

# 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



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