

# WESTBANK POINTE

4301 WESTBANK DRIVE | NEW OWNERSHIP, RENEWED VISION



Professionally Owned by



Leased and Managed by



*Office in the*

# HEART OF WESTLAKE



## WESTBANK POINTE

Welcome to a campus that balances sophistication with serenity—nestled among mature trees in the prestigious Westlake Hills neighborhood.

Westbank Pointe A & B offers a thoughtful workplace experience designed for productivity and comfort.



Lighted intersection access to Loop 360 for seamless commutes



Prominent monument signage available



Surrounded by lush greenery, offering a serene oasis with nature at your doorstep



Reserved covered parking



Select suites offer private balconies with views of the treetops



*Buchanan Capital Partners*

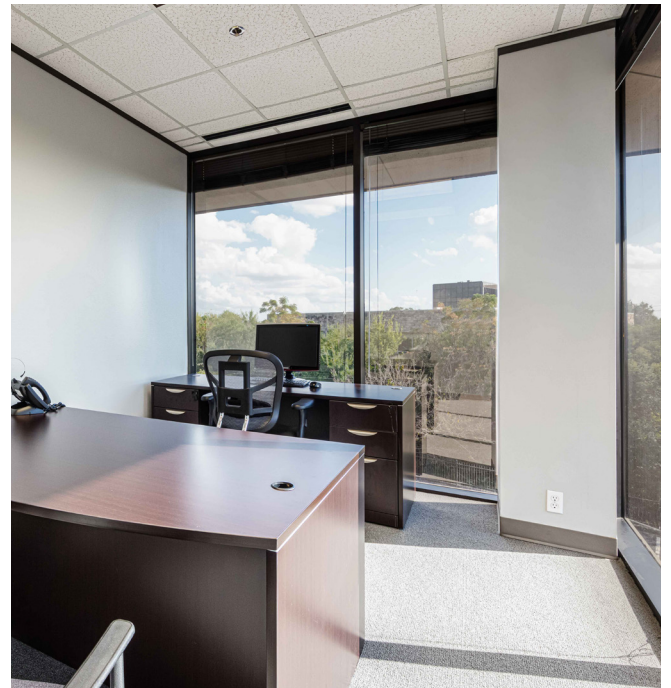
# NEW VISION. STRATEGIC IMPROVEMENTS.



# \$1M+

of cosmetic improvements  
completed by Q4 2025.

JOIN OUR TOP-TIER TENANTS:





*The Rebrand to*

# WESTBANK POINTE.

Westbank Pointe, formerly known as  
The Escalade is stepping into a new era.

Backed by Buchanan Capital Partners,  
the property is undergoing a strategic  
rebrand that breathes new life into the  
campus and marks a clear shift in vision,  
energy, and work experience.

**WESTBANK POINTE**





*Convenient & Right*

# AROUND THE CORNER.

Westbank Pointe is well positioned within the desirable Southwest submarket, conveniently situated next to a multitude of restaurants, shopping, and hotels as well as major employment centers.

The Southwest Austin market is highly coveted due to its exclusivity, its natural beauty and proximity to recreational attractions and Downtown Austin.

