

For Lease



CityView 1-3

1120 South Capital of Texas Highway





CITYVIEW

1-3



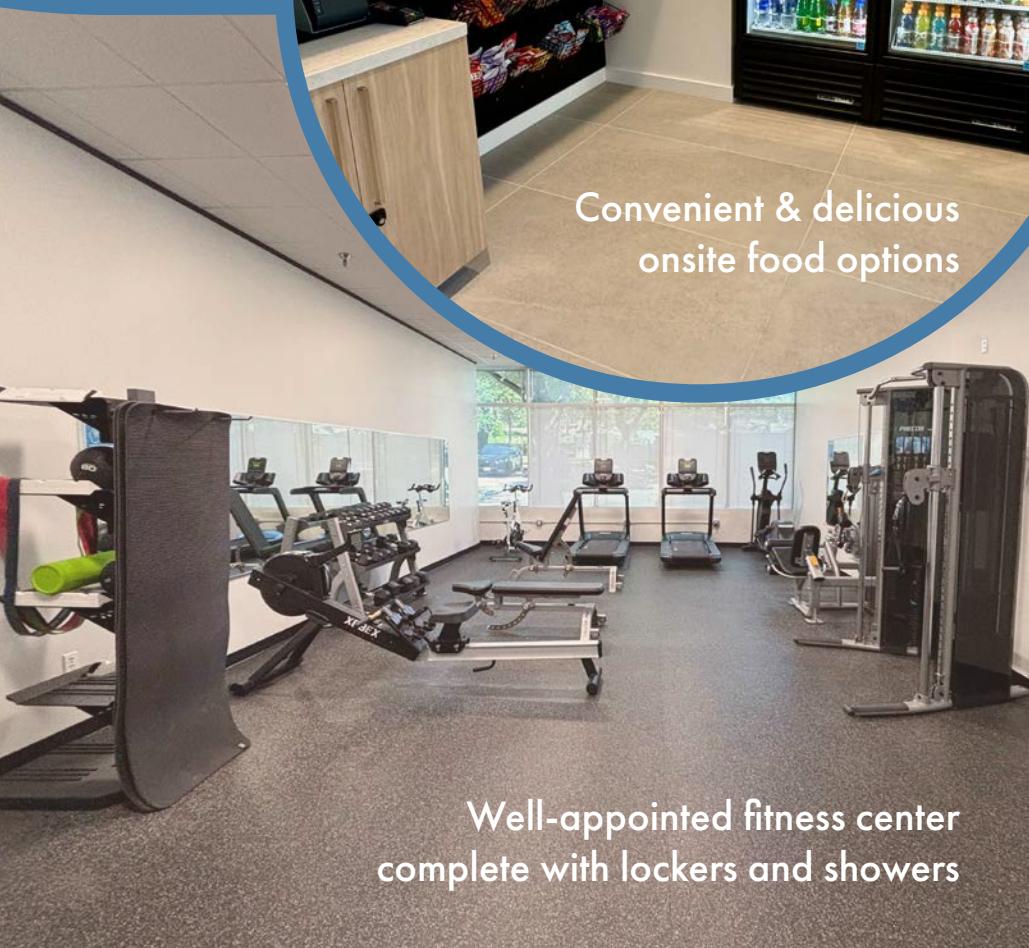
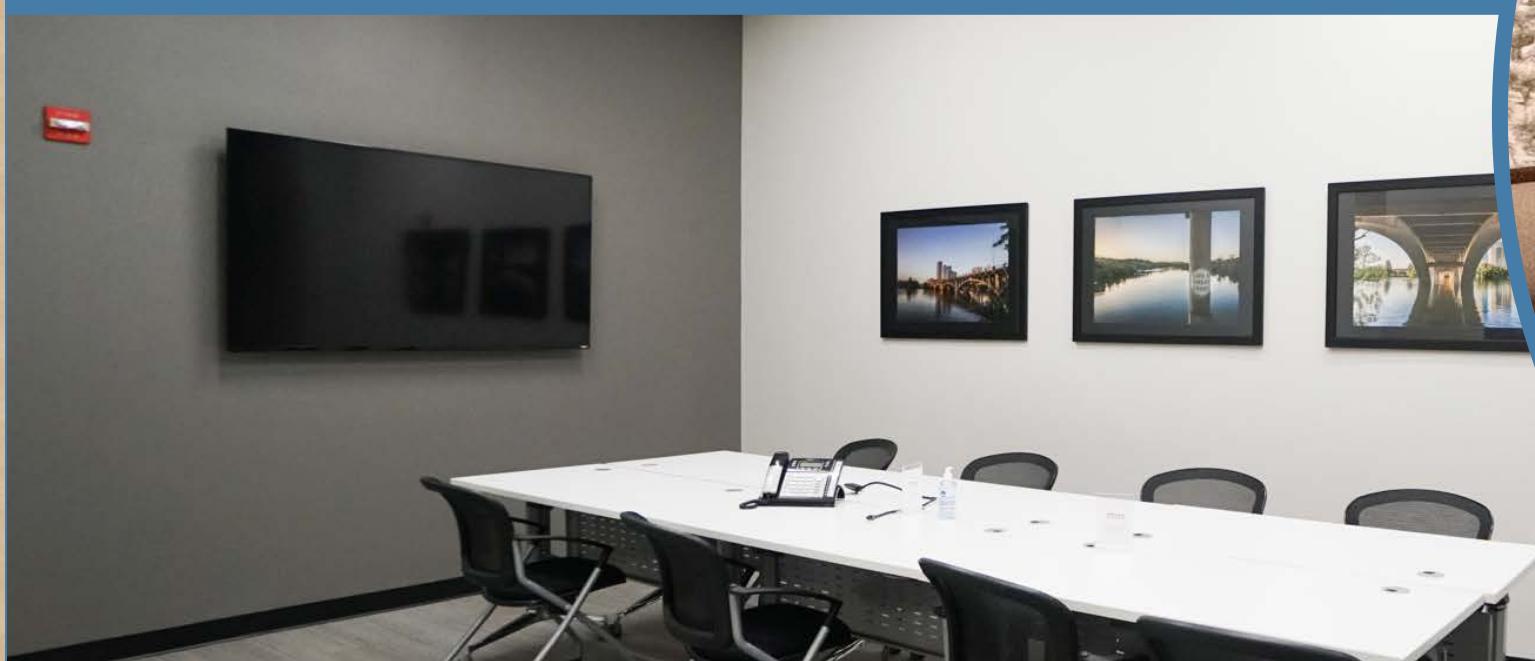
CityView 1-3 is THE business destination in Southwest Austin that offers an exceptional workplace experience. Strategically situated at the intersection of Loop 360 and Lost Creek Blvd, the property boasts stunning downtown views and excellent visibility. The buildings underwent a complete interior/exterior renovation in 2024, enhancing its appeal and modernizing its on-site amenities. These include a new workout facility complete with showers and lockers and a top tier tenant lounge with fresh food options. Its convenient location provides easy access to a diverse array of restaurants and retail options, further adding to its desirability to attract companies seeking to provide their employees the best office experience.

