

AustinOaks

AustinOaks

a green office park

Leasing Availabilities

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Austin Oaks is Austin's largest infill office park consisting of **12 buildings** totaling **445,332 square feet**. Nestled amongst 38-acres along MoPac Expressway (Loop 1) in Northwest Austin, the campus was acquired by The Luzzatto Company in August of 2018. The low profile design of the buildings are scaled to integrate seamlessly into the surrounding ecology. Plans are currently in progress to bring an enhanced creative perspective to Austin Oaks and emphasize the site's unique green spaces through **incorporation of artwork, health and wellness amenities, increased connectivity and preservation of the natural serenity.**

NEW
VIDEO 

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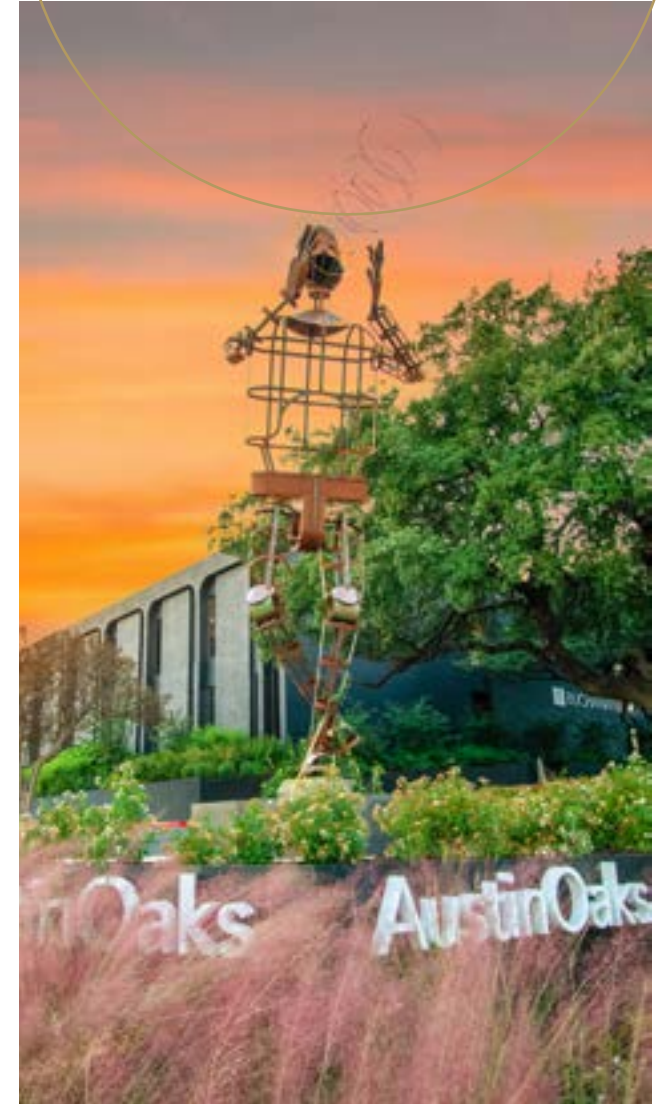
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AustinOaks

Landscape & Art



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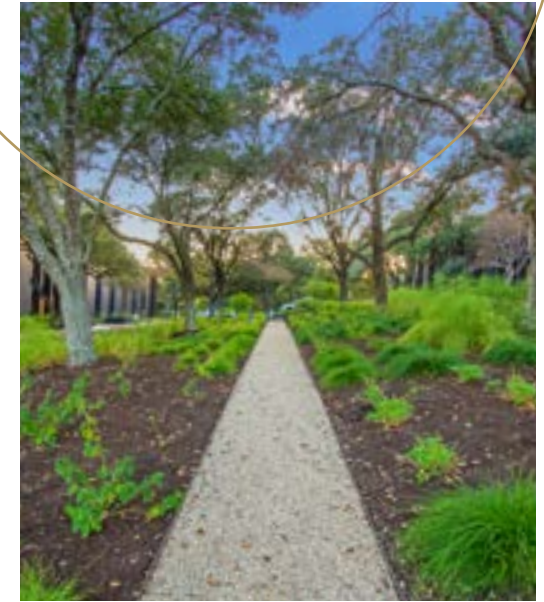
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Creative Design Throughout



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New Lobbies

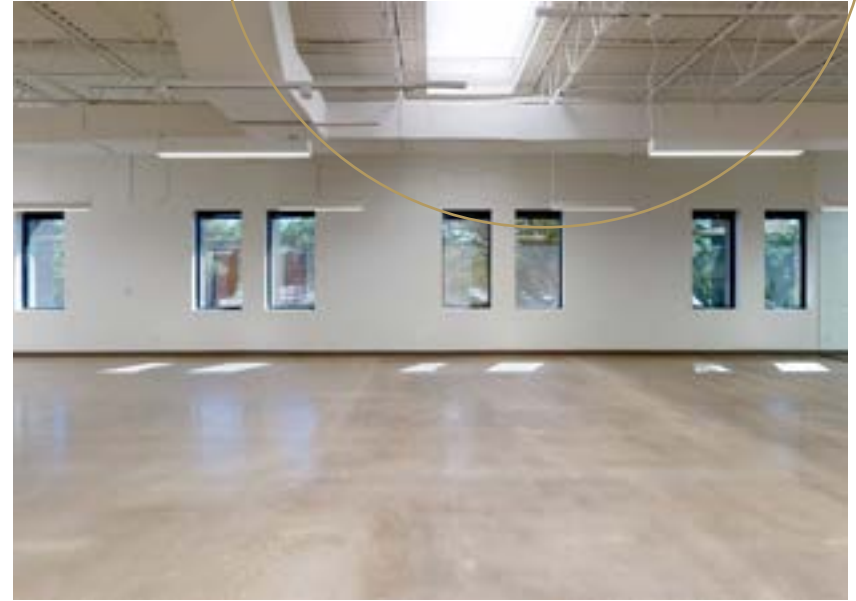


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High End Spec Suites



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AustinOaks

Features



FEATURES

Recent common area renovations

Brand new fitness center with showers exclusively available to Austin Oaks tenants

New landscaping and paint in all buildings

Minutes from Anderson Lane Retail, The Domain, Arboretum, Downtown Austin and neighboring shopping centers

Austin Oaks consists of 12 buildings on 38 beautiful acres

Less than a mile from 50 locally owned retail shops and restaurants

TOTAL SF

445,322

PARKING

4.00 : 1,000

OWNED BY

The Luzzatto Company

MANAGEMENT & LEASING CENTER

Cross Building
7718 Wood Hollow Dr, G10
Austin, TX 78731

TAKE A VIRTUAL TOUR



BENBROOK | 12
Lobby



BUCHANAN | 1
Suite 202



COLORADO | 8
Lobby



COLORADO | 8
Restrooms



LIVINGSTON | 4
Suite 205



PROCTOR | 9
Lobby



PROCTOR | 9
Suite 210



- | | | | |
|--|--|--|--|
| 1 BUCHANAN
3409 Executive Center Dr
28,011 sf | 4 LIVINGSTON
3420 Executive Center Dr
51,216 sf | 7 CROSS
7718 Wood Hollow Dr
43,719 sf | 10 BRIDGEPORT
3701 Executive Center Dr
31,855 sft |
| 2 HUBBARD
3429 Executive Center Dr
30,672 sf | 5 TRAVIS
3520 Executive Center Dr
50,509 sf | 8 COLORADO
3636 Executive Center Dr
38,030 sf | 11 MEREDITH
3721 Executive Center Dr
42,728 sf |
| 3 MEDINA
3445 Executive Center Dr
29,154 sf | 6 WHITNEY
7719 Wood Hollow Dr
28,587 sf | 9 PROCTOR
3724 Executive Center Dr
39,486 sf | 12 BENBROOK
3737 Executive Center Dr
31,310 sf |

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AustinOaks

AVAILABILITY BY SIZE

Buchanan, Suite 209 461 SF

Medina, Suite 103 485 SF

Bridgeport, Suite 151 753 SF

Colorado, Suite 201 1,033 SF

Benbrook, Suite 101 1,086 SF

Buchanan, Suite 128 1,106 SF

[Medina, Suite 120](#) 1,127 SF

Medina, Suite 100 1,316 SF

[Benbrook, Suite 260](#) 1,446 SF

Meredith, Suite 201B 1,600 SF

Proctor, Suite 152 1,746 SF

Availabilities

100-2,000 SF

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AVAILABILITY BY SIZE

Meredith, Suite 205	2,223 SF
Livingston, Suite 165	2,335 SF* *Available 5.1.25
Proctor, Suite 150	2,308 SF
Cross, Suite 150	3,039 SF
Buchanan, Suite 129	3,444 SF
Bridgeport, Suite 100	4,024 SF
Bridgeport, Suite 101	4,255 SF
Travis, Suite 150	4,786 SF
Cross, Suite 100	8,630 SF* *Available 4.1.25
Meredith, Suite 100	9,670 SF* *Demisable options available
Travis, Suite 200	9,781 SF *Demisable options available

Availabilities

2,000+ SF

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AustinOaks

Nearby Amenities



ANDERSON LANE

1 mile, 4 minutes driving, 6 minutes cycling

SHOPS AT ARBOR WALK

2 miles, 6 minutes driving

GATEWAY SHOPPING CENTER

2 miles, 6 minutes driving

ARBORETUM AT GREAT HILLS

2 miles, 4 minutes driving

THE DOMAIN

3 miles, 5 minutes driving

HEALTH & WELLNESS

Within 2.5 miles of Austin Oaks are more than 8 yoga and pilates studios, 5 gym and training facilities, 5 fresh food and produce providers as well as multiple options for physical, dental, optical and mental health treatments and therapy.

