

L A S C I M A S I V

LAS CIMAS IV

900 S CAPITAL OF TEXAS HIGHWAY | AUSTIN | TX 78746

Jones Lang LaSalle Brokerage, Inc.

CLASS A OFFICE BUILDING FOR LEASE



AVAILABILITY

SUITE	SIZE	AVAILABLE
Suite 125	4,847 RSF*	30 days' notice
Suite 150	2,798 RSF*	Available Now
Suite 430 (Spec)	2,122 RSF	Delivering May 2026
Suite 450	6,033 RSF	Available 6/1/2026

*Contiguous to 7,645 RSF

BUILDING AMENITIES



Structured
Parking



Electric Vehicle
Charging



Covered Walkway
to Building



On-Site Showers
and Running Trail



Adjacent
to Village
at Westlake



Adjacent to
Lost Creek Park



Dedicated Light
on Loop 360



LEED® Gold
Designation





Example conference room with hill country views

FLOOR PLANS

FIRST FLOOR

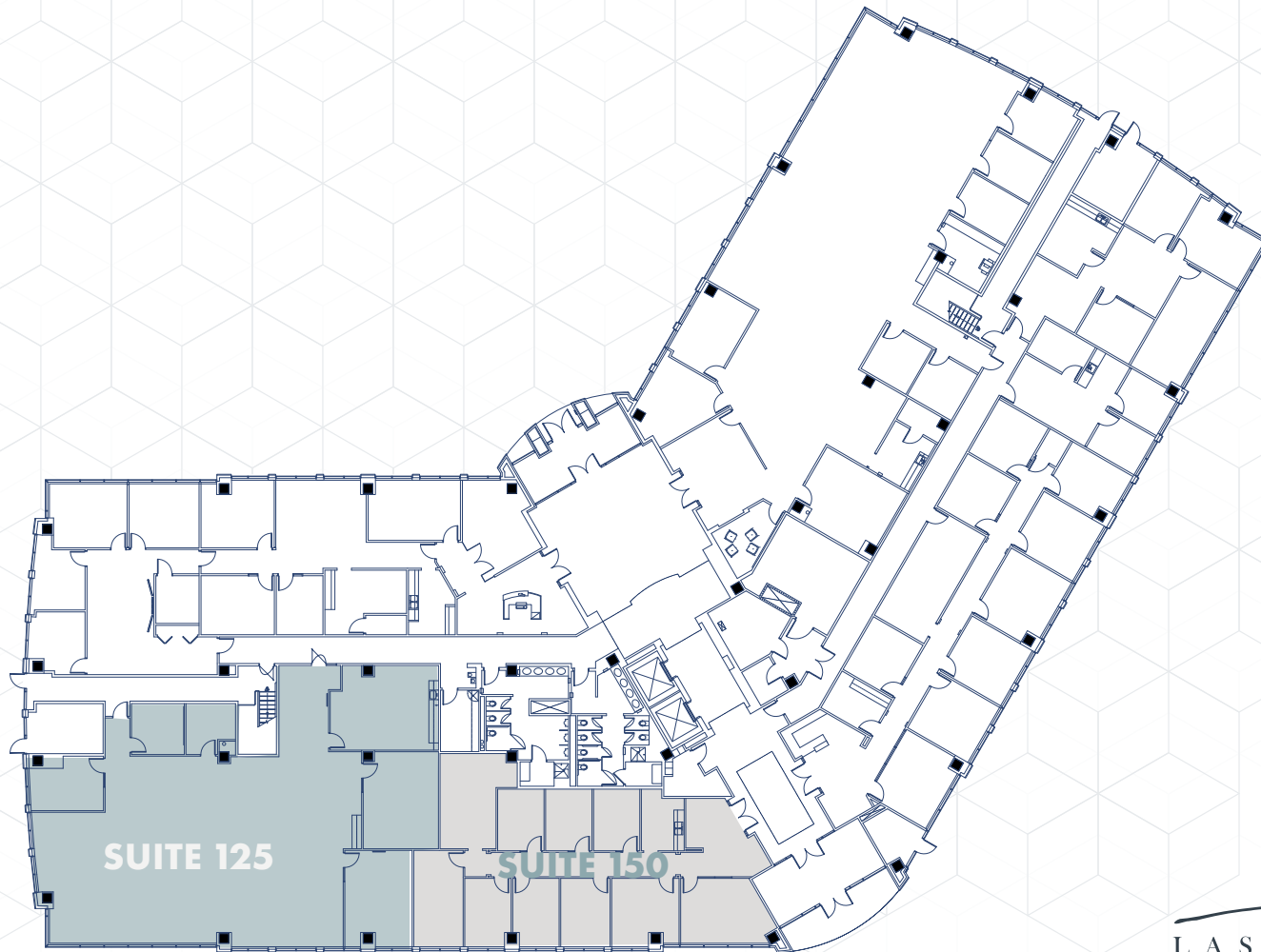
SUITE 125

4,847 RSF Available with 30 days' notice

7,645 RSF Contiguous

SUITE 150

2,798 RSF Available Now



FLOOR PLANS

FOURTH FLOOR

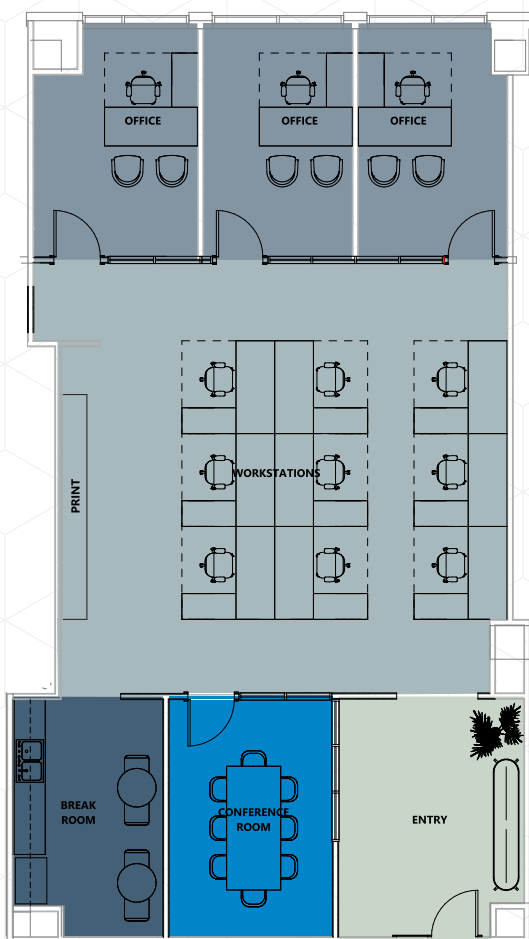
SUITE 430 - SPEC SUITE

2,122 RSF Delivering May 2026

SUITE 450

6,033 RSF Available 6/1/2026

Spec Suite 430 Test Fit



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LOCATION

