



WESTECH360

8911 N CAPITAL OF TEXAS HIGHWAY | AUSTIN, TEXAS 78759



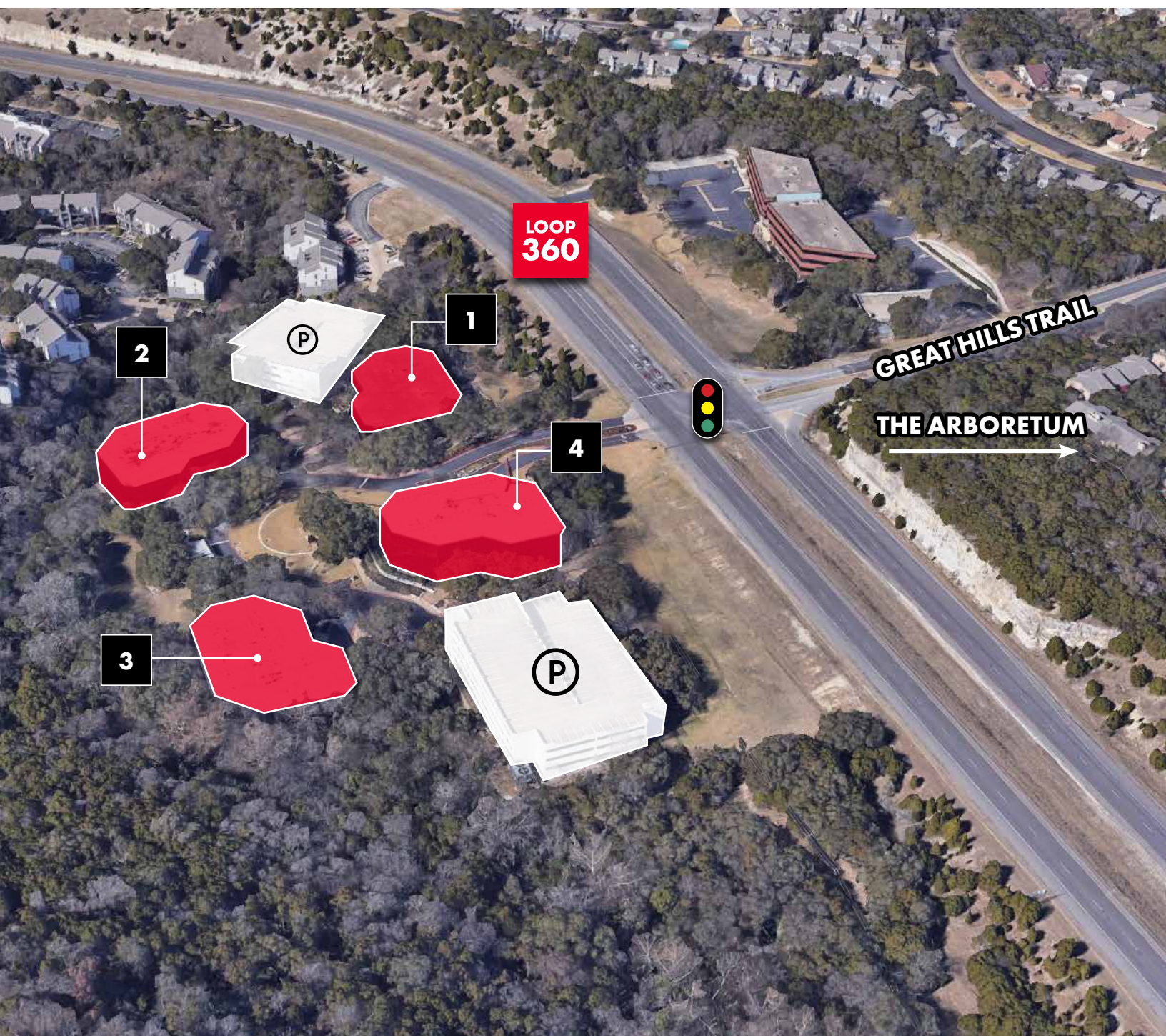
PACIFIC OAK

Keppel Pacific Oak US REIT



Jones Lang LaSalle Brokerage, Inc.

WESTECH360



±175,000 RSF
ACROSS 4 BUILDINGS

2019
RENOVATED

3.5:1000
STRUCTURED PARKING

CLASS A
CAMPUS

FEATURES

- Newly Renovated Lobbies
- Conference Center
- Fitness Center with New Equipment Including Peloton Bikes & Shower Facilities
- Shaded, Outdoor Gathering Area
- Onsite Food & Beverage
- Rotating Food Trucks
- Onsite Property Management
- Excellent Ingress/Egress at Lighted Intersection
- Multiple Spec Suites Available
- Biopolar Ionization HVAC
- Structured Parking Garages
- Lunchdrop Service





