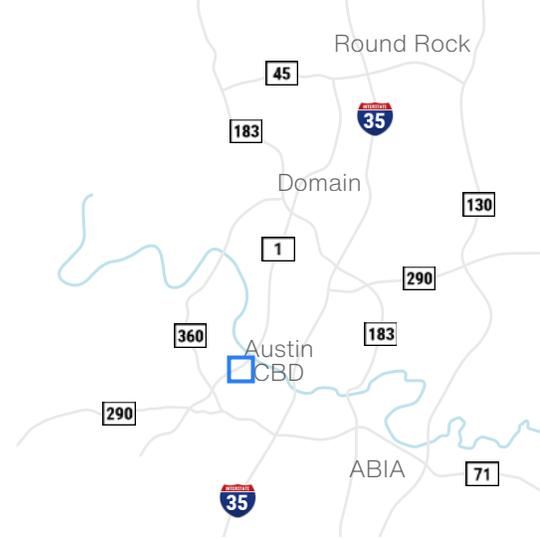


# Barton Oaks Plaza III

901 S Mopac Expressway - Austin, TX 78704

**1,640 - 11,700 SF**  
**Office Options**



## Available Suites

**Suite 115 - 3,038 SF**

**Suite 120 - 3,303 SF**

Combine with Suite 125 to 5,438 SF

**Suite 125 - 2,400 SF**

Combine with Suite 120 to 5,438 SF

**Suite 220 - 10,062 SF**

Combine with Suite 240 to 11,708 SF

**Suite 240 - 1,646 SF**

Combine with Suite 220 to 11,708 SF

**Suite 310 - 5,491 SF**

## Building Features



**Class A Office**



**Downtown and Greenbelt Views**



**Various Restaurants and Food Trucks**



**On-site Management Office**



**LEED Gold Certified**



**Structured Parking Garage**



**Nearby Hike and Bike Trails**



**Located at MoPac and Bee Caves Intersection**



**Available Showers**



**Food Delivery Provided by **



**Richard Paddock**  
paddock@hpitx.com  
(512) 538-0057

**J.D. Lewis**  
jdlewis@hpitx.com  
(512) 538-0064

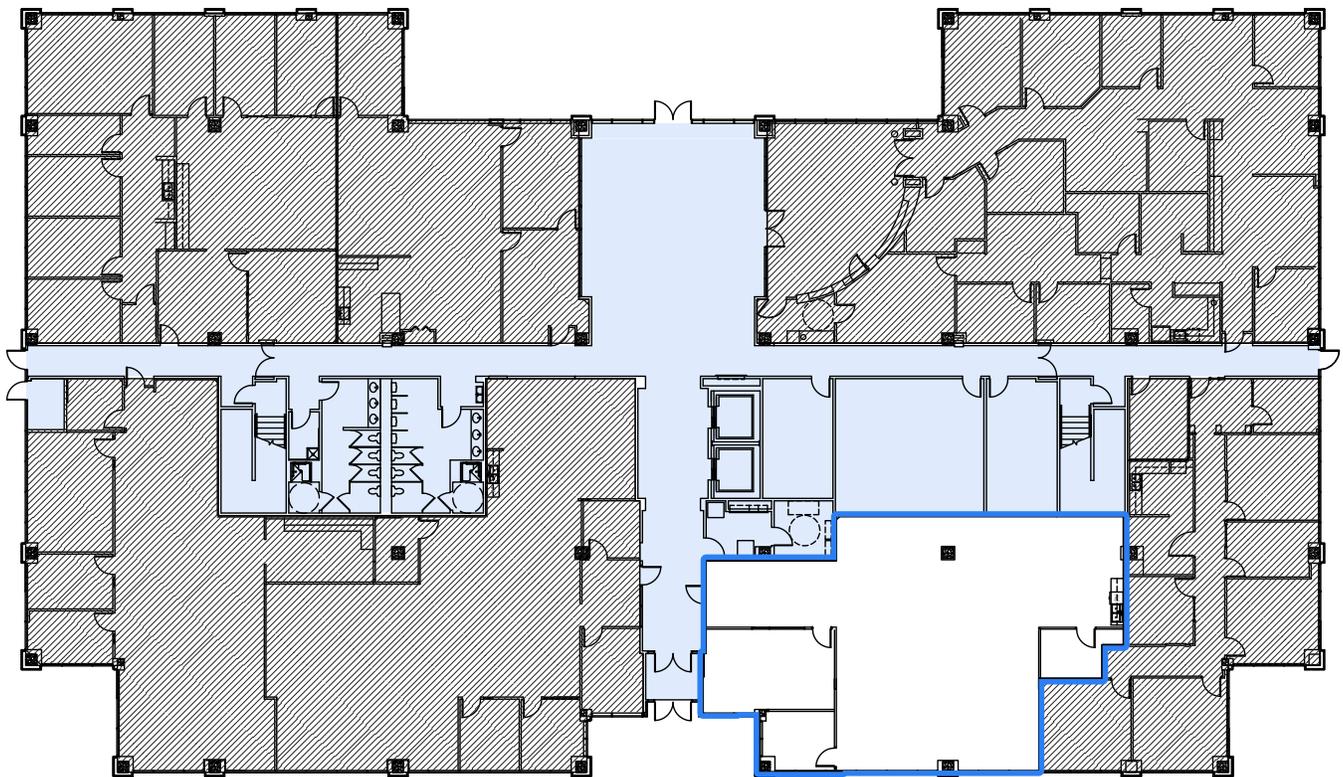
**Krista Sakamuri**  
ksakamuri@hpitx.com  
(512) 538-0095