hopdoddy
BURGER BAR

BARTLETT'S

FLOWER CHILD
VEGETARIAN RESTAURANT & CAFE

WESTIN
HOTELS & RESORTS

JACK ALLEN'S
KITCHEN

CULINARY DROPOUT

COVER3
DINING • SPIRITS • SPORTS

NORTH
ITALIA

aloft
HOTELS



Matt Frizzell

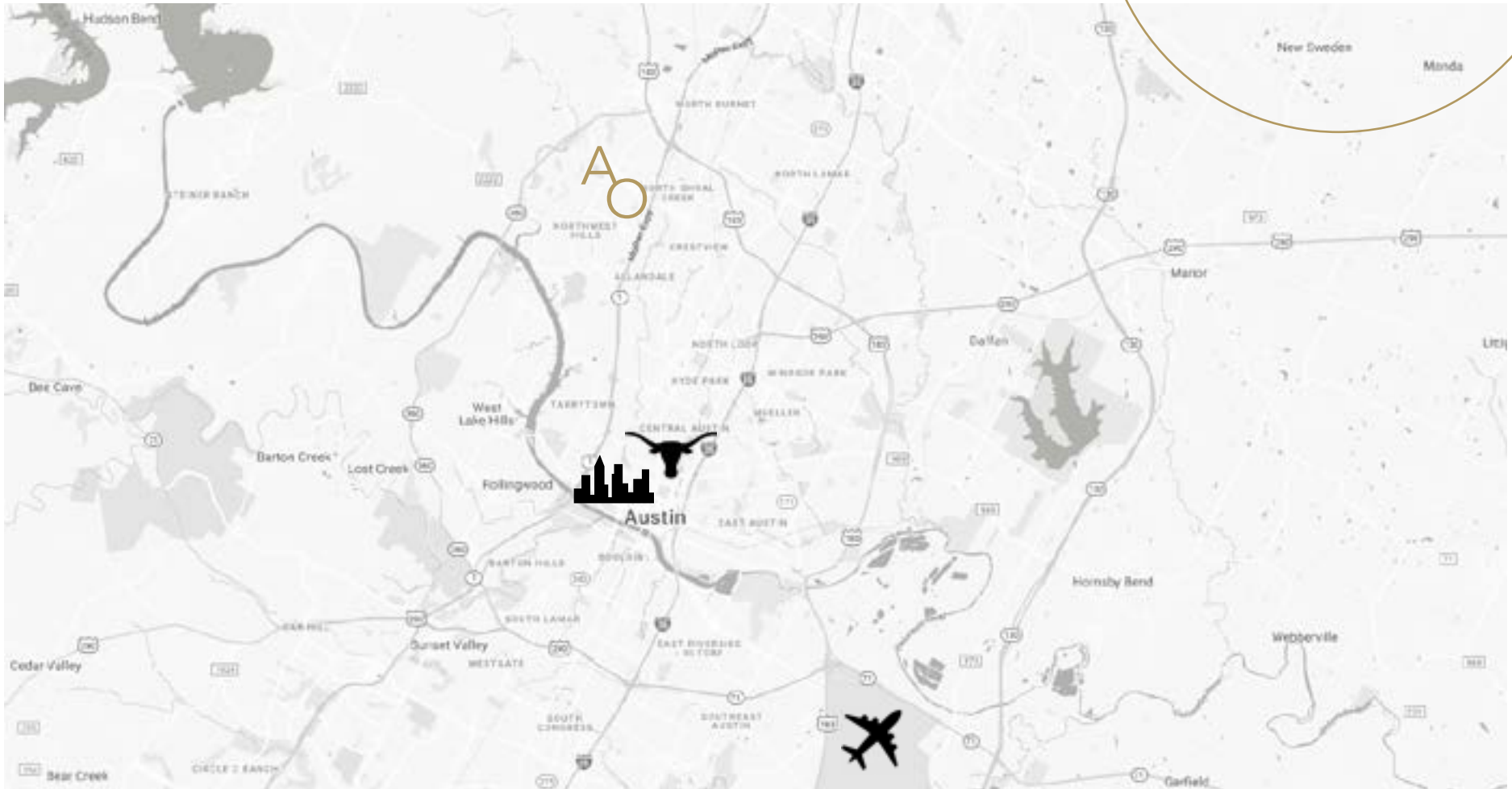
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AUSTIN BERGSTROM INTERNATIONAL AIRPORT
20 miles, 23 minutes driving

DOWNTOWN AUSTIN
7 miles, 12 minutes driving

UNIVERSITY OF TEXAS
6 miles, 10 minutes

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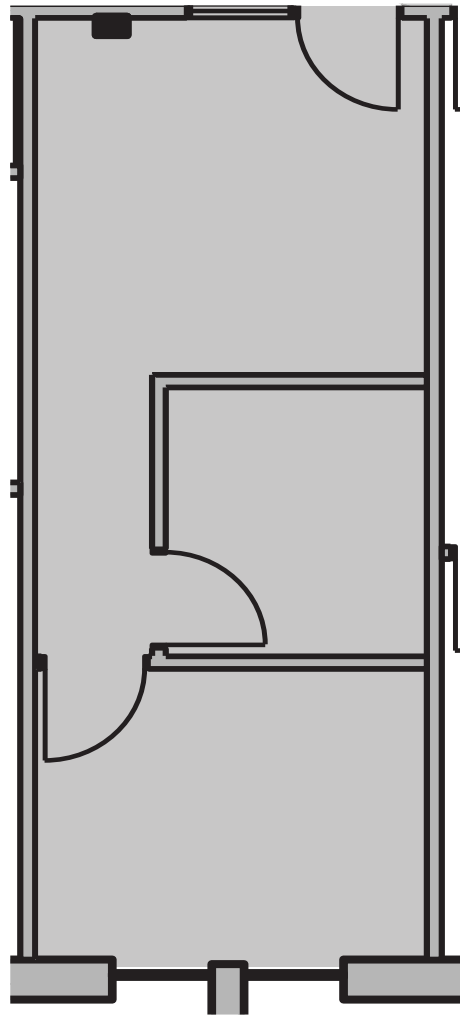
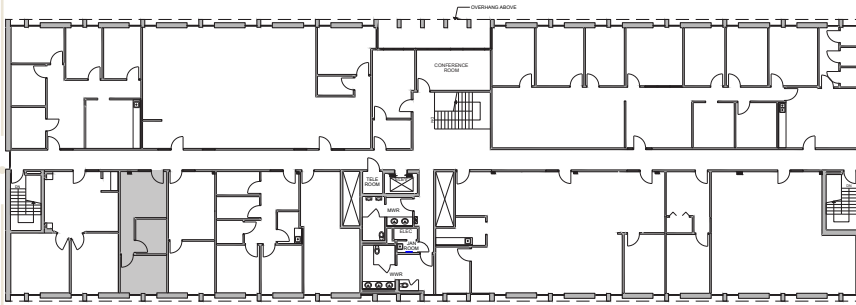


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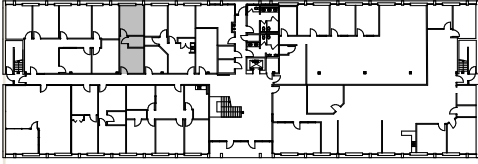
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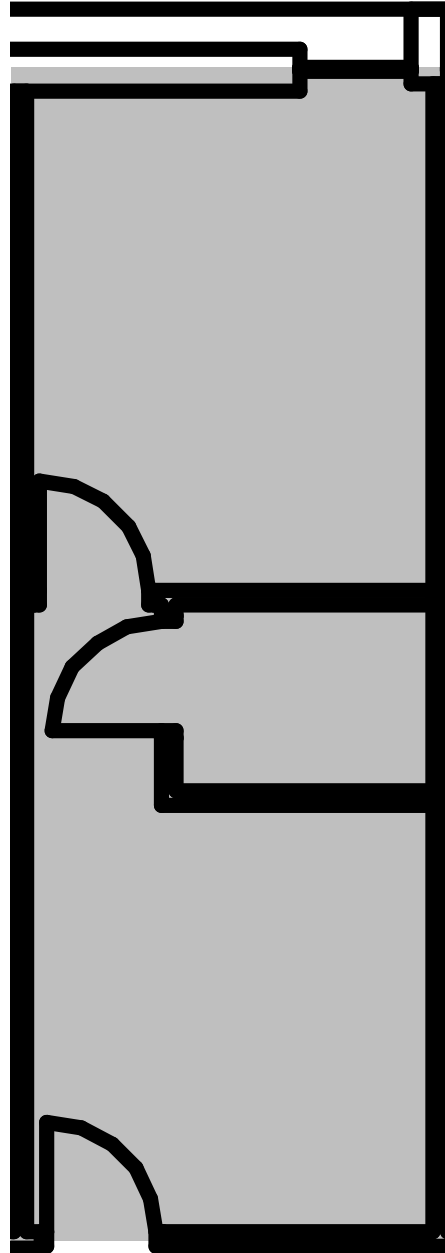
NOW OPEN



AustinOaks



Medina, Suite 103
First Floor
485 SF



Building

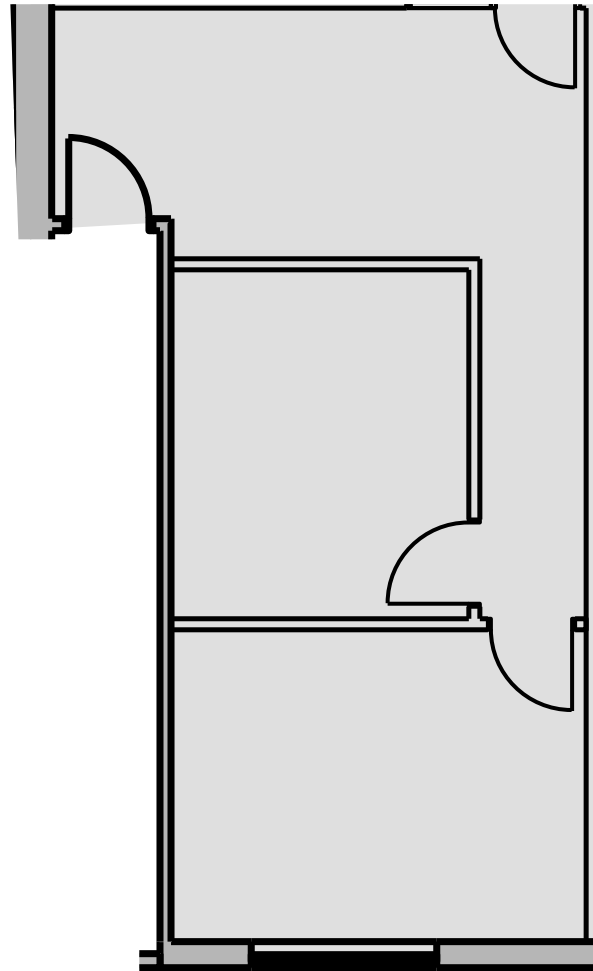
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AustinOaks



