

TOWERS OF LAKEWAY

884 - 6,042 SF AVAILABLE

1921-1927 LOHMANS CROSSING, LAKEWAY, TEXAS 78734

TOWER I



TOWER II

PROPERTY OVERVIEW

BUILDING FEATURES

- Class A building approximately 1 mile to Lakeway Regional Medical Center
- 3 miles to the Hill Country Galleria
- Numerous amenities in the area
- Panoramic views of the Hill Country and Lake Travis
- First generation space, finish-out to your specifications
- Medical or professional office use

BUILDING DETAILS

- 54,664 SF two-building office project
- 4.7:1,000 structured parking
- Southwest submarket
- Convenient ingress and egress
- Direct exterior access to suites
- No add-on factor
- Covered parking available
- Immediate occupancy



PELTON
COMMERCIAL REAL ESTATE

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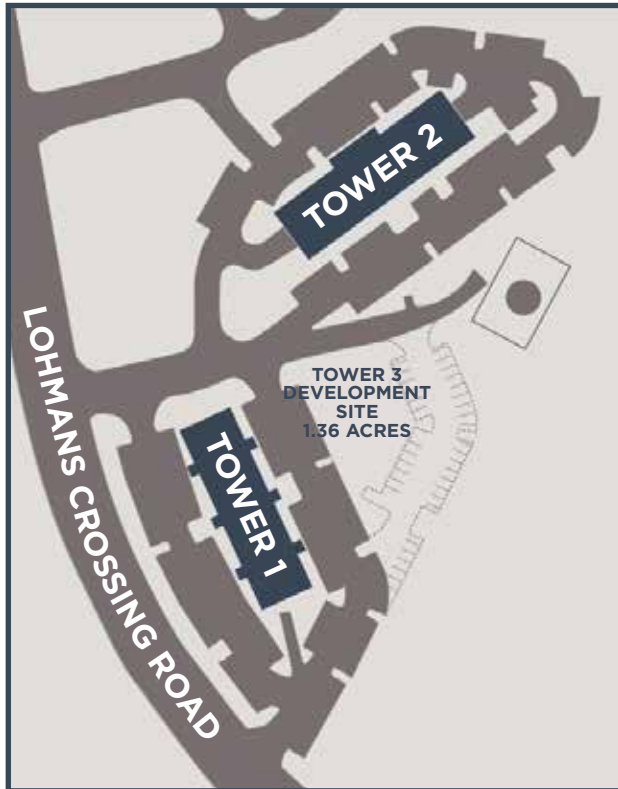
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PROPERTY OVERVIEW



