LAS CIMAS II & III

INCOMPARABLE DESIGN. UNSURPASSED LOCATION. INFINITE VIEWS.

Built on a beautifully landscaped hilltop, Las Cimas II & III is home to some of the country's and Austin's most prominent firms. Tenants will enjoy the unique qualities and amenities that make Las Cimas II and III a truly viable business location. In Spanish, Las Cimas means peak or summit. In the dialect of business, Las Cimas II and III represent an unsurpassed location and infinite views.

FEATURES & AMENITIES

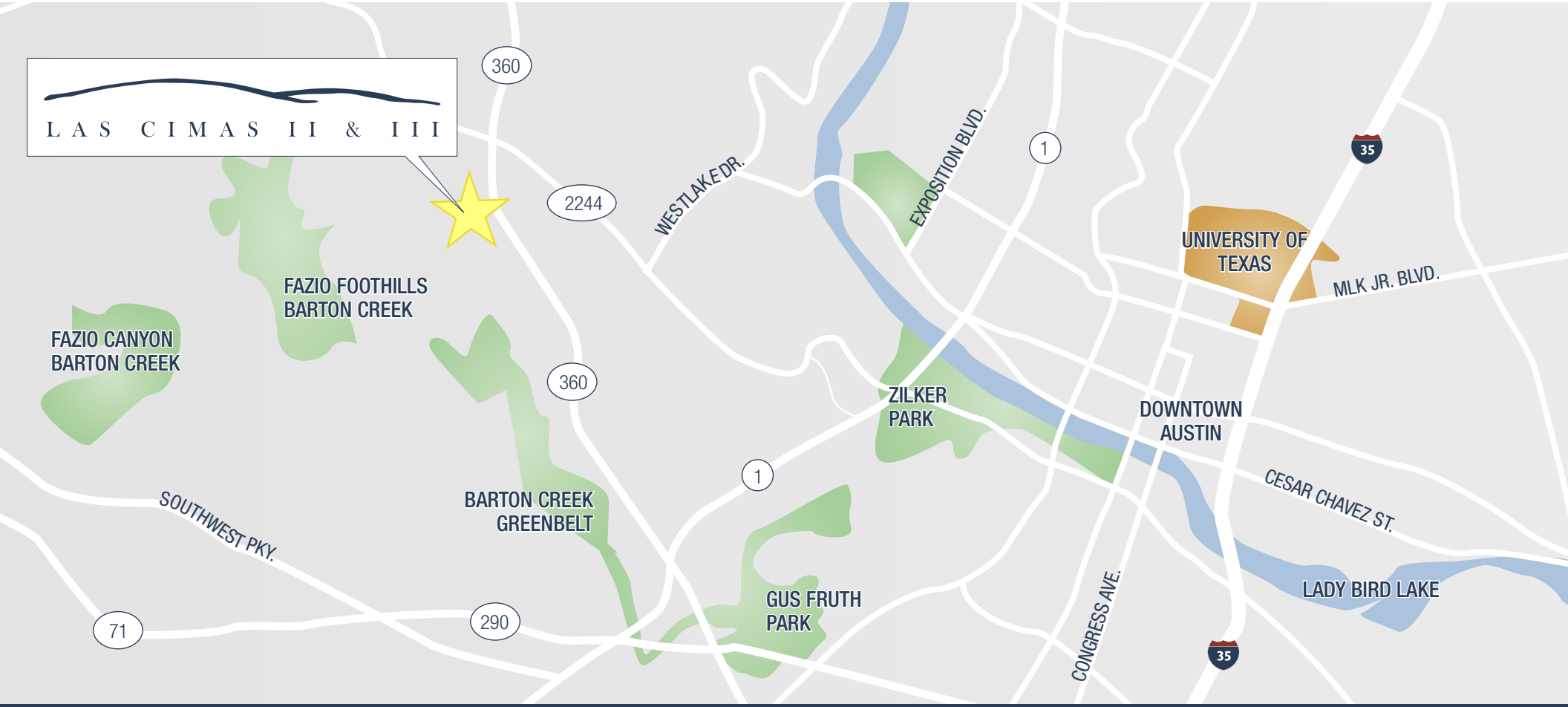
ADDRESS	805-807 Las Cimas Parkway Austin, Texas 78746
SUBMARKET	Southwest Austin
BUILDING TYPE	Class A
BUILDING SIZE	313,364 SF 156,682 SF Las Cimas II 156,682 SF Las Cimas III
AVAILABLE SPACE	BUILDING II 100% Leased BUILDING III Suite 110 - 11,568 SF (Avail. 11.1.18) Suite 130 - 2,726 SF Suite 150 - 10,291 SF Suite 245 - 4,863 SF (Avail. 10.1.18) Suite 350 - 9,067 SF (Avail. 11.1.18) Suite 380 - 5,047 SF
FLOORS	4
PARKING	Up to 4.0 per 1,000 SF structured
FEATURES	The project offers a Whole Foods Deli, and features virtually column-free lease space, limestone veneer and gray and green insulated glass.