Bridgeport, Suite 151
First Floor
753 SF



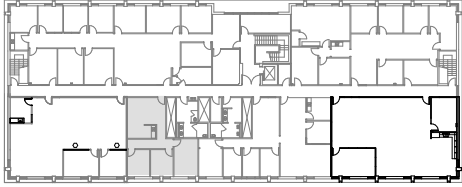
Building

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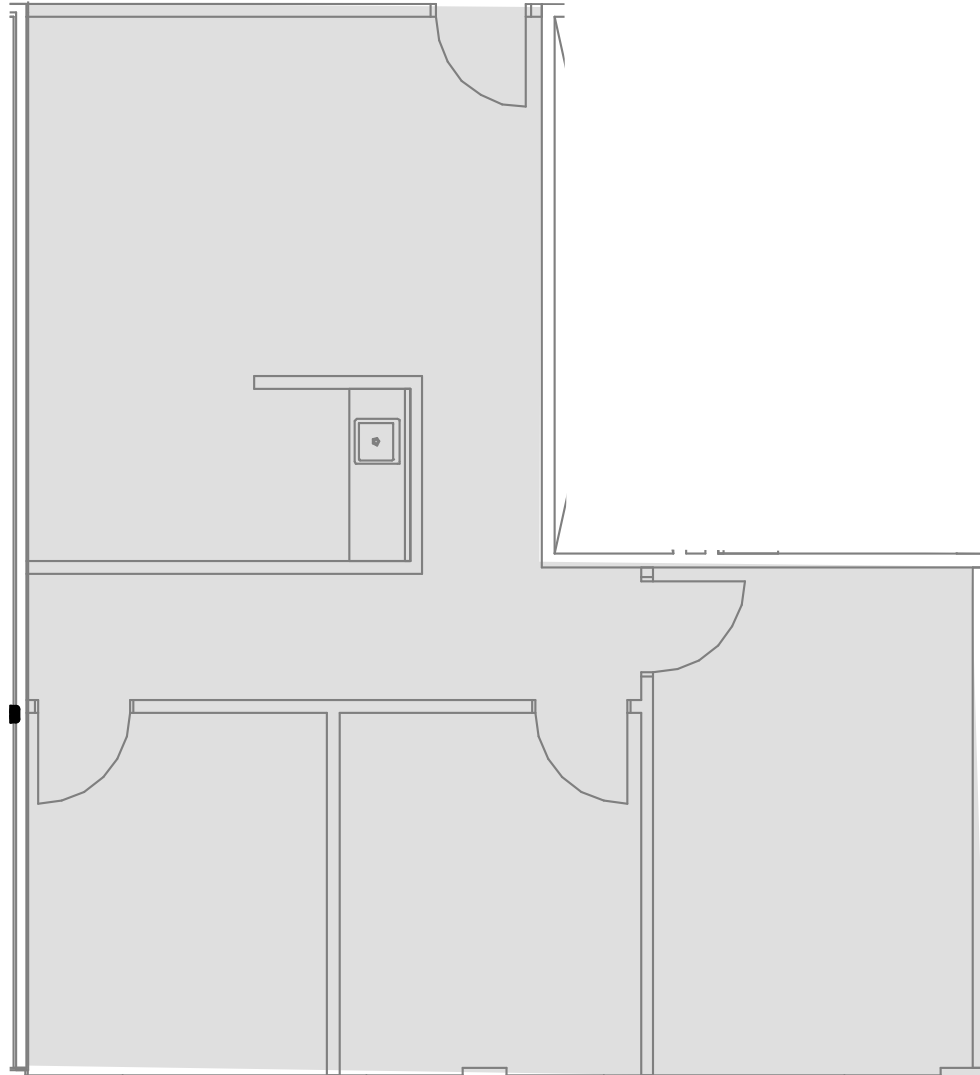
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AustinOaks



Colorado, Suite 201
Second Floor
1,033 SF



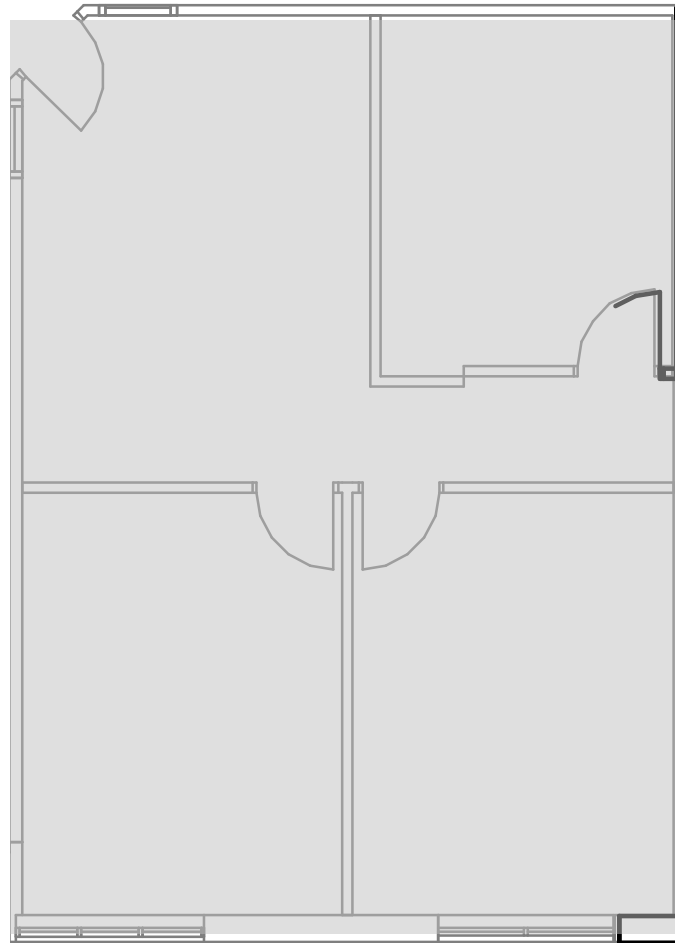
Building

8

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AustinOaks

Benbrook, Suite 101
First Floor
1,086 SF



Building

12

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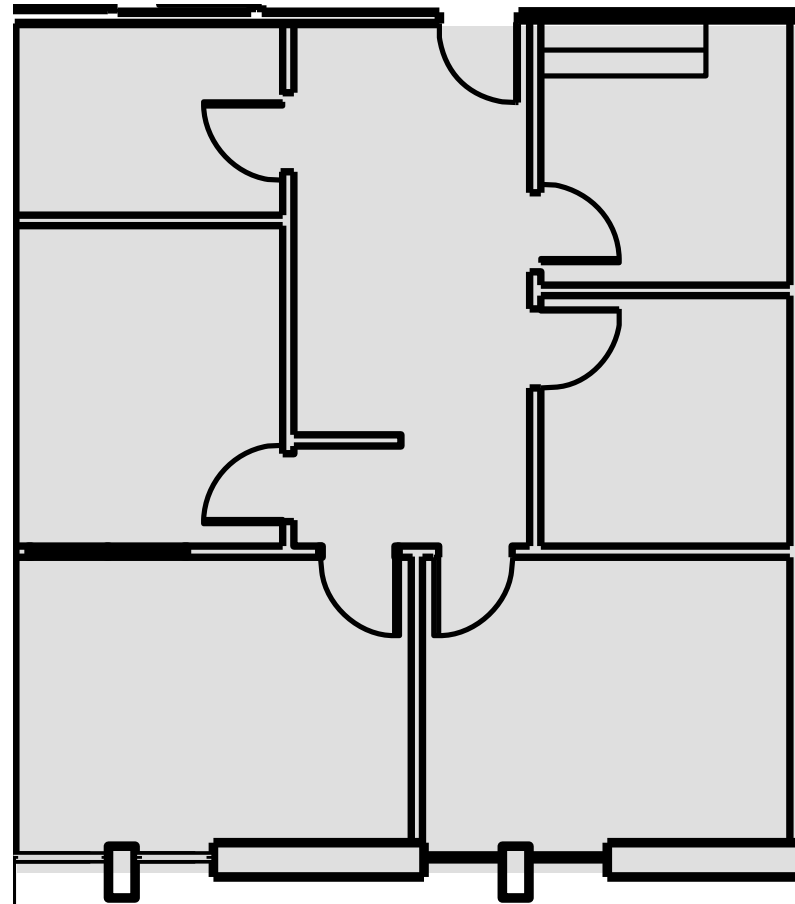
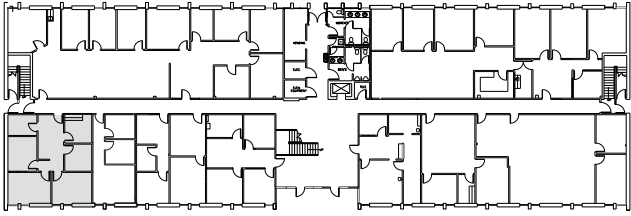
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AustinOaks

Buchanan, Suite 128
First Floor
1,106 SF



Building

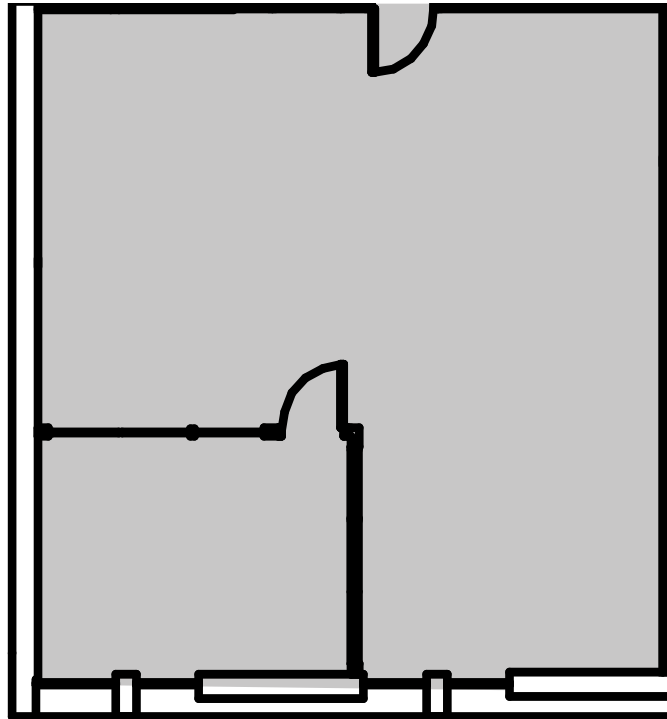
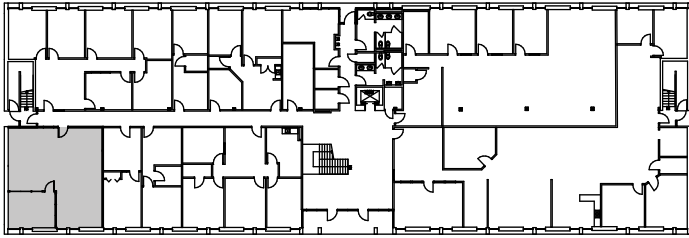
1