BUILDING SF

Tower 1 - 25,331 SF
Tower 2 - 29,333 SF
Total - 54,664 SF

AVAILABILITIES

Suite 102
2,885 SF

Suite 201
884 SF
* available 7.1.14

Suite 202
2,993 SF
* available 3.1.14

Suite 2206
6,042 SF

PARKING
4.7:1,000 SF

ADDRESS

Tower 1
1927 Lohmans Crossing
Lakeway, TX 78734

Tower 2
1921 Lohmans Crossing
Lakeway, TX 78734

SUBMARKET

Southwest

SITE INFORMATION

Tower 1 - 1.52 Acres
Tower 2 - 3.19 Acres

YEAR BUILT

Tower 1 - 2000
Tower 2 - 2008

DEVELOPMENT SITE

For sale or build-to-suit



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TOWERS OF LAKEWAY

LOCATION MAP



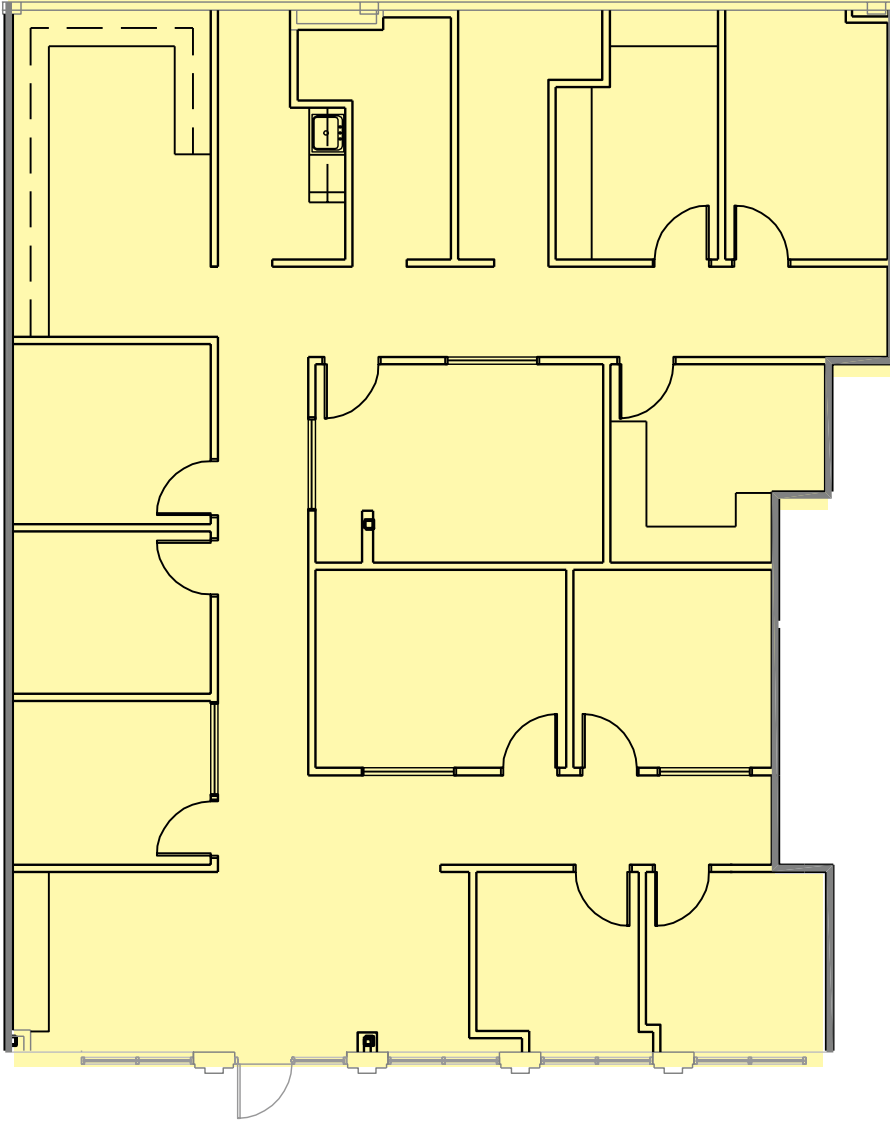
DRIVE TIMES: Downtown Austin: 25 Min. Lake Travis: 5 Min.
Lake Austin: 25 Min. Airport (ABIA): 40 Min.



