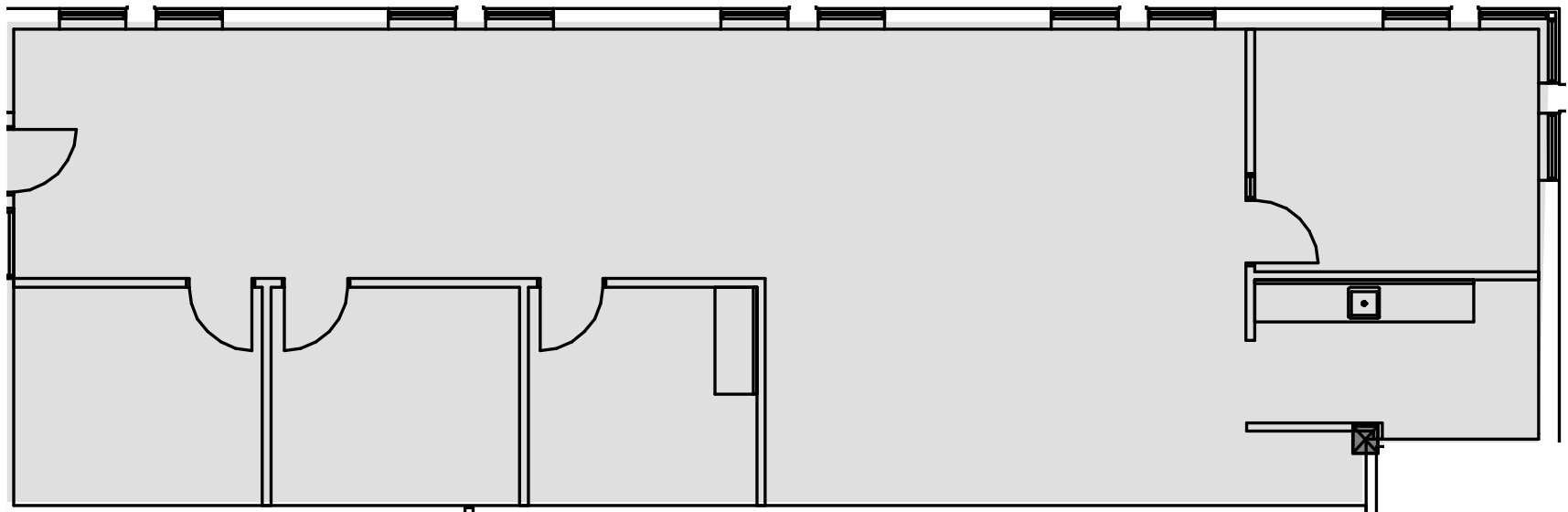
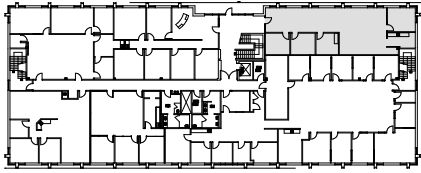
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# AustinOaks

Proctor, Suite 100  
First Floor  
2,017 SF  
\*Available 5.1.25  
Creative Finish

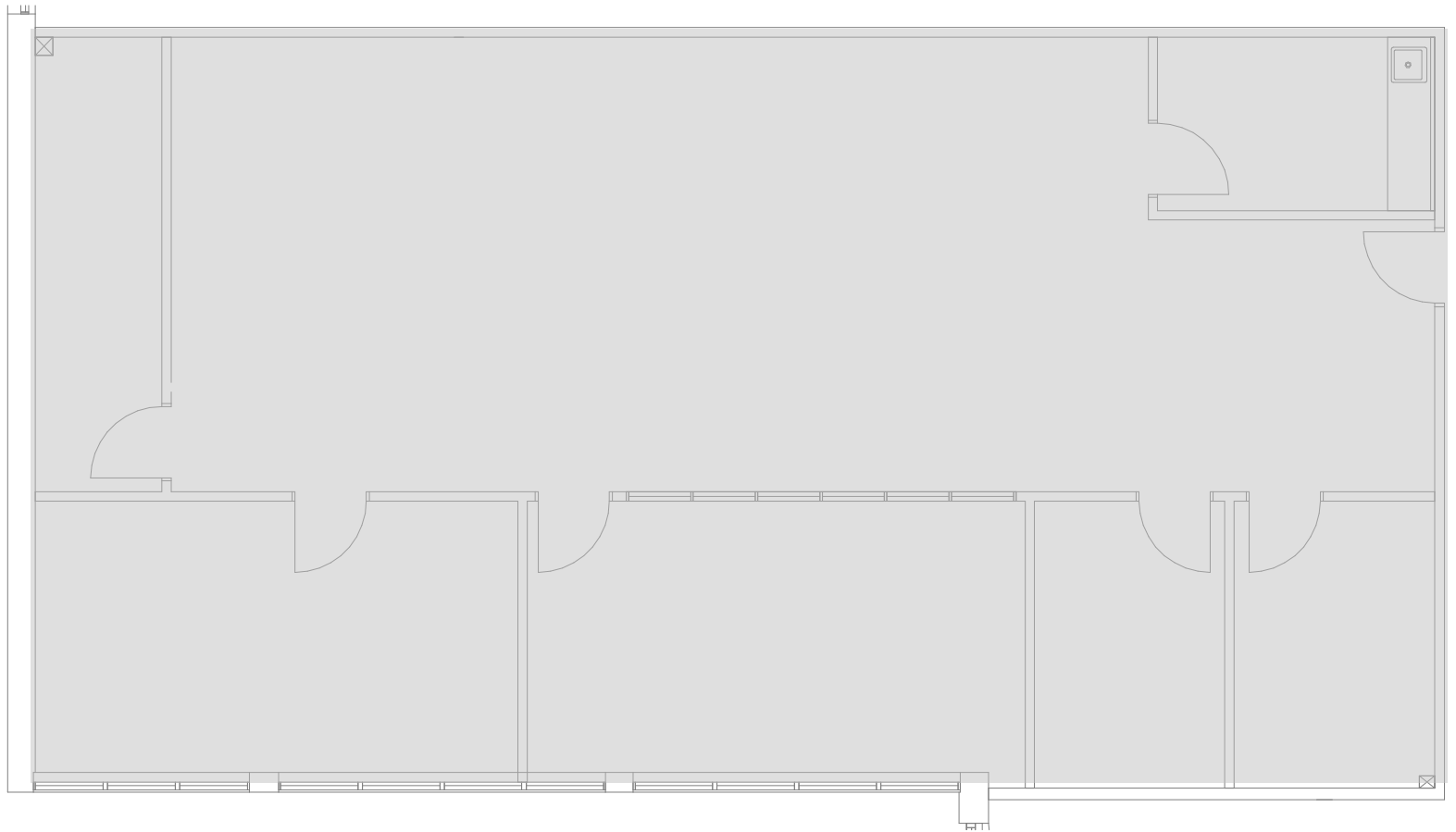
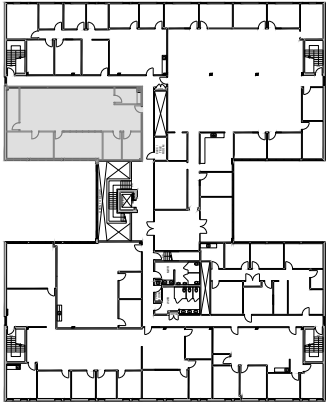