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AustinOaks

Medina, Suite 120
First Floor
1,127 SF



Building

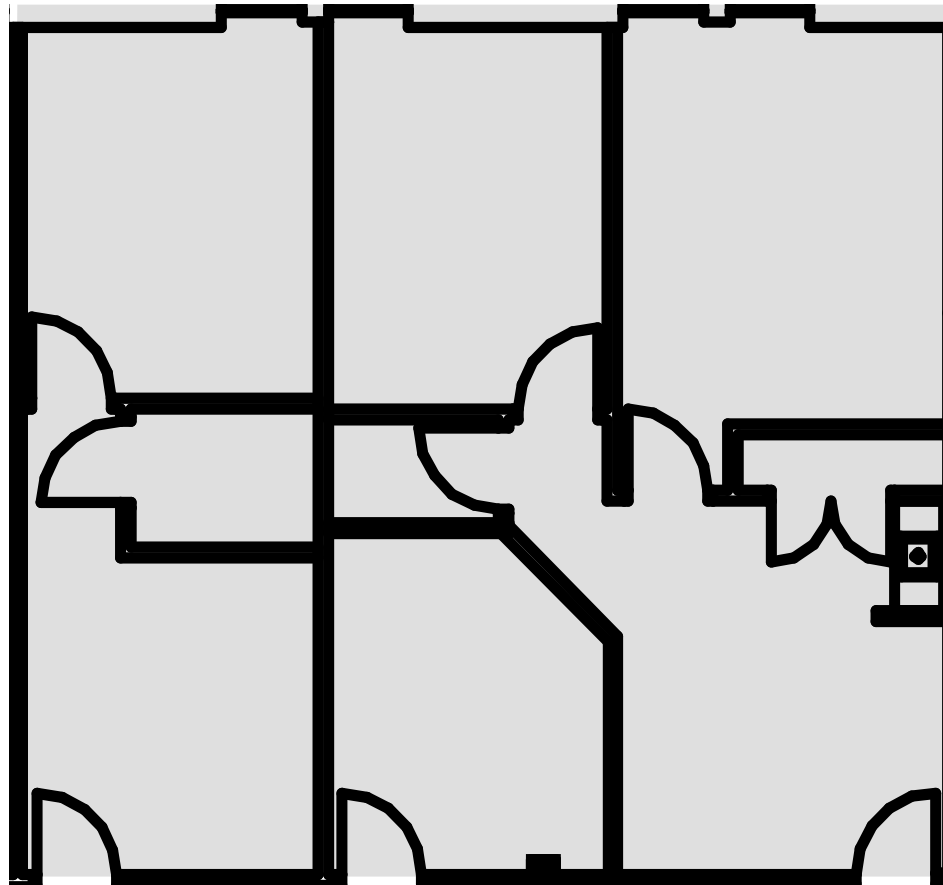
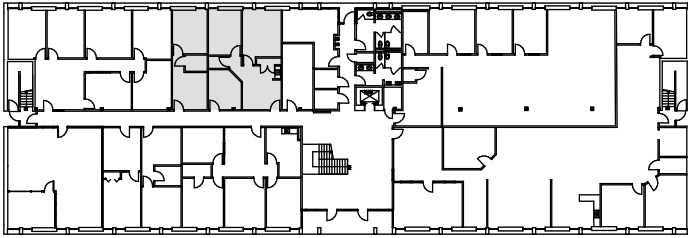
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AustinOaks

Medina, Suite 100
First Floor
1,316 SF



Building

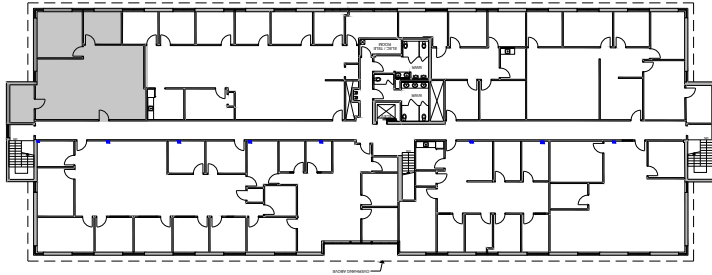
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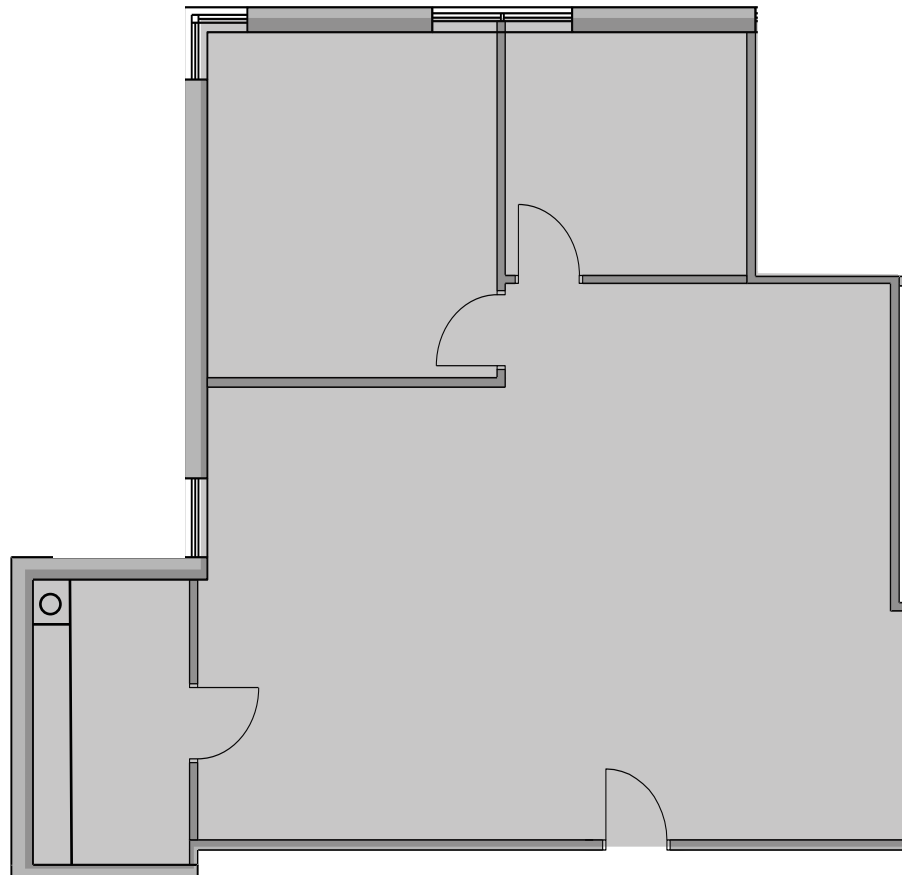
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Benbrook, Suite 260
Second Floor
1,446 sf

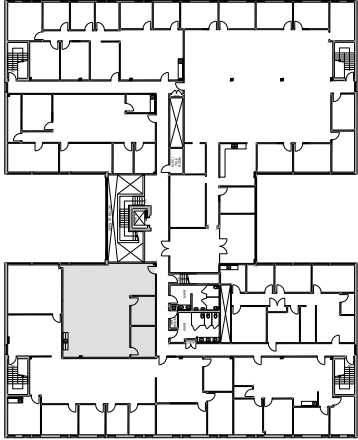


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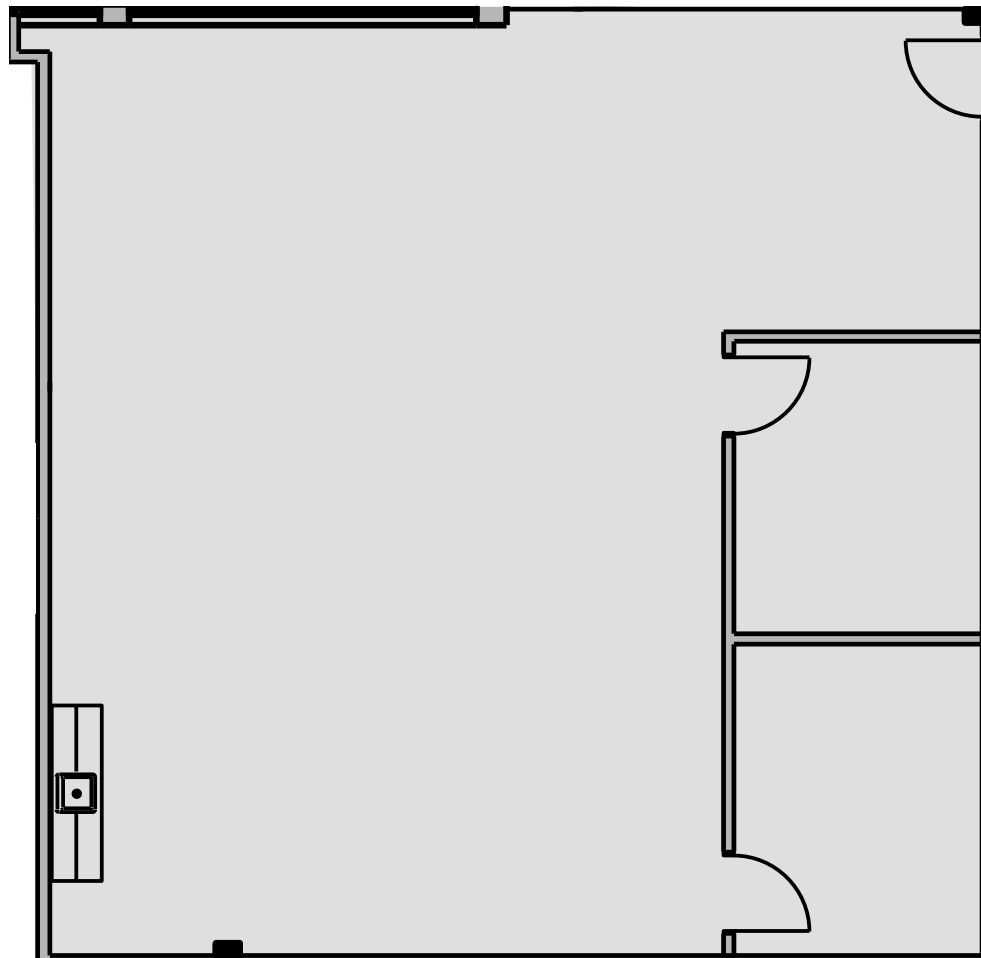
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AustinOaks



