



515 S CAPITAL OF TEXAS HWY

AUSTIN, TX 78746

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FOR LEASE | 515 S CAPITAL OF TEXAS HWY

AUSTIN, TX 78746



OFFERING SUMMARY

Lease Rate:

\$25.00 - 30.00 SF/yr
(NNN)

Building Size:

29,685 SF

Available SF:

1,393 - 2,731 SF

PROPERTY OVERVIEW

29,685 sf office building featuring an easily accessible location, outdoor amenities, and prominent co-tenants. Future capital improvements to include outdoor workstations, enhanced air filtration systems, and touchless entries/exits.

LOCATION OVERVIEW

Located in the heart of West Lake at the intersection of Bee Caves and Highway 360, the Esprit office building sits just under 7 miles from downtown Austin and 14 miles from Austin Bergstrom International Airport - making it a prime location for office users of all kinds.

PROPERTY HIGHLIGHTS

- Suite 150: 1,393 RSF
- Suite 225: 2,300 RSF
- Suite 240: 2,731 RSF

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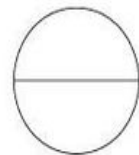
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FLOOR ONE
ESPRIOT OFFICE PARK
1515 CAPITAL OF TEXAS HWY.
SOUTH AUSTIN, TEXAS



FLOOR PLAN

SCALE: 1" = 20'

THE PLAN LAYOUTS, BUILDING FEATURES
DEMISING WALLS AND AREA TOTALS HEREIN
SHOULD BE CONSIDERED APPROXIMATE.
SPECIFIC ITEM LOCATIONS AND CRITICAL
DIMENSIONS SHOULD BE FIELD VERIFIED.

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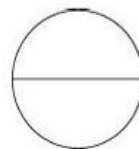
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FLOOR TWO
ESPIRIT OFFICE PARK
1515 CAPITAL OF TEXAS HWY. SOUTH
AUSTIN, TEXAS
2/21/18



FLOOR PLAN

SCALE: 1" = 20'