Located just minutes away from the bustling Austin CBD, CityView 1-3 provides the ideal setting for any business to thrive.

Enjoy stress-free commutes and effortless accessibility with a signaled intersection at Lost Creek, providing convenient ingress and egress.



On-Site Amenities



Experience seamless professional collaboration in the state-of-the-art conference center equipped with AV equipment and a convenient kitchenette

Convenient & delicious onsite food options

Well-appointed fitness center complete with lockers and showers



CityView 1

Floor Plans

CityView 1

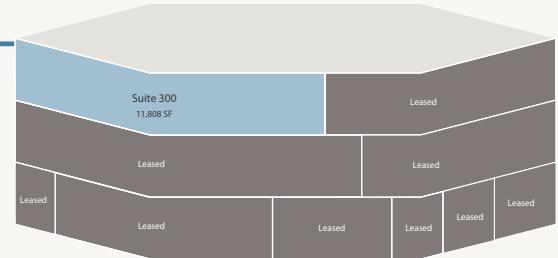


Building Size | 48,238 SF

Stories | 3

Typical Floor Size | 16,079 SF

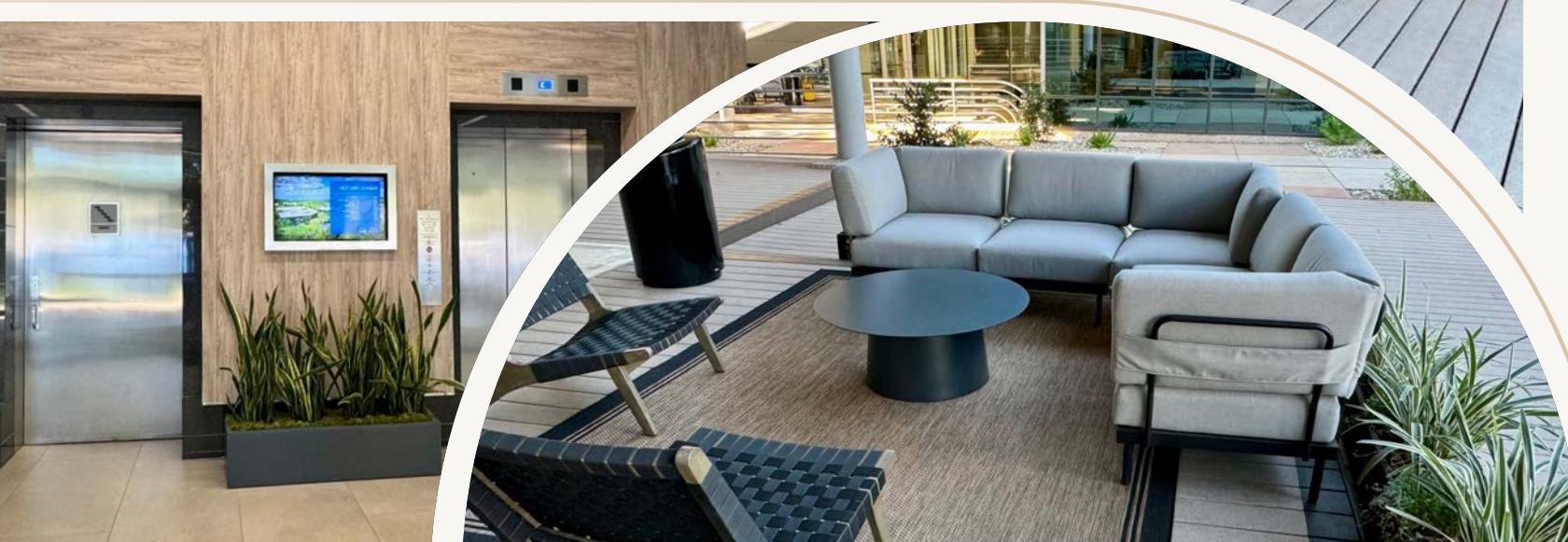
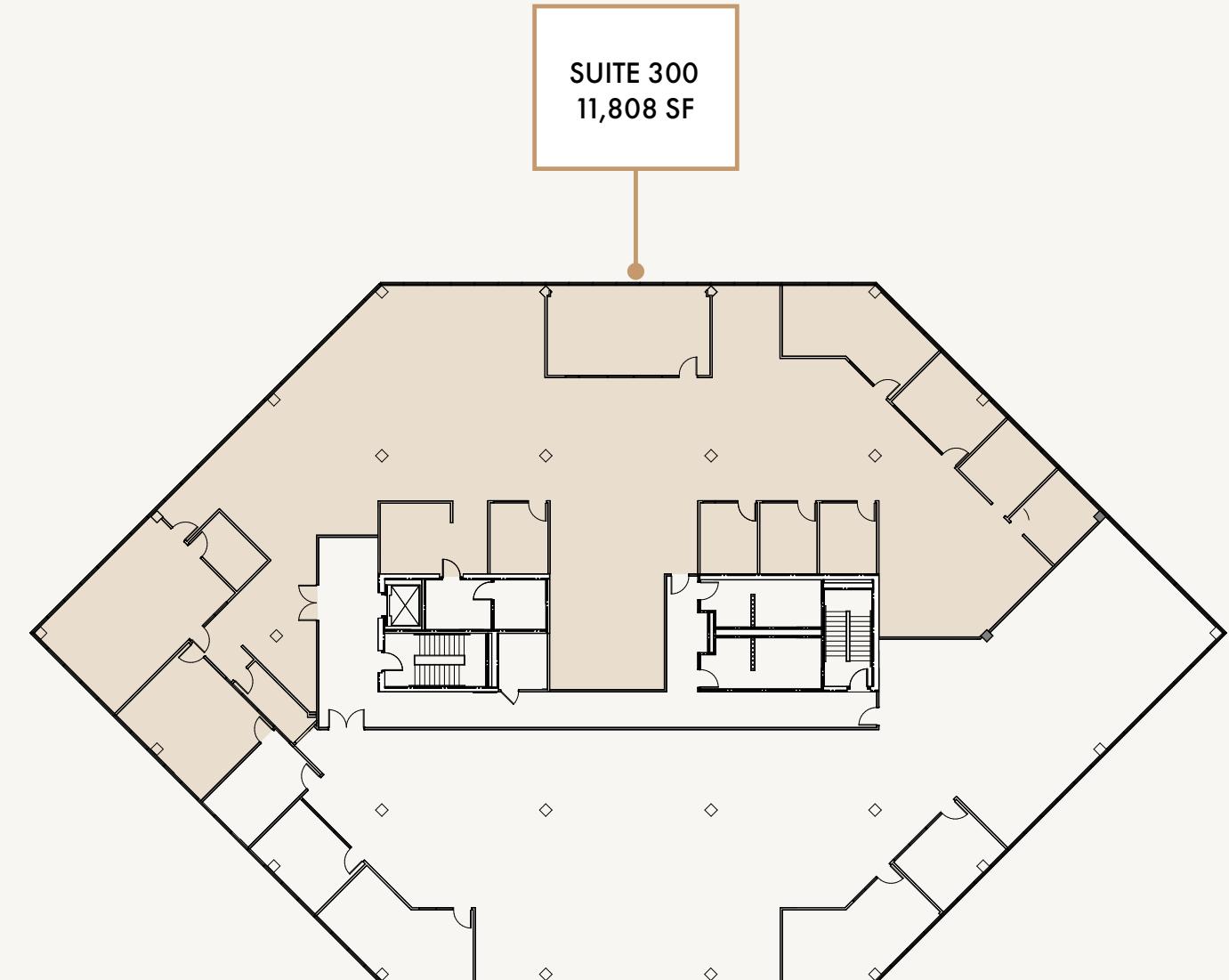
Stacking Plan