Meredith, Suite 201B
Second Floor
1,600 SF*

*Available 11.1.2024



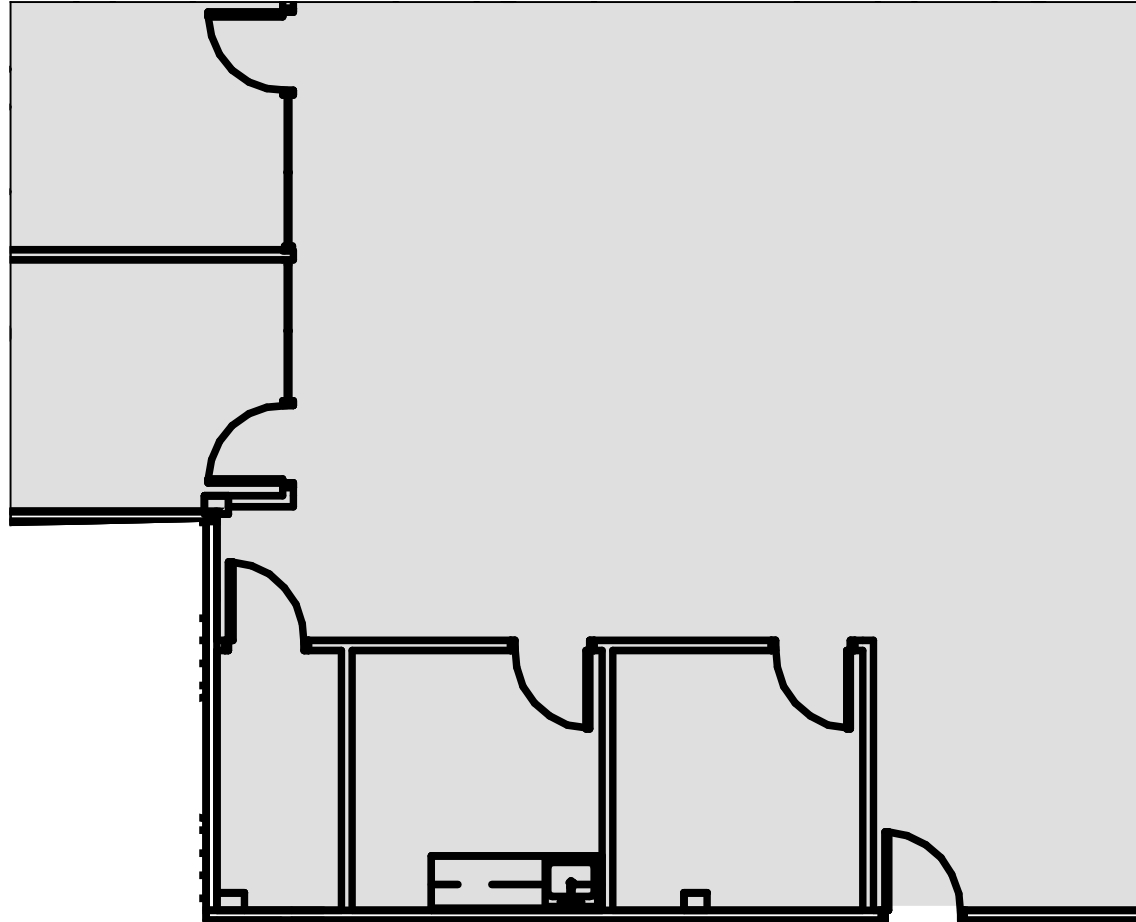
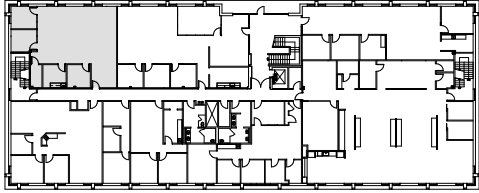
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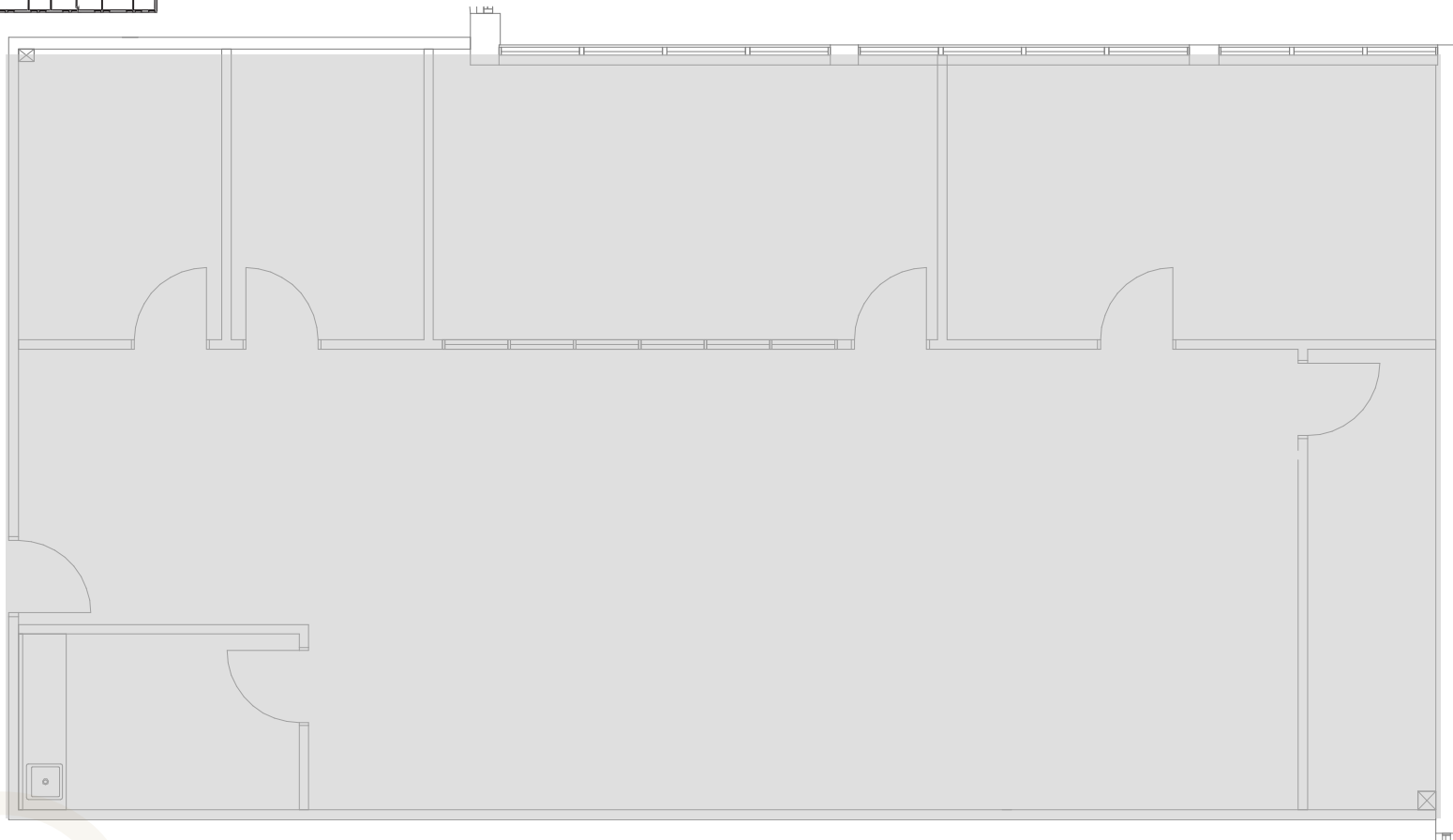
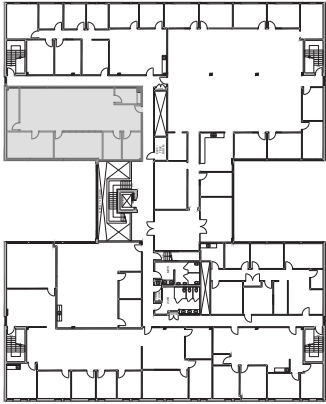
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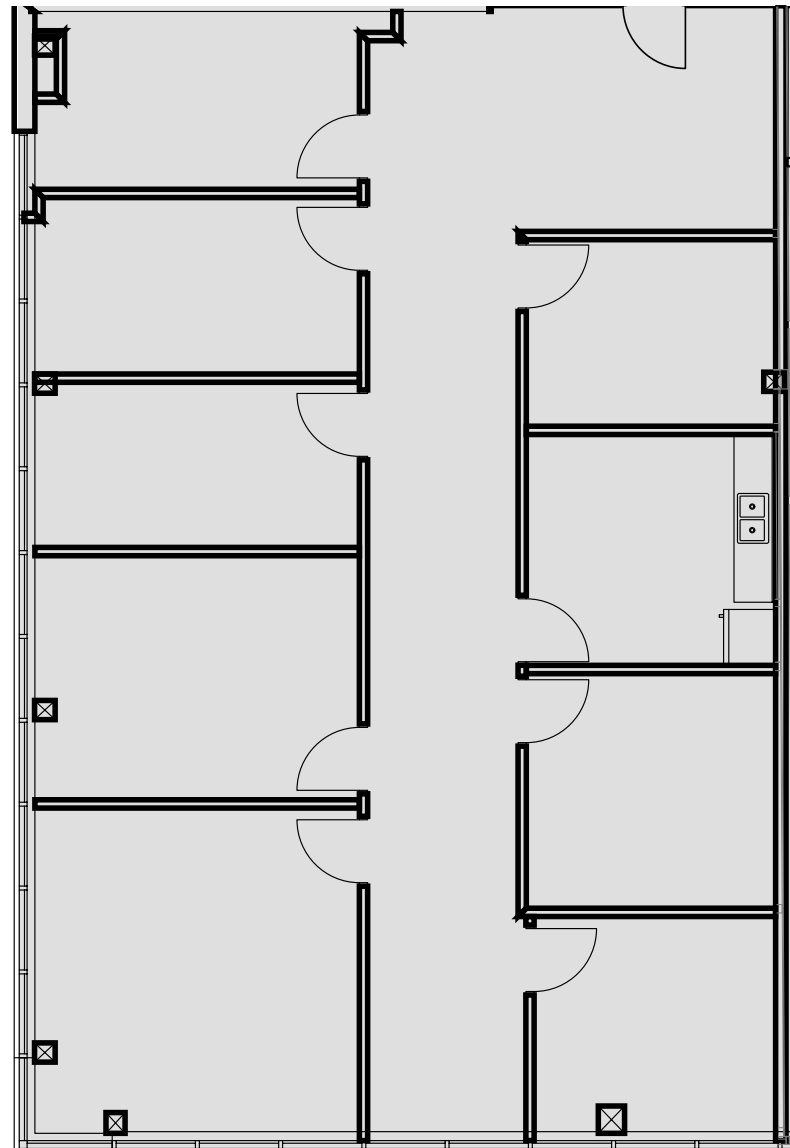
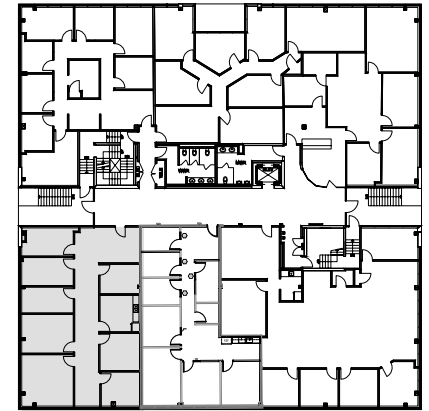
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AustinOaks

