



LOST CREEK POINT

1114 Lost Creek Blvd Austin, TX 78746



Enjoy the beauty of the hill country right from your desk



◀ Lost Creek Point

OFFICE SPACE AVAILABLE

1114 Lost
Creek Blvd
Austin, TX 78746



Lost Creek Point is a five-story office building located off of Capital of Texas Highway (Loop 360) in the desirable Southwest submarket of Austin. The downtown views and abundant trees, along with the close proximity to a multitude of restaurants and other amenities make Lost Creek Point a highly desirable location for a variety of office tenants.

Availabilities



Suite 200 - 1,690 SF Available 5/1/24
Suite 270 - 1,624 SF
Suite 300 - 1,848 SF*
Suite 345 - 7,282 SF* (Divisible)
*Contiguous up to 9,130 SF
Suite 400 - 3,945 SF Available 5/1/24

Terms



Rental Rate: \$23.00 NNN
2024 Est. OpEx: \$15.22 psf
Negotiable TIs

Property Features



Parking Ratio: 3.25/1,000 SF
Scenic and CBD views
Park like campus
Common conference room
Fiber optic accessibility
Minutes from the Austin CBD
Close proximity to restaurants and other amenities
Direct access to Loop 360 and Lost Creek Blvd.

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Your Guide to Nearby Restuarants

- | | |
|--|--------------------------------------|
| Abuelo's | Lupe Tortilla |
| Austin's Pizza | Mangia Catering |
| Barton Creek Mall Food Court - 3 miles | Marye's Gourmet Pizza |
| Bee Caves B B-Q | Maudies Milagro |
| Berryhill Baja Grill | McDonald's |
| Bombay Grill Indian Restaurant | Opal Divine |
| Bountiful Bakery and Café | Panera Bread |
| Brueggers Bagle Cafe | Pizza Nizza |
| Café Hai Ky | Popeye's |
| California Pizza Kitchen | P Terry's |
| Capital City Subs | Randall's |
| Carl's Jr | Rudy's Country Store and Bar B Q |
| Charley's Grilled Subs | Starbucks (2) |
| Chick-fil-a | Suzi's China Grill |
| Chipotle | Taco Bell |
| County Line BarBeQue | Taco Deli |
| Domino's Pizza | The Grove Winebar and Kitchen |
| Gatti's Pizza | The Lion and Rose Restaurant and Pub |
| Hat Creek Burger Company | Thistle Cafe |
| Howdy Donuts | ThunderCloud Subs |
| IZUMI Sushi and Grill Restaurant | Tokyo Sushi |
| Jason's Deli | Tootie Pie Gourmet Café |
| Jimmy John's Gourmety Sandwich | Tres Amigos Restaurant and Cantina |
| Jino's Sushi and Bistro | Trianon Coffee |
| La Madeleine | Two Alarm Chili |
| Las Palomas Restaurant and Grill | Unos |
| Lone Star Kolaches | Villa Fresh Italian Kitchen |
| Lotus Hunan Chinese Restaurant | Z-Pizza |

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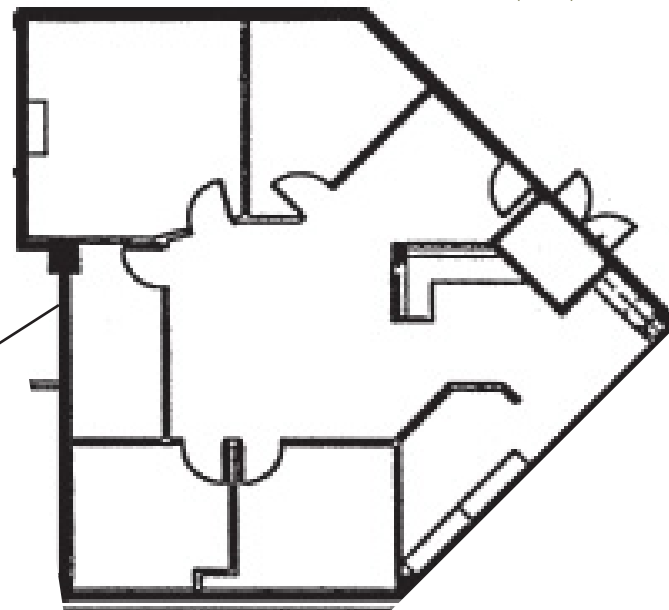
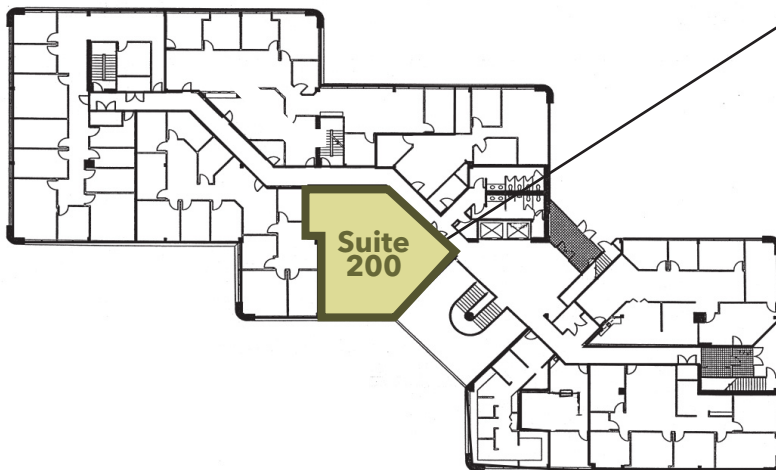
1114 Lost
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suite 200

