

For Lease
113,170 SF



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



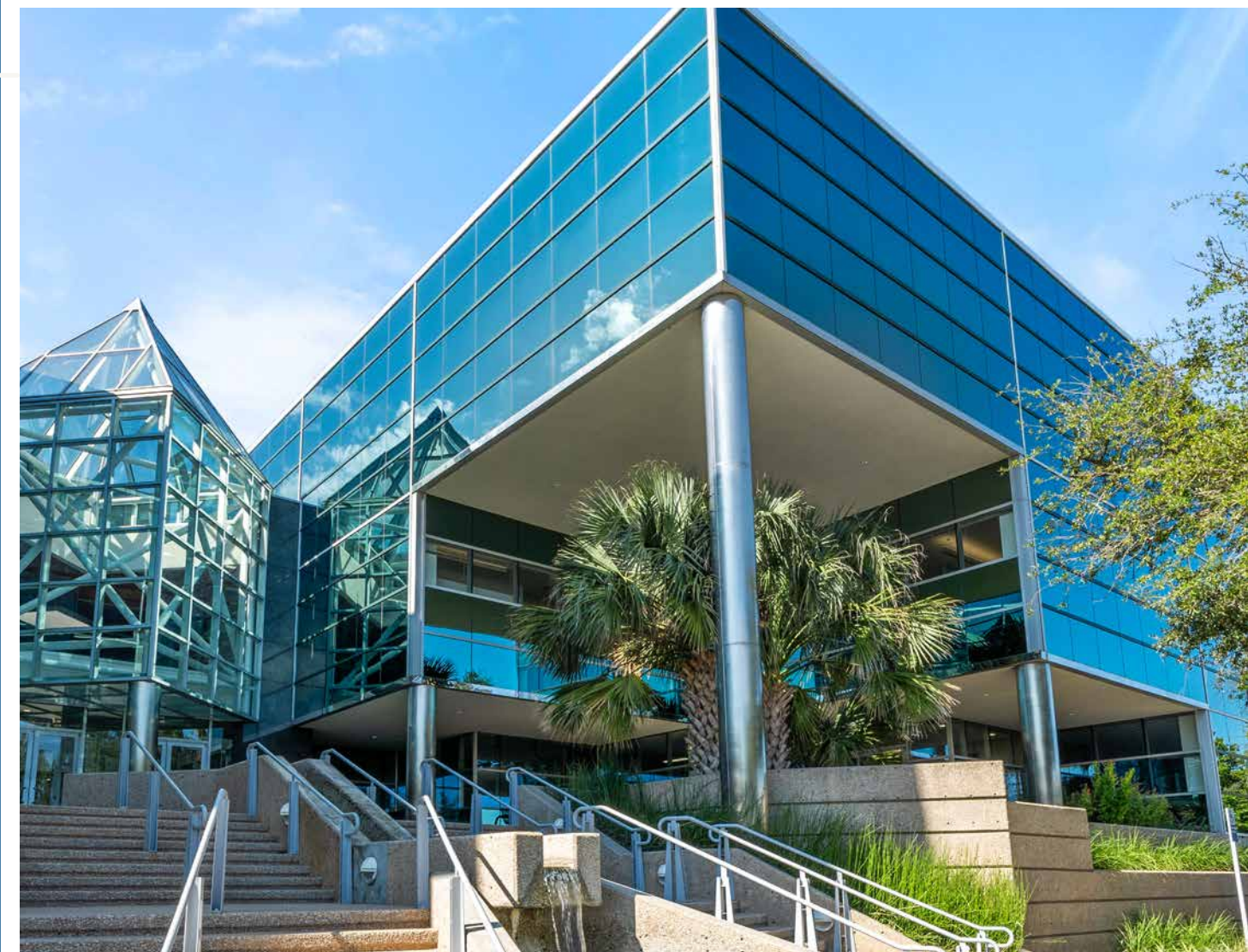
Multiple Covered