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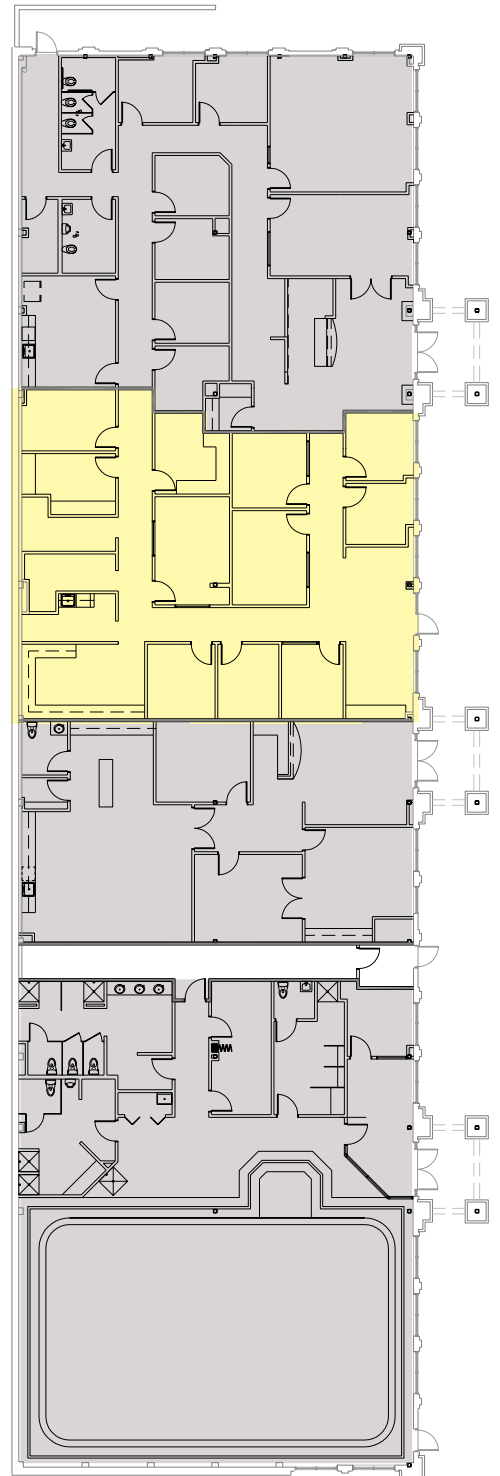
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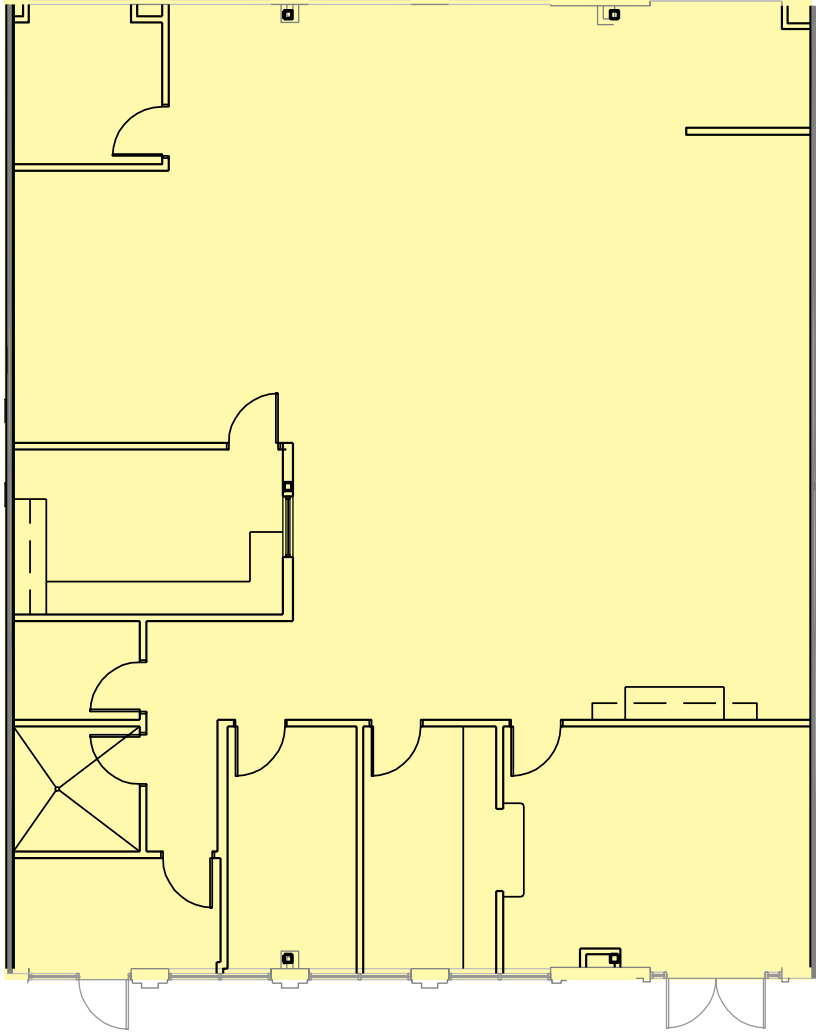
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SUITE 102
TOWER 1, FLOOR 1

