



CAPITAL VIEW CENTER


13,267 SF OFFICE CONDO IN WEST AUSTIN
OWNER OCCUPANT OR LEASE OPPORTUNITY



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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

WHO WILL THE BROKER REPRESENT IN THIS TRANSACTION?
Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

WHAT WILL BE THE BROKER'S DUTIES TO YOU?
IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representative agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DISCLOSURE OF AGENCY, IF ANY: The broker named below represents: x Owner ___ Buyer ___ Owner & Buyer

Jones Lang LaSalle Americas, Inc. By: Shea Petrick Date: September 2, 2022
Brokerage Company Name

ACKNOWLEDGMENT OF RECEIPT OF AGENCY DISCLOSURE FORM:
I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner and the Buyer with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant) or Authorized Representative Date: _____

Owner (Landlord) or Buyer (Tenant) or Authorized Representative Date: _____

THE OPPORTUNITY

JLL is pleased to offer the unique opportunity to purchase or lease 13,267 square feet of office condo space in Capital View Center. The Property is located on Loop 360, providing excellent access to the affluent West Austin neighborhoods and the broader MSA via Loop 360, MoPac, SH 290, and SH 71. The Property's location provides easy access to the highly amenitized Bee Caves Road offering abundant dining and retail options, as well as access to Downtown Austin, located just 10 minutes away.

PROPERTY SUMMARY	
PRICING	Contact Deal Team
ASKING RATE	\$28.00 NNN
BUILDING	Capital View Center
ADDRESS	1301 S Capital of Texas Hwy C-200, Austin, TX 78746
SIZE (RSF)	13,267 SF
YEAR BUILT	1984
YEAR RENOVATED	2015 / 2020
PARKING	3.33 : 1,000 SF
% LEASED	Available for immediate occupancy



RENOVATED SPACE
Extensive 2015 renovation to create a high-end workspace in line with current tenant demand



ABUNDANT AMENITIES
1.1M SF of Retail within 1.5-mile radius | In close proximity to the area's best amenities including Village at Westlake and 30+ restaurants on Bee Caves Rd



CONNECTIVITY & AFFLUENCE
Seamless access to the Austin MSA via Loop 360, MoPac, SH 290, and Bee Caves Rd | Affluent nearby neighborhoods including West Lake Hills, Rollingwood, and Barton Creek



TENANT OPTIONALITY
The space provides flexibility to occupy all or a portion of the space



COVETED SUBMARKET
89% average occupancy and 7.1% average annual rent growth over the last decade | Historically Austin's highest performing suburban office market



NATION LEADING AUSTIN ECONOMY
#1 Market for Real Estate Investment | 103% of pre-pandemic employment | Corporate relocations and expansions including Samsung, Tesla, Meta, and more



HIGH-END RECLAIMED WOOD FINISHES



THE SPACE

The Property was renovated in 2015 and boasts a refreshed interior with high-end reclaimed wood finishes, stained concrete flooring, renovated restrooms, and open ceilings.

Over \$56 PSF spent on renovations



RENOVATED RESTROOMS



OPEN CEILING CONCEPT IN ENTRANCE AND CONFERENCE ROOM

PROPERTY SUMMARY

 23 OFFICES	 THREE COMMUNAL MEETING SPACES	 HILL COUNTRY & DOWNTOWN VIEWS
 LUXURIOUS & INVITING BREAKROOM	 RENOVATED RESTROOMS (2020)	 TWO OPEN WORK AREAS



STAINED CONCRETE FLOORING

PRESTIGIOUS
SOUTHWEST LOCATION

- Located near the intersection of Capital of Texas Highway (Loop 360) and Bee Caves Road (RM 2244) in the heart of southwest Austin's rolling hills, offering views of downtown and the Texas Hill Country
- Immediate access to Loop 360 and Bee Caves Road provides easy connectivity to MoPac Expressway (Loop 1), FM 2222, Highway 71, and Highway 290, connecting the Property to Austin's most significant employment, entertainment, and residential destinations
- Surrounded by Austin's most renowned neighborhoods such as West Lake Hills, Rob Roy, Davenport, Barton Creek and Rollingwood, where average home values range from \$1M to \$8M



\$243K
AVG. HOUSEHOLD INCOME
(1-Mile Radius)

\$962,700
AVG. HOUSING VALUE
(3-Mile Radius)

18.7%
POPULATION GROWTH
since 2010 (5-Mile Radius)

AMENITY-RICH LOCATION



THE VILLAGE AT WESTLAKE
(<1-mile): 220K SF H-E-B-anchored shopping center with 6 restaurant options



