LADERA BEND

I - III

7300 Ranch Road 2222 | Austin, TX 78730



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CUSHMAN & WAKEFIELD



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BUILDING SIGNAGE AVAILABLE

OVERVIEW

ADDRESS 7300 Ranch Road 2222 | Austin, TX 78730

TOTAL SF 158,407 SF

PARKING 4:1,000 SF

AVAILABILITY

BUILDING I	BUILDING II	BUILDING III
100% Leased	Suite 150 - 10,353 RSF Suite 220 - 4,465 RSF	Suite 100 - 7,177 RSF Suite 200 - 11,369 RSF Suite 250 - 14,104 RSF *Suite 275 - 2,923 RSF *Contiguous with Suite 200 up to 14,116 RSF*

FEATURES

- 3-building, 2-story project with a campus like setting
- Energy Star Certified
- Beautiful scenic views
- On-site shower facilities
- High-end common areas, complete with outdoor seating
- Adjacent retail and restaurants at The Shops at Ladera Bend
- 6 on-site car charging stations
- Fiber providers: AT&T, Time Warner and Grande
- Two on-site Pickleball courts and Basketball court

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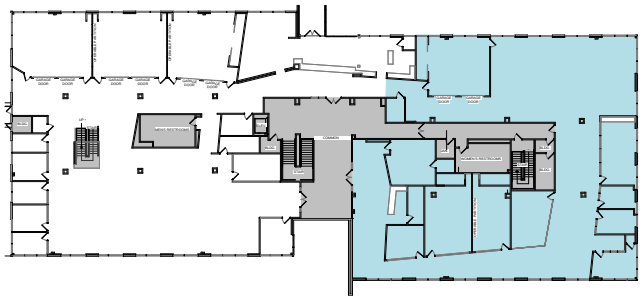
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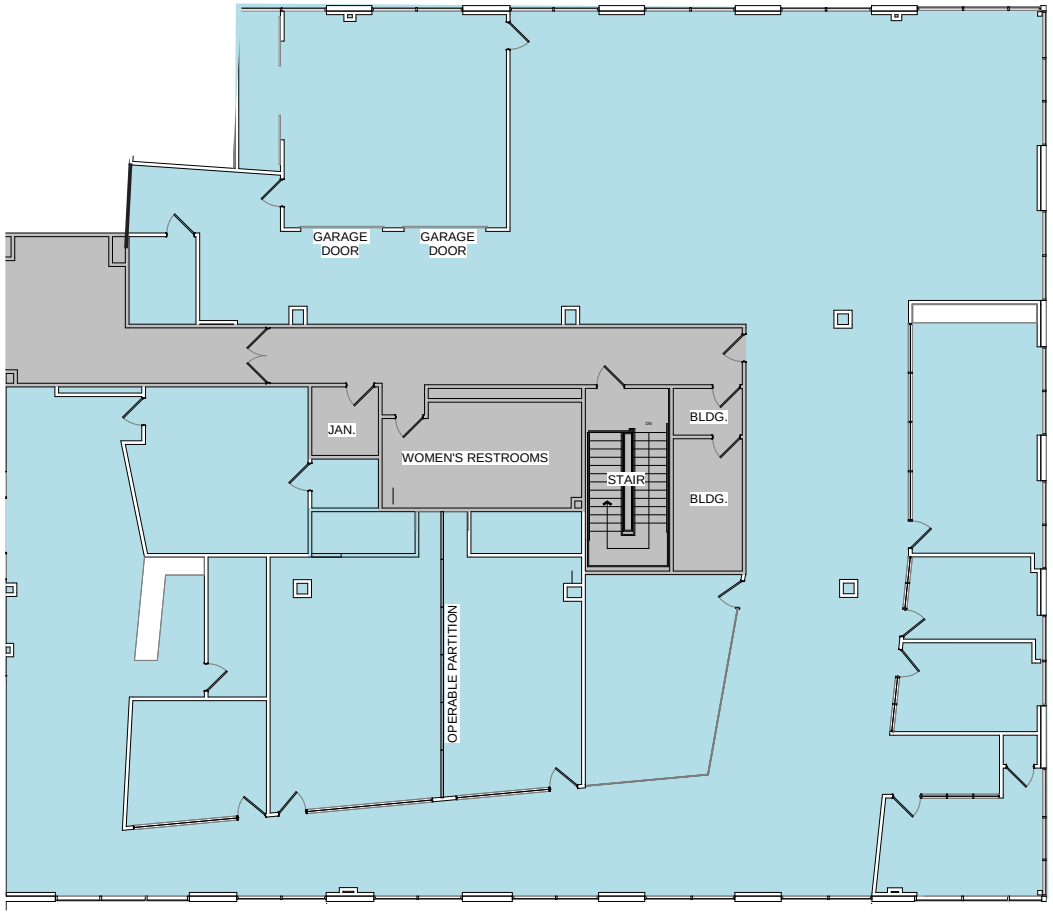
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BUILDING II

