

UP TO **6,694 RSF**
CONTIGUOUS SPACE AVAILABLE



LAKESHORE TOWER

210 BARTON SPRINGS ROAD

Austin, Texas 78704

Office Building Levels : 5

Typical Floor Area : +/- 15,625 SF

Total Building Area : 78,125 SF

Parking Ratio : 3.2/1,000 SF

210 BARTON SPRINGS

LAKESHORE TOWER

Lakeshore Tower, as its name suggests, overlooks Austin's iconic Lady Bird Lake just south of downtown, offering a gateway to the Central Business District and its most popular amenities. When you're ready for some downtime, The South Congress Bat Bridge, the Pflugler Pedestrian Bridge, Auditorium Shores, the Dougherty Arts Center, the Ann and Roy Butler Hike and Bike Trail and Butler Metro Park are all mere minutes away. When you need to take the team to happy hour or meet up with a client, you'll be surrounded by restaurants, bars and food trucks offering a cultural sampling of cuisines from around the world, along with an assortment of one-of-a-kind shops offering both high-end and vintage fare. Stick around after work for endless forms of entertainment, including the Long Center for the Performing Arts and the Palmer Event Center.

Come tour our high-end, newly spec'd, top floor suites, where river-fresh breezes blow in through French doors or check out a variety of economical spaces on our lower floors. Whatever you're looking for, you'll find it at Lakeshore Tower.

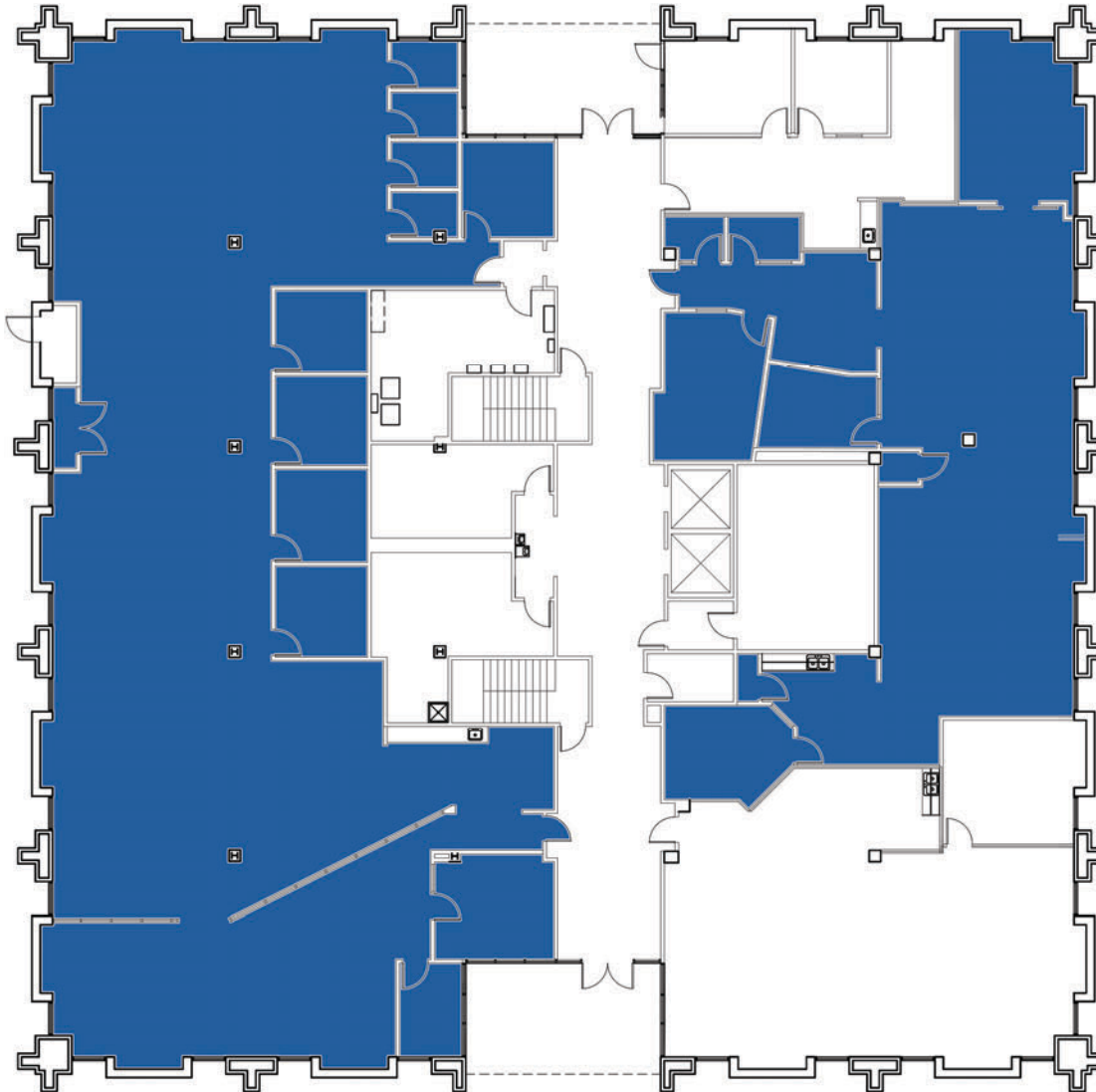
210 BARTON SPRINGS ROAD | AUSTIN, TX 78704