PROTECTED LOOP 360 LIGHT



NATURAL ENVIRONMENT



UPDATED WAYFINDING SIGNAGE



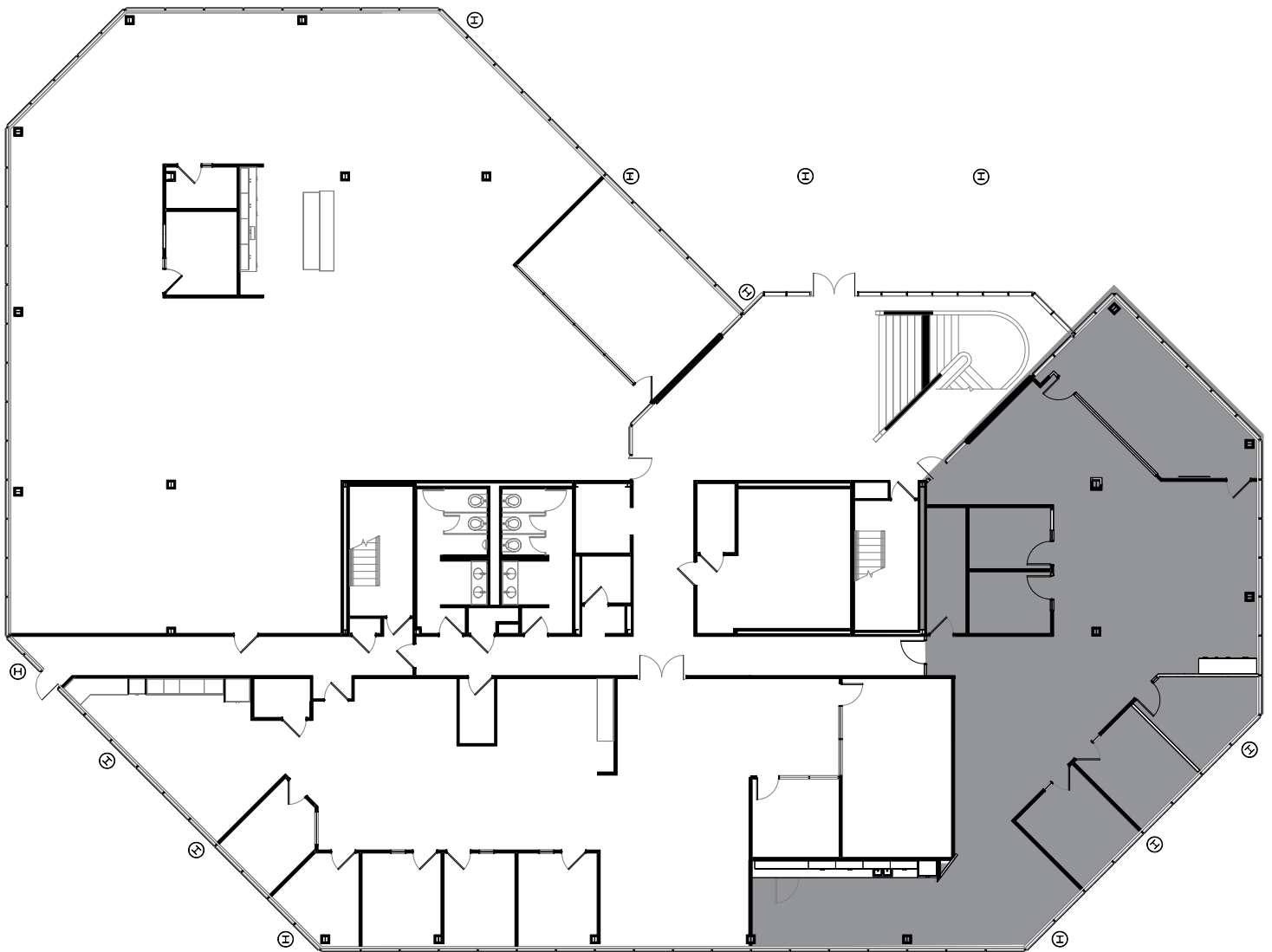
OUTDOOR SEATING



BUILDING 1 AVAILABILITY

1st FLOOR

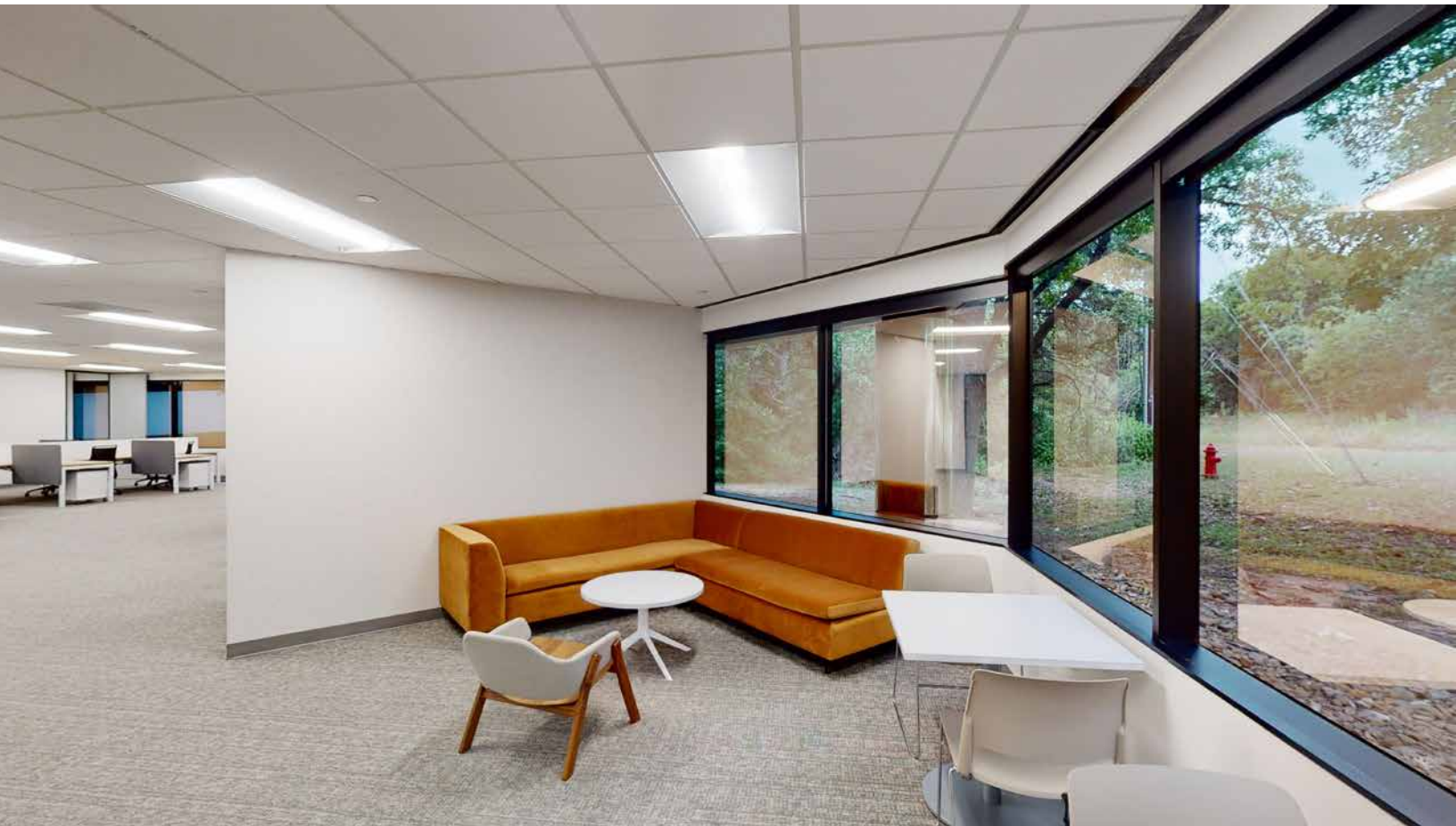
Fully Furnished Spec Suite



Suite 1100
3,575 RSF

See following page for
