

The Park on Barton Creek

3711 South Mopac Expy



The Park on Barton Creek



207,247 SF | Class A | Office Campus

OVERVIEW

- Conveniently located at the convergence of Loop 360 & MoPac Expressway
- Gorgeous two building campus
- Flexible & efficient 21,500 SF floorplates
- Structured Parking (4.0 per 1,000 RSF leased)

AVAILABILITIES

Building One - Suites 101, 150, 300, 350 & 550
Building Two - Full Building Opportunity

FEATURES

- Wooded 20.63 acre site with nearby access to and views of the Barton Creek Greenbelt
- Two-story entry lobby with natural cherry wood paneling & field cut cream limestone
- On-site fitness center with showers & lockers
- On-site security & 24-hour key card access
- Wired Certified Silver
- Energy STAR, energy efficient, modern design
- Coming Soon: Large Conference Center & Tenant Lounge

WILL CRAWLEY
512.682.5551
wcrawley@endeavor-re.com

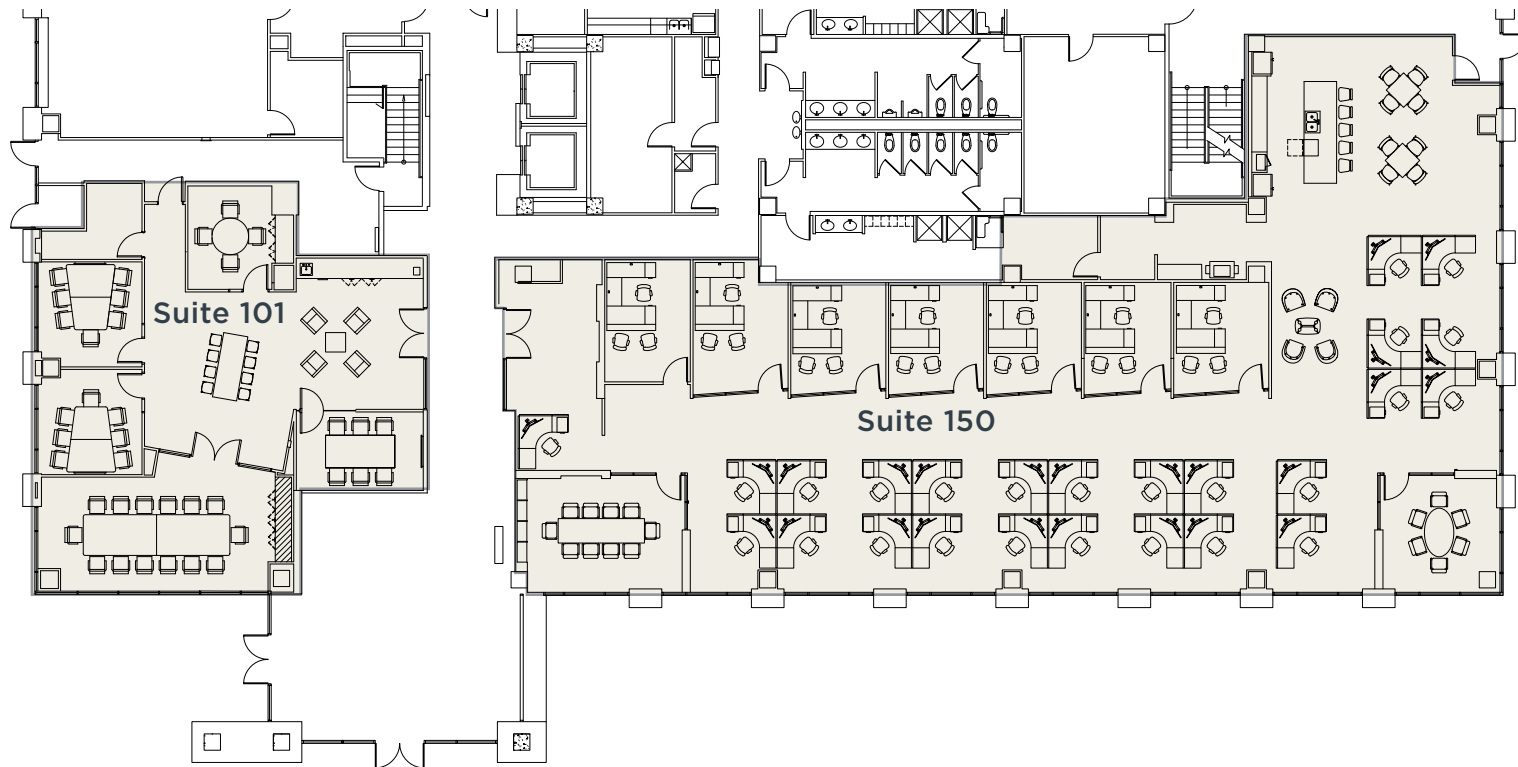
JONATHAN TATE
512.682.5560
jtate@endeavor-re.com