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2,223 SF  
Creative Finish



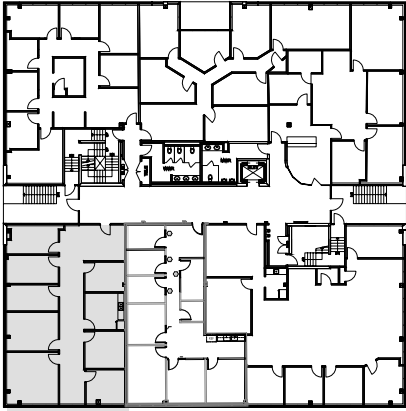
Building

11

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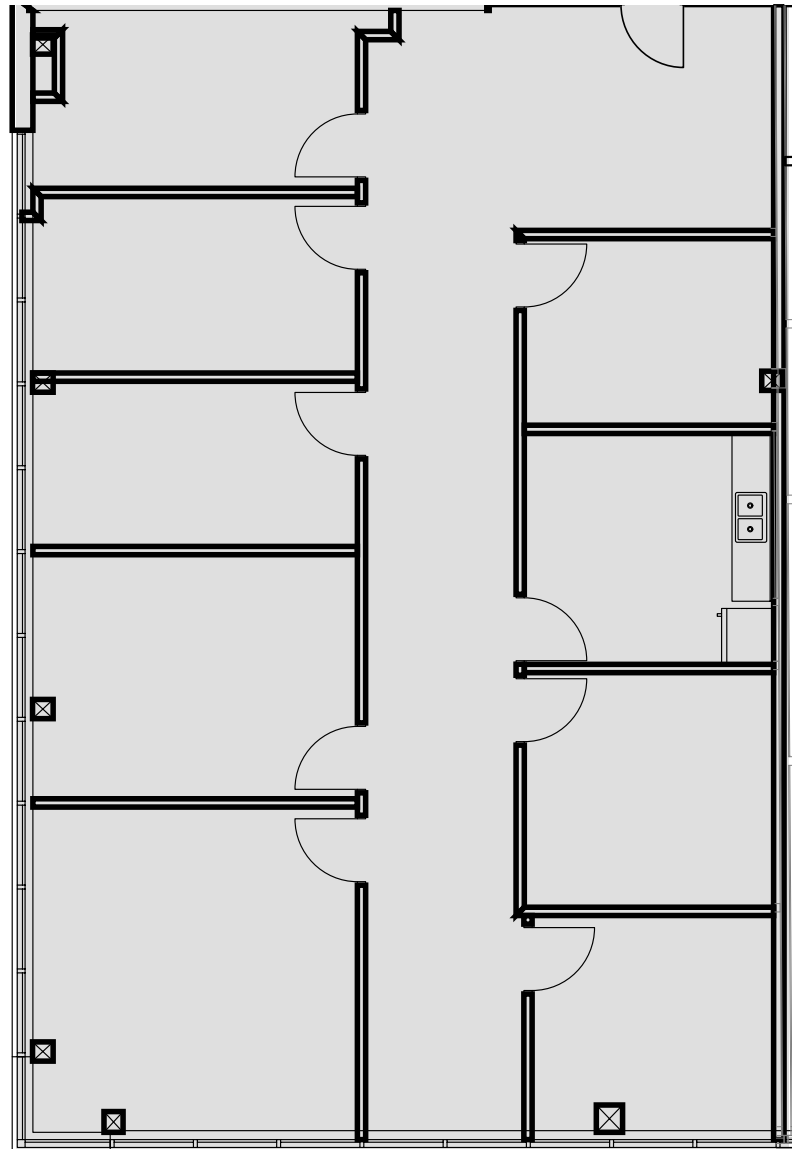
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# AustinOaks