Third Floor

11,808 RSF

Available 4/1/2026





CITYVIEW

CityView 2

Floor Plans

CityView 2

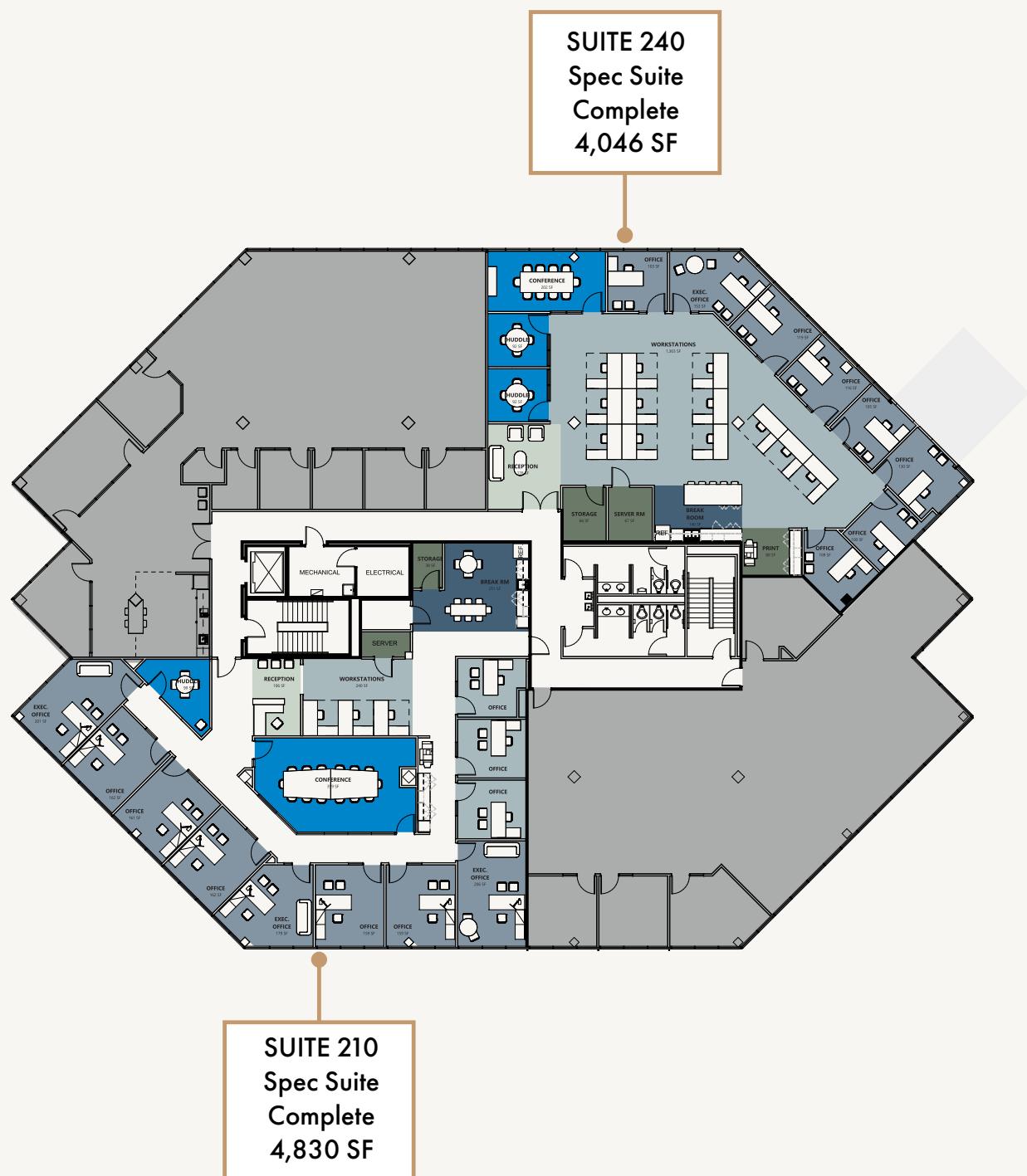
Building Size | 45,566 SF

Stories | 3

Typical Floor Size | 15,189 SF

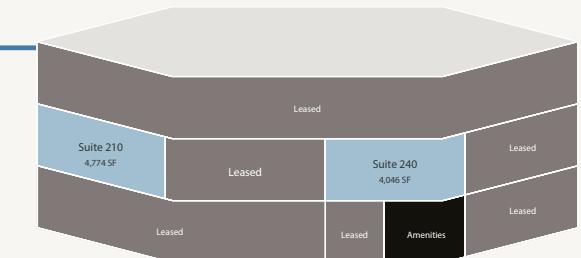
Second Floor

8,876 SF (Spec Suites)



