

For Lease  
**131,967 SF**

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## CityView Center

Full Building Large Block Lease Opportunity

1122 South Capital of Texas Highway







## CityView Center

Class	A
Building Size	131,967 SF
Year Built	2000
Stories	3
Typical Floor Size	44,838 SF
Elevators	4
Parking Ratio	3.73/1,000 SF
Submarket	Southwest



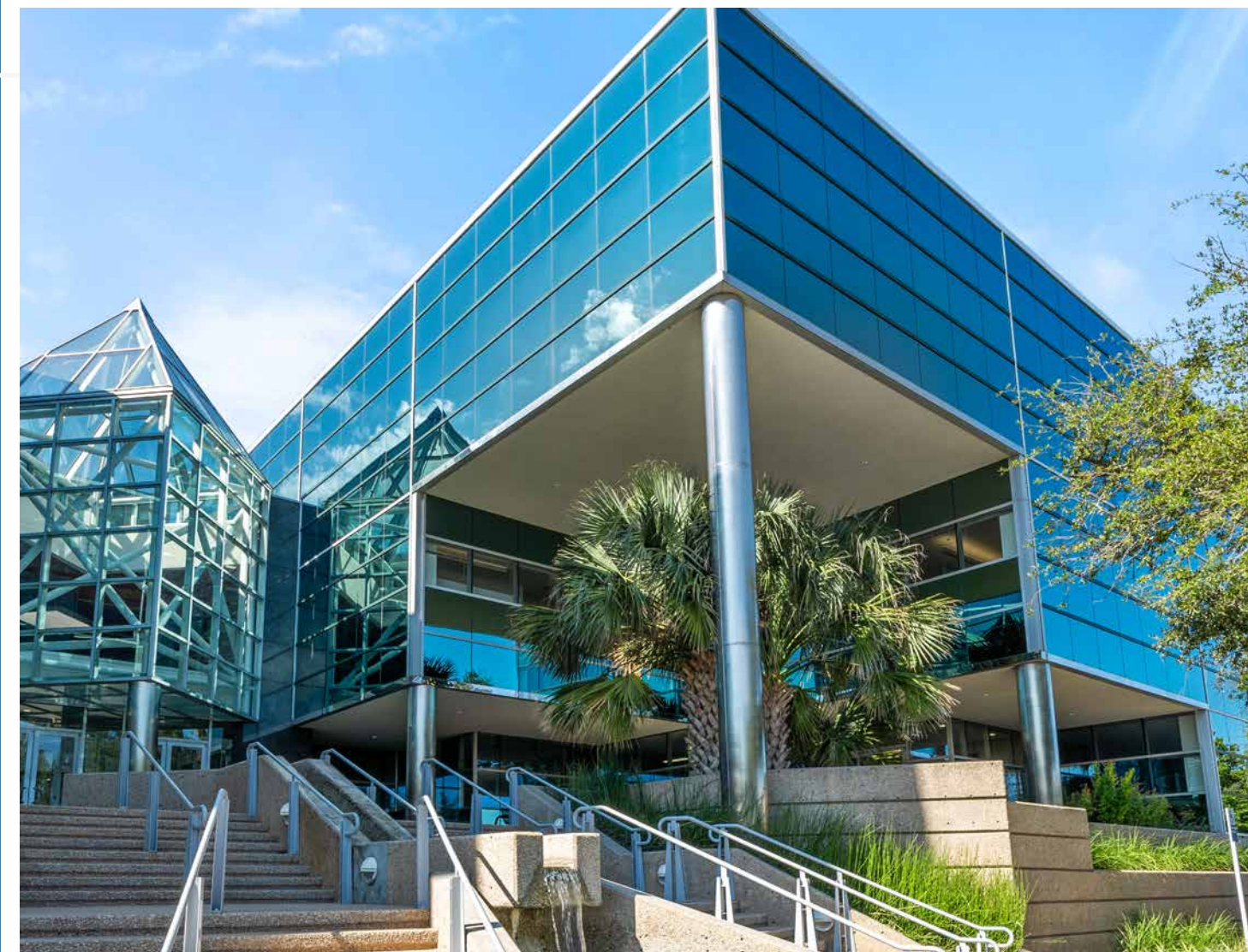
Multiple Covered  
Outdoor Patio Areas



On-Site Management



Covered Parking



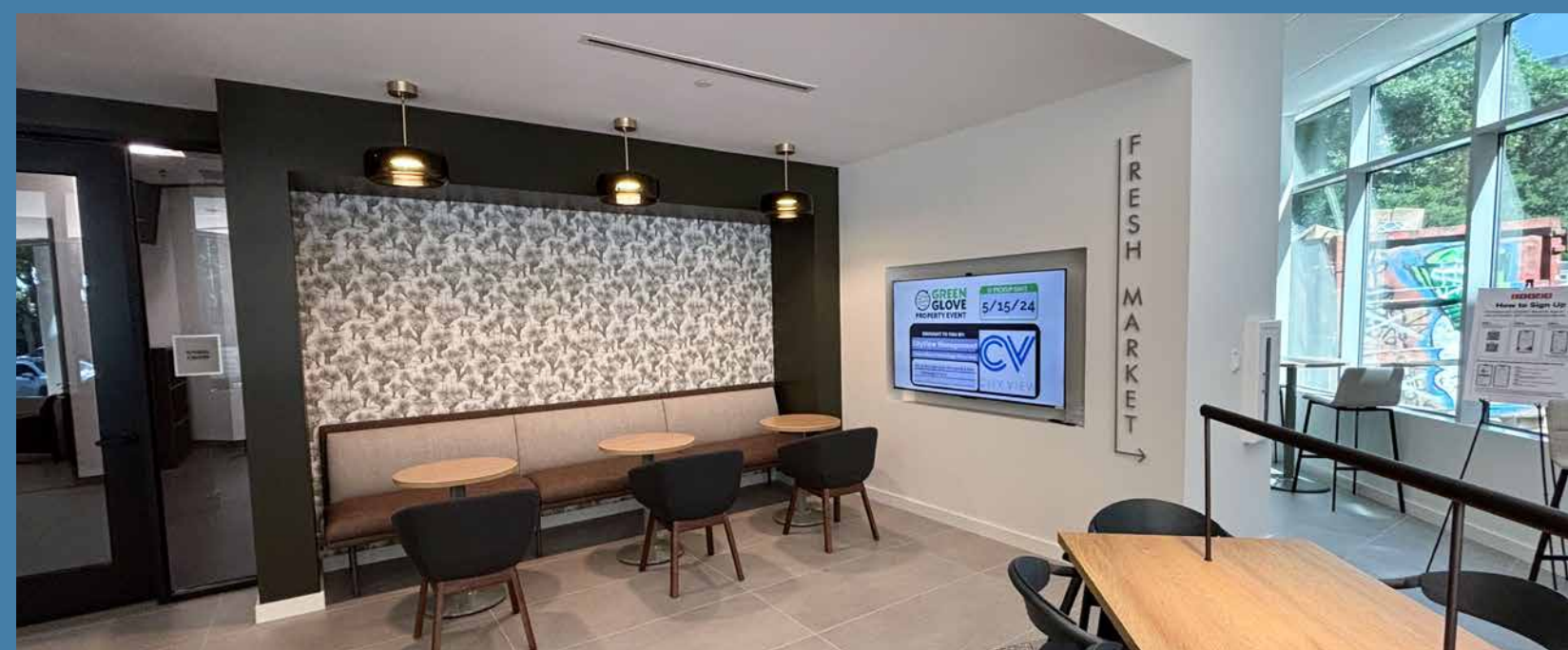


# Exceptional New Tenant Lounge and Conference Center

New tenant lounge with gourmet coffee and delicious food options available located on the CityView campus.



