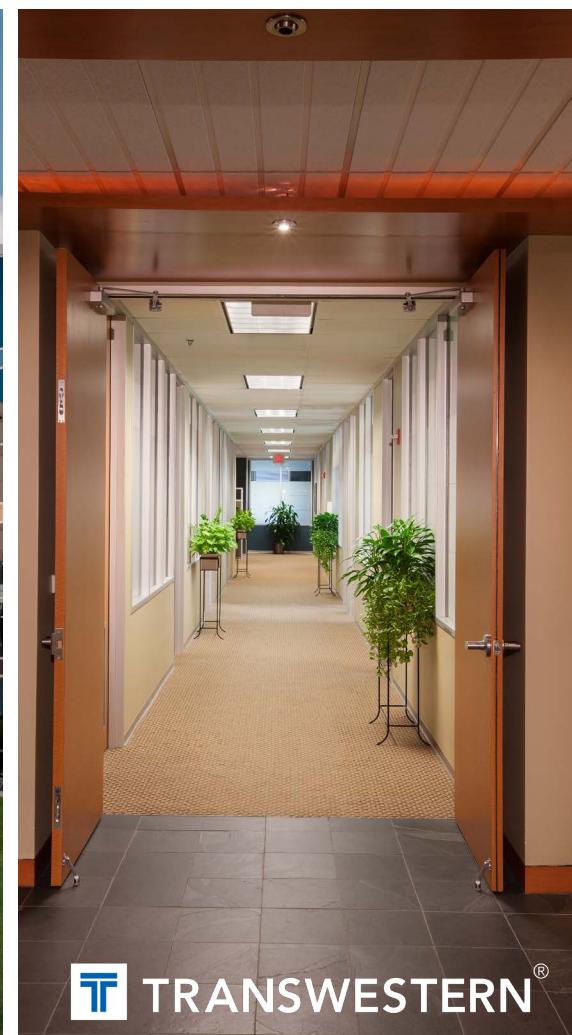


TRAVIS OAKS



TRAVIS OAKS

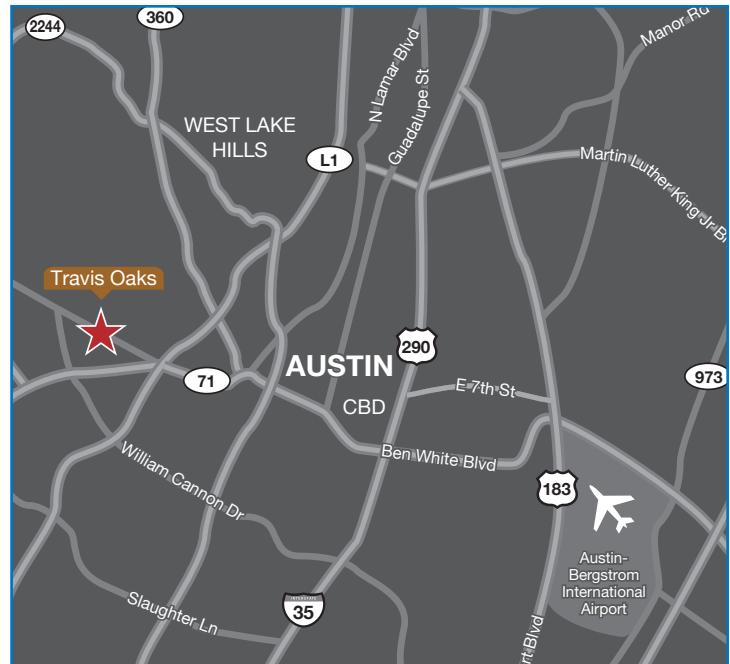
5113 SOUTHWEST PARKWAY, AUSTIN, TEXAS 78735

TRAVIS OAKS is a three-story Class A office building located in the desirable Southwest submarket of Austin, just one-half mile west of South MoPac Expressway (Loop 1) on Southwest Parkway. The abundant trees and campus-like setting, along with the close proximity to a multitude of restaurants, shopping, banking, entertainment and other amenities make TRAVIS OAKS a highly desirable location for a variety of office tenants.

