

LEASE AVAILABLE IN PRIME AUSTIN LOCATION

FOR LEASE

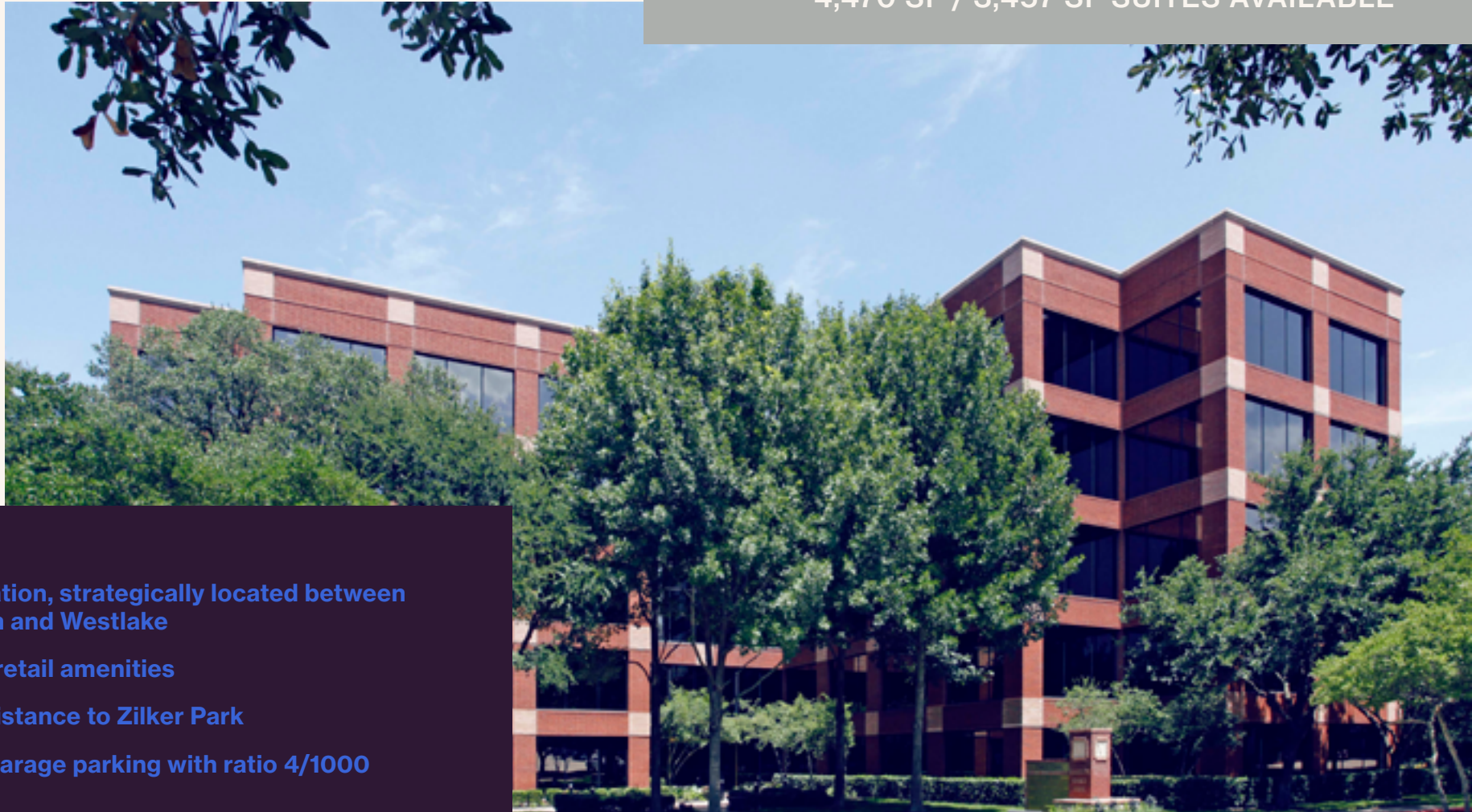
BARTON OAKS 5

901 S MOPAC EXPRESSWAY
AUSTIN TX 78746



PROPERTY HIGHLIGHTS

4,470 SF / 3,457 SF SUITES AVAILABLE



**Great location, strategically located between
Downtown and Westlake**

Walkable retail amenities

Walking distance to Zilker Park

Covered garage parking with ratio 4/1000

FLOOR PLAN

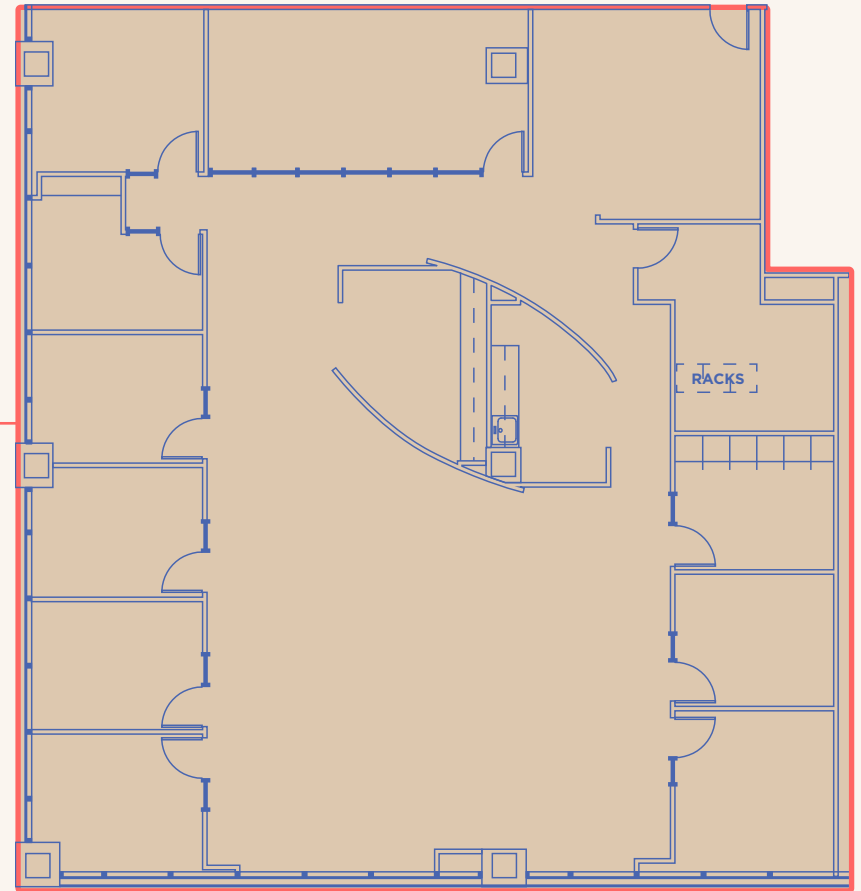
SUITE 140

4,470
RSF

JANUARY 31, 2028
SUBLEASE EXPIRATION DATE



SUITE 140
4,470 RSF



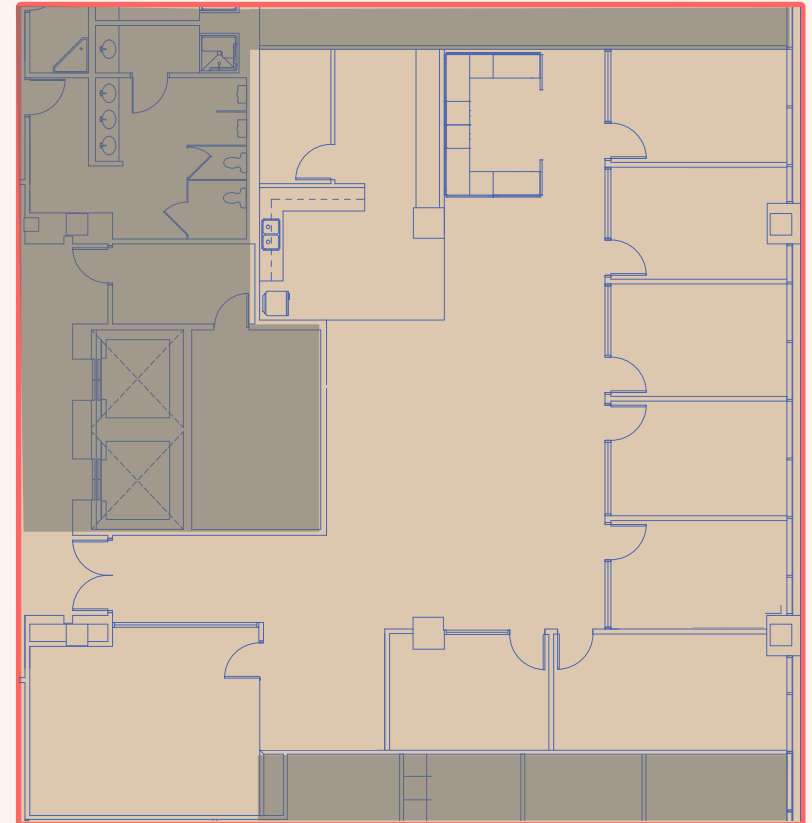
FLOOR PLAN SUITE 150

3,457
RSF

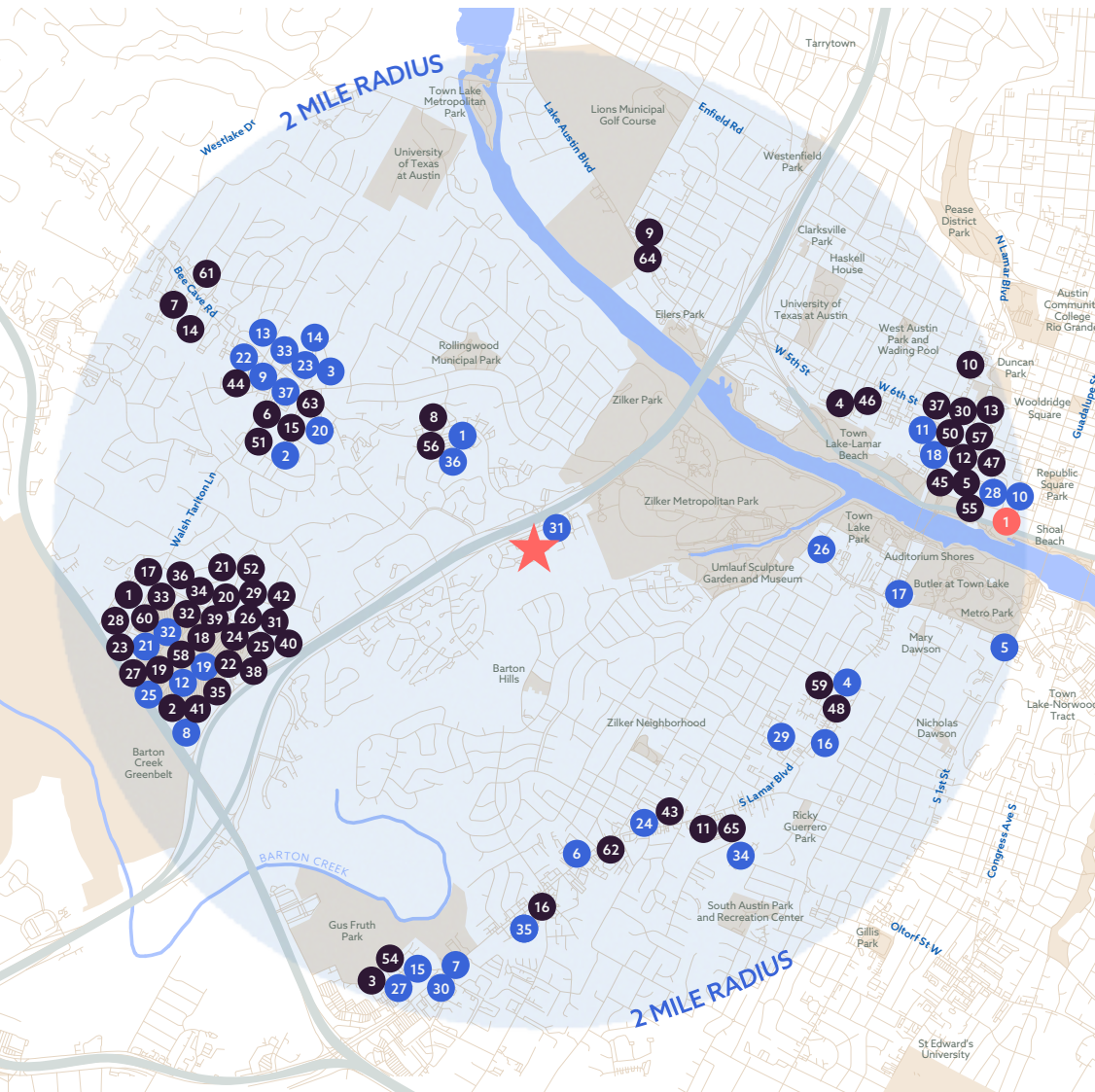