1ST FLOOR
Suite 150 - 10,353 RSF







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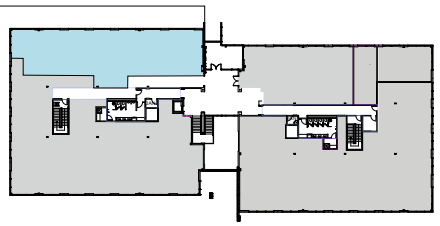
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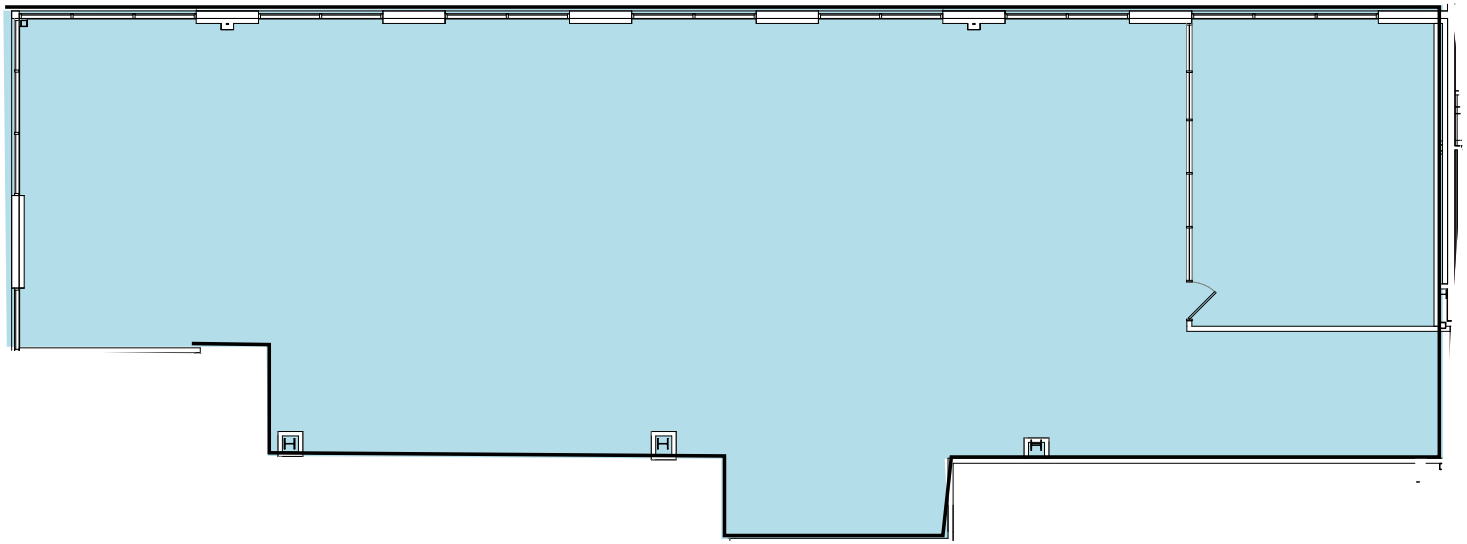
LADERA BEND I - III

