

Jones Lang LaSalle Brokerage, Inc.

CLASS A OFFICE BUILDING FOR LEASE

JLL | MARBELLA INTERESTS

AVAILABILITY

SUITE	SIZE	AVAILABLE
Suite 150 (Spec)	4,442 RSF	Q2 2027
Suite 151	6,848 RSF	Available 10/1/2027
Suite 200	27,858 RSF	Available 10/1/2027
Suite 375	744 RSF	Available Now
Suite 430 (Spec)	2,174 RSF	Available Now

BUILDING AMENITIES

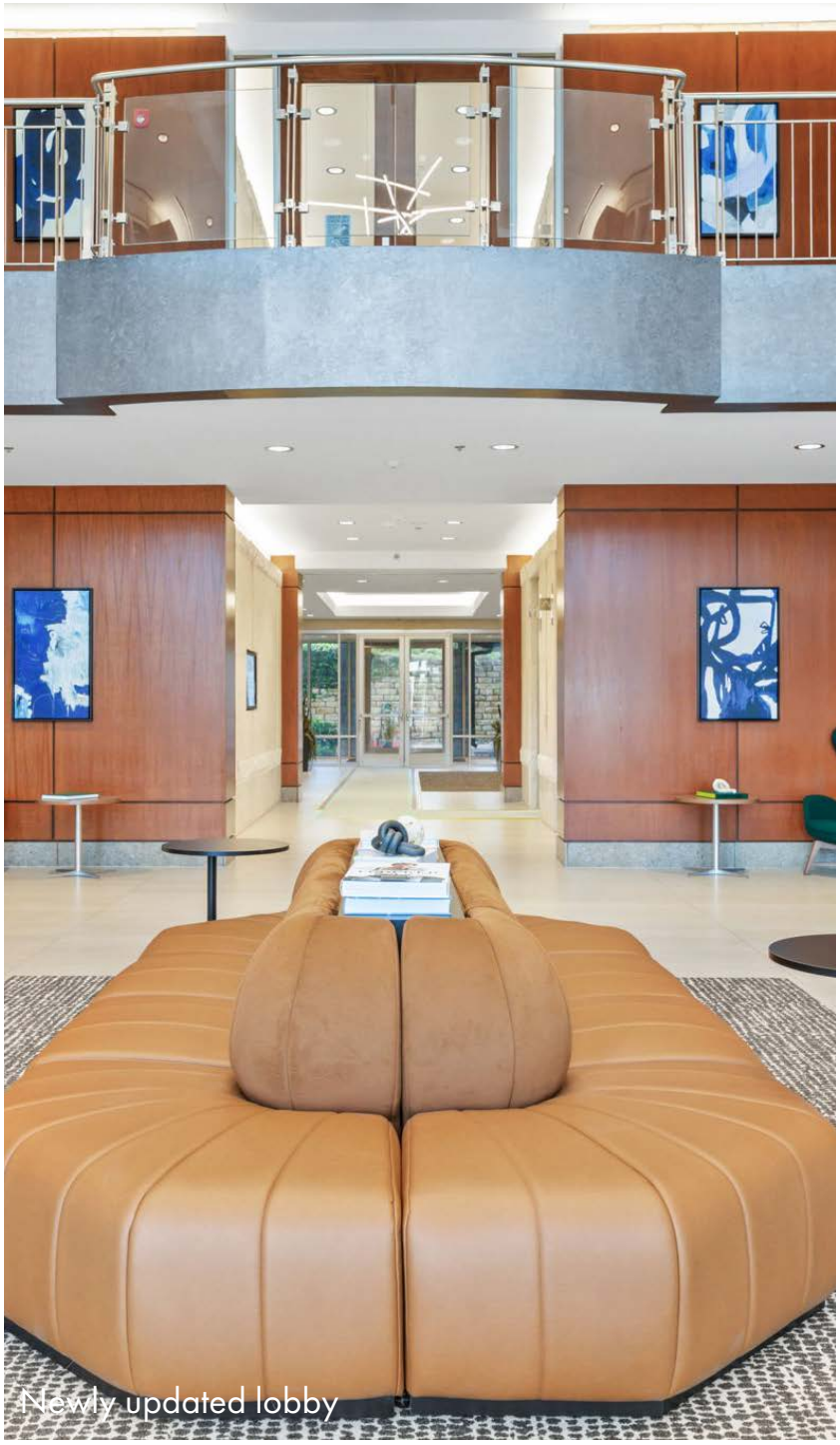
- Structured Parking
- Electric Vehicle Charging
- Covered Walkway to Building
- On-Site Showers, Running Trail & New Fitness Center Coming Q2 2027
- Adjacent to Village at Westlake
- Adjacent to Lost Creek Park
- Dedicated Light on Loop 360
- LEED® Gold Designation







