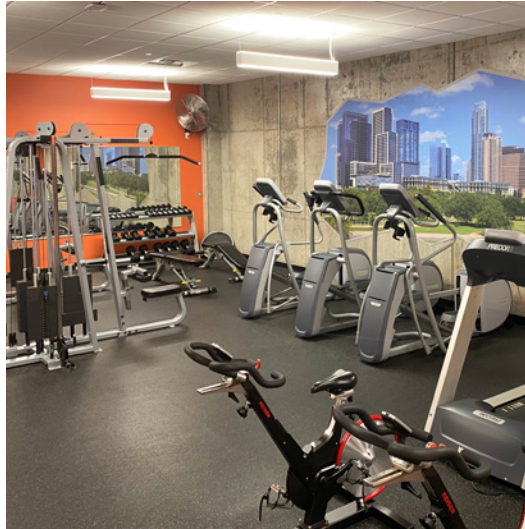
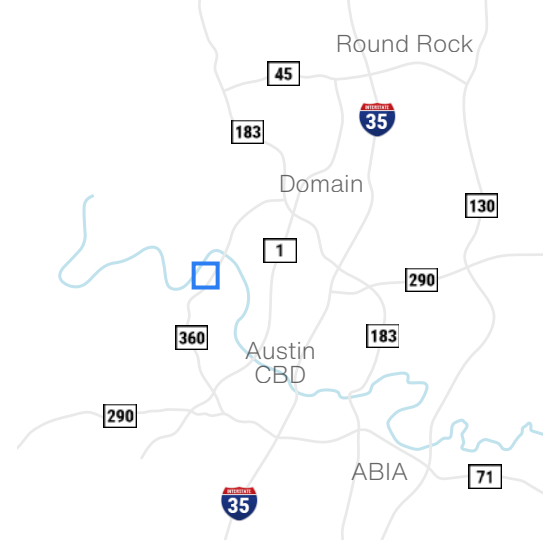


3700 San Clemente

3700 N Capital of Texas Highway - Austin, TX 78746

8,300-95,200 SF Office Options



Available Suites

Suite 100 - 23,180 SF

Combine with Suite 150 to 46,360 SF

Suite 150 - 23,180 SF

Combine with Suite 100 to 46,360 SF

Suite 200 - 48,908 SF

Divisible from 4,167 - 16,090 SF

Suite 450 - 12,627 SF

Suite 570 - 8,350 SF

Building Features



Class A Office



Tranquil Hill Country Views



Structure Parking Garage



Near Austin Country Club & Lake Austin



Executive Parking Garage



Near Various Shopping and Dining Centers



Workout Center with Showers & Lockers



Outdoor Grill and Patio Area



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J.D. Lewis
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(512) 538-0064

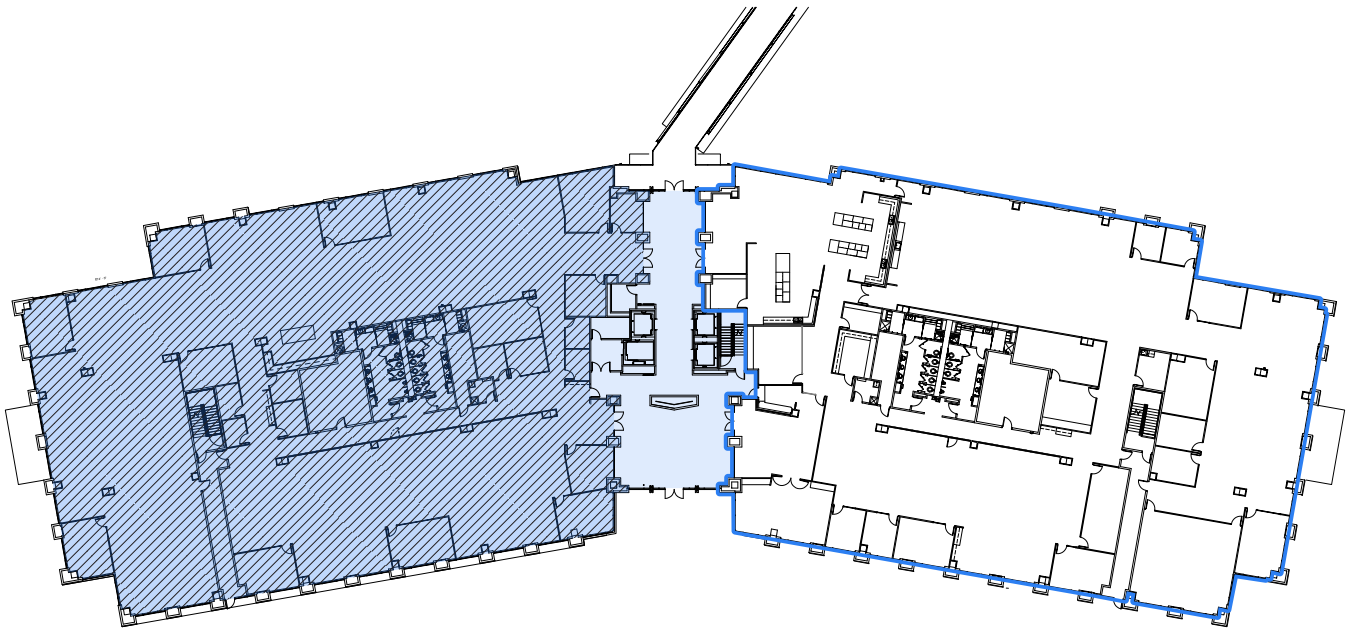
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Suite 100
23,180 SF