1,690 SF

AVAILABLE
5/1/24

SECOND FLOOR



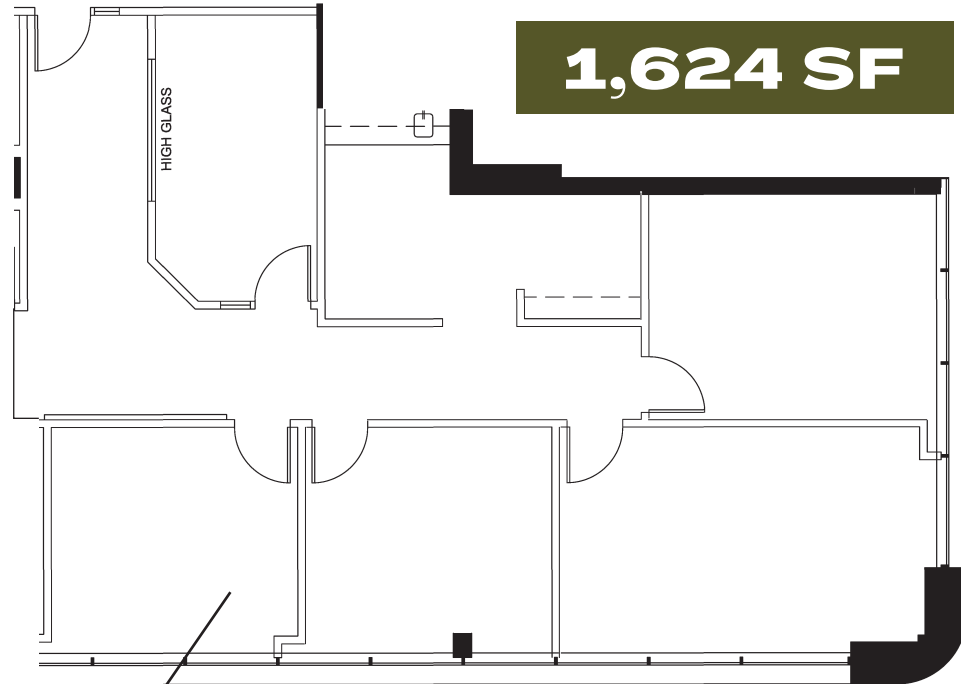
◀ Lost Creek Point

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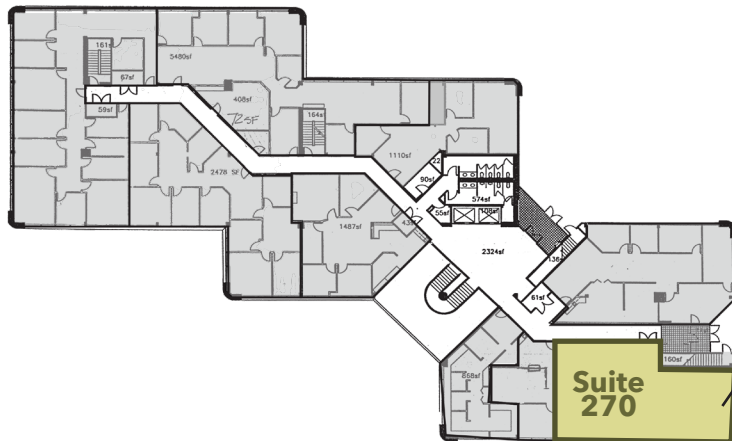
1114 Lost
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suite 270