Example conference room with hill country views



Newly updated lobby

NEW FITNESS CENTER DELIVERING Q2 2027









FLOOR PLANS

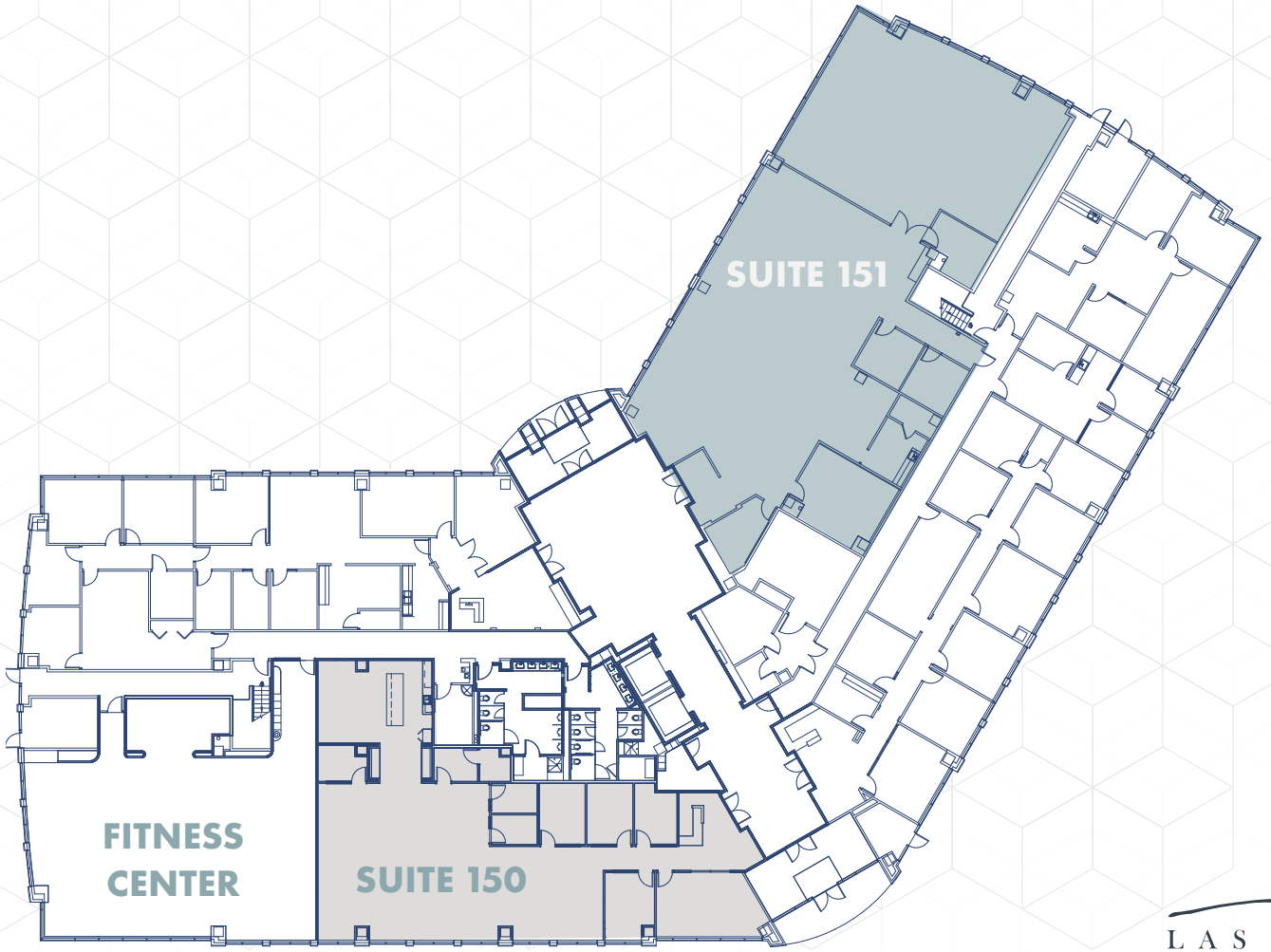
FIRST FLOOR

SUITE 150

4,442 RSF Spec Suite Delivering Q2 2027

SUITE 151

6,848 RSF Available 10/1/2027



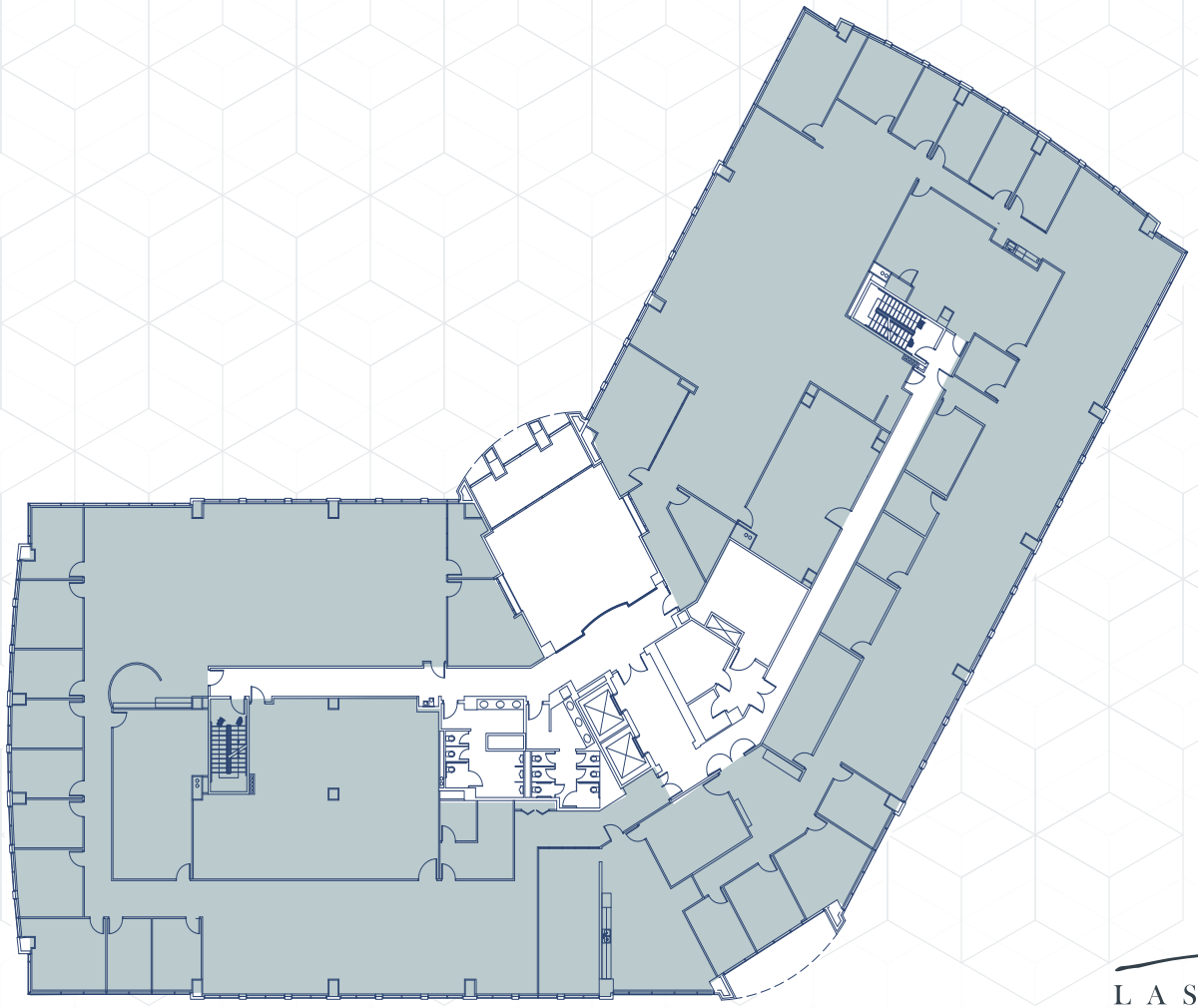
LAS CIMAS IV

FLOOR PLANS

SECOND FLOOR

SUITE 200

27,858 RSF Available 10/1/2027



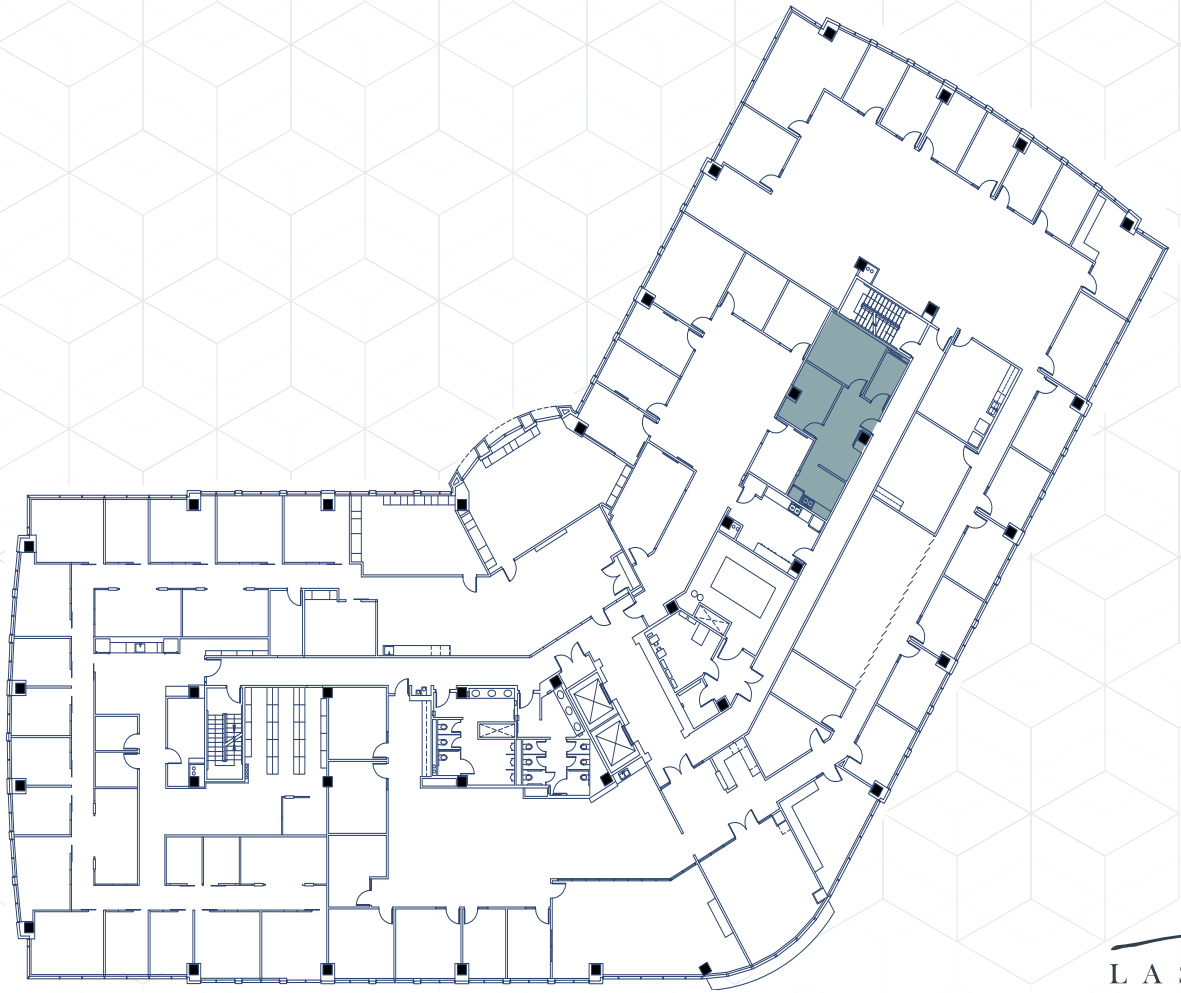
LAS CIMAS IV

FLOOR PLANS