Outdoor Patio Areas



On-Site Management



Covered Parking

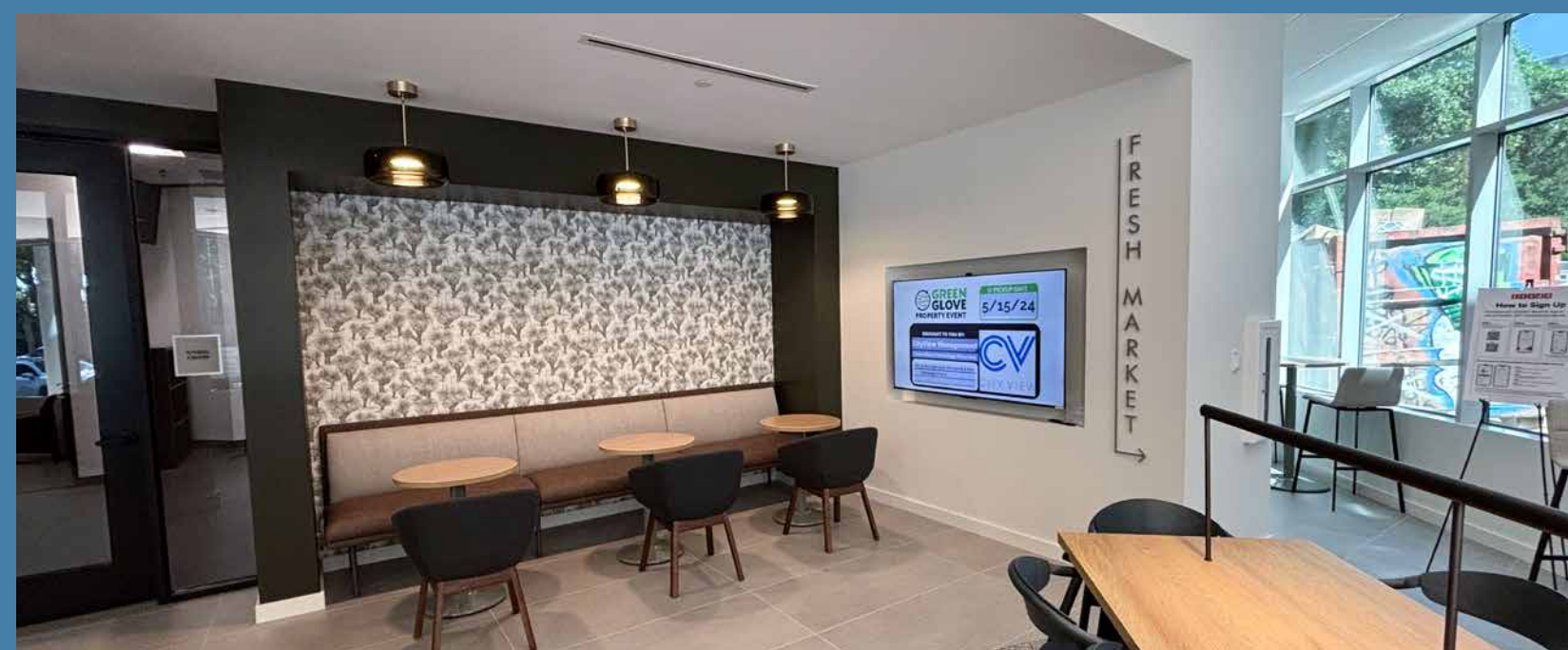


Exceptional New Tenant Lounge