The Park on Barton Creek

Building One Availability

First Floor

- Suite 101 2,203 SF 30 Days' Notice
- Suite 150 7,082 SF Available Immediately [360° Virtual Tour](#)
- Spec Suite



*furniture not included, shown for space planning purposes only

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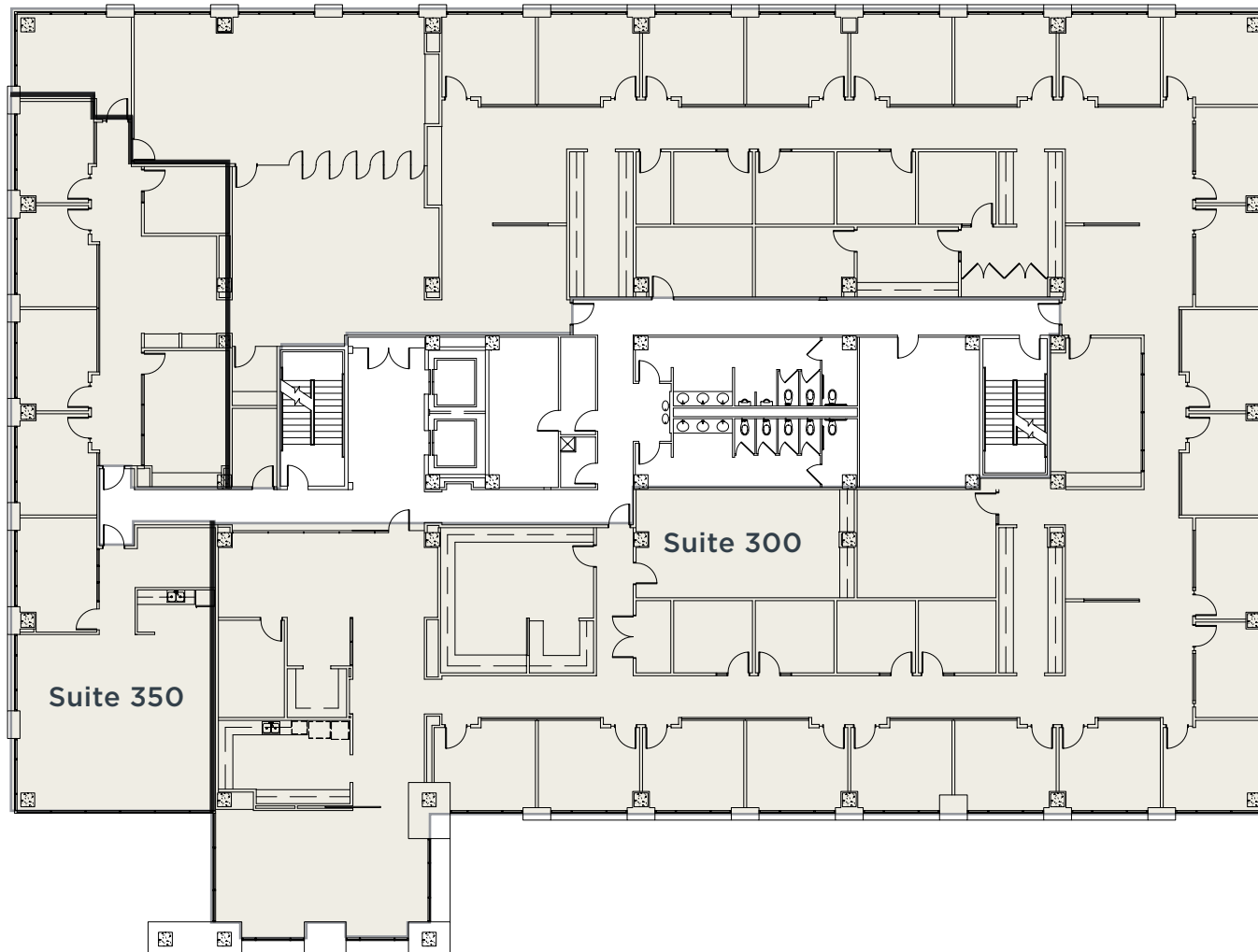
Building One Availability