SPEC SUITE



SUITE 150
3,457 SF



VIBRANT AMENITY-RICH COMMUNITY

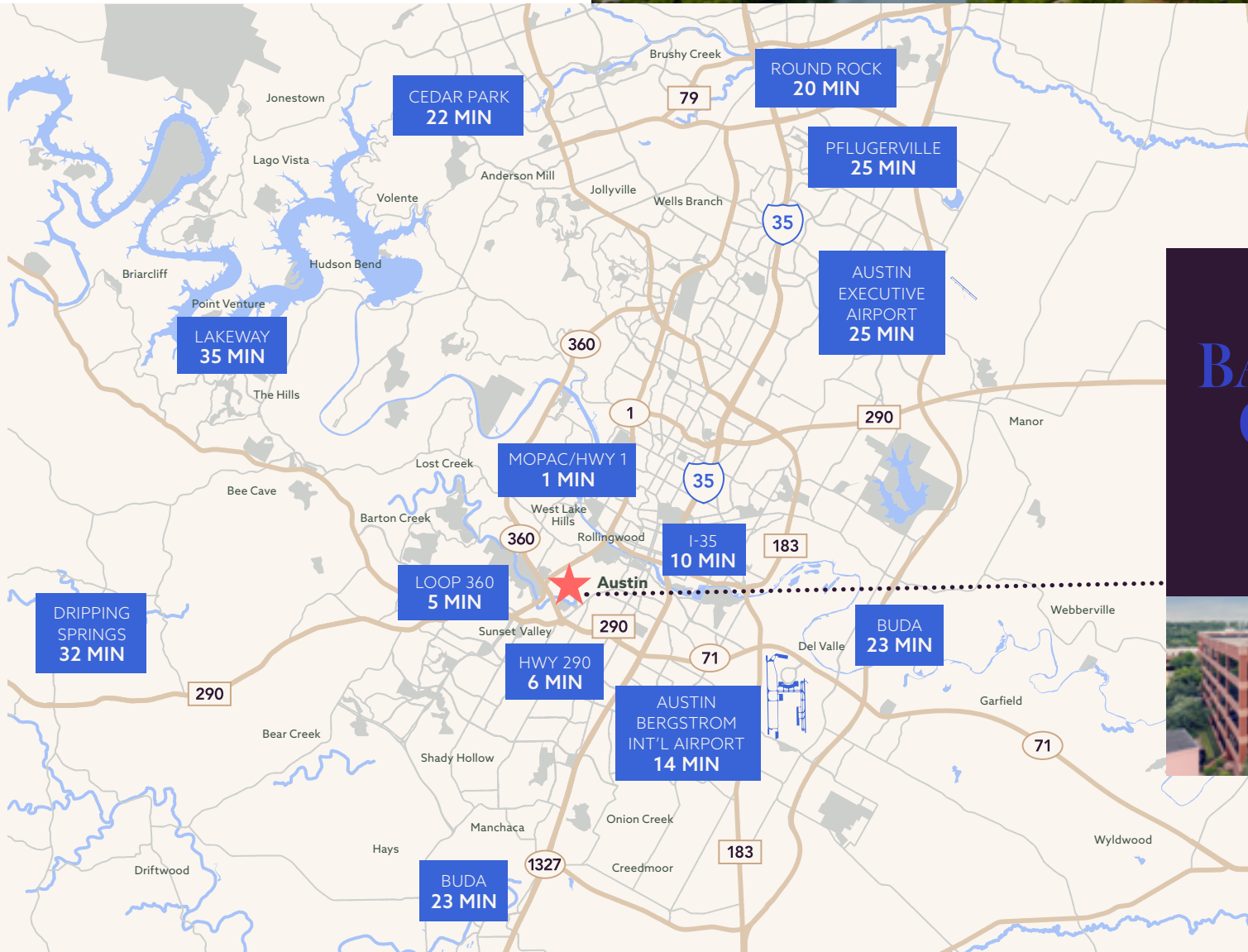


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|------------------------|-----------------|-----------------------|------------------|------------------|
| LIVE..... | 37 | lululemon athletica | 12 | Starbucks |
| 1 The Men's | 38 | Victoria's Secret | 13 | Starbucks |
| Wearhouse | 39 | Macy's | 14 | Starbucks |
| 2 Old Navy | 40 | Nordstrom | 15 | Starbucks |
| 3 Tuesday Morning | 41 | JCPenney | 16 | Starbucks |
| 4 Fleet Feet Sports | 42 | Apple Retail Store | 17 | Starbucks |
| 5 Fleet Feet Sports | 43 | 9Round | 18 | Starbucks |
