



CLASS A OFFICE BUILDING TOTALING 324,342 SQUARE FEET IN SOUTHWEST AUSTIN



ENCINO
TRACE

OFFERING SUMMARY

ENCINO
TRACE

87%
OCCUPANCY

324,342 SF
TOTAL SIZE

6.7 YRS
WALT





EXECUTIVE SUMMARY

JLL (Jones Lang LaSalle Americas, Inc.) is pleased to present the opportunity to acquire a fee simple interest in Encino Trace (the “Property”), a two-building Class A office park totaling 324,342 square feet. Located in the Southwest Austin submarket, the Property is in close proximity to Austin’s most affluent neighborhoods including Travis Country, Lost Creek, Rollingwood and West Lake Hills. Encino Trace is currently 86.9% leased to a diversified roster of tenants with 6.7 years of WALT and anchored by credit tenants including, ARM (subsidiary of SoftBank Group, S&P: BB+), which currently leases 52% of RBA, Kestra Financial (S&P: B-) and Progressive Insurance (S&P: A+). The Property enjoys superior accessibility along one of Austin’s most traveled and convenient highways, Southwest Parkway. Encino Trace presents a unique opportunity to purchase a Class A office building at a massive discount to replacement cost in one of America’s most dynamic cities: Austin, Texas.

PROPERTY OVERVIEW

Address	5707 Southwest Parkway Austin, TX 78735
Building Size	Building 1: 161,606 SF Building 2: 162,736 SF Total: 324,342 SF
% Leased	86.9%
WALT	6.7 Yrs
Year Built	2015
# of Stories	4
Average Floor Plate	+/- 40,212 SF
Total Parking	4.3 : 1,000 SF

AFFLUENT RESIDENTIAL AREAS

As one of the premier residential areas in the region, Southwest Austin is highly regarded for its exemplary schools, affluent demographics, and beautiful Hill Country terrain. The Property is near some of Austin's most prominent and exclusive neighborhoods such as West Lake Hills, Rollingwood, Barton Creek, Lost Creek, Travis Country, and Barton Hills. Housing prices along these winding roads and wooded hills boast values up to several millions of dollars with average home prices of \$1.1M and \$750K in Rollingwood and the West Lake Hills, respectively. The area offers stunning views of Lake Austin, local canyons, and the Downtown Austin skyline. As these communities prosper, the demand for high-end office space and residential neighborhoods continues to grow.

TOP RATED SCHOOL DISTRICTS

Encino Trace is located within the Austin Independent School District surrounded by prestigious private schools such as St. Andrew's Episcopal, Regents, and St. Michael's Catholic Academy. The nearby executive housing communities of Lakeway, Bee Caves, and Spanish Oaks may fall under the Lake Travis Independent School District, while Barton Creek, Rollingwood, and West Lake Hills are typically zoned for Eanes Independent School District, both of which are highly regarded school districts in Texas.

AUSTIN ISD

- U.S. News & World Report recognizes five AISD schools as some of the best in the nation, including the Liberal Arts & Science Academy and Richards School for Young Women Leaders

EANES ISD

- Ranked as the #1 Best School District in Texas (Niche)
- Recognized as one of the Top 10 Best School Districts in the US
- Westlake High School rated as the #6 Best Public High School in Texas (Niche)

LAKE TRAVIS ISD

- Ranked as the #50 Best School District in Texas (Niche)
- Recognized as the #38 Best School District for Athletes in Texas (Niche)
- Lake Travis High School rated as the #89 Best Public High School in Texas (Niche)

ABUNDANT PARKS & RECREATION

Austin's location along the Colorado River at the base of the Texas Hill Country allows residents to enjoy more than 14,000 acres of public green space within the city and an additional 7,500 acres in the nearby hills to the west. Encino Trace offers a convenient location that is proximate to many of the finest outdoor recreation destinations such as Lake Travis, Lake Austin, Zilker Park, the Barton Creek Greenbelt, and the scenic Balcones Canyonlands.



LOST CREEK

AVG. HH INCOME: \$150K
AVG. HOME VALUE: \$1.1M

UNIVERSITY OF TEXAS AT AUSTIN

DOWNTOWN AUSTIN

WEST LAKE HILLS
AVG. HH INCOME: \$248K
AVG. HOME VALUE: \$1.1M

ROLLINGWOOD
AVG. HH INCOME: \$208K
AVG. HOME VALUE: \$1.1M

BARTON CREEK SQUARE MALL

BARTON HILLS
AVG. HH INCOME: \$110K
AVG. HOME VALUE: \$750K

LOOP 360
58,497 VPD

LOOP 1
95,423 VPD

THE GREENBELT

BARTON CREEK

THE GREENBELT

TRAVIS COUNTRY
AVG. HH INCOME: \$105K
AVG. HOME VALUE: \$850K

REGENTS SCHOOL OF AUSTIN



ENCINO TRACE

SOUTHWEST PKWY

ST. ANDREW'S EPISCOPAL SCHOOL

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ENCINO
TRACÉ



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About JLL

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