AustinOaks

a green office park



CUSHMAN & WAKEFIELD

COOL, CALM &

Connected

Austin Oaks delivers an experience that feels unmistakably Austin — creative, relaxed and effortlessly connected. Originally built in 1970, the 12-building campus has been reimagined as a modern, design-forward workplace where mature oak trees, open-air spaces and wellness-driven amenities make the workday feel anything but ordinary.

Highlights

- 445,332 SF total
- 12-building campus on 38 acres
- Turnkey, move-in ready suites
- Multiple indoor & outdoor gathering spaces
- On-site amenities: fitness center, conference center & restaurant
- 4.0:1,000 parking ratio
- Dog friendly environment
- Centrally located with direct access to MoPac Expressway



AUSTIN'S LARGEST

In-fill Office Park



1 BUCHANAN
3409 Executive Center Dr
28,011 sf

2 HUBBARD
3429 Executive Center Dr
30,672 sf

3 MEDINA
3445 Executive Center Dr
29,154 sf

4 LIVINGSTON
3420 Executive Center Dr
51,216 sf

5 TRAVIS
3520 Executive Center Dr
50,509 sf

6 WHITNEY
7719 Wood Hollow Dr
28,587 sf

7 CROSS
7718 Wood Hollow Dr
43,719 sf

8 COLORADO
3636 Executive Center Dr
38,030 sf

9 PROCTOR
3724 Executive Center Dr
39,486 sf

10 BRIDGEPORT
3701 Executive Center Dr
31,855 sf

11 MEREDITH
3721 Executive Center Dr
42,728 sf

12 BENBROOK
3737 Executive Center Dr
31,310 sf

TAKE A VIRTUAL TOUR

BENBROOK | 12
Lobby

BUCHANAN | 1
Suite 202

COLORADO | 8
Lobby

COLORADO | 8
Restrooms

LIVINGSTON | 4
Suite 205

PROCTOR | 9
Suite 210

Availability by Size

DOWNLOAD FLOOR PLANS

BUCHANAN	Suite 241	431 SF
BRIDGEPORT	Suite 158	461 SF
COLORADO	GRND 22	616 SF
COLORADO	GRND 18	616 SF
BUCHANAN	Suite 104	733 SF
BUCHANAN	Suite 216	883 SF
BENBROOK	Suite 101	1,086 SF
BUCHANAN	Suite 215	1,251 SF
BRIDGEPORT	Suite 156	1,251 SF
COLORADO	Suite 250	1,278 SF
BENBROOK	Suite 260	1,446 SF
CROSS	Suite 200	1,586 SF
MEREDITH	Suite 264	1,638 SF
PROCTOR	Suite 152	1,764 SF
BUCHANAN	Suite 110	1,941 SF
BUCHANAN	Suite 202	2,117 SF

PROCTOR	Suite 250	2,135 SF
MEREDITH	Suite 205	2,223 SF
LIVINGSTON	Suite 165	2,355 SF
LIVINGSTON	Suite 215	2,962 SF
TRAVIS	Suite 100	3,160 SF
CROSS	Suite 125	3,358 SF
CROSS	Suite 105	3,422 SF
BUCHANAN	Suite 226	3,459 SF
BRIDGEPORT	Suite 100	4,024 SF
CROSS	Suite 201	4,348 SF
COLORADO	Suite 100	6,082 SF
HUBBARD	Suite 250	6,589 SF
CROSS	Suite 250	8,610 SF
HUBBARD	Suite 200	9,627 SF
TRAVIS	Suite 200	9,781 SF
HUBBARD	Full 2nd Floor	16,216 SF



FEATURES

Renovated common areas across campus

New landscaping and paint in every building

Upgraded fitness center, exclusive to Austin Oaks tenants

Minutes from Anderson Lane Retail, The Domain, Arboretum & Downtown Austin

Within a mile of 50 locally owned shops & restaurants

The Essentials

Austin Oaks positions companies at the center of the city's thriving business ecosystem while offering a calm, nature-filled environment built for modern productivity inside and outside the walls of the office.



Owned by The Luzzatto Company

A Lasting Impression





NEW LOBBIES

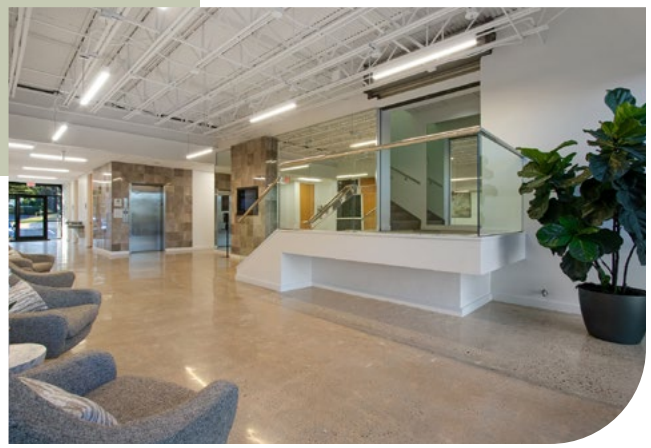
Newly redesigned lobbies offer a warm welcome, setting the tone from morning arrival to the next client meeting.

EXPANSIVE GREEN SPACES

Lush native landscaping, shaded courtyards and curated art installations transform the campus into a place where teams can recharge and find inspiration at every turn.







A Catalyst for Creativity

MODERN INTERIORS

High-end spec suites with flexible layouts and modern finishes that offer tenants a fresh, contemporary office experience with room to grow.

FITNESS & CONFERENCE CENTER

Built for more than just business, Austin Oaks gives tenants the space to break a sweat, host a meeting and perform at their best.







