

The Park on Barton Creek

3711 South Mopac Expy



The Park on Barton Creek



207,247 SF | Class A | Office Campus

OVERVIEW

- Conveniently located at the convergence of Loop 360 & MoPac Expressway
- Gorgeous two building campus
- Flexible & efficient 21,500 SF floorplates
- Structured Parking (4.0 per 1,000 RSF leased)

AVAILABILITIES

Building One - Suites 100, 190, 300, 400 & 525

Building Two - Suites 150 & 200

FEATURES

- Brand New Training/Conference Center & Tenant Lounge
- On-site fitness center with showers & lockers
- Lunchdrop delivery stations in each building
- Wooded 20.63 acre site with nearby access to and views of the Barton Creek Greenbelt
- Two-story entry lobby with natural cherry wood paneling & field cut cream limestone
- On-site security & 24-hour key card access
- Wired Certified Silver
- Energy STAR, energy efficient, modern design



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The Park on Barton Creek

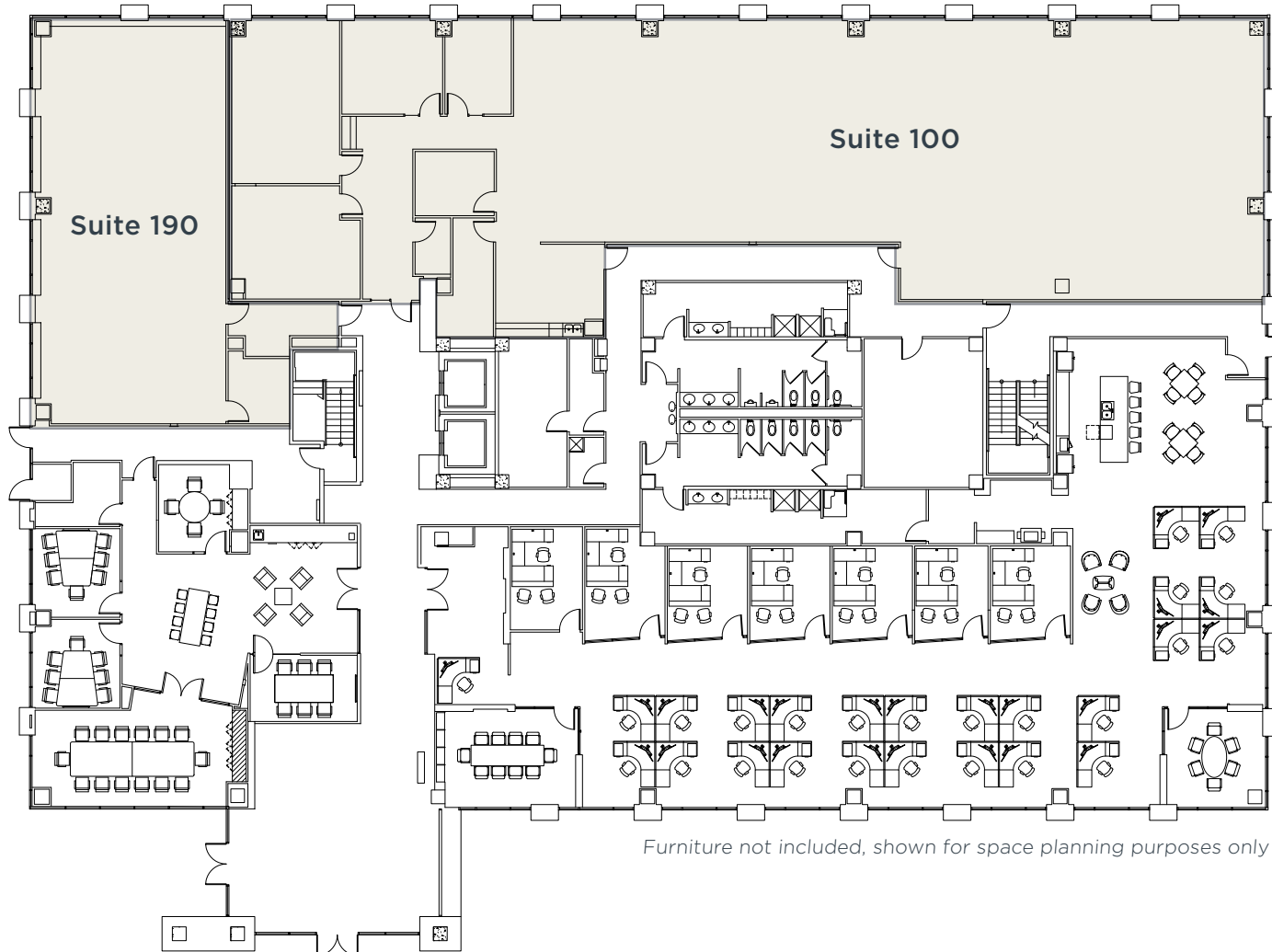
Building One Availability

First Floor

Suite 100* 7,116 SF Available 11/1/2026

Suite 190* 2,245 SF Available 11/1/2026

*Contiguous to 9,361 SF



Furniture not included, shown for space planning purposes only



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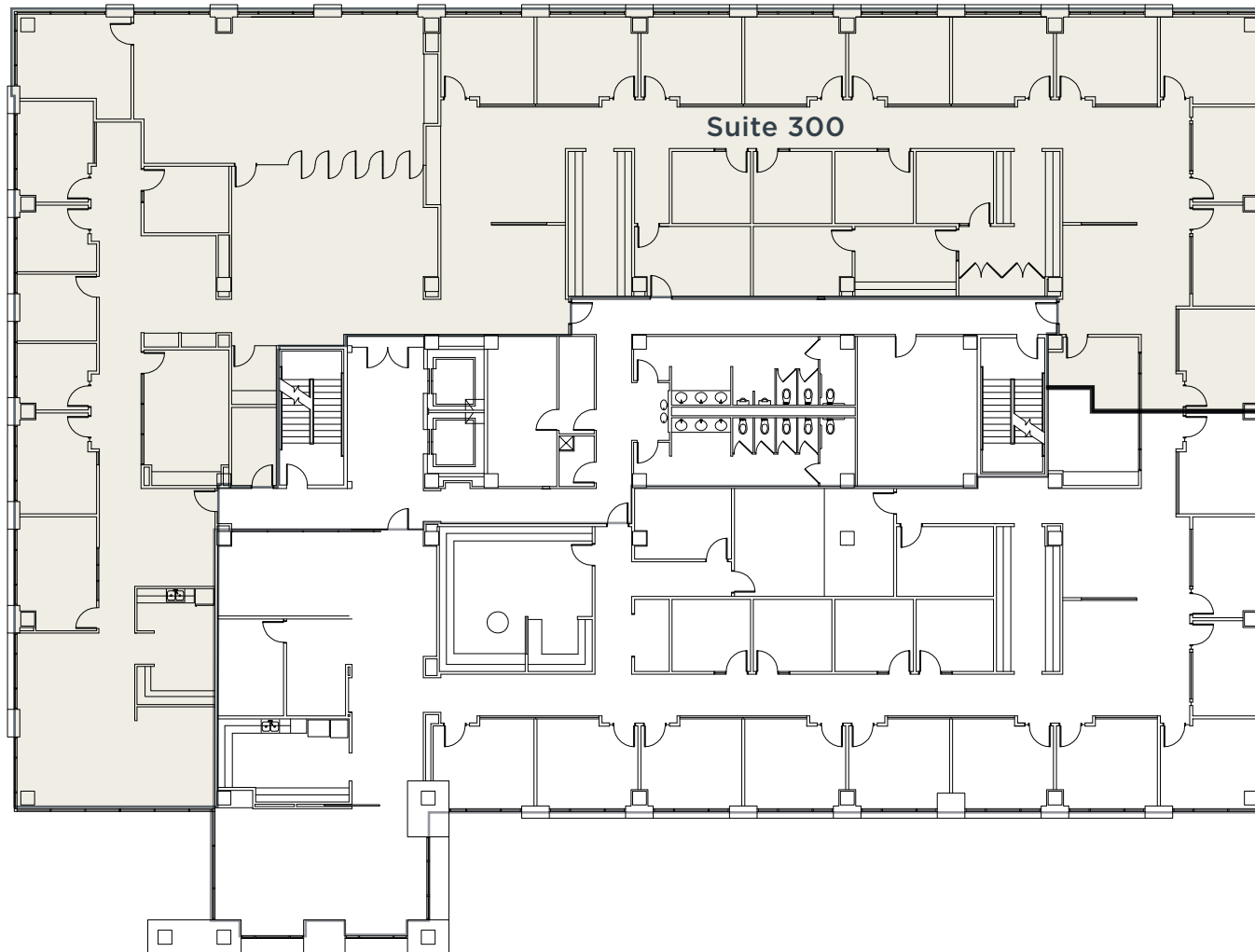
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Building One Availability

