

FOR LEASE

BARTON OAKS PLAZA IV



- Ideally located on South MoPac at Bee Cave Road (RM 2244). Barton Oaks Plaza is a master planned, mixed-use development consisting of 550,000 square feet of Class “A” office space, a Salt Traders and Day Breakers.
- Tenants at Barton Oaks enjoy easy access to downtown (5 minutes); the airport (20 minutes) and over 13 restaurants and retail merchants within a two-mile radius of the park.
- Barton Oaks is adjacent to Zilker Park and the Barton Creek trail system which offers outdoor venues and recreational opportunities to Barton Oaks tenants.
- Amenities include FREE garage parking (4 per 1000 SF), on-site security, fitness showers, 24x7 card-key access, and EV charging stations.

GALLERY

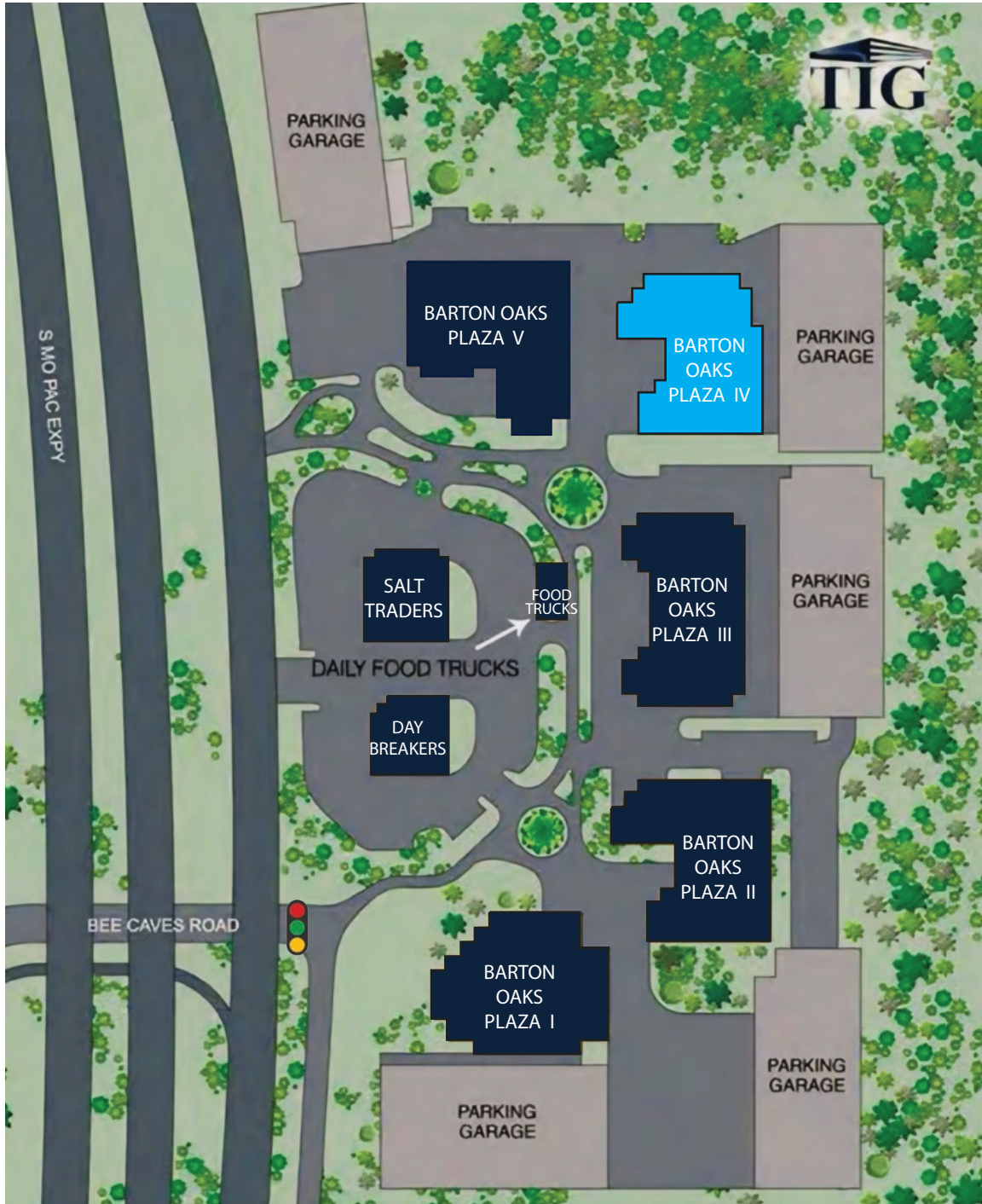


DAN LEWIS
PARKER TAYLOR

DLEWIS@TIGUSA.COM
PTAYLOR@TIGUSA.COM

512.732.0400
www.tigusa.com

SITE PLAN



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AERIAL VIEW



TRAVEL TIMES

Zilker Park	1 Minute
Barton Springs Pool	2 Minutes
Downtown	6 Minutes
Capital.....	8 Minutes
Moody Center.....	16 Minutes
Austin FC Stadium.....	20 Minutes
Austin Bergstrom Airport.....	22 Minutes
Tesla Giga Factory.....	24 Minutes



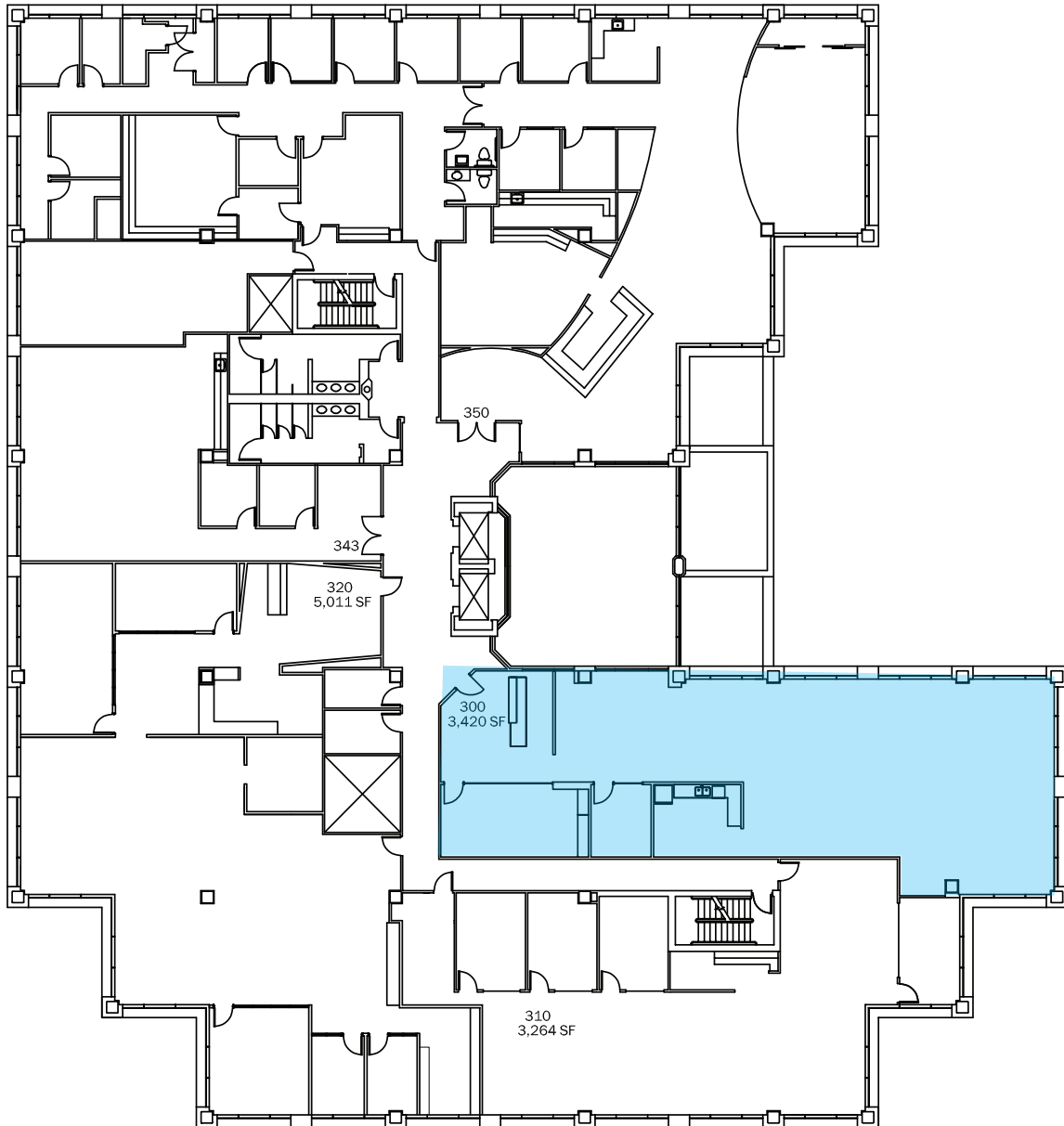
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AVAILABLE SPACE | 3RD FLOOR