BARTON CREEK RESORT & SPA
(4-miles): 4,000-acre, AAA Four-Diamond hill country resort, #1 & #2 ranked resort golf courses and 11 dining options



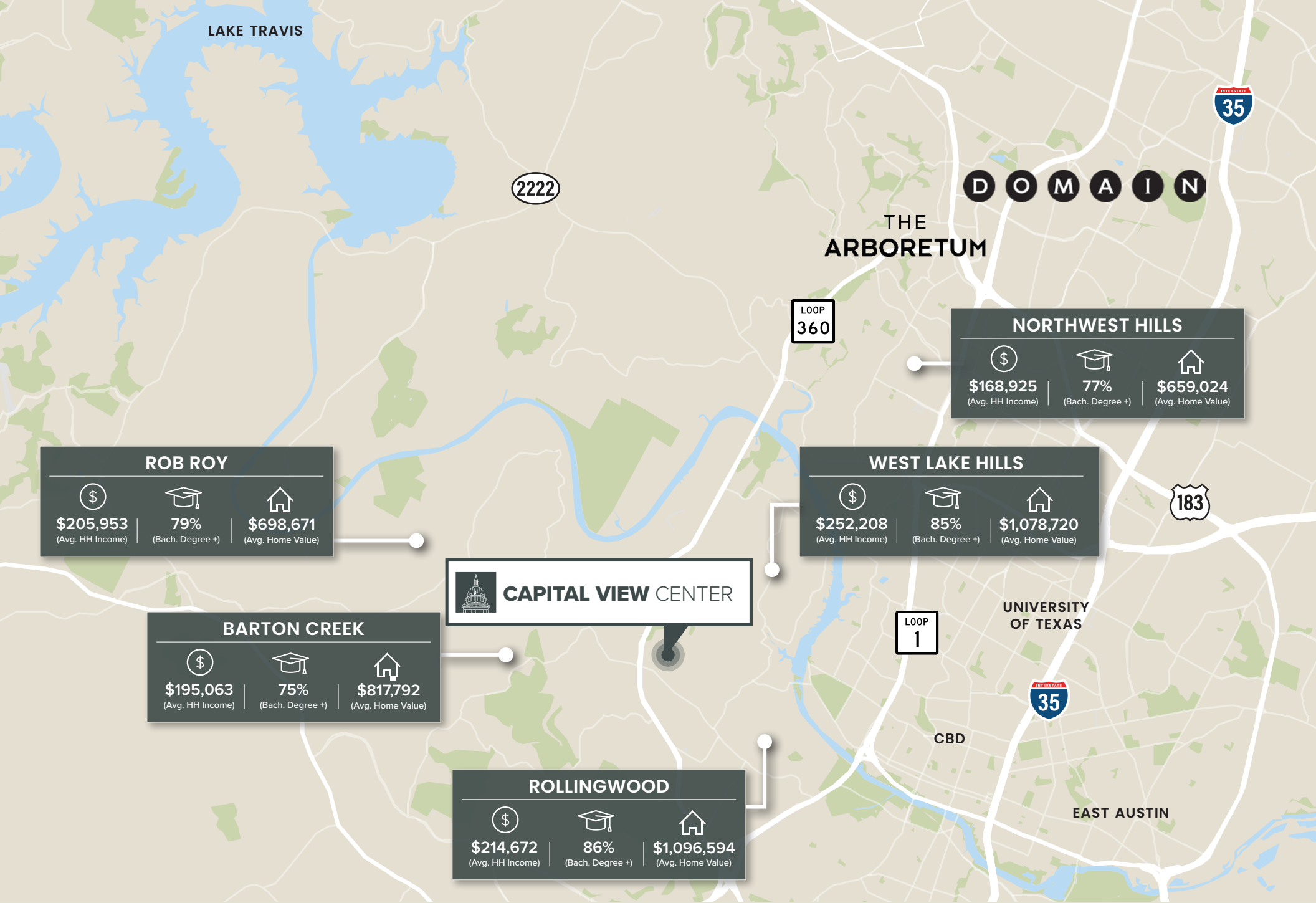
DOWNTOWN AUSTIN
(9-miles): 500+ Restaurants, 150+ Retailers, 12,725+ Residential Units



BARTON CREEK GREENBELT
(4-miles): 12-miles of hike and bike trails, rock-climbing, bouldering and swimming

CONNECTIVITY & AFFLUENCE

The Property's location off of Loop 360 provides highway access to MoPac, SH 290, and SH 71. MoPac provides North/South access, while SH 71 and SH 290 provide East/West access. In addition to these highways, Capital View Center is near major West Austin roadways such as Westbank Dr., Bee Caves Rd., and Westlake Dr. The Property is located in Eanes ISD, the #1 ranked school district in Texas. Within a 1-mile radius of the Property, the average household income is \$243,043, with 93% of the labor force working white collar jobs.