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

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LAKESHORE TOWER • OFFICE SPACE FOR LEASE

SUITE 100 • 6,694 RSF
\$28.00/RSF • \$14.22 2024 NNN



SUITE 160 • 3,241 RSF
\$28.00/RSF • \$14.22 2024 NNN

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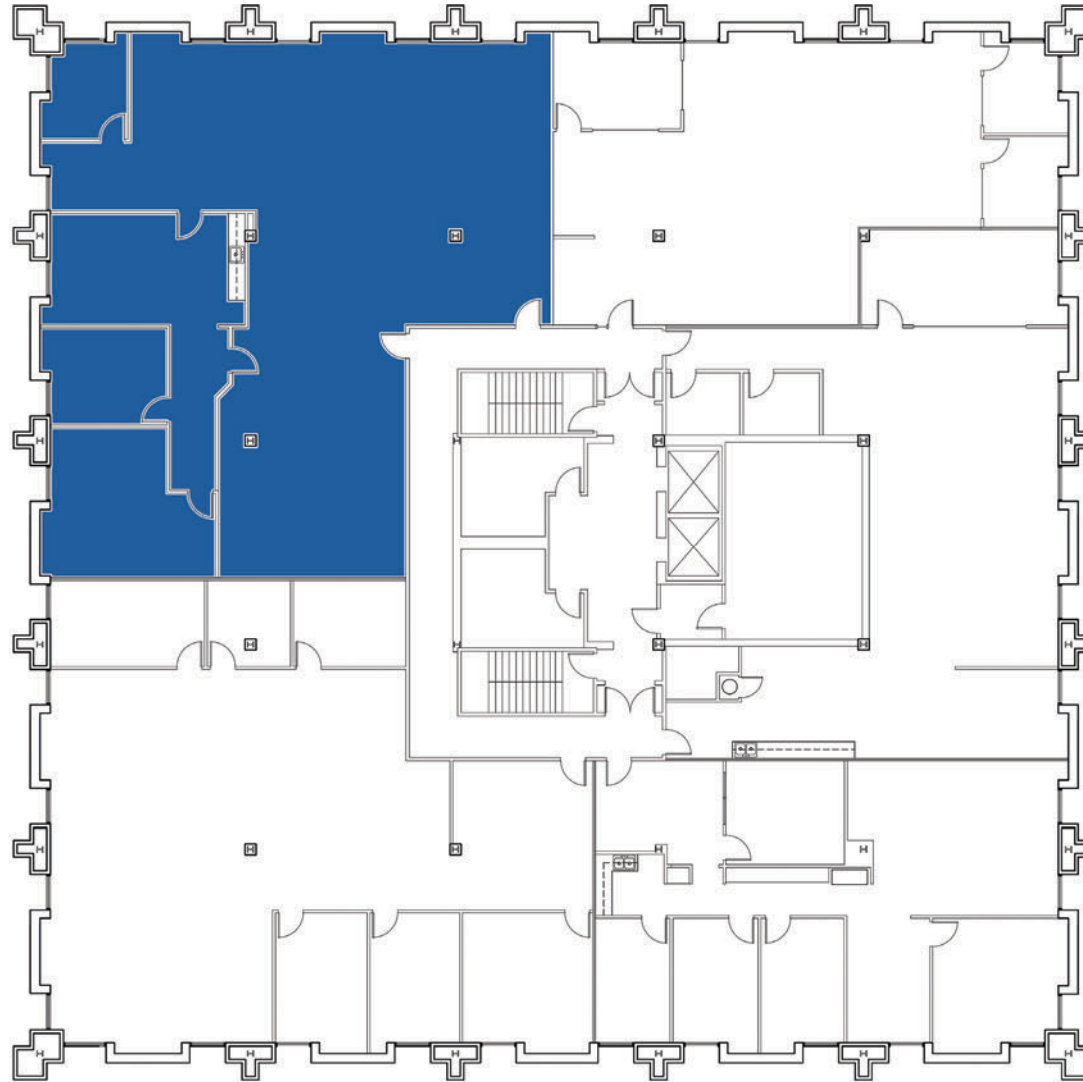
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LAKESHORE TOWER • OFFICE SPACE FOR LEASE