THIRD FLOOR

SUITE 375

744 RSF Available Now



LAS CIMAS IV

FLOOR PLANS

FOURTH FLOOR

SUITE 430 - SPEC SUITE

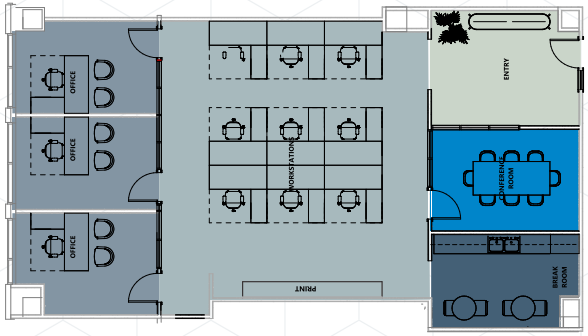
2,174 RSF Available Now







Spec Suite Test Fit



LAS CIMAS IV

LOCATION

900 S CAPITAL OF TEXAS HIGHWAY



LOOP 360

LAS CIMAS IV

BEE CAVE ROAD

VILLAGE AT WESTLAKE

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

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

SHOPS AT MIRA VISTA

- TRADER JOE'S

WEST WOODS SHOPPING CENTER

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

INTERSTATE 35

900 S CAPITAL OF TEXAS HIGHWAY | AUSTIN | TX 78746



LAS CIMAS IV

FOR LEASING INFORMATION

KEVIN KIMBROUGH
kevin.kimbrough@jll.com
+1 512 225 1736

ZEKE SHEFFIELD
zeke.sheffield@jll.com
+1 512 806 7642

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2-10-2025

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.

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 _____