



One Bridgepoint

BUILDING ONE

BRIDGEPOINT
S Q U A R E

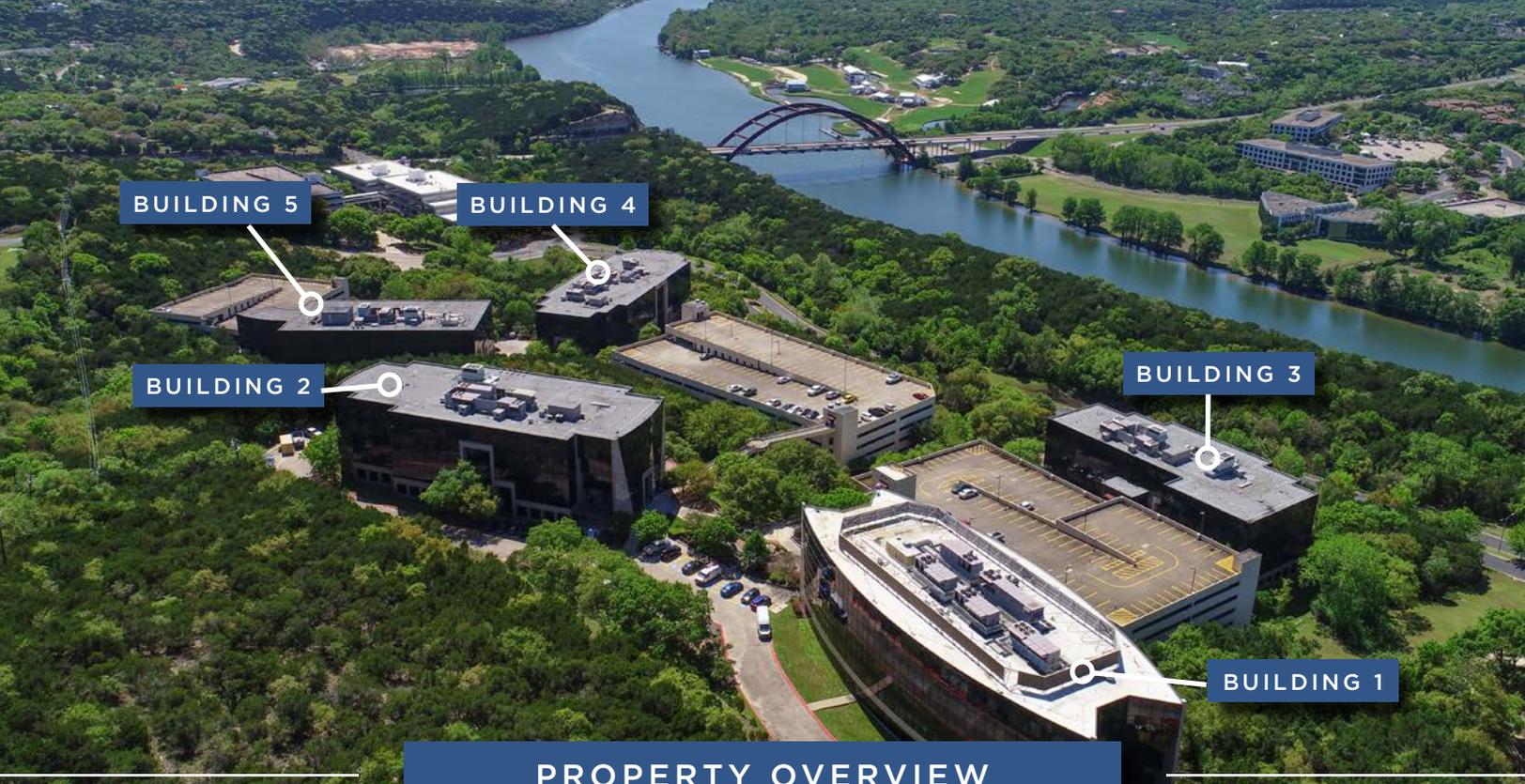
CLASS A OFFICE SPACE FOR LEASE
1,510 - 13,823 RSF Available

Jones Lang LaSalle Brokerage, Inc.