Conference Center equipped with AV equipment and a convenient kitchenette





# — Onsite Fitness Center

Complete with  
lockers and showers

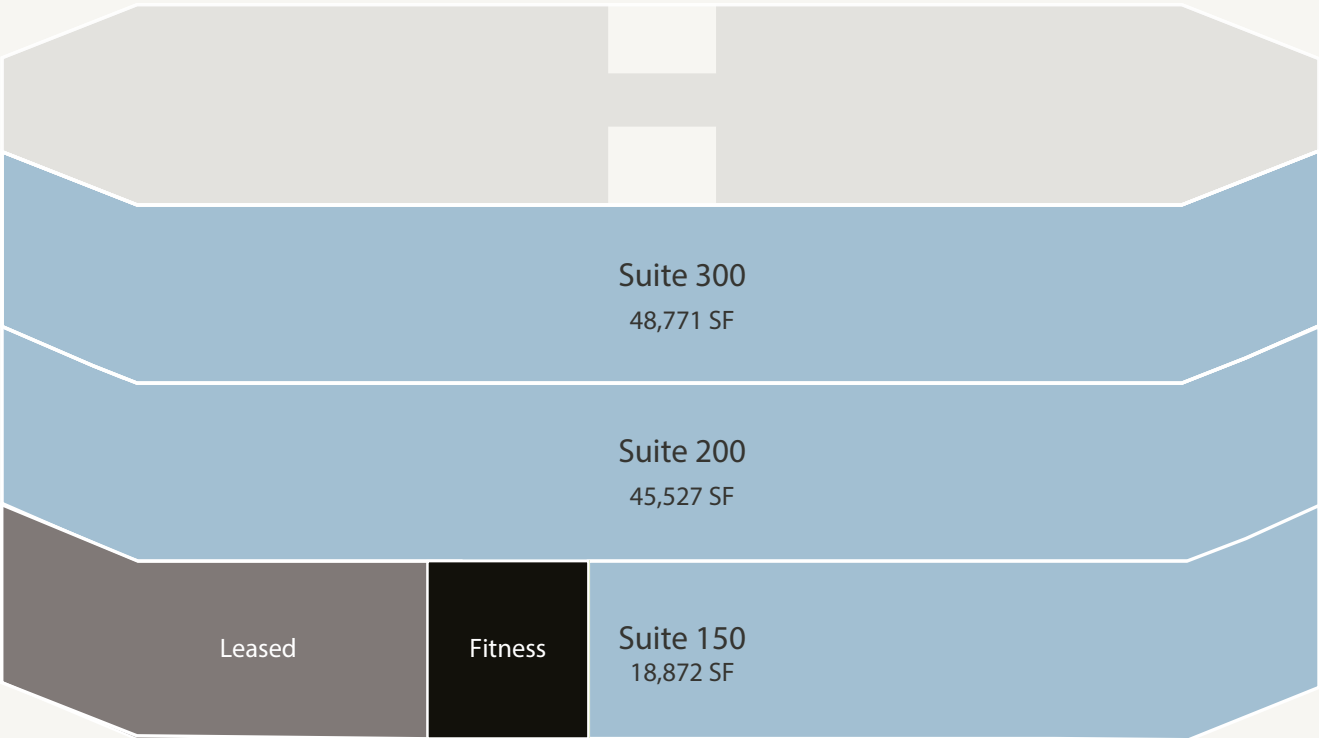




# Stacking Plan

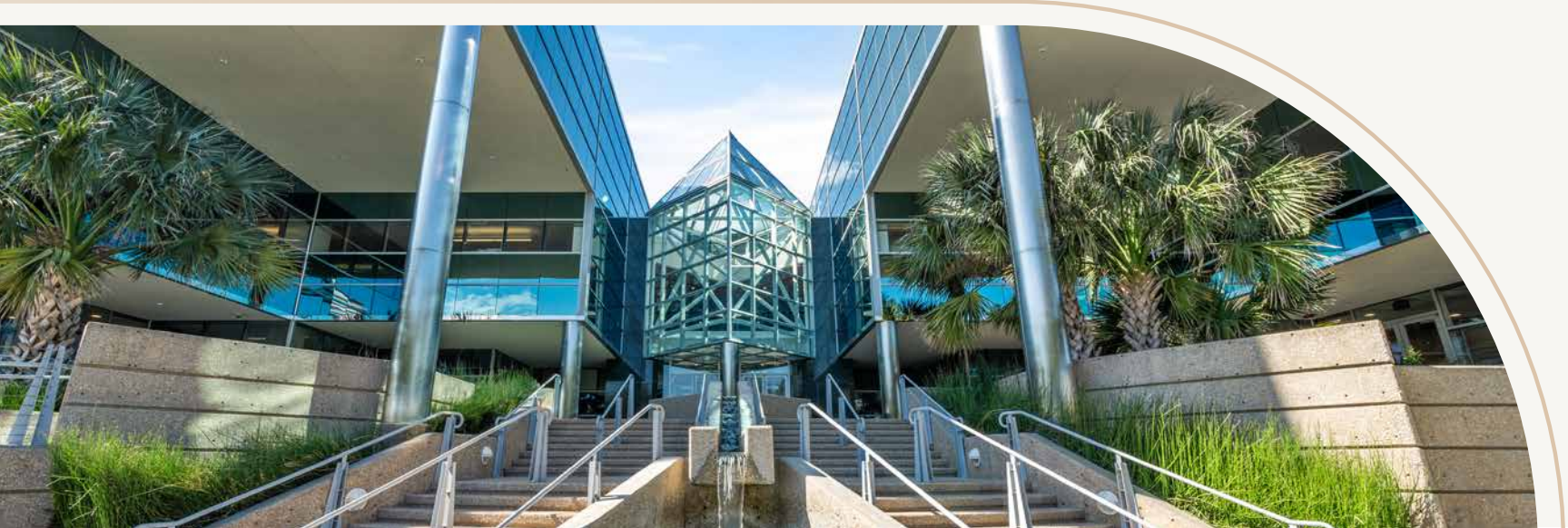
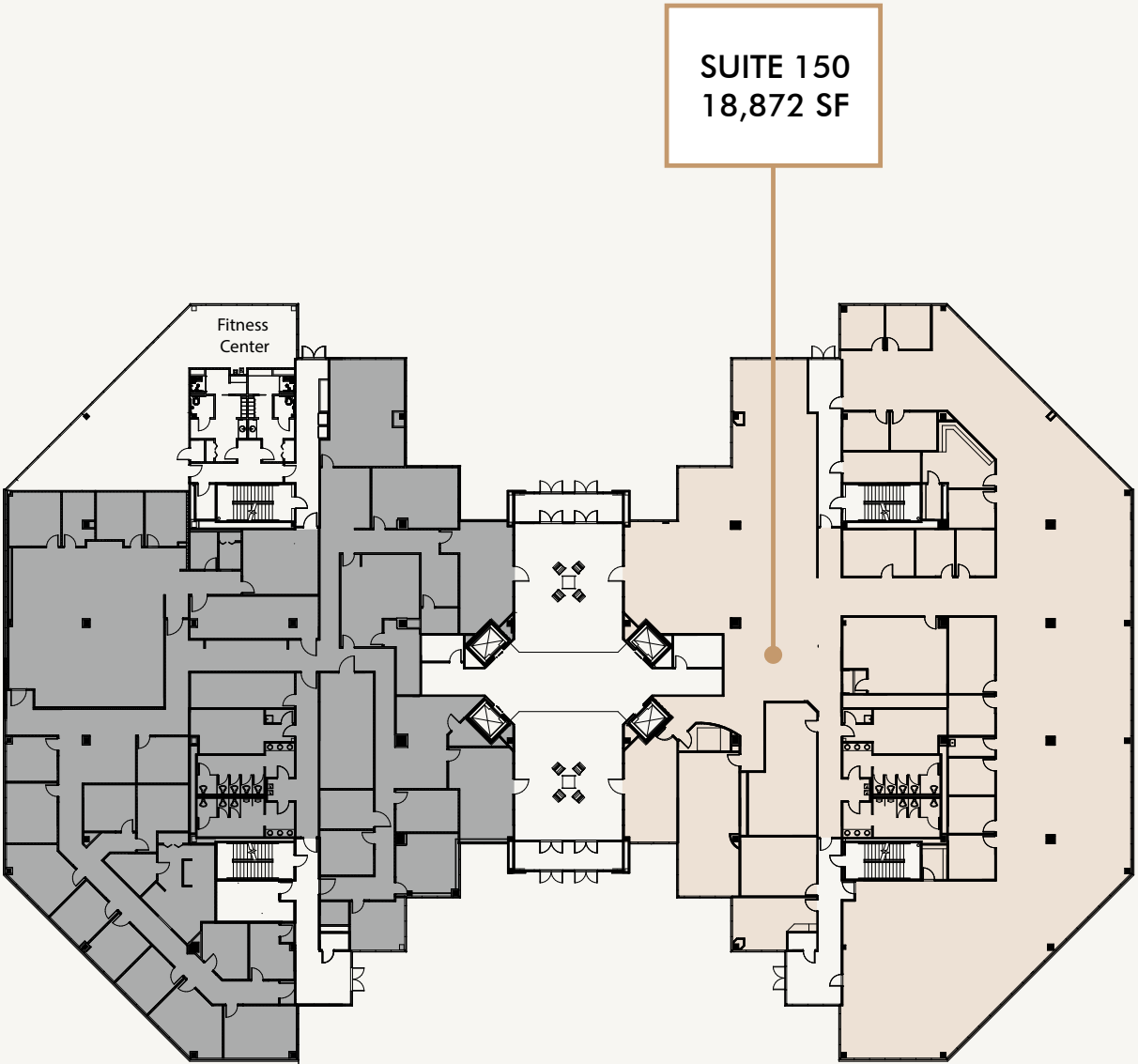
## CityView Center

