

CANYON HILLS

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

OFFICE | **FOR LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

MATT FAIN
512.505.0011
mfain@ecrtx.com



11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

NEW COMMON AREAS

Coming Soon

OFFICE | FOR LEASE



11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

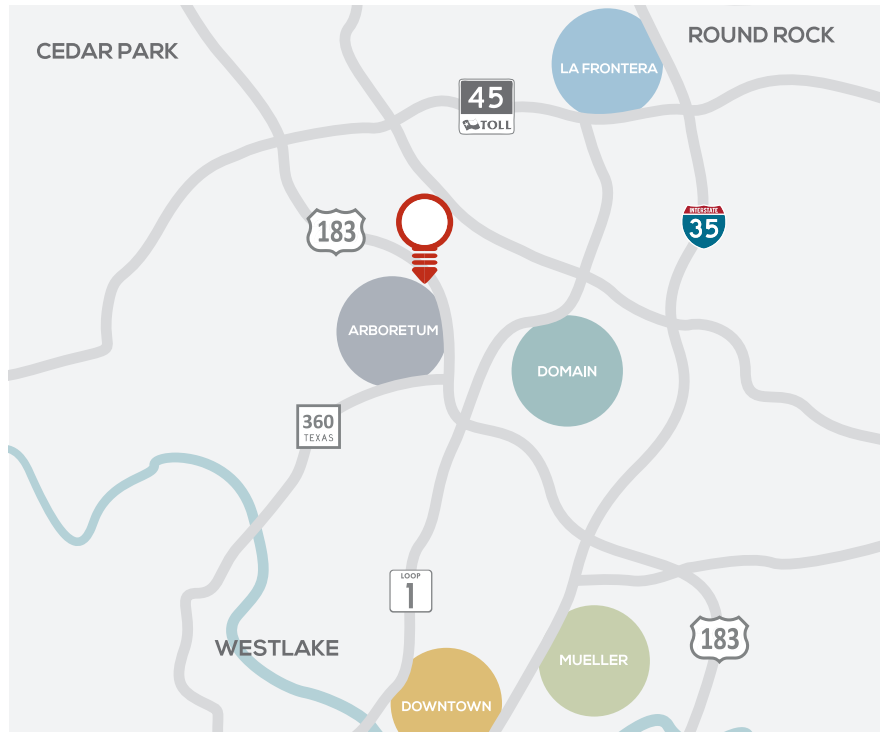
NEW OWNERSHIP

New Improvements Coming Soon!

AVAILABILITY

Suite 105: 1,440 RSF

Suite 202: 5,805 RSF (Divisible)



OFFICE | FOR LEASE

PROPERTY DESCRIPTION

Canyon Hills presents a three-story office building located in the Jollyville area with excellent visibility. The property boasts structured, controlled-access parking with direct building entry from each floor of the garage, and a park-like landscape.

FEATURES

BUILDING

- 68,533 total SF
- Three-story building
- Structured, controlled-access parking with direct building entry on each floor
- Planned improvements coming soon
- Park-like landscape

LOCATION

- Northwest Austin
- Excellent visibility along Jollyville Road
- Within close proximity to The Arboretum and The Domain, offering dozens of restaurants and retail stores