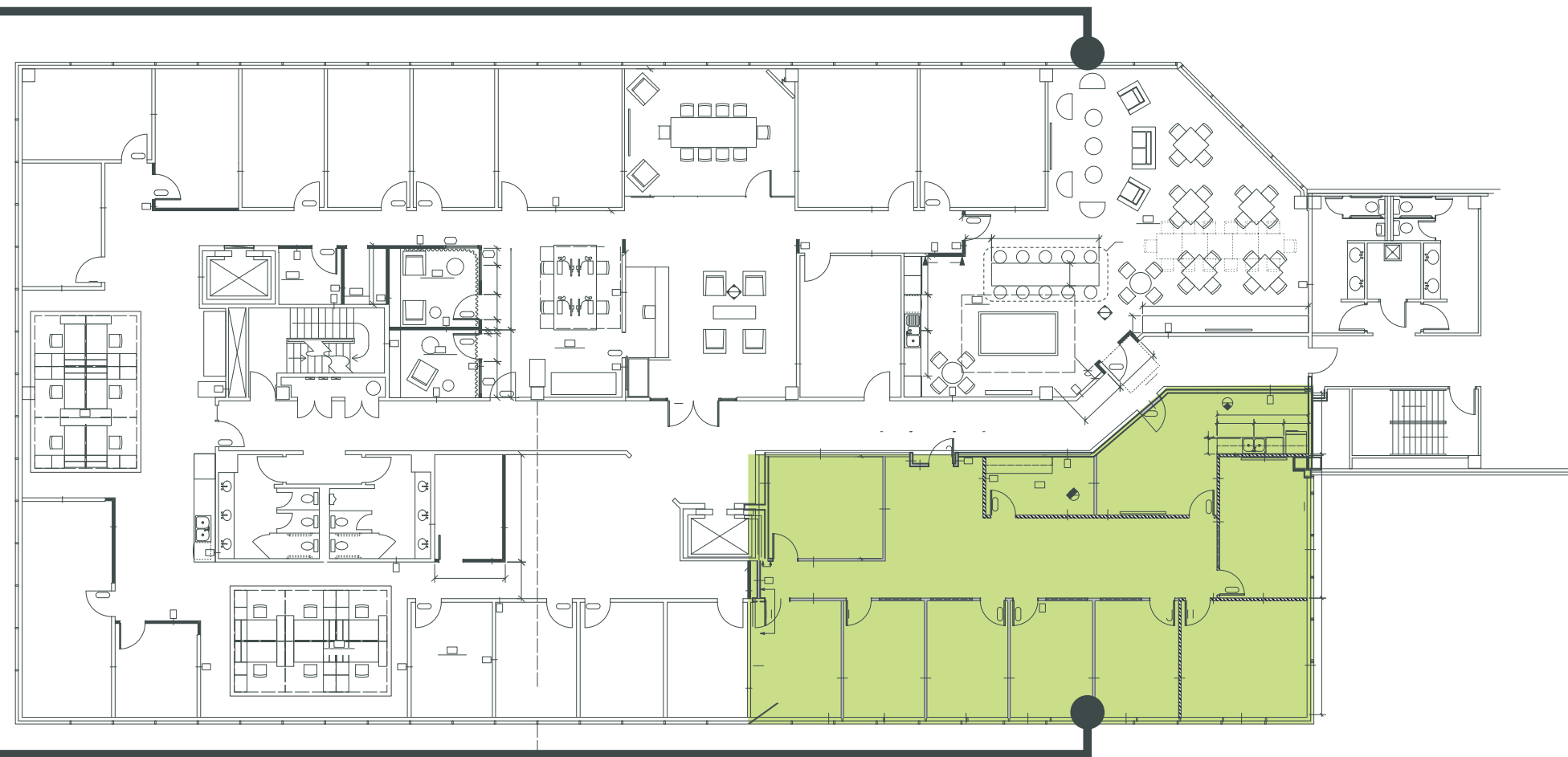
CURRENT LAYOUT

Option to either purchase / lease the entire floor (13,267 SF), or purchase and lease out a portion as investment income.

SEPARATELY DEMISED SPACE

2,693 SF is currently separately demised and could be leased individually.