BRIDGEPOINT SQUARE ONE • 6300 BRIDGEPOINT PARKWAY • AUSTIN, TX • 78730





PROPERTY OVERVIEW



- New tenant lounge coming Q3 2026
- Fitness center and showers in Building 4
- Weekly food truck Wednesdays
- Outdoor amenity area with bocce ball and multi-sport courts (pickleball, volleyball, basketball)
- On-site car detailing
- Dry cleaning pick-up & delivery
- Downtown & Lake Austin Views
- Structured parking garage - 3.51:1000

AVAILABLE

SUITE	RSF	DATE AVAILABLE
100	6,155 RSF	Now
150	2,036 RSF	Now
160	3,126 RSF	Now
170*	2,506RSF	6/1/2026
200*	5,736 RSF	Now
240	1,510 RSF	Now
250	2,508 RSF	Now
450	4,355 RSF	Now

*Spec suites underway



COMMON AREA AMENITIES



TENANT LOUNGE
WITH FOOD SERVICE



FITNESS CENTER



SHOWERS, LOCKERS
AND COMPLIMENTARY
TOWEL SERVICE

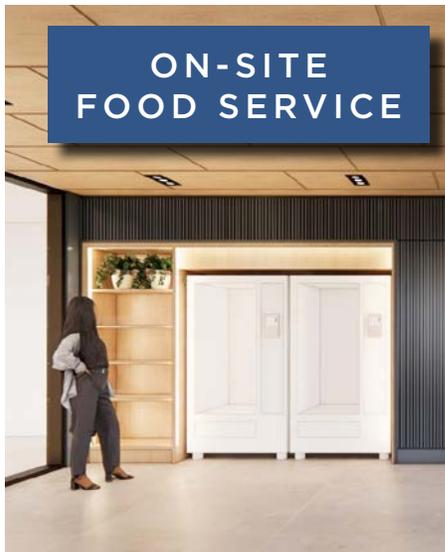


OUTDOOR
AMENITY AREA

