

PARKWAY AT OAK HILL



NEWMARK

4801 Southwest Parkway Austin, TX 78735 | RBA 145,789 SF | 2 Class A



PROPERTY OVERVIEW

Located in Southwest Austin, Parkway at Oak Hill boasts views like none other and is Energy Star certified. The Property consists of two buildings totaling 145,789 SF.

BUILDING I AVAILABILITY: Suite 120 – 1,835 RSF
Suite 175 – 2,215 RSF

BUILDING II AVAILABILITY: Suite 130 – 10,521 RSF
Suite 230 – 2,178 RSF
Suite 240 – 3,159 RSF

ADDRESS: 4801 Southwest Parkway Austin, TX 78735

BUILDINGS: 2 Class A

RBA: 145,789 SF

FLOORS: 2

YEAR BUILT: 2008

PARKING: 4.00/1,000 SF; Structured

AMENITIES: Courtyards, Private Pond, Boardwalk, Walking Trail, Showers

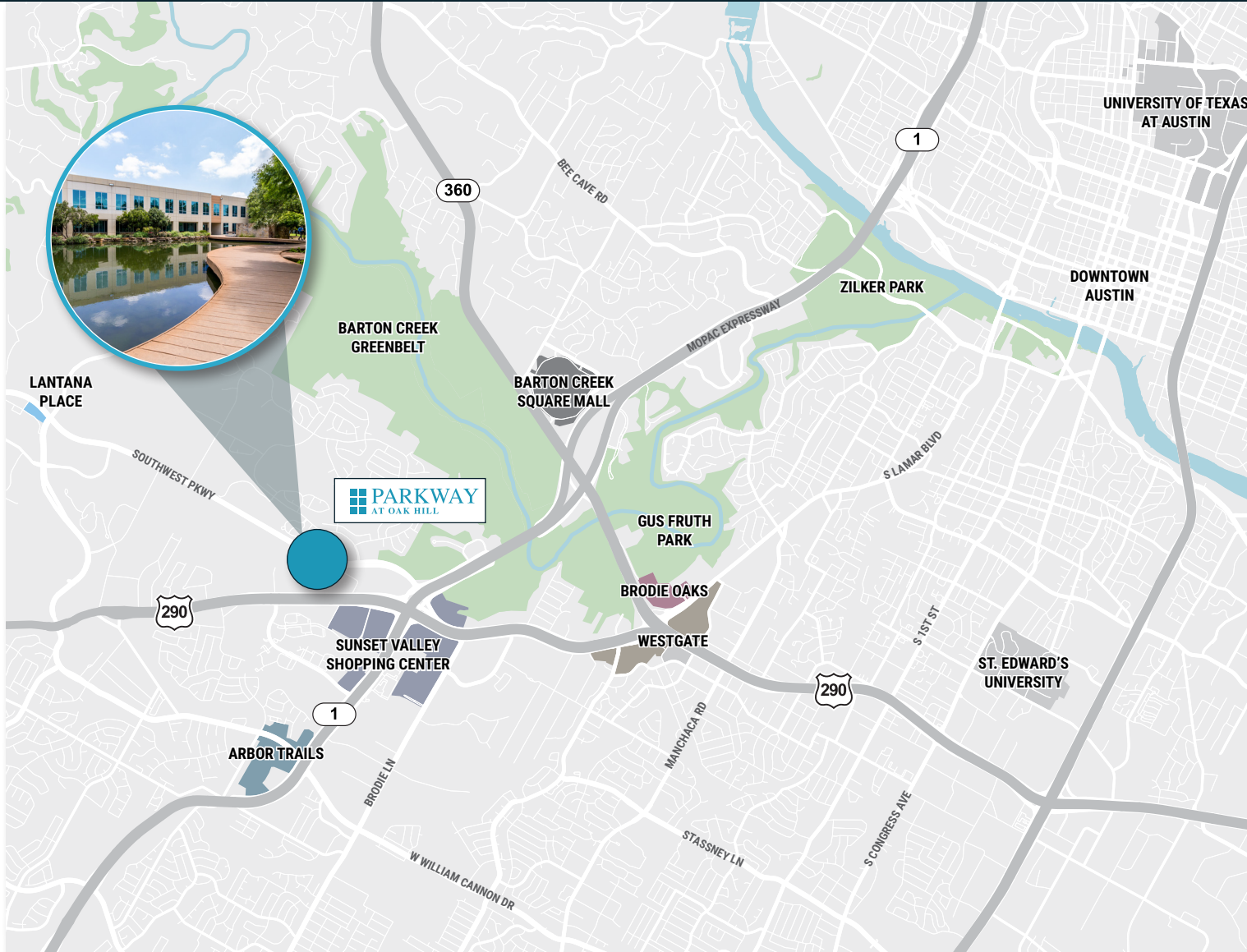
PARKWAY

AT OAK HILL



SOUTHWEST AUSTIN LOCATION

Southwest Austin's combination of natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Tenants at Parkway at Oak Hill get to enjoy the natural beauty of the Hill Country with easy access to residential communities and Downtown. Located a mile from the intersection of Southwest Parkway and MoPac Expressway, Parkway at Oak Hill provides easy access to major thoroughfares. The buildings are situated less than fifteen miles from the Austin Bergstrom International Airport, and three miles from Barton Creek Mall. The energetic atmosphere of Downtown is only ten minutes away.



