

Office Space For Lease: Oasis, Texas

6550 Comanche Trail, Austin, TX 78732



TOTAL SF: 81,000 sf
RETAIL AVAILABLE: 18,320 sf
OFFICE AVAILABLE: 6,897 sf

PROPERTY HIGHLIGHTS:

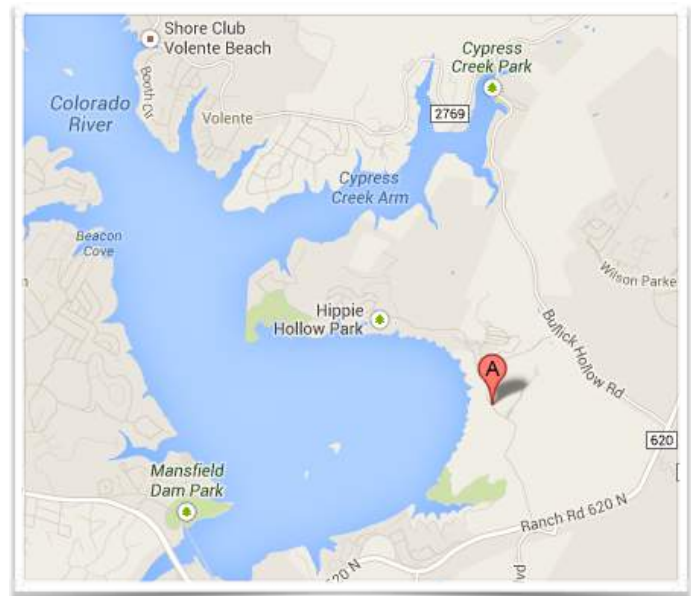
Mixed Use Dining/Shopping/Office Development famous for its iconic views of Lake Travis and the Hill Country.

Approximately 1 million visitors annually to site.

Amenities include restaurants, shopping & brewery.

Ongoing programming of public spaces for a vibrant community setting.

Designed by Dick Clark Architecture.

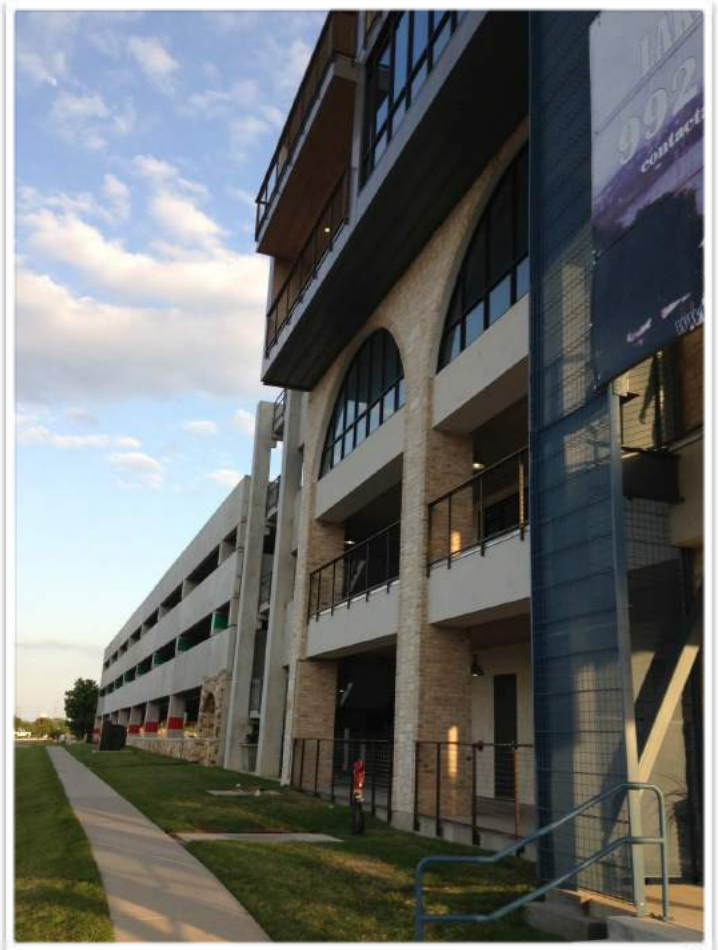




Contact: Linda Asaf
Contact Info: Office: 512-458-8153 ext 205
Mobile: 512-619-3303
email: linda@swsg.com

Office Tower

6550 Comanche Trail, Austin, TX 78732



AVAILABLE SF:

SECOND FLOOR: 500 SF

THIRD FLOOR: 3,437 SF

FOURTH FLOOR: 2,960 SF

PROPERTY HIGHLIGHTS:

Ten of the wealthiest zip codes within trade area.