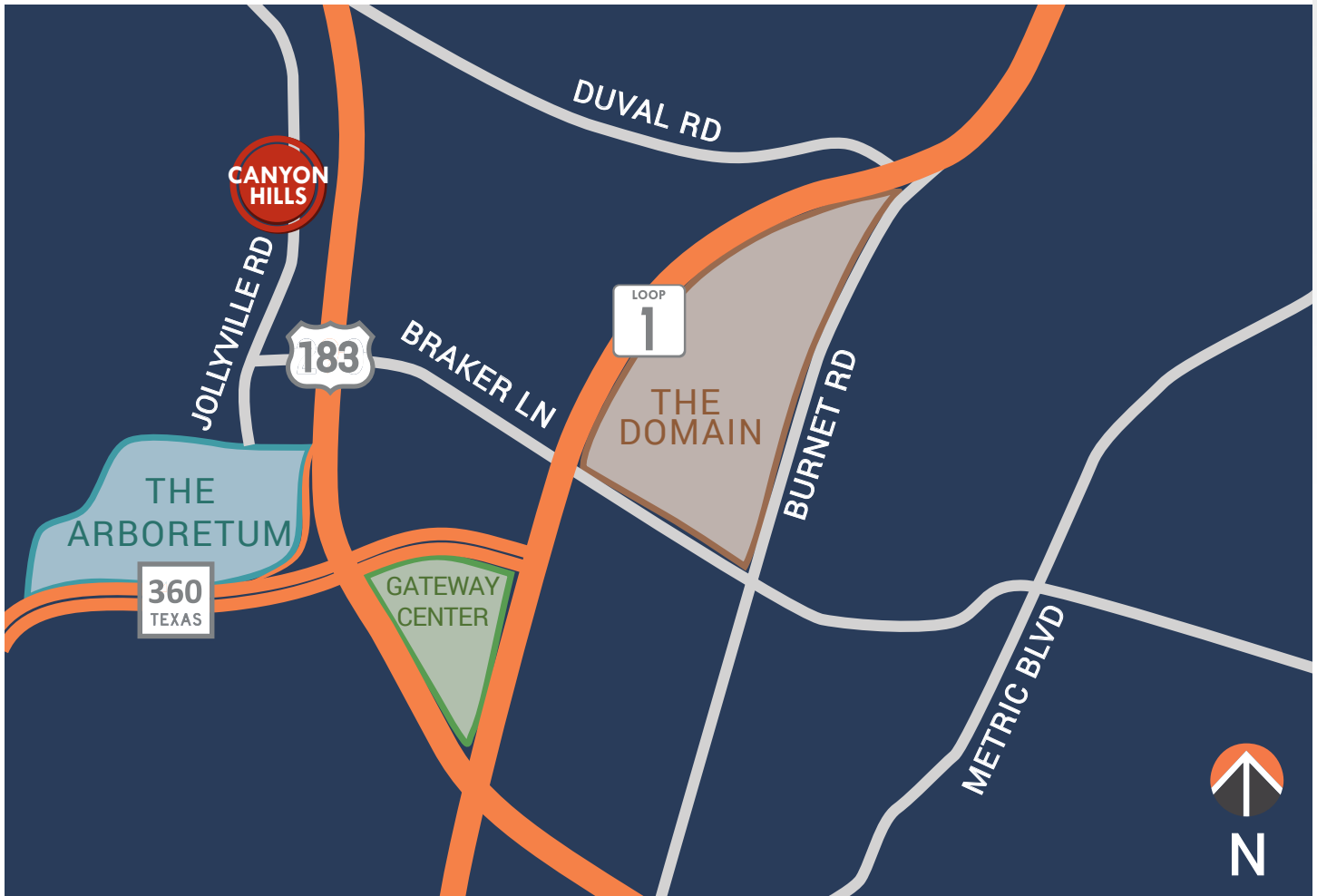
**FOR MORE
INFORMATION
PLEASE CONTACT**

JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

MATT FAIN
512.505.0011
mfain@ecrtx.com



11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759



OFFICE | FOR LEASE

THE ARBORETUM

RESTAURANTS

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Elevation Burger
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
Kenobi Sushi
La Madeleine
Macaroni Grill
Manuel's
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Z'Tejas
Zoe's Kitchen

ENTERTAINMENT

Regal Arbor Theater

HOTELS

Renaissance Hotel
Embassy Suites
Hampton Inn

GATEWAY

RESTAURANTS

Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
North by Northwest
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods

ENTERTAINMENT

Dave & Buster's
Regal Cinema Gateway

HOTELS

Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

THE DOMAIN

RESTAURANTS

Apanas Coffee & Beer
Austin Cake Ball
Blackfinn Ameripub
California Pizza Kitchen
Coffee Bean & Tea Leaf
Cru Wine Bar
Daily Grill
East Side King Thai
Joe DiMaggio's Italian
Flaming Pizza
Fleming's Steakhouse
General Tso'Boy
Gloria's Latin Cuisine
Jasper's
Kona Grill
MAD Greens
Maggiano's
McCormick &
Schmick's
Mia Italian Tapas
North
Shake Shack
Starbuck's Coffee

St. Genevieve
Subway
Sushi Zushi
Tacodeli
Tarka Indian
The Park
The Steeping Room
Urban Grill
Whole Foods
Yard House
Yogurt Planet

