



# Greenbelt Plaza



# Property Overview

3755 & 3815 Capital of Texas Highway South, Austin, TX 78704



### Property type

Office and Medical Office



### Total rentable area

Building I: 76,145 SF  
Building III: 64,842 SF  
Total: 140,987 SF



### Parking

4 Spaces per 1,000 SF

## Amenities

- ✓ Perfectly situated between the SW and S submarkets
- ✓ Close to Austin's top retail centers
- ✓ Easy access to ABIA
- ✓ Close proximity to downtown and affluent areas
- ✓ Direct access to the future Brodie Oaks Redevelopment
- ✓ "The Hub" – Outdoor gathering space with games, wifi and rotating food trucks
- ✓ Protected lighted intersection and multiple access points
- ✓ Convenient to major thoroughfares
- ✓ Natural campus setting with hill country views
- ✓ Direct access to the Barton Creek Greenbelt
- ✓ Onsite showers and lockers
- ✓ Tenant Conference Facility



Greenbelt Plaza offers convenient connectivity to downtown and the upscale neighborhoods of Southwest Austin, such as Rollingwood, Barton Hills, Zilker, and Travis Heights. The location boasts a vibrant array of amenities, including Barton Creek Mall and Brodie Oaks Shopping Center. Moreover, the Southwest submarket is known for its robust corporate presence.

Building I: 76,145 SF  
Building III: 64,842 SF  
**Total: 140,987 SF**

**Barton Creek Greenbelt**  
(Undevelopable Nature Preserve)



**Greenbelt Plaza**

III

I

LOOP  
360



**Barton Creek Square**

Dillard's NORDSTROM  
 J.CREW J.CREW  
 lululemon athleticca

1.4M SF Regional Mall  
 1 minute drive

**GREENBELT PLAZA I & III**

**Approx 2 Mil SF Mixed Use Development planned**

**Brodie Oaks Shopping Center**  
 Future mixed use development estimated start 2025

Freebirds WORLD BURRITO | Sprouts FARMERS MARKET | PoKe-Jo'S SMOKESHOUSE  
 PINHOUSE PIZZA | Olive Garden ITALIAN RESTAURANT | STARBUCKS COFFEE

Adjacent to building

**Westgate Shopping Center**

Central Market H-E-B  
 CAVENDER'S | 奇珍坊 | REGAL CINEMAS  
 Whole Earth Provision Co.

230,000 SF Shopping Center  
 2 minute drive

**Lakehills Plaza**

TARGET | WHEATSVILLE FOOD CO-OP | LA FITNESS

**South Lamar**

Matt's SINCE 1932 | RANCHO LORO ARIAN SMOKEHOUSE & BAR  
 NORTH ITALIA | Snooze MAK ENDS  
 BOULDIN\*ACRES | odd duck | GOLDEN GOOSE  
 pluckys Wing Bar | TWIN LIQUORS

**SOCO District**

Perla's | KENDRA SCOTT | TOMS  
 YETI | hopdoddy BURGER BAR | ARCHY'S TACOS  
 EQUINOX | HOME SLICE PIZZA | STRAY'S THE TRENCH