| 6 Michaels Stores | 44 | Pure Barre | 19 | Costa Coffee |
| 7 Ace Hardware | 45 | barre3 | 20 | CAVA |
| 8 Goodwill | 46 | CycleBar | 21 | Panda Express |
| 9 Goodwill | 47 | CorePower Yoga | 22 | Bruegger's |
| 10 Goodwill | 48 | Orangetheory | 23 | Chipotle Mexican |
| 11 Office Depot | Fitness | | Grill | |
| 12 Office Depot | 49 | Orangetheory | 24 | Chipotle Mexican |
| 13 REI | Fitness | | Grill | |
| 14 Wild Birds | 50 | Lifetime Fitness | 25 | The Cheesecake |
| Unlimited | 51 | F45 Training | Factory | |
| 15 Petco | 52 | SKECHERS | 26 | Chuy's |
| 16 Half Price Books | 53 | Randall's Food | 27 | Olive Garden |
| 17 The Children's | Markets | | 28 | True Food |
| Place | 54 | Sprouts Farmers | Kitchen | |
| 18 Hollister | Market | | 29 | Snooze |
| 19 Forever 21 | 55 | Trader Joe's | 30 | Red Lobster |
| 20 Express | 56 | Trader Joe's | 31 | IHOP |
| 21 J.Jill | 57 | Whole Foods Market | 32 | California Pizza |
| 22 Champs Sports | 58 | LEGO | Kitchen | |
| 23 Chico's | 59 | Alamo Drafthouse | 33 | Jersey Mike's |
| 24 francesca's | Cinema | | 34 | Jersey Mike's |
| 25 rue21 | 60 | AMC Entertainment | 35 | Jersey Mike's |
| 26 LOFT | EAT..... | | 36 | Panera Bread |
| 27 White House Black | 1 | Nothing Bundt Cakes | 37 | Smoothie King |
| Market | 2 | Great Harvest Bread | 38 | Torchy's Tacos |
| 28 Michael Kors | Co. | | s | |
| 29 Gap | 3 | McDonald's | STAY..... | |
| 30 Anthropologie | 4 | Shake Shack | Design Hotels | |
| 31 Aéropostale | 5 | Whataburger | | |
| 32 American Eagle | 6 | Sonic | | |
| Outfitters | 7 | In-N-Out Burger | | |
| 33 J.Crew | 8 | Chick-fil-A | | |
| 34 Banana Republic | 9 | Raising Cane's | | |
| 35 Abercrombie & | 10 | Intelligentsia Coffee | | |
| Fitch | 11 | La Colombe | | |
| 36 lululemon athletica | | | | |

PRIME LOCATION



Downtown Austin view from Zilker Park



BARTON
OAKS
5



For more information, please contact:

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