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**Suite 115**  
**3,038 SF**



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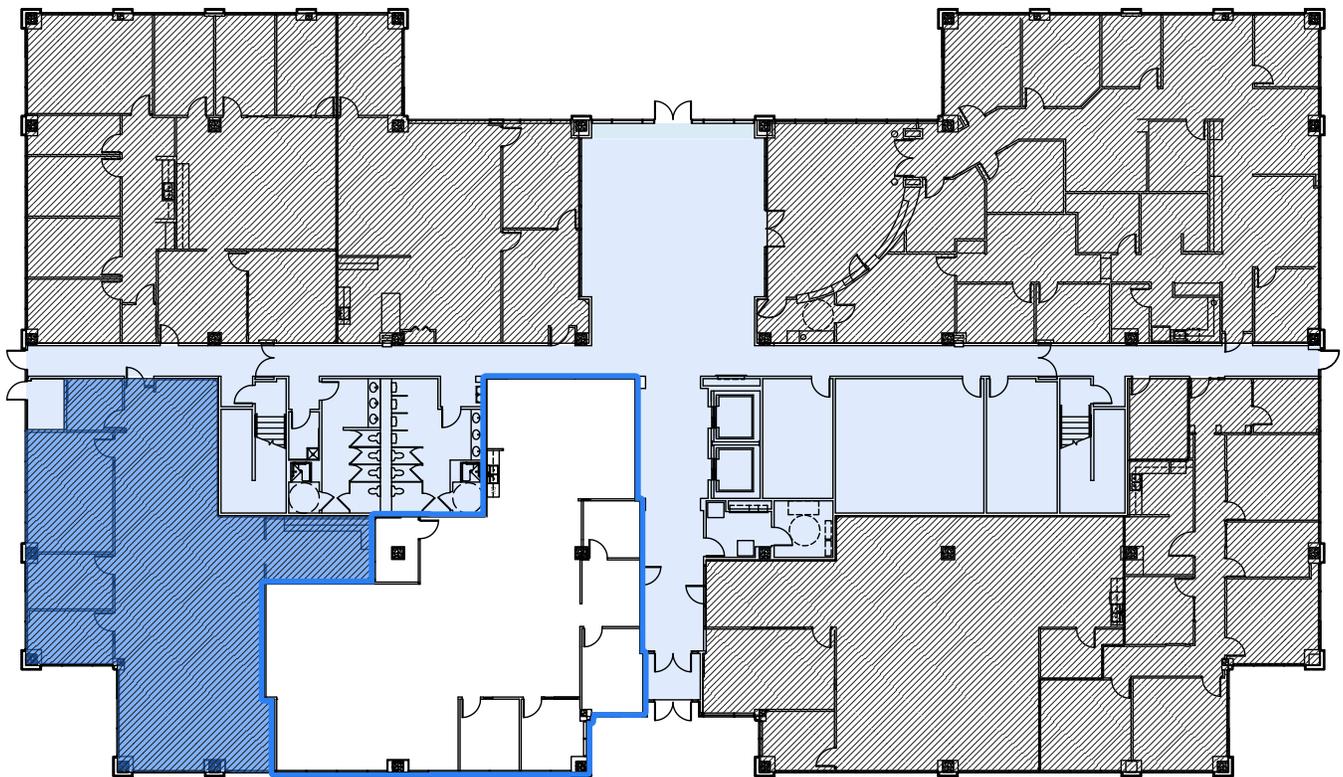
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**Suite 120**  
**3,303 SF**