Third Floor

Suite 300 12,420* SF Available 9/1/2026

*Divisible to 3,690 SF



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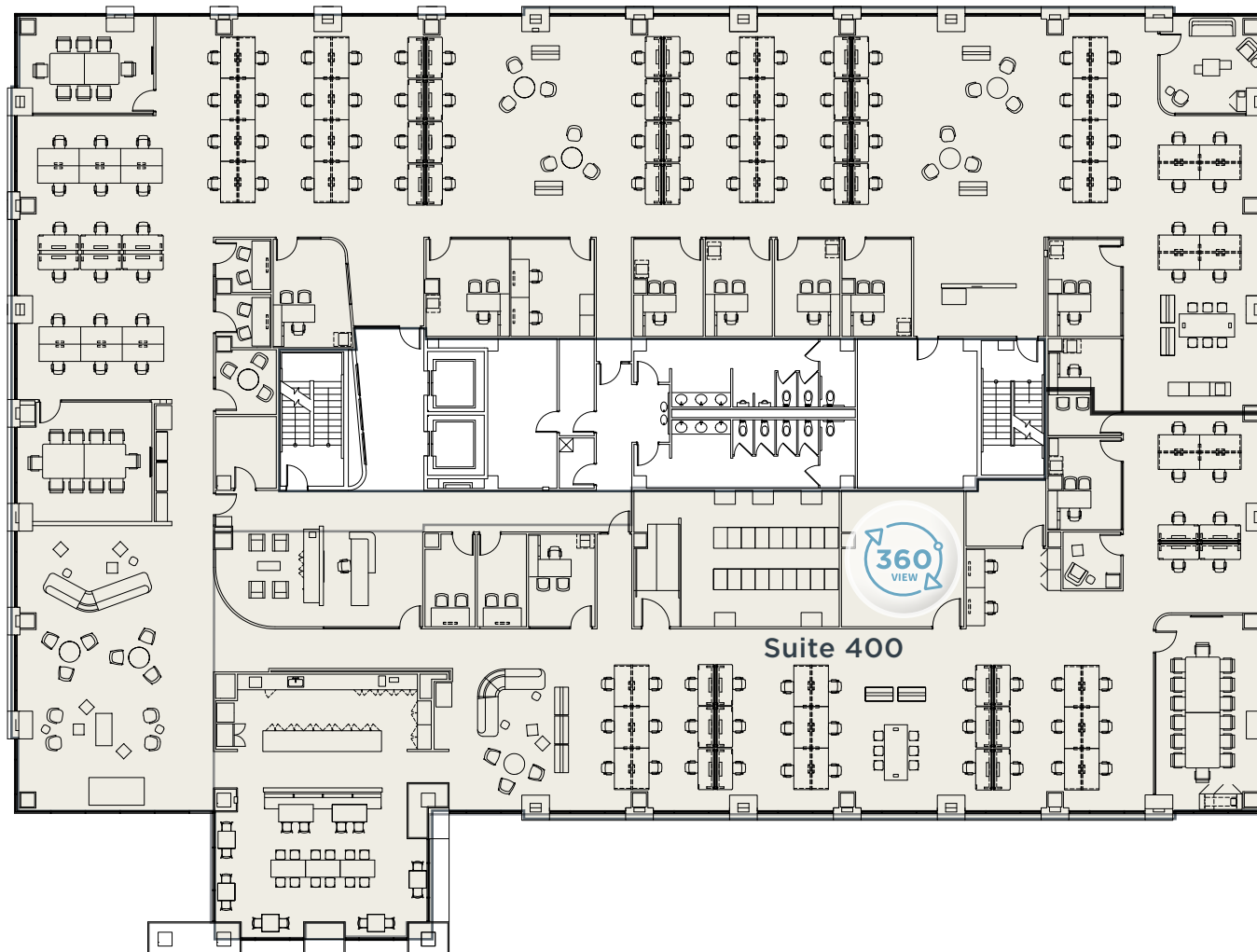
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Building One Availability