and Conference Center

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

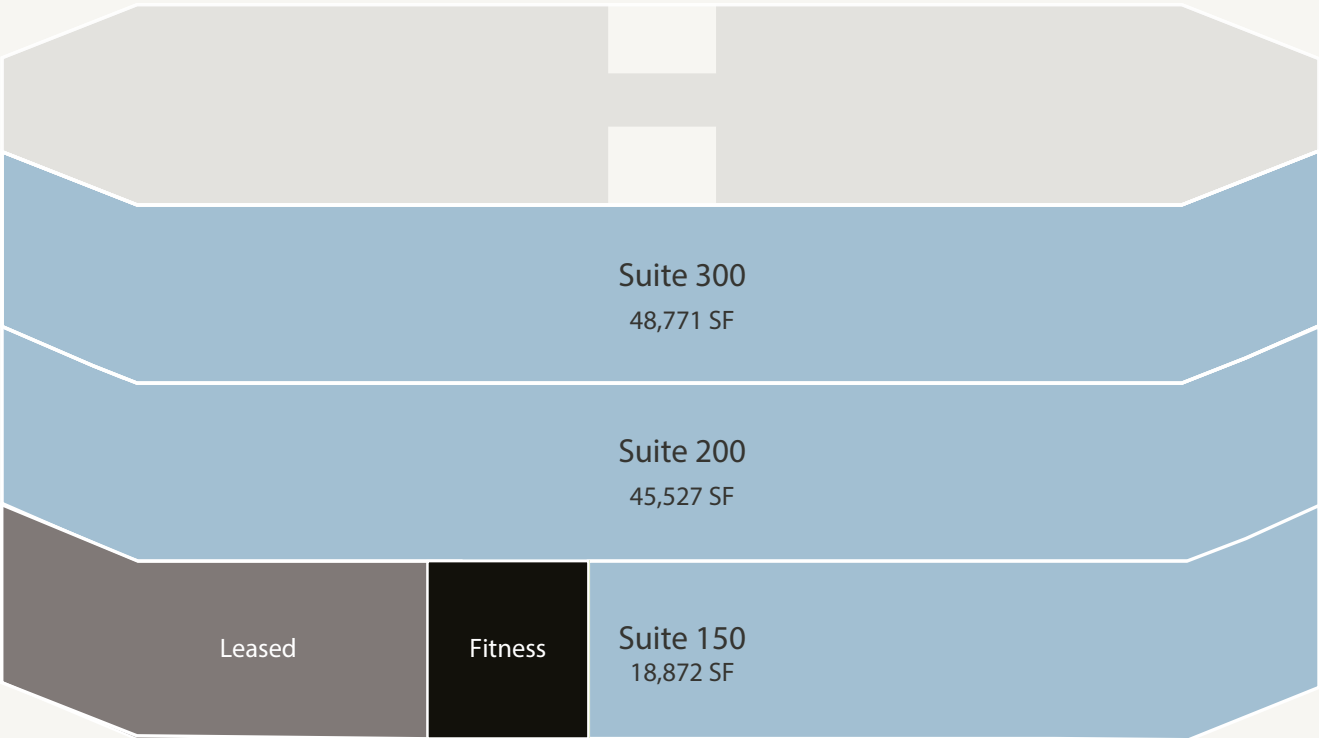
Complete with