photos of Suite 1100

SUITE 1100
SPEC SUITE



BUILDING 1

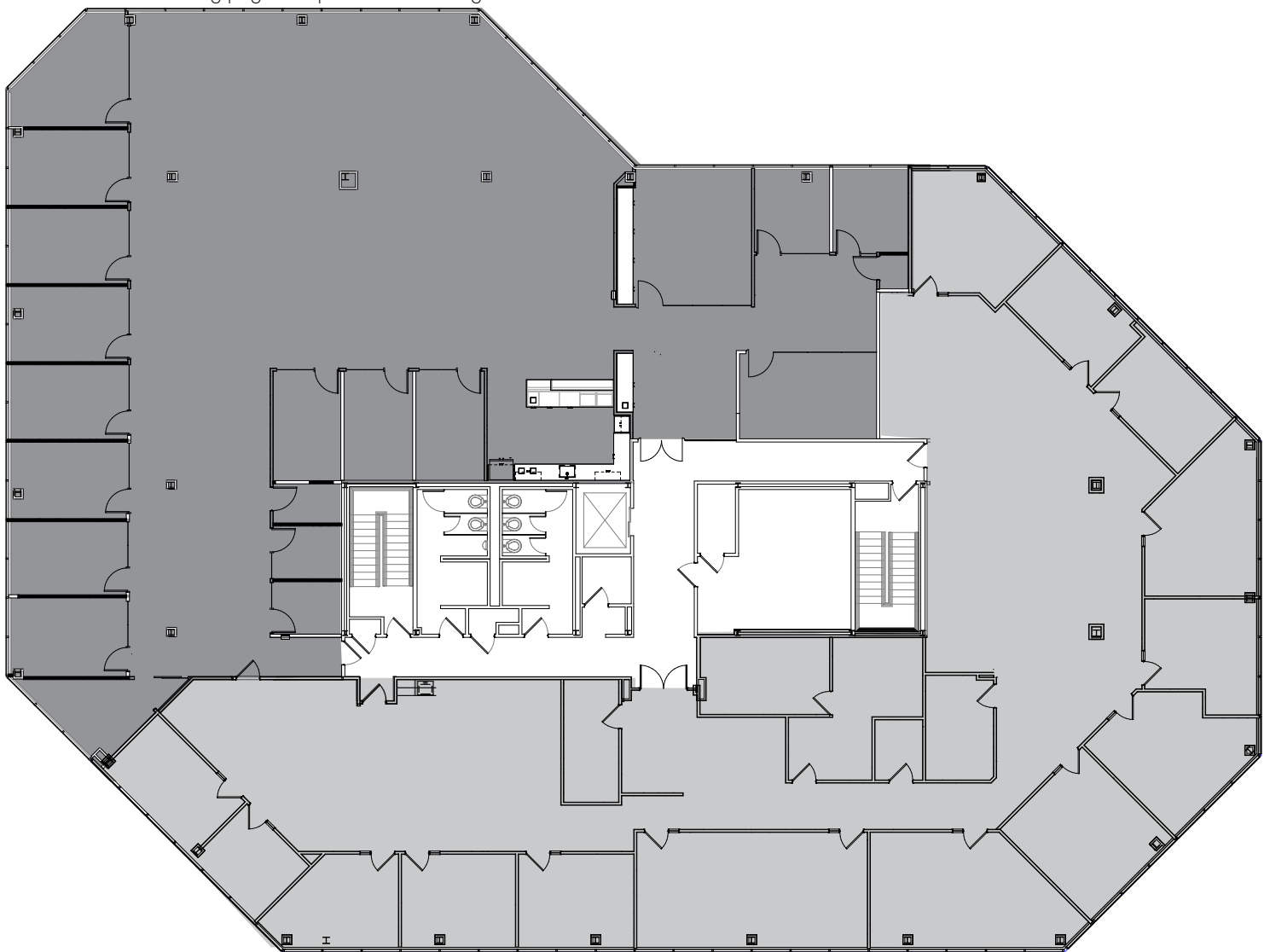
AVAILABILITY

3rd FLOOR

Spec Suite 1350
Delivering Q1 2024

8,239 RSF

See following page for Spec Suite renderings



Suite 1300

8,379 RSF

Available with 60 days' notice