Fourth Floor

Suite 400 21,550* SF Available Immediately [360° Virtual Tour](#)

*Full Floor + Furniture Available



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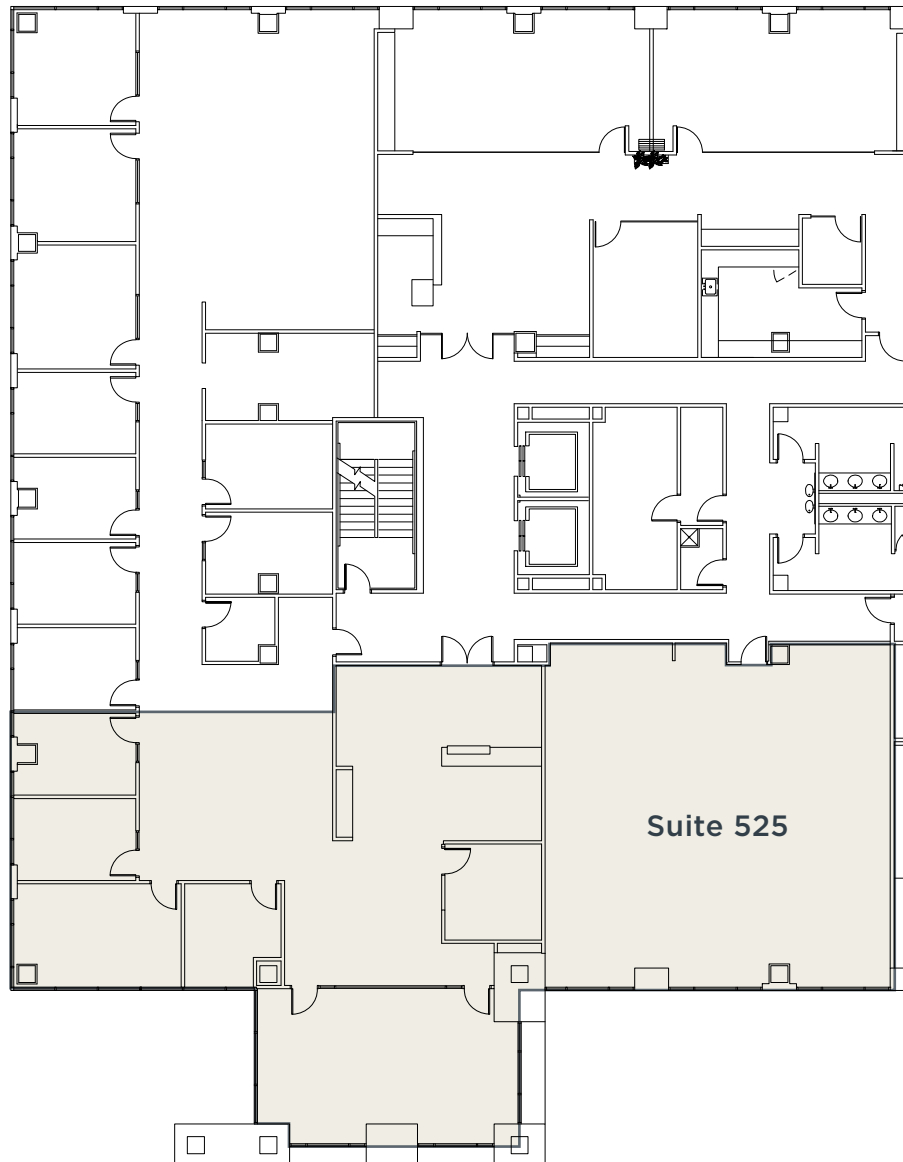
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Building One Availability

