

For Lease



CityView 1-3

1120 South Capital of Texas Highway

CityView 1

CityView 2

CityView 3





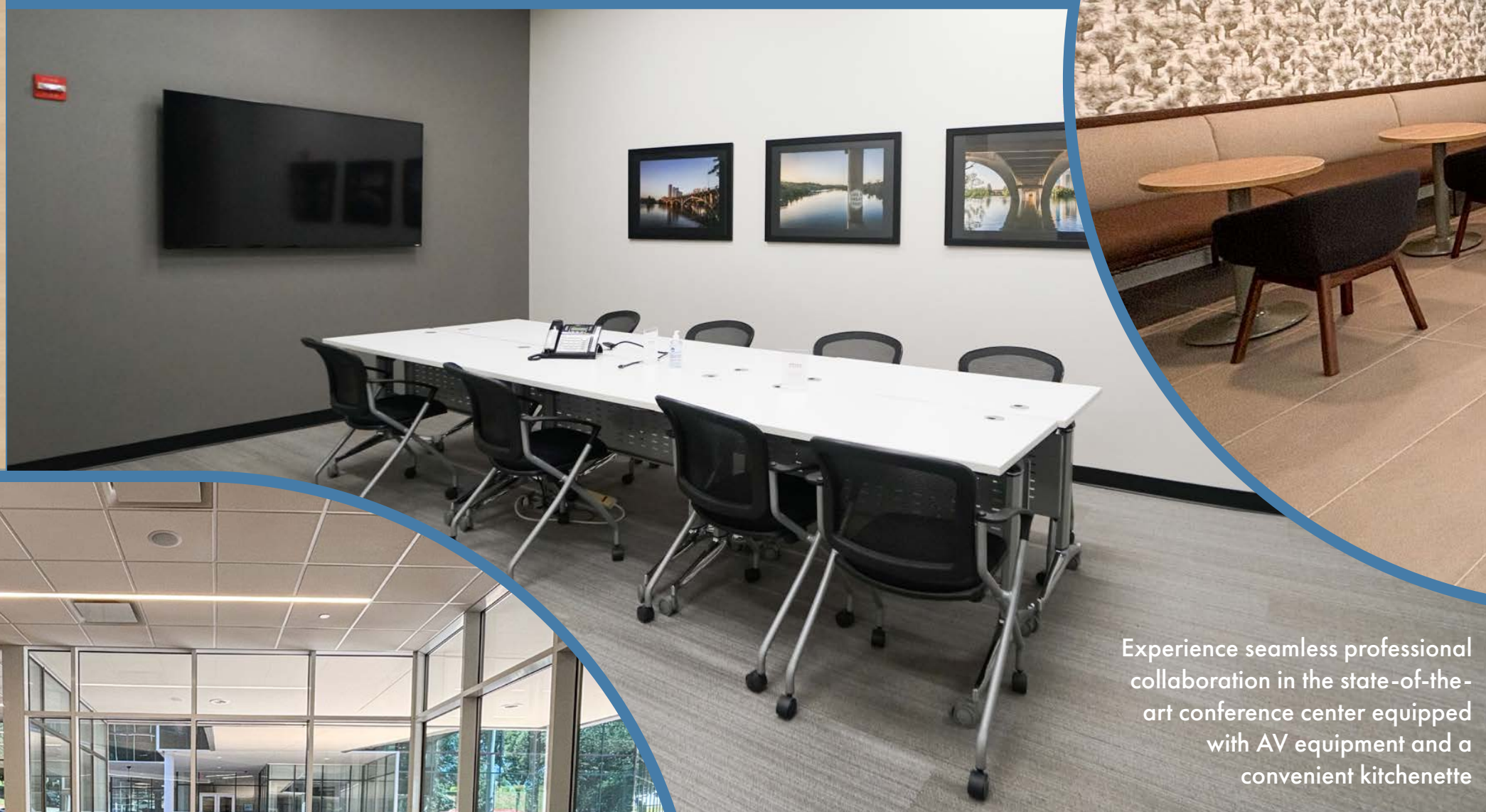
CityView 1-3 is THE business destination in Southwest Austin that offers an exceptional workplace experience. Strategically situated at the intersection of Loop 360 and Lost Creek Blvd, the property boasts stunning downtown views and excellent visibility. The buildings underwent a complete interior/exterior renovation in 2024, enhancing its appeal and modernizing its on-site amenities. These include a new workout facility complete with showers and lockers and a top tier tenant lounge with fresh food options. Its convenient location provides easy access to a diverse array of restaurants and retail options, further adding to its desirability to attract companies seeking to provide their employees the best office experience.