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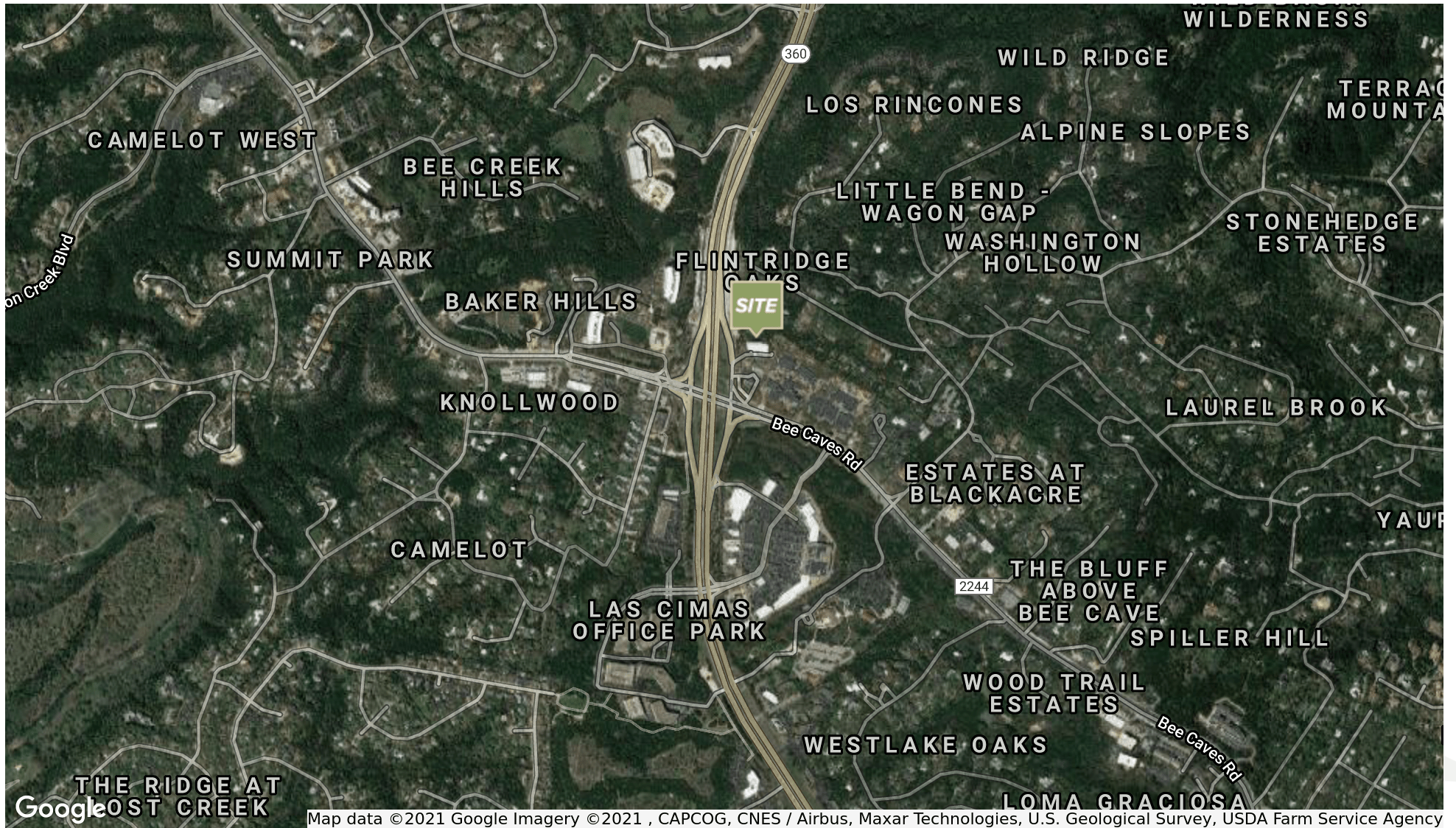
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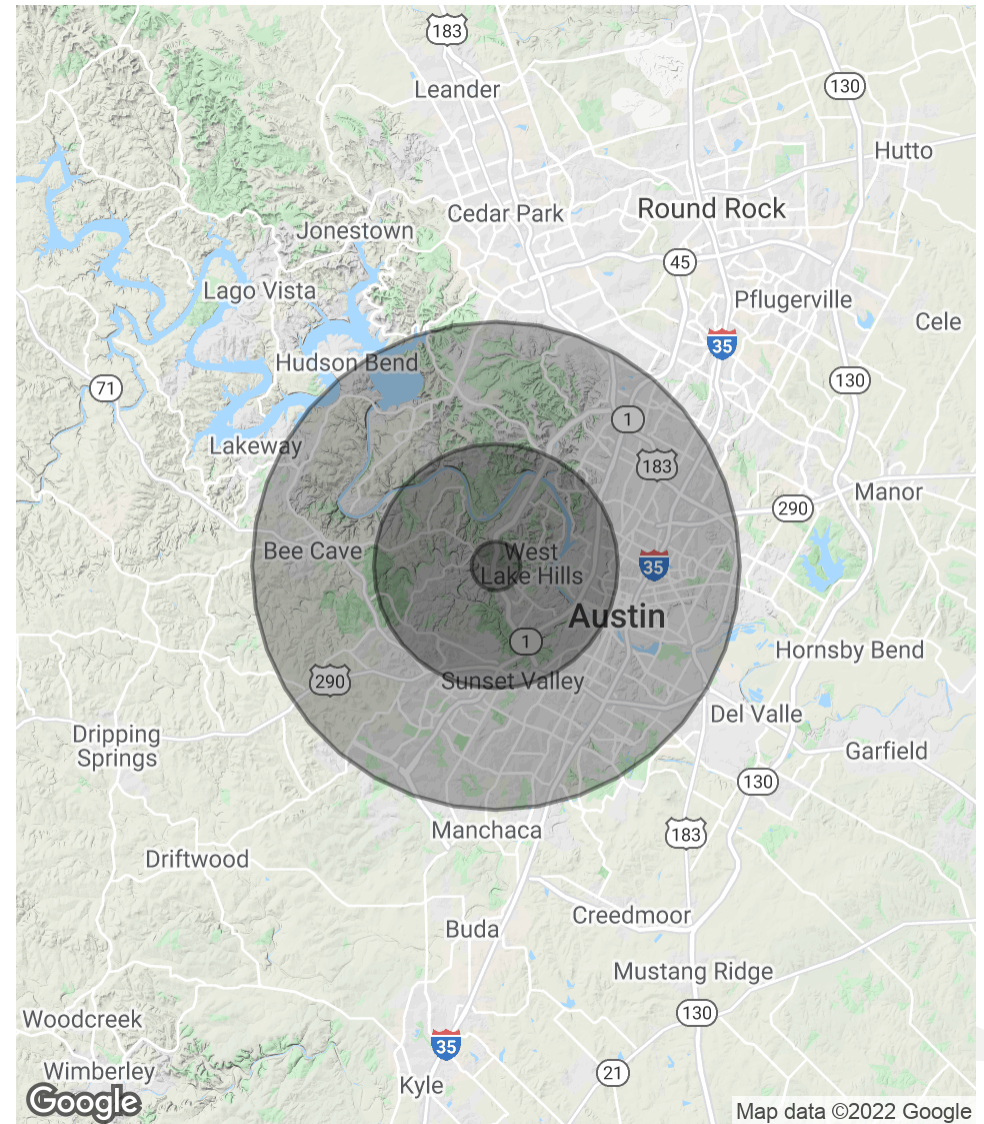
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,842 | 103,103 | 701,462 |
| Average Age | 43.5 | 38.6 | 33.1 |
| Average Age (Male) | 43.7 | 38.5 | 32.8 |
| Average Age (Female) | 43.0 | 38.5 | 33.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,010 | 44,308 | 292,361 |
| # of Persons per HH | 2.8 | 2.3 | 2.4 |
| Average HH Income | \$220,970 | \$139,836 | \$82,095 |
| Average House Value | \$827,569 | \$554,822 | \$334,118 |

* Demographic data derived from 2010 US Census



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