lockers and showers



Stacking Plan

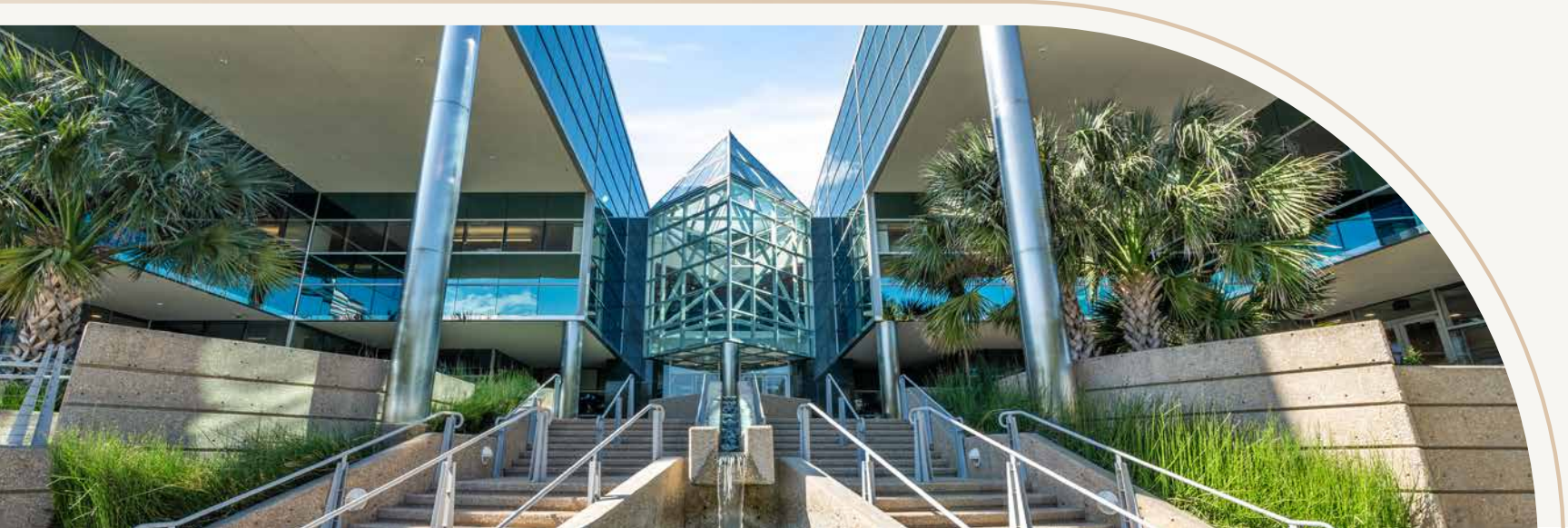
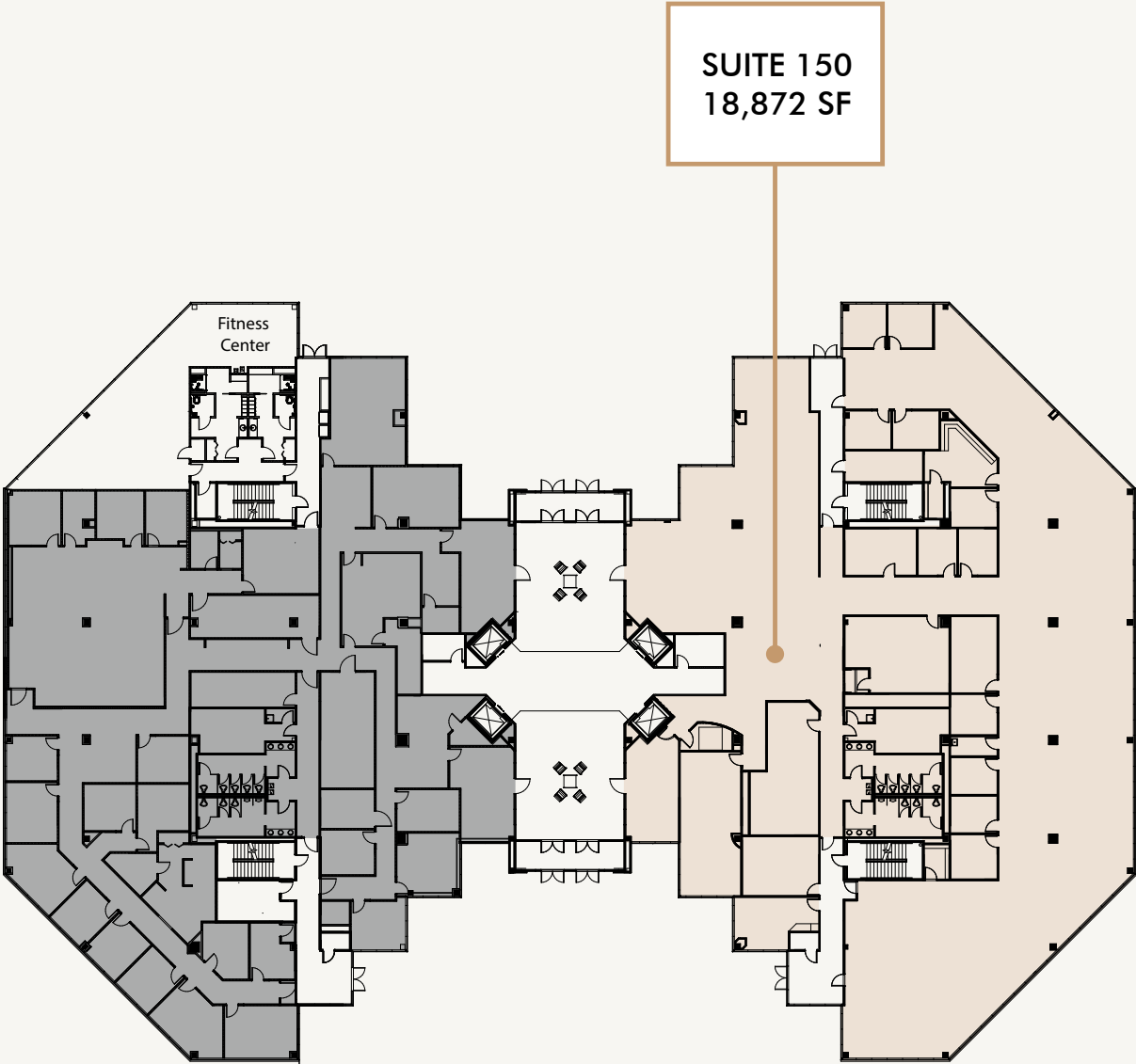
CityView Center