Livingston, Suite 165  
First Floor  
2,355 SF\*  
Traditional Finish

\*Available 5.1.25



Building

4

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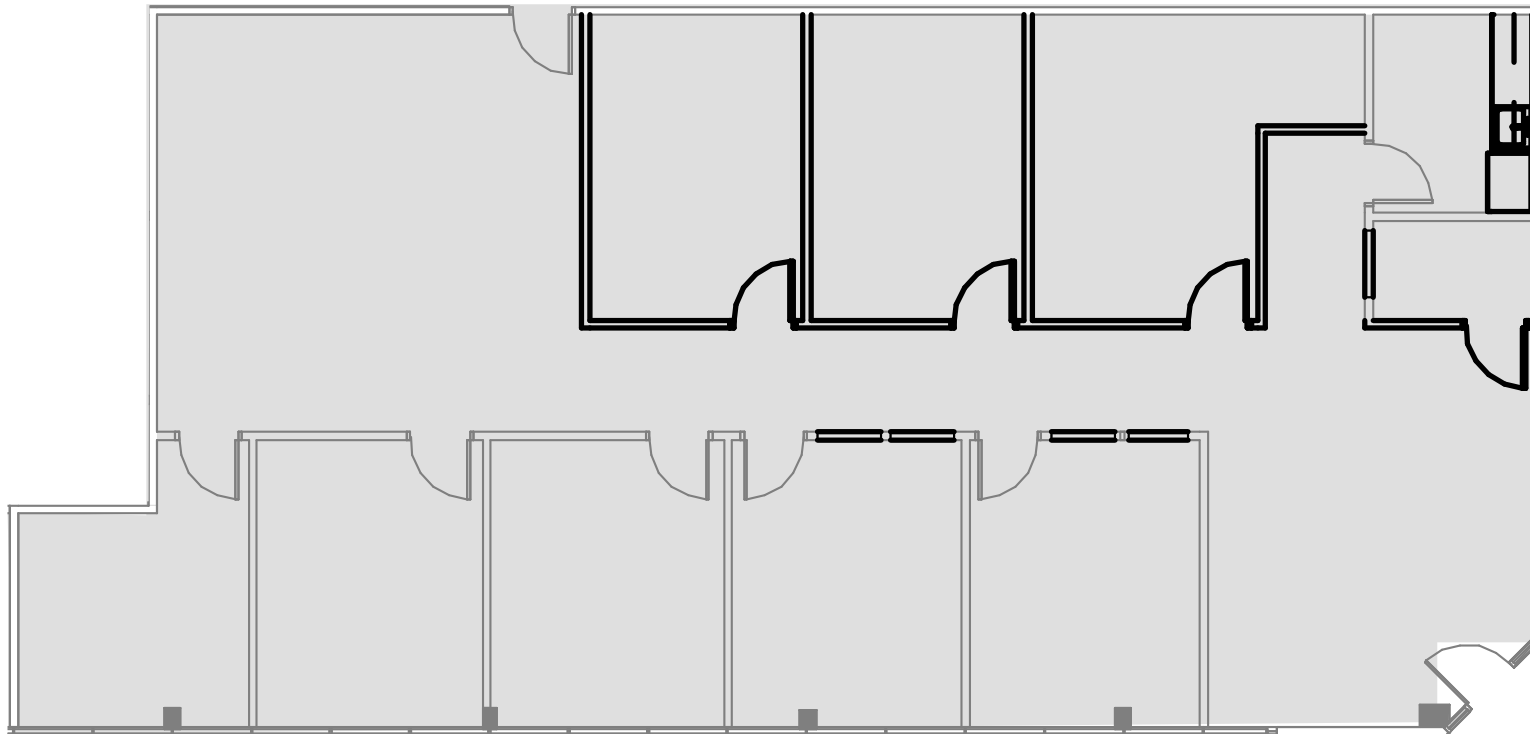
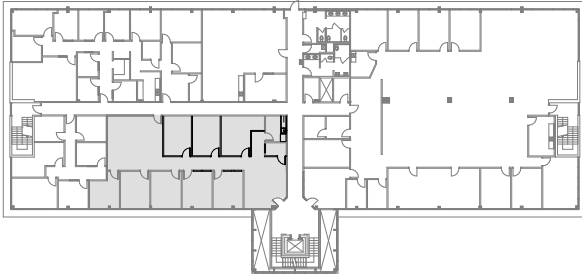
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# AustinOaks

Cross, Suite 150  
First Floor  
3,039 SF  
Creative Finish



Building

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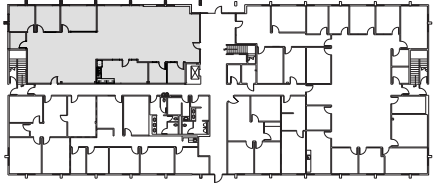
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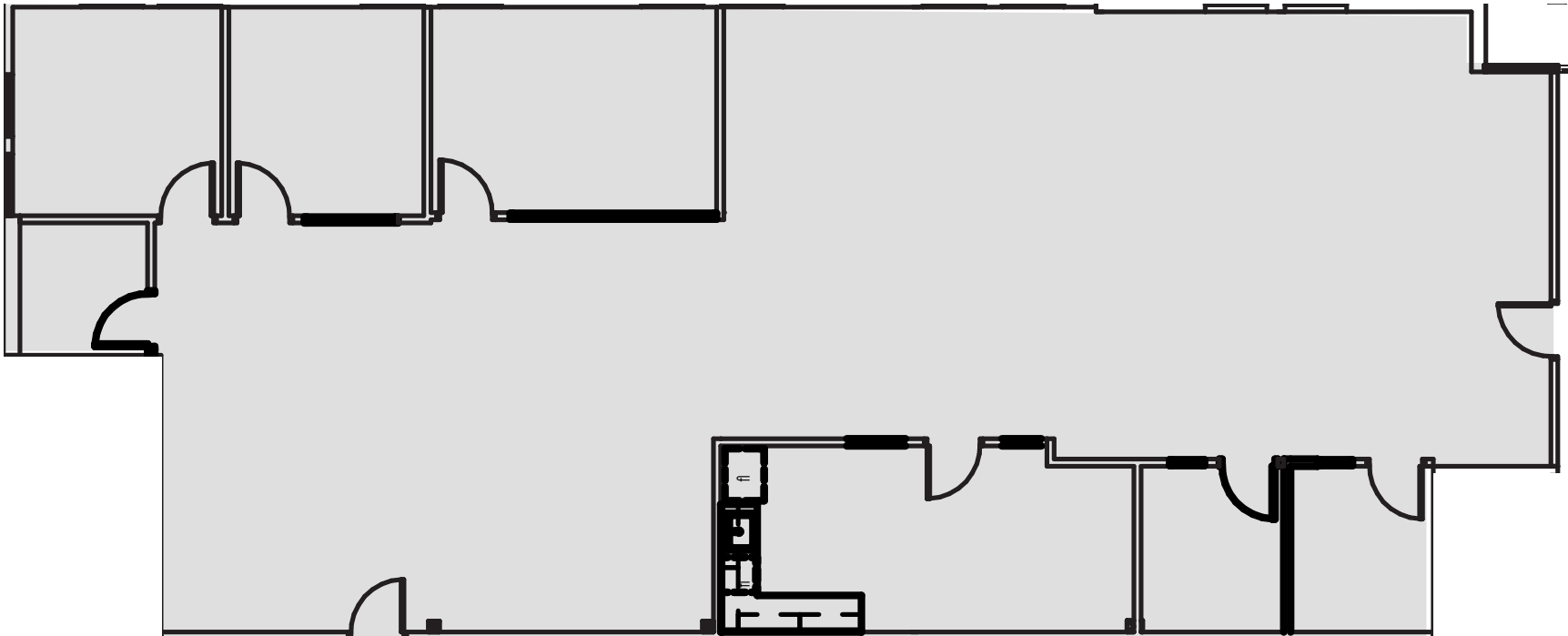
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# AustinOaks



