



THE OFFICES  
AT WALSH TARLTON

2530 Walsh Tarlton Ln. | Austin, Texas



SPEC SUITE  
UNDER CONSTRUCTION

3,525 RSF  
REMAINING

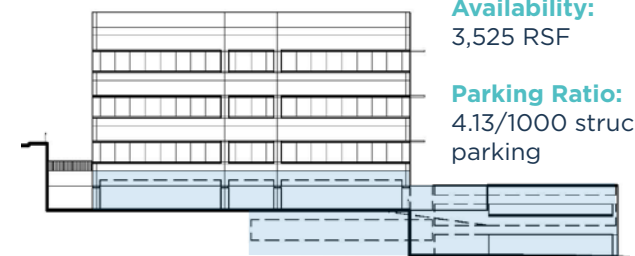




The Offices at Walsh Tarlton is a three-story Class A office building designed with stone accents along with ribbon glass and canopied entry sitting above a 5-tiered garage. This lush, tree-filled campus enjoys hill country views that also offers a partially canopied observation terrace to accentuate the experience. The building has an entry island with prominent monument signage facing Walsh Tarlton Lane.

The property is located on the west side of Walsh Tarlton Lane at the lighted intersection on Loop 360 and only a short distance from the Barton Creek Greenbelt.

This building is part of a master-planned mixed use project that includes 55 town homes, 190 luxury apartments and office space in one of Austin's most affluent areas.