Located just minutes away from the bustling Austin CBD, CityView 1-3 provides the ideal setting for any business to thrive.

Enjoy stress-free commutes and effortless accessibility with a signaled intersection at Lost Creek, providing convenient ingress and egress.



On-Site Amenities





CityView 1



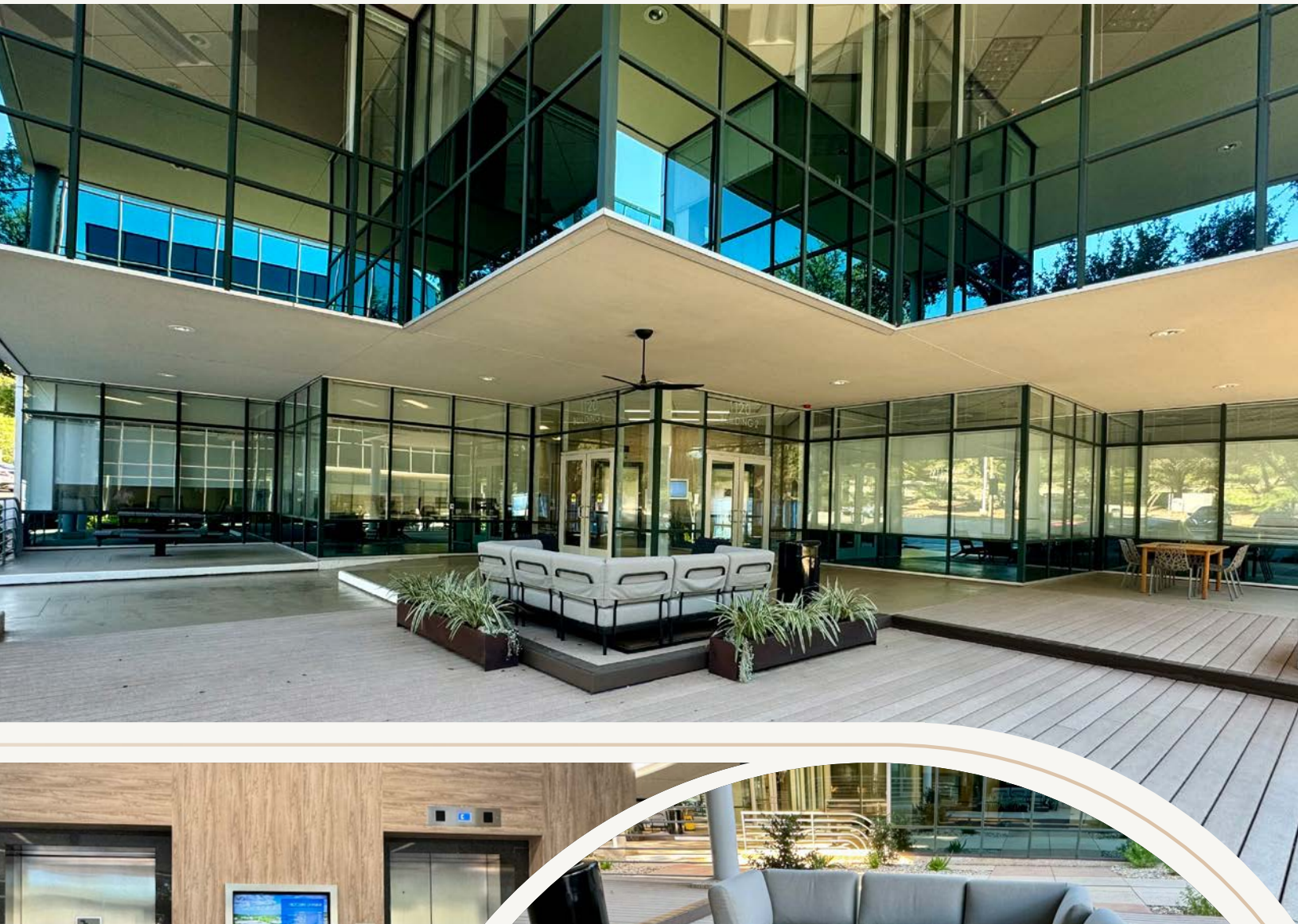
Floor Plans

CityView 1

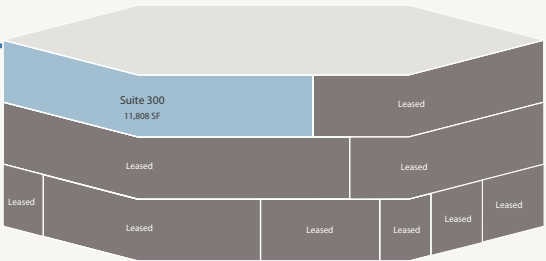
Building Size | 48,238 SF

Stories | 3

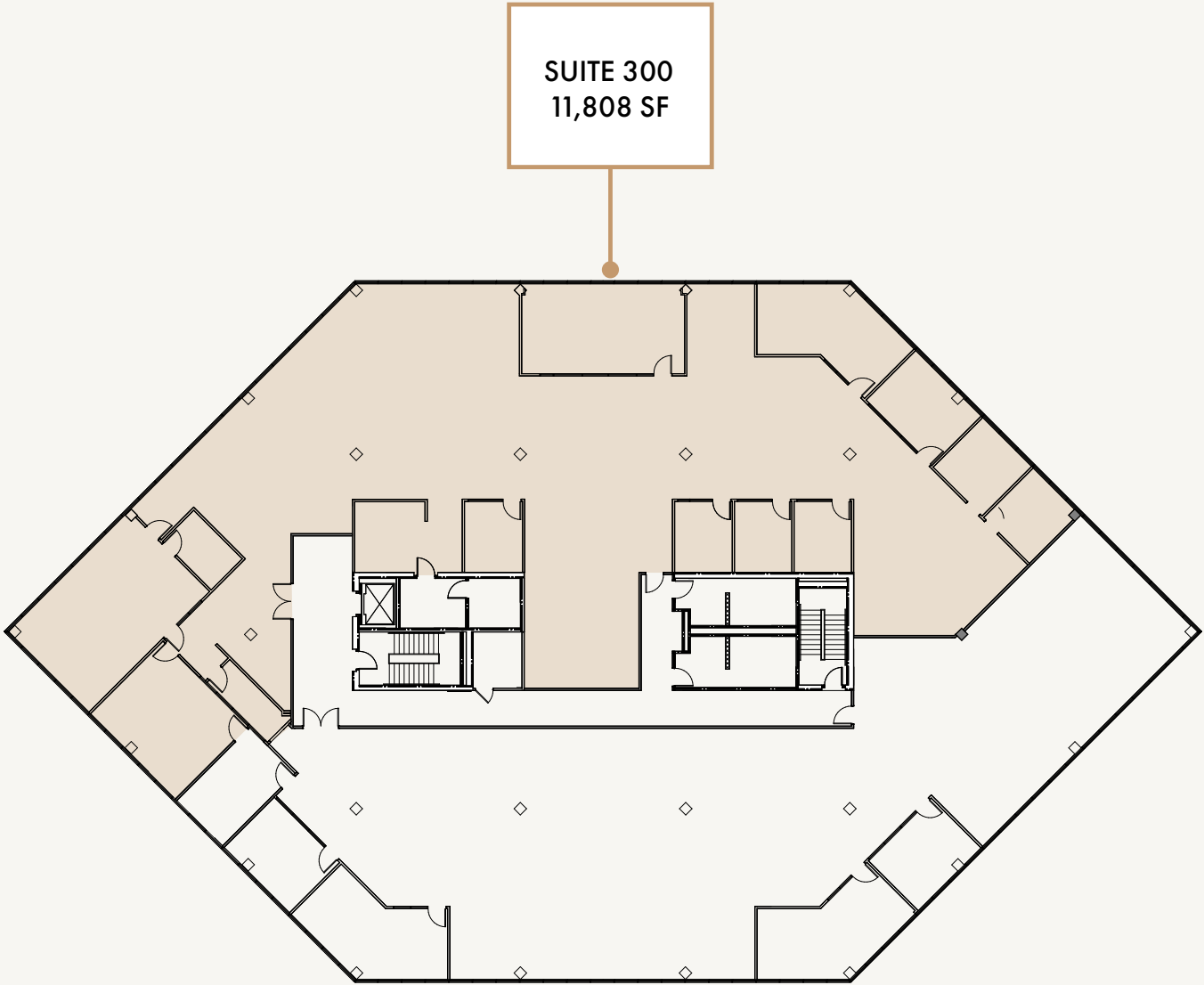