AVAILABILITIES:

- SUITE 140 - 8,181 SF*
- SUITE 175 - 7,400 SF (Available 5/1/18)
- SUITE 190 - 1,162 SF (Available 5/1/18)
- SUITE 225 - 10,939 SF (Available 6/1/18)
- SUITE 310 - 10,044 SF (Available 6/1/18)

*Divisible



New outdoor amenities include: Washers area, Bocce Ball court, Disc Golf, and a gas grilling area with a park-like setting.

T **TRANSWESTERN**®

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Austin, Texas 78746
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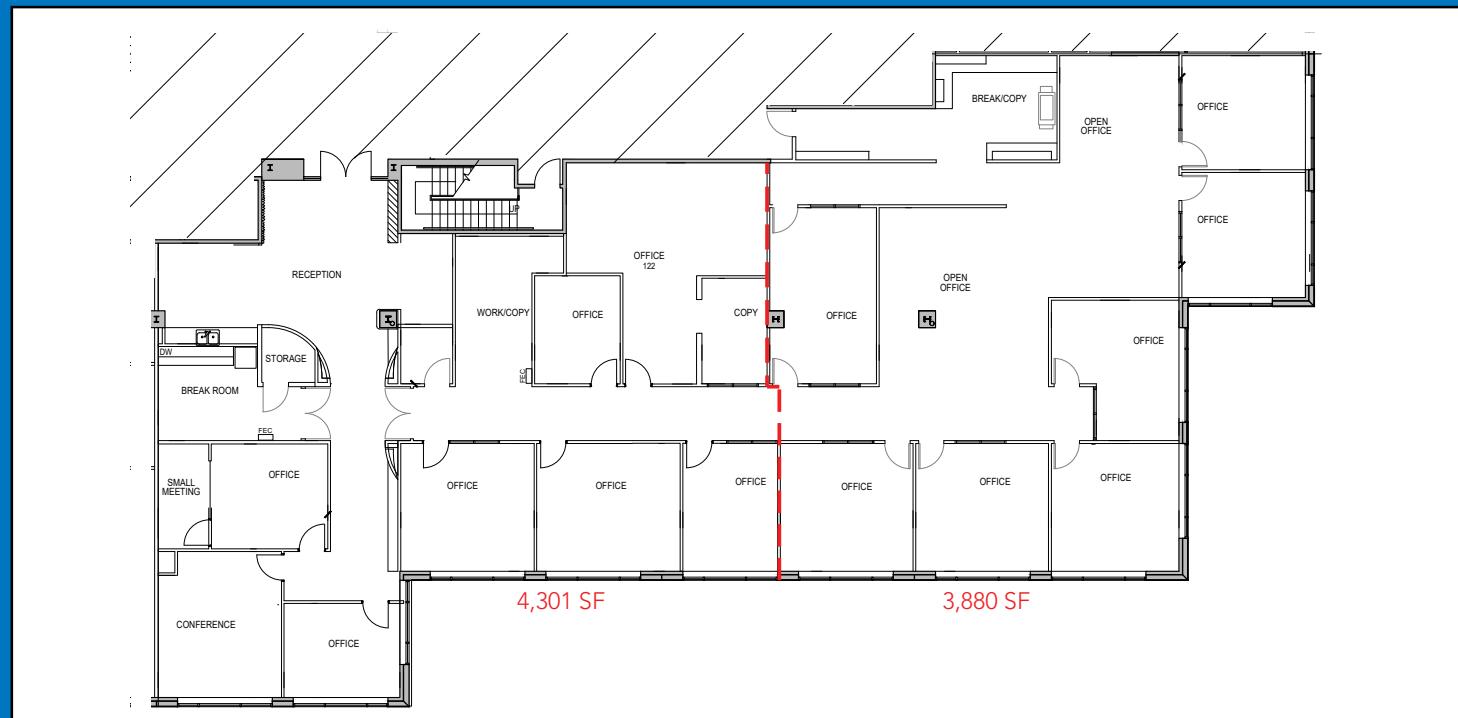
For Information Contact:

Greg Johnson
512.314.3570
greg.johnson@transwestern.com

Brandon Lester
512.314.3576
brandon.lester@transwestern.com

AVAILABILITIES

Suite 140 :: 8,181 SF (*DIVISIBLE TO 3,880 SF*)



FEATURES

- Three-story Class A property
- Negotiable TIs
- Rental Rate: \$ 24.50 NNN
- Multi-Tenant Add-On Factor 15%
- 2018 Est. OpEx: \$13.55 prsf
- Single-Tenant Add-On Factor 9.5%
- Parking Ratio: 1/290 SF
- Structured & Surface Parking
- Outdoor Amenities
- AT&T & TimeWarner Fiber & Phone



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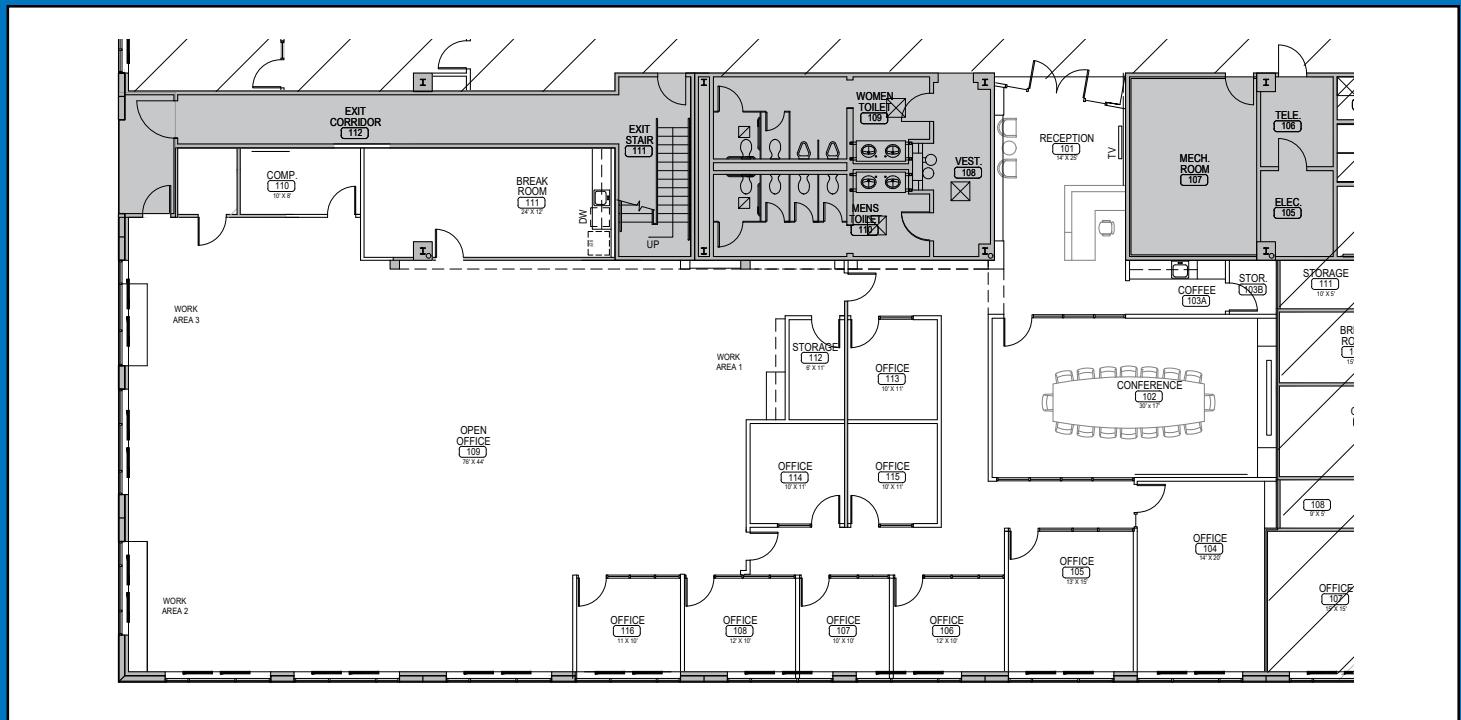
For Information Contact:

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Brandon Lester
512.314.3576
brandon.lester@transwestern.com

AVAILABILITIES

Suite 175 :: 7,400 SF (AVAILABLE 5/1/18)



FEATURES

- Three-story Class A property
- Rental Rate: \$ 24.50 NNN
- 2018 Est. OpEx: \$13.55 prsf
- Parking Ratio: 1/290 SF
- Outdoor Amenities
- Negotiable TIs
- Multi-Tenant Add-On Factor 15%
- Single-Tenant Add-On Factor 9.5%
- Structured & Surface Parking
- AT&T & TimeWarner Fiber & Phone



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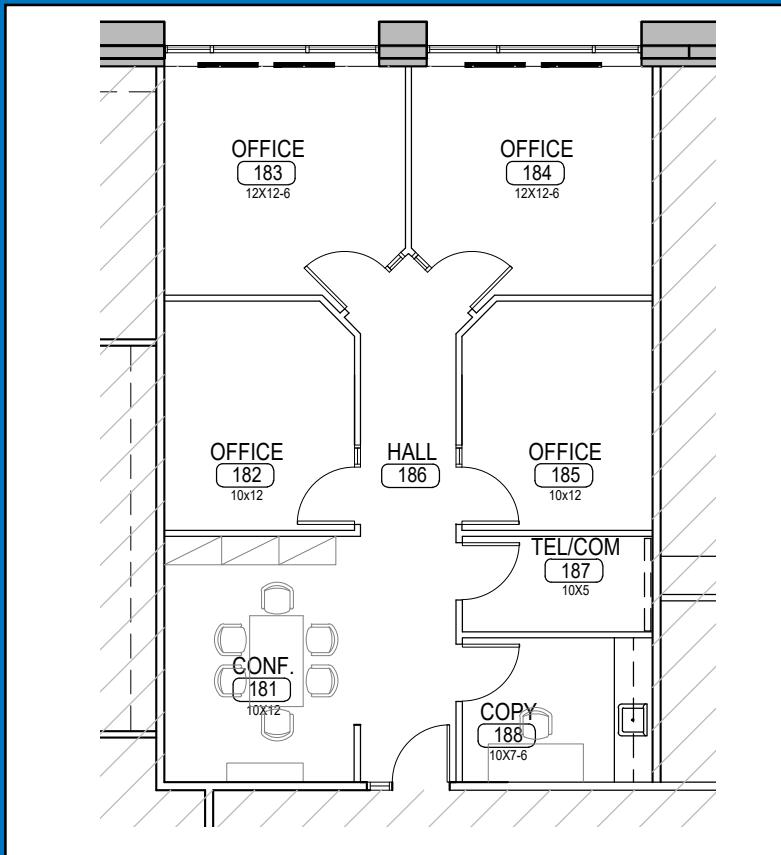
Brandon Lester

512 314 3576

brandon.lester@transwestern.com

AVAILABILITIES

Suite 190 :: 1,162 SF (AVAILABLE 5/1/18)



FEATURES

- Three-story Class A property
- Negotiable TIs
- Rental Rate: \$ 24.50 NNN
- Multi-Tenant Add-On Factor 15%
- 2018 Est. OpEx: \$13.55 prsf
- Single-Tenant Add-On Factor 9.5%
- Parking Ratio: 1/290 SF
- Structured & Surface Parking
- Outdoor Amenities
- AT&T & TimeWarner Fiber & Phone



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brandon.lester@transwestern.com

AVAILABILITIES

Suite 225 :: 10,939 SF (AVAILABLE 6/1/18)



FEATURES

- Three-story Class A property
- Negotiable TIs
- Rental Rate: \$ 24.50 NNN
- Multi-Tenant Add-On Factor 15%
- 2018 Est. OpEx: \$13.55 prsf
- Single-Tenant Add-On Factor 9.5%
- Parking Ratio: 1/290 SF
- Structured & Surface Parking
- Outdoor Amenities
- AT&T & TimeWarner Fiber & Phone