Third Floor

Suite 300 18,004 SF Available 6/1/2024

Suite 350 3,258 SF Available 4/1/2024

Spec Suite



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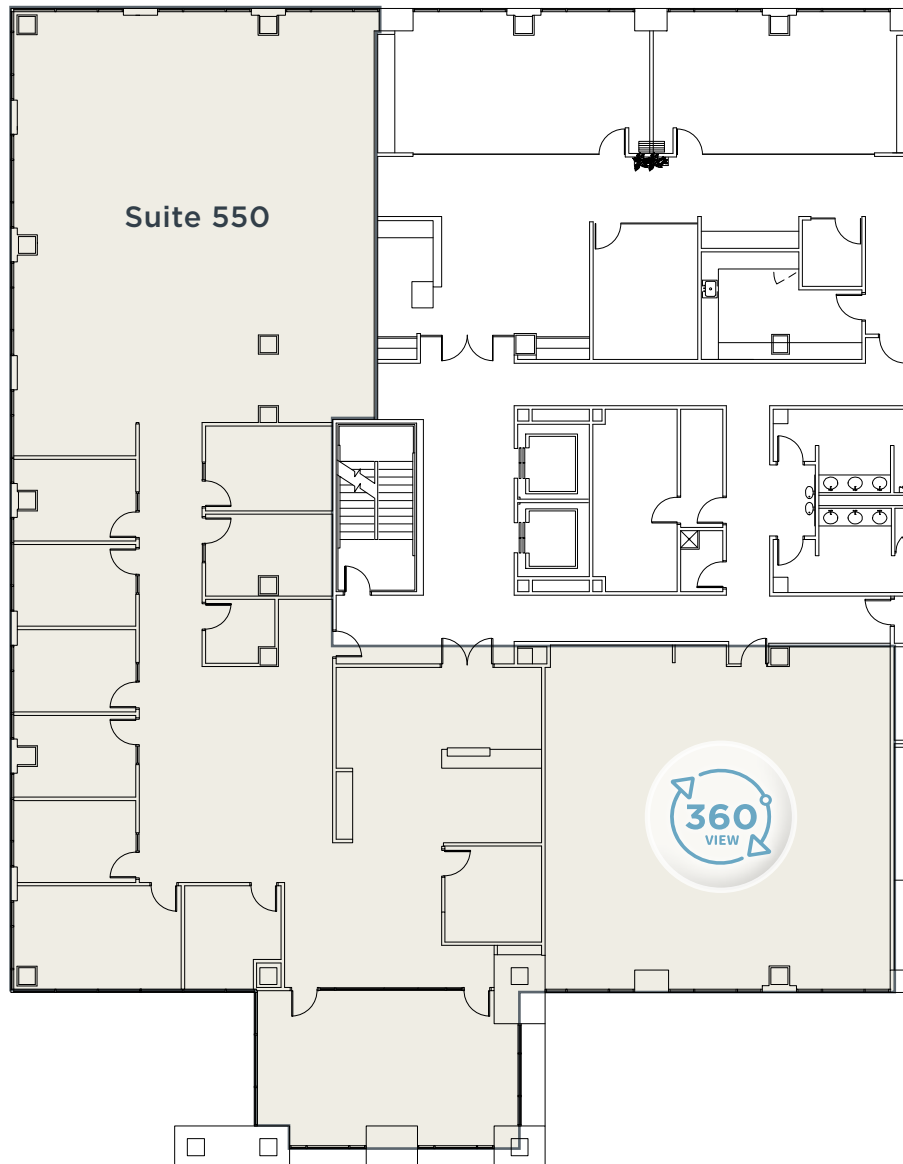
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Building One Availability

