

CANYON

AT WILD BASIN

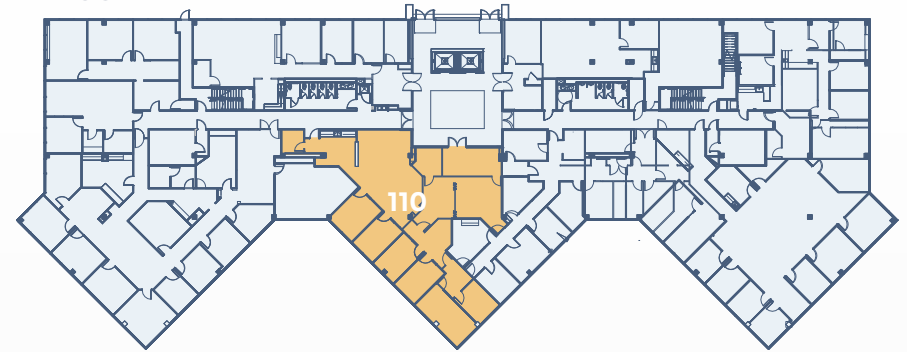


Address	115 Wild Basin Rd Austin, TX 78746
Submarket:	Southwest Austin
Renovated:	2015
Building Size:	74,580 SF
Parking:	4.0 / 1,000 SF Surface/Structured

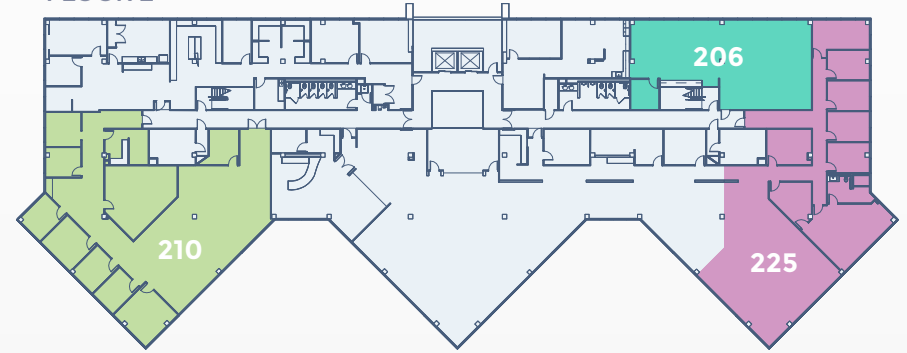
BUILDING AMENITIES

- + Newly renovated common areas
- + Contemporary, two-story lobby
- + Spectacular wooded Texas Hill Country setting
- + Free building conference room
- + Outdoor Patio Seating Area with free WiFi & Music
- + 24-hour key card access
- + Floorplates with spectacular views and high glass-to-floor area ratio
- + EV Charging Station
- + Garage building entry with climatized vestibule
- + Easy access to Loop 360, MoPac & Hwy 183
- + Minutes away from various shopping centers
- + Premier, irreplaceable location in West Lake Hills