Combine with Suite 125 to  
5,438 SF



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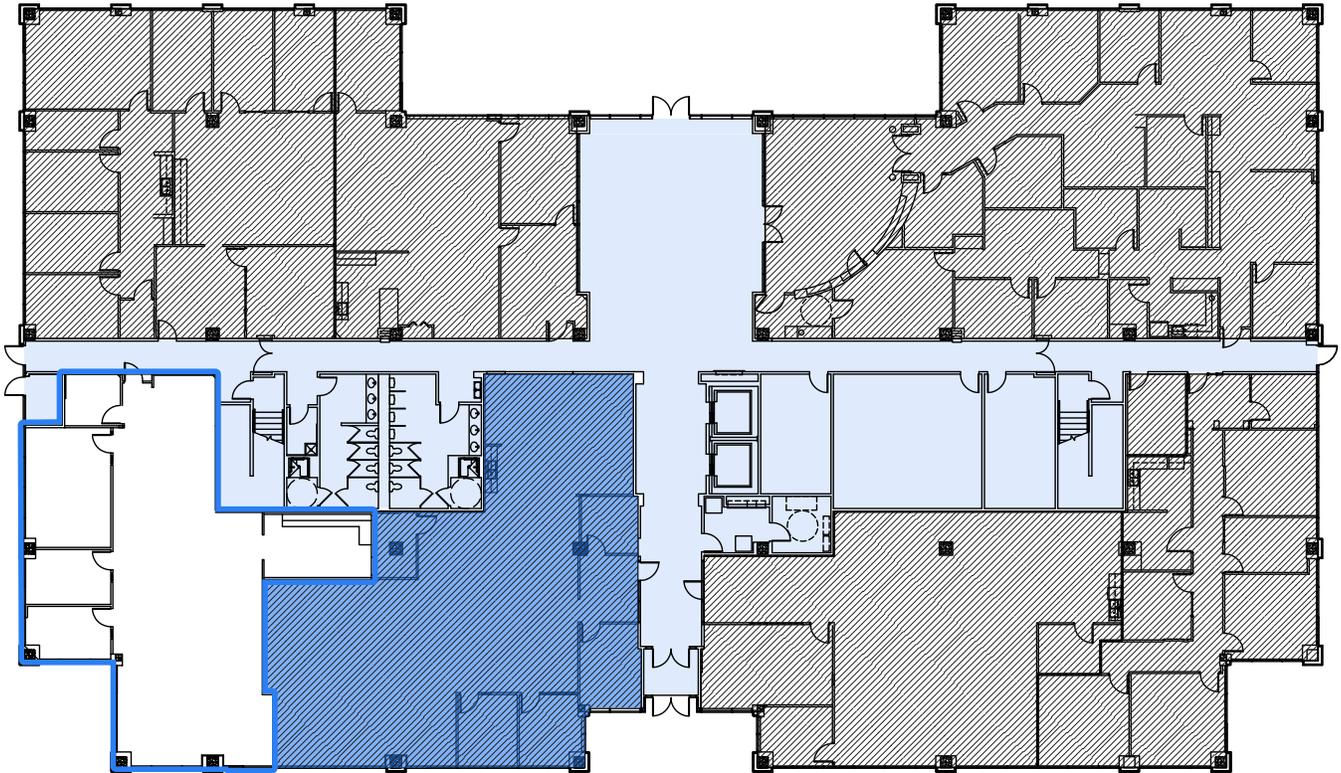
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# Barton Oaks Plaza III

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**Suite 125**  
**2,400 SF**

