



LAKEWOOD ON THE PARK

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DAVID BUTTROSS

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7600 N. Capital of Texas Hwy. | Austin, TX 78731



LOBBY

AVAILABLE SUITES

BUILDING B

| | |
|-----------|-------------|
| Suite 105 | 1,645 RSF |
| Suite 120 | 4,178 RSF |
| Suite 125 | 6,757 RSF |
| Suite 230 | 7,189 RSF |
| Suite 300 | 12,149 RSF* |
| Suite 320 | 9,128 RSF* |

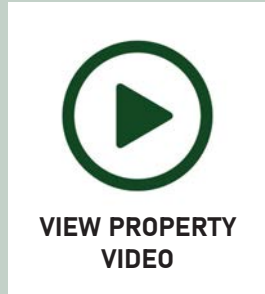
BUILDING B, cont'd.

| | |
|-----------|-----------|
| Suite 350 | 3,270 RSF |
|-----------|-----------|

BUILDING C

| | |
|-----------|------------|
| Suite 300 | 27,535 RSF |
|-----------|------------|

* Suites B-300 & B-320 are available for a combined total of 21,277 RSF.



RENTAL RATES

\$19.00 + \$12.98 NNN

TERM

2 - 7 Years

- 3.83/1000 RSF Parking Ratio with structured parking
- On-site fitness center with showers and lockers
- Basketball and volleyball courts
- Fresh Grab & Go deli
- Newly Renovated Common Areas
- Convenient ingress/egress off North Capital of Texas Highway
- Tenant Lounge with Wi-Fi and Kitchen
- Renovated/Upgraded Bathrooms
- Gorgeous Hill Country Views
- On-site Management
- Three miles from shops, restaurants and hotels at The Arboretum

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FRESH GRAB & GO DELI



FITNESS CENTER

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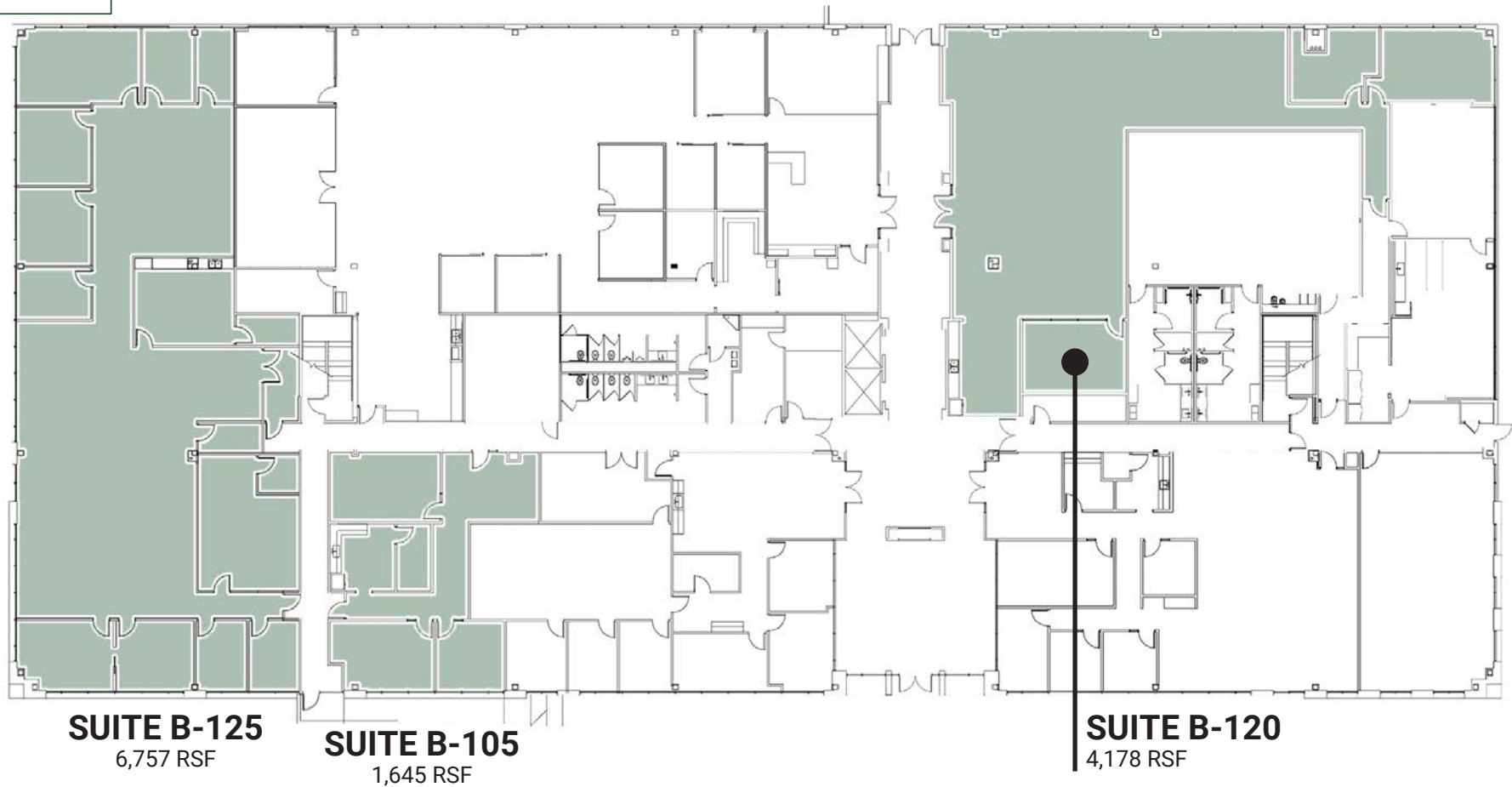
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BUILDING B Floor 1