BUILDING II

2ND FLOOR
Suite 220 - 4,465







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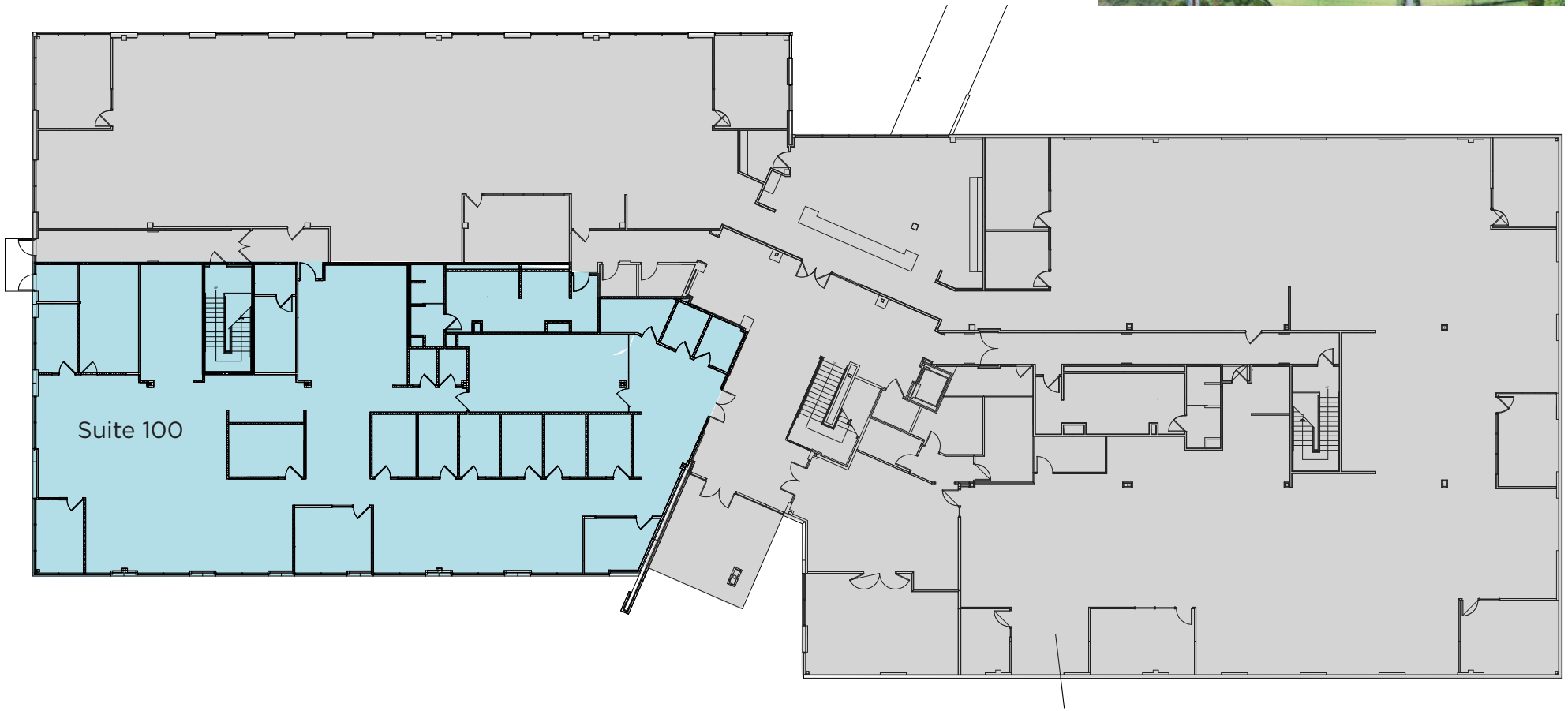
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AVAILABILITY

