

 **PARKWAY**
AT OAK HILL



NEWMARK

4801 Southwest Parkway Austin, TX 78735 | RBA 145,789 SF | 2 Class A



PROPERTY OVERVIEW

Located in Southwest Austin, Parkway at Oak Hill boasts views like none other and is Energy Star certified. The Property consists of two buildings totaling 145,789 SF.

BUILDING I AVAILABILITY: Suite 175 – 2,215 RSF
Suite 120 – 1,835 RSF

BUILDING II AVAILABILITY: Suite 100 – 20,855 RSF (Available 01.01.2025)
Suite 200 – 19,282 RSF (Available 01.01.2025)
Suite 220 – 21,627 RSF (Available 01.01.2025)
Suite 230 – 2,178 RSF (Available 01.01.2025)
Suite 240 – 3,153 RSF

ADDRESS: 4801 Southwest Parkway Austin, TX 78735

BUILDINGS: 2 Class A

RBA: 145,789 SF

FLOORS: 2

YEAR BUILT: 2008

PARKING: 4.00/1,000 SF; Structured

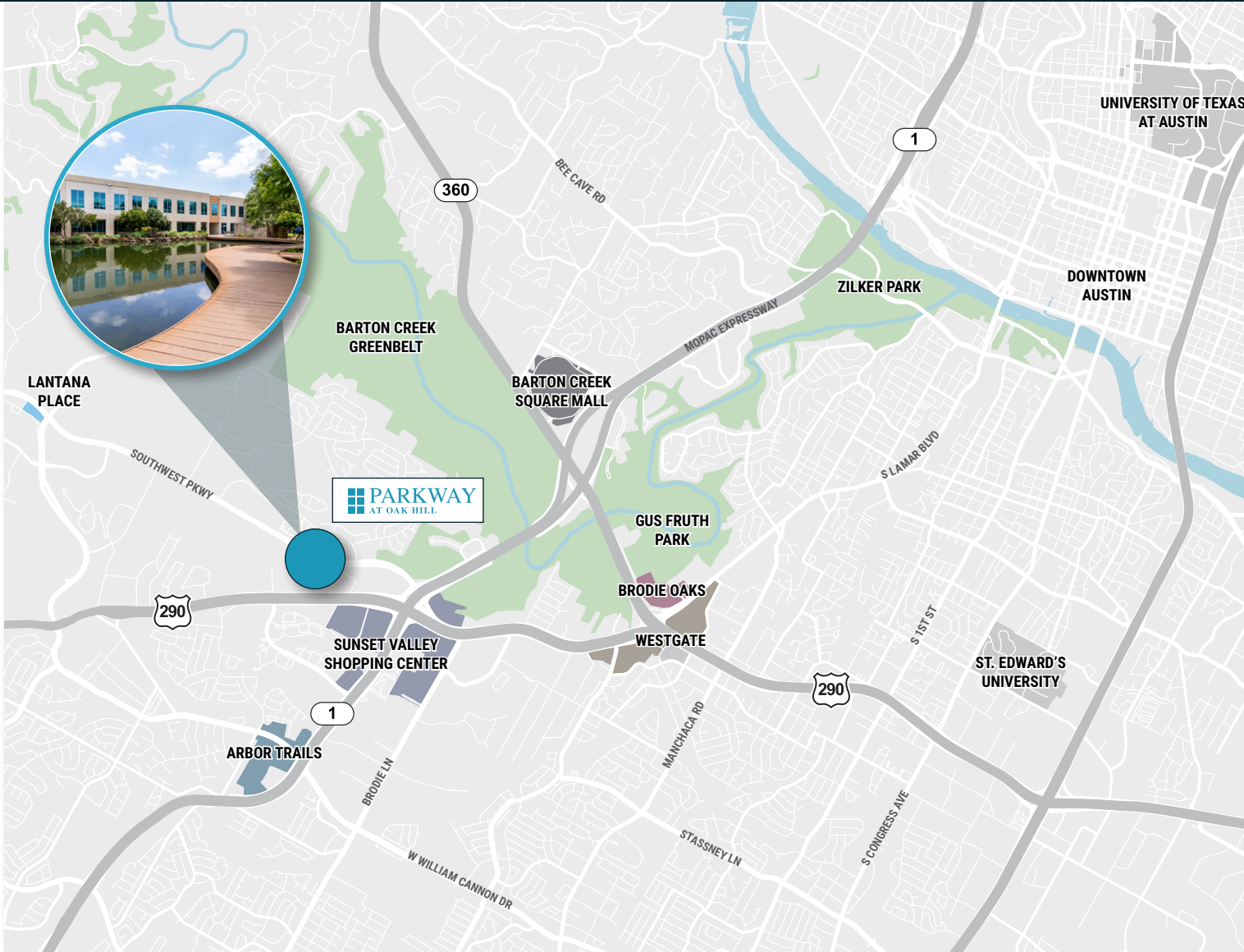
AMENITIES: Courtyards, Private Pond, Boardwalk, Walking Trail, Showers