Spec Suites

Stacking Plan



Spec Suite 240



Spec Suite 210





CityView 3

Floor Plans

CityView 3

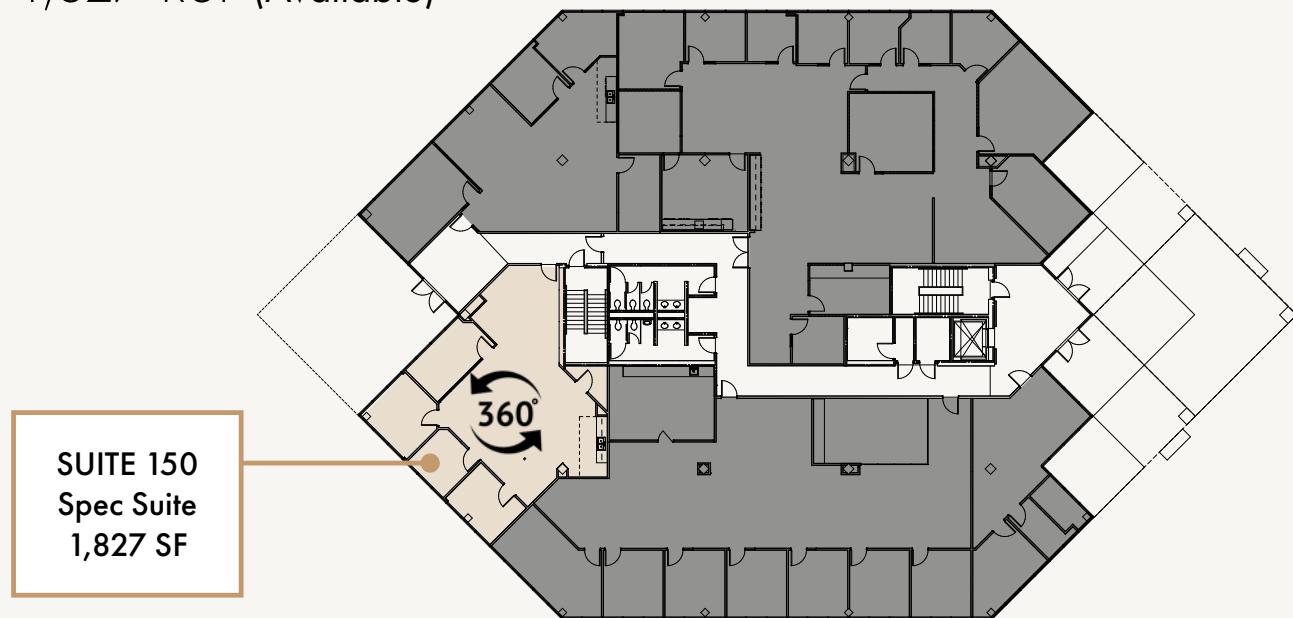
Building Size | 48,772 SF

Stories | 3

Typical Floor Size | 16,257SF

First Floor

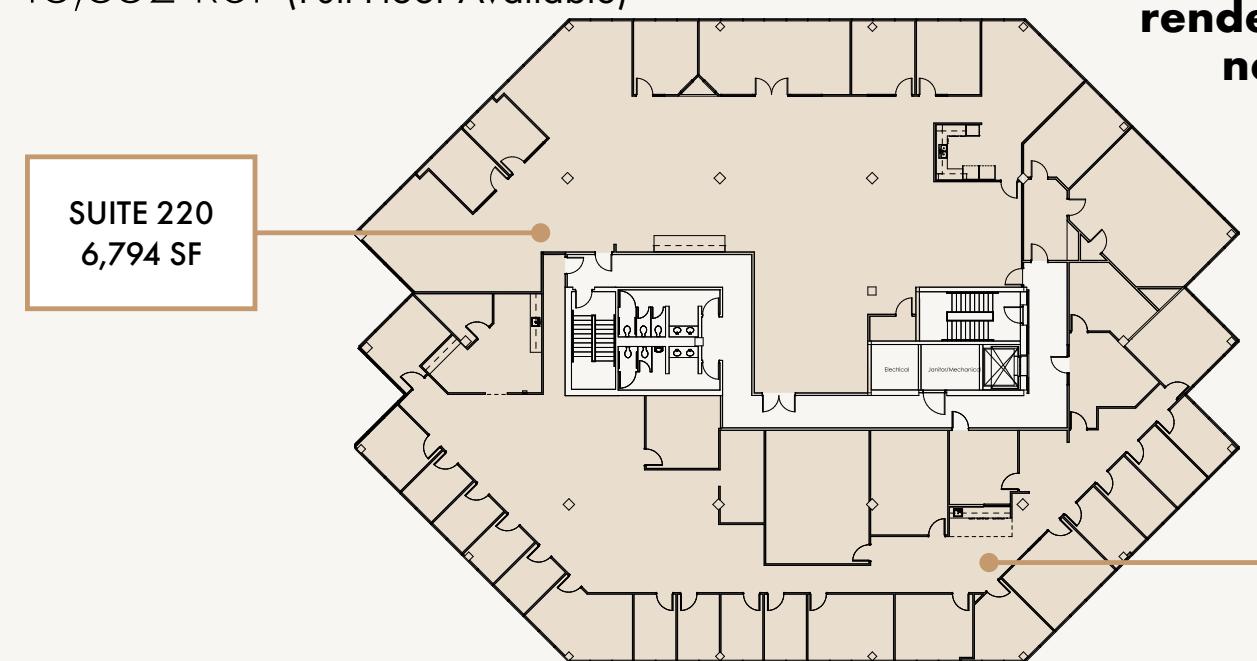
1,827 RSF (Available)



SUITE 150
Spec Suite
1,827 SF

Second Floor