ENTERTAINMENT

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf

HOTELS

Aloft Hotel
Westin Austin

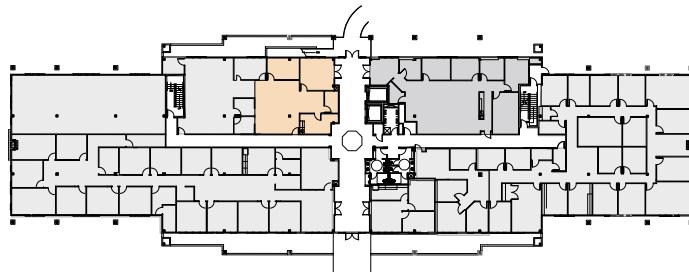
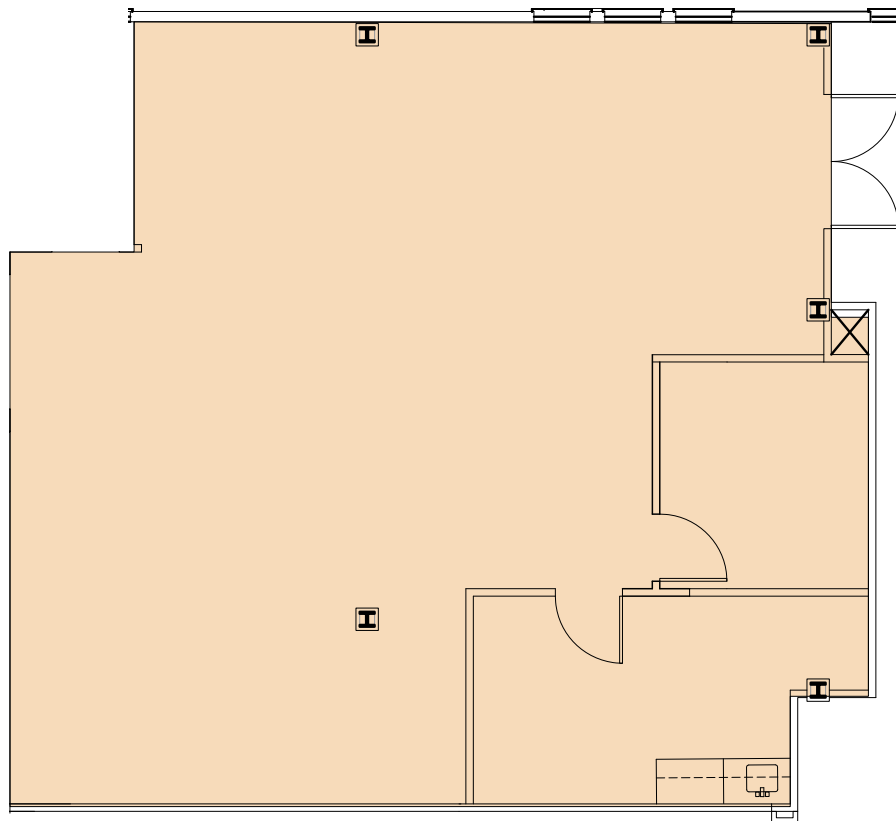
11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