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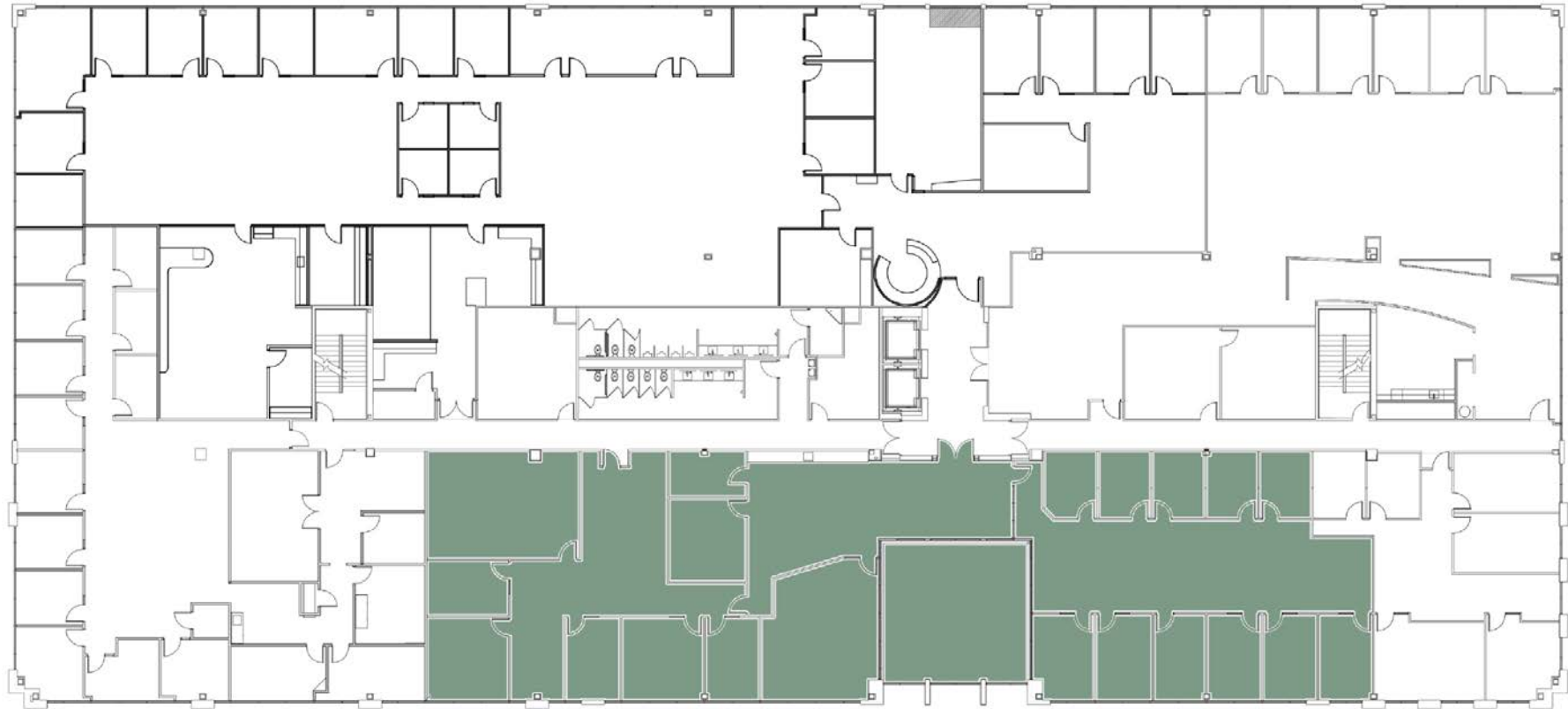
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SUITE B-210
5,001 RSF