Whitney, Suite 150  
First Floor  
3,418 SF\*  
\*Available 10.1.25  
Creative Finish



Building

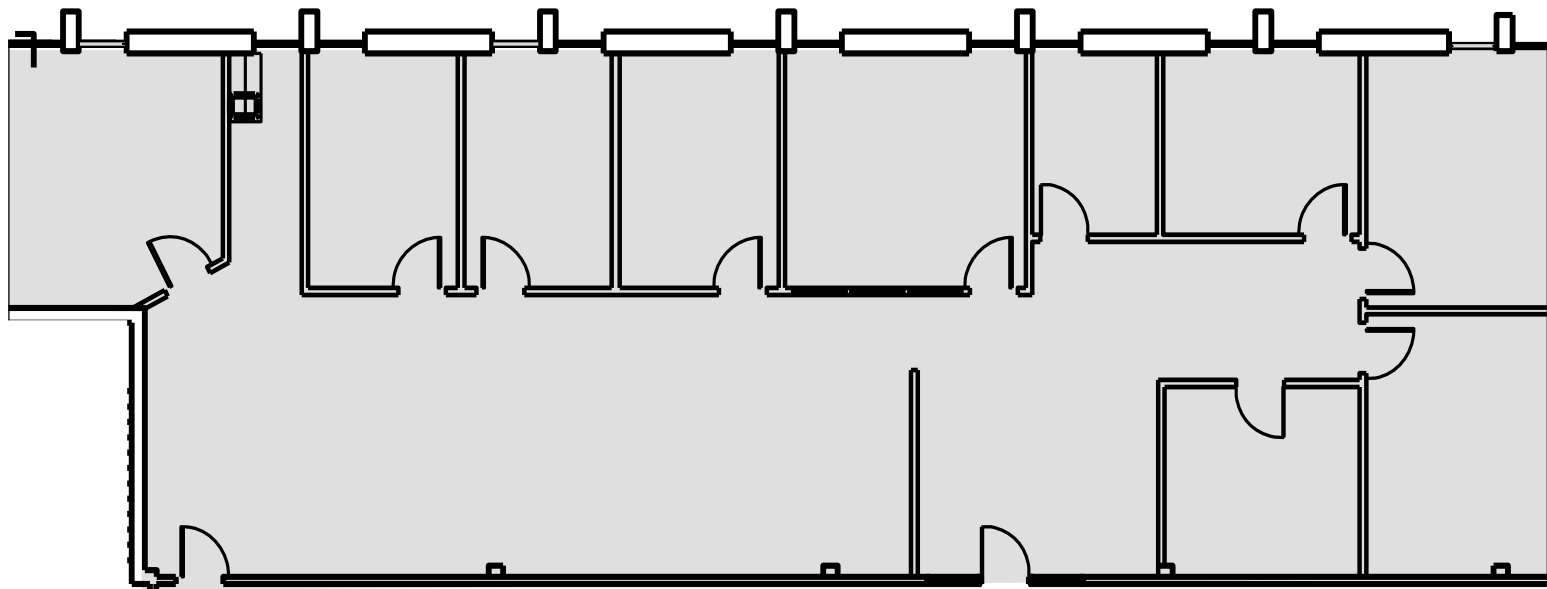
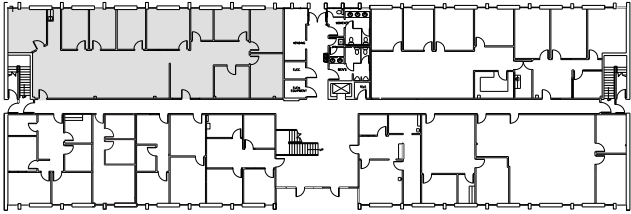
6