1,624 SF



SECOND FLOOR



◀ Lost Creek Point

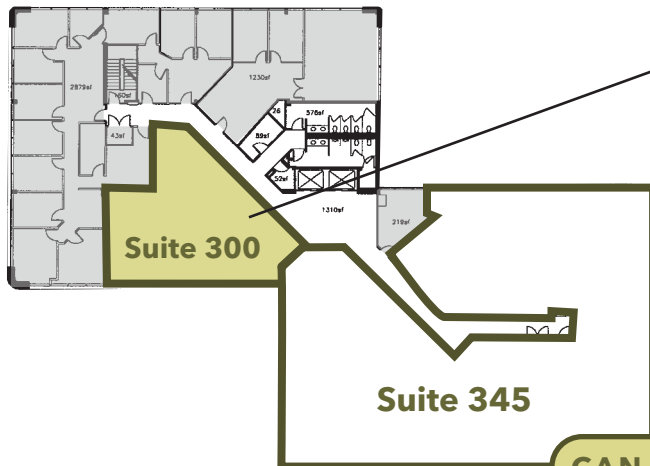
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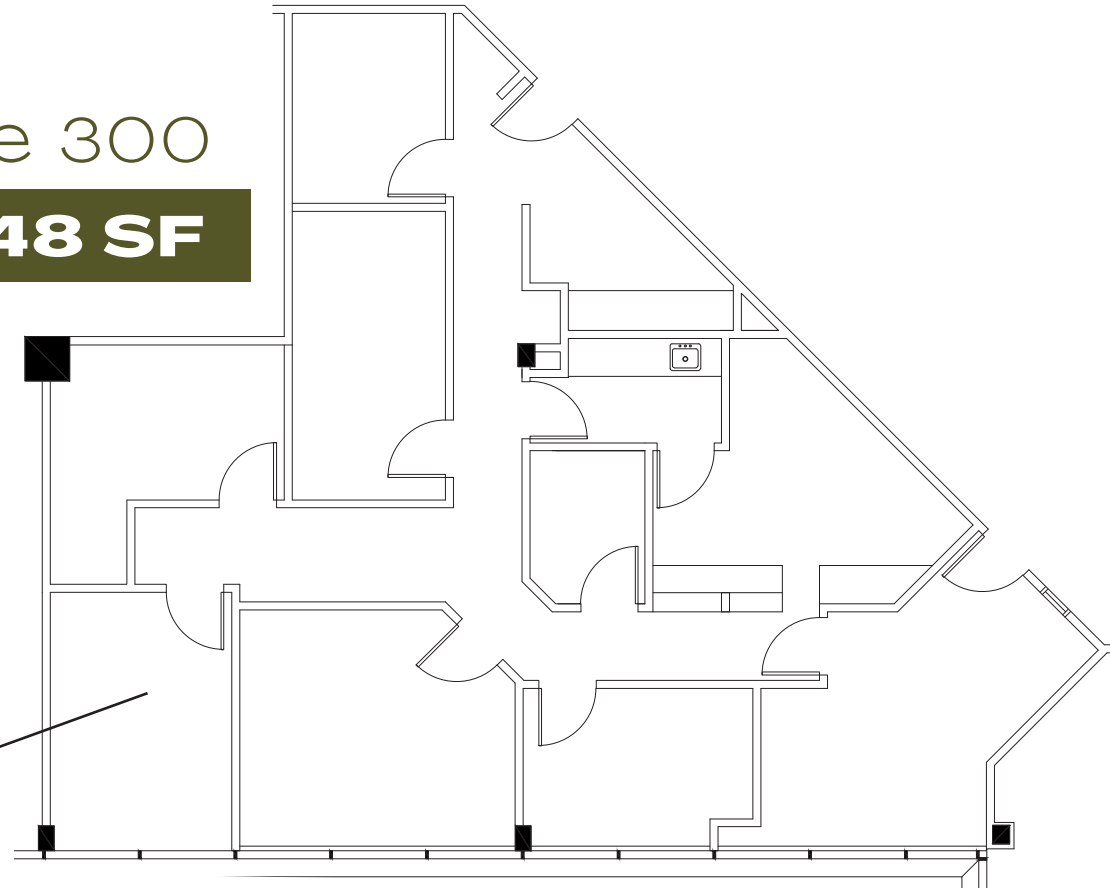
suite 300