SUITE 200 • 4,144 RSF
\$28.00/RSF • \$14.22 2024 NNN



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LAKESHORE TOWER • OFFICE SPACE FOR LEASE



SUITE 425 • 3,002 RSF
\$28.00/RSF • \$14.22 2024 NNN

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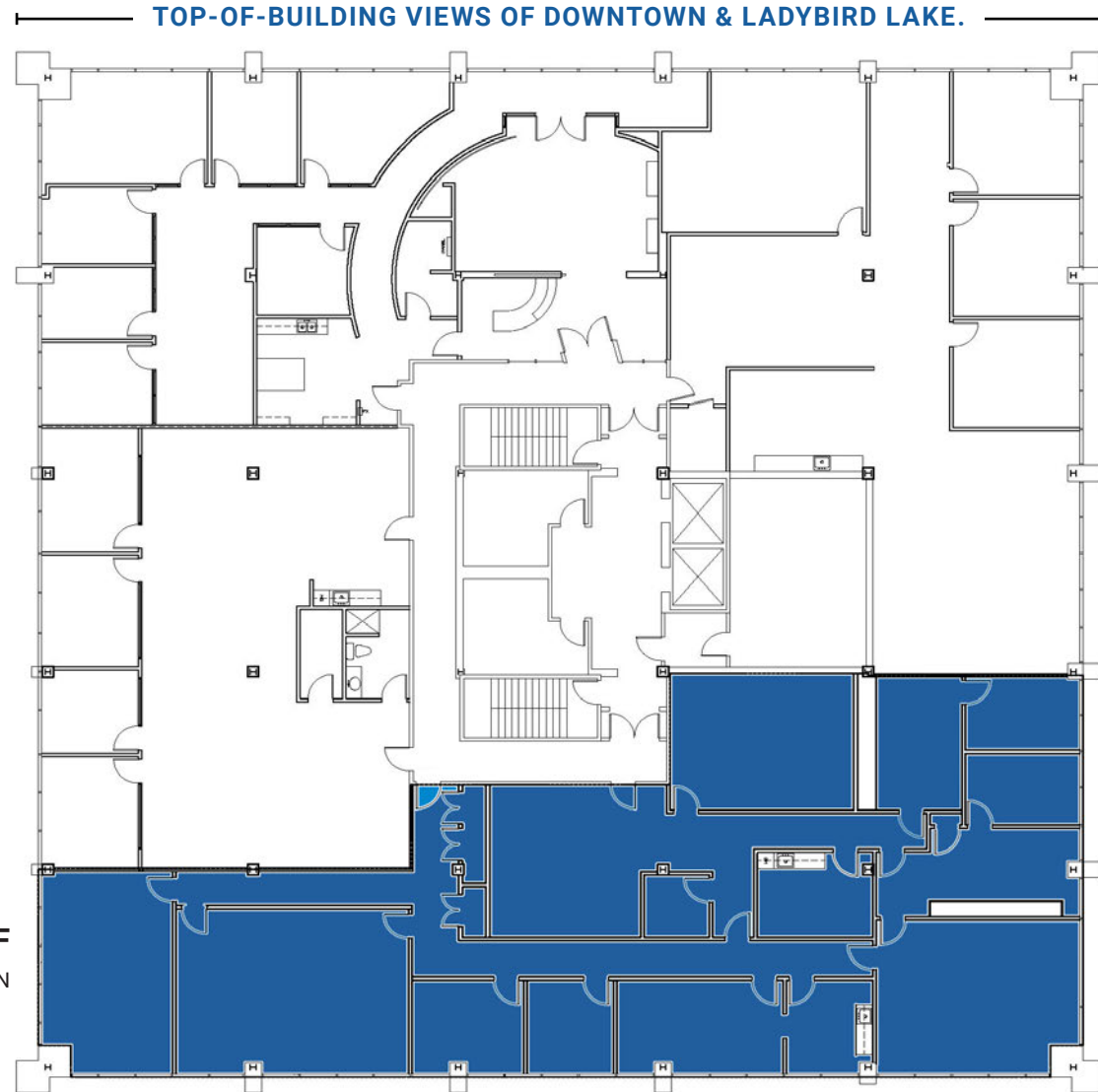
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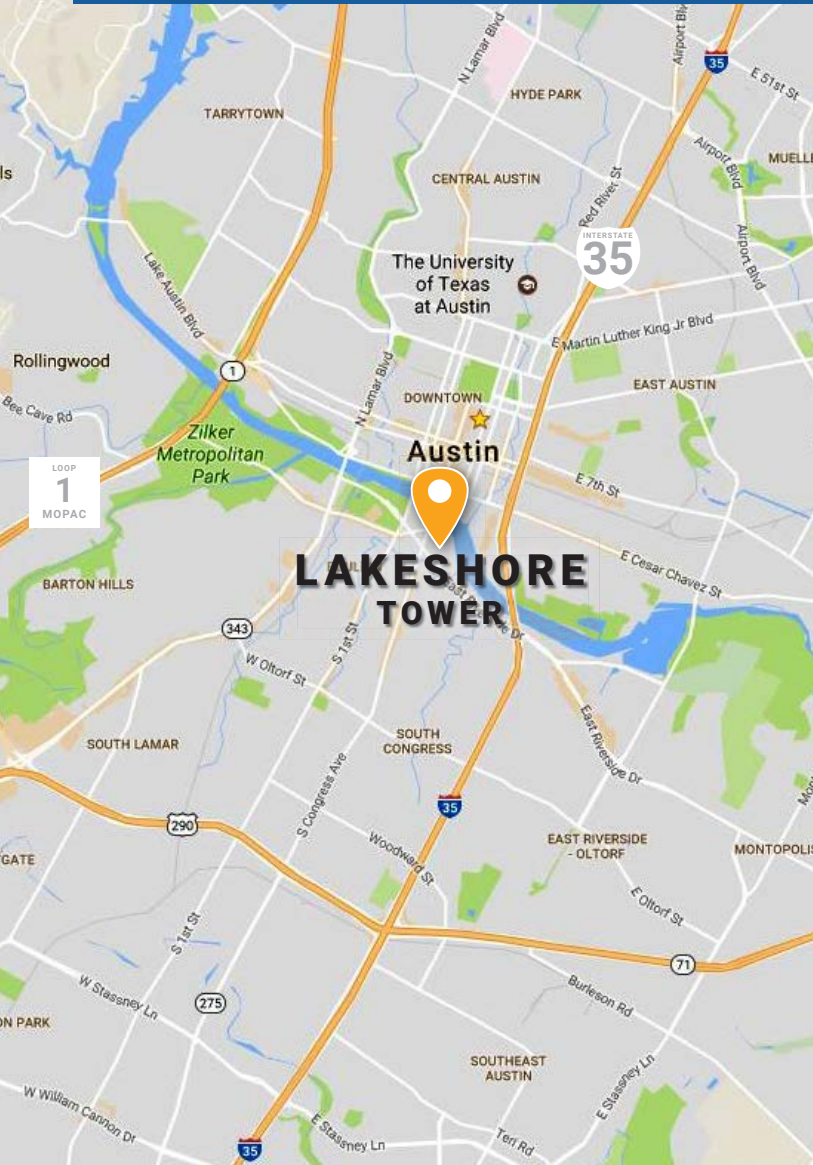
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AREA AMENITIES