Typical Floor Size | 16,079 SF



Stacking Plan



Third Floor
11,808 RSF
Available 4/1/2026





CityView 2



Floor Plans

CityView 2

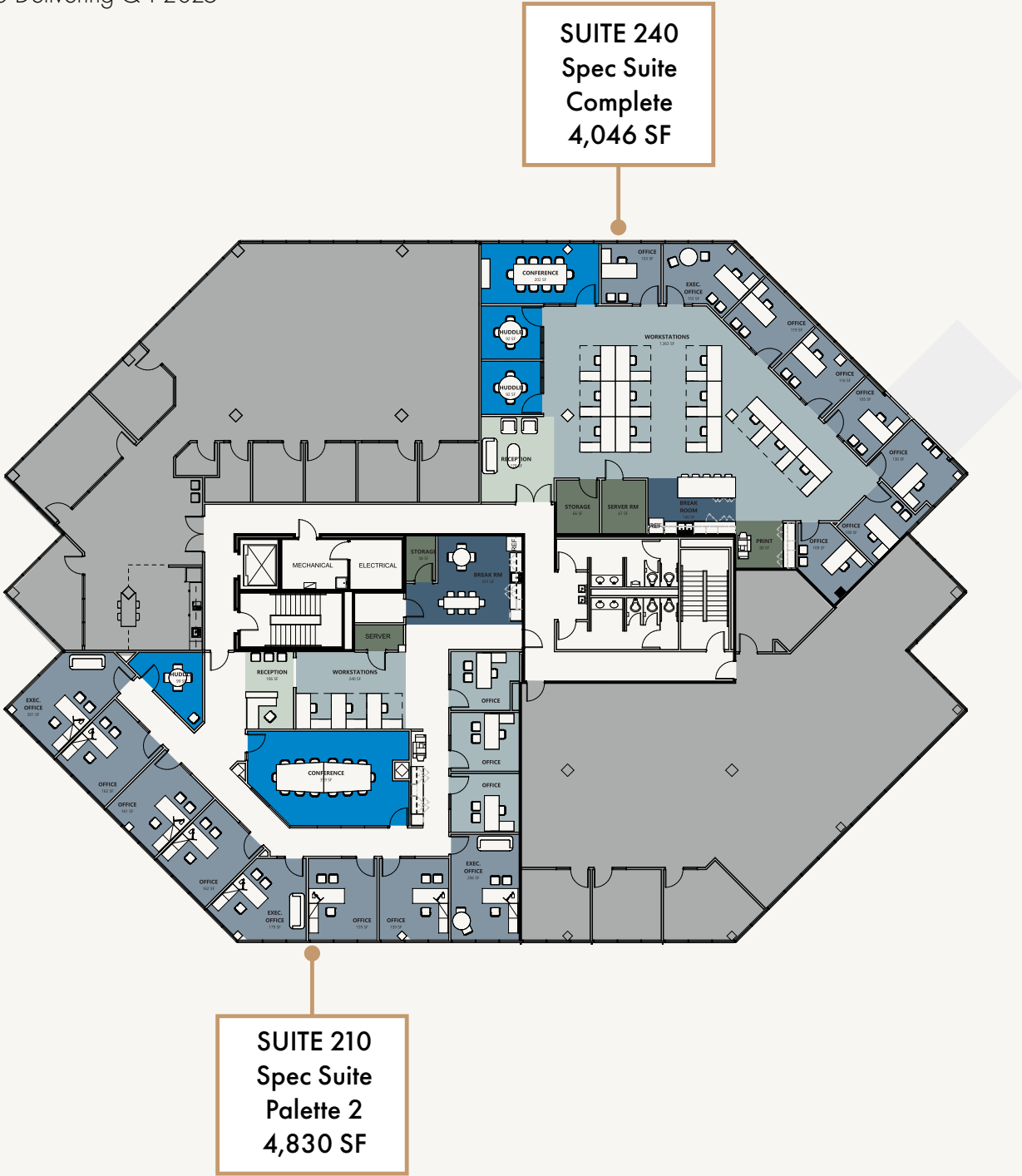
Second Floor

8,876 SF (Spec Suites)
Spec Suite 210 Delivering Q4 2025

Building Size | 45,566 SF

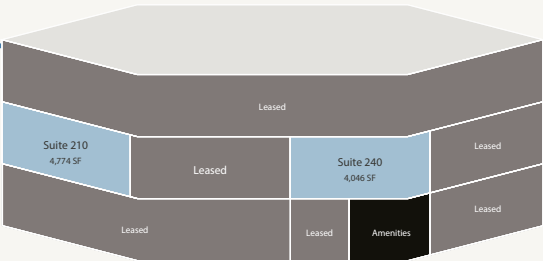
Stories | 3

Typical Floor Size | 15,189 SF



Spec Suites

Stacking Plan



Spec Suite 240



Palette 2 - Youthful Modern - Spec Suite 210