Available



Floor Plans

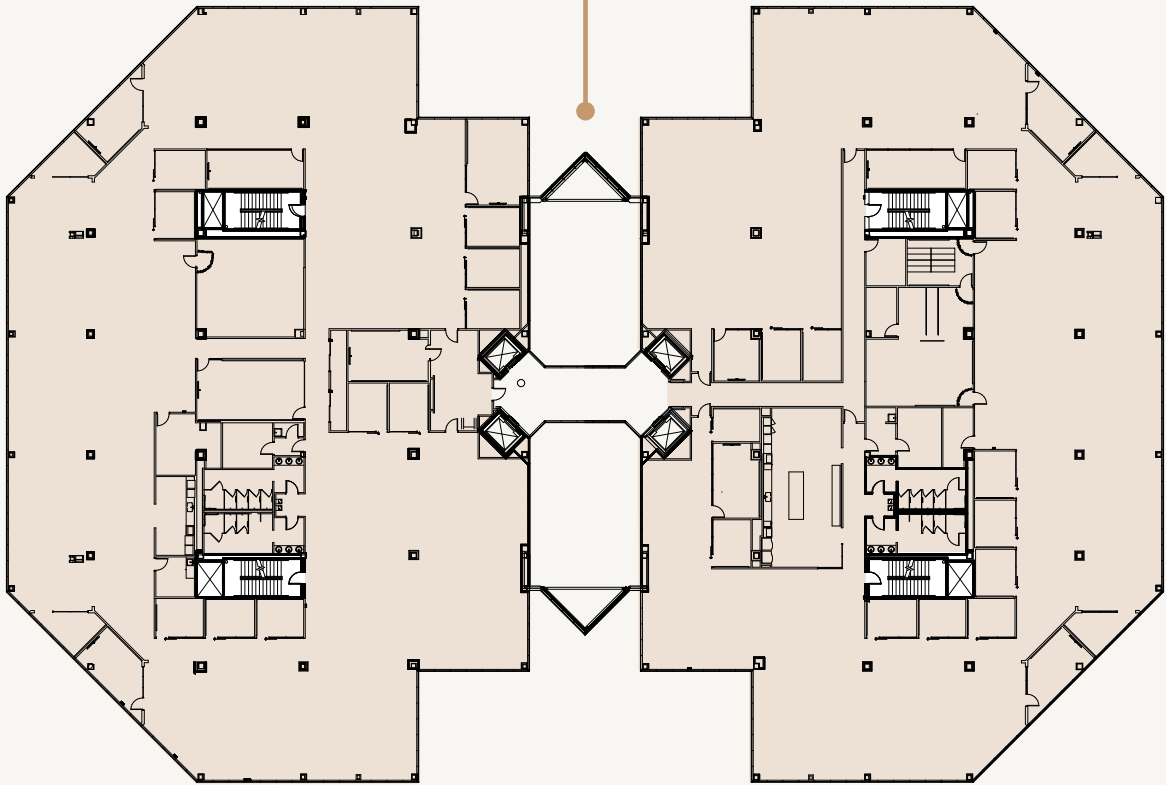
Suite 150
18,872 RSF (Available now)