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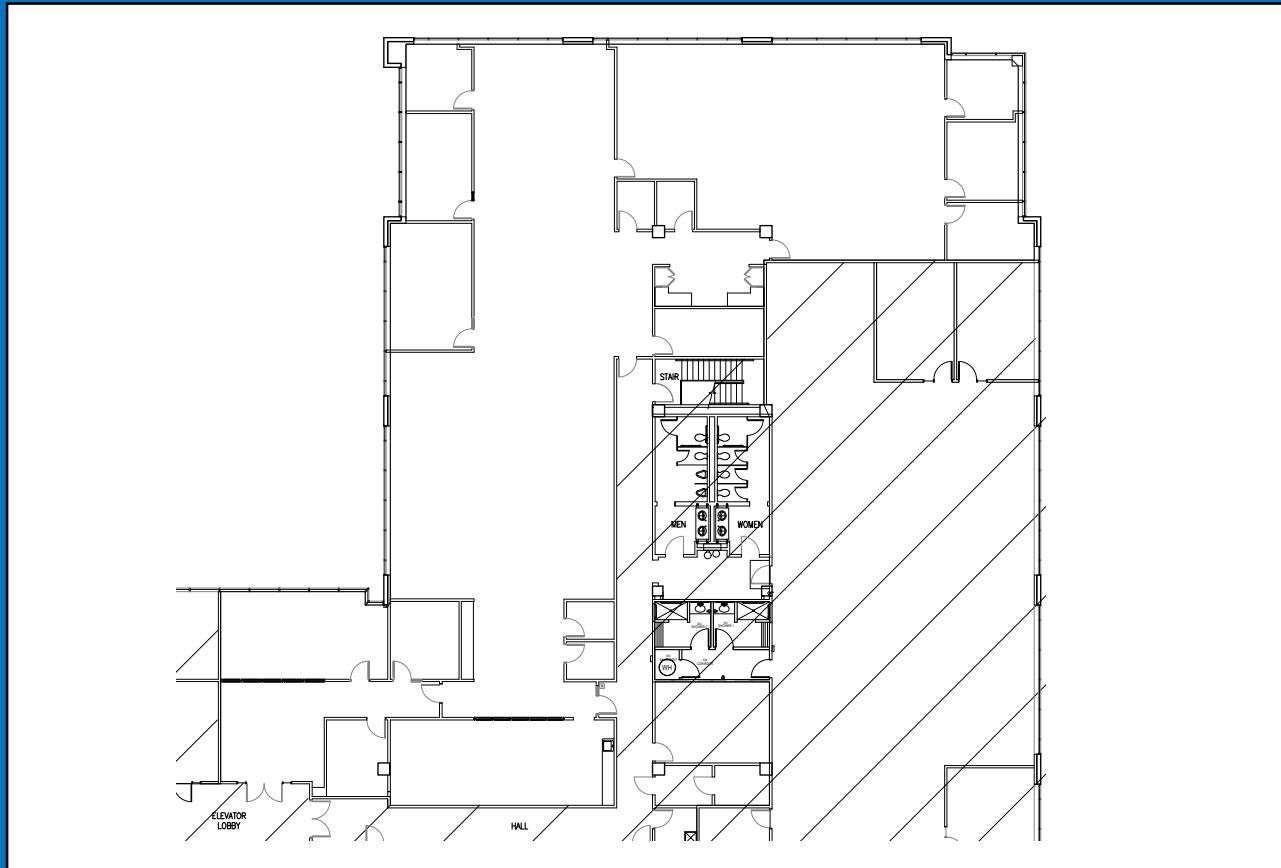
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Brandon Lester
512.314.3576
brandon.lester@transwestern.com

AVAILABILITIES

Suite 310 :: 10,044 SF (AVAILABLE 6/1/18)



FEATURES

- Three-story Class A property
- Rental Rate: \$ 24.50 NNN
- 2018 Est. OpEx: \$13.55 prsf
- Parking Ratio: 1/290 SF
- Outdoor Amenities
- Negotiable TIs
- Multi-Tenant Add-On Factor 15%
- Single-Tenant Add-On Factor 9.5%
- Structured & Surface Parking
- AT&T & TimeWarner Fiber & Phone



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