**WESTBANK POINTE**

THE VILLAGE AT WESTLAKE  
*2 Minutes*



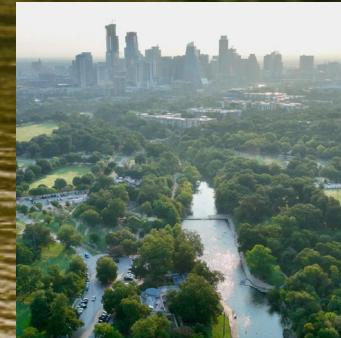
SHOPS AT MIRA VISTA  
*4 Minutes*



WESTBANK MARKET  
*3 Minutes*



ZILKER PARK & BARTON SPRINGS  
*6 Minutes*



AUSTIN CBD  
*10 Minutes*



SOUTH CONGRESS AVENUE  
*12 Minutes*





An Effortless

# LUNCH BREAK.

FLOWER CHILD



TRADER JOE'S



CAVA

sway เสวย

WESTBANK POINTE



UNIVERSITY OF TEXAS

DOWNTOWN AUSTIN

MOPAC EXPRESSWAY

ZILKER PARK

SHOPS AT MIRA VISTA

TRADER JOE'S Panera BREAD NOTHING bundt CAKES

WESTBANK MARKET  
FLOWER CHILD CHIPOTLE  
THUNDER CLOUD SUBS Summer Moon COFFEE  
CAVA MODERN MARKET EATERY

TEXAS HONEY HAM



BEE CAVES ROAD

BARTON CREEK MALL

WESTBANK DRIVE

BUILDING B

BUILDING A

THE VILLAGE AT WESTLAKE  
JuiceLand ZOËS KITCHEN Chick-fil-A  
Tacodeli Sway Salads HEB  
Kerbey Lane Cafe Starbucks Jersey's MOD