16,652 RSF (Full Floor Available)



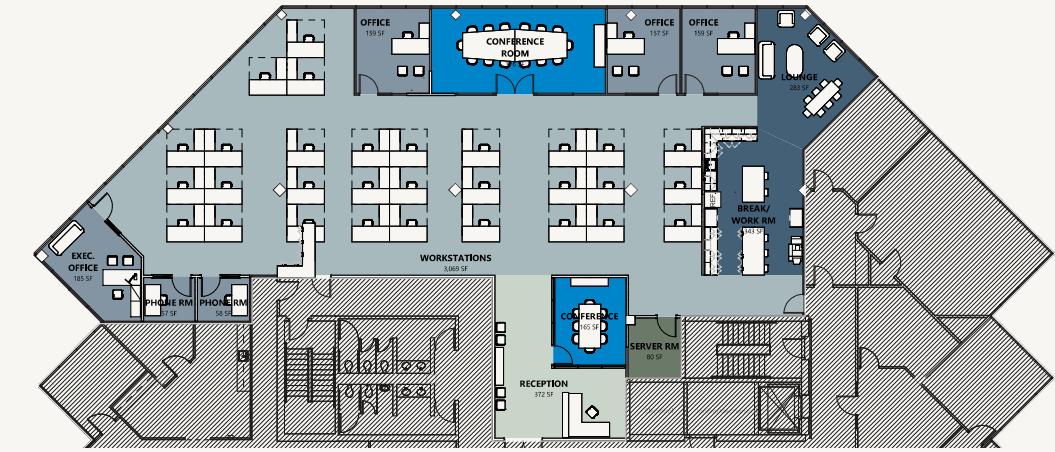
SUITE 220
6,794 SF

SUITE 200
9,858 SF

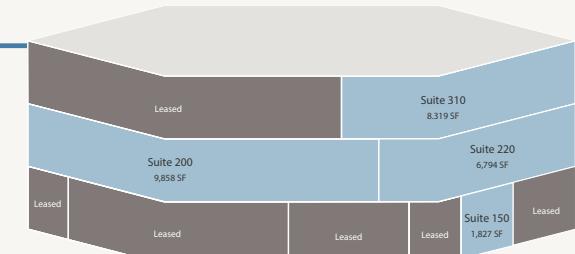
**See test fit and
renderings on the
next page**

Second Floor

Suite 220 Test Fit and Renderings



Stacking Plan



Floor Plans

CityView 3

Third Floor

8,319 RSF (Spec Suite)