AMENITIES

SUNSET VALLEY SHOPPING CENTER

Academy Sports	BJ's Restaurant
Home Depot	CAVA
Home Goods	Chick-fil-A
Kohl's	Chipotle Mexican Grill
Nordstrom Rack	Doc's Backyard
Petsmart	La Madeleine
Ross	Longhorn Steakhouse
T.J. Maxx	Potbelly
Target	Schlotzsky's
Walmart	Serranos Cantina
World Market	Spec's

LANTANA PLACE

Bella Spa	Lone Star Eye
Carve American Grill	Moviehouse & Eatery
Cobalt Blue Salon	Realty Austin
Enamel Dental	Westlake Dermatology

ARBOR TRAILS

Costco	Cheddar's
Mandola's Italian	Chuy's
Marshalls	Flores Mexican
Whole Foods	Torchy's Tacos

BRODIE OAKS

Pinhouse Pizza	Freebirds
Sprouts	Olive Garden
The Park on South Lamar	Texican Cafe

WESTGATE

Central Market	Amy's Ice Cream
Regal Westgate Cinema	Deckhand Oyster Bar
Target	Hyde Park Bar & Grill

BARTON CREEK SQUARE MALL

AMC	Macy's
Banana Republic	Nordstrom
Coach	Osio Sushi
Dillard's	Polvo's Barton Creek
JCPenney	The Cheesecake Factory