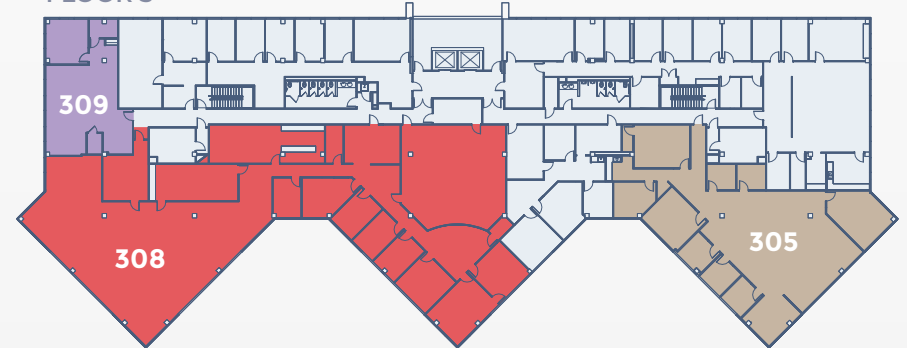
FLOOR 1










FLOOR 2

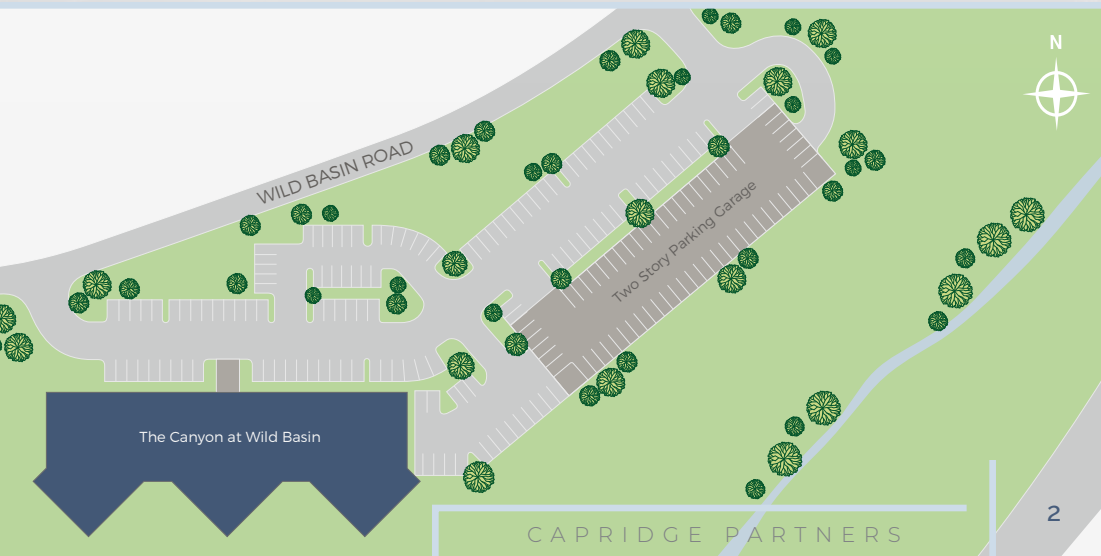


FLOOR 3



SPACE AVAILABLE

 Suites 110	3,308 SF	Vacant
 Suite 206	2,020 SF	Vacant
 Suite 210	5,174 SF	Vacant
 Suite 225	4,526 SF	Vacant
 Suite 305	4,304 SF	Vacant
 Suite 308	10,029 SF	Vacant
 Suite 309	1,467 SF	Vacant





LOCATION AMENITIES

- + Prominently located on Capital of Texas Highway (Loop 360), featuring a median break permitting north and south transit, in a spectacular, rolling and wooded Texas Hill Country setting.
- + Located near the Barton Creek, Davenport Ranch, Rob Roy and Lost Creek and Austin Country Clubs and Wild Basin Wilderness Preserve
- + One mile from the Village at Westlake, featuring Starbuck's, HEB, Gold's Gym, Office Depot, La Madeline, Jos. A. Bank, AT&T and unique Austin favorites such as Tacodeli, P. Terry's, Tyler's and Santa Fe Optical
- + Immediately adjacent to Capital Ridge, a new, 38-acre development featuring the 194-room luxury Hotel Granduca, an Italian-inspired luxury hotel, and a 216,000 sf seven-story office tower 100% leased to Apple. Capital Ridge is over 80% greenspace, contributing to world-class and permanently protected views at the Property.
- + In excellent proximity to unique amenities such as Lake Austin, the Omni Barton Creek Resort & Spa (and the Barton Creek Greenbelt)
- + The Property offers ease of accessibility for commuters from nearby executive and employee housing along Loop 360 and easy connections to RM 2244 (Bee Caves Road) and the Mopac Expressway.
- + Near educational institutions such as St. Andrew's Episcopal School and Westlake High School



CANYON
AT WILD BASIN

DRIVING DISTANCES

- + Austin Bergstrom International Airport (16 miles)
- + The Domain (12.5 miles)
- + Lady Bird Lake Trail (8.4 miles)
- + The University of Texas (10.5 miles)
- + The Village at Westlake (1 mile)



CAPRIDGE MANAGEMENT
823 Congress Ave
Austin, TX 78701
(512) 536-1111
www.capridgepartners.com

ROBERT PAINE
Director of Leasing
(512) 476-9999 X1105 (P)
(512) 563-8511 (M)
rpaine@capridgepartners.com

CANYON
AT WILD BASIN