Fifth Floor

Suite 525 5,268 SF Available Immediately

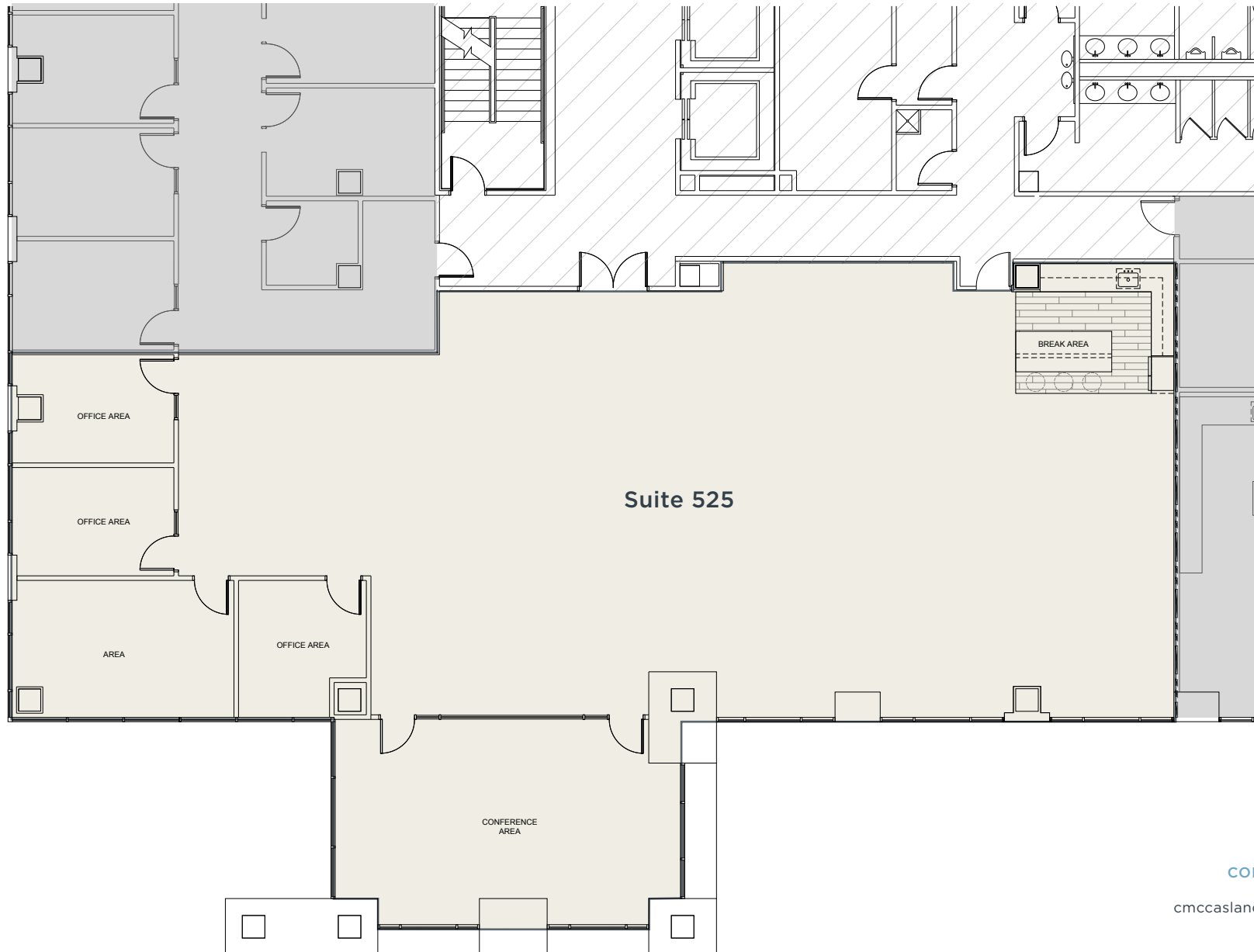


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Spec Suite Coming Soon