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# AustinOaks

Buchanan, Suite 129  
First Floor  
3,444 SF  
Traditional Finish



Building

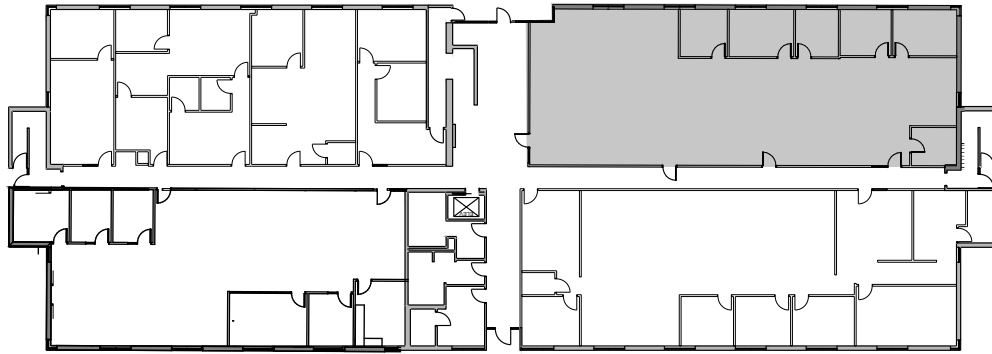
1

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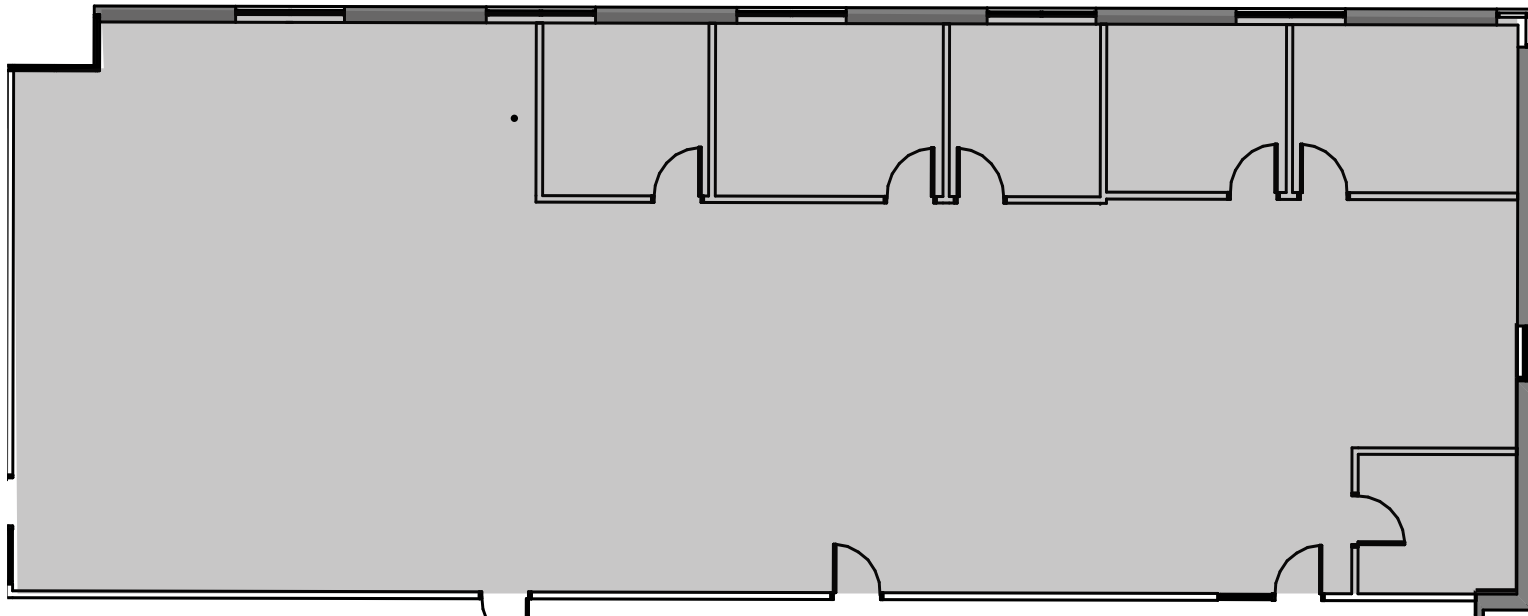
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T +1 512 439 6717

# AustinOaks

Bridgeport, Suite 100  
First floor  
4,024 sf  
Creative Finish



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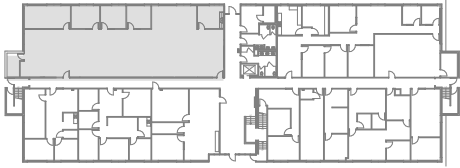
Building

10

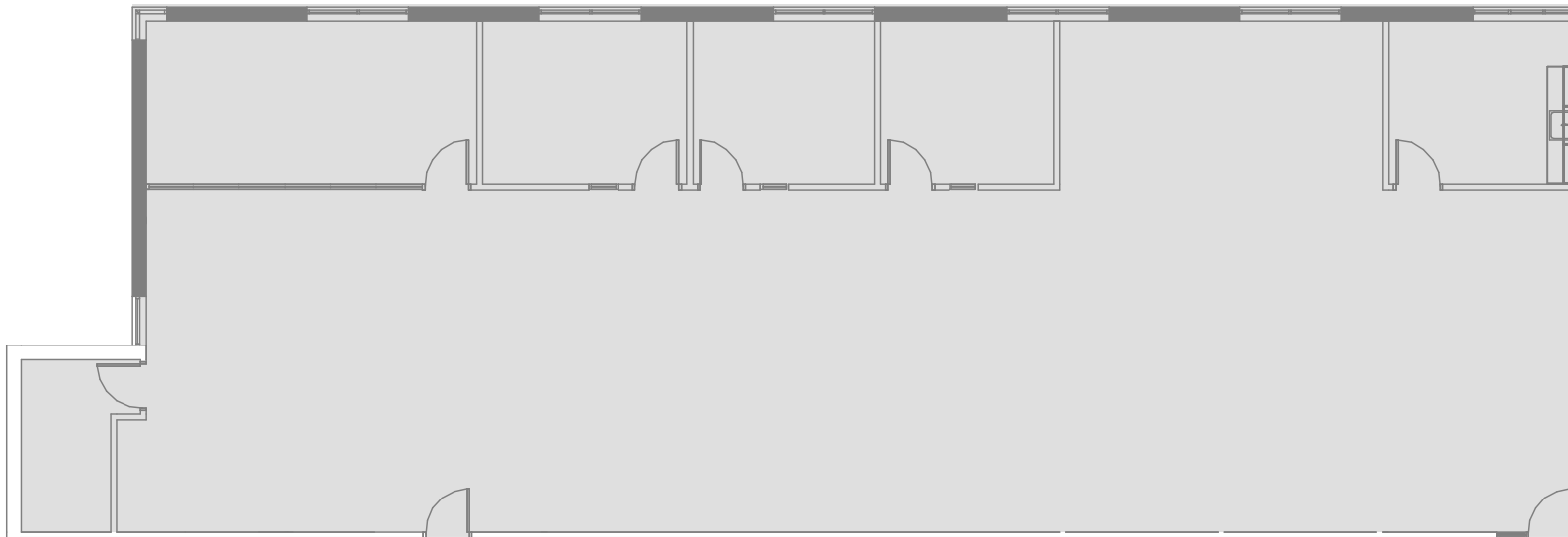
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# AustinOaks



Bridgeport, Suite 101  
First Floor  
4,255 SF  
Creative Finish



Building

10

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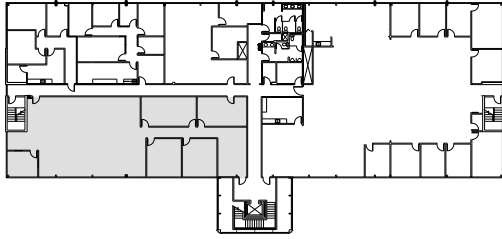
T +1 512 814 3404