Arts/Entertainment Venues

- The Long Center for the Performing Arts
- Palmer Events Center
- Dougherty Arts Center
- ZACH Theatre
- Topfer Theatre
- Gallery of the Republic
- Austin City Limits Live
- Violet Crown Cinema

Parks/Recreational Centers

- Auditorium Shores at Town Lake
- Ann & Roy Butler Hike and Bike Trail
- Statesman Bat Observation Center
- Gables Park Plaza

Government/Public Sites

- Austin City Hall
- Austin Convention Center

Lodging

- W Austin
- Hyatt Regency
- Embassy Suites by Hilton Austin
- Radisson
- Hyatt Place Austin Downtown
- JW Marriott Austin
- Hampton Inn & Suites

Restaurants

- Threadgill's
- Sandy's Hamburgers
- Whataburger
- Terry Black's Barbecue
- Ill Forks
- The Bonneville
- Lambert's Downtown Barbeque
- Bar Chi Sushi
- Jo's Coffee
- La Condesa
- Gus's World Famous Fried Chicken
- Second Bar + Kitchen
- Numero 28
- Starbucks
- Trace
- Taverna
- Which Wich Superior Sandwiches
- Daily Juice
- CRU Food & Wine Bar
- Caffe Medici
- Berry
- Cooper's Old Time Pit Bar-B-Que

Restaurants, cont'd.

- Corner
- Cedar Door
- Piranha Killer Sushi
- MAX's Wine Dive
- Mai Thai
- Fogo de Chao
- Fleming's Prime
- P.F. Chang's

Retail

- Trader Joe's
- RIDE Indoor Cycling
- Austin Rocks
- Austin MacWorks
- Francesca's
- Urban Outfitter's
- PRIZE
- Finley's Barber Shop
- Saint Bernard
- Royal Blue Grocery
- Bonobos
- HACIENDA
- Regions Bank
- Western Union
- Con' Olio Oils & Vinegars

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