NEW TENANT LOUNGE COMING Q3 2026



ON-SITE
FOOD SERVICE



GOLF SIMULATOR



FIRST FLOOR

*Contiguous to 13,823 RSF

SUITE 100*
6,155 RSF
Available Now

SUITE 170*
2,506 RSF
Available 6/1/2026
Spec suite coming

SUITE 160*
3,126 RSF
Available Now

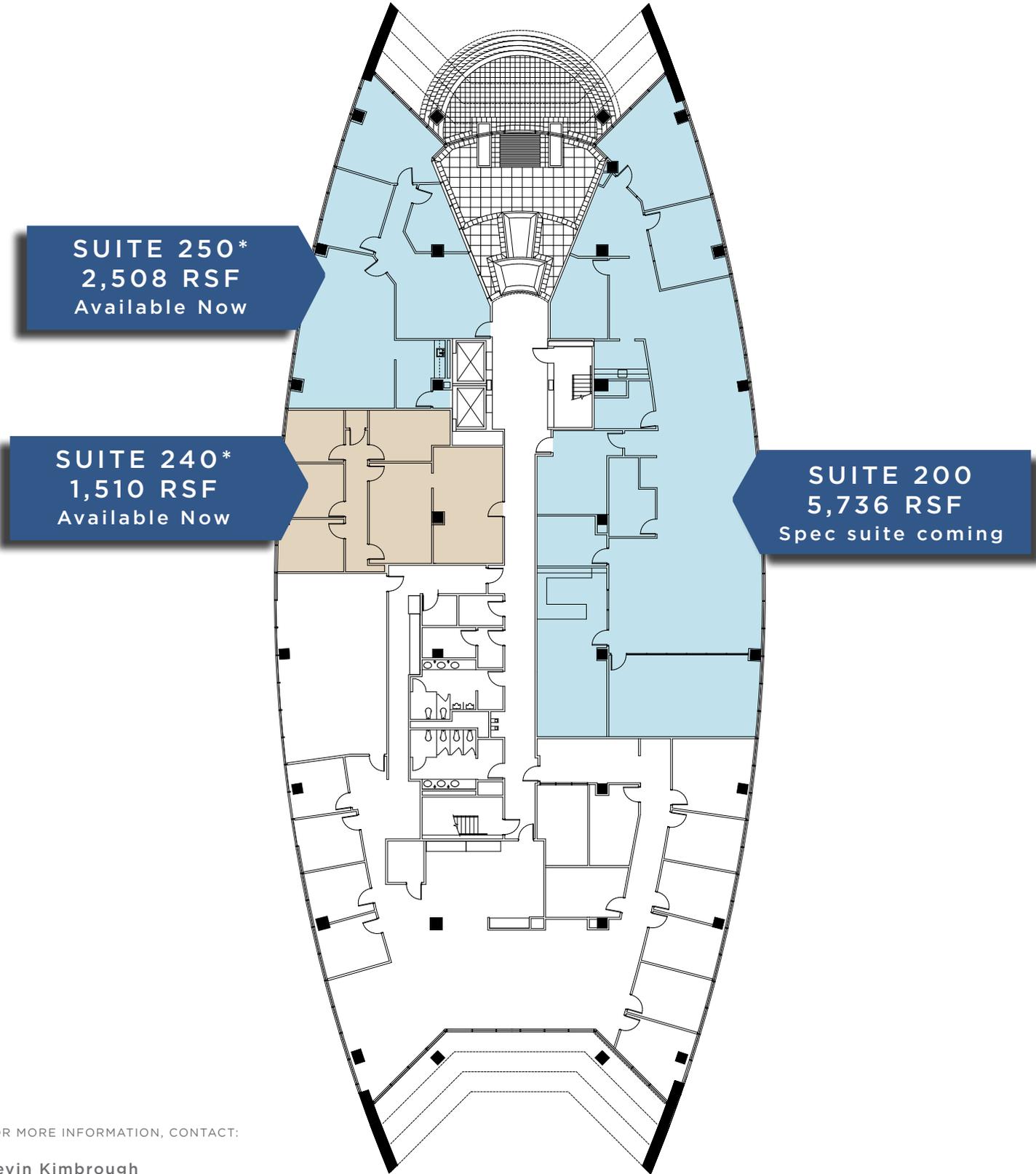
SUITE 150*
2,036 RSF
Available Now

FOR MORE INFORMATION, CONTACT:

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SECOND FLOOR

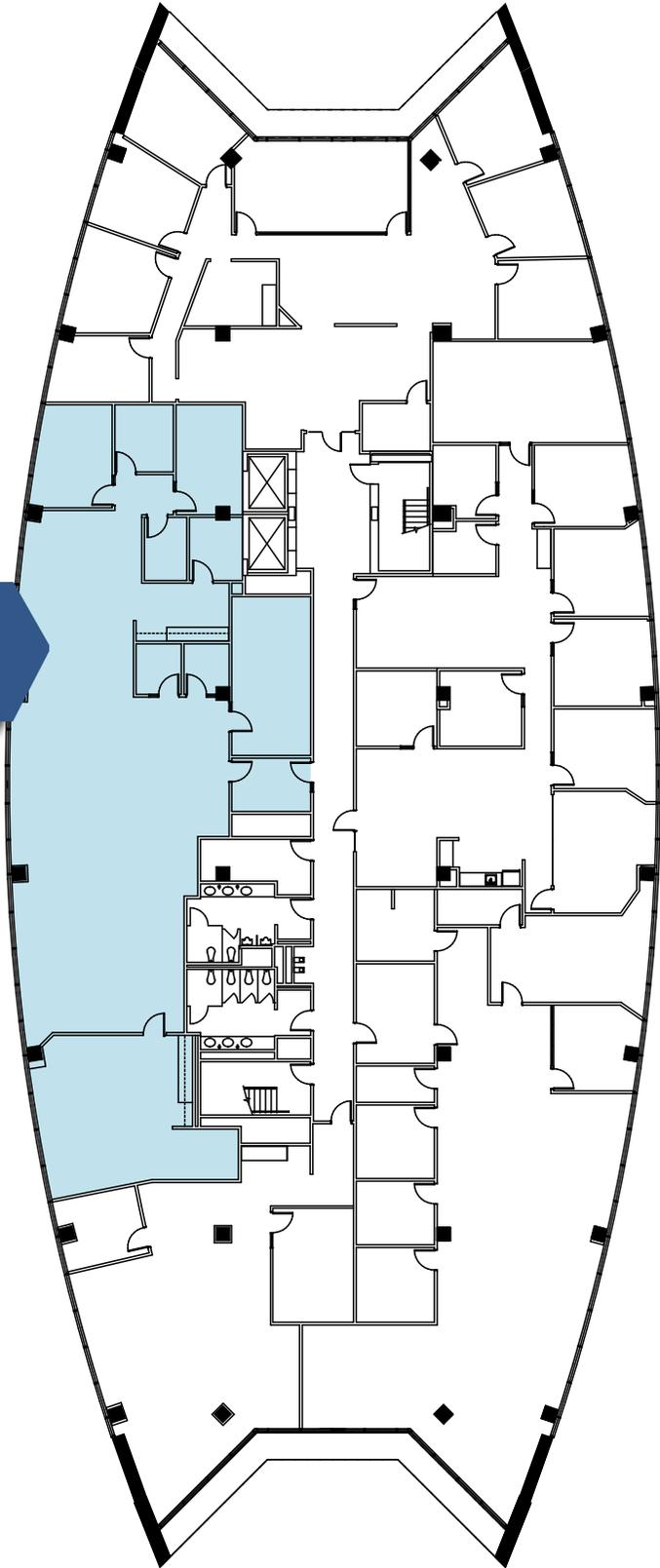
*Contiguous to 4,018 RSF



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FOURTH FLOOR



SUITE 450
4,355 RSF
Available Now

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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.



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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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