The University of Texas at Austin  
 Dell Medical School



MOPAC EXPRESSWAY

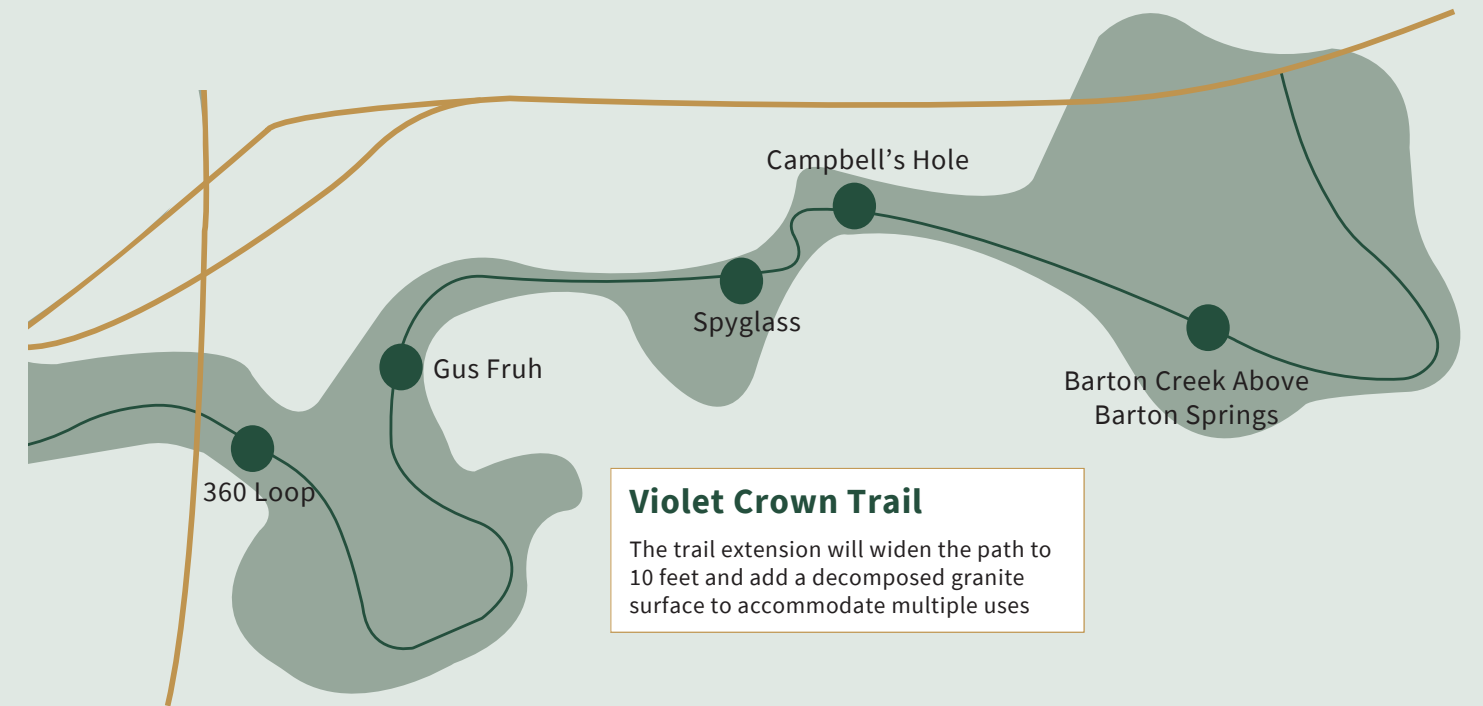
SOUTH LAMAR BLVD

CAPITAL OF TEXAS HIGHWAY



# Direct Access to Greenbelt

Experience the beloved Barton Creek Greenbelt, boasting 12.68 miles of stunning trails, making it one of the top hiking destinations in Texas. But it offers more than just hiking—this coveted area also features mountain biking trails, limestone bluffs for rock climbing, and inviting swimming holes, all just steps away from Greenbelt Plaza offices.



**Violet Crown Trail**  
The trail extension will widen the path to 10 feet and add a decomposed granite surface to accommodate multiple uses