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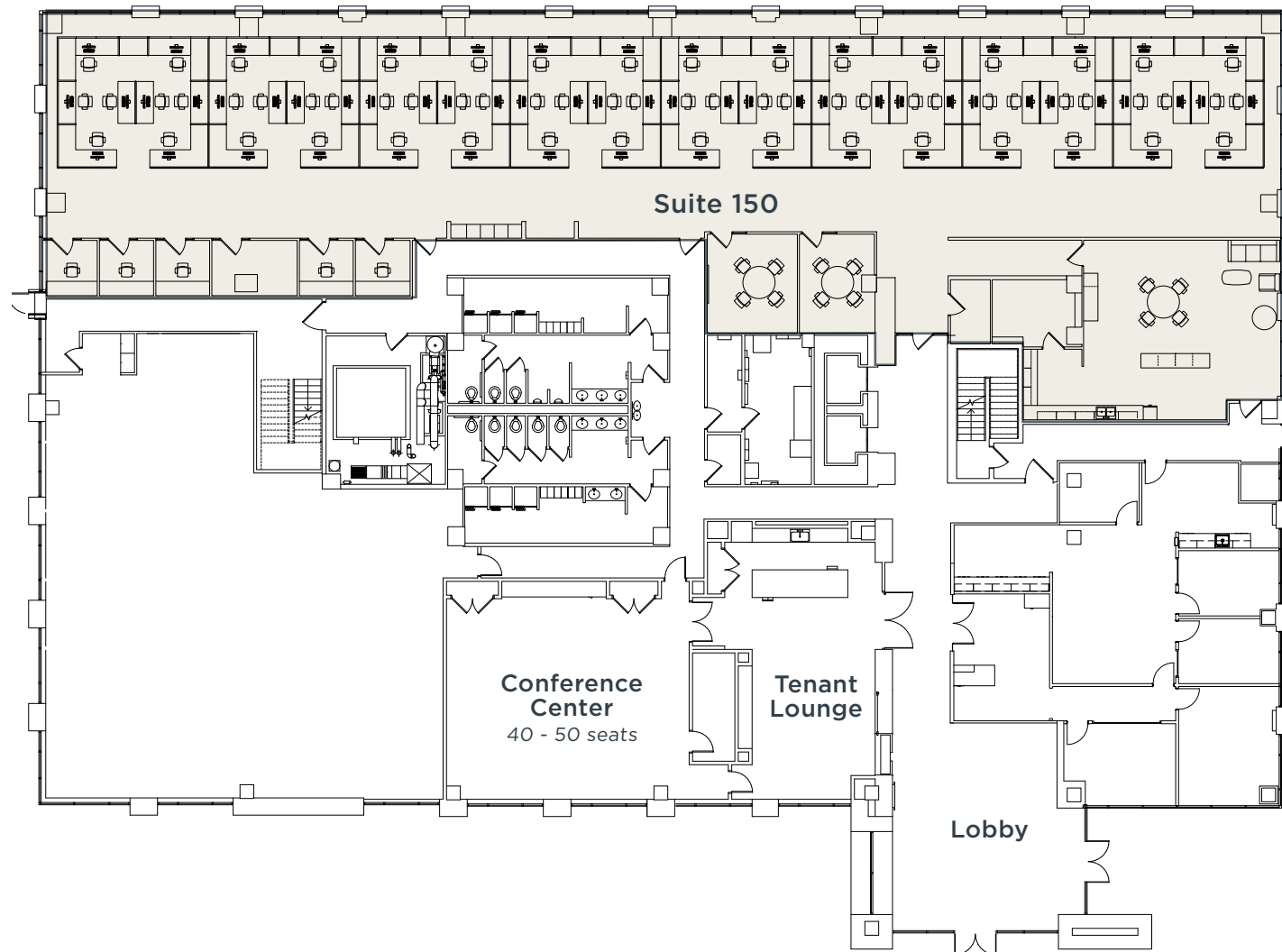
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Building Two Availability