PARKWAY AT OAK HILL



SOUTHWEST AUSTIN LOCATION

Southwest Austin's combination of natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Tenants at Parkway at Oak Hill get to enjoy the natural beauty of the Hill Country with easy access to residential communities and Downtown. Located a mile from the intersection of Southwest Parkway and MoPac Expressway, Parkway at Oak Hill provides easy access to major thoroughfares. The buildings are situated less than fifteen miles from the Austin Bergstrom International Airport, and three miles from Barton Creek Mall. The energetic atmosphere of Downtown is only ten minutes away.



AMENITIES

SUNSET VALLEY SHOPPING CENTER

- | | |
|----------------|------------------------|
| Academy Sports | BJ's Restaurant |
| Home Depot | CAVA |
| Home Goods | Chick-fil-A |
| Kohl's | Chipotle Mexican Grill |
| Nordstrom Rack | Doc's Backyard |
| Petsmart | La Madeleine |
| Ross | Longhorn Steakhouse |
| T.J. Maxx | Potbelly |
| Target | Schlotzsky's |
| Walmart | Serranos Cantina |
| World Market | Spec's |

LANTANA PLACE

- | | |
|----------------------|----------------------|
| Bella Spa | Lone Star Eye |
| Carve American Grill | Moviehouse & Eatery |
| Cobalt Blue Salon | Realty Austin |
| Enamel Dental | Westlake Dermatology |

ARBOR TRAILS

- | | |
|-------------------|----------------|
| Costco | Cheddar's |
| Mandola's Italian | Chuy's |
| Marshalls | Flores Mexican |
| Whole Foods | Torchy's Tacos |

BRODIE OAKS

- | | |
|-------------------------|--------------|
| Pinhouse Pizza | Freebirds |
| Sprouts | Olive Garden |
| The Park on South Lamar | Texican Cafe |

WESTGATE

- | | |
|-----------------------|-----------------------|
| Central Market | Amy's Ice Cream |
| Regal Westgate Cinema | Deckhand Oyster Bar |
| Target | Hyde Park Bar & Grill |

BARTON CREEK SQUARE MALL

- | | |
|-----------------|------------------------|
| AMC | Macy's |
| Banana Republic | Nordstrom |
| Coach | Osio Sushi |
| Dillard's | Polvo's Barton Creek |
| JCPenney | The Cheesecake Factory |

BUILDING I



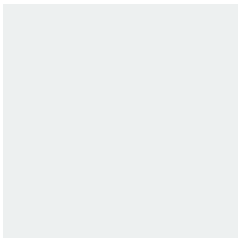
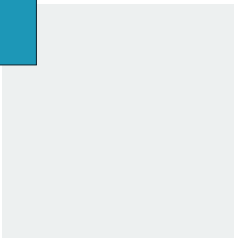
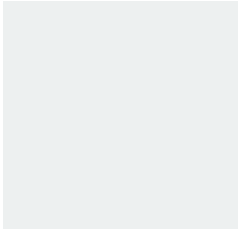
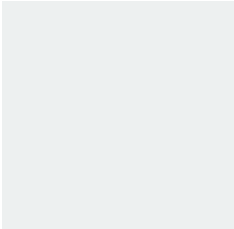
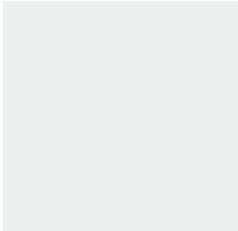
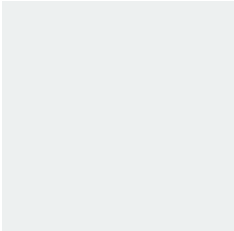
1st Floor Space Plan

