

THE OVERLOOK

at Barton Creek



OFFICE | FOR LEASE
317 GRACE LANE, AUSTIN, TX 78746

CONTACT:

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Nestled in one of the last remaining build able sites along Bee Caves Road, we are excited to announce the offering of The Overlook at Barton Creek for lease. 317 Grace Lane delivers a new construction office building with 60,168 SF of Class A Office Space and two levels of covered parking. Located in one of the most affluent and beautiful areas of Austin, the development is equidistant to Hwy 71, RR 620, and Loop 360 and is just minutes from over 100 retailers and restaurants at the Hill Country Galleria.

Private balconies, a greenbelt setting, and the ability to customize your next office environment make The Overlook at Barton Creek an incredibly attractive office opportunity in the Southwest submarket.

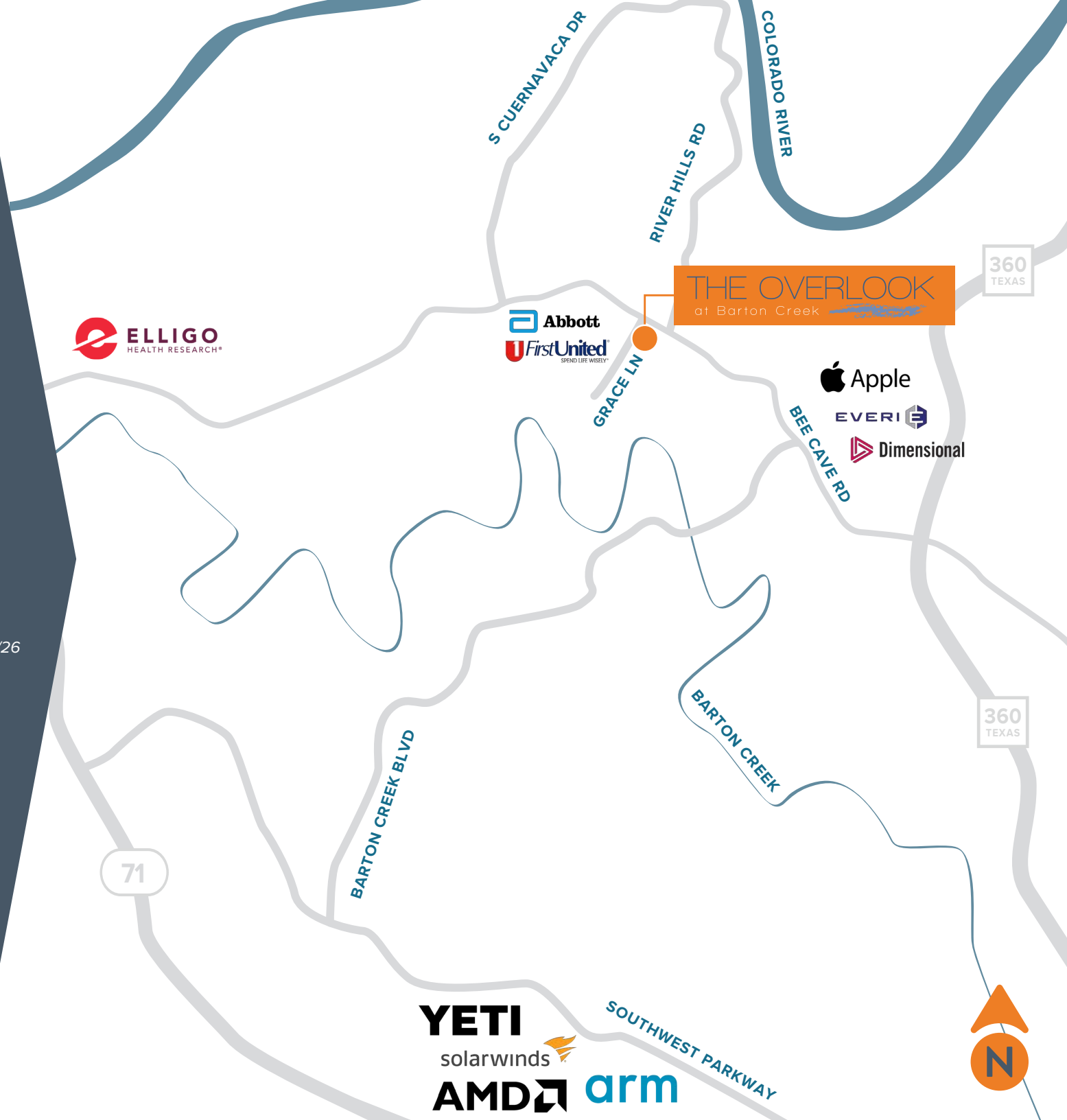
AVAILABILITY

- + Suite 200 10,623 RSF*
- + Suite 210 5,983 RSF*
- + Suite 250 12,804 RSF* Available 6/1/26