16,618 RSF Contiguous

SUITE 1350 **SPEC SUITE**



Reception desk is for illustrative purposes only

BUILDING 2

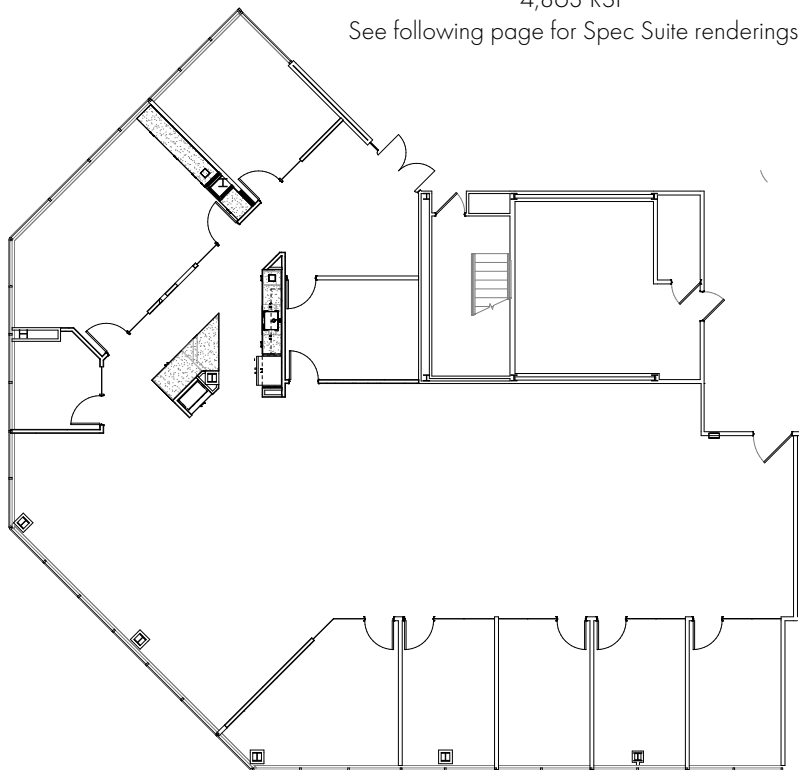
AVAILABILITY

1st FLOOR

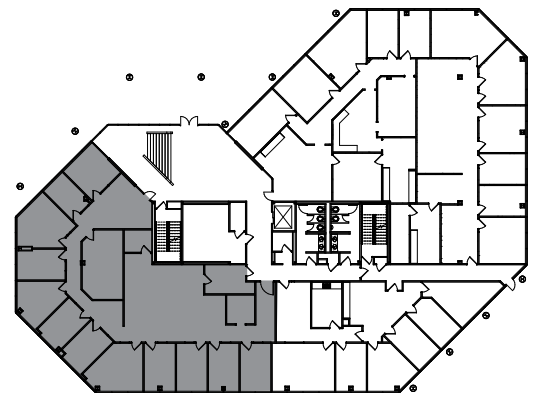
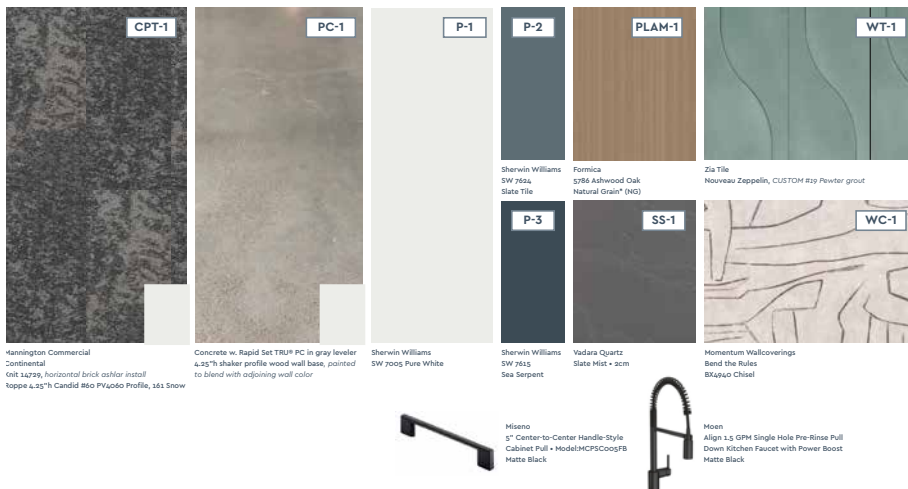
Spec Suite 2100
Delivering Q1 2024