BUILDING III

1ST FLOOR
Suite 100 - 7,177 RSF





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AVAILABILITY

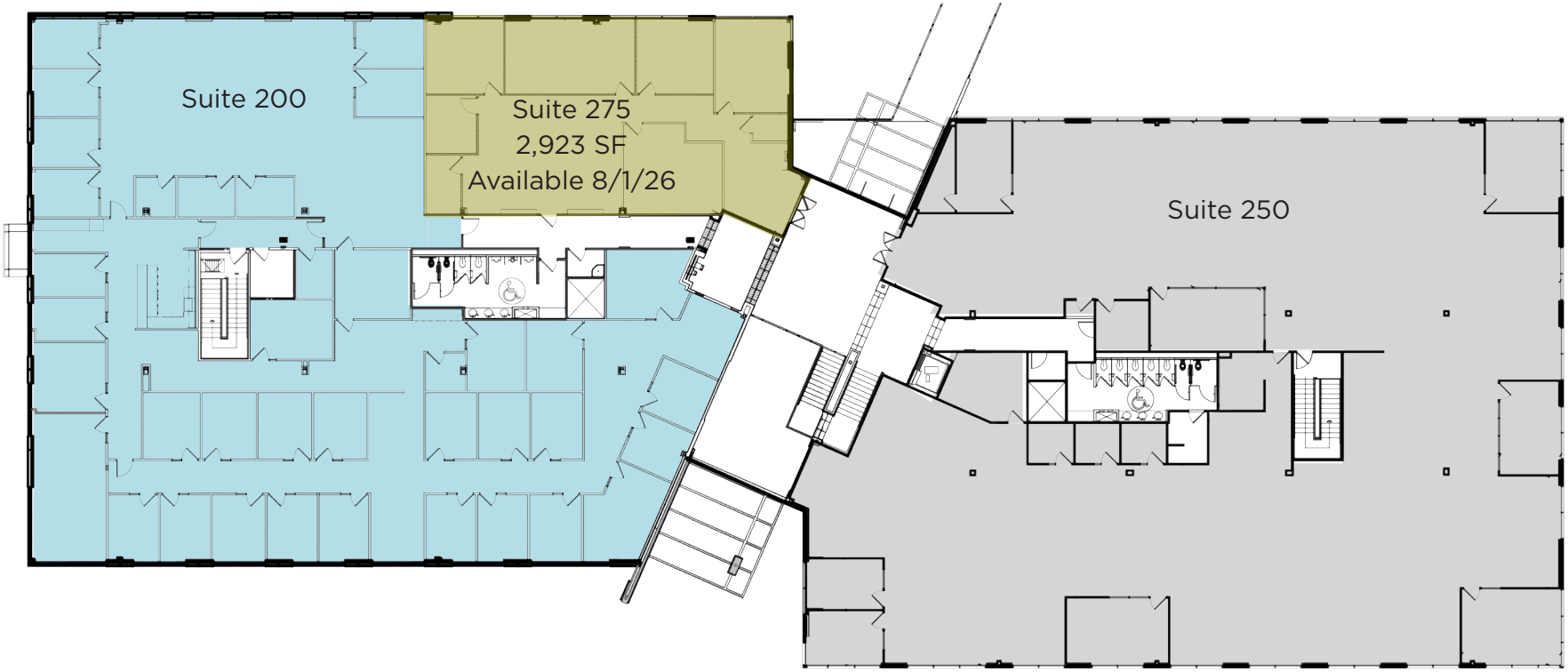
BUILDING III

2ND FLOOR