LAS CIMAS II & III

ACCESSIBLE LOCATION MATCHED WITH NATURAL BEAUTY.

Southwest Austin's combination of natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Set against a backdrop of trails and parks, tenants at Las Cimas II and III get to enjoy the natural beauty of the Hill Country with easy access to residential communities and downtown Austin.

Located across from the Village of Westlake, Las Cimas II and III has structured parking and stop-light access off of Loop 360. The buildings are situated less than fifteen miles from the Austin Bergstrom International Airport, and a mere four miles from Barton Creek. The energetic atmosphere of downtown Austin is only ten minutes away.



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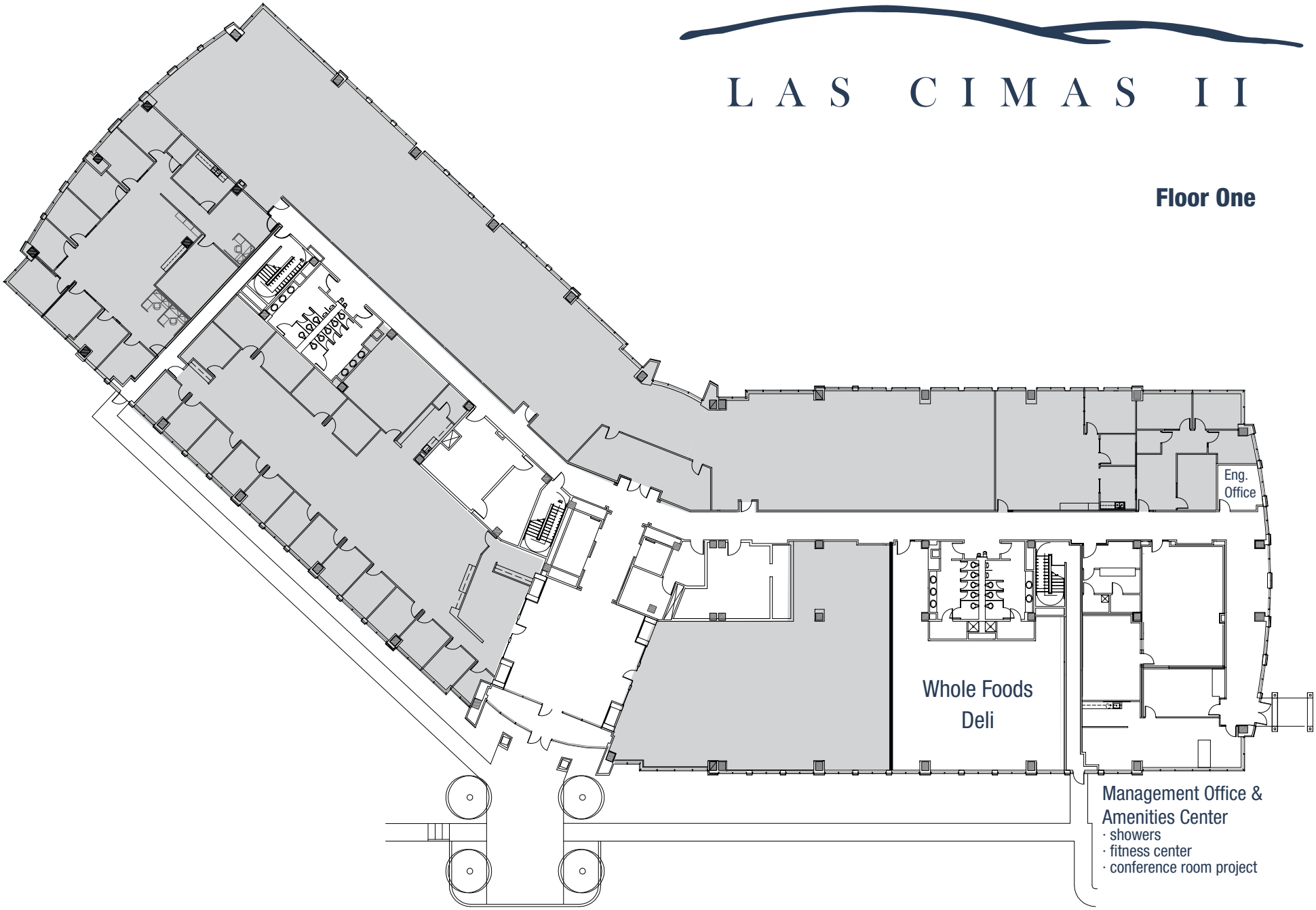
LAS CIMAS II