1,848 SF

THIRD FLOOR



CAN BE CONTIGUOUS-9,130 SF



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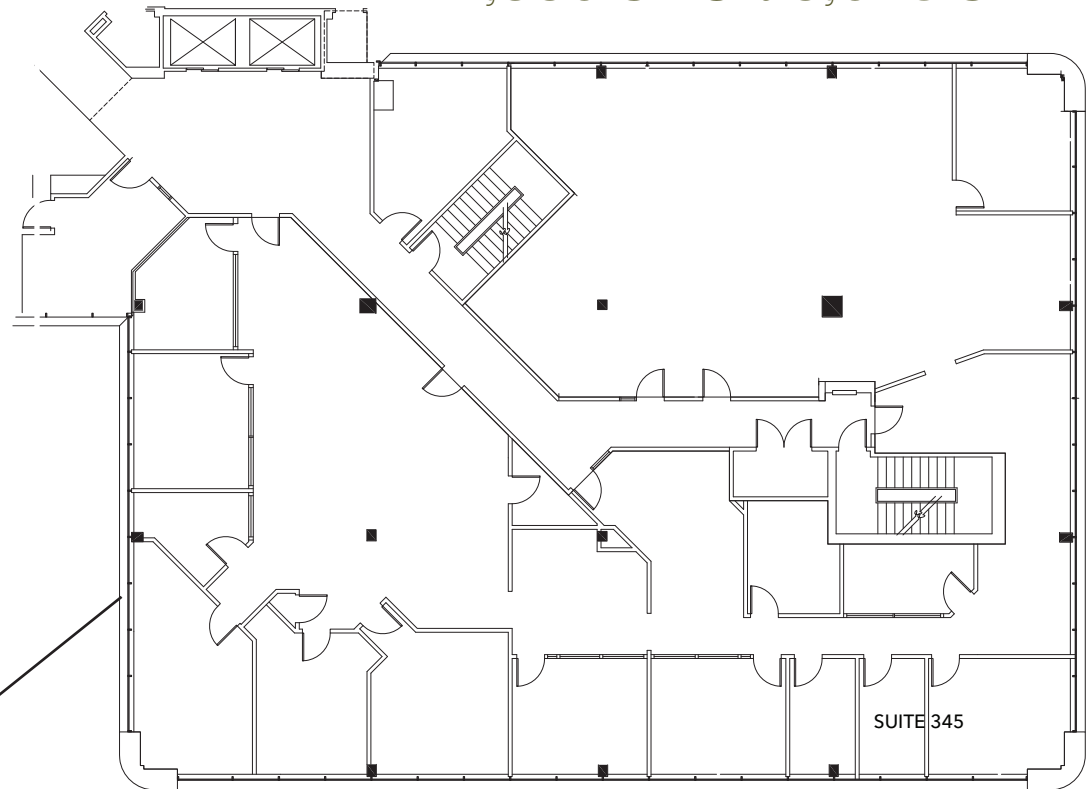
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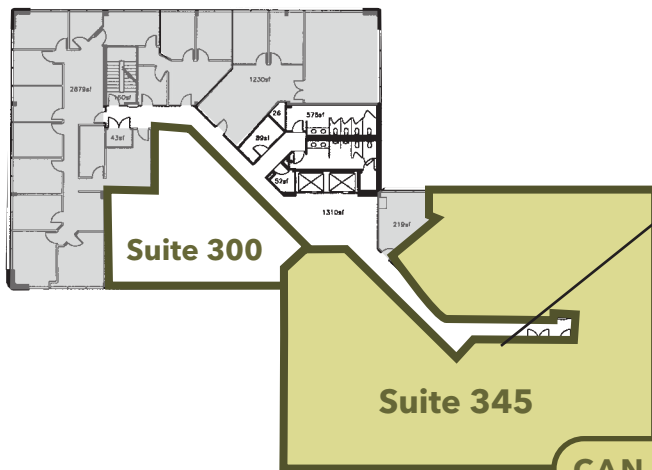
suite 345