4,863 RSF

See following page for Spec Suite renderings



Spec Suite Finish Palette



SUITE 2100 **SPEC SUITE**

Reception desk is for illustrative purposes only



BUILDING 2

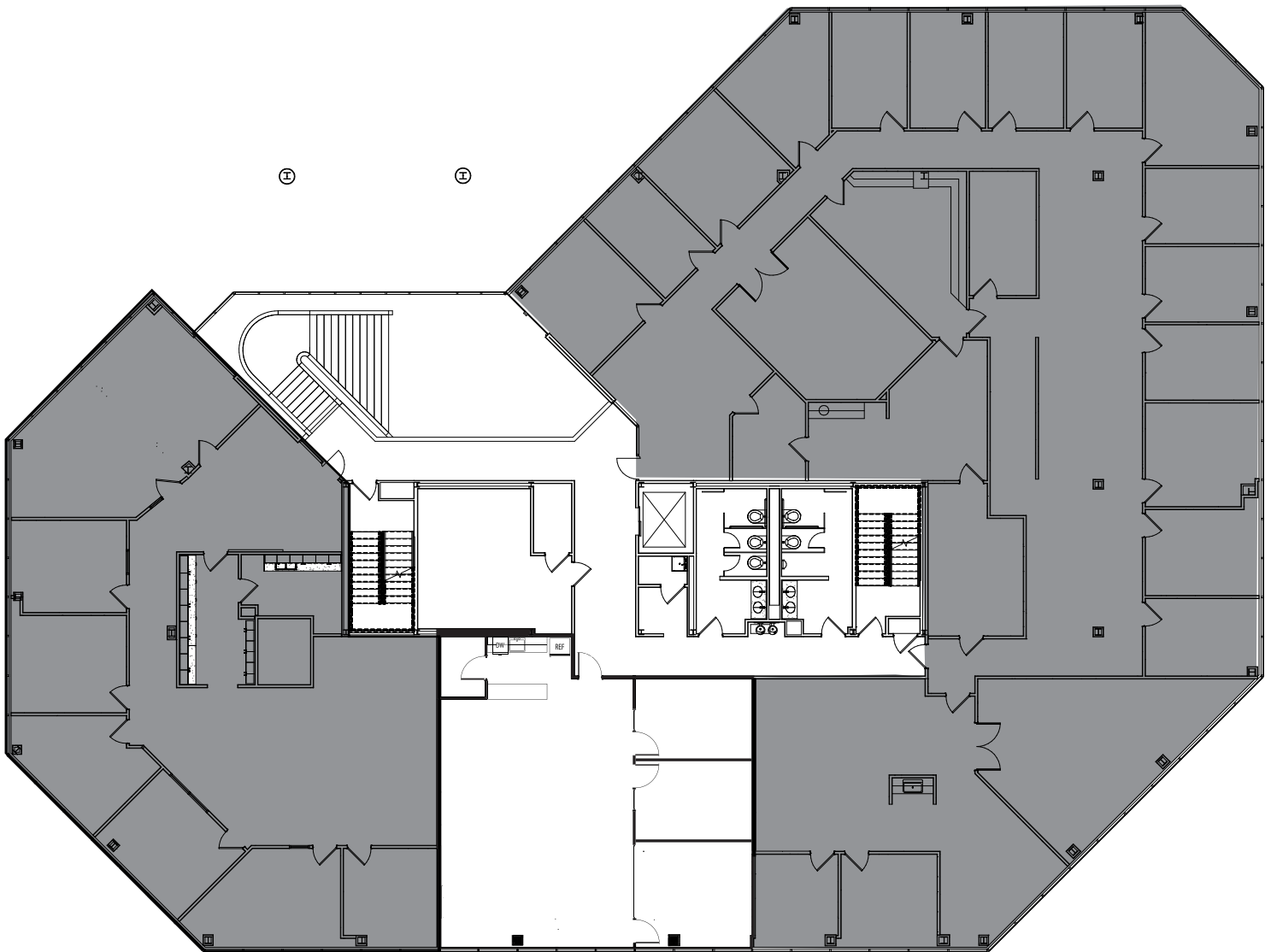
AVAILABILITY

2nd FLOOR

Suite 2200

9,009 RSF

Available 2/1/2024



Suite 2220

3,930 RSF

Spec Suite

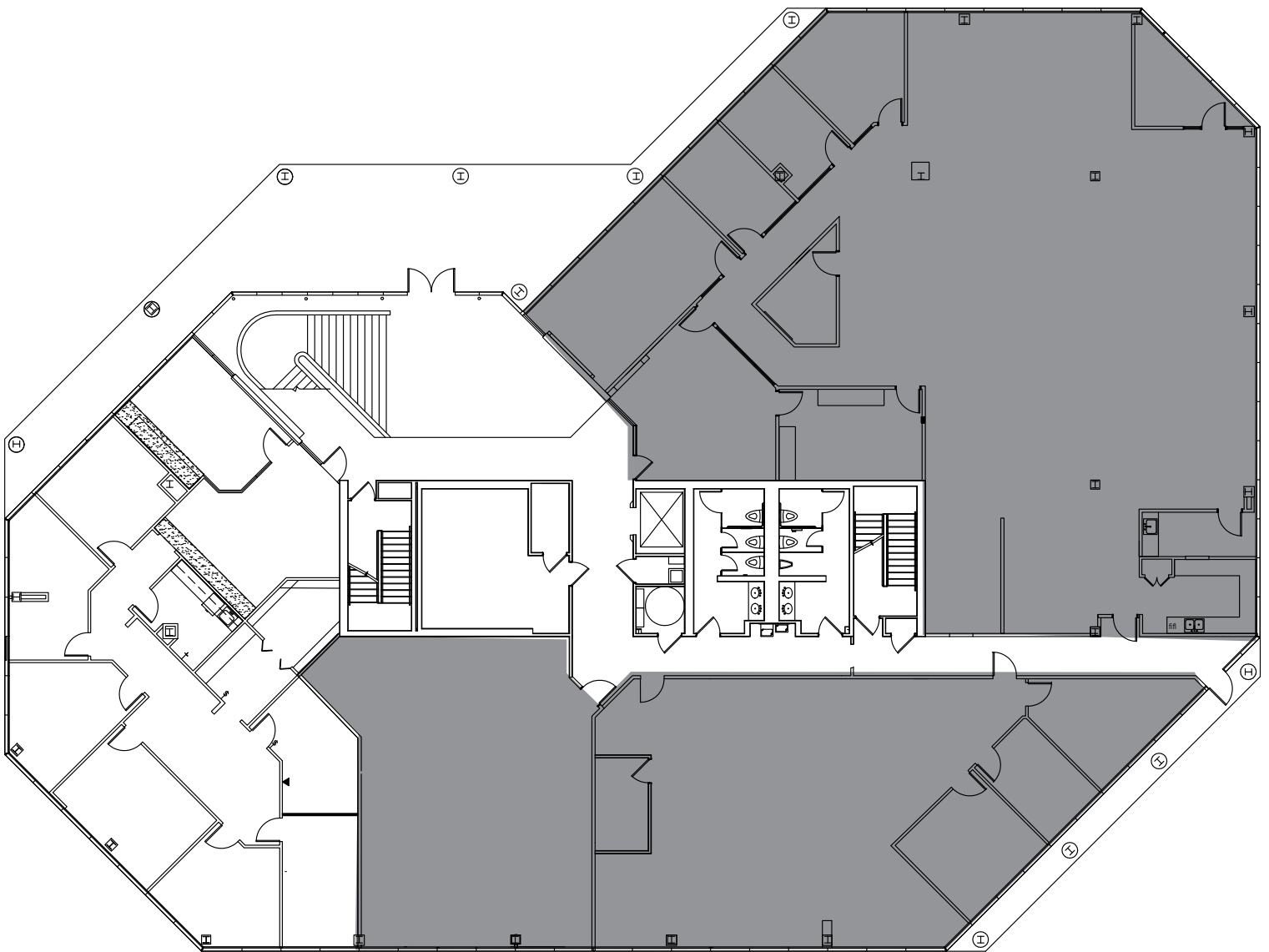


BUILDING 3

AVAILABILITY

1st FLOOR

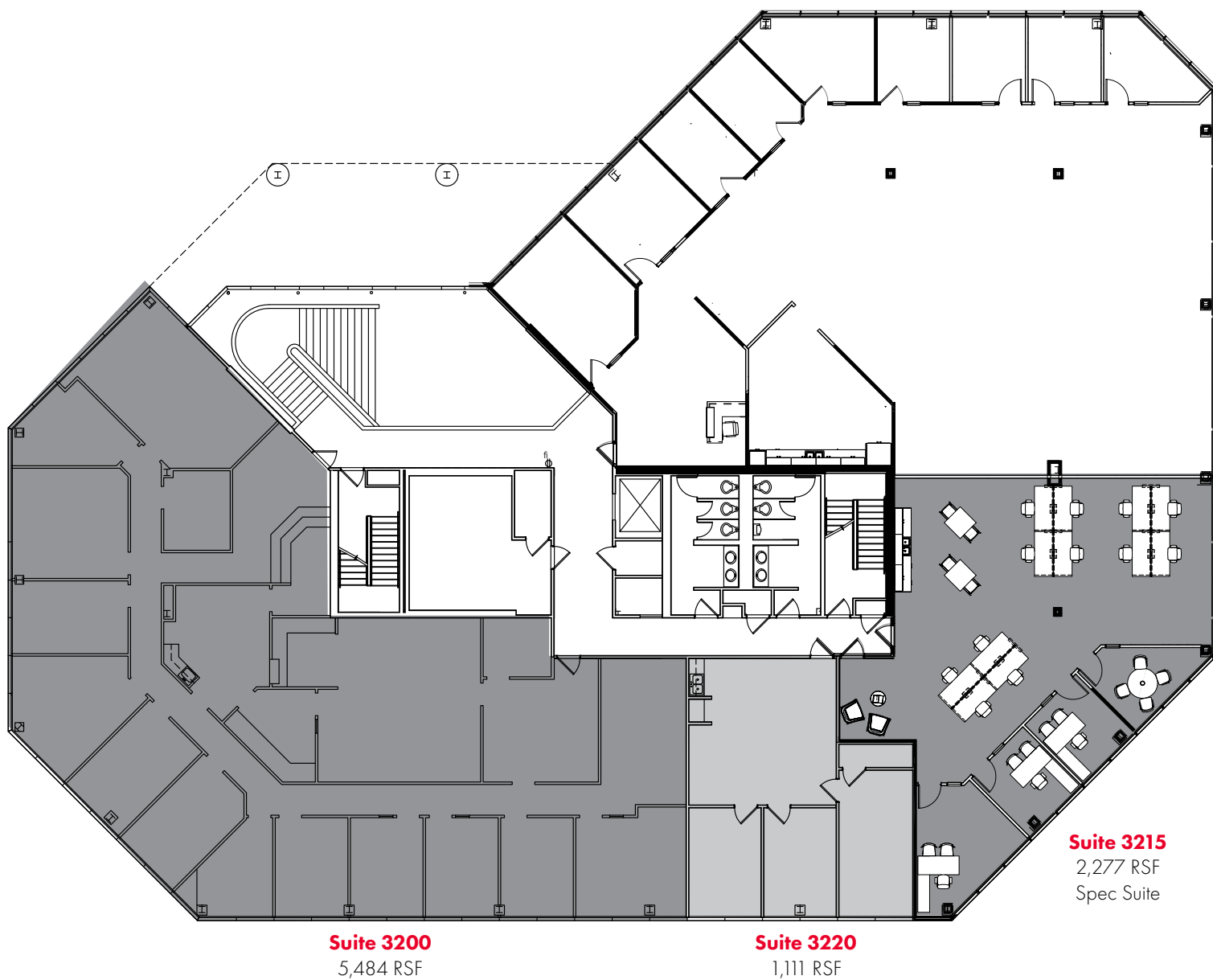
Suite 3100
6,499 RSF



Suite 3110 / 3130
4,082 RSF

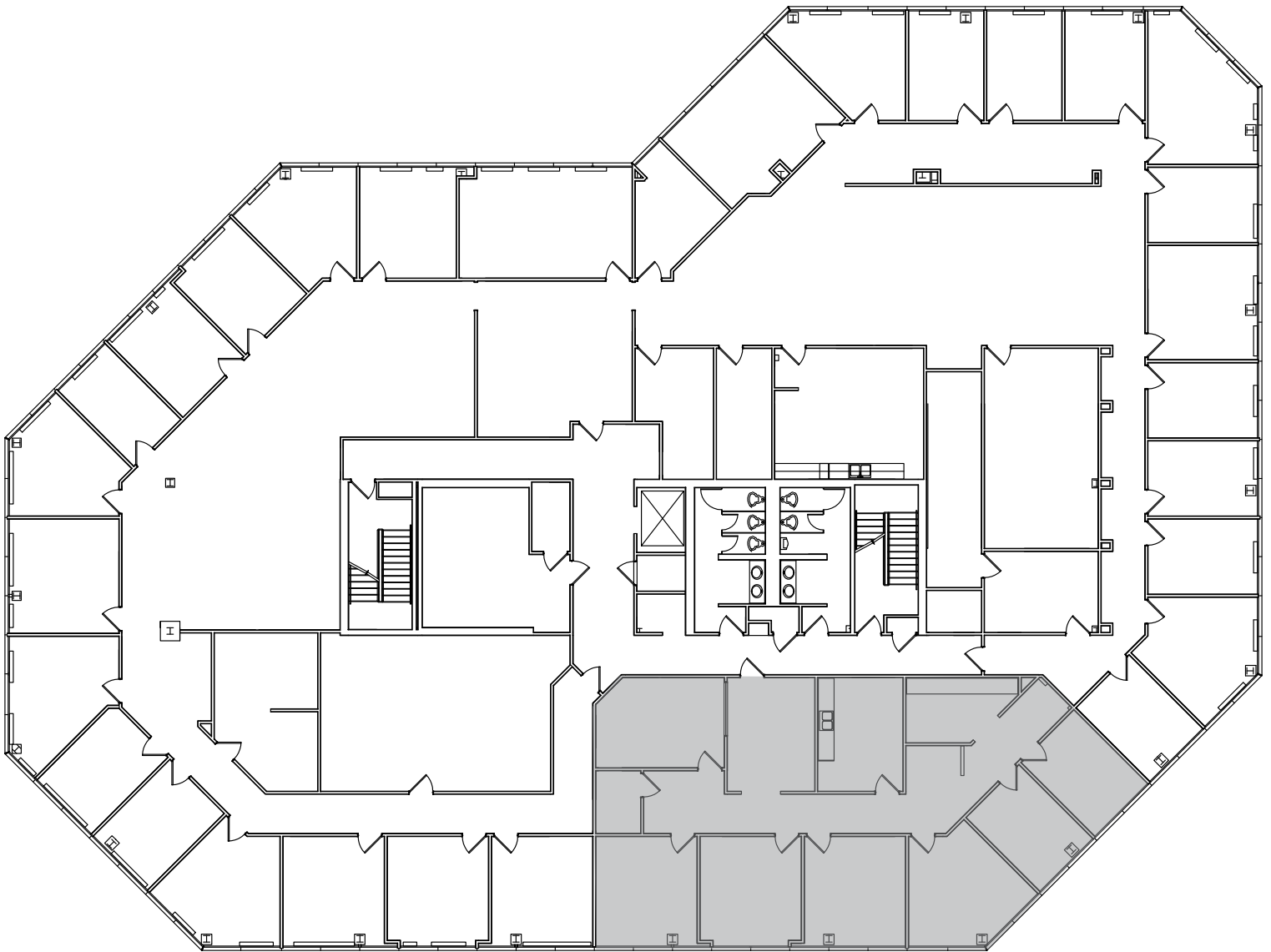
BUILDING 3 AVAILABILITY

2nd FLOOR



BUILDING 3 AVAILABILITY

3rd FLOOR

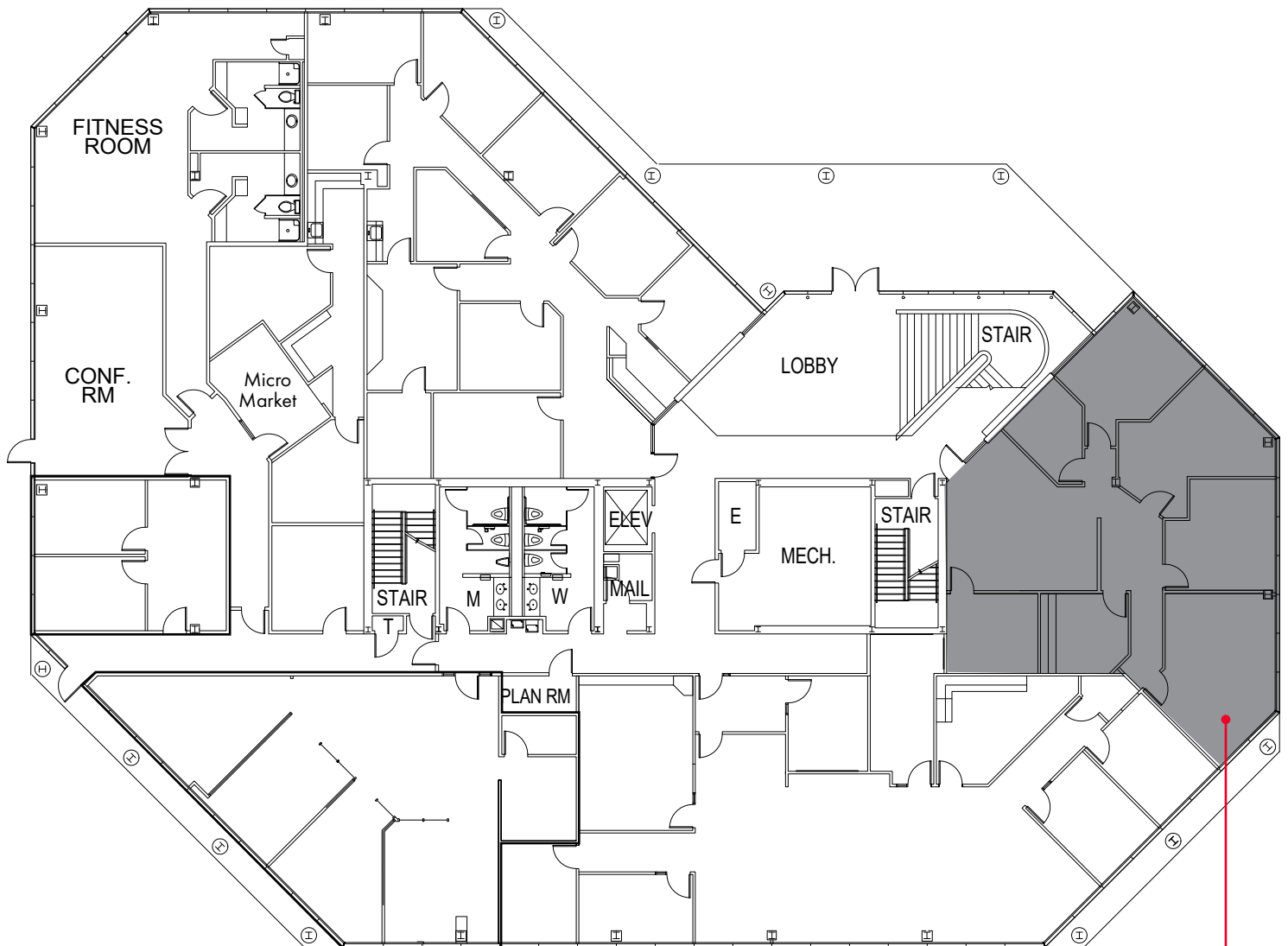


Suite 3350
2,703 RSF

BUILDING 4

AVAILABILITY

1st FLOOR



Suite 4150
2,104 RSF

FIVE MINUTES FROM THE ARBORETUM

Less than a two minute drive from Westech 360 is The Arboretum, one of Austin's top retail destinations, with over 40 name brand shops and restaurants.



NEARBY AMENITIES

WESTECH360

620 + 2222
15-MINUTE DRIVE



FREEB!RDS
WORLD BURRITO



EAT

Austin's Pizza
Boat House Grill
Chicken Express
Dog Haus
Domino's Pizza
Freddy's

Flores Mexican
Hill Country Tacos
IHOP
Mighty Fine Burgers
McDonald's