Suite 200 - 11,1193 SF

Suite 200 & 275 - Contiguous up to 14,116 SF





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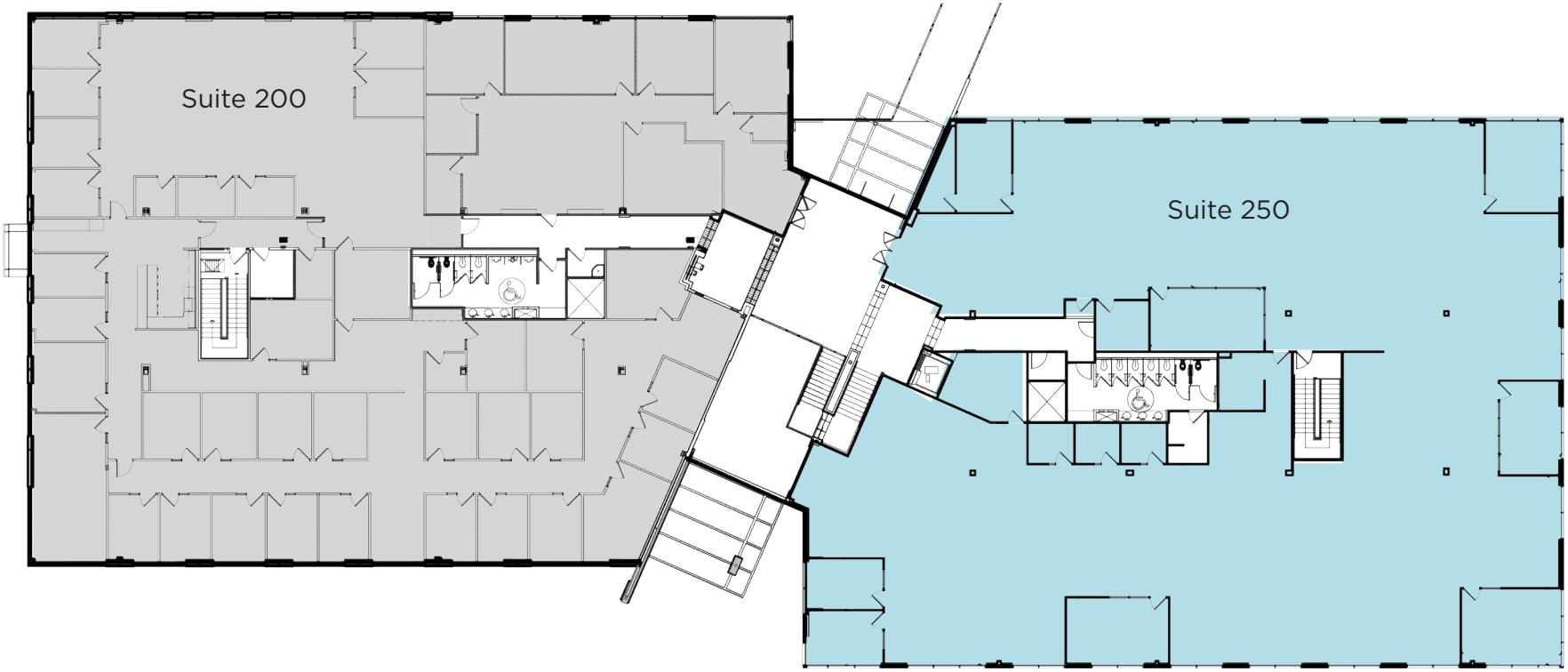
AVAILABILITY