Floor One



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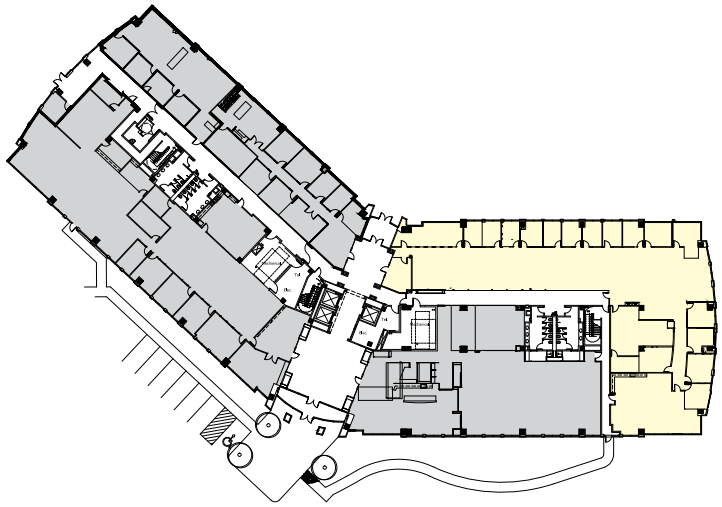
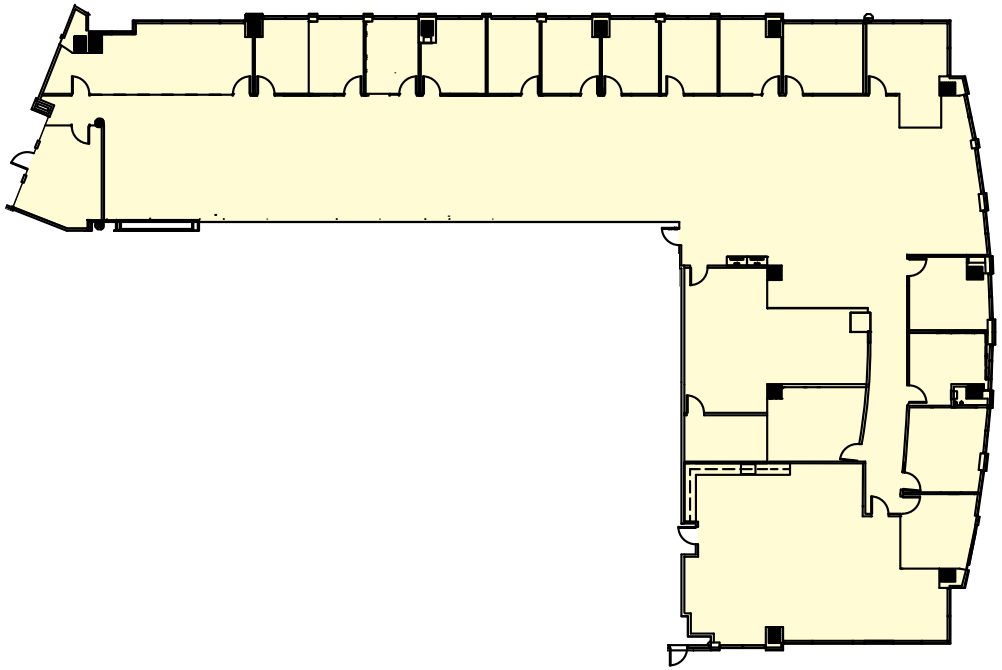