Suite 175 – 2,215 RSF

Suite 120 – 1,835 RSF

Suite 120
1,835 RSF

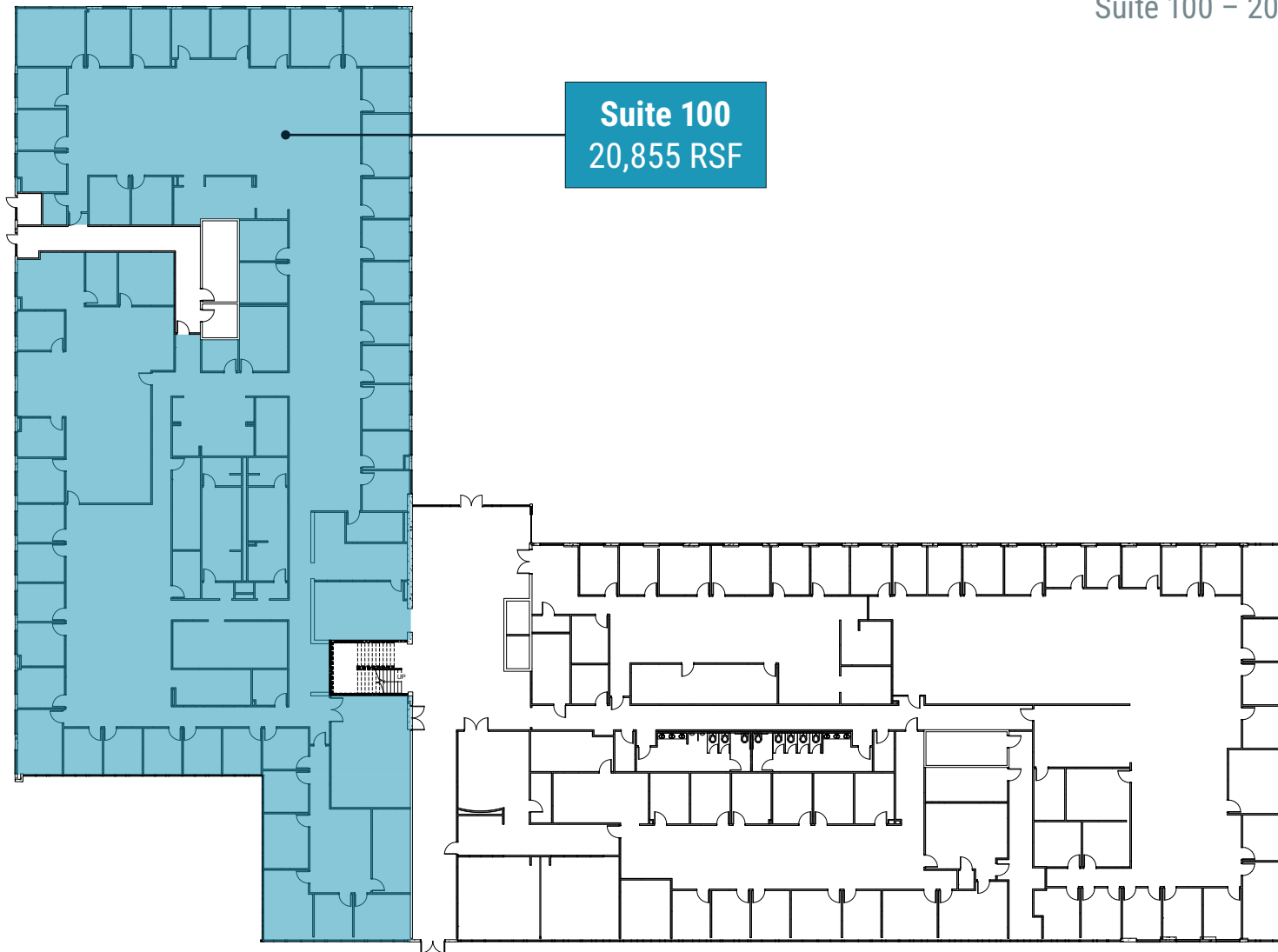
Suite 175
2,215 RSF



BUILDING II

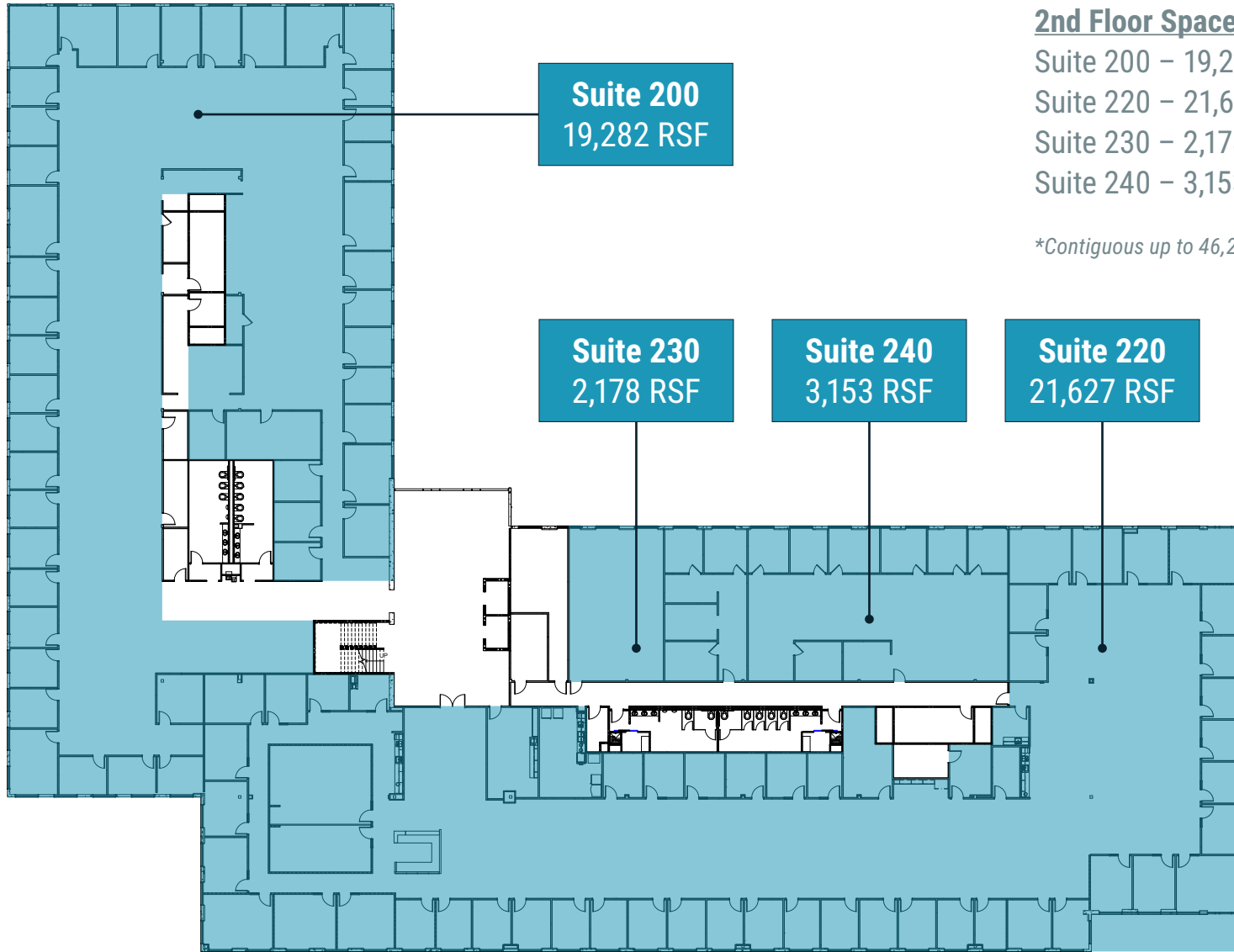
1st Floor Space Plan

Suite 100 – 20,855 RSF (Available 01.01.2025)



Suite 100
20,855 RSF

BUILDING II



2nd Floor Space Plan

Suite 200 – 19,282 RSF (Available 01.01.2025)*

Suite 220 – 21,627 RSF (Available 01.01.2025)*

Suite 230 – 2,178 RSF (Available 01.01.2025) *

Suite 240 – 3,153 RSF (Available Immediately)*

**Contiguous up to 46,240 RSF*

Suite 200
19,282 RSF

Suite 230
2,178 RSF

Suite 240
3,153 RSF

Suite 220
21,627 RSF



PARKWAY
AT OAK HILL

JOSHUA LAFICO, CCIM

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NEWMARK

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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark Knight Frank	537005		713.626.8888
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Arispah Hogan	342405	lhogan@ngkf.com	713.490.9994
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Joshua LaFico	603688	jlafico@ngkf.com	737.236.0355
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date