2011 Avg. HH Income within 5 mile radius - \$138,953.

Oasis Restaurant located adjacent to Oasis, Texas
\$11 million annual sales (reported); 30 year presence.

CURRENT OFFICE TENANTS: Zenergy, Rapid Radiology, Lighthouse Digital,

CURRENT RETAIL TENANTS: Gumbo's on the Lake, Oasis, Texas Brewing Co.,
Design Lab, Groover's Paradise, Giddyup Pickle, Carnival Candy, Texas Outlaw
Boot & Fashion Company, La Gran Columbia Café, ViceCreme

SOUTHWEST STRATEGIES GROUP: 222 West Avenue, Suite 200 . Austin . TX . 78701

www.swsg.com

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Site plan . Level 2 . Office Tower

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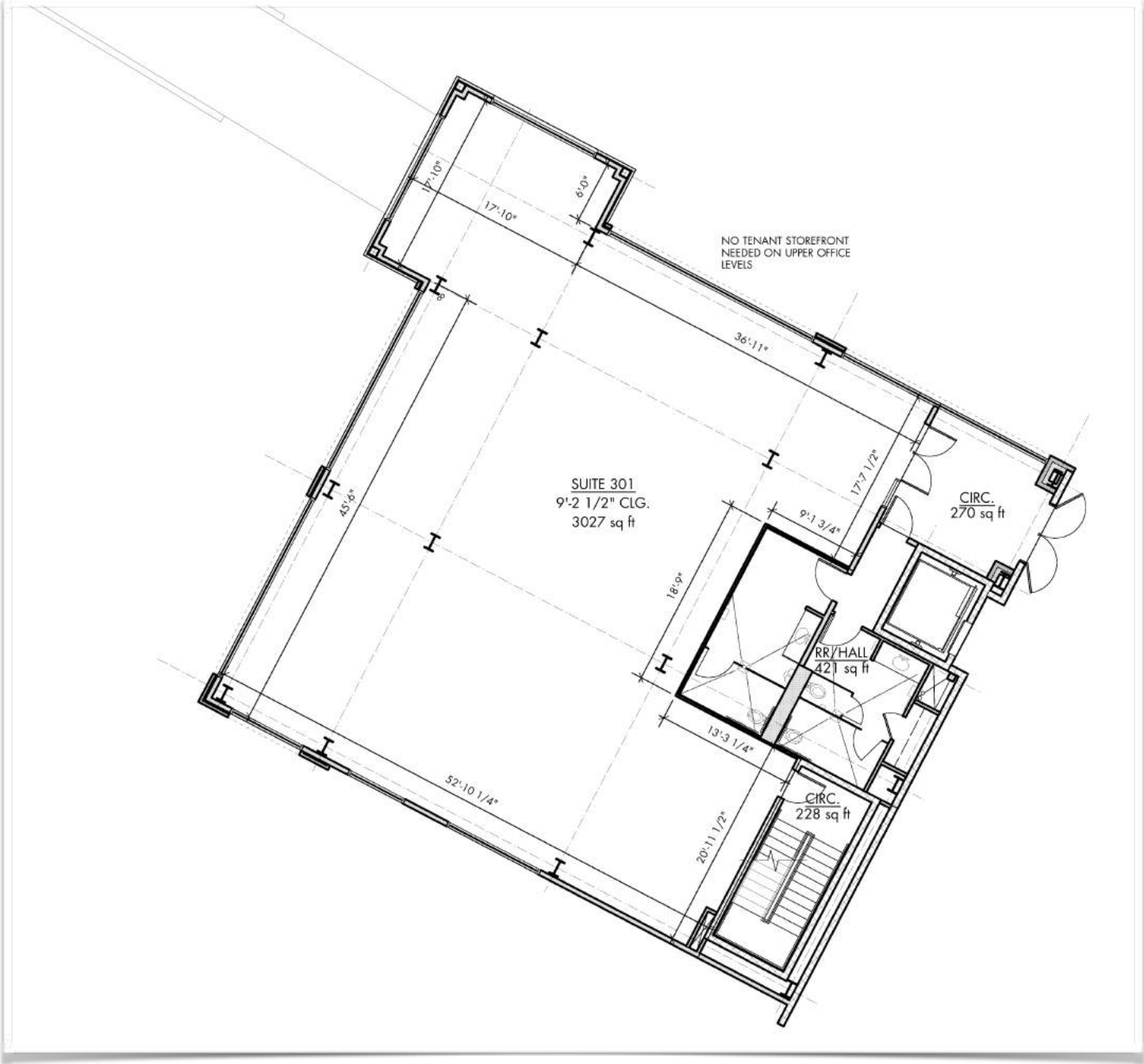
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Site plan . Levels 3 . Office Tower