Greenbelt trail entrance

Building I  
76,145

Building III  
64,718

The Hub  
Outdoor amenity area

Brodie  
Oaks  
redevelopment



# Greenbelt Plaza I



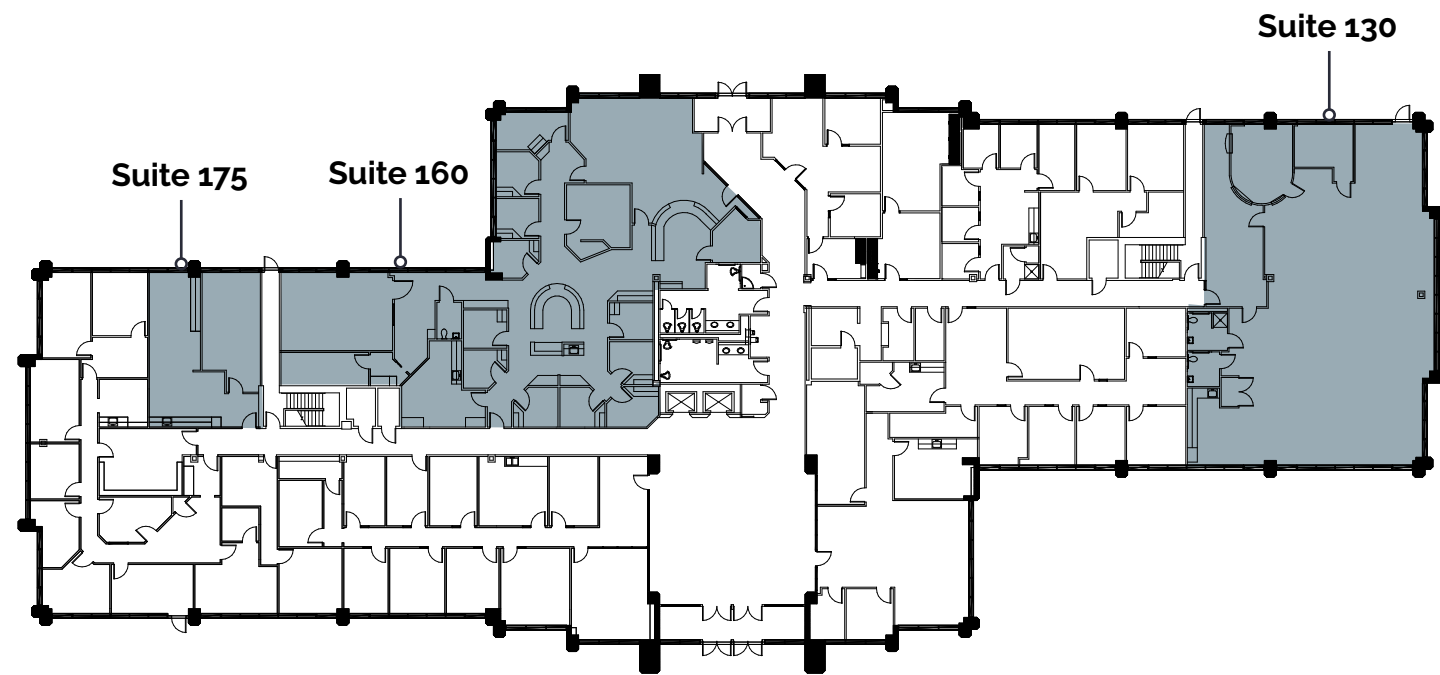
# Availabilities - Greenbelt Plaza I

## 1st Floor

Suite 130 - 4,330 RSF Available 10/1/2026

Suite 160 - 5,019 RSF Available 10/1/2026

Suite 175 - 941 RSF Available 10/1/2026