SUITE 105

1,440 RSF

LEVEL ONE **1**

TEST-FIT PLAN ON FOLLOWING PAGE



**FOR MORE
INFORMATION
PLEASE CONTACT**

JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

MATT FAIN
512.505.0011
mfain@ecrtx.com



OFFICE | FOR LEASE

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

SUITE 105

1,440 RSF

TEST-FIT PLAN

LEVEL ONE **1**



COUNTS

WORKSTATIONS:	8
CONFERENCE ROOM:	1
BREAK ROOM:	1
RECEPTION:	1
IT CLOSET:	1
PRINTER STATION:	1



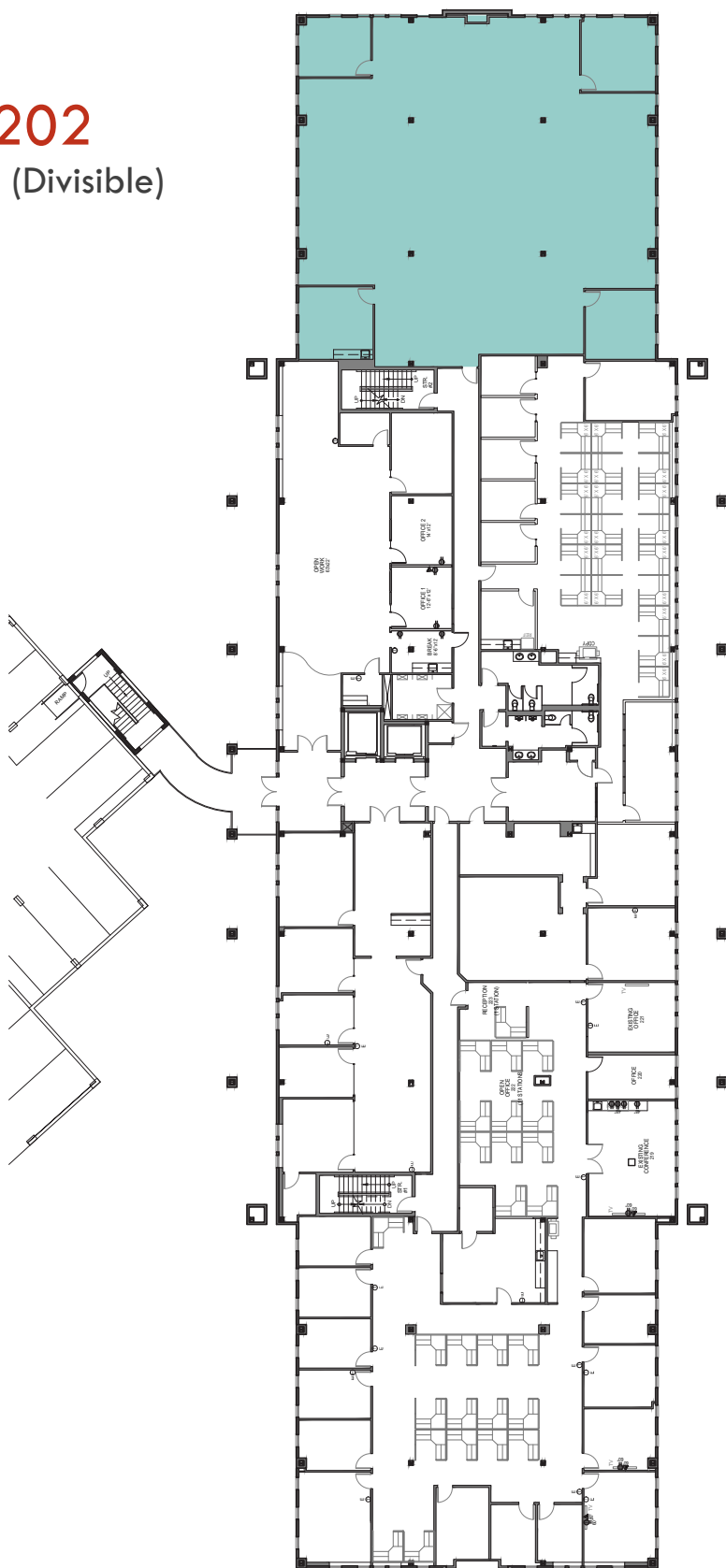
OFFICE | FOR LEASE

11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

SUITE 202

5,805 RSF (Divisible)

LEVEL TWO 2



TEST-FIT PLANS ON
FOLLOWING PAGE

OFFICE | FOR LEASE

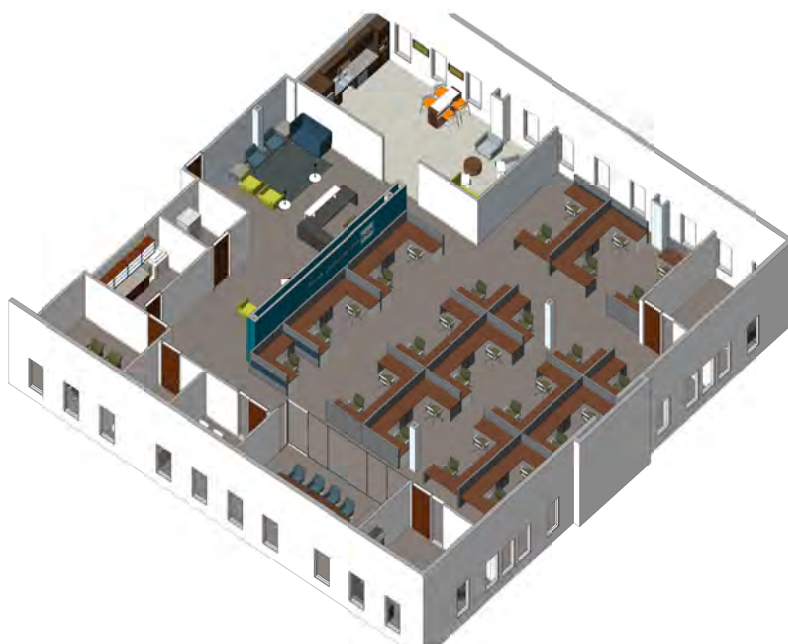
11211 TAYLOR DRAPER LN. | AUSTIN, TEXAS 78759