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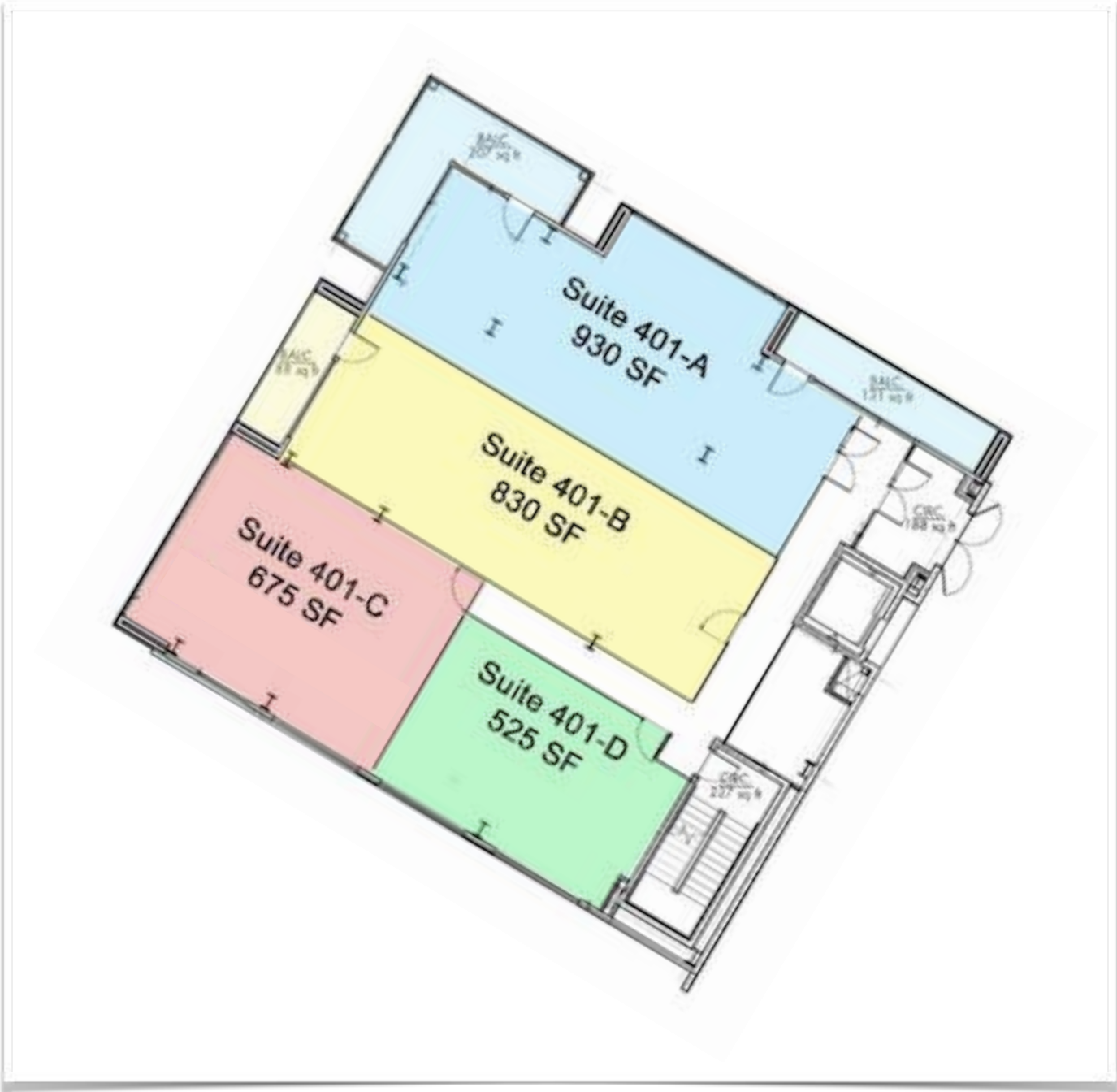
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Site plan . Levels 4 . Office Tower