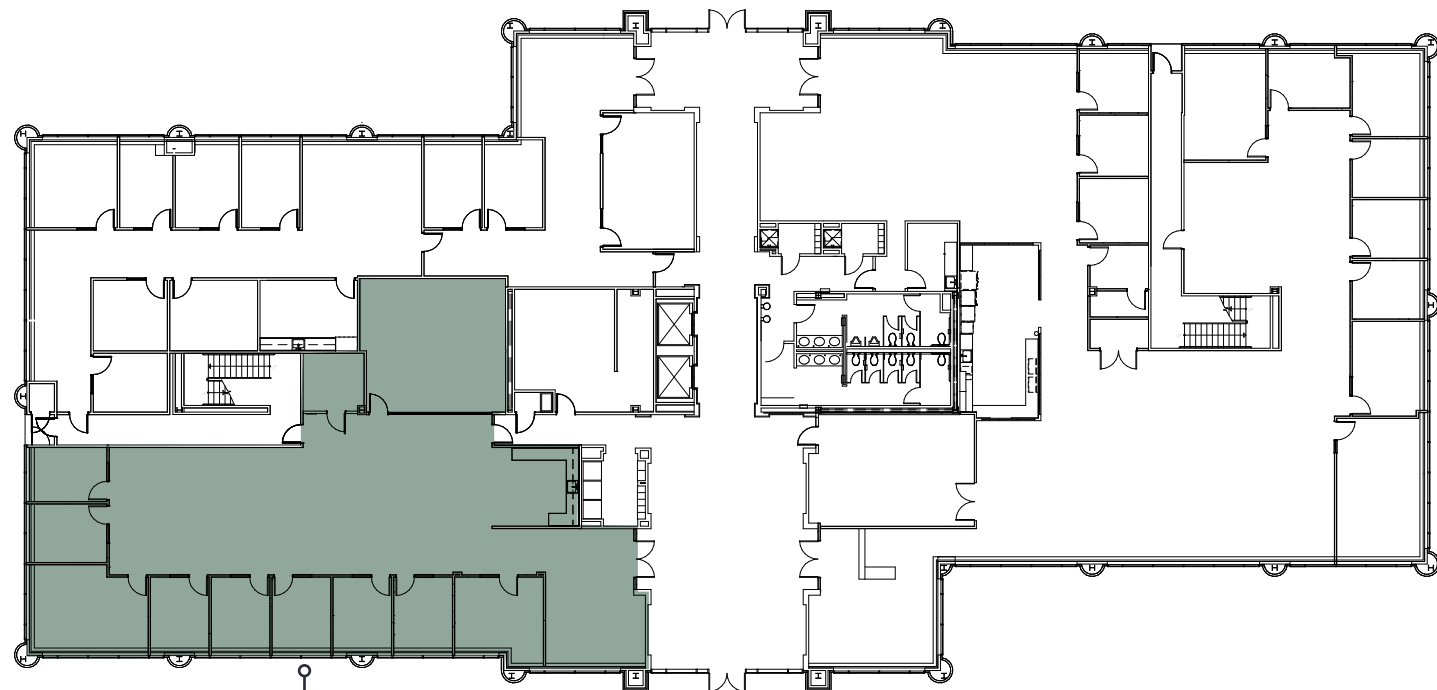
# Greenbelt Plaza III



# Availabilities - Greenbelt Plaza III

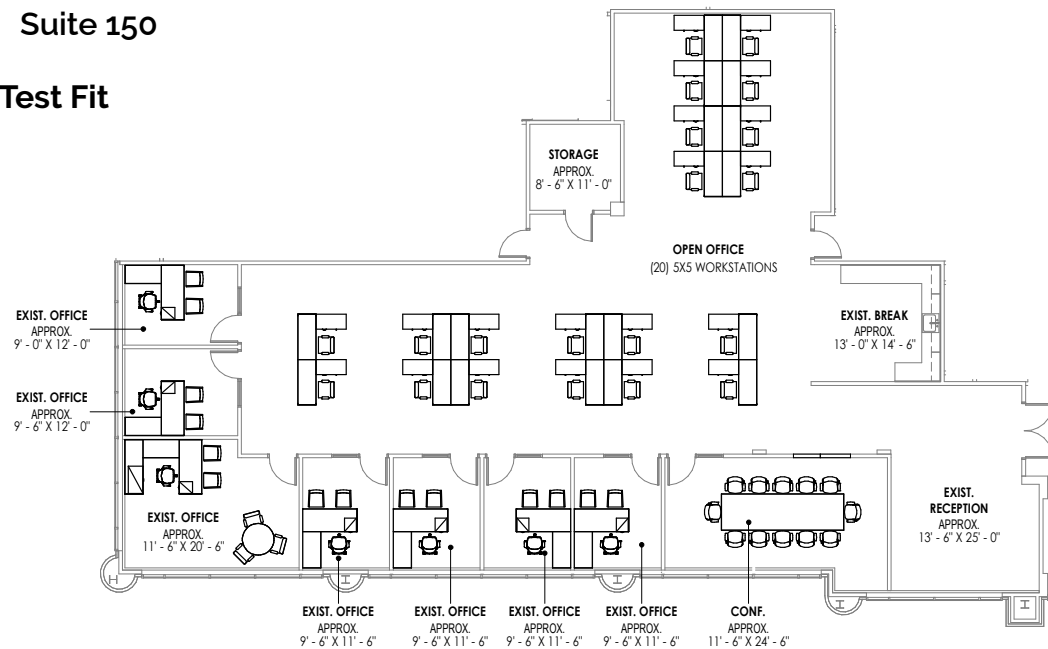
## 1st Floor

Suite 150 - 4,695 RSF Available Now



Suite 150

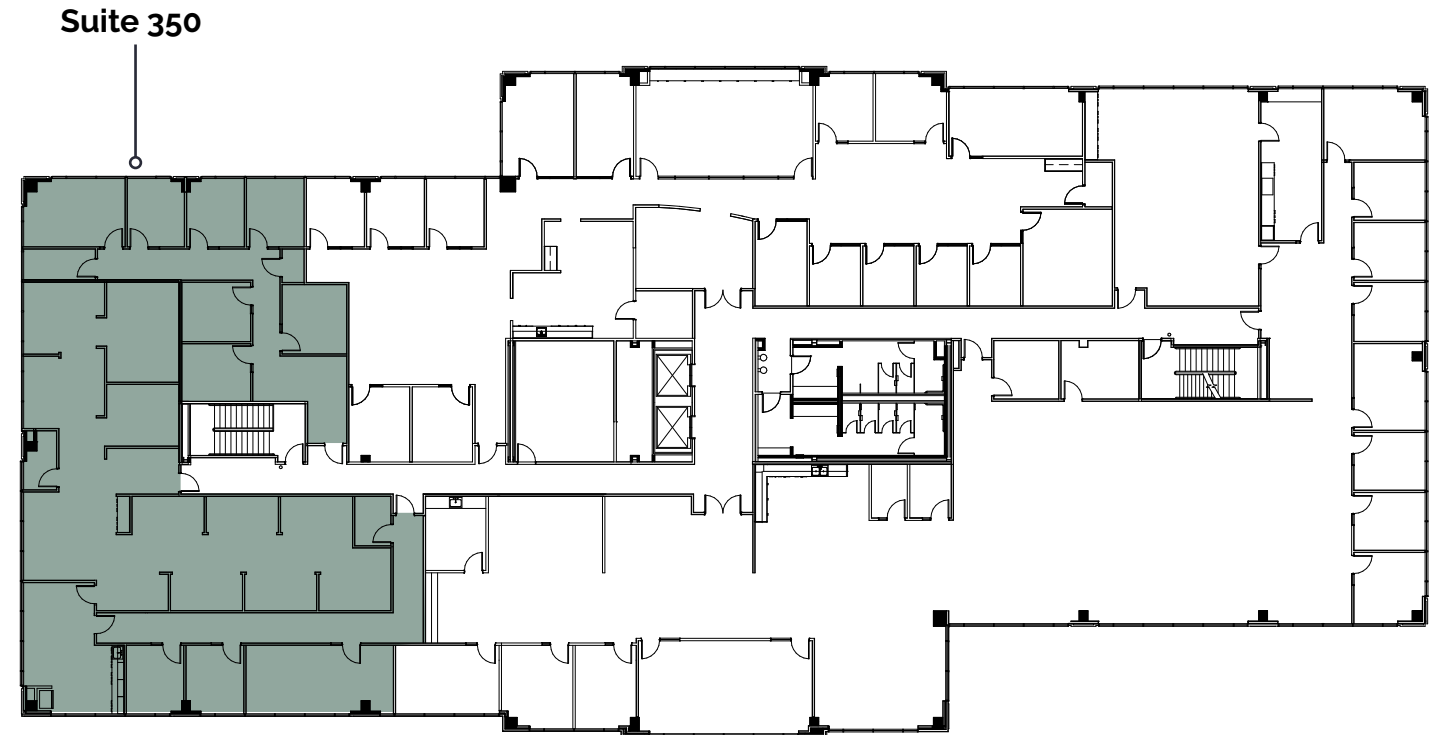
### Proposed Test Fit



# Availabilities - Greenbelt Plaza III

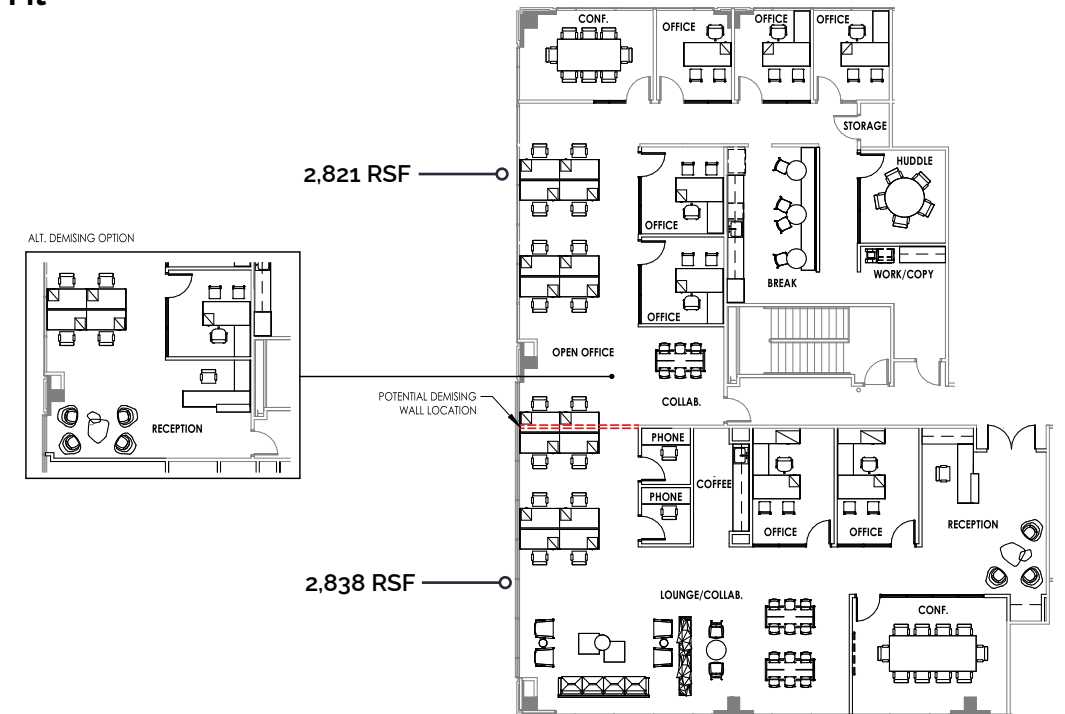
## 3rd Floor

Suite 350 - 5,659 RSF Available Now



Suite 350

### Proposed Test Fit





## 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.	<b>591725</b>	<b>renda.hampton@jll.com</b>	<b>+1 214 438 6100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Daniel Glyn Bellow</b>	<b>183794</b>	<b>dan.bellow@jll.com</b>	<b>+1 713 888 4000</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Bethany Perez</b>	<b>183794</b>	<b>bethany.perez@jll.com</b>	<b>+1 512 225 2700</b>
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](http://www.trec.texas.gov)

## Contact

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

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

Brent Powdrill  
brent.powdrill@jll.com  
+1 512 225 1737

Zeke Sheffield  
zeke.sheffield@jll.com  
+1 512 806 7642



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