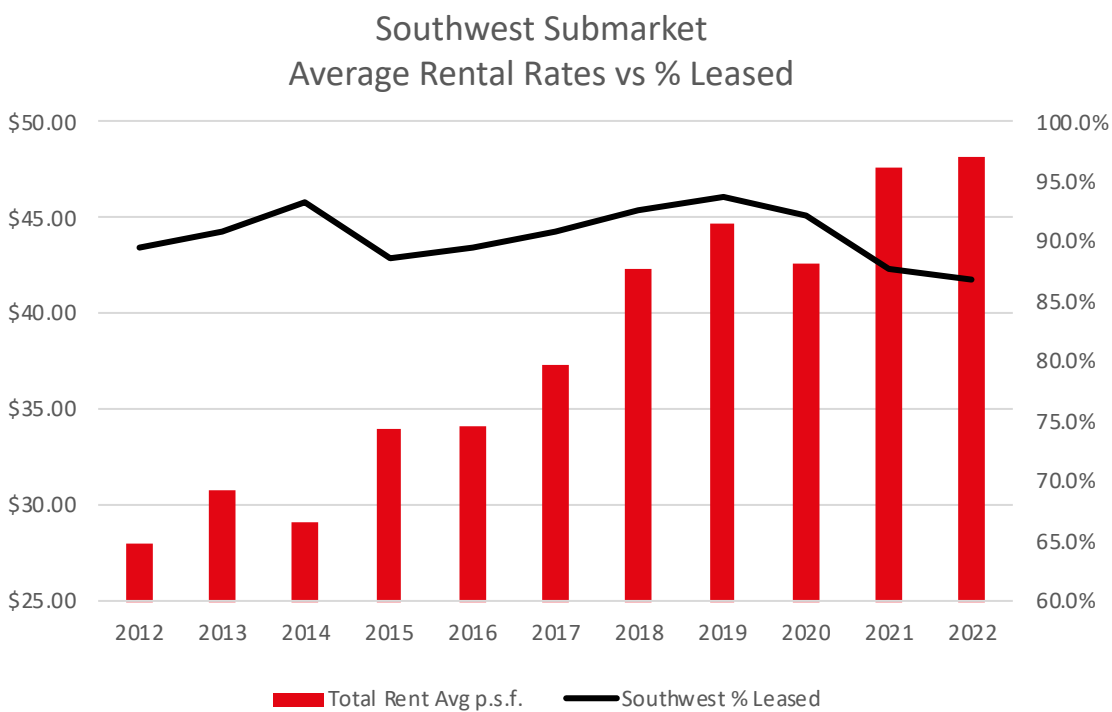
FLOORPLAN & OPTIONALITY





SOUTHWEST OFFICE MARKET

Capital View Center is situated in the Southwest Austin submarket, which is highly coveted due to its stunning views, high barriers to entry, and proximity to Austin’s most affluent neighborhoods. As a result, the submarket has seen a 71% increase in gross rents since 2012, with gross rents averaging \$48.24 PSF today. Occupancy is currently 85% slightly below the average of 89% over the last decade. Due to its high barriers to entry, inventory has grown only 5% since 2017, whereas the Austin office market inventory as a whole has increased 19% over the same period.



AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.
2017, 2018, 2019, 2020

U.S. News & World Report

AUSTIN, TEXAS, WILL BE 'THE BIGGEST BOOMTOWN THAT AMERICA HAS SEEN IN 50 YEARS'

ELON MUSK
CEO OF TESLA

Corporate Expansions & Relocations

- Austin is a hot spot for tech companies from all over the world with a total of 176,406 tech-related jobs (17.1% of total jobs, compared to 9.2% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total



195 IN 2021 *(Creating 26,521 new jobs)*

133 IN 2020 *(Creating 21,235 new jobs)*

144 IN 2019 *(Creating 12,328 new jobs)*



TESLA ANNOUNCES \$1 BILLION
MANUFACTURING EXPANSION IN
SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an "ecological paradise" with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



No. 1

JOB MARKET
The Wall Street Journal



No. 1

SOARING TECH SALARIES
Bloomberg



No. 1

NATION'S HIGH-TECH HUB
The Wall Street Journal



No. 1

BEST CITY TO START A BUSINESS
Inc.



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CITY AMERICANS ARE
MOVING TO
Business Insider



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MARKET FOR REAL ESTATE
INVESTMENT 2020
Emerging Trends in Real Estate® 2020



No. 2

BEST JOB MARKET
Forbes



No. 2

LARGEST MILLENNIAL
POPULATION
Commercial Cafe



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