Fifth Floor

Suite 550 9,386 SF Available Immediately [360° Virtual Tour](#)



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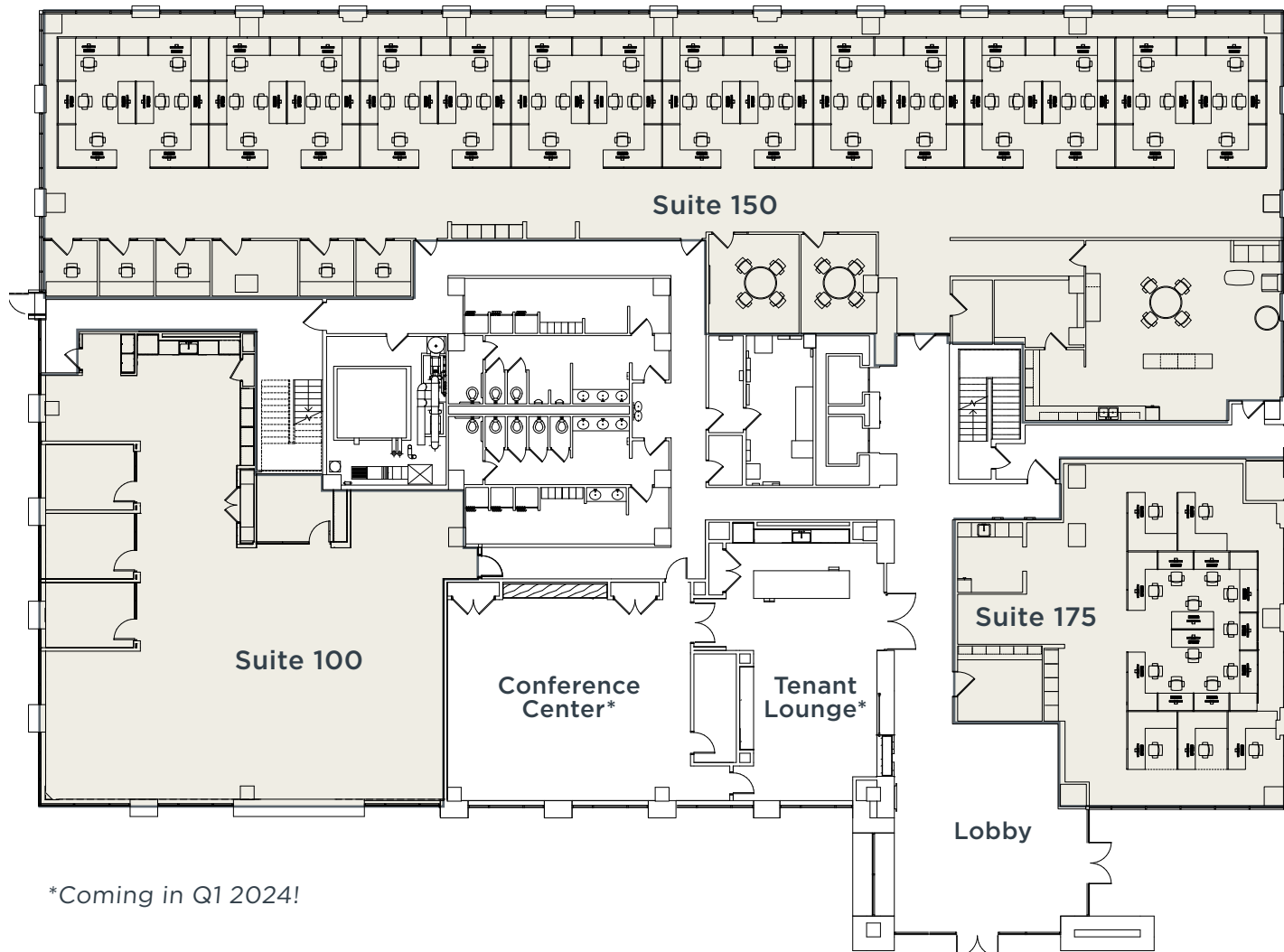
The Park on Barton Creek