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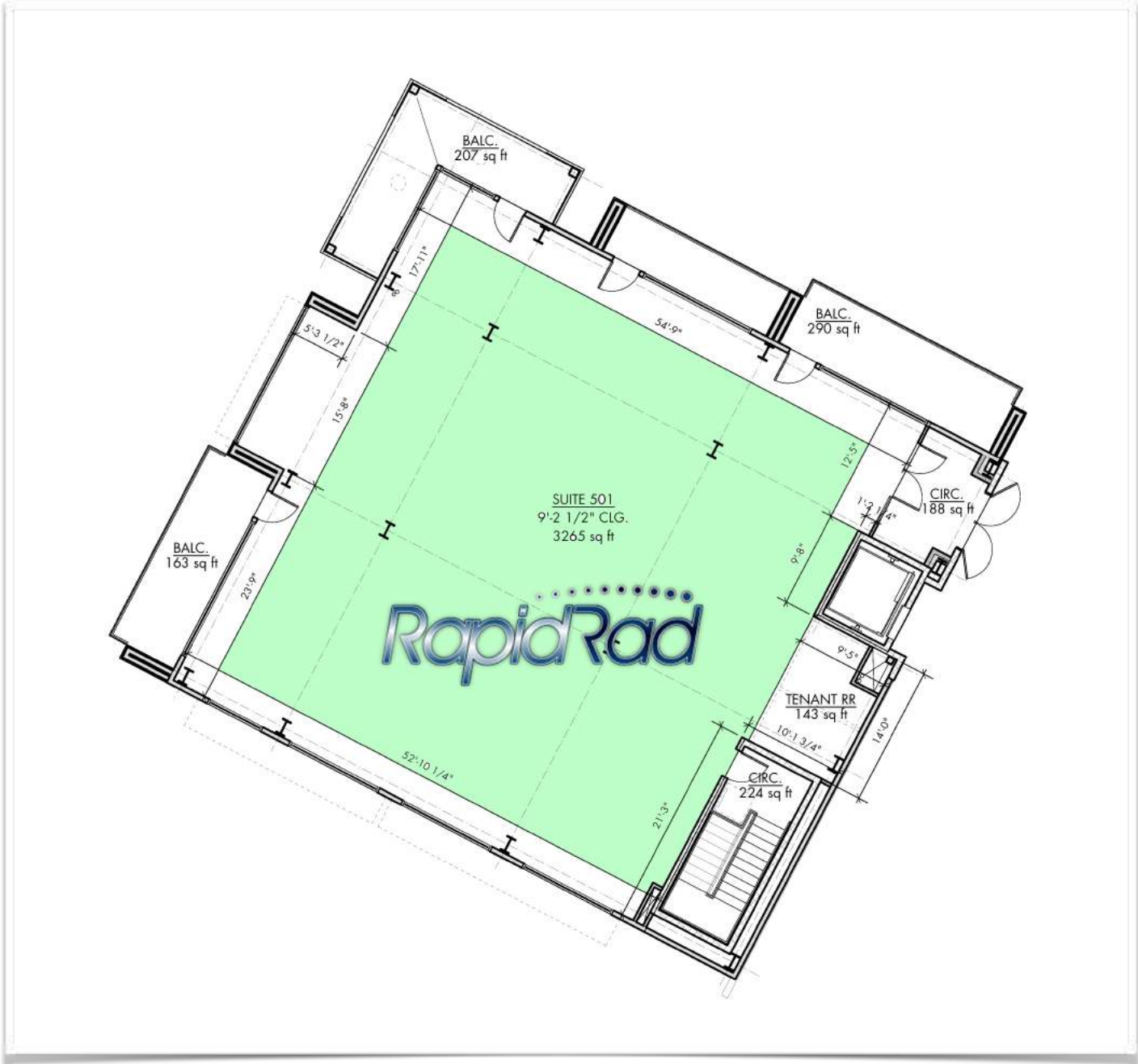
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Site plan . Levels 5 . Office Tower

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