MAIN PAINT

RUBBER BASE

BACKSPLASH

LIGHTING

QUARTZ - COUNTERTOP/BACKSPLASH

PLAM - CABINETS

CARPET - OPEN/PRIVATE OFFICES/WORKSTATIONS

ACCENT CARPET - CONFERENCE ROOMS

LVT - ENTRY/LOBBY/LOUNGE



CityView 3

Floor Plans

CityView 3

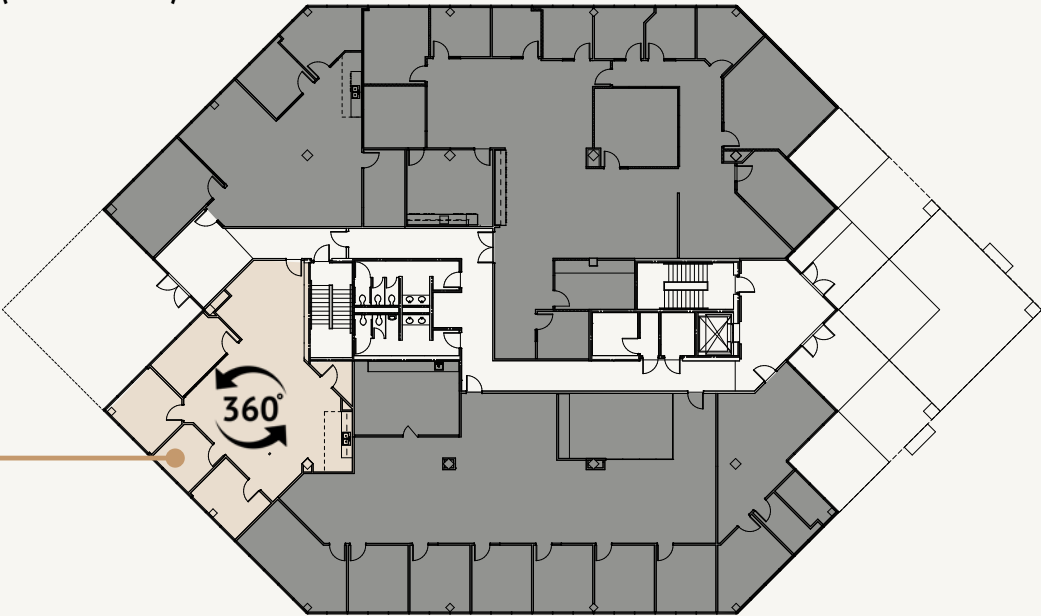
Building Size | 48,772 SF

Stories | 3

Typical Floor Size | 16,257SF

First Floor

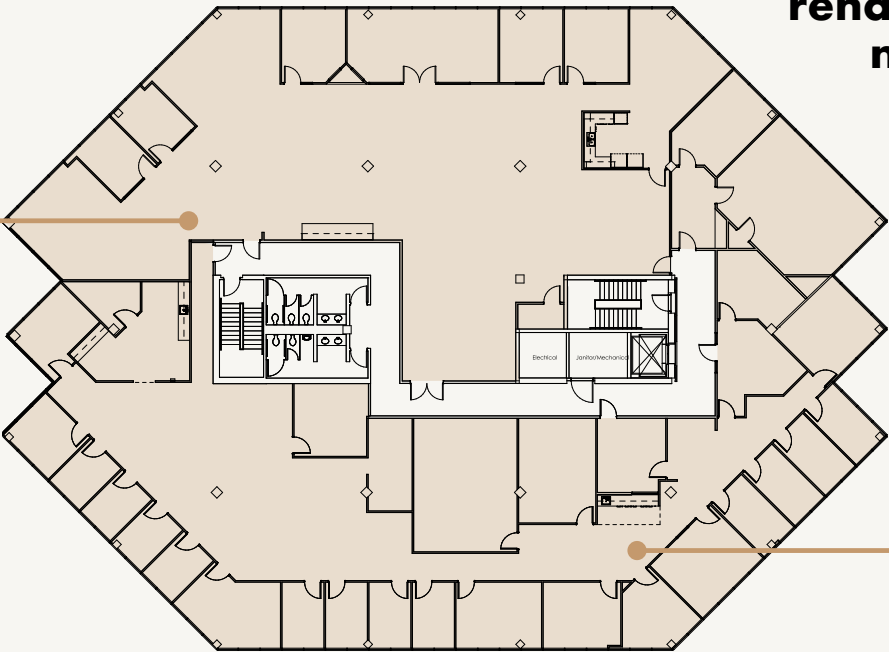
1,827 RSF (Available)



SUITE 150
Spec Suite
1,827 SF

Second Floor