*Contiguous up to 29,410 RSF

FEATURES

- + 3.5/1,000 SF Covered Parking
- + Natural, Greenbelt Setting with Sweeping Hill Country Views
- + Minutes to: Hill County Galleria, Barton Creek Resort, and Westlake
- + Easy Access to HWY 360, HWY 71, RR 620 and Bee Caves Road
- + Abundant Nearby Retailers and Restaurants
- + Private Balconies
- + Common Area, Fitness Facility, and Showers
- + Bicycle Parking



YETI
solarwinds
AMD **arm**

EXPLORE SURROUNDING AREA

AMENITY MAP

THE OVERLOOK
at Barton Creek



HILL COUNTRY GALLERIA // 5 MIN DRIVE



RETAIL AT 360 & BEE CAVE 3 MIN DRIVE

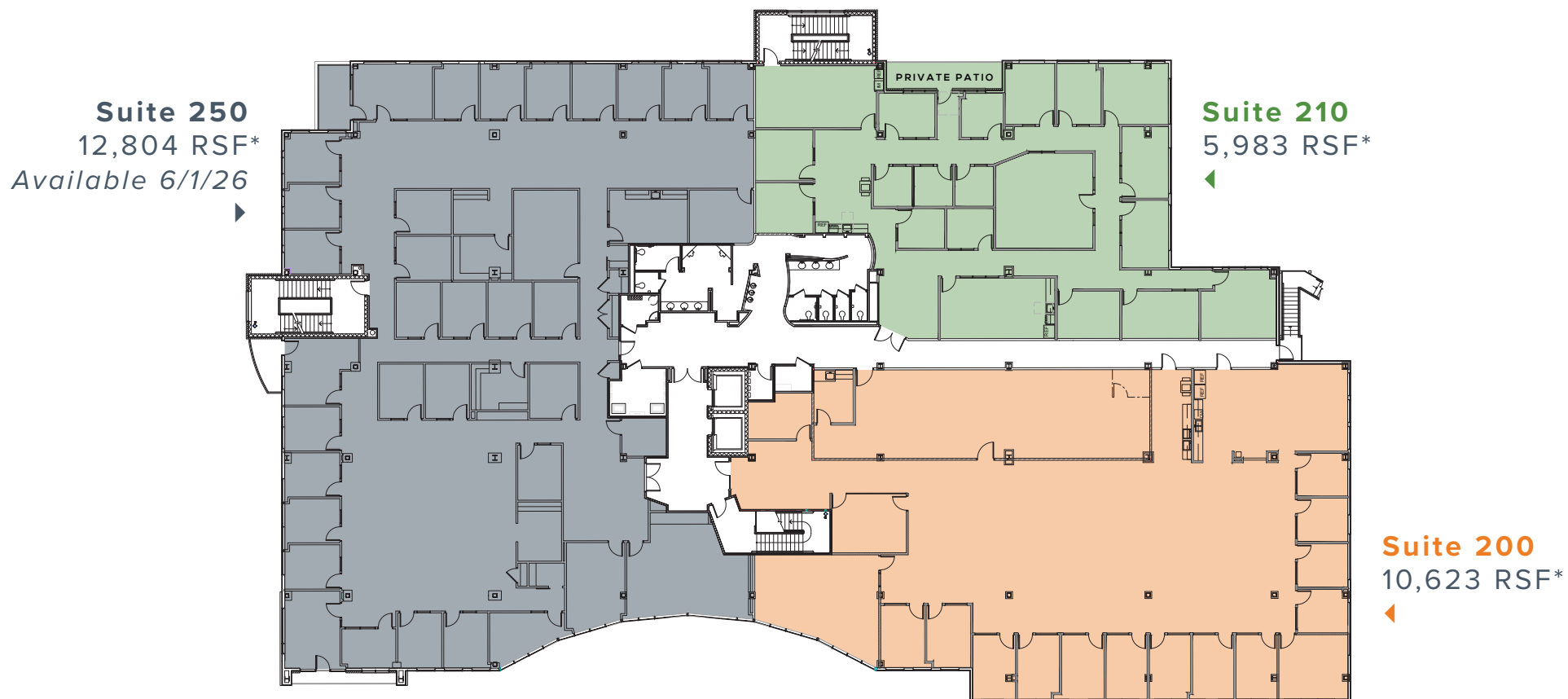


SECOND LEVEL

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**Contiguous up to 29,410 RSF*