MovieHouse & Eatery
Nik's Italian Kitchen

Panda Express
Papa Murphy's Pizza
Taco Bell
Taco Cabana
ThunderCloud Subs
Schlotzsky's
Smokey J's Barbeque

Starbucks
Whataburger

WELLNESS

Anytime Fitness
barre3
GNC

THE ARBORETUM
2-MINUTE DRIVE



MODERN
market
FARM FRESH EATING



EAT

Amy's Ice Cream
Brick Oven Pizza
Cheesecake Factory
Estancia Churrascaria
Fire Bowl Cafe
Five Guys Burgers

Honest Mary's
Jason's Deli
Kenobi Sushi
La Madeleine
Manuel's
Newk's Eatery
Qdoba Mexican Grill

Starbucks Coffee Trulucks
Zoe's Kitchen

PLAY

Regal Arbor Theater

RIVER PLACE
18-MINUTE DRIVE



JESTER VILLAGE
8-MINUTE DRIVE



EAT

Jester Market
Papa John's Pizza
Red Lotus Asian Grille
Subway

WELLNESS

Artist Nail Salon & Spa
Austin Vet Emergency
Avenue Nails & Spa
Children's Center Of Austin
Studio Bella Spa

BULL CREEK DISTRICT PARK

360 + 2222
7-MINUTE DRIVE



EAT

360 Pizza
Siena Italian

WELLNESS

360 Tans
Pro Nails

NORTHWEST HILLS

AUSTIN COUNTRY CLUB
11-MINUTE DRIVE



2222



DAVENPORT VILLAGE
8-MINUTE DRIVE



EAT

Davenport Wine & Spirits Jack
Jade Restaurant
Paris in a Bite
Subway

Face to Face Spa
Firehouse Animal Health
Northwest Hills Pharmacy
Serasana Yoga