900 S CAPITAL OF TEXAS HIGHWAY



LOOP 360



WESTLAKE



Austin Contract
i Fratelli Pizza Westlake
Tiny Pies®
West Lake Nails Spa

BARTON CREEK SQUARE



Smoothies Paradise
The Cheesecake Factory
Apple Barton Creek
Men's Wearhouse
Universe Jewelry
Oakley Store

BEE CAVE ROAD



Walgreens
FedEx



sway สบาย
Randalls

WEST WOODS SHOPPING CENTER



Summer Moon Coffee
ThunderCloud Subs
Smoothie King
Jack Brown Cleaners
CUTCO Kitchen Store

VILLAGE AT WESTLAKE



AT&T	P.Terry's Burger Stand
Twin Liquors	Palm Beach Tan
Departure lounge	Pilates Bodes Barre
European Wax Center	Santa Fe Optical
Fast Frame	Seton
Jos. A. Bank	The Tree House
Westbank Dry Cleaners	Snappy Salads
University Federal Credit Union	State Farm
Leslie's Swimming Pool Supplies	Tacodeli
Magnolia Nails & Spa	Villa Salon & Spa
MM Tile & Stone Showroom	GNC Live Well
MOD	Tyler's
Office Depot	

SHOPS AT MIRA VISTA



TRADER JOE'S

INTERSTATE
35

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L A S C I M A S I V

FOR LEASING INFORMATION

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date