Combine with Suite 150 to 43,000 SF



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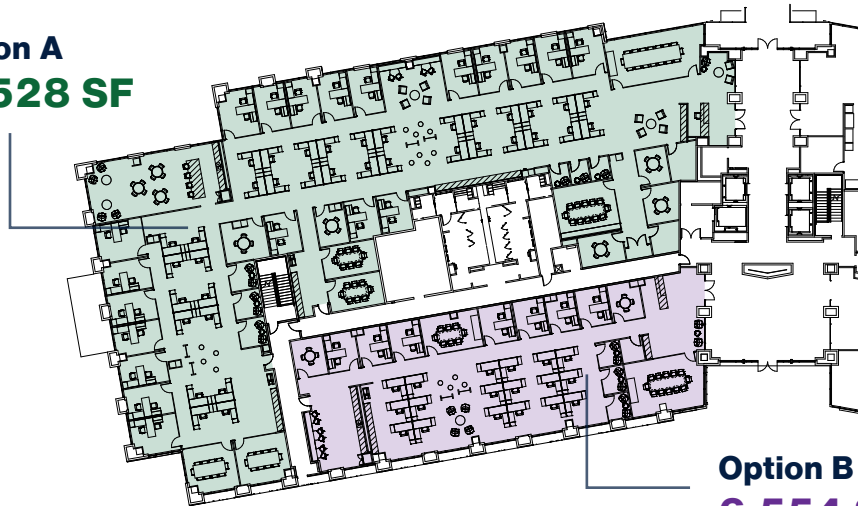
3700 N Capital of Texas Highway - Austin, TX 78746

Suite 150
23,180 SF

Combine with Suite 100 to 43,000 SF
Divisible to ~7,365 SF



Option A
16,528 SF



Option B
6,554 SF



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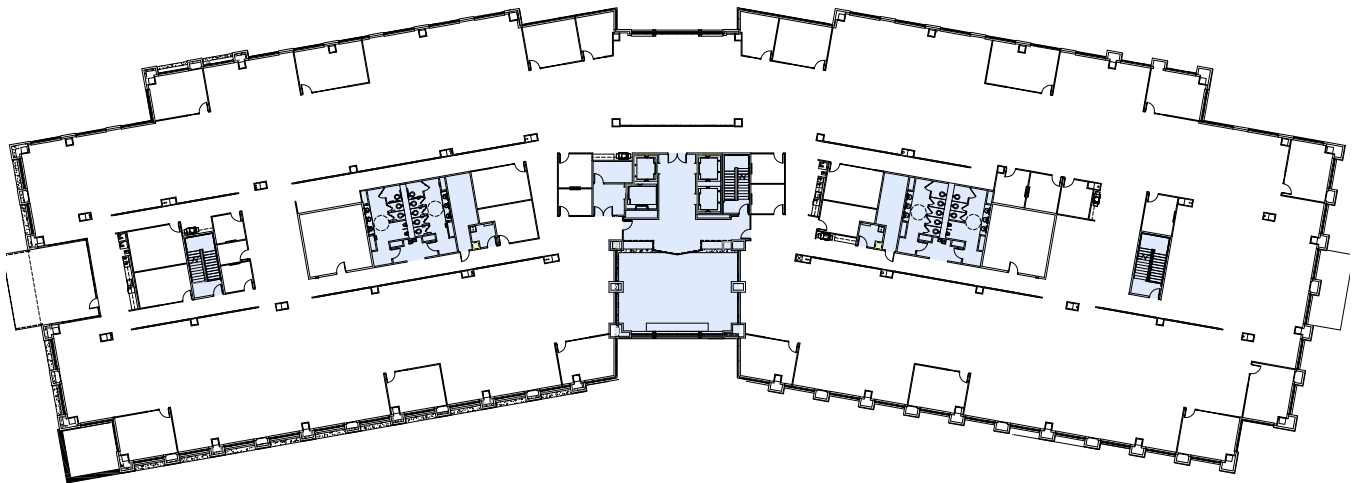
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Suite 200 48,908 SF

Divisible from 4,167 - 16,090 SF



Option A
16,090 SF

Suite B
10,209 SF

Option C
4,167 SF



Option E
9,199 SF

Option D
9,189 SF



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Suite 450
12,627 SF



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Suite 570
8,350 SF



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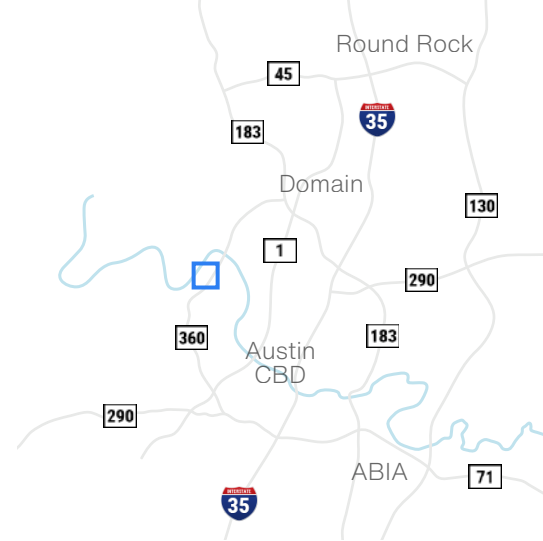
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8,350-95,200 SF Office Options



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