Wild Orchid Salon
Woodhouse Day Spa

WELLNESS

Castle Hill Fitness 360

THE DOMAIN
10-MINUTE DRIVE

THE DOMAIN
A SIMON CENTER

EAT

Bakery Lorraine
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee & Crisp
Copper Restaurant
CRU Food & Wine Bar
Culinary Dropout
Doc B's
East Side King Thai
Flaming Pizza
Fleming's Steakhouse
Flower Child
Frost Gelato
Gloria's Latin Cuisine
Hat Creek Burger Co.
JINYA Ramen Bar
MAD Greens
Maggiano's
Mia Italian Tapas
NoRTH Italia
Paradise Smoothies
Pressed Juicery
Second Bar + Kitchen
Shake Shack
Starbucks
Sushi Zushi
Sweet Paris

Tacodeli
Tarka Indian
Taverna
The Brass Tap
The Park
Tollhouse
True Food Kitchen
Velvet Taco
Whole Foods
Xian Noodles
Yard House
Yogurt Planet

STAY

Aloft Hotel
Archer Hotel
Lonestar Court
Westin Austin

PLAY

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl
TopGolf

SHOP

Over 50+ shops
and growing

WESTECH360

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2222



LOOP
360

SHEPHERD MOUNTAIN

COURTYARD

N. CAPITAL OF TEXAS HWY

WESTLAKE DR

MOPAC EXPRESSWAY

SPICWOOD SPRINGS RD

Dedicated to enhancing the safety and health of our trusted tenants, Keppel Pacific Oaks US REIT has invested in Bipolar Ionization at Westech360.

This technology works to neutralize and eliminate airborne chemical compounds killing airborne viruses, pathogens, mold and bacteria within interior spaces while reducing dust, odors and hydrocarbons in the air.

Return to work with a clear mind and clear air.





Pacific Oak Capital
its mission to pursue
a broad range of real
to develop and manage

PACIFIC OAK

Keppel Pacific Oak US REIT

opportunities for the benefit of investors, joint venture partners, tenants, associates and communities. Our investment professionals are dedicated to matching capital with opportunities that produce above-market results and growth through real estate, private equity, and other alternative investment product offerings. Pacific Oak and its affiliated companies currently manage a portfolio of real estate valued in excess of \$3.2 billion.

Advisors is driven by
opportunity through
estate investments and
these investment

AUSTIN PORTFOLIO

WESTECH360



GREAT HILLS PLAZA



PARK CENTRE



WESTECH360

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PACIFIC OAK

Köppel Pacific Oak US REIT



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