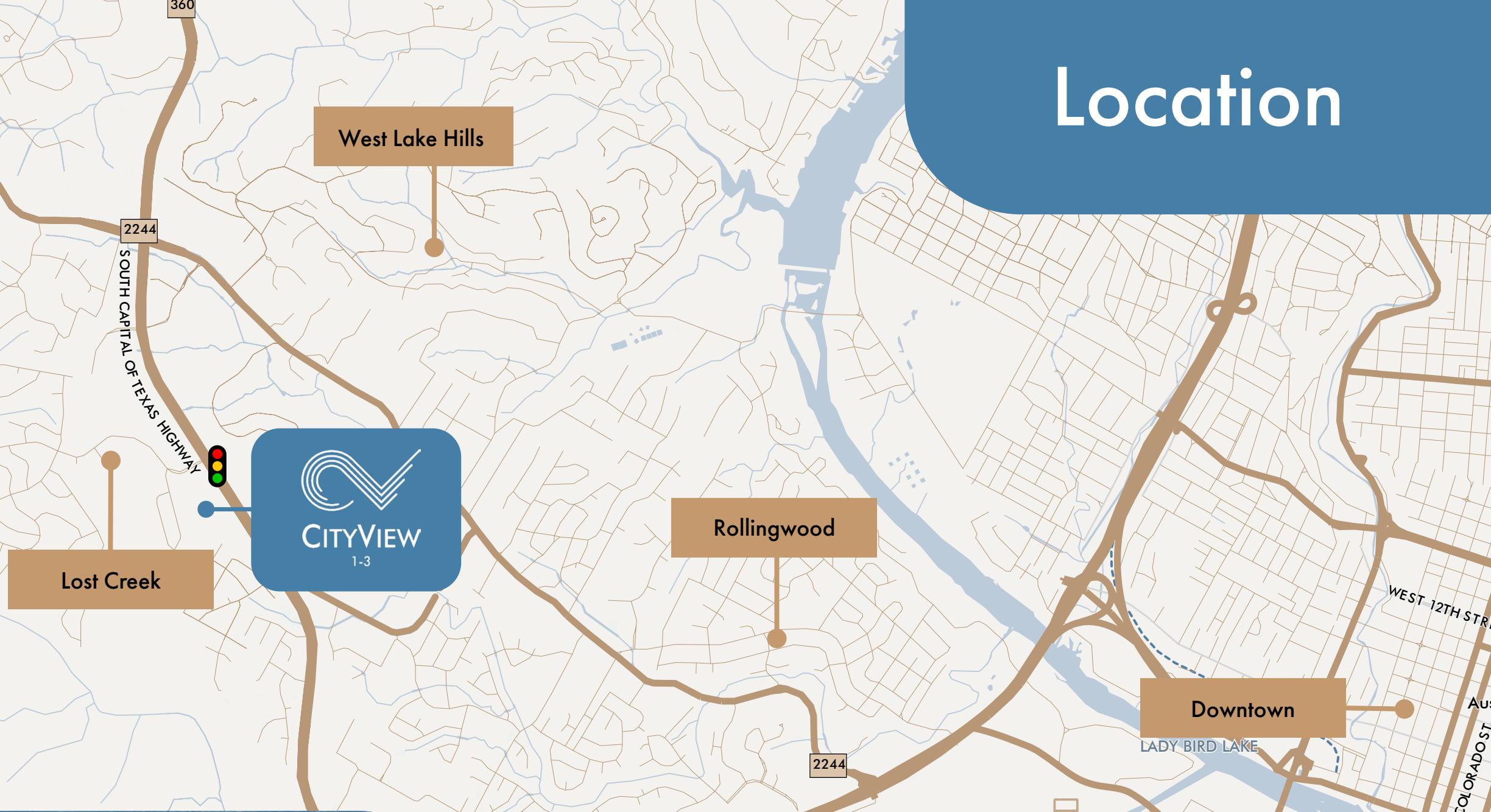
Spec Suite 310



Location

Drive Times

- Lost Creek - Adjacent
- West Lake Hills - 5 minutes
- Rollingwood - 6 minutes
- Downtown - 15 minutes



Building Access



Nearby Amenities



Village at Westlake

AT&T
CAVA
Chick-Fil-A
European Wax Center
Finleys Barber Shop
Golds Gym
HEB
Magnolia Nails & Spa
Izumi Sushi
Juiceland
Kerbey Lane Cafe
Sephora
Leslie's Pool Supplies
Lupe Tortilla
Leslie's Pro
Mod Pizza
Starbucks
Tacodeli
Twin Liquors
Tyler's
Finley's
ROK Golf - Westlake
Bluemercy

Barton Creek Square Mall

AMC Theatres
Apple Store
Bath & Body Works
Austin's Pizza
Austin Driving School
The Cheesecake Factory
Sarku Japan

Charley's
Chick-Fil-A
Dillard's
Nordstrom
Forever21
JD Sports
GAP
Macy's
Marble Slab Creamery
Panda Express
Sephora
Steve Madden
Men's Warehouse
Vans
Victoria's Secret