First Floor

Suite 150 9,414 SF Available With Notice & 21,000+ SF lease



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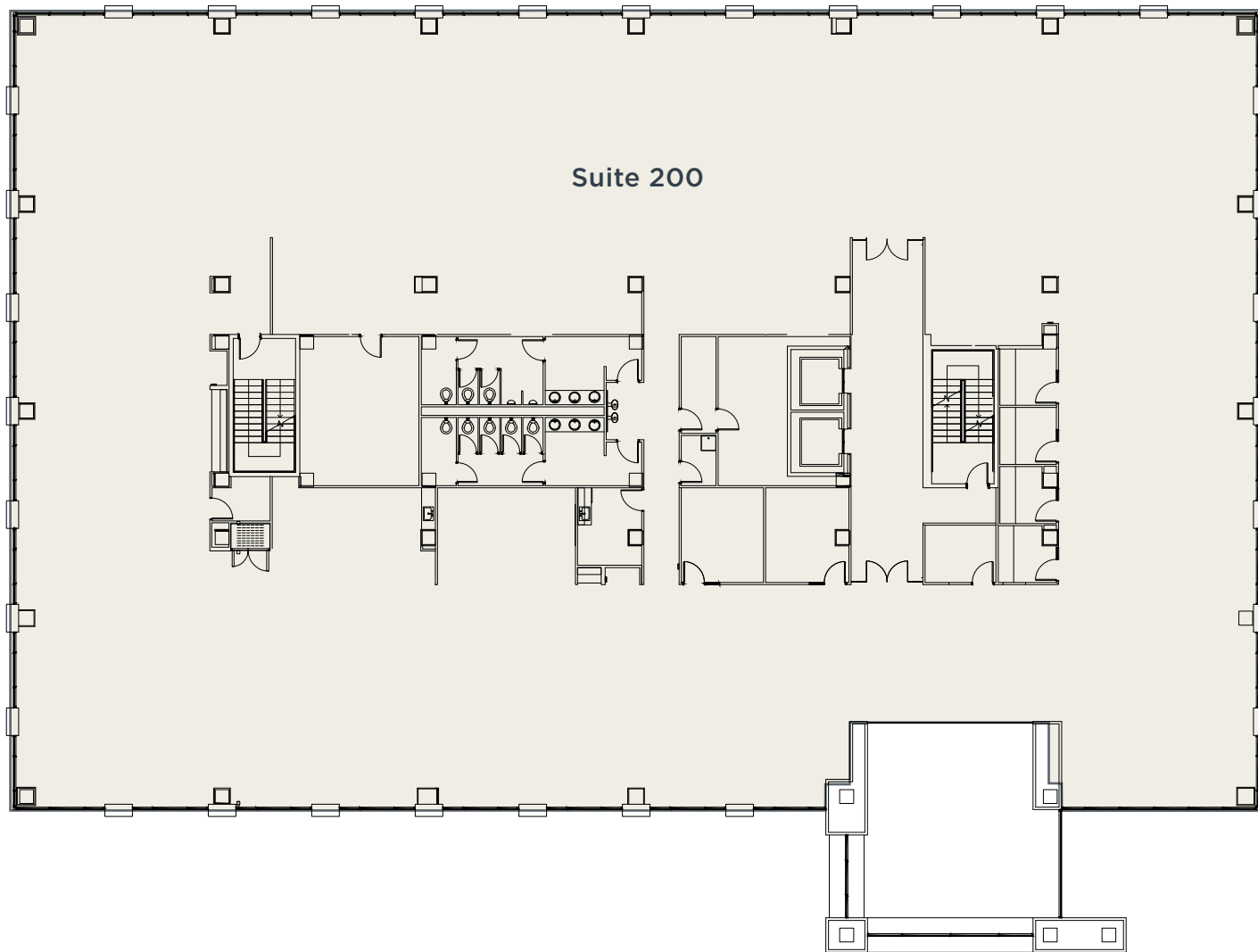
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Building Two Availability