LAS CIMAS III

Floor One

Suite 110 - 11,568 SF

(Avail. 11.1.18)



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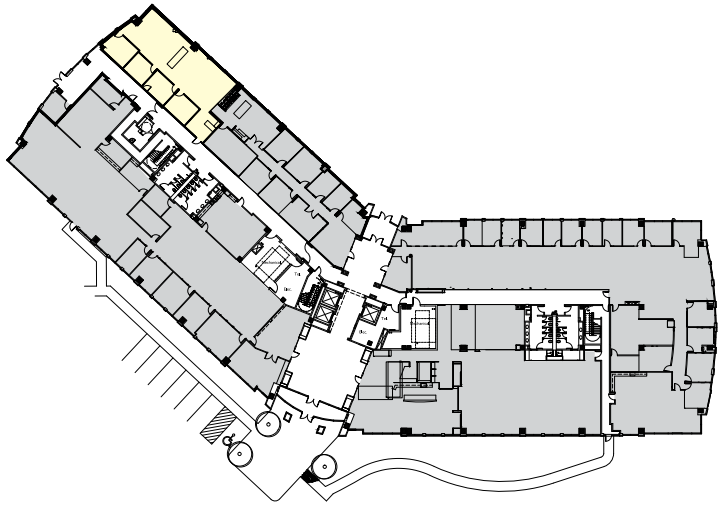
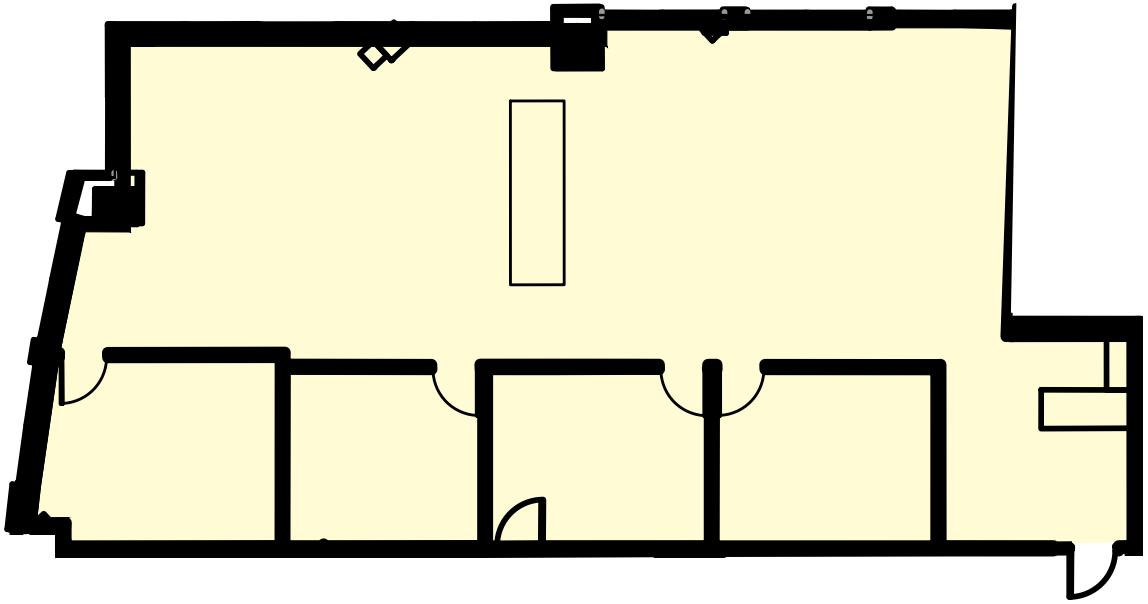