16,652 RSF (Full Floor Available)

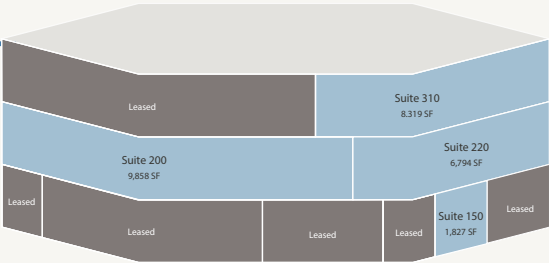


SUITE 220
6,794 SF

SUITE 200
9,858 SF

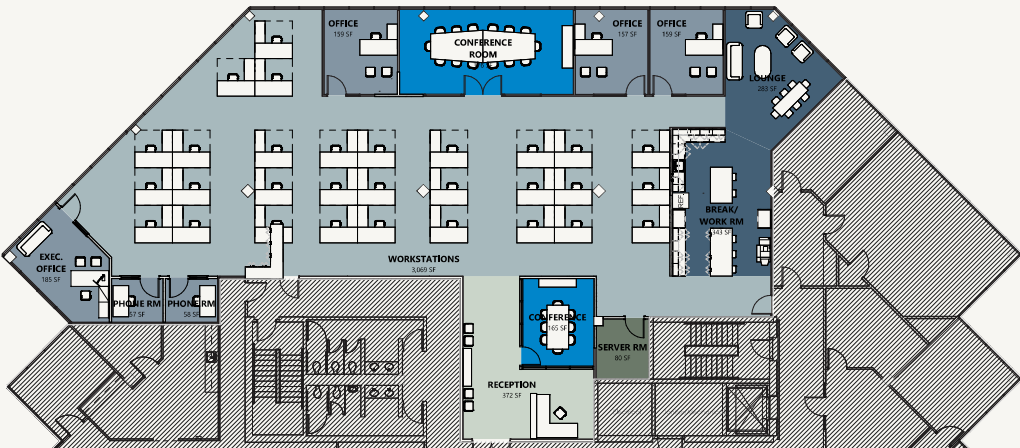
See test fit and
renderings on the
next page

Stacking Plan



Second Floor

Suite 220 Test Fit and Renderings

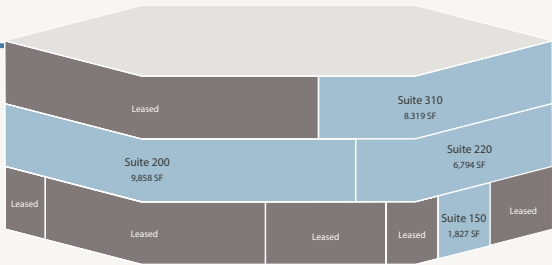


Floor Plans

CityView 3



Stacking Plan



Third Floor

8,319 RSF (Spec Suite)
Delivering Q3/Q4 2025

SUITE 310
Spec Suite
8,319 SF



Location

Drive Times

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

Building Access



S Capital of Texas Highway



Nearby Amenities



Explore nature with easy access to the Barton Creek Greenbelt

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 Pizza
- 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





1120 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



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



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

IABS 1-1