BUILDING III

2ND FLOOR
Suite 250 - 14,104 SF

SUITE 250 VIRTUAL TOUR



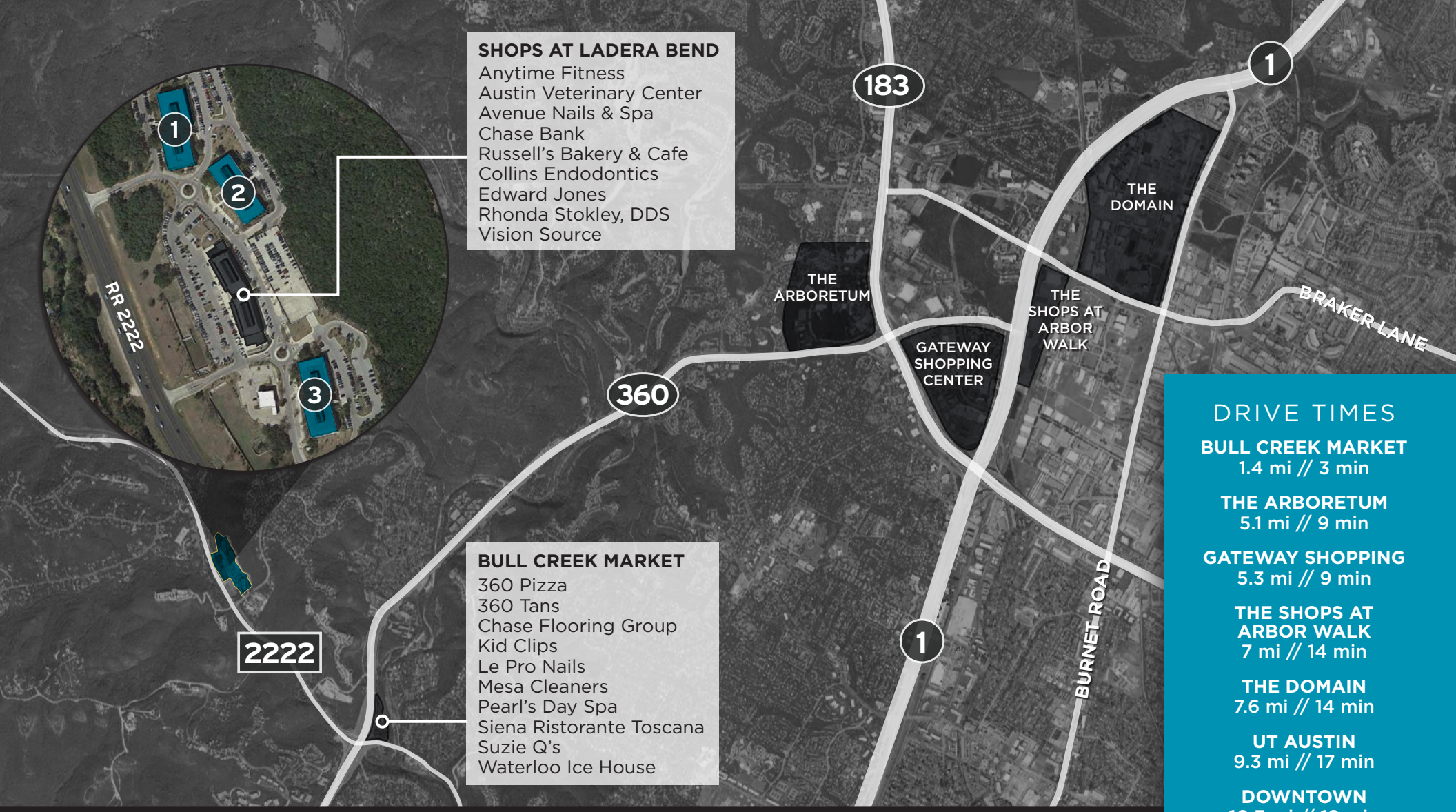


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DRIVE TIMES

BULL CREEK MARKET
1.4 mi // 3 min

THE ARBORETUM
5.1 mi // 9 min

GATEWAY SHOPPING
5.3 mi // 9 min

THE SHOPS AT ARBOR WALK
7 mi // 14 min

THE DOMAIN
7.6 mi // 14 min

UT AUSTIN
9.3 mi // 17 min

DOWNTOWN
10.3 mi // 19 min

ABIA
20.8 mi // 23 min

NORTHWEST AUSTIN

The combination of Northwest Austin's natural beauty and modern convenience make for an ideal work environment that office users readily acknowledge. Tenants at Ladera Bend can enjoy scenic views of the Hill Country with easy access to residential communities and downtown Austin.