LAS CIMAS III

Floor One

Suite 130 - 2,726 SF



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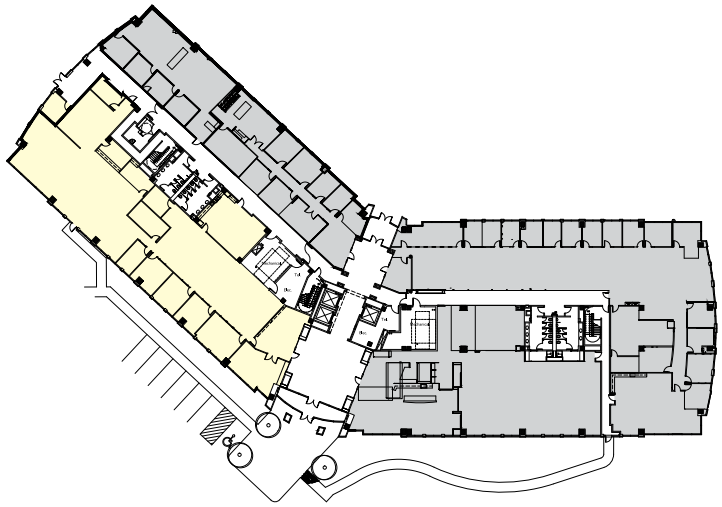
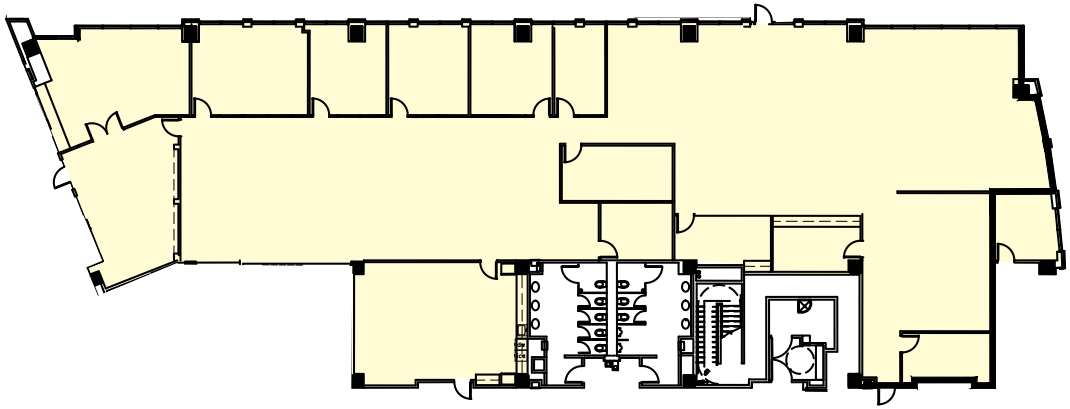


LAS CIMAS III

Floor One

Suite 150 - 10,291 SF



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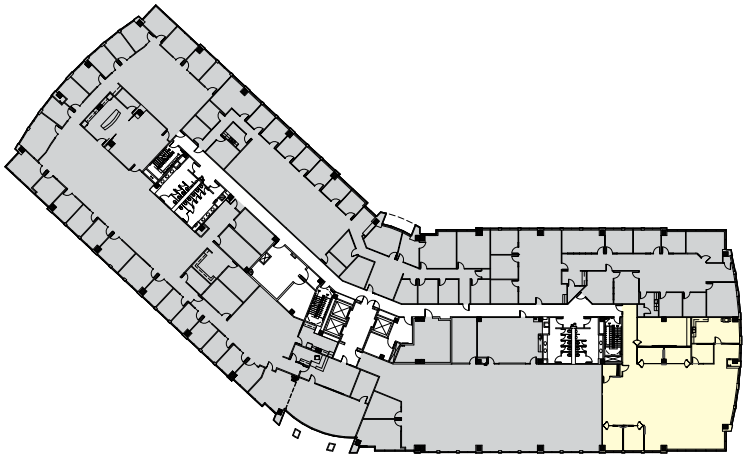
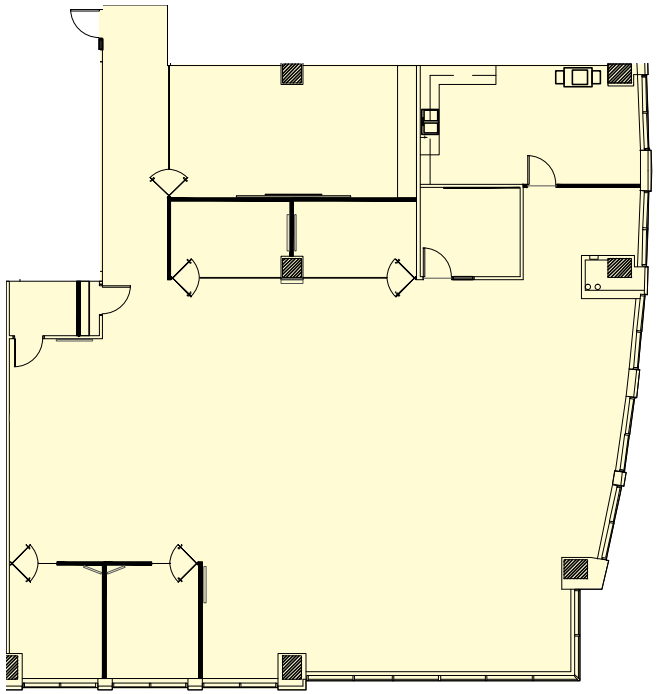