SUITE B-230
7,189 RSF

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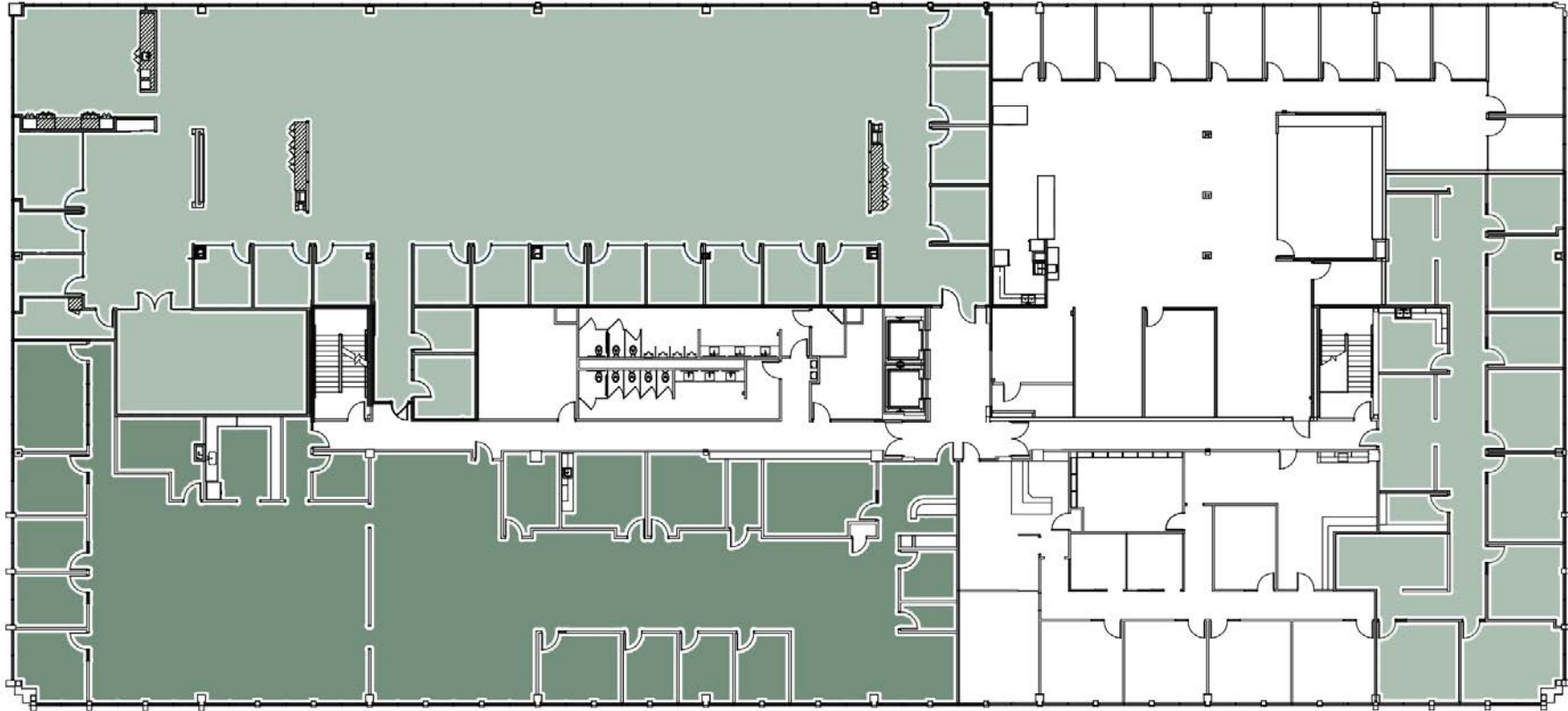
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BUILDING B Floor 3

SUITE B-300
12,149 RSF



SUITE B-320
9,128 RSF

Suites B-300 & B-320 are available for a combined total of 21,277 RSF.