Proctor, Suite 152
First Floor
1,746 SF

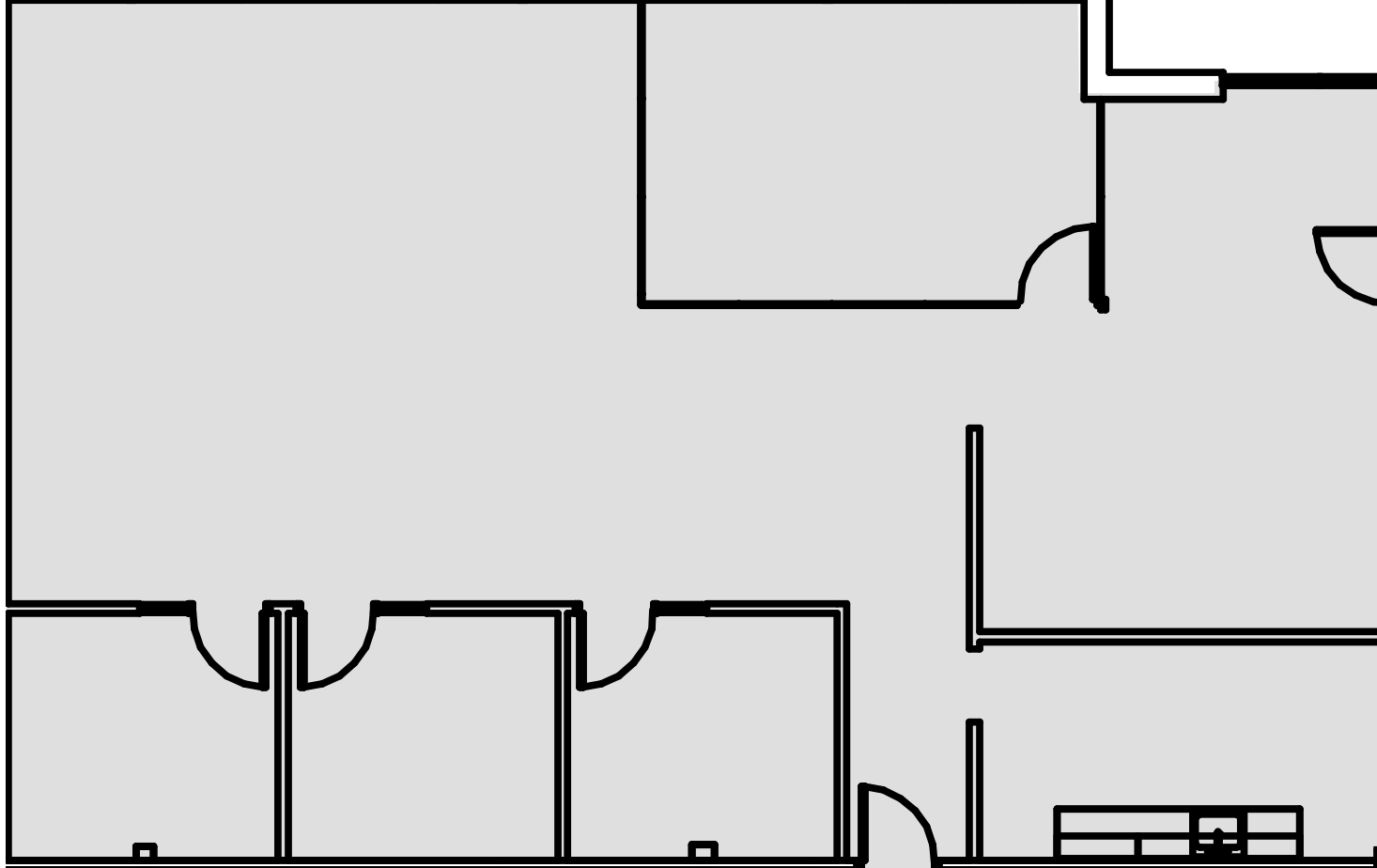
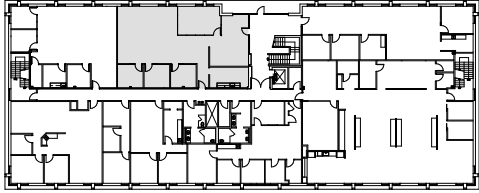


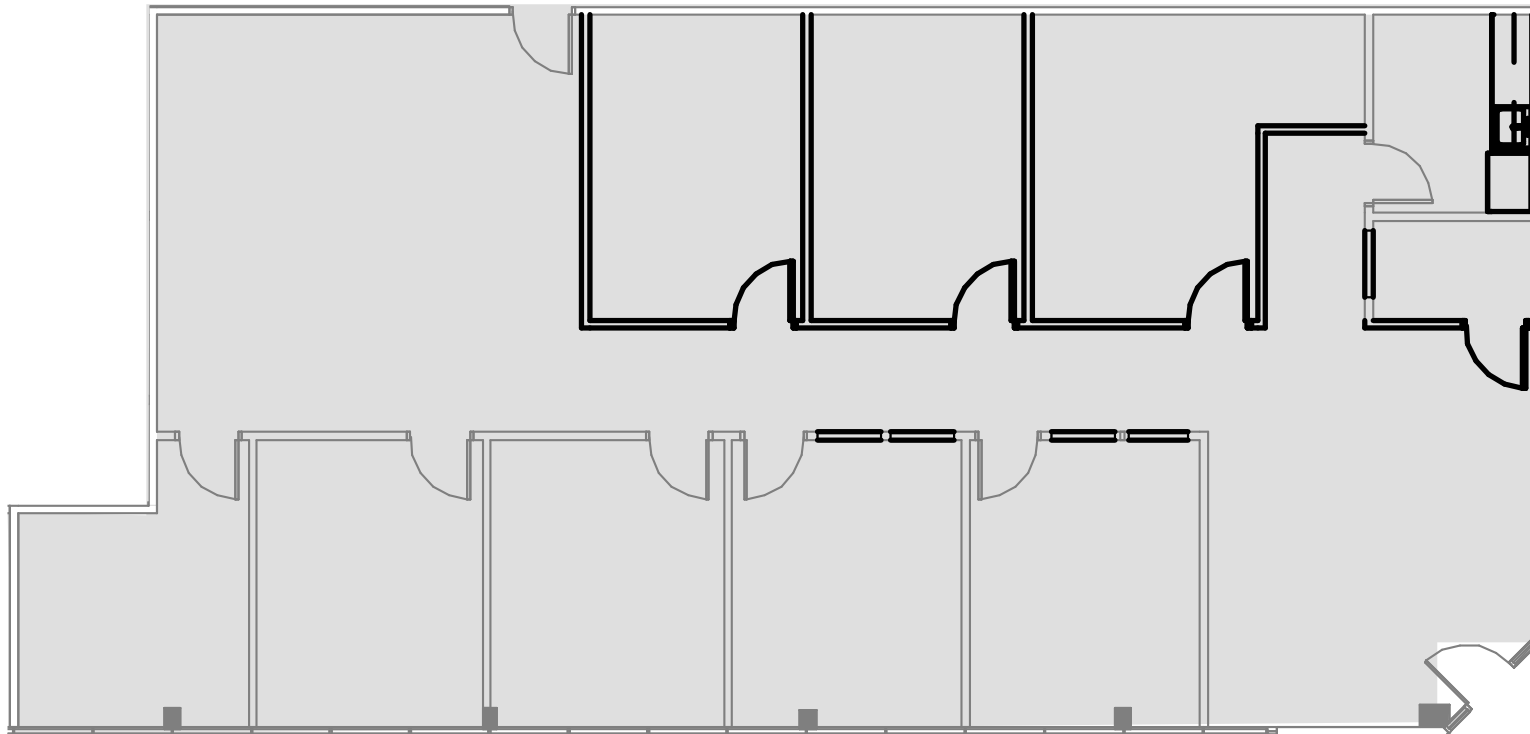
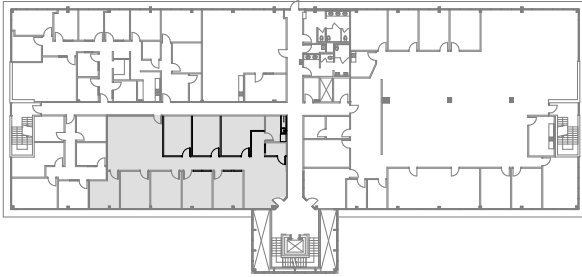


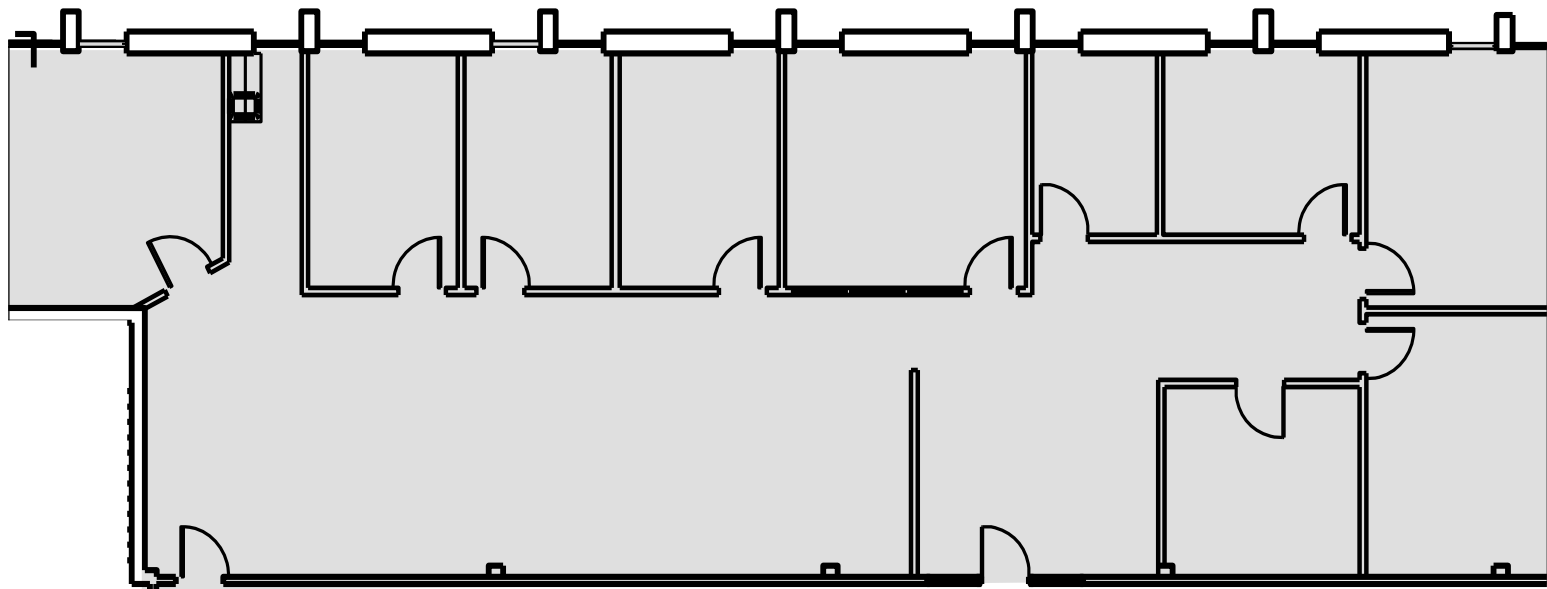
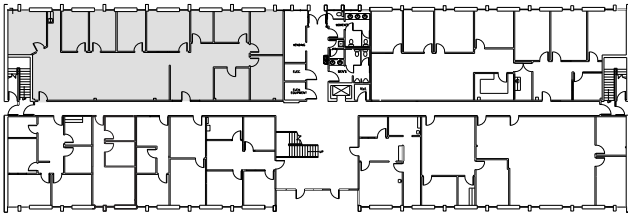