LAS CIMAS III

Floor Two

Suite 245 - 4,863 SF

(Avail. 10.1.18)



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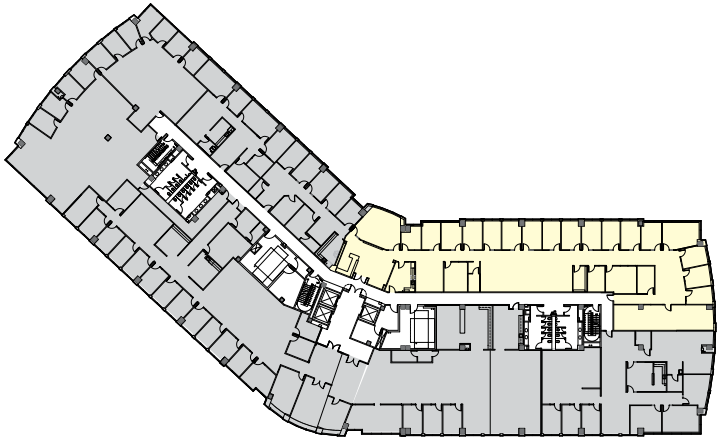
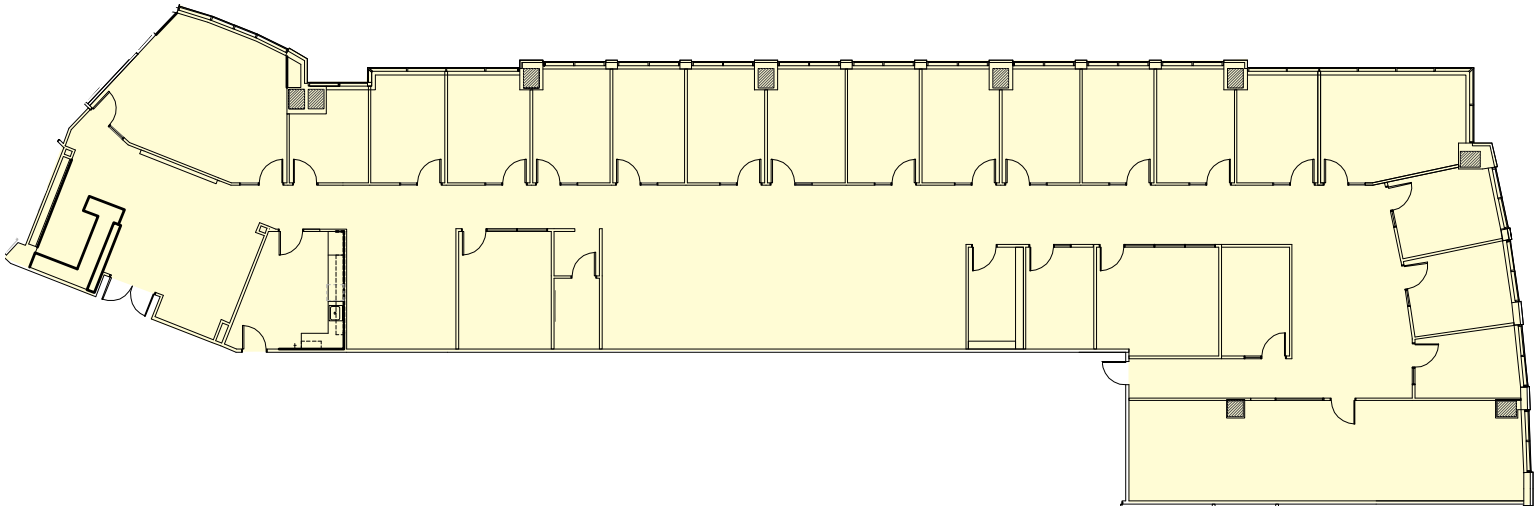