SUITE B-350
3,270 RSF

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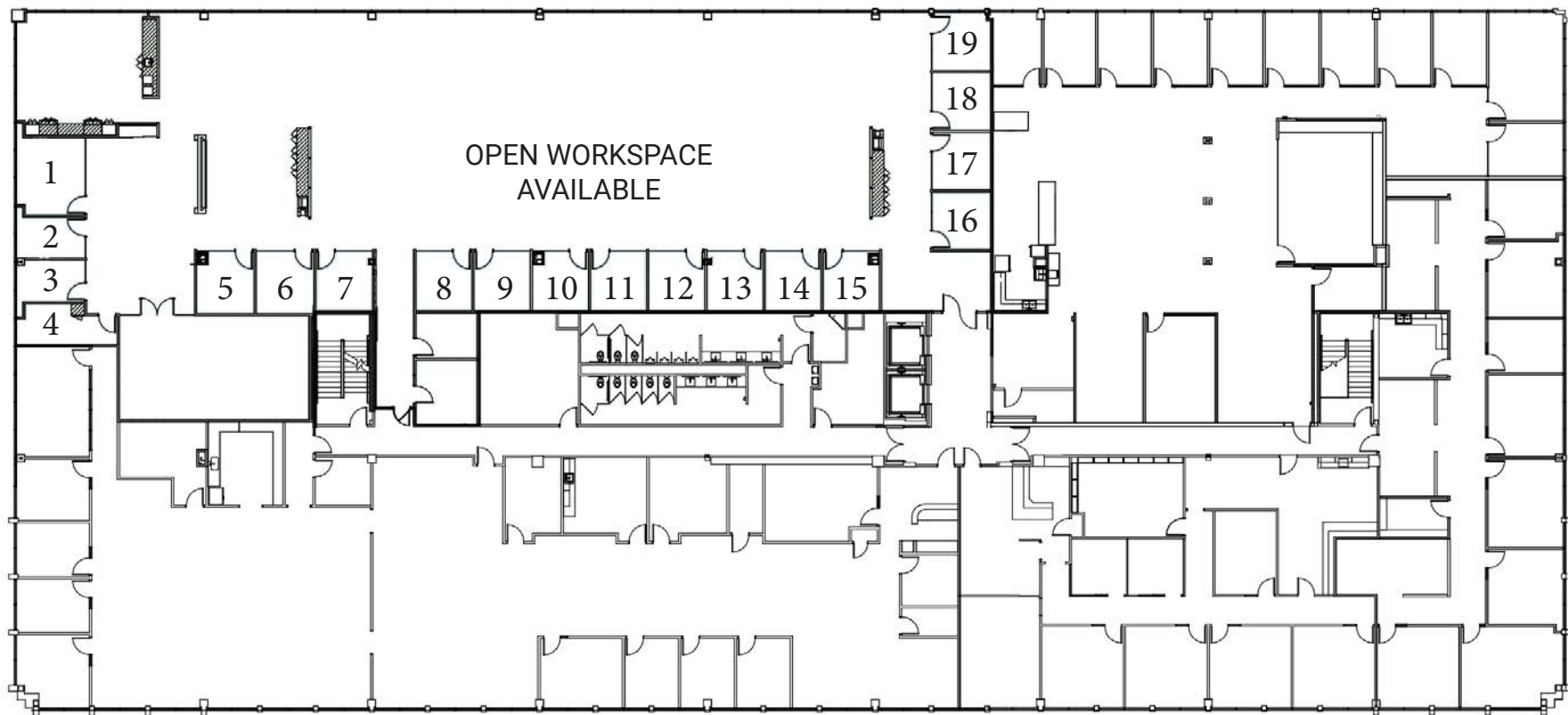
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BUILDING B Floor 3