Suite 200

45,527 RSF (Available Now)

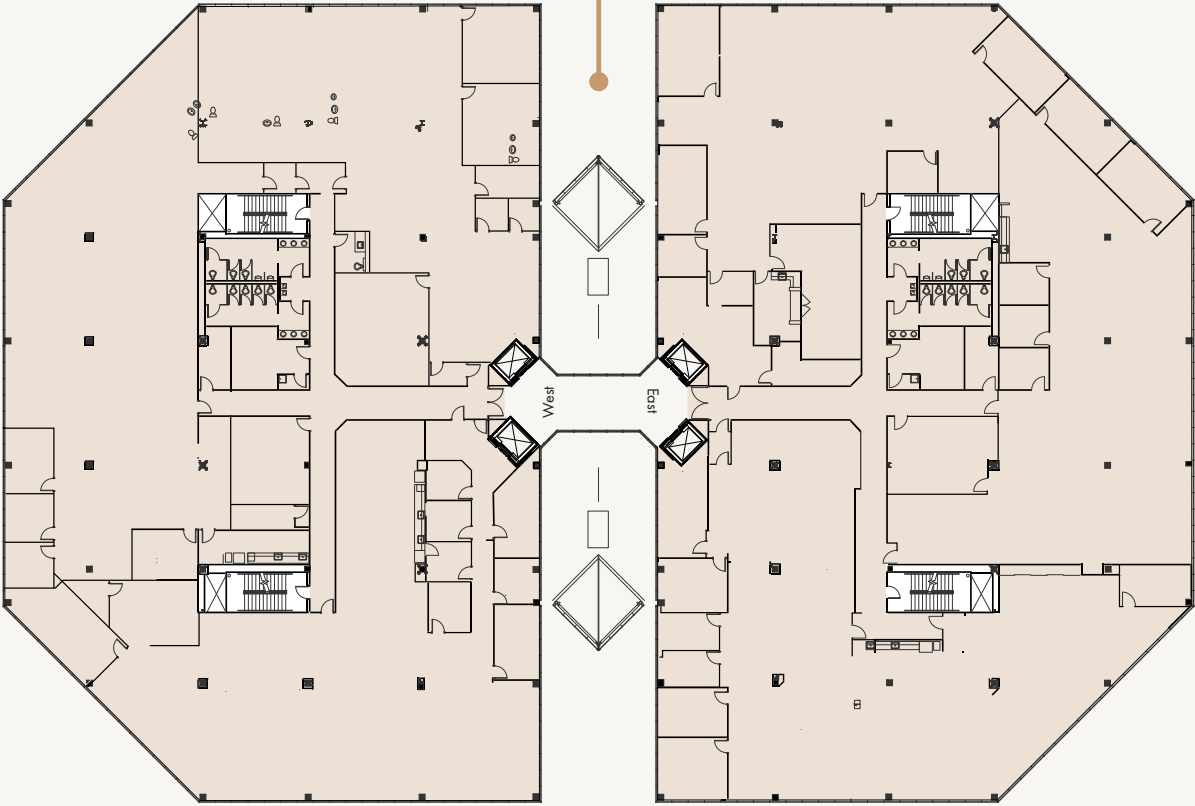
SUITE 200



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



1122 South Capital of
Texas Highway

Kevin Kimbrough
kevin.kimbrough@jll.com
+1 512 225 1736

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

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

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



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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.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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