Combine with Suite 120 to  
5,438 SF



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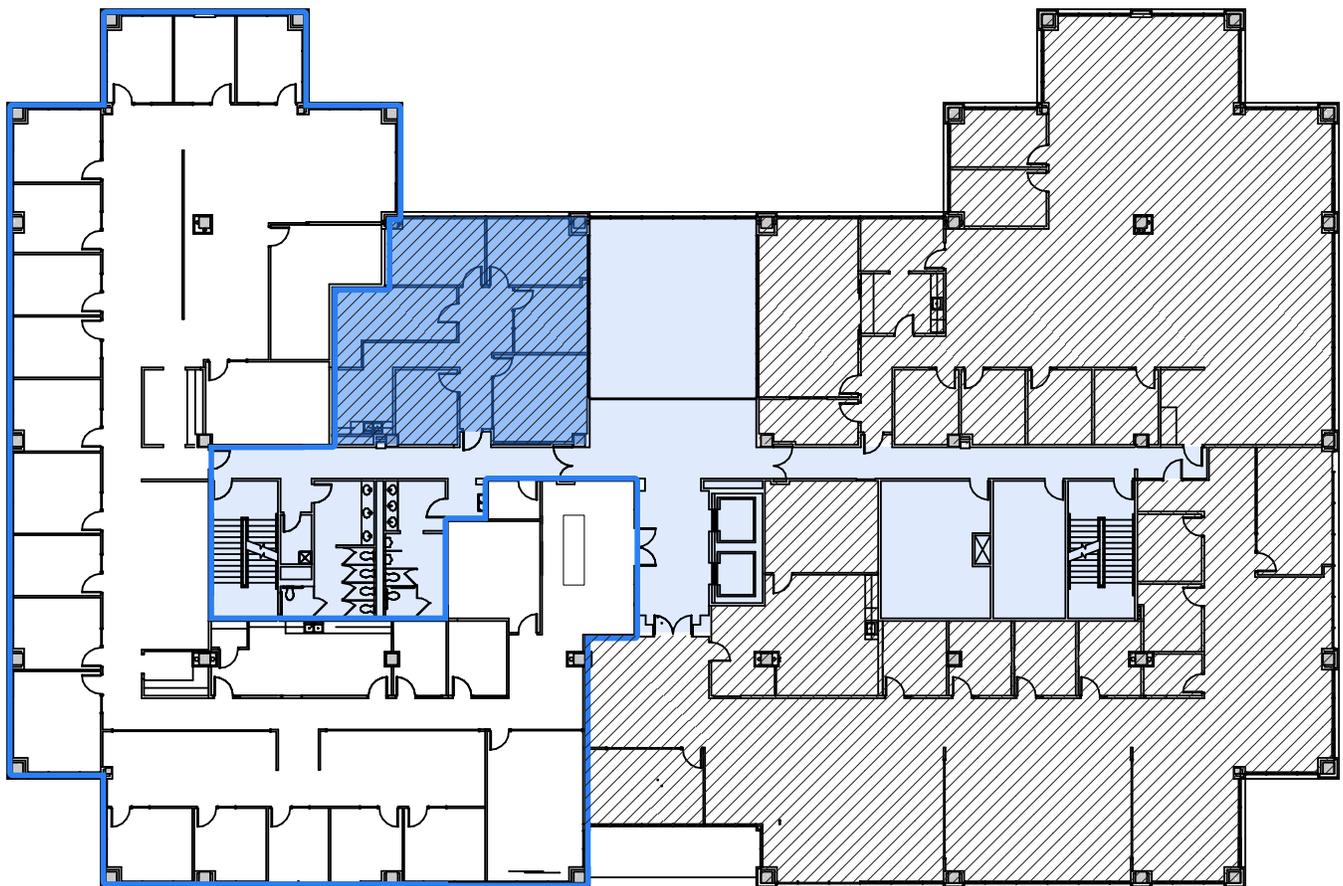
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# Barton Oaks Plaza III

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**Suite 220**  
**10,062 SF**