**Availability:**  
3,525 RSF

**Parking Ratio:**  
4.13/1000 structured parking

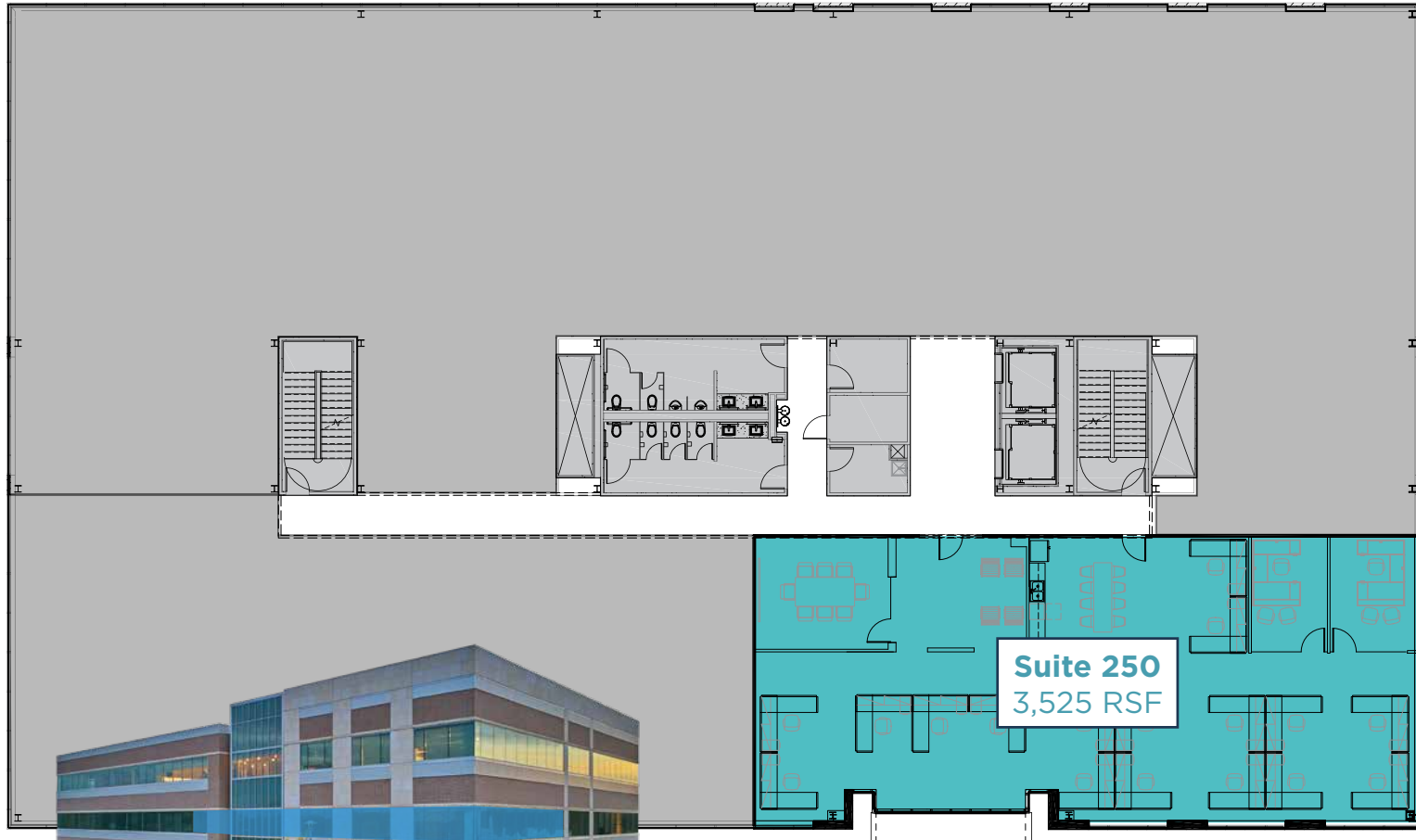
5-tier below grade parking garage



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## SECOND FLOOR AVAILABILITY

SPEC SUITE UNDERWAY



Occupied Vacancy

FOR MORE  
INFORMATION,  
CONTACT:

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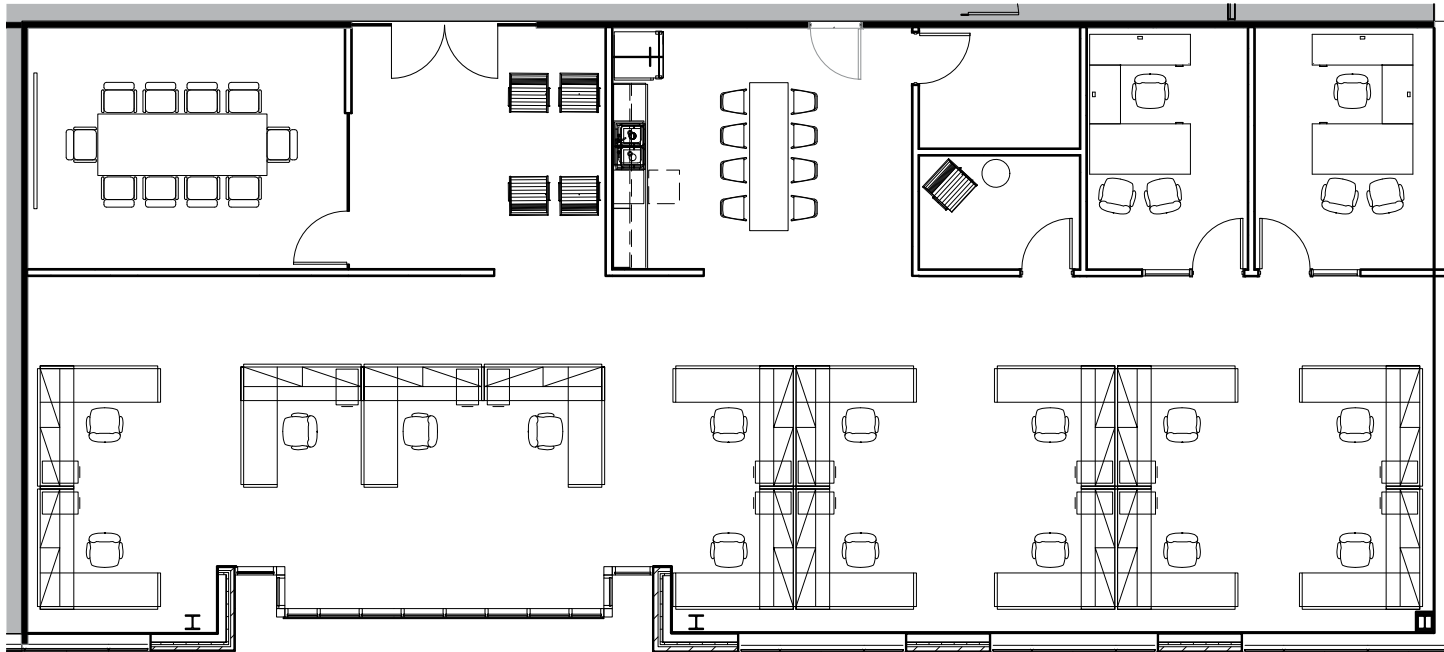
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## SECOND FLOOR AVAILABILITY