The Grove Wine Bar & Kitchen

Serving elevated New American fare crafted from fresh, locally sourced ingredients. Perfect for casual lunches, client meetings or unwinding after a productive day.









A LOCATION

That Delivers

From acclaimed restaurants and independent coffee shops to The Domain—Austin's premier 304-acre outdoor shopping center—the neighborhood delivers the kind of energy and amenities that today's tenants expect.

AMENITIES WITHIN 5 MILES

192
Retail Locations

143
Dining & Restaurants

28
Cafes

18
Hotels

14
Gyms & Fitness

SHOPPING CENTERS

ANDERSON LANE: 1 mi | 4 min
SHOPS AT ARBOUR WALK: 2 mi | 6 min
GATEWAY SHOPPING CENTER: 2 mi | 6 min
ARBORETUM AT GREAT HILLS: 2 mi | 4 min
THE DOMAIN: 3 mi | 5 min



WHERE AUSTIN

Comes Together

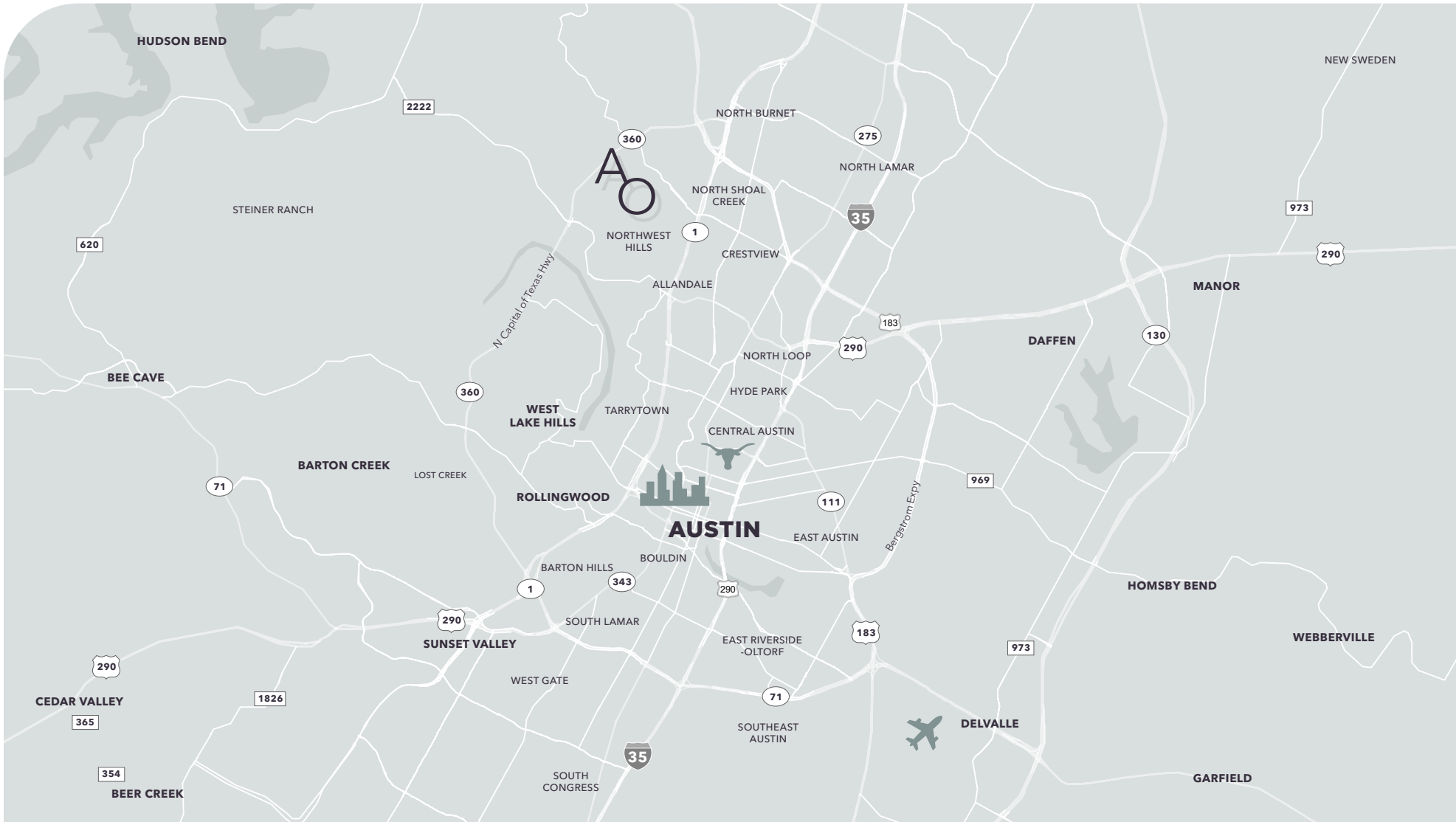
Strategically positioned in Central Austin with direct access to the MoPac Expressway, Austin Oaks offers unmatched connectivity for employees commuting across the city.

NEIGHBORHOODS

DOWNTOWN AUSTIN: 10 min
CEDAR PARK: 15 min
ROUND ROCK: 20 min
PFLUGERVILLE: 20 min
LEANDER: 20 min
GEORGETOWN: 25 min

DRIVE TIMES

MOPAC EXPRESSWAY: 2 min
US-183: 5 min
INTERSTATE 35: 8 min
UNIVERSITY OF TEXAS: 10 min
DOWNTOWN AUSTIN: 12 min
AUSTIN BERGSTROM INT'L AIRPORT: 23 min





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