Second Floor

Suite 200 20,451 SF Available Immediately



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Exteriors and Entry



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Amenity Renovations



Renovated Lobby

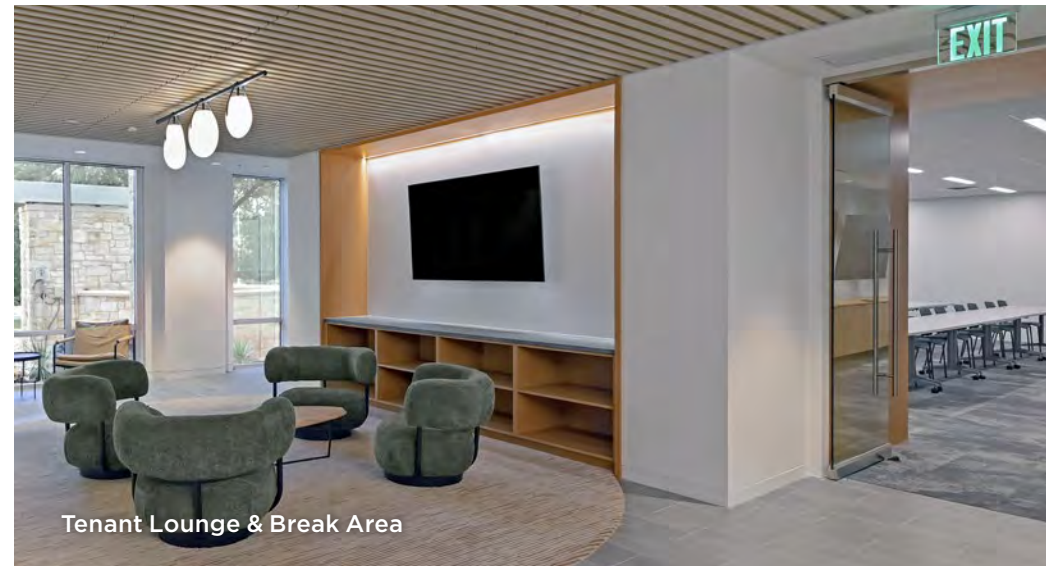


Conference/Training Room

Holds 40+ People



Tenant Lounge & Break Area



Tenant Lounge & Break Area

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Exteriors and Entry



Building One



Building Two

The Park on Barton Creek

Area Amenities



Barton Creek Square Mall

- PANDA EXPRESS
- GREAT WRAPS!
- Simon's Sushi
- ABUELO'S MEXICAN RESTAURANT
- STARBUCKS
- california PIZZA KITCHEN
- THAI
- Marble SLAB CREAMERY
- GREAT AMERICAN COOKIES
- villa
- pinkberry
- The Cheesecake Factory
- Sarku japan

Lamar at William Cannon

- Texican Cafe
- Poke-Jos
- Bamlay Bistro
- FEI WEI ASIAN DINER
- Freebirds WORLD BURRITO

Sunset Valley

- LONGHORN
- Applebee's
- SERRANOS COCA Y CAJANA
- TARKA INDIAN KITCHEN
- Chick-fil-A
- im
- DICKEY'S BARBECUE PIT
- Doc's Backyard
- la Madeleine FRENCH BAKERY & CAFE
- Mama Fu's
- Bao'd
- ZOË'S KITCHEN FRESH MADE MEDITERRANEAN
- Jimmy Carinos
- CLUDOTE
- FIREBOWL CAFE
- BJ's RESTAURANT BREWHOUSE
- Texadelphia
- SUBWAY
- POTBELLY
- MIGHTY FINE BURGERS, FRIES, SHAKES

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Bicycle/Pedestrian Access





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.

11-2-2015



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 interests 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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____