



## 235,000 SF FOR LEASE

**THE CROSSINGS AT LAKELINE** is a 70-acre mixed-use transit oriented development located in North Austin. The property is within a 1/2-mile of Lakeline Mall and is uniquely positioned alongside the new MetroRail commuter station, which will provide access throughout Greater Austin and Downtown by 2008.

### FEATURES

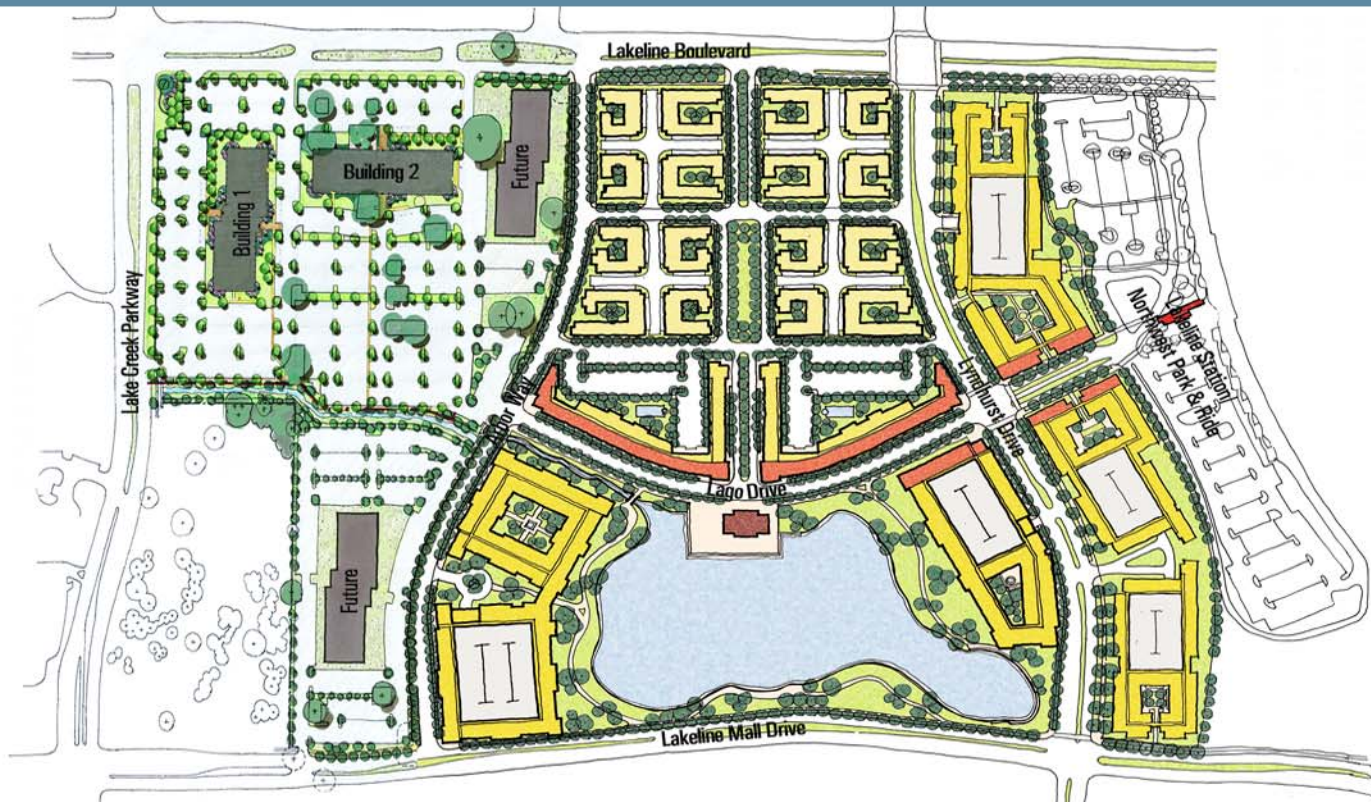
- Two, 3-story office buildings totaling 235,000 rentable square feet. Future growth up to 1.5MM SF.
- Walking distance to restaurants/retail.
- TOD - live, work, play & ride!
- Floor-to-ceiling glass; 10'-11' ceilings.
- High performance building-Austin Green Builder.
- Northwest Austin transit station - rail and bus.
- Flexible, efficient, 39,000 RSF floor plates.
- Abundant surface parking. Ability to accommodate above standard requirements.
- Jogging trails, building showers; walking distance to Gold's Gym.



Jeff Pace • 512.499.0088 • [jpace@simmonsvedder.com](mailto:jpace@simmonsvedder.com)  
Leisha Ehlert • 512.499.0088 • [lehlert@simmonsvedder.com](mailto:lehlert@simmonsvedder.com)



# LIVE, WORK, PLAY & RIDE



## 235,000 SF FOR LEASE



### Building 1 - 114,505 RSF

1st Floor: 35,227 RSF

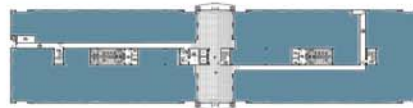


Typical 2nd/3rd Floors: 39,731 RSF



### Building 2 - 117,950 RSF

1st Floor: 36,182 RSF



Typical 2nd/3rd Floors: 40,972 RSF



- Highly Efficient Floors
- Virtually Column-Free
- 5' Planning Module

Jeff Pace • 512.499.0088 • [jpace@simmonsvedder.com](mailto:jpace@simmonsvedder.com)  
 Leisha Ehlert • 512.499.0088 • [lehlert@simmonsvedder.com](mailto:lehlert@simmonsvedder.com)