Available



# Floor Plans

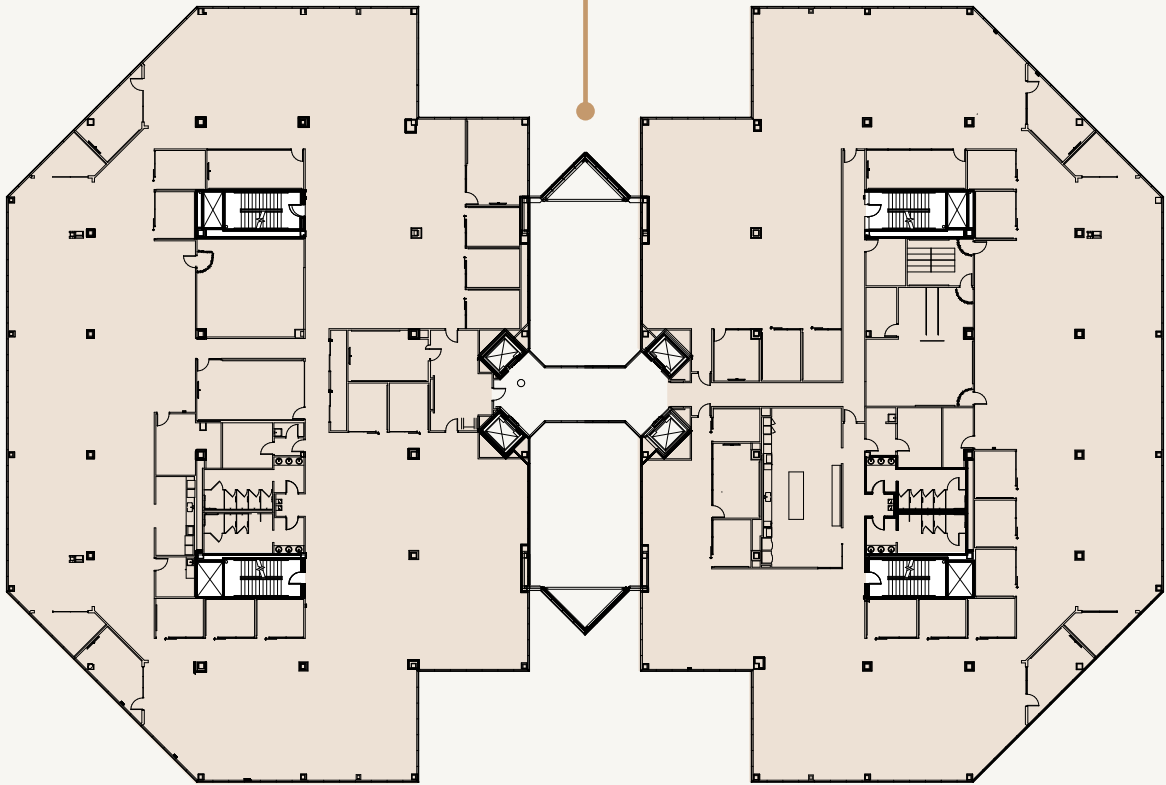
**Suite 150**  
18,872 RSF (Available now)



Suite 200

45,527 RSF (Available Now)