Combine with Suite 240  
to 11,708 SF



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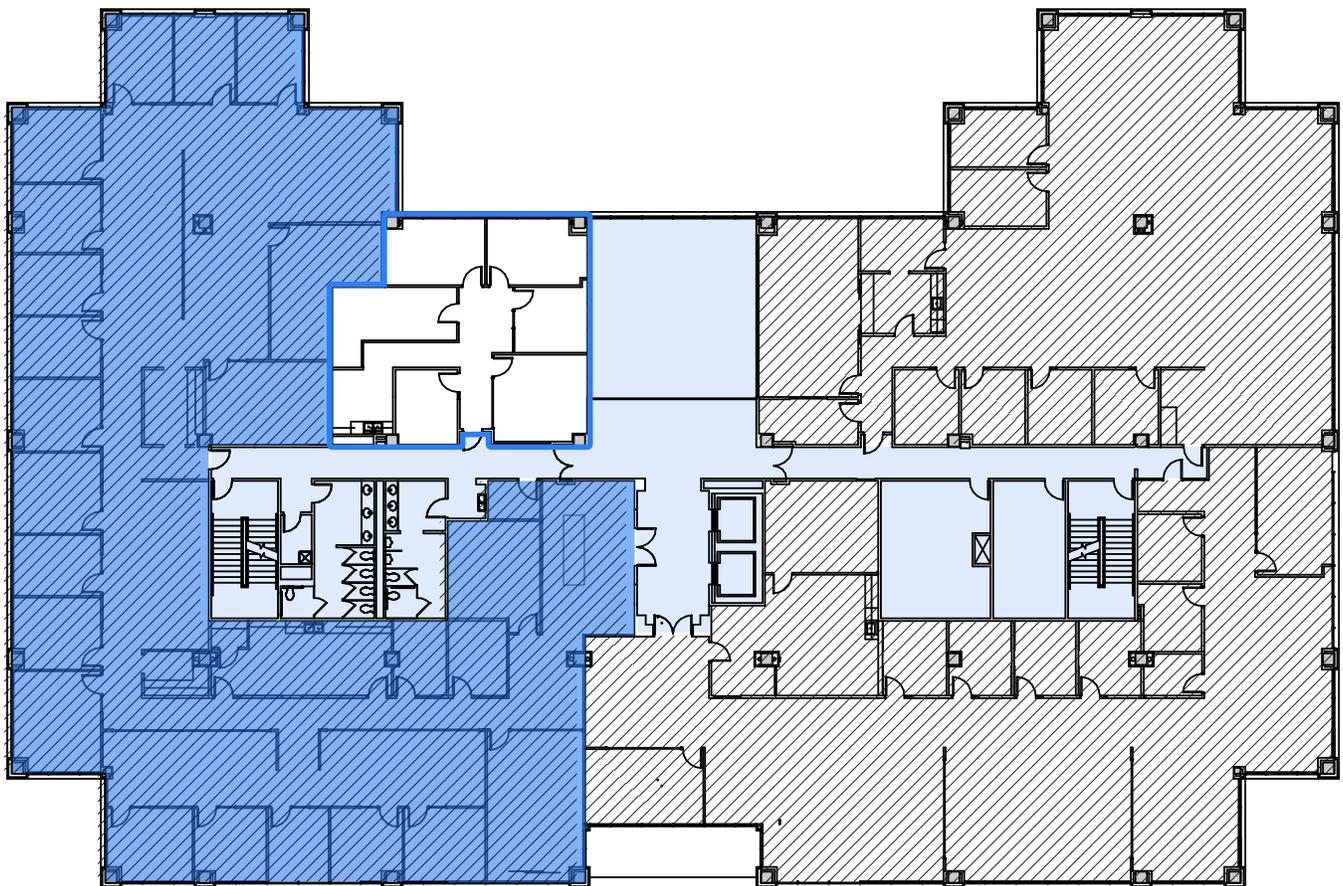
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# Barton Oaks Plaza III

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**Suite 240**  
**1,646 SF**