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### Spec Suite Floor Plan

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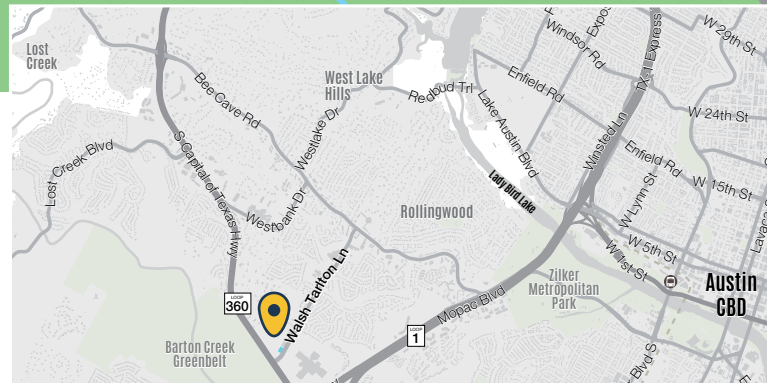
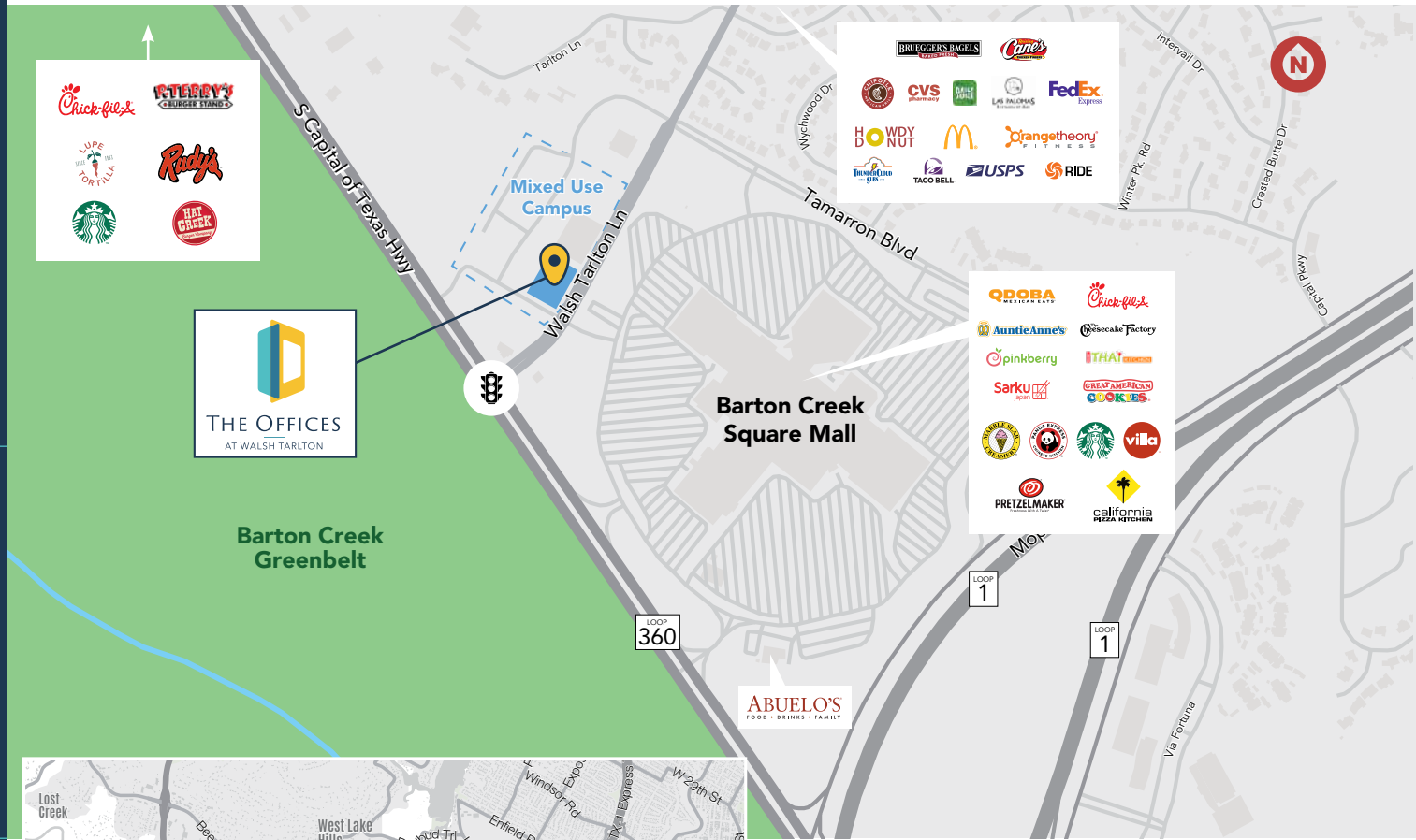
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# LOCATION

- Just north of the lighted intersection at Walsh Tarlton & Loop 360
- Multiple access points to Walsh Tarlton including Loop 1 (MoPac) to Tamarron; 2244 (Bee Cave Road); and Loop 360 (S. Capital of Texas Highway)
- Adjacent to Westlake and Rollingwood neighborhoods
- 4 Miles from the Austin CBD
- Walk to Barton Creek Square Mall



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