

4401
WESTGATE



FOR LEASE
CLASS A OFFICE SPACE
4401 WESTGATE BLVD
AUSTIN, TX 78745

Jones Lang LaSalle Brokerage, Inc.

Property Highlights



Central location with great accessibility to major thoroughfares including Hwy 71/290, 360 and Mopac Expy



Amenity rich neighborhood across from Central Market



Monument signage opportunity



Parking Ratio 5/1000



Various size suites available



Structured parking with above market parking ratio



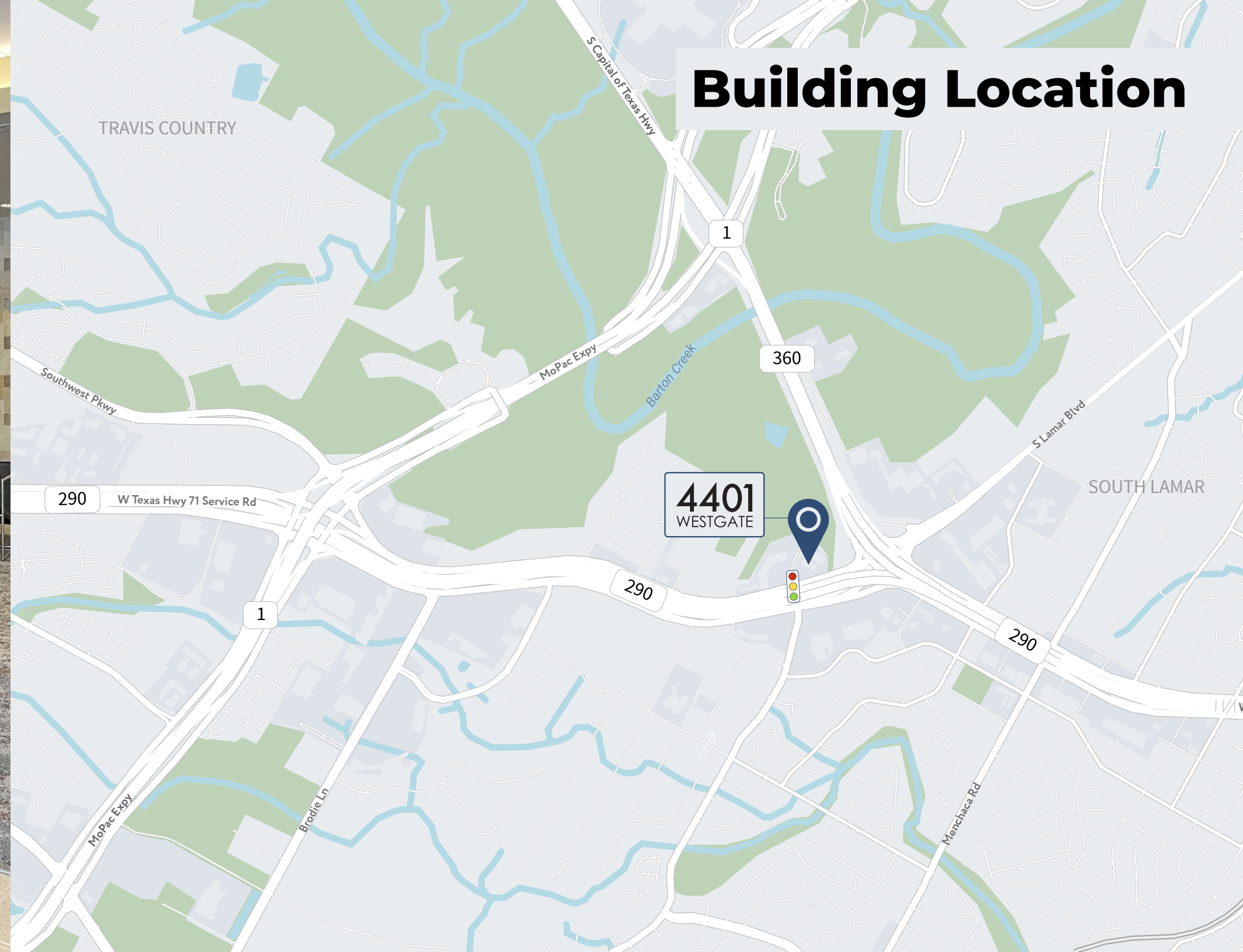
CBD & Hill Country Views



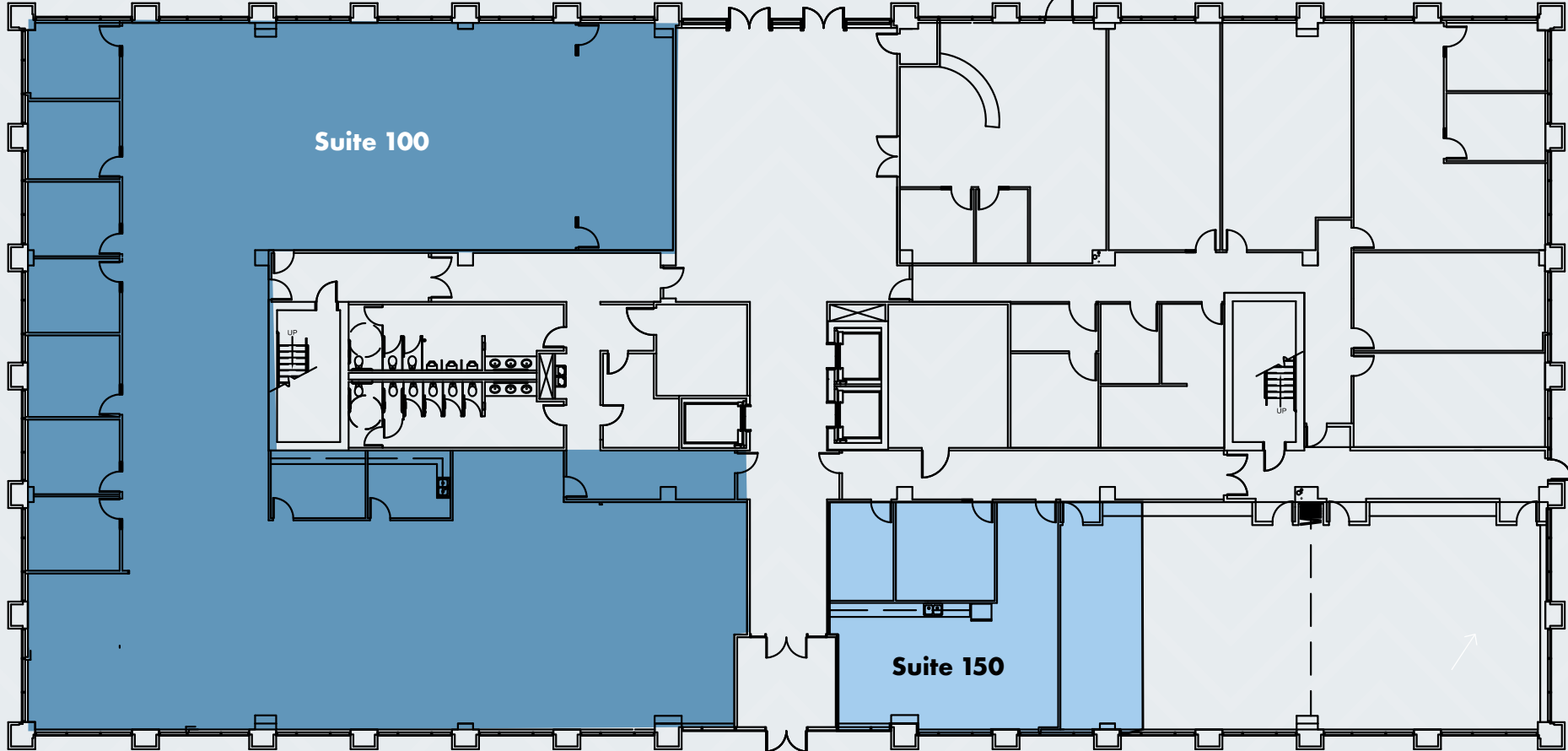
Conveniently located at a lighted intersection and only 10 minutes from the CBD and the ABIA