AustinOaks

Proctor, Suite 150
First Floor
2,308 SF

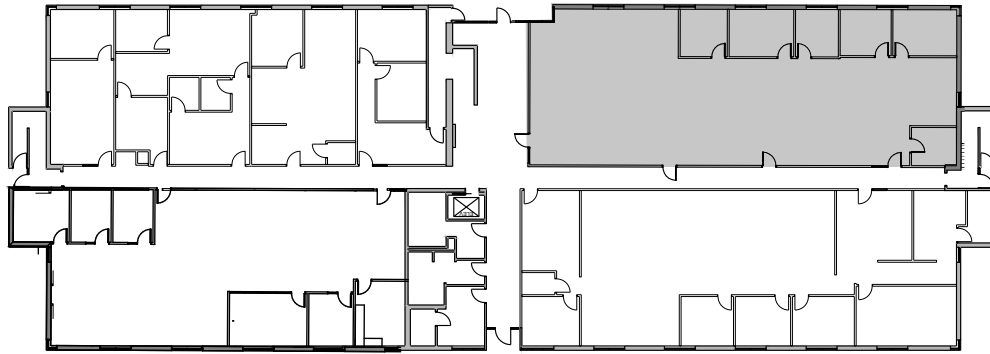




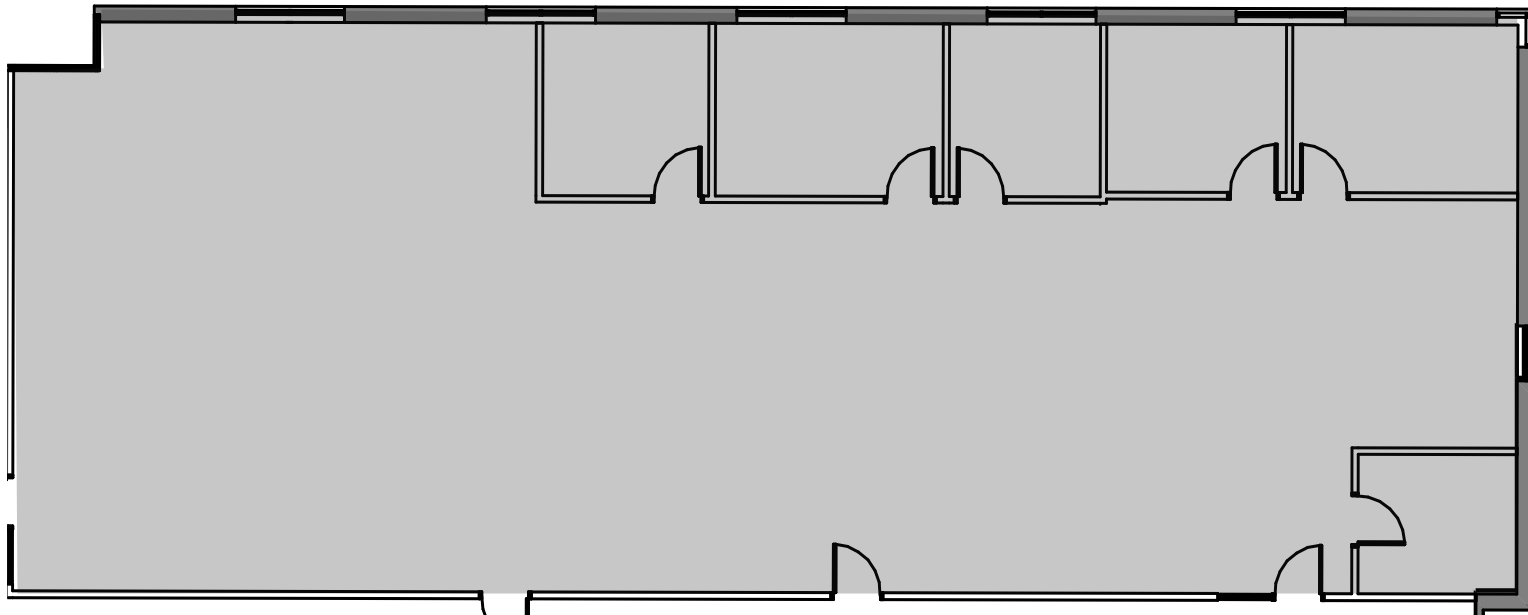


AustinOaks

Bridgeport, Suite 100
First Floor
4,024 sf

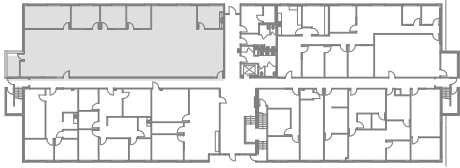


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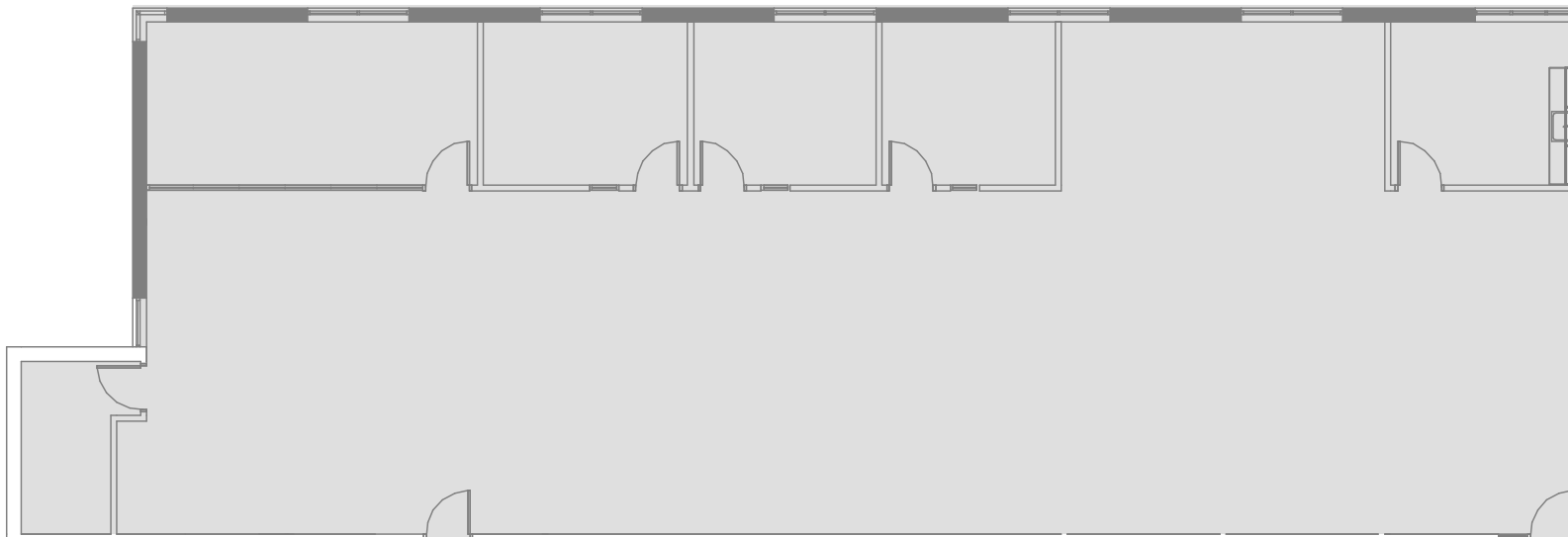


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AustinOaks



Bridgeport, Suite 101
First Floor
4,255 SF



Building

10

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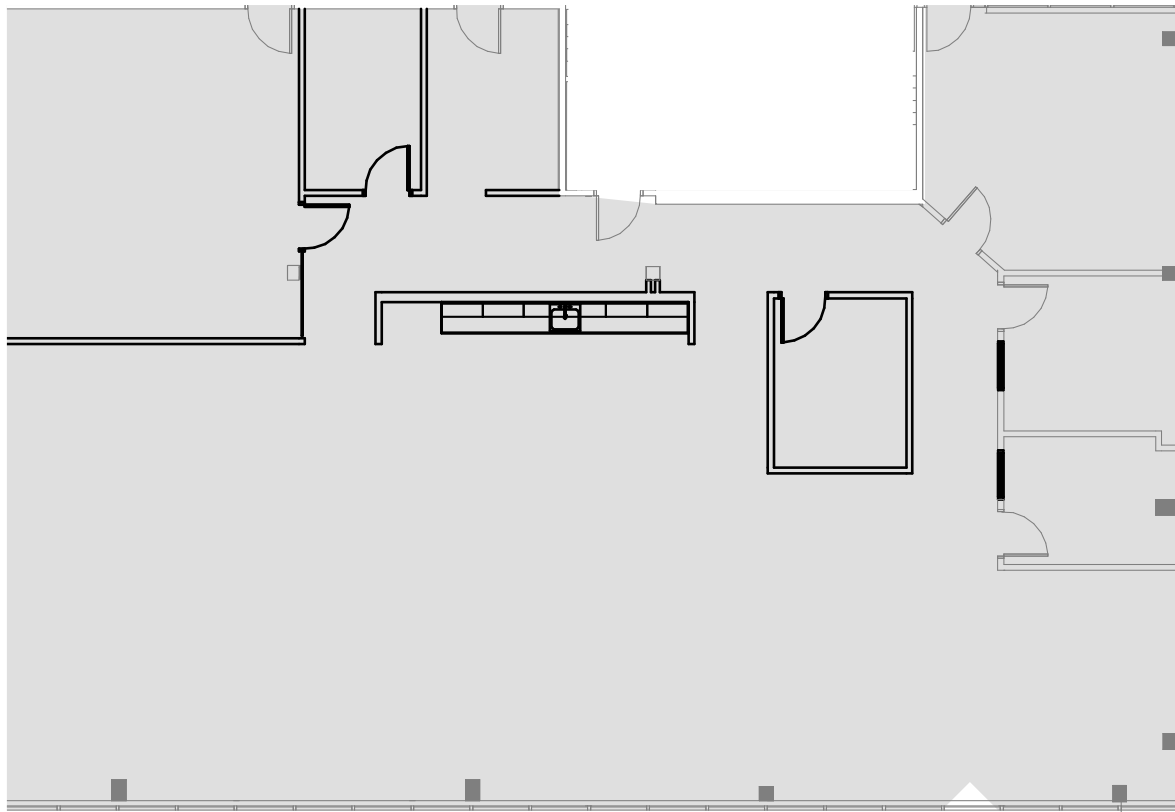
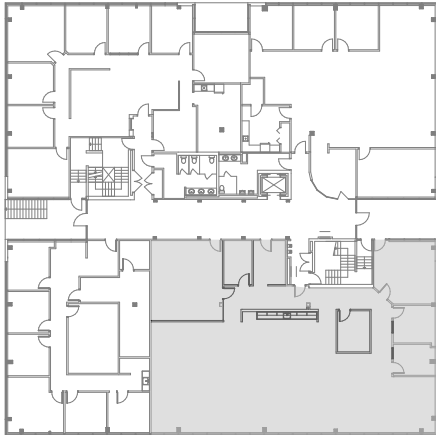
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AustinOaks