BUILDING I



1st Floor Space Plan

Suite 120 – 1,835 RSF

Suite 175 – 2,215 RSF

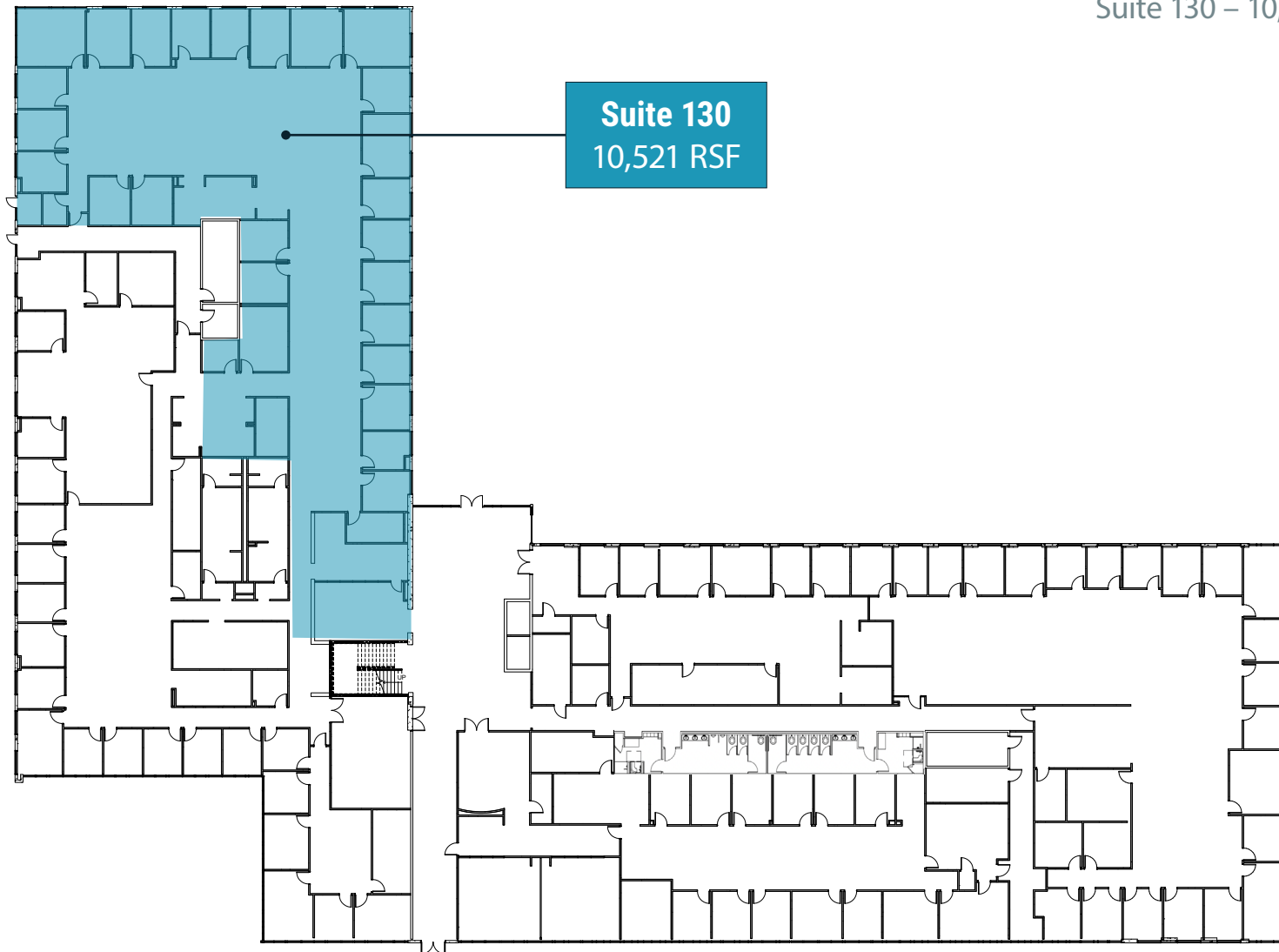
Suite 120
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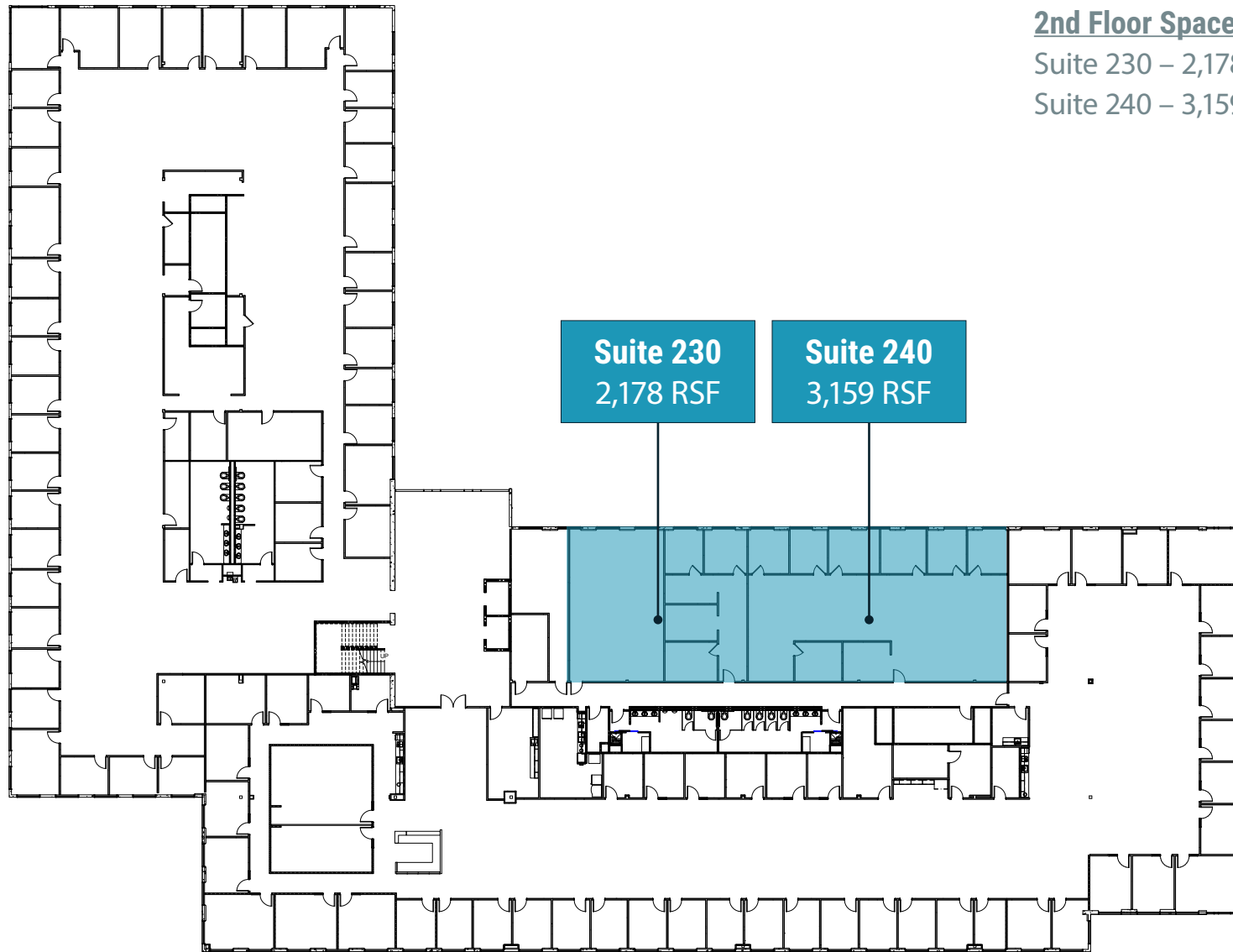
BUILDING II

1st Floor Space Plan

Suite 130 – 10,521 RSF



BUILDING II



2nd Floor Space Plan

Suite 230 – 2,178 RSF

Suite 240 – 3,159 RSF



PARKWAY

AT OAK HILL

JOSHUA LAFICO, CCIM

Senior Managing Director

737.236.0355

joshua.lafico@nmrk.com

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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Lafico	603688	joshua.lafico@nmrk.com	737-236-0355
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date