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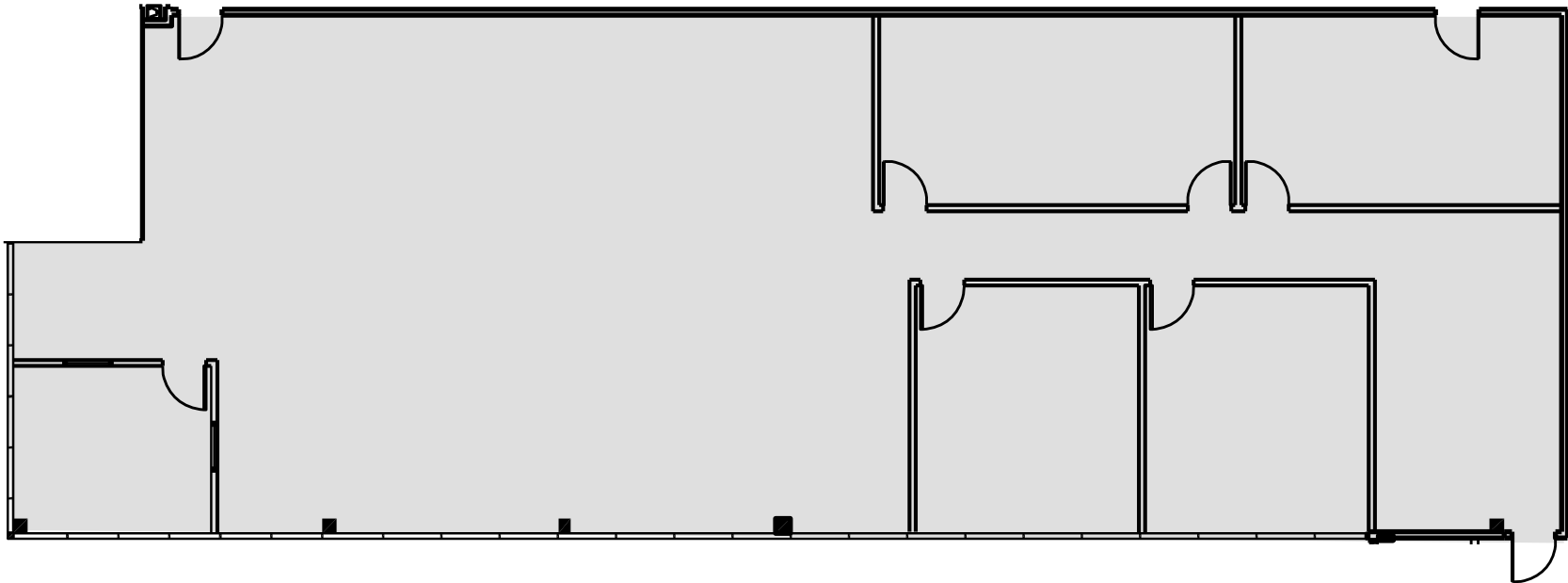
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# AustinOaks



Cross, Suite G100  
Ground Floor  
4,348 SF\*

Available 6.1.25\*  
Creative Finish



Building

7

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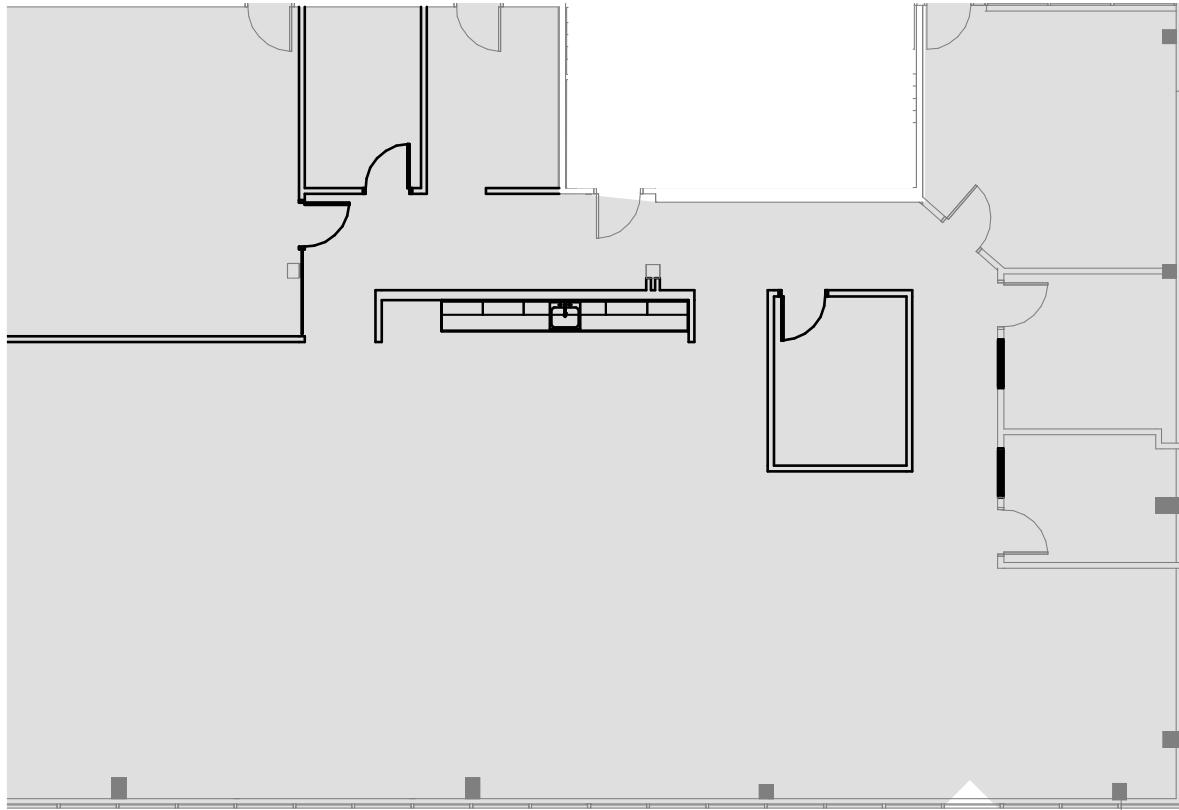
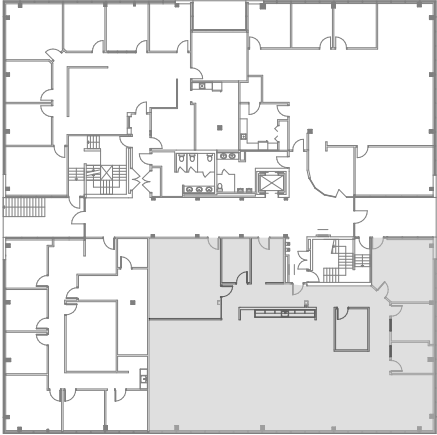
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# AustinOaks