SUITE 300 3,420 SF



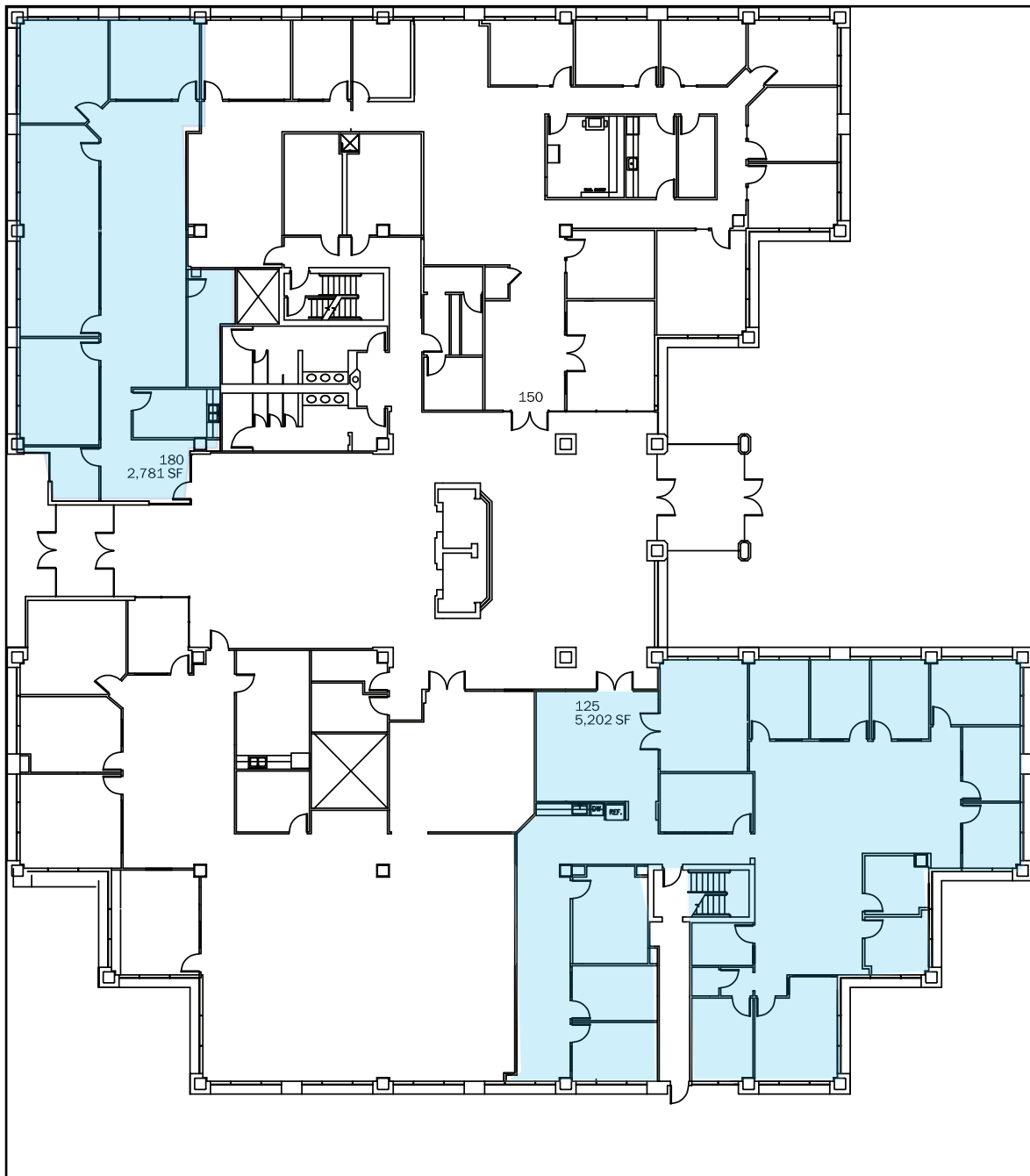
DAN LEWIS
PARKER TAYLOR

DLEWIS@TIGUSA.COM
PTAYLOR@TIGUSA.COM

512.732.0400
www.tigusa.com

AVAILABLE SPACE | 1ST FLOOR

SUITE 180 2,871 | Suite 125 5,202 SF



DAN LEWIS
PARKER TAYLOR

DLEWIS@TIGUSA.COM
PTAYLOR@TIGUSA.COM

512.732.0400
www.tigusa.com