7,282 SF

**DIVISIBLE TO APPROXIMATELY
4,630 SF OR 3,028 SF**



THIRD FLOOR



 TAKE A VIRTUAL TOUR

CAN BE CONTIGUOUS-9,130 SF

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OFFICE SPACE AVAILABLE

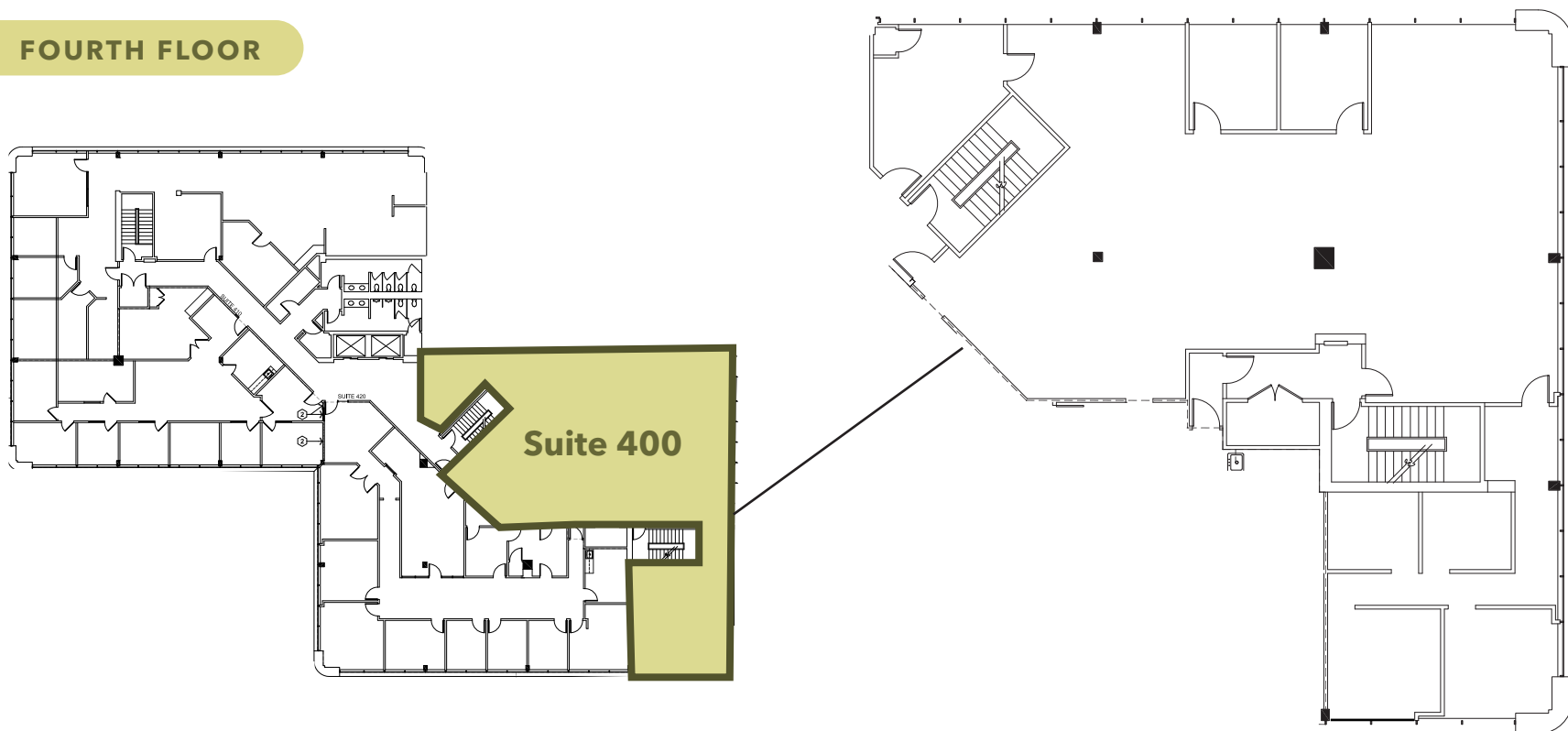
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suite 400

3,945 SF

**AVAILABLE
5/1/24**

FOURTH FLOOR





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