Travis, Suite 150  
First Floor  
4,786 SF  
Traditional Finish



Building

5

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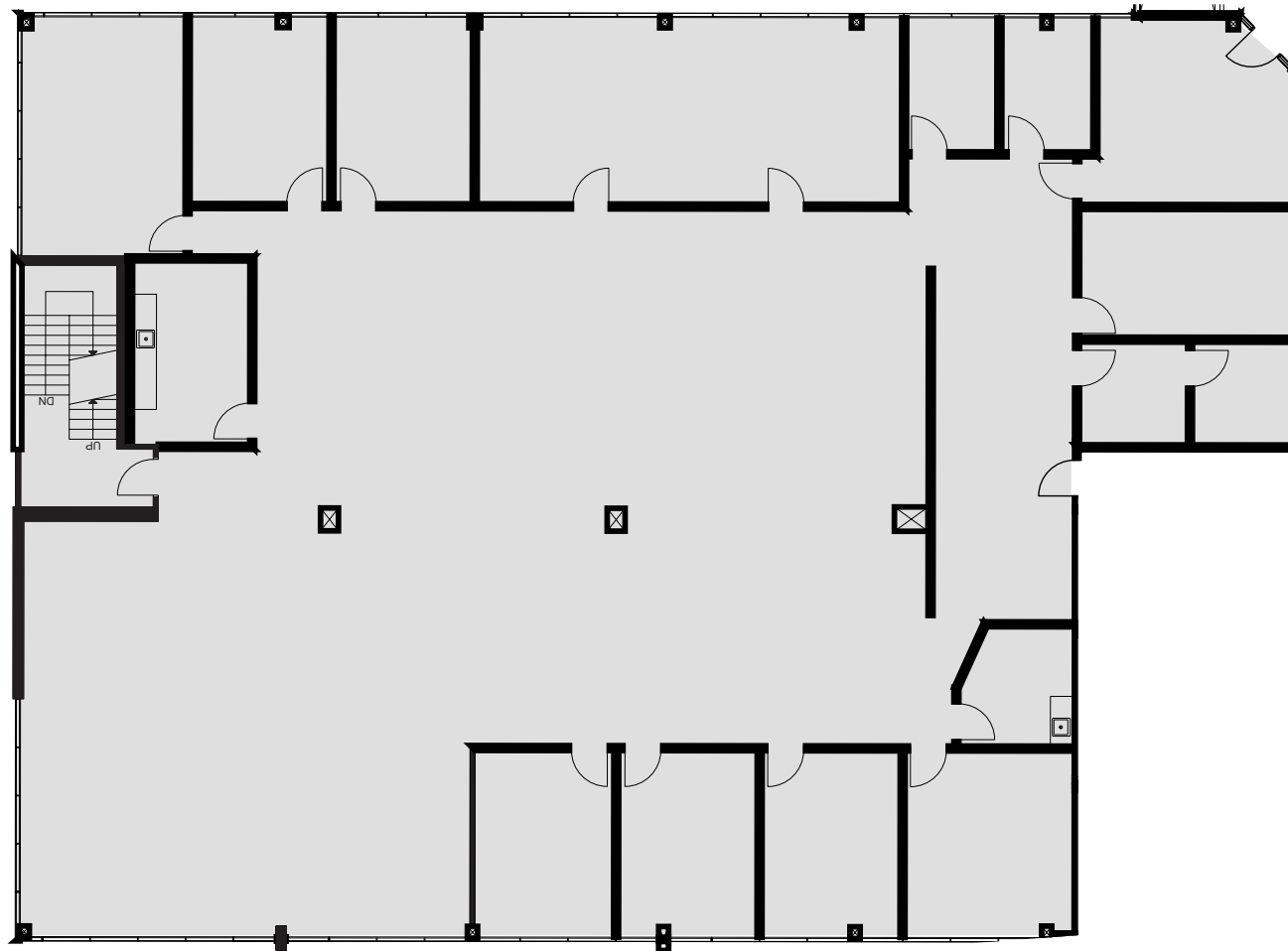
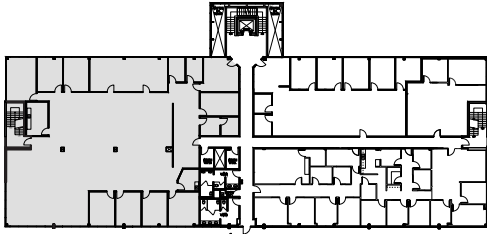
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# AustinOaks