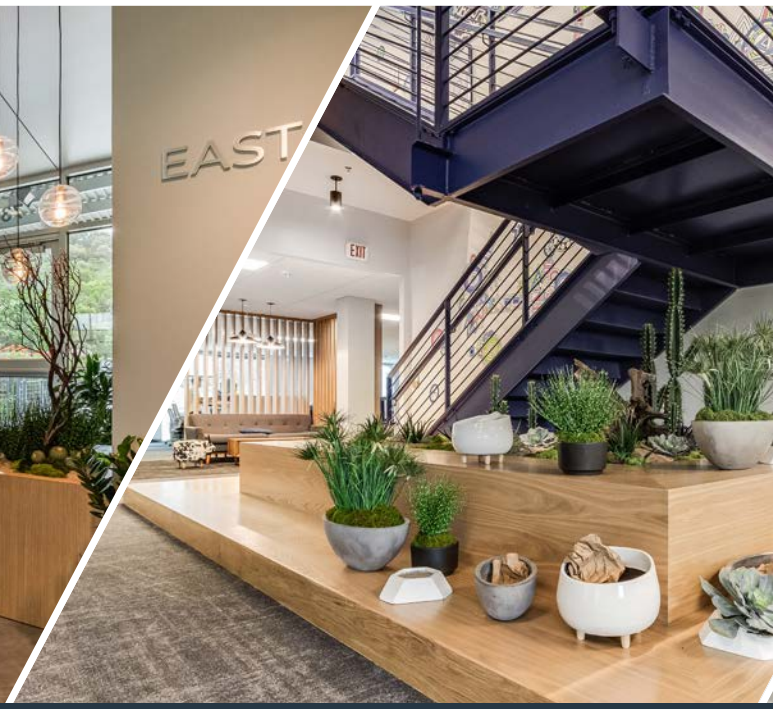
Located adjacent to the Shops at Ladera Bend, Ladera Bend is complete with structured parking and stop-light access off of Ranch Road 2222. The buildings are situated approximately 20 miles from Austin Bergstrom International Airport, and a mere five miles from The Arboretum. Downtown Austin is only 10 miles away.

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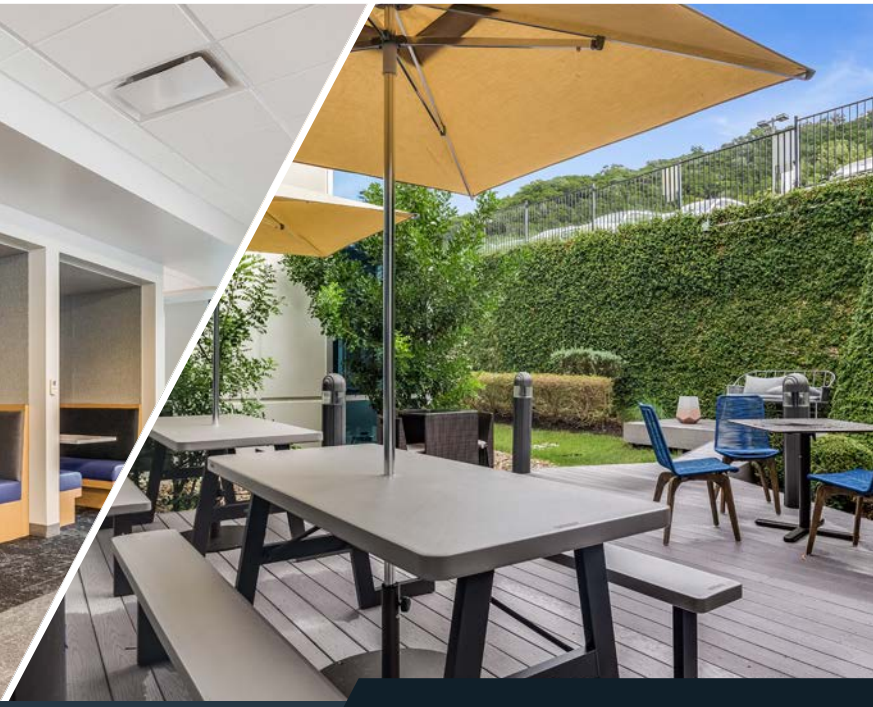
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