



# CAPITAL VIEW CENTER

2,346 to 11,056 RSF OFFICE CONDOS IN WEST AUSTIN  
OWNER OCCUPANT AND / OR INVESTMENT OPPORTUNITY



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# THE OPPORTUNITY

JLL is pleased to offer the unique opportunity to purchase 2,346 to 11,056 rentable square feet of office condo space in Capital View Center. The Property is located on Loop 360, providing excellent access to the affluent West Austin neighborhoods and the broader MSA via Loop 360, MoPac, SH 290, and SH 71. The Property's location provides easy access to the highly amenitized Bee Caves Road offering abundant dining and retail options, as well as access to Downtown Austin, located just 10 minutes away.

## PROPERTY SUMMARY

<b>PRICING</b>	Contact Deal Team
<b>BUILDING</b>	Capital View Center
<b>ADDRESS</b>	1301 S Capital of Texas Hwy C-200, Austin, TX 78746
<b>SIZE (RSF)</b> <i>(ALL CONTIGUOUS)</i>	2,346 RSF 2,632 RSF 6,079 RSF
<b>YEAR BUILT</b>	1984
<b>YEAR RENOVATED</b>	2015 / 2020
<b>PARKING</b>	3.33 : 1,000 SF
<b>% LEASED</b>	Available for immediate occupancy



### RENOVATED SPACE

Extensive 2015 renovation to create a high-end workspace in line with current tenant demand



### ABUNDANT AMENITIES

1.1M SF of Retail within 1.5-mile radius | In close proximity to the area's best amenities including Village at Westlake and 30+ restaurants on Bee Caves Rd



### CONNECTIVITY & AFFLUENCE

Seamless access to the Austin MSA via Loop 360, MoPac, SH 290, and Bee Caves Rd | Affluent nearby neighborhoods including West Lake Hills, Rollingwood, and Barton Creek



### COVETED SUBMARKET

89% average occupancy and 7.1% average annual rent growth over the last decade | Historically Austin's highest performing suburban office market

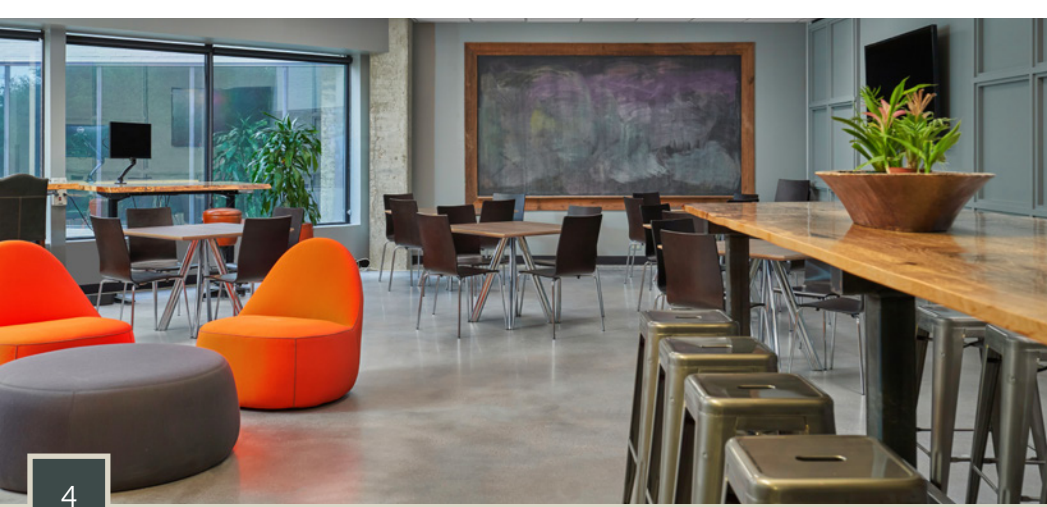


### NATION LEADING AUSTIN ECONOMY

#1 Market for Real Estate Investment | 103% of pre-pandemic employment | Corporate relocations and expansions including Samsung, Tesla, Meta, and more



HIGH-END RECLAIMED WOOD FINISHES



# THE SPACE

The Property was renovated in 2015 and boasts a refreshed interior with high-end reclaimed wood finishes, stained concrete flooring, renovated restrooms, and open ceilings.