Combine with Suite 220  
to 11,708 SF



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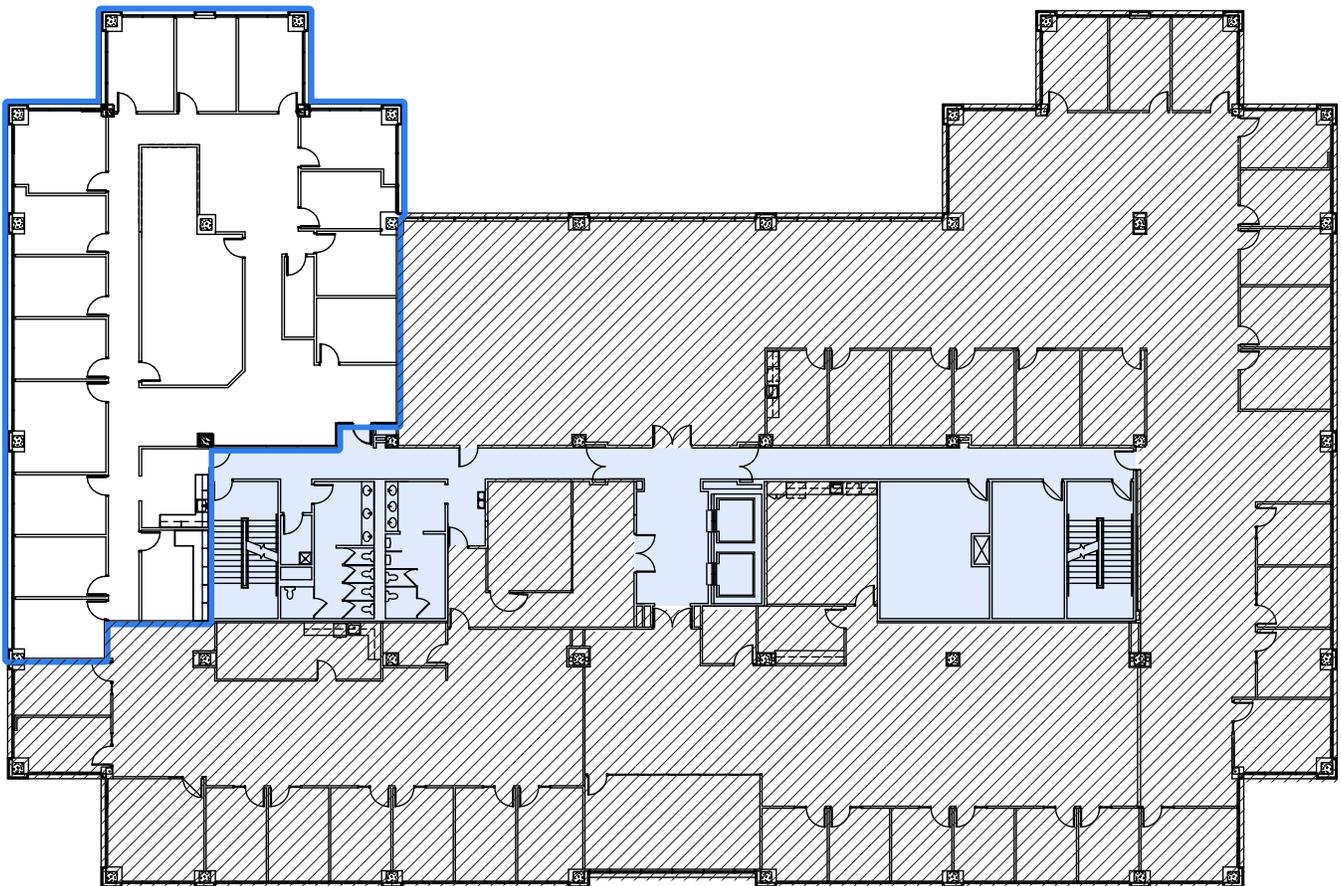
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# Barton Oaks Plaza III

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**Suite 310**  
**5,491 SF**