Building Location



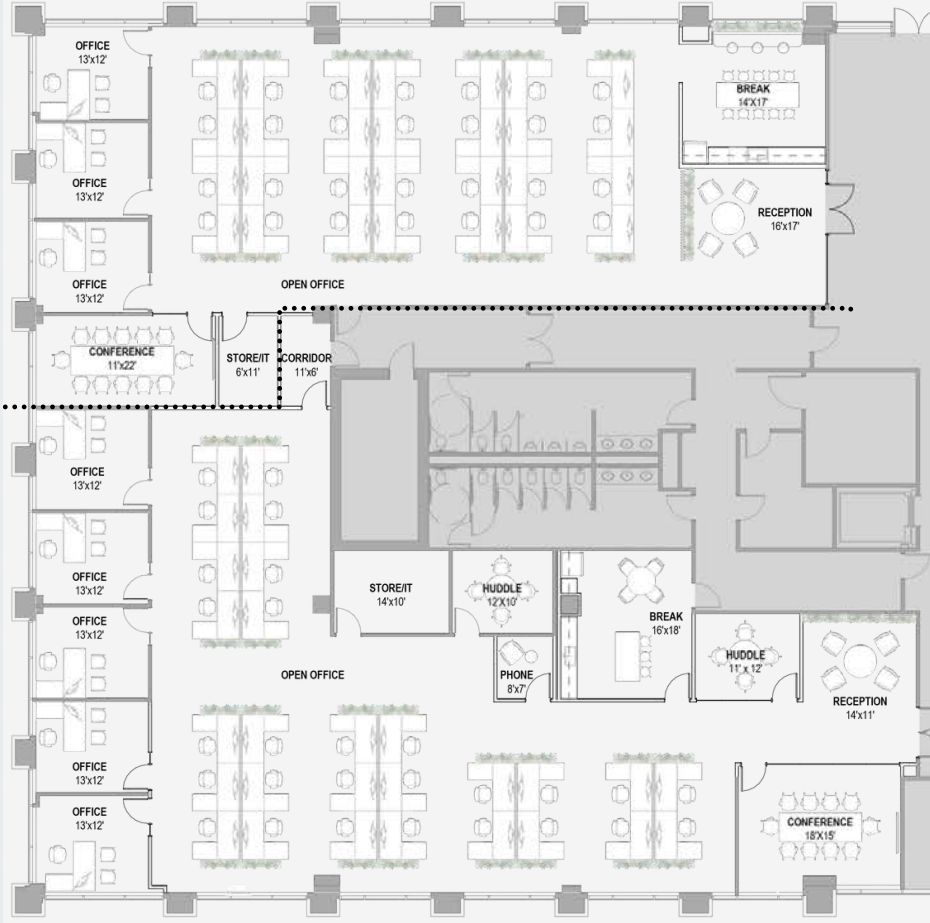
First Floor Availabilities



Suite 100
9,985 RSF
 Divisible to 4,258 RSF & 5,727 RSF
 Available Now

Suite 150
1,839 RSF
 Available Now

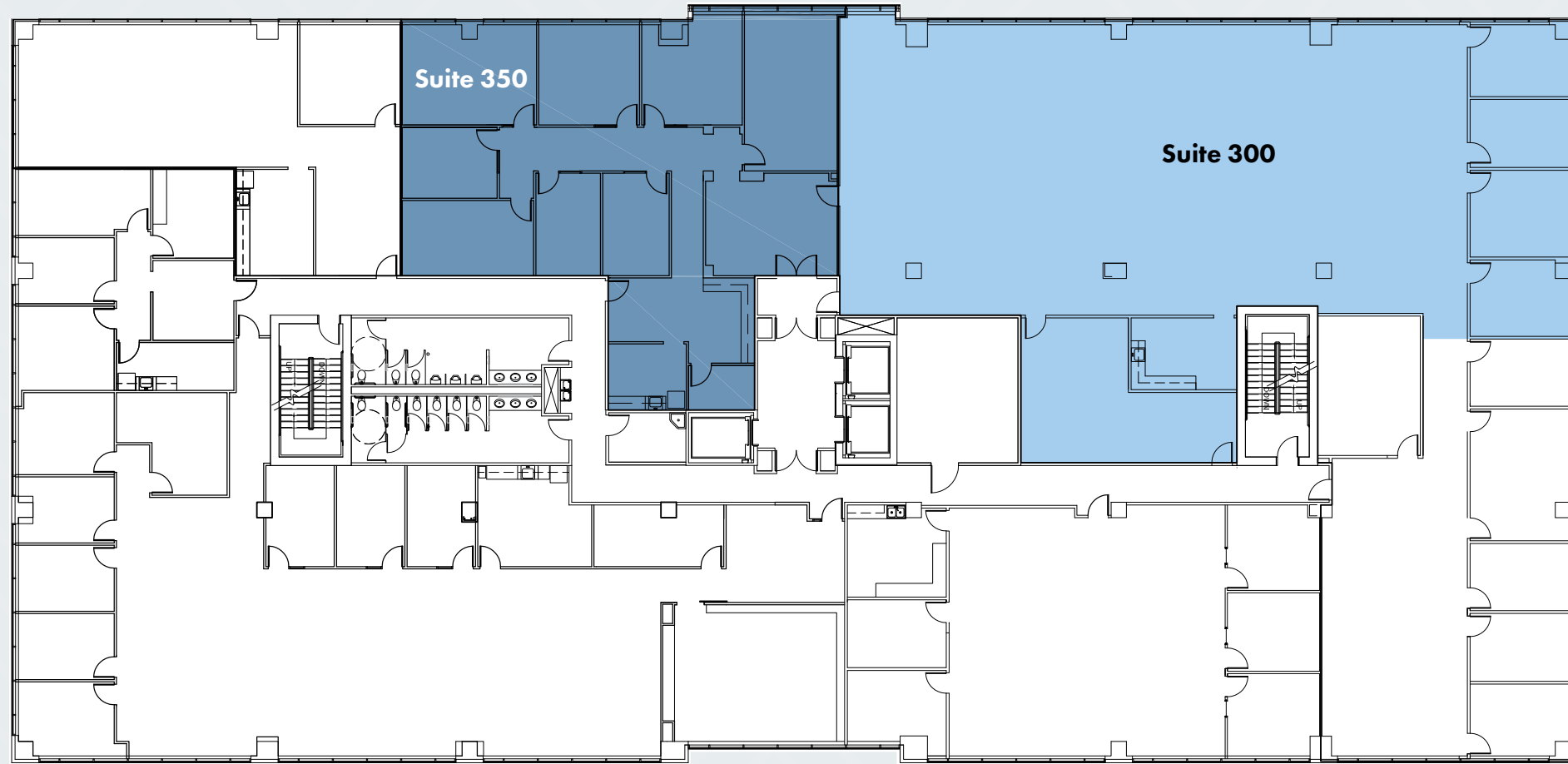
Suite 100 Test Fit Options