Westlake Square

Texas Honey Ham
Wells Fargo Bank
Poke House
Twin Liquors
Walgreens
Yoga Vida
Blenders & Bowls
West Lake Mall
Trianon Coffee

Austin's Pizza
Austin Driving School
The Cheesecake Factory
Sarku Japan

Shops at Mira Vista

Champions Westlake
Trader Joe's
Panera Bread
Nothing Bundt Cakes

Westbank Market

Perspire
Orange Theory
Allure Nails
Starbucks
Lash Lounge
Beehive
Randalls Flagship
Pink Berry
Tomlinson's
Chipotle
Jersey Mikes
FedEx Office
Supercuts
Bank of America
McDonald's
Francesca's

Village at Westlake - 3 minutes



Westlake Square - 6 minutes



Shops at Mira Vista - 7 minutes

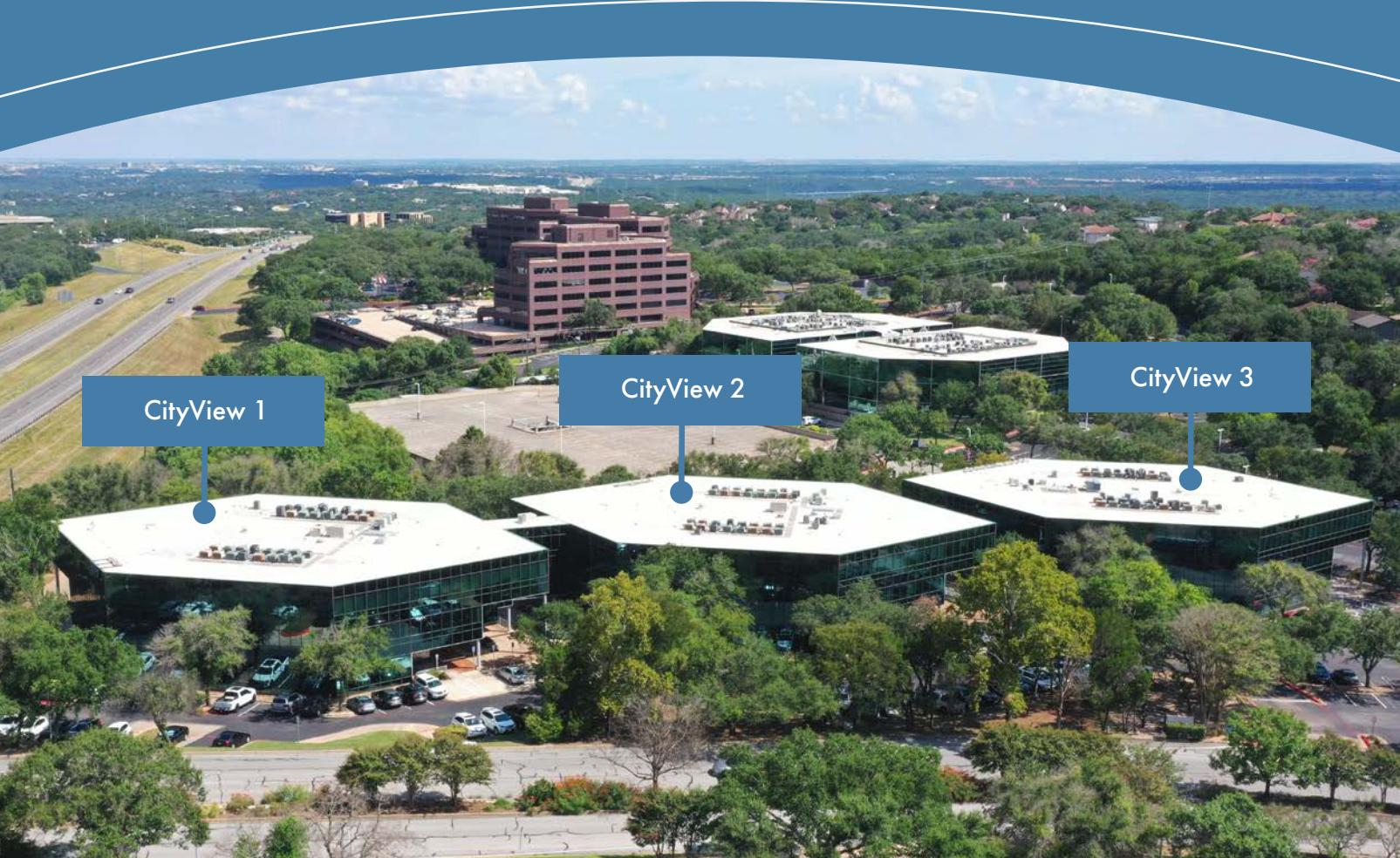


Barton Creek Square Mall - 4 minutes



Westbank Market - 7 minutes





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov