

WALSH TARLTON OVERLOOK

2530 Walsh Tarlton Lane, Austin, Texas 78746



55,500 Square Foot Class A Office Building
Located in the Heart of Southwest Austin | Delivering 3Q 2017



TRANSWESTERN[®]

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www.walshtarltonoverlook.com

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AVAILABILITY

- Rental Rate: \$29.00 net per square foot
- Estimated OpEx: Call Broker
- TI Allowance: Negotiable and generous
- Floorplates: Approx. 17,900 RSF to 18,700 RSF
- Parking Ratio: 4/1000 structured parking
- Signage: Monument signage available
- Three-story Class A office building above a 5-tiered garage, located on the west side of Walsh Tarlton Lane at the lighted intersection on Loop 360
- Lush, tree-filled campus with hill country views. Only a short distance from the Barton Creek Greenbelt
- Adjacent to and within walking distance of Barton Creek Square Mall
- Part of a master-planned mixed use project that includes 55 townhomes, 180 luxury apartments and office space



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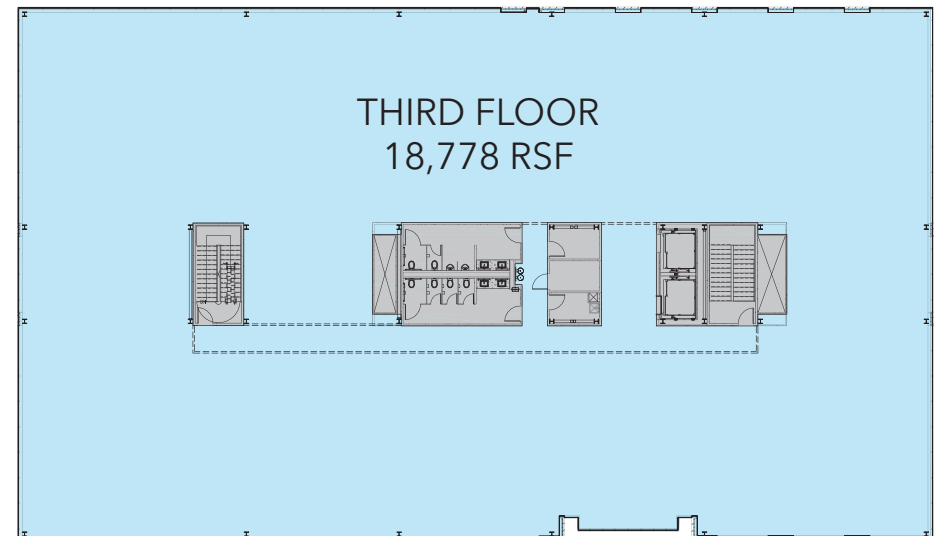
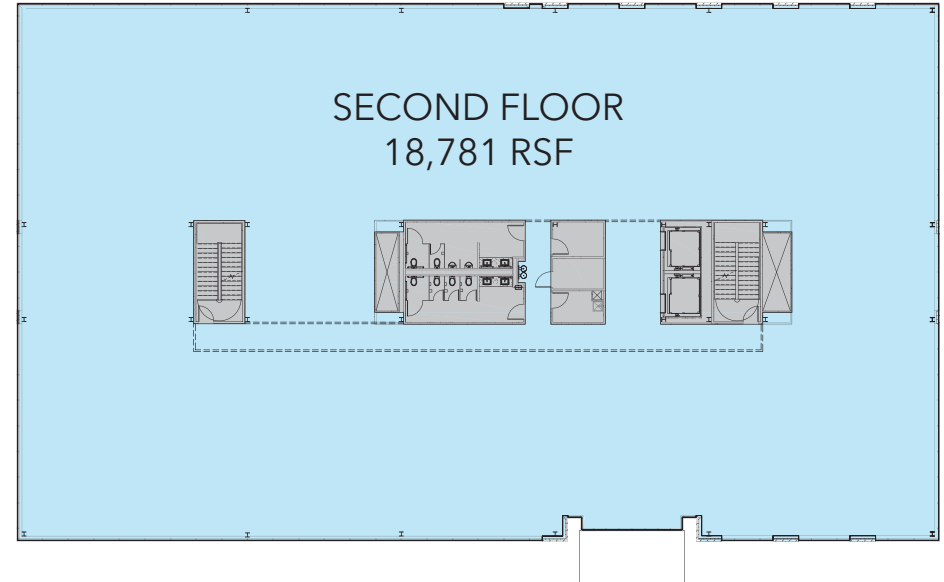
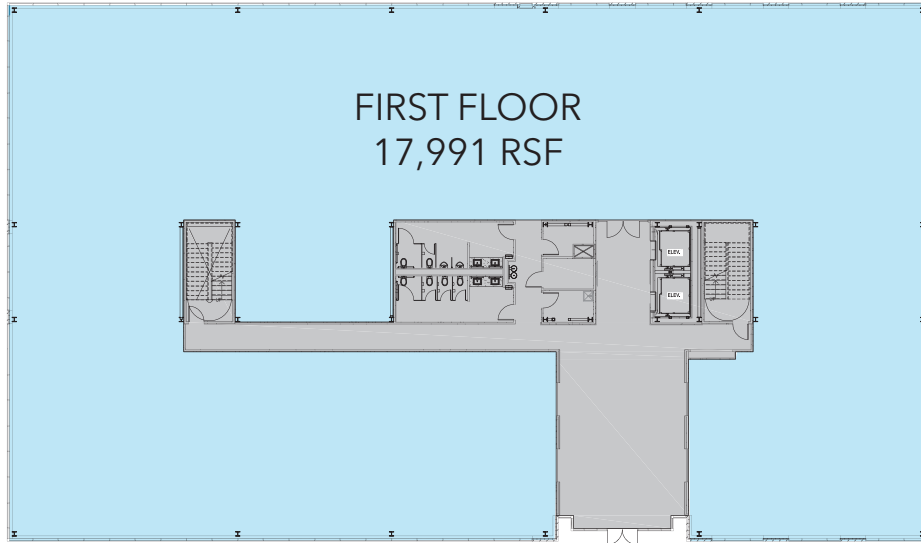
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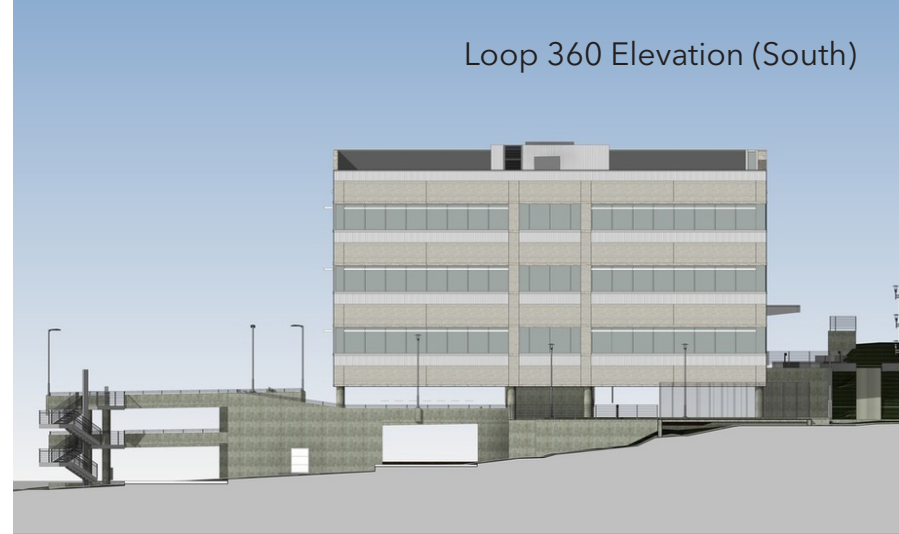


- Approx. 18,500 SF floorplates
- Efficient, column free space
- Abundant light
- Divisible

West Elevation



Loop 360 Elevation (South)



Walsh Tarlton Elevation (East)

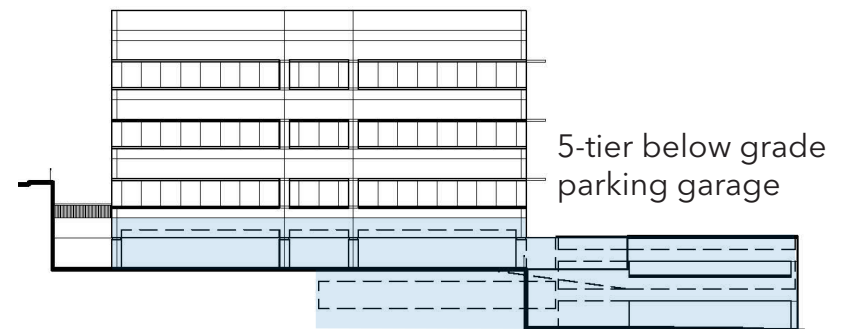


North Elevation



BUILDING


- Three-story office above a five tier parking garage
- Abundant glass to let in natural light
- Stone accents with ribbon glass and canopied entry
- Outdoor seating and sunken garden
- Entry island with prominent monument signage
- Partially canopied observation terrace

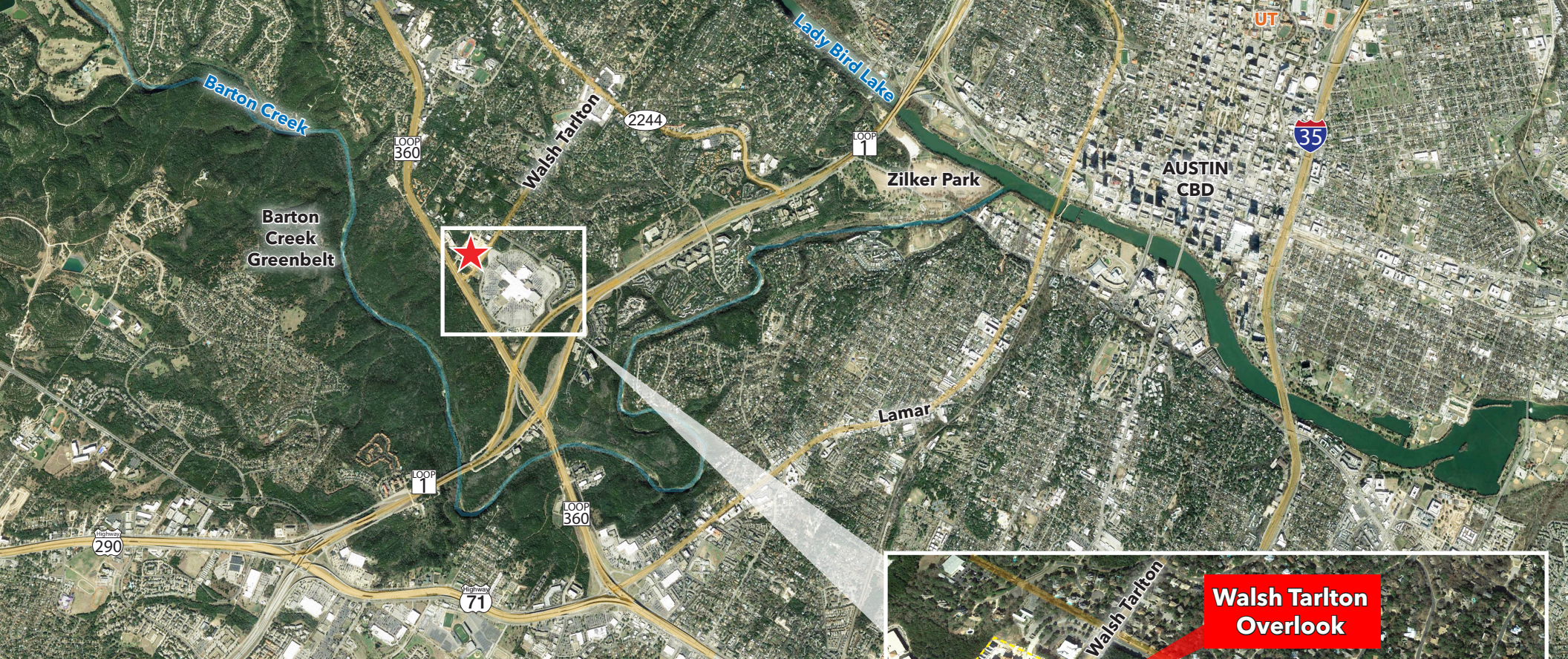


An aerial photograph of a modern architectural structure labeled "Observation Terrace". The structure features a prominent glass roof and concrete walls, with several people visible on its platform. It is surrounded by lush green trees and a paved area. A white pickup truck is parked in the upper left, and a dark car is in the lower right. The text "Observation Terrace" is overlaid in the top left corner.

Courtyard Garden

Facing Walsh Tarlton Lane

[illegible]



LOCATION

- Just north of the lighted intersection at Walsh Tarlton & Loop 360
- Multiple access points to Walsh Tarlton including Loop 1 (MoPac) to Tamarron; 2244 (Bee Cave Road); and Loop 360 (S. Capital of Texas Highway)
- Adjacent to Westlake and Rollingwood neighborhoods
- 4 Miles from the Austin CBD
- Walk to Barton Creek Square Mall