LAS CIMAS III

Floor Three

Suite 350 - 9,067 SF

(Avail. 11.1.18)



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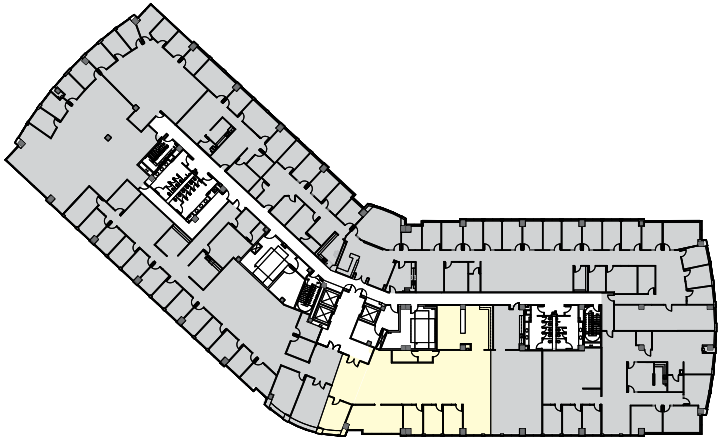
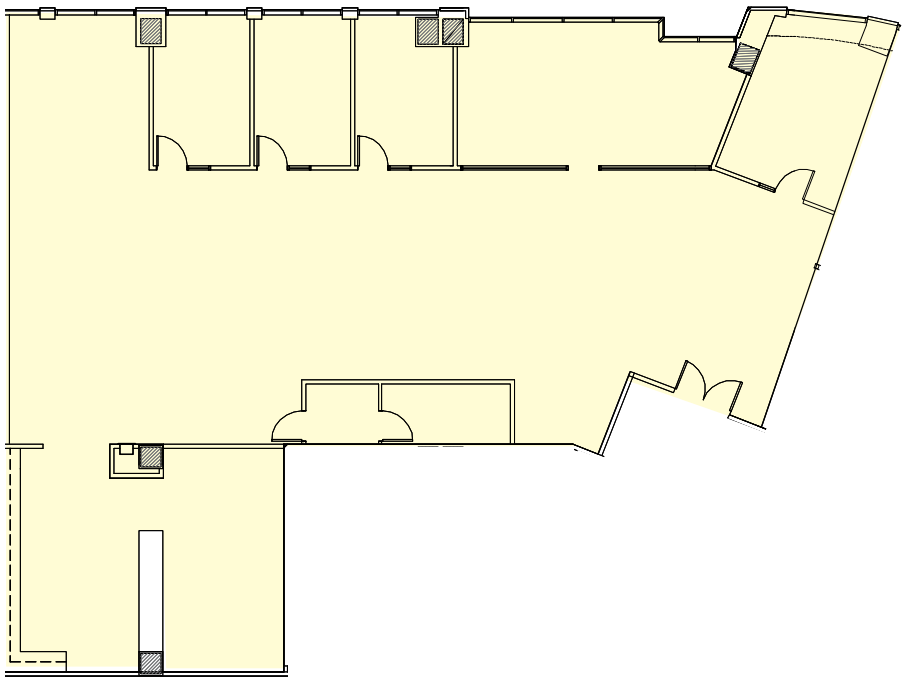


LAS CIMAS III

Floor Three

Suite 380 - 5,047 SF



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