*Over \$56 PSF spent on renovations*



RENOVATED RESTROOMS



OPEN CEILING CONCEPT IN ENTRANCE AND CONFERENCE ROOM

PROPERTY SUMMARY

HILL COUNTRY & DOWNTOWN VIEWS	RENOVATED RESTROOMS (2020)
LUXURIOUS & INVITING BREAKROOM	TWO OPEN WORK AREAS

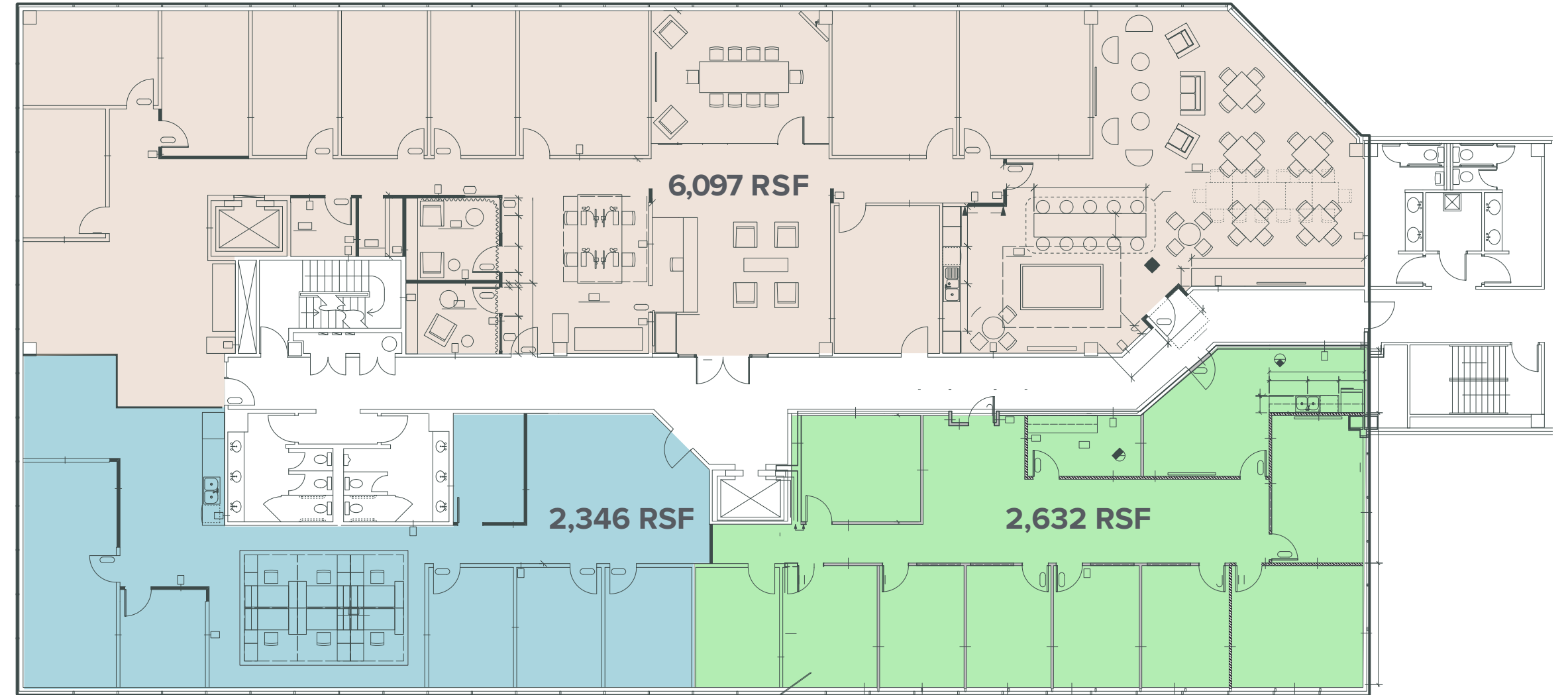


STAINED CONCRETE FLOORING



# FLOORPLAN

*Suites available for purchase individually, or together*



## PRESTIGIOUS SOUTHWEST LOCATION

- Located near the intersection of Capital of Texas Highway (Loop 360) and Bee Caves Road (RM 2244) in the heart of southwest Austin's rolling hills, offering views of downtown and the Texas Hill Country
- Immediate access to Loop 360 and Bee Caves Road provides easy connectivity to MoPac Expressway (Loop 1), FM 2222, Highway 71, and Highway 290, connecting the Property to Austin's most significant employment, entertainment, and residential destinations