Cross, Suite 100  
First Floor  
8,630 SF  
\*Available 4.1.25



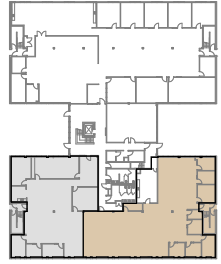
Building

7

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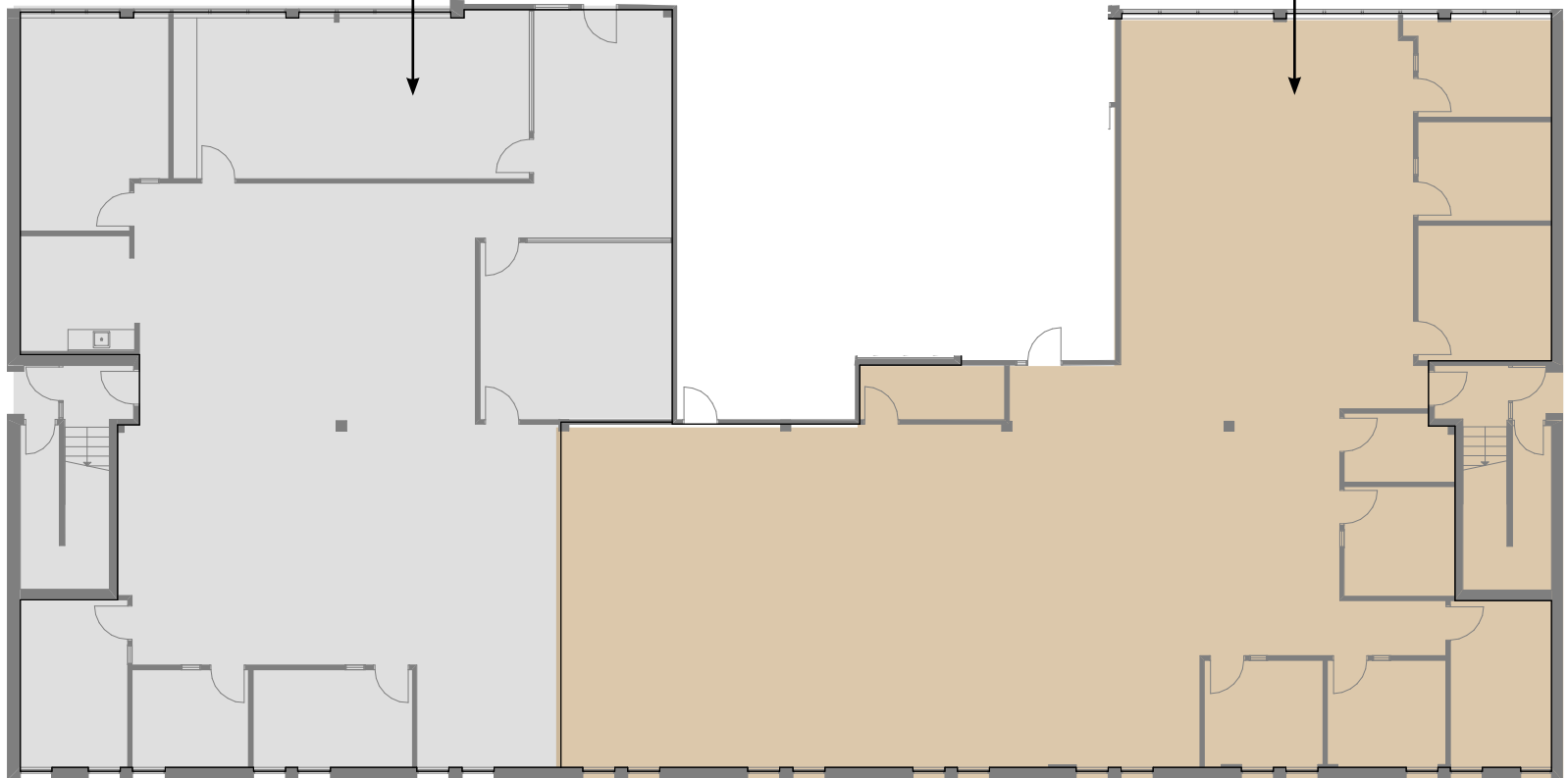
# AustinOaks



Meredith, Suite 100  
First Floor  
Option A - 4,222 RSF\*  
Option B - 5,448 RSF\*  
\*Contiguous up to 9,670 SF  
Traditional Finish

Option A  
4,222 RSF

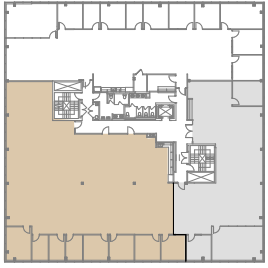
Option B  
5,448 RSF



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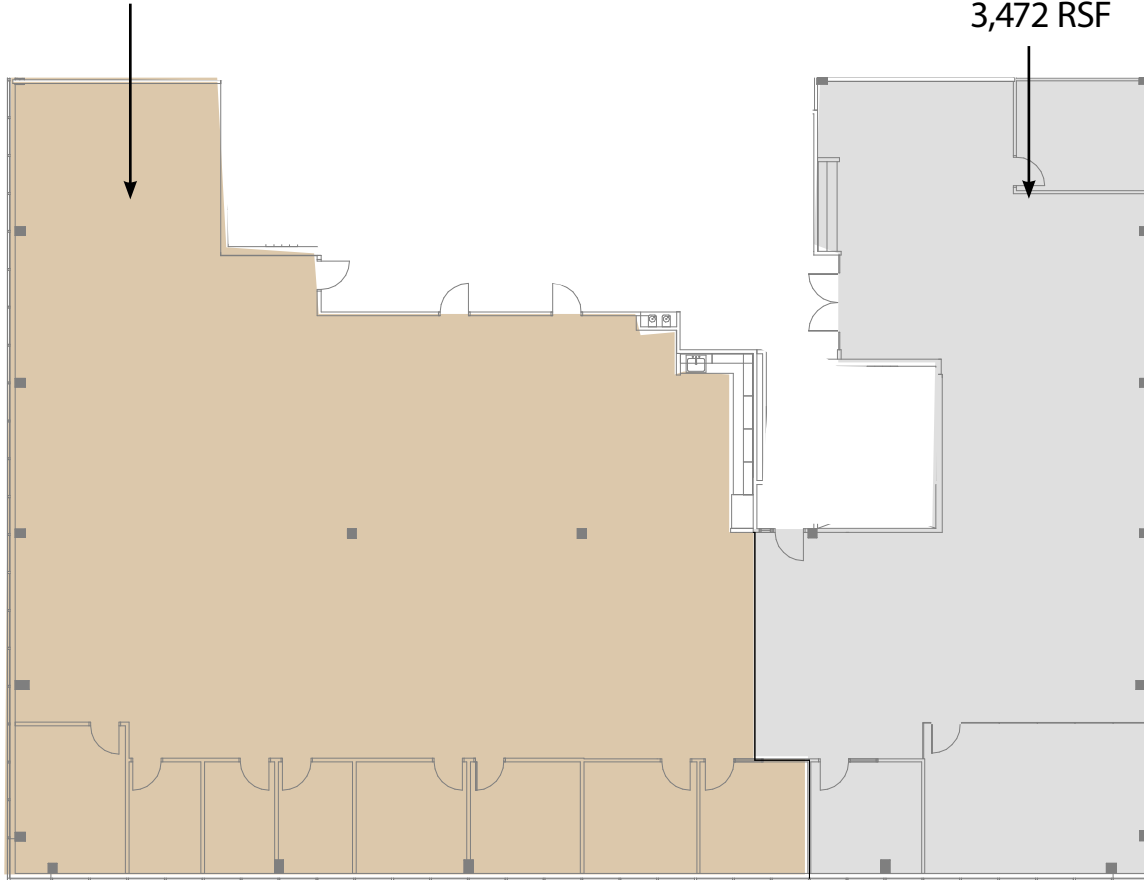
# AustinOaks



Travis, Suite 200  
Second Floor  
Option A - 6,309 SF\*  
Option B - 3,472 SF\*  
\*Contiguous up to 9,781 SF  
Creative Finish

Option A  
6,309 RSF

Option B  
3,472 RSF



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