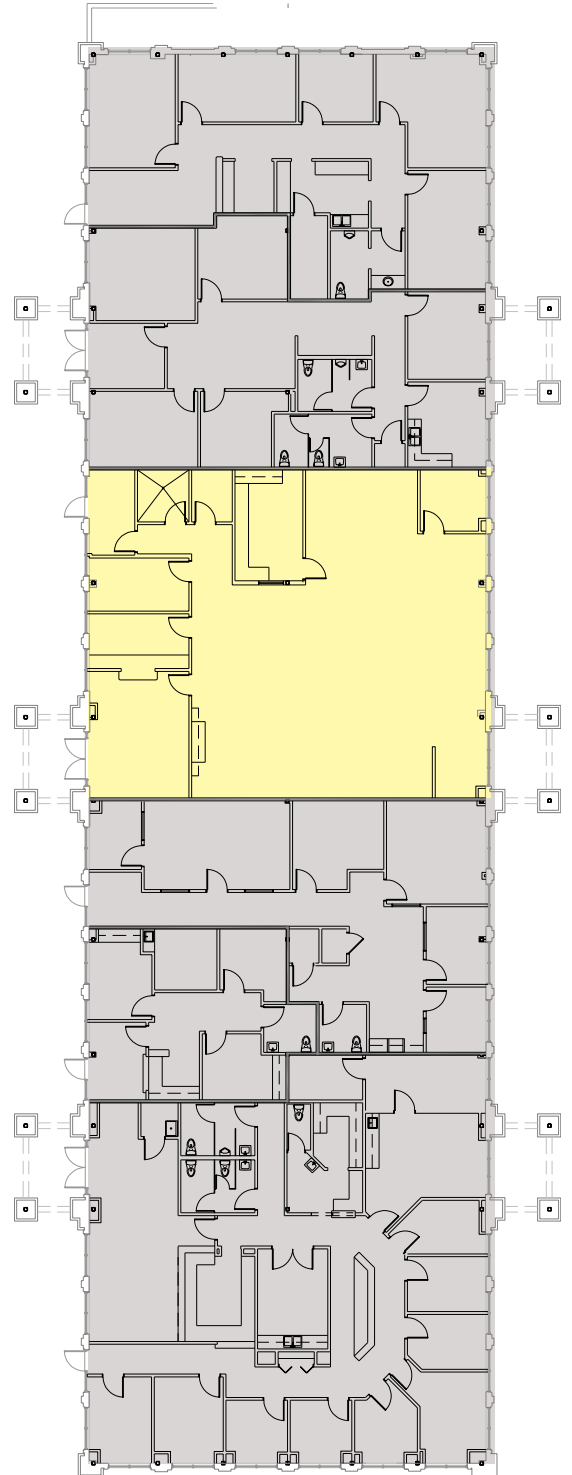
2,885 SF

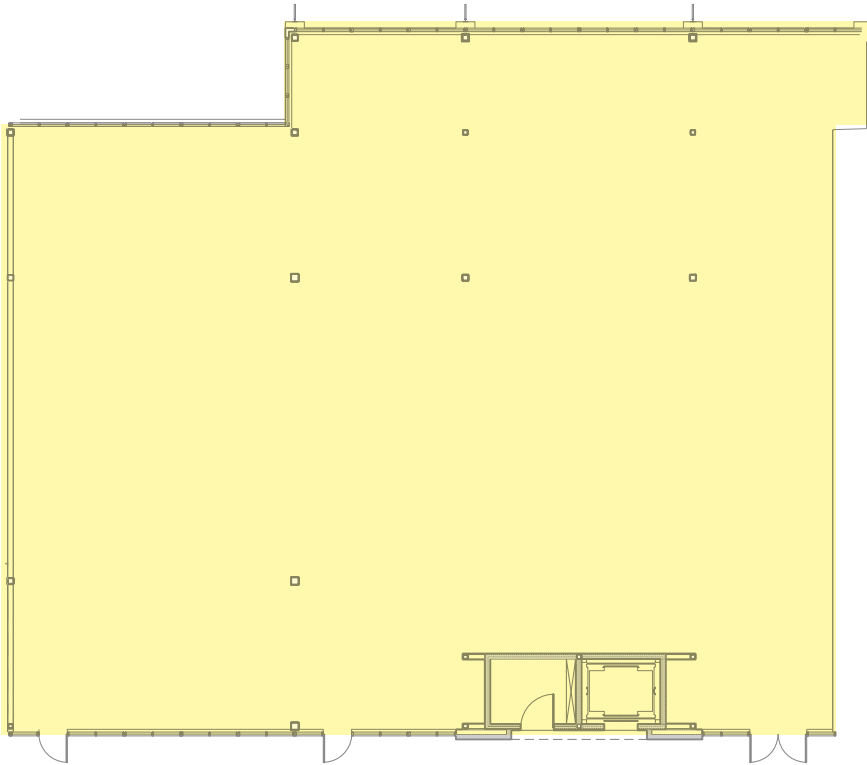




SUITE 202
TOWER 1, FLOOR 2

2,993 SF
* available 3.1.14





SUITE 2206
TOWER 2, FLOOR 2

6,042 SF
* will subdivide