- Surrounded by Austin's most renowned neighborhoods such as West Lake Hills, Rob Roy, Davenport, Barton Creek and Rollingwood, where average home values range from \$1M to \$8M



## AMENITY-RICH LOCATION



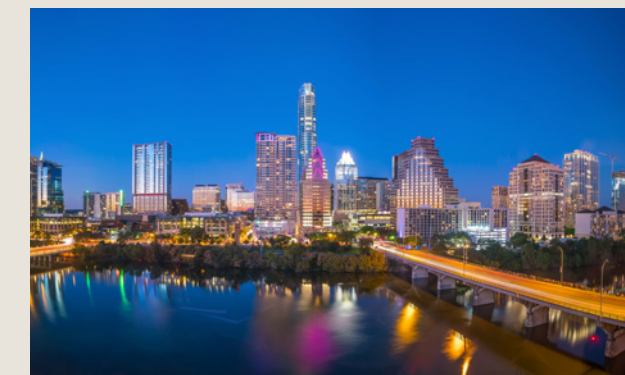
### THE VILLAGE AT WESTLAKE

(<1-mile): 220K SF H-E-B-anchored shopping center with 6 restaurant options



### BARTON CREEK RESORT & SPA

(4-miles): 4,000-acre, AAA Four-Diamond hill country resort, #1 & #2 ranked resort golf courses and 11 dining options



### DOWNTOWN AUSTIN

(9-miles): 500+ Restaurants, 150+ Retailers, 12,725+ Residential Units



### BARTON CREEK GREENBELT

(4-miles): 12-miles of hike and bike trails, rock-climbing, bouldering and swimming



**\$243K**

AVG. HOUSEHOLD INCOME  
(1-Mile Radius)



**\$962,700**

AVG. HOUSING VALUE  
(3-Mile Radius)

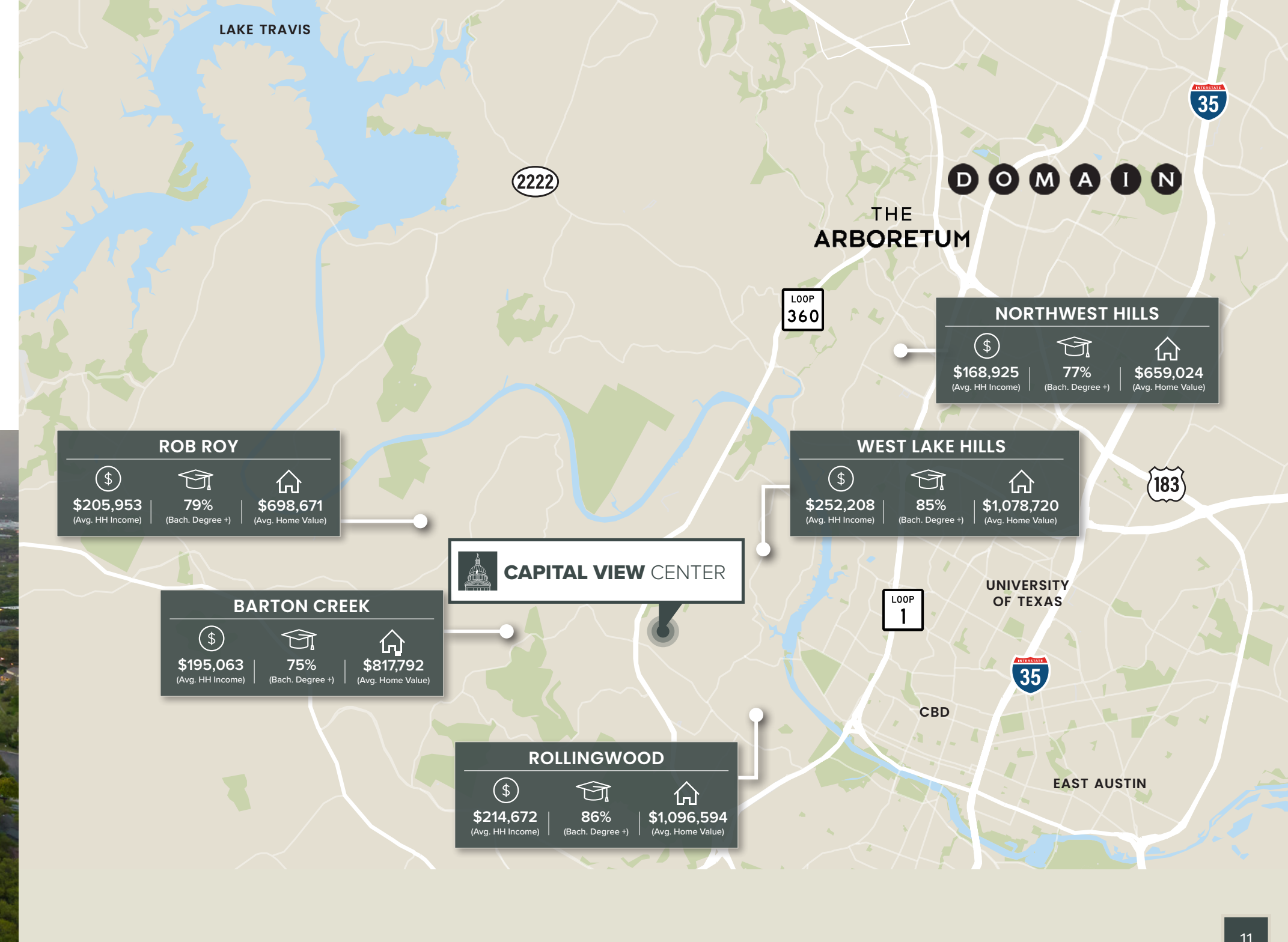


**18.7%**

POPULATION GROWTH  
since 2010 (5-Mile Radius)

# CONNECTIVITY & AFFLUENCE

The Property's location off of Loop 360 provides highway access to MoPac, SH 290, and SH 71. MoPac provides North/South access, while SH 71 and SH 290 provide East/West access. In addition to these highways, Capital View Center is near major West Austin roadways such as Westbank Dr., Bee Caves Rd., and Westlake Dr. The Property is located in Eanes ISD, the #1 ranked school district in Texas. Within a 1-mile radius of the Property, the average household income is \$243,043, with 93% of the labor force working white collar jobs.

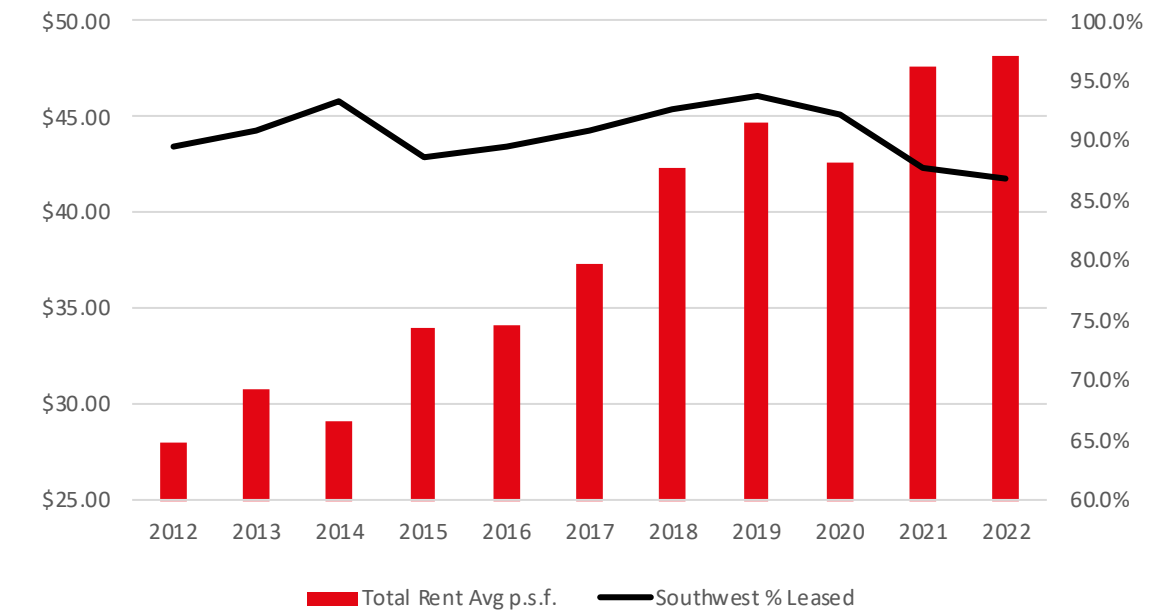




# SOUTHWEST OFFICE MARKET

Capital View Center is situated in the Southwest Austin submarket, which is highly coveted due to its stunning views, high barriers to entry, and proximity to Austin's most affluent neighborhoods. As a result, the submarket has seen a 71% increase in gross rents since 2012, with gross rents averaging \$48.24 PSF today. Occupancy is currently 85% slightly below the average of 89% over the last decade. Due to its high barriers to entry, inventory has grown only 5% since 2017, whereas the Austin office market inventory as a whole has increased 19% over the same period.

Southwest Submarket  
Average Rental Rates vs % Leased



# AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.  
2017, 2018, 2019, 2020

*U.S. News & World Report*

AUSTIN, TEXAS, WILL BE 'THE BIGGEST BOOMTOWN THAT AMERICA HAS SEEN IN 50 YEARS'

ELON MUSK  
CEO OF TESLA

## Corporate Expansions & Relocations

- Austin is a hot spot for tech companies from all over the world with a total of 176,406 tech-related jobs (17.1% of total jobs, compared to 9.2% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total



195 IN 2021 (Creating 26,521 new jobs)

133 IN 2020 (Creating 21,235 new jobs)

144 IN 2019 (Creating 12,328 new jobs)



TESLA ANNOUNCES \$1 BILLION  
MANUFACTURING EXPANSION IN  
SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an "ecological paradise" with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



No. 1

JOB MARKET  
*The Wall Street Journal*



No. 1

SOARING TECH SALARIES  
*Bloomberg*



No. 1

NATION'S HIGH-TECH HUB  
*The Wall Street Journal*



No. 1

BEST CITY TO START A BUSINESS  
*Inc.*



No. 1

CITY AMERICANS ARE  
MOVING TO  
*Business Insider*



No. 1

MARKET FOR REAL ESTATE  
INVESTMENT 2020  
*Emerging Trends in Real Estate® 2020*



No. 2

BEST JOB MARKET  
*Forbes*



No. 2

LARGEST MILLENNIAL  
POPULATION  
*Commercial Cafe*





# CAPITAL VIEW CENTER

13,267 RSF OFFICE CONDO IN WEST AUSTIN  
OWNER OCCUPANT AND / OR INVESTMENT OPPORTUNITY



## CONTACTS

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