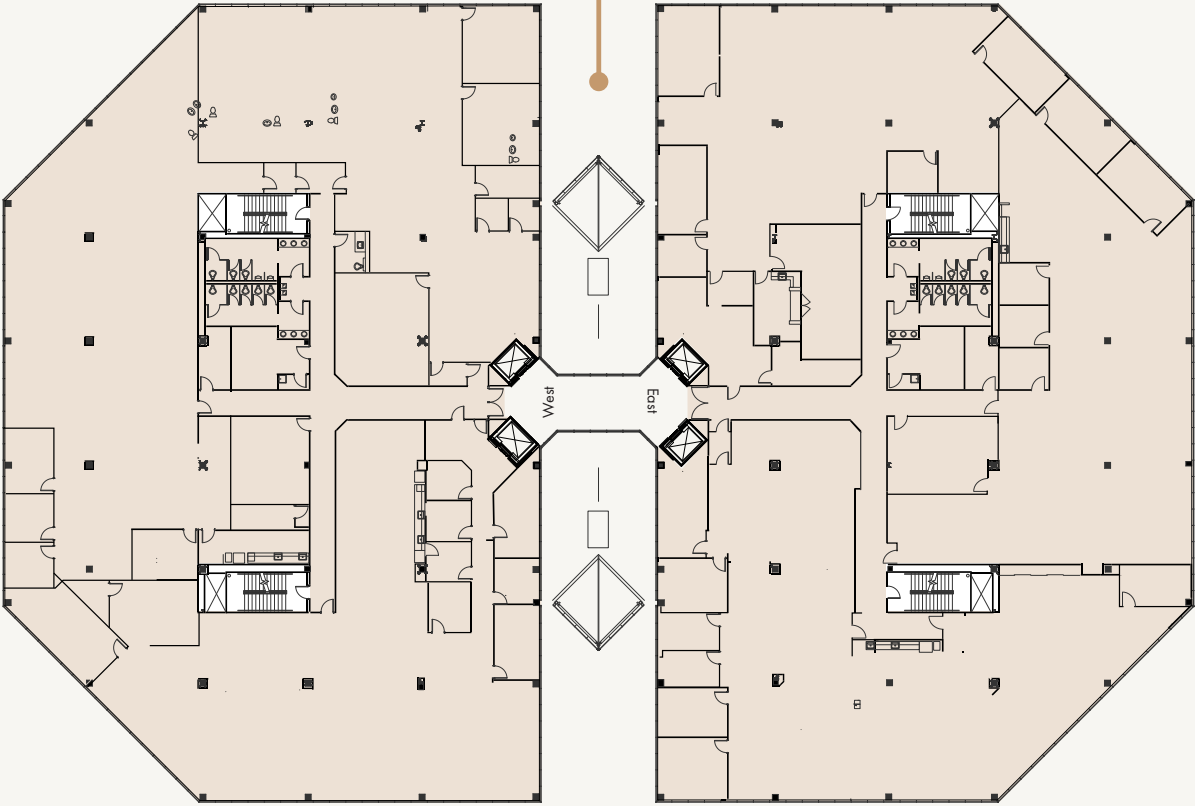
SUITE 200



Suite 300

48,771 RSF (Available Now)

SUITE 300





# Location

## Drive Times

Lost Creek	- Adjacent
West Lake Hills	- 5 minutes
Rollingwood	- 6 minutes
Barton Hills	- 13 minutes
Downtown	- 15 minutes



West Lake Hills

Lost Creek

Rollingwood

Downtown

Barton Hills

Building Access



S Capital of Texas Highway



# 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  
Bluemercury

## Barton Creek Square Mall

AMC Theatres  
Apple Store  
Bath & Body Works

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 Pizz  
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

Chick-fil-A  
H-E-B  
Lee's  
EUROPEAN WAX CENTER  
LESLIE'S  
bluemercury  
MOD PIZZA  
STARBUCKS COFFEE  
LUPE MEX TORTILLA  
Tacodeli  
IZUMI SUSHI  
SEPHORA  
CAVA  
FINLEY'S  
TYLER'S  
TWIN LIQUORS  
Kerbey Lane  
JUICELAND  
AT&T  
MAGNOLIA

## Westlake Square - 6 minutes

Austin's PIZZA  
Sarku Japan  
WELLS FARGO  
YOGA VIDA  
WEST LAKE MALL  
AUSTIN DRIVING SCHOOL  
TWIN LIQUORS  
HONEY HAM COMPANY  
Walgreens

## Shops at Mira Vista - 7 minutes

CHAMPIONS  
Panera Bread  
amy's ice creams  
TRADER JOE'S  
NOTHING bundt CAKES

## Barton Creek Square Mall - 4 minutes

VANS  
Apple  
CHARLEY'S  
Dillard's  
FOREVER 21  
STEVE MADDEN  
SEPHORA  
Bath & Body Works  
NORDSTROM  
MACY'S  
AMC THEATRES  
JD  
Chick-fil-A

## Westbank Market - 7 minutes

the LASH LOUNGE  
Orangetheory FITNESS  
FedEx Office  
Beehive  
FLOWER CHILD  
Randalls  
PERSPIRE  
McDonald's  
STARBUCKS COFFEE  
CHIPOTLE  
Jersey Mikes  
BALDINUCCI  
SUPERCUTS  
Allure  
pinkberry  
francesca's  
TOMLINSON'S  
BANK OF AMERICA





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Texas Highway

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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.*

2-10-2025



**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

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