Travis, Suite 150
First Floor
4,786 SF



Building

5

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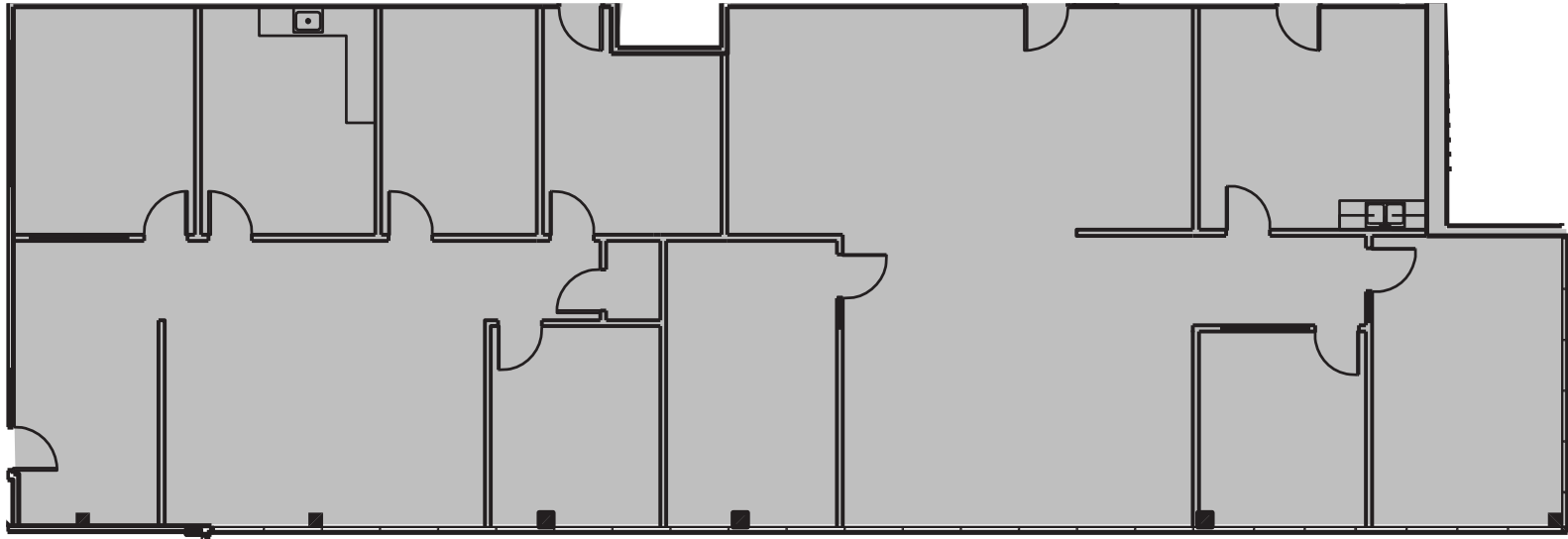
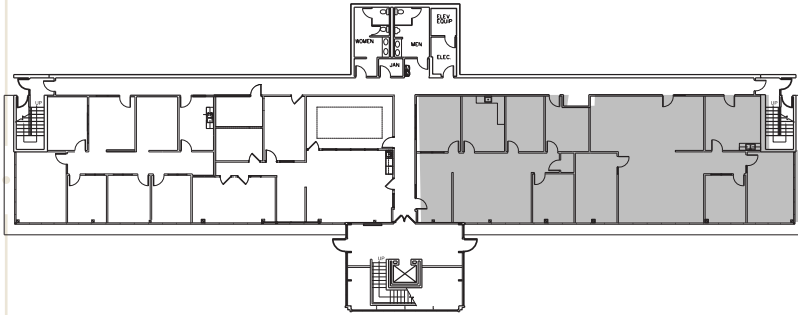
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AustinOaks

Suite G100
Ground Floor
4,352 SF
*Avail. 9.1.24



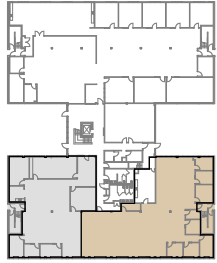
Building

7

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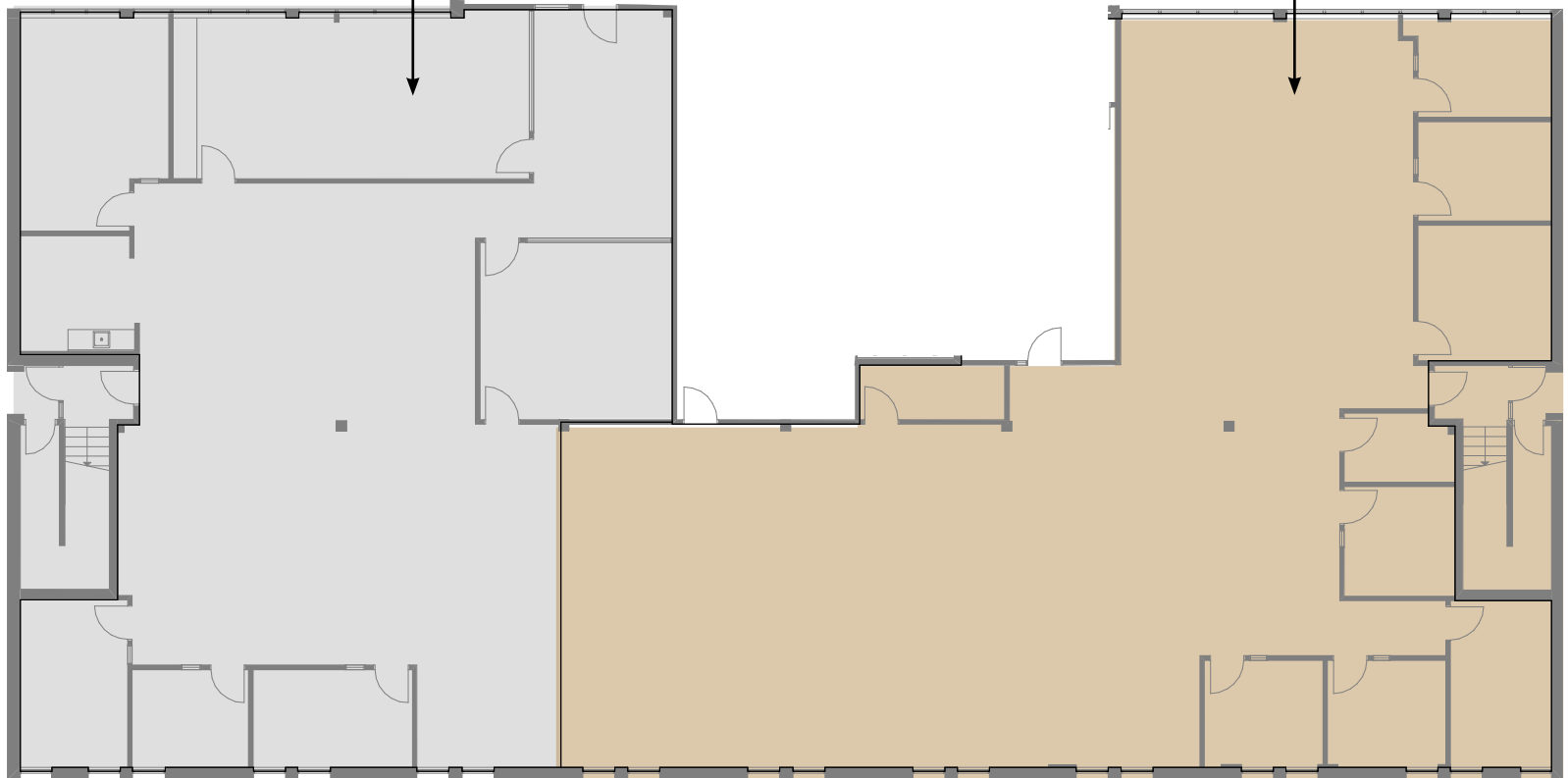
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AustinOaks



Option A
4,222 RSF

Option B
5,448 RSF



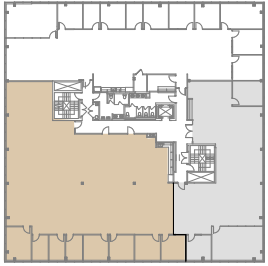
Meredith, Suite 100
First Floor

Option A - 4,222 RSF*

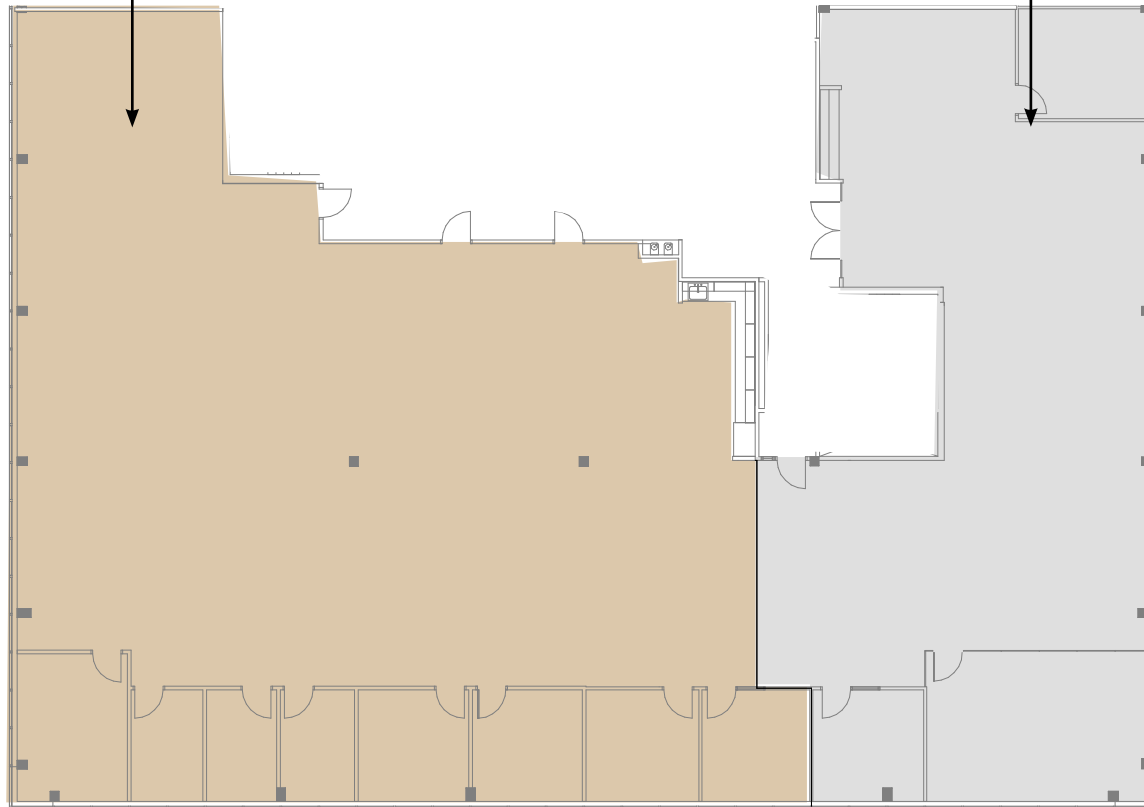
Option B - 5,448 RSF*

*Contiguous up to 9,670 SF

AustinOaks



Option A
6,309 RSF



Option B
3,472 RSF

Travis, Suite 200
Second Floor
Option A - 6,309 SF*
Option B - 3,472 SF*
*Contiguous up to 9,781 SF