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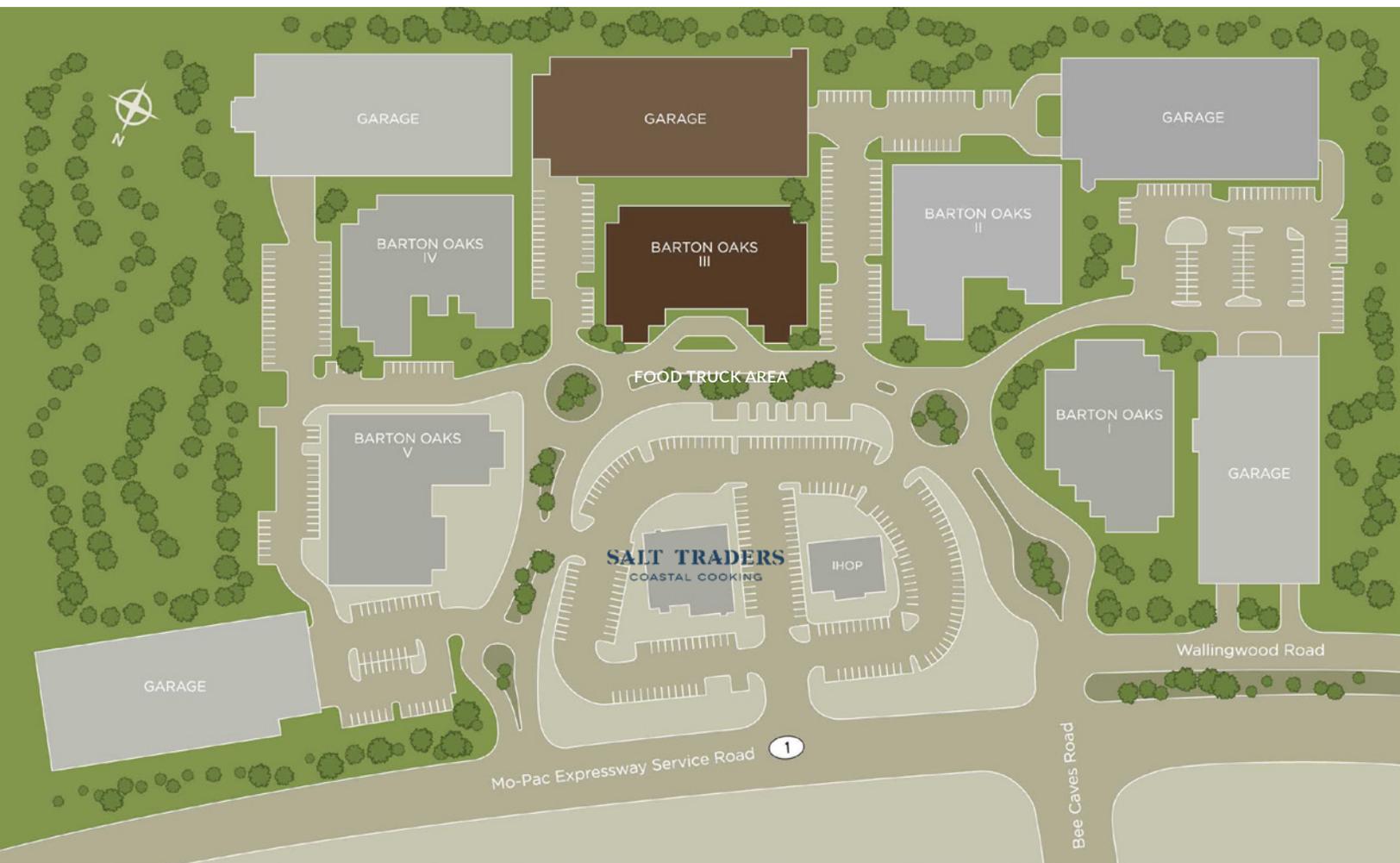
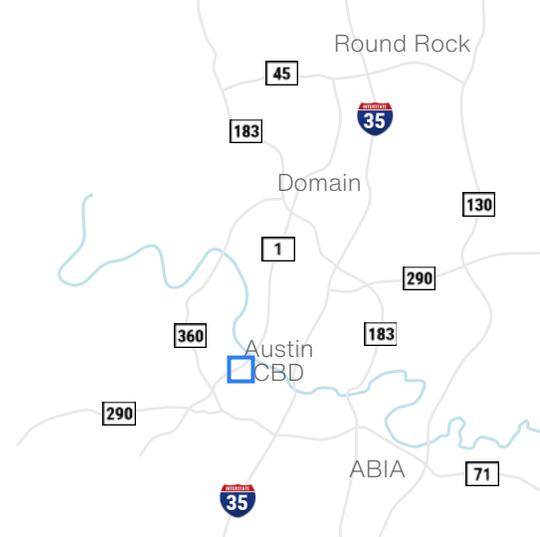
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