Full Availability On Next Page



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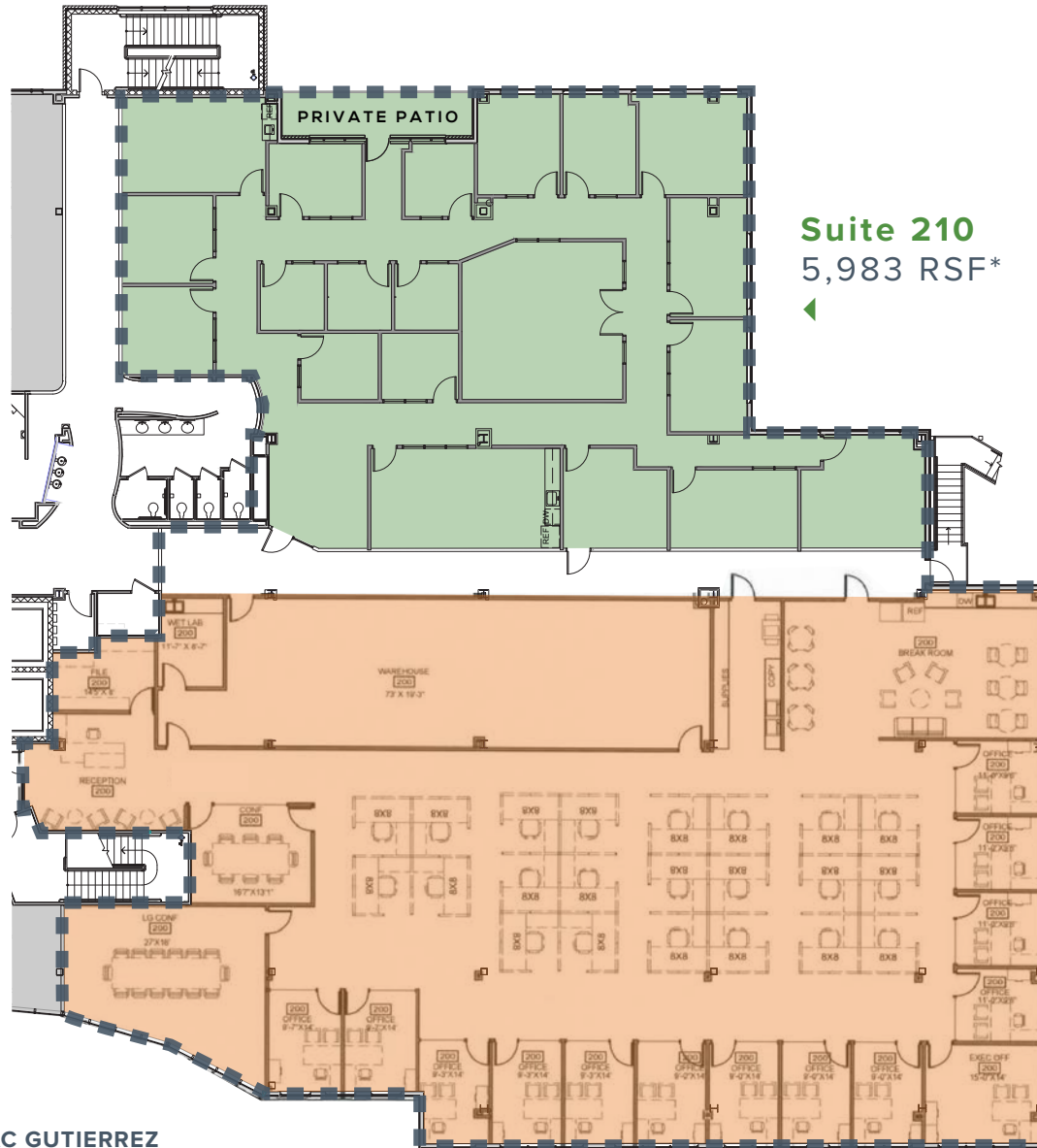
SECOND LEVEL

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**Contiguous up to 16,606 RSF*

Suite 200
10,623 RSF*

Suite 210
5,983 RSF*



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