360

360

WESTBANK POINTE

SCULPTURE FALLS

THE HILL OF LIFE

# WESTBANK POINTE

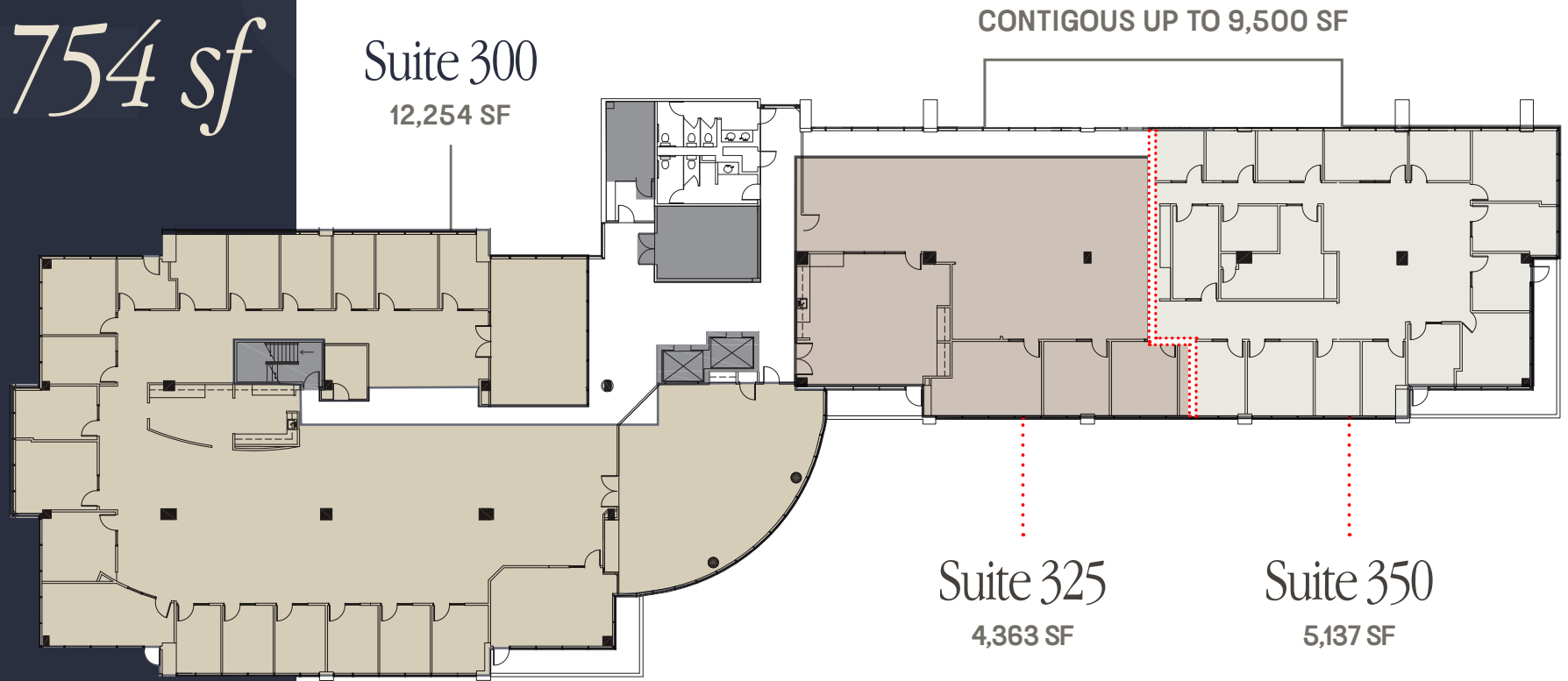
BUILDING A

SUITE 300

21,754 sf



Full Floor Available



Rate: \$28.00/SF  
NNN (2026 est.): \$13.19/SF

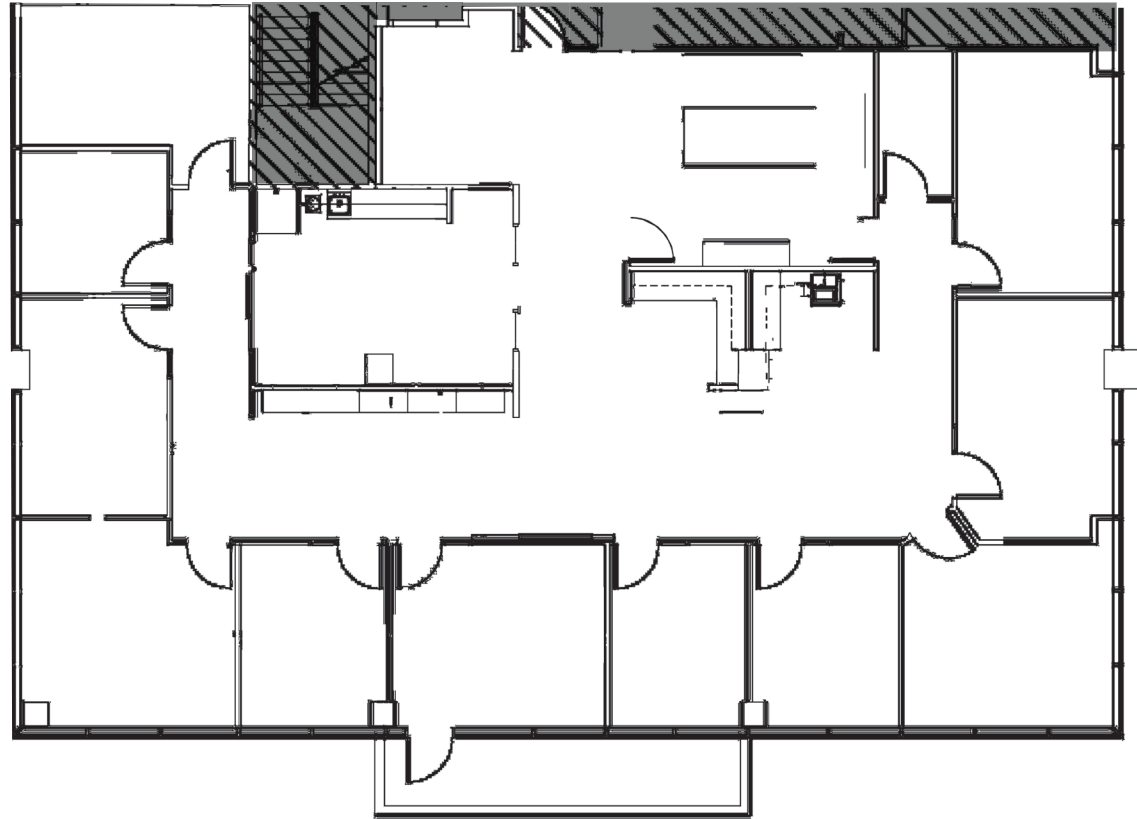
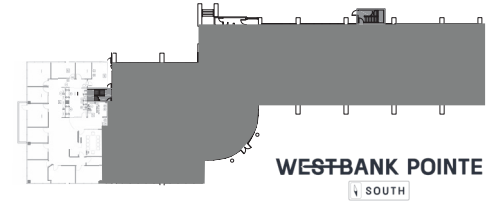
***\*ABILITY TO BE DEMISED INTO SUITE 325 & 350***

# WESTBANK POINTE

 BUILDING B

SUITE 130

4,263 *sf*



Rate: \$28.00/SF  
NNN (2026 est.): \$13.19/SF



REACH OUT TO  
*Learn More*

4301 WESTBANK DRIVE

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