



# Greenbelt Plaza





# Property Overview

3755, 3801 & 3815 Capital of Texas Highway South, Austin, TX 78704



### Property type

Office and Medical Office



### Total rentable area

Building I: 76,145 SF  
Building II: 64,718 SF  
Building III: 64,842 SF  
Total: 205,705 SF



### Parking

4 Spaces per 1,000 SF

### Amenities

- ✓ Perfectly situated between the SW and S submarkets
- ✓ Close to Austin's top retail centers
- ✓ Easy access to ABIA
- ✓ Close proximity to downtown and affluent areas
- ✓ Direct access to the future Brodie Oaks Redevelopment
- ✓ "The Hub" – Outdoor gathering space with games, wifi and rotating food trucks
- ✓ Protected lighted intersection and multiple access points
- ✓ Convenient to major thoroughfares
- ✓ Natural campus setting with hill country views
- ✓ Direct access to the Barton Creek Greenbelt
- ✓ Onsite showers and lockers
- ✓ Tenant Conference Facility





Greenbelt Plaza offers convenient connectivity to downtown and the upscale neighborhoods of southwest Austin, such as Rollingwood, Barton Hills, Zilker, and Travis Heights. The location boasts a vibrant array of amenities, including Barton Creek Mall and Brodie Oaks Shopping Center. Moreover, the Southwest submarket is known for its robust corporate presence.


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Barton Creek Greenbelt  
(Undevelopable Nature Preserve)



LOOP  
360



**Barton Creek Square**

Dillard's NORDSTROM  
J.CREW J.CREW   
lululemon  athletica

1.4M SF Regional Mall  
1 minute drive

GREENBELT PLAZA I-III

**Approx 2 Mil SF Mixed Use Development planned**

**Brodie Oaks Shopping Center**  
Future mixed use development  
estimated start 2025


Adjacent to building

**Westgate Shopping Center**


  
  
Whole Earth Provision Co.

230,000 SF Shopping Center  
2 minute drive

**Lakehills Plaza**



**South Lamar**

  
  
BOULDIN\*ACRES odd duck GOLDEN GOOSE  


**SOCO District**


**The University of Texas at Austin  
Dell Medical School**

CBD



LOOP  
1

MOPAC EXPRESSWAY

SOUTH LAMAR BLVD

LOOP  
360

CAPITAL OF TEXAS HIGHWAY

290

290

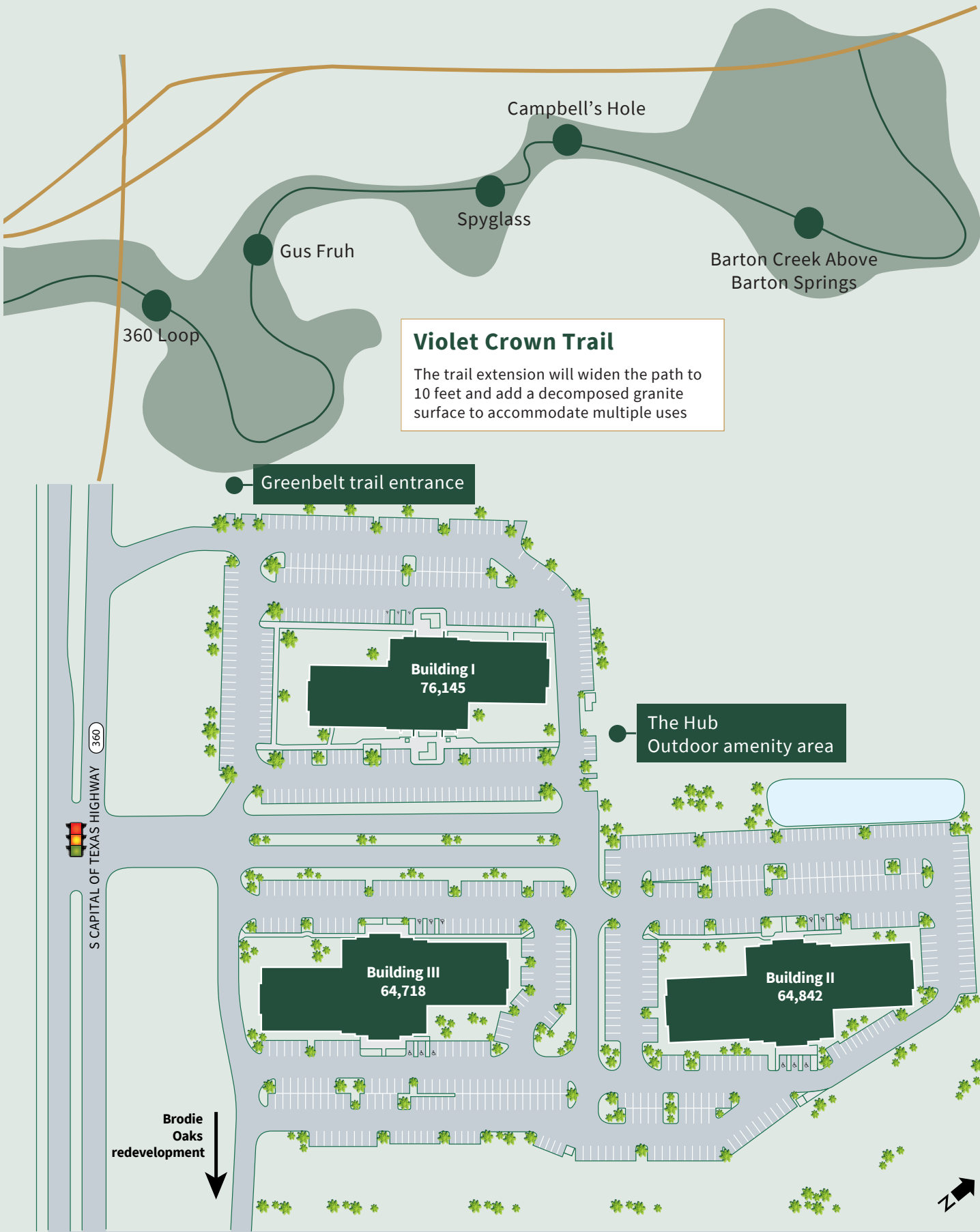






# Direct Access to Greenbelt

Experience the beloved Barton Creek Greenbelt, boasting 12.68 miles of stunning trails, making it one of the top hiking destinations in Texas. But it offers more than just hiking—this coveted area also features mountain biking trails, limestone bluffs for rock climbing, and inviting swimming holes, all just steps away from Greenbelt Plaza offices.



## Violet Crown Trail

The trail extension will widen the path to 10 feet and add a decomposed granite surface to accommodate multiple uses



# Greenbelt Plaza I





# Greenbelt Plaza I





# Greenbelt Plaza II





Greenbelt Plaza III





Greenbelt Plaza III







## Contact

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Bethany Perez  
bethany.perez@jll.com  
+1 512 225 1731

Brent Powdrill  
brent.powdrill@jll.com  
+1 512 225 1737

Colton McCasland  
colton.mccasland@jll.com  
+1 512 225 1738

Grace Gammill  
grace.gammill@jll.com  
+1 512 225 2718