Suite A | 4,258 RSF

Suite B | 5,727 RSF

Third Floor Availabilities



Suite 300
6,303 RSF*

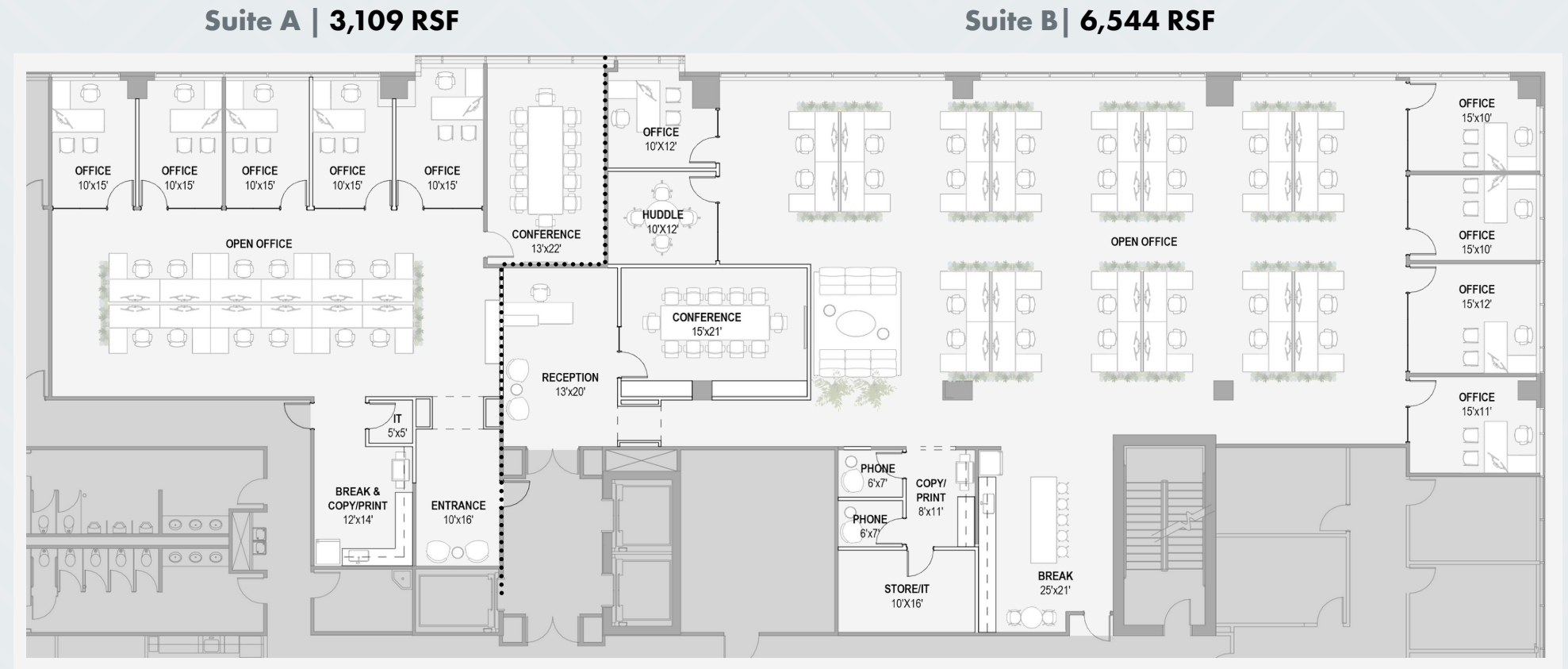
Available Now

*9,653 RSF contiguous block

Suite 350
3,350 RSF*

Available Now

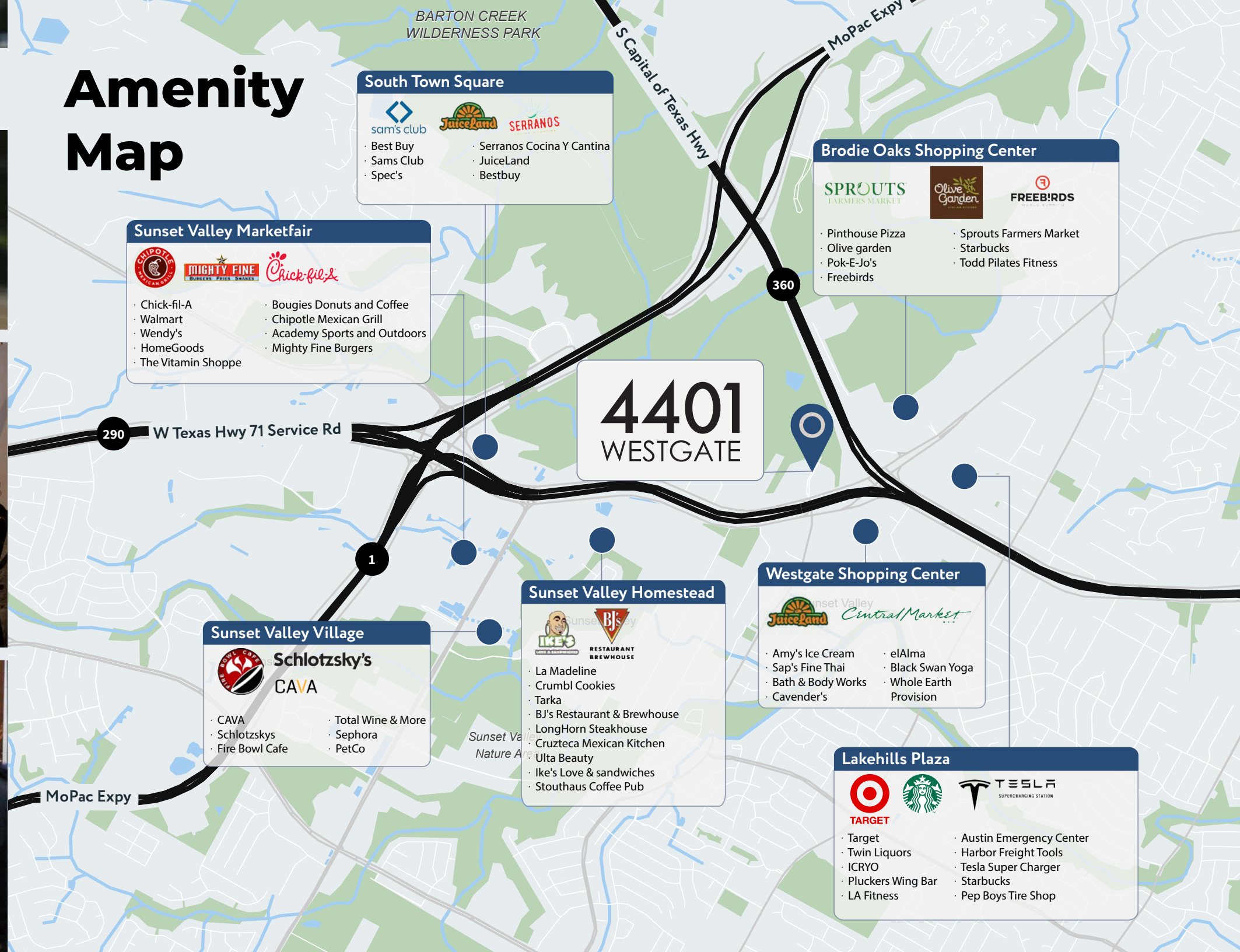
Third Floor Test Fit





Amenity Rich Location

Amenity Map





Broker contacts

BETHANY PEREZ
+1 512. 225.1731
bethany.perez@jll.com

GRACE GAMMILL
+1 512 225 2718
grace.gammill@jll.com

MADLINE SIMONS
+1 512 225 1727
madline.simons@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.