EXECUTIVE SUITES AVAILABLE



EXECUTIVE OFFICE SPACE: 140 RSF AVAILABLE FOR \$1,000/MONTH

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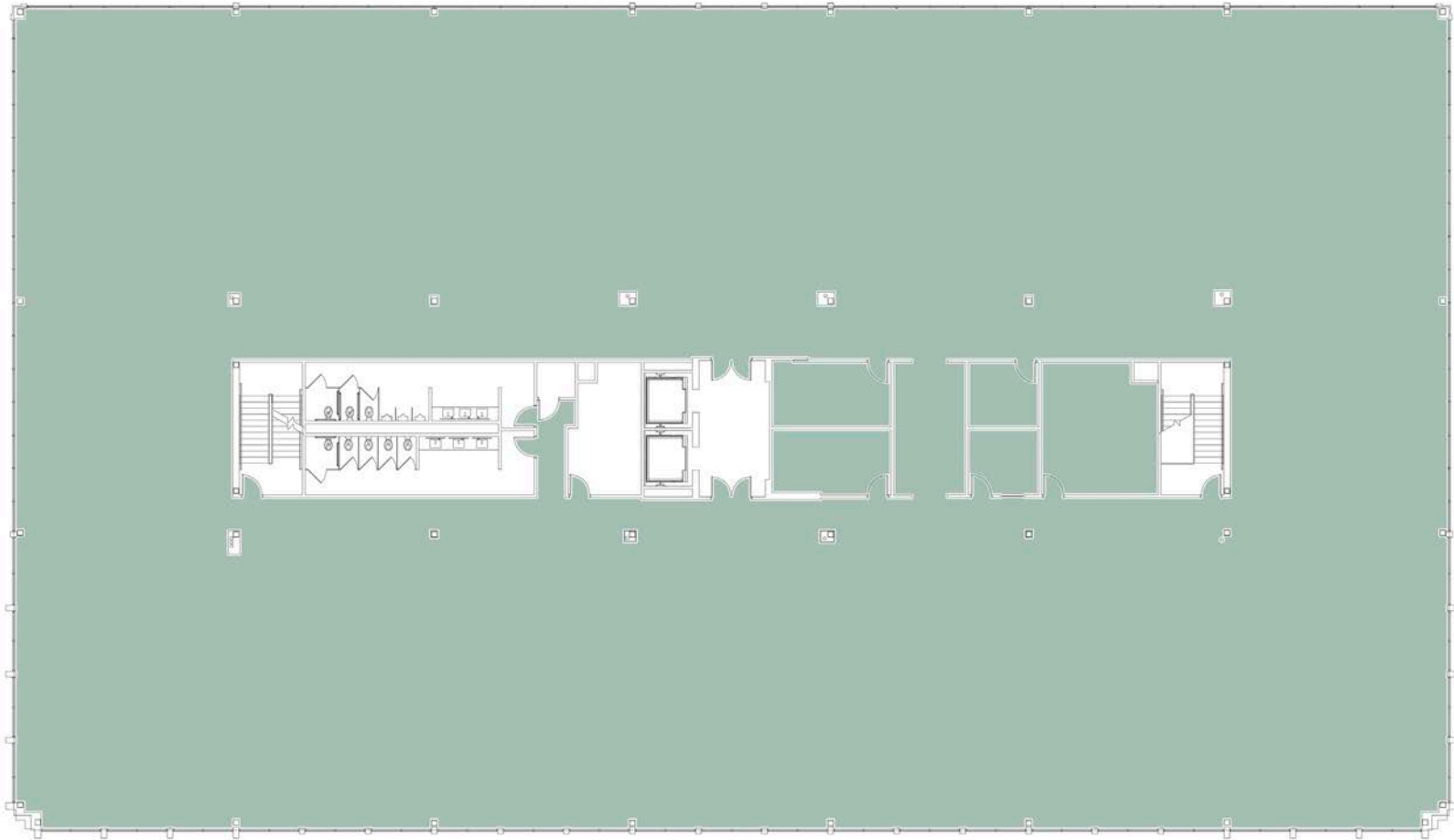
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SUITE C-300
27,535 RSF

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7600 N. CAPITAL OF TEXAS HWY.

- Siena Restaurant
- County Line BBQ
- Papa John's Pizza
- Lotus Asian Grille
- Chase Bank
- Waterloo Ice House
- Coffee Shark
- Subway
- Deli 360
- H-E-B
- Eddie V's Prime Seafood
- Newk's Eatery
- Manuel's
- Jason's Deli
- Honest Mary's
- Haru Sushi
- Lupe Tortilla
- BJ's Restaurant
- Twin Lion Chinese
- The Cheesecake Factory
- Culinary Dropout
- Beirut Restaurant
- True Food Kitchen
- Bartlett's Restaurant
- Shake Shack
- Top Golf
- Alamo Drafthouse
- Velvet Taco
- Flower Child
- Bamboo Bistro
- Chi'Lantro
- Gloria's Latin Cuisine
- Fleming's Steakhouse
- Doc B's Restaurant
- Roaring Fork
- Maggiano's Little Italy
- The Peached Tortilla
- Torchy's Tacos
- Wendy's
- District Kitchen
- Jan Chi Cuisine
- Eldorado Cafe
- Troy ATX
- Jack Allen's Kitchen
- Galaxy Cafe
- Roaring Fork
- Chik-fil-A
- The Kebab Shop
- Izumi Sushi
- Hat Creek Burger Co.
- MOD Pizza
- Tacodeli
- Starbuck's
- Summer Moon Coffee
- P. Terry's
- Kerbey Lane Cafe
- La Madeline
- Paul's Hibachi Grill
- Zoe's Kitchen
- Snap Kitchen
- Raising Cane's
- Taco Bell
- CAVA
- Blue Dahlia Bistro
- Sway



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