

THE OVERLOOK

3,245 RSF AVAILABLE

FOR LEASE
CLASS A OFFICE SPACE

4330 GAINES RANCH LOOP
AUSTIN, TX 78735

JONES LANG LASALLE BROKERAGE, INC.



➤ Class A 50,725 SF office building

➤ Extensive downtown and surrounding panoramic views

➤ 4.2 : 1,000 parking

➤ Two pickleball courts

➤ Showers

➤ Access to the Barton Creek Greenbelt Trail

➤ Strong Local Ownership





AVAILABILITY

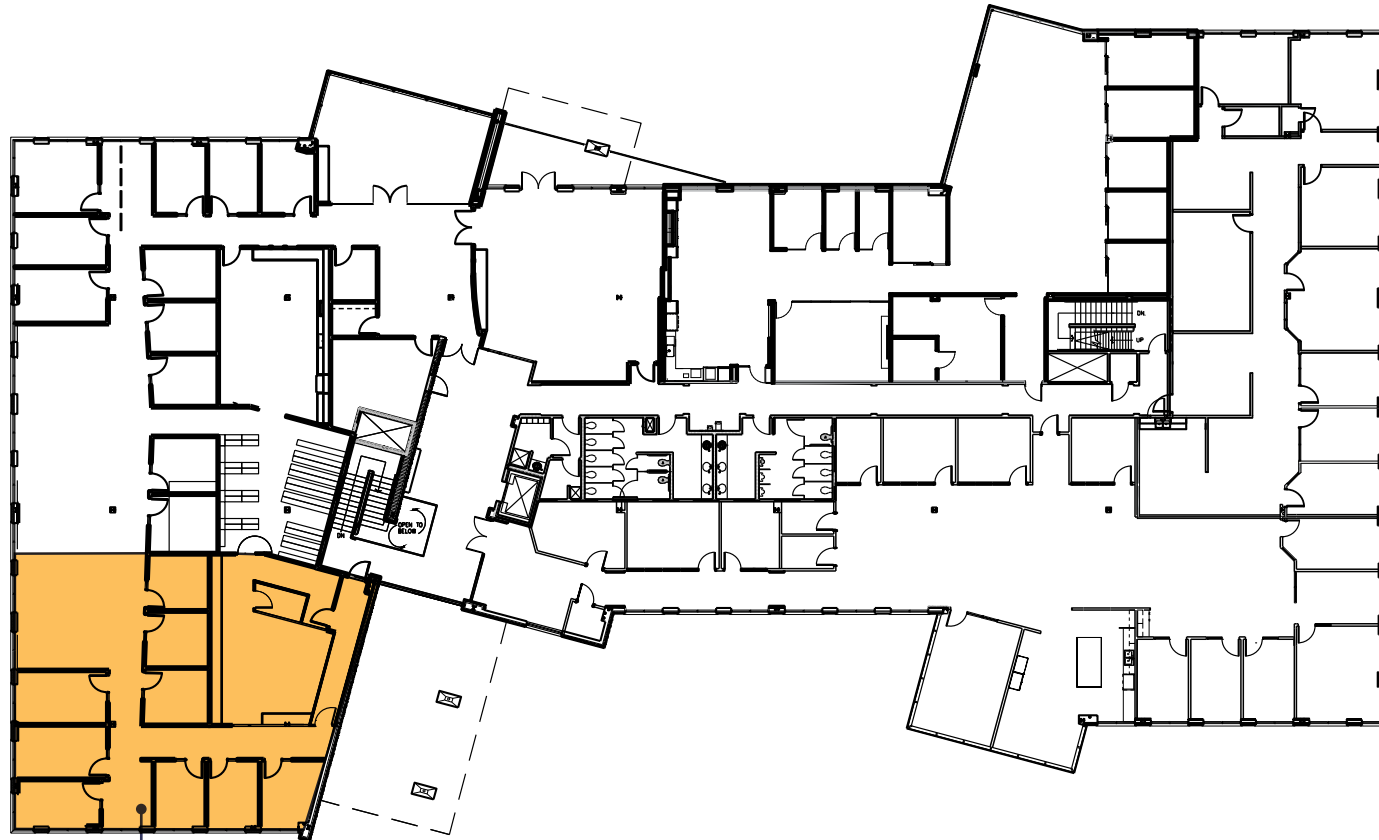
SUITE	SIZE	AVAILABLE
210	3,245 RSF	Now

KEVIN KIMBROUGH
KEVIN.KIMBROUGH@JLL.COM
512.225.1736

COLTON McCASLAND
COLTON.MCCASLAND@JLL.COM
512.225.1738

BLAIR BROWN
BLAIR.BROWN@JLL.COM
512.532.1924

AVAILABILITY



SUITE 210
3,245 RSF

AREA AMENITIES



1. Chick-fil-a
2. Texadelphia
3. CAVA
4. Mighty Fine Burgers
5. Wendys
6. Chipotle
7. Blue Fin Sushi Bar
8. Schlotzky's
9. La Madeleine
10. Firebowl Cafe
11. Whataburger
12. Chuy's
13. Mandela's Italian
14. Five Guys
15. Double Daves
16. Cheddars
17. Yaghi's Pizzeria
18. P. Terry's Burger Stand
19. Kerbey Lane Cafe
20. Panda Express
21. Snap Kitchen
22. Torchy's
23. Coopers Sandwiches
24. Serrano's Cocina
25. Craig O's Pizza
26. Barton Creek Mall
27. Rudy's
28. Pinthouse Pizza
29. Crepe Crazy
30. Matt's El Rancho
31. Radio Coffee & Beer
32. El Chilito Cafe
33. In-N-Out Burger
34. Pluckers
35. Easy Tiger
36. Starbucks
37. Olive Garden
38. Soup Peddler
39. Phil's Icehouse
40. Phoenicia
41. Wholly Cow Burgers
42. Kerbey Lane Cafe
43. Sonic Drive-In
44. Dan's Hamburgers
45. Taco Cabana
46. Jack in the Box
47. Conan's Pizza
48. Sap's Fine Thai Cuisine
49. Buffet Palace
50. Pok-e Jos
51. KPOT Korean BBQ
52. Stouthaus Coffee Pub
53. Tarka Indian Kitchen
54. Nothing Bundt Cakes
55. Potbelly's
56. BJ's Restaurant & Brewery
57. Longhorn Steakhouse
58. JuiceLand
59. Nala's
60. Doc's Backyard
61. MAD Greens
62. Bao'd Up Noodlehaus
63. Ike's Love & Sandwiches
64. Luv Thai Cuisine
65. Poke Austin
66. Spec's
67. Milano Cafe
68. Freebirds World Burrito

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MARBELLA
INTERESTS



THE OVERLOOK

FOR LEASING INFORMATION

KEVIN KIMBROUGH

KEVIN.KIMBROUGH@JLL.COM
512.225.1736

COLTON MCCASLAND

COLTON.MCCASLAND@JLL.COM
512.225.1738

BLAIR BROWN

BLAIR.BROWN@JLL.COM
512.532.1924



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Kimbrough	483093	kevin.kimbrough@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date