SUITE 202

5,805 RSF

**SINGLE TENANT
TEST-FIT PLAN****LEVEL TWO**²**COUNTS**

WORKSTATIONS:	31
OFFICES:	3
CONFERENCE ROOM:	1
BREAK ROOM:	1
RECEPTION:	1
PHONE ROOM:	1
ELECTRICAL:	1
PRINTER STATION:	1



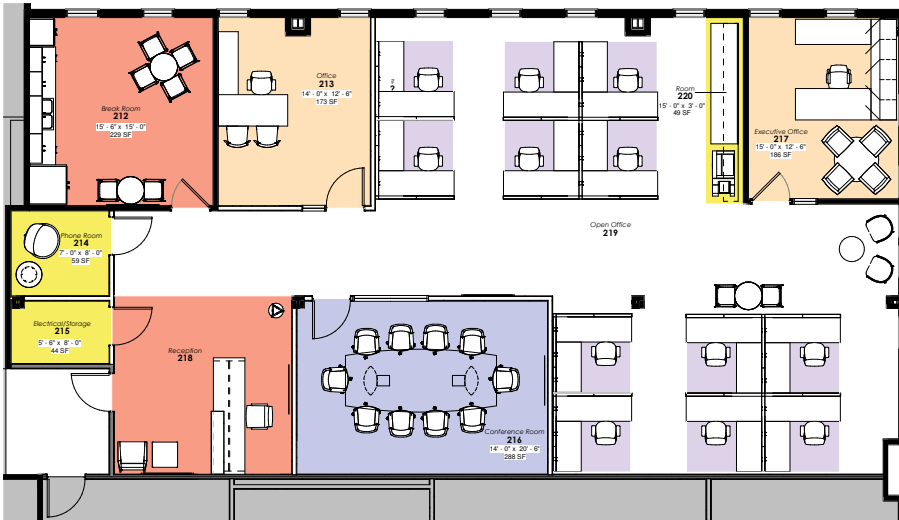
SUITE 202

5,805 RSF (DIVISIBLE)

DEMISED TEST-FIT PLAN

LEVEL TWO 2

2,932 RSF

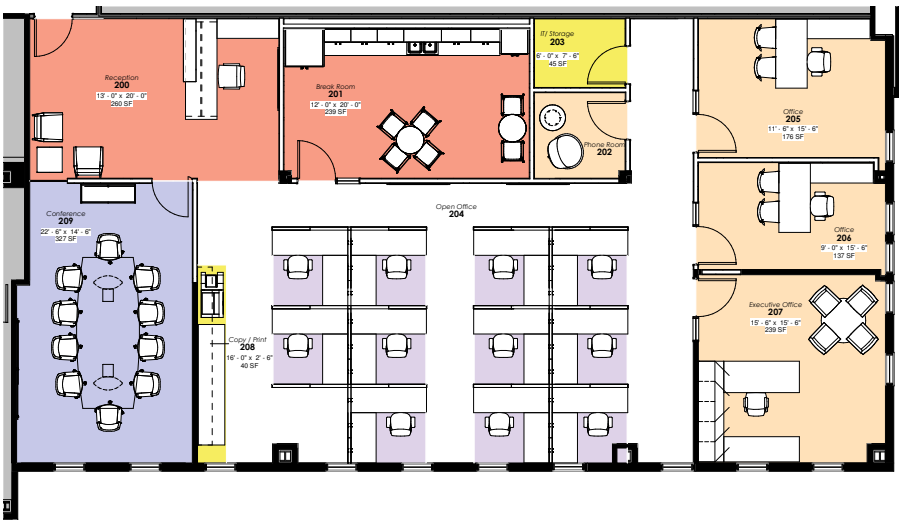


COUNTS

WORKSTATIONS:	12
OFFICES:	2
CONFERENCE ROOM:	1
BREAK ROOM:	1
PRINTER STATION:	1
ELECTRICAL/STORAGE:	1



2,873 RSF



COUNTS

WORKSTATIONS:	11
OFFICES:	3
CONFERENCE ROOM:	1
BREAK ROOM:	1
RECEPTION:	1
PHONE ROOM:	1
PRINTER STATION:	1





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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date