Building Two Availability

First Floor

- Suite 100* 4,094 SF Available Immediately
- Suite 150 9,385 SF Available With Notice
- Suite 175 2,373 SF Available With Notice

*Spec Suite



*Coming in Q1 2024!

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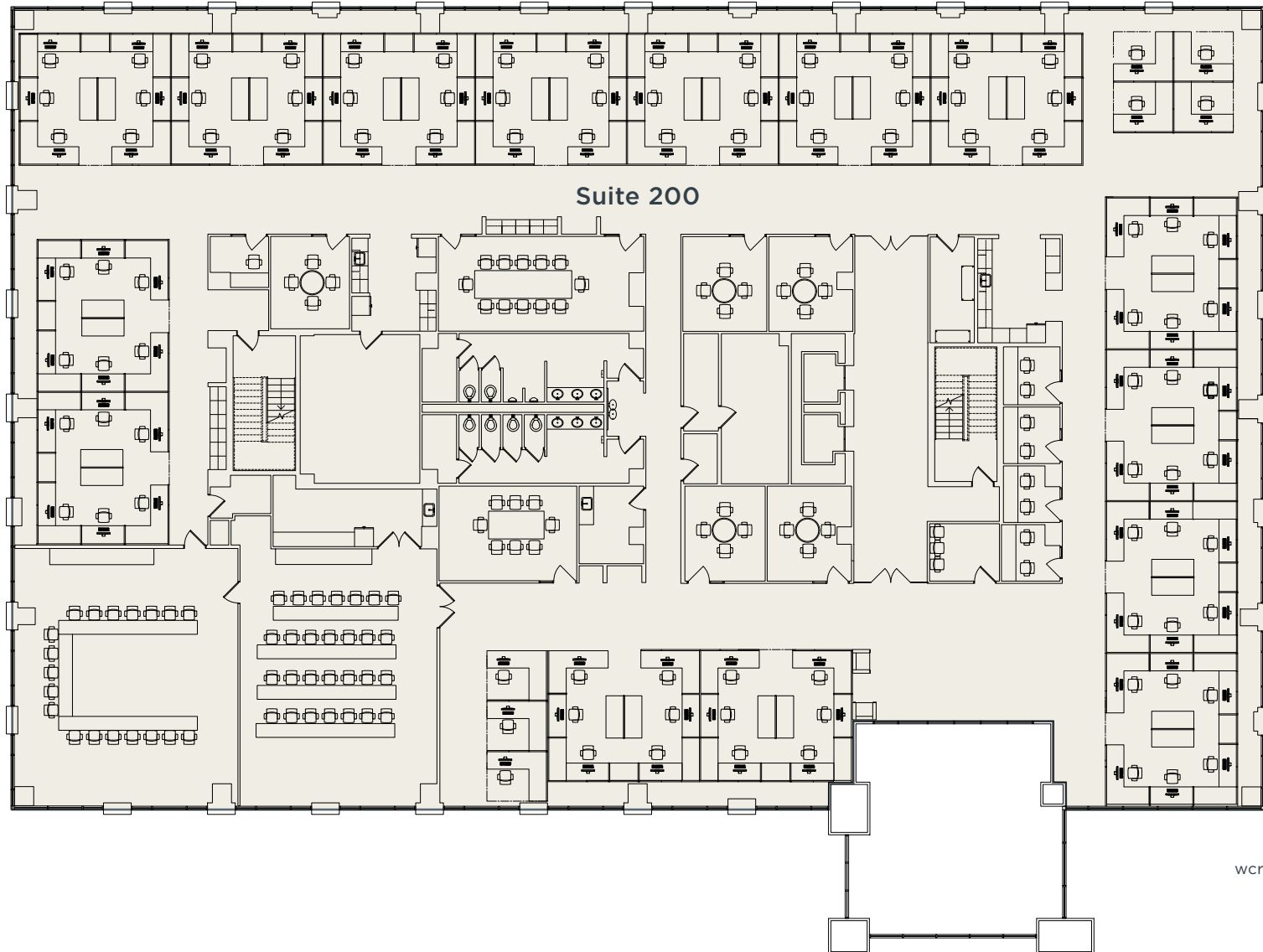
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Building Two Availability

Second Floor

Suite 200 20,389 SF Available Immediately



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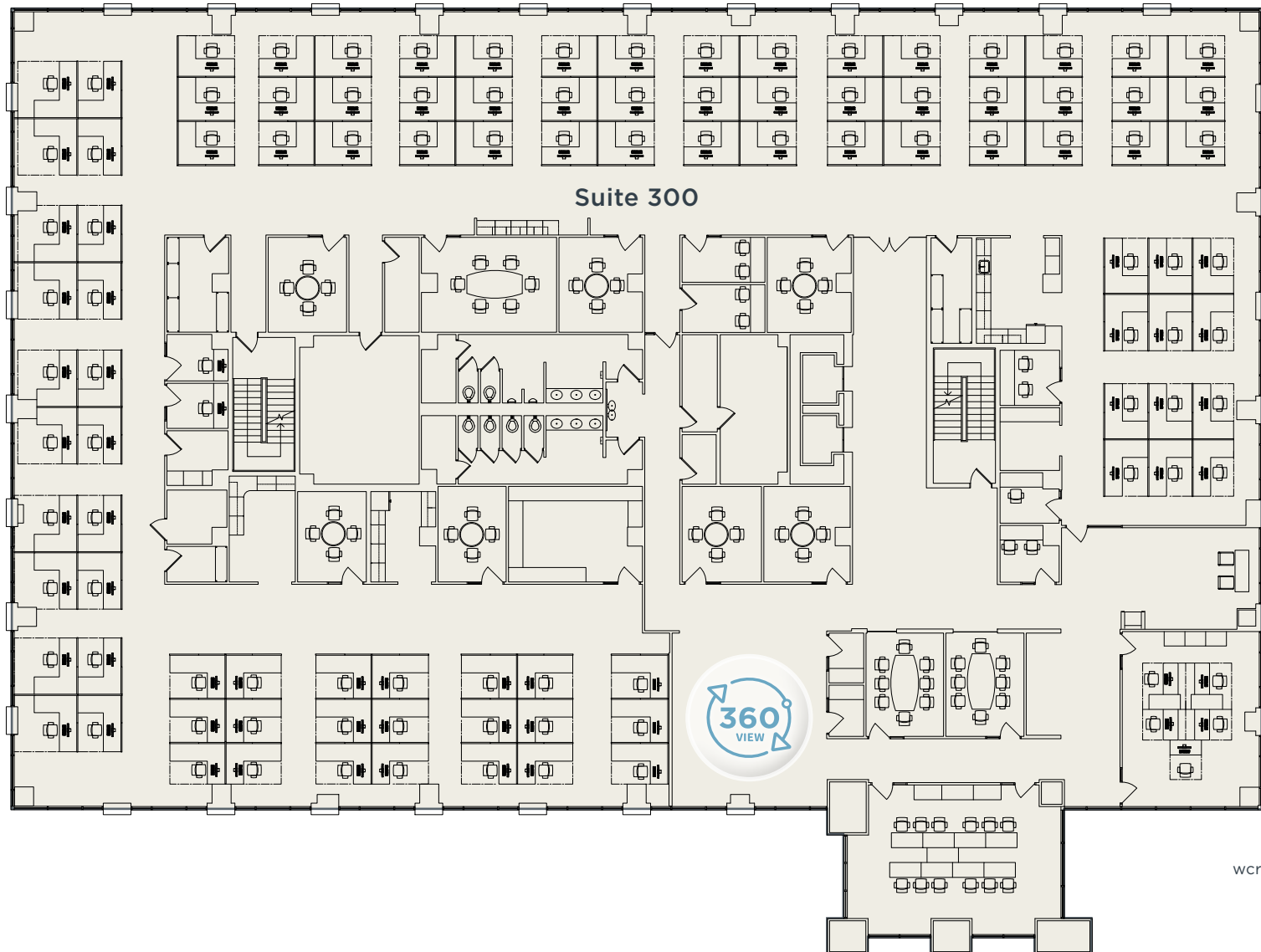
JONATHAN TATE
512.682.5560
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Building Two Availability

Third Floor

Suite 300 21,503 SF Available Immediately [360° Virtual Tour](#)



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The Park on Barton Creek

Building Two Availability

Forth Floor

Suite 400 21,503 SF Available Immediately [360° Virtual Tour](#)



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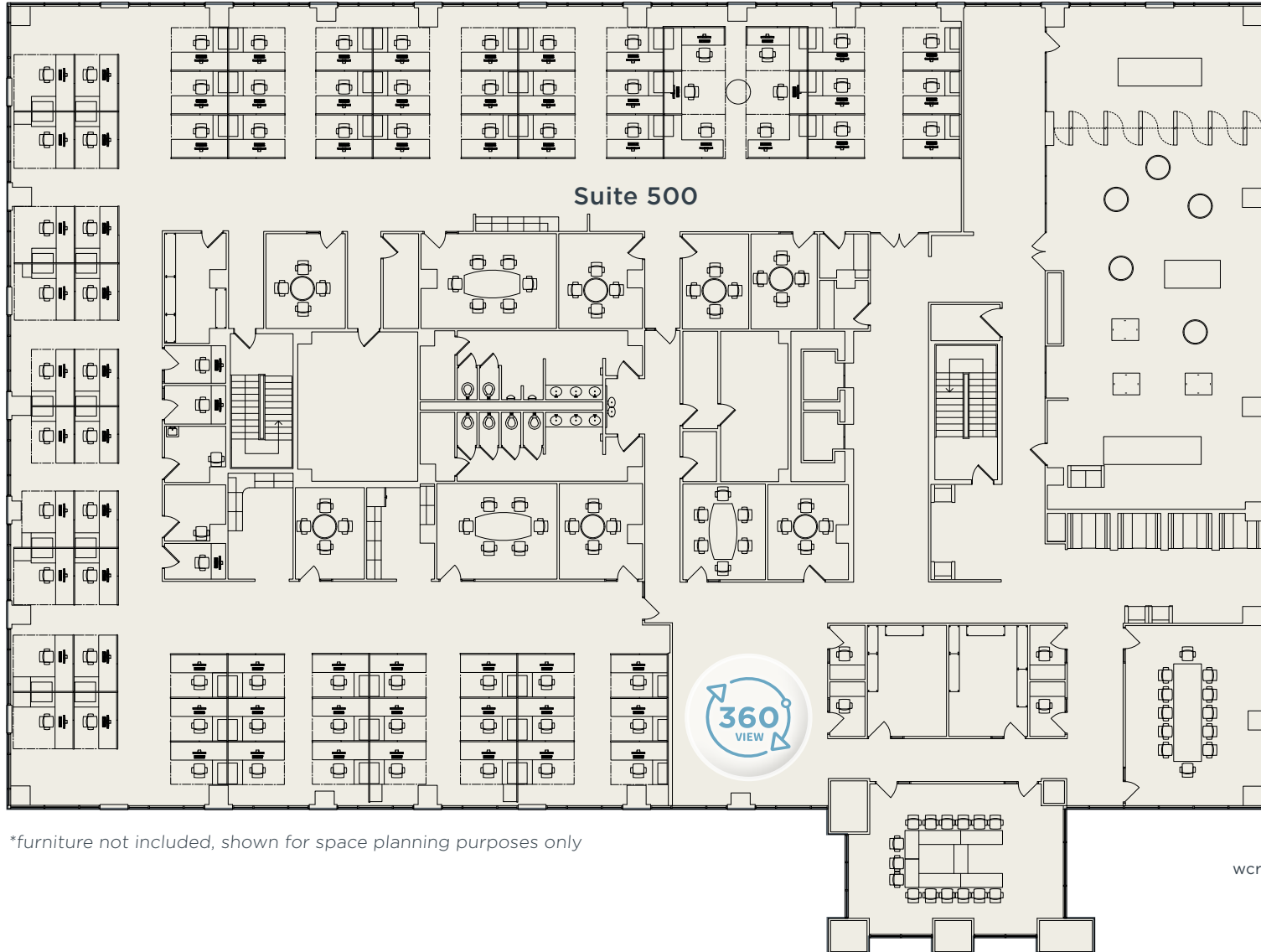
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Building Two Availability

Fifth Floor

Suite 500 21,503 SF Available Immediately [360° Virtual Tour](#)



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Exteriors and Entry



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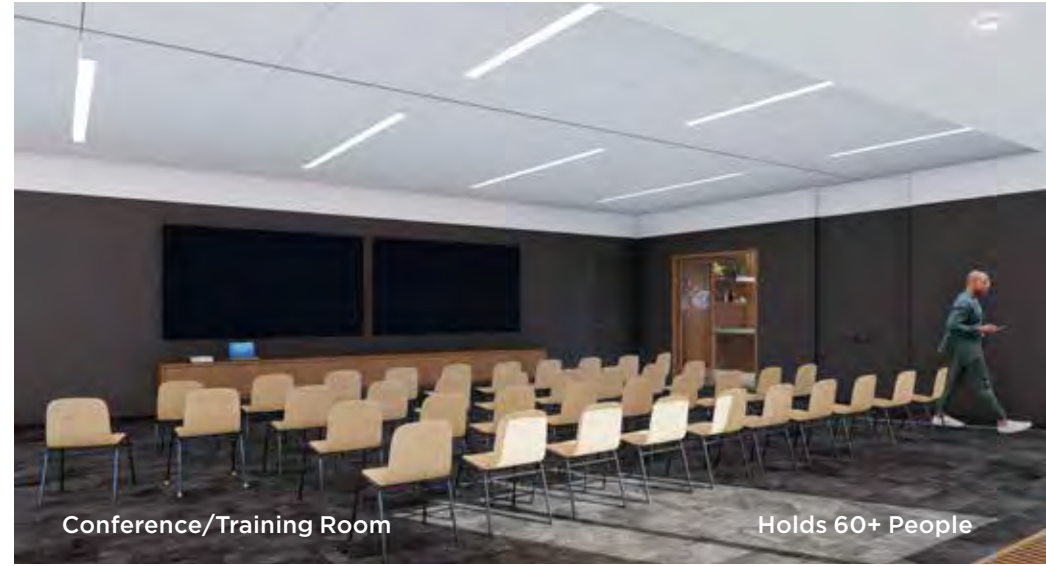
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Amenity Renovations



Renovated Lobby



Conference/Training Room

Holds 60+ People



Tenant Lounge & Break Area



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The Park on Barton Creek

Exteriors and Entry

◆ ENDEAVOR



Building One



Building Two

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Area Amenities



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Bicycle/Pedestrian Access



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Jonathan Charles Tate	516964	JTate@Endeavor-Re.com	512-682-5560
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Eiland Crawley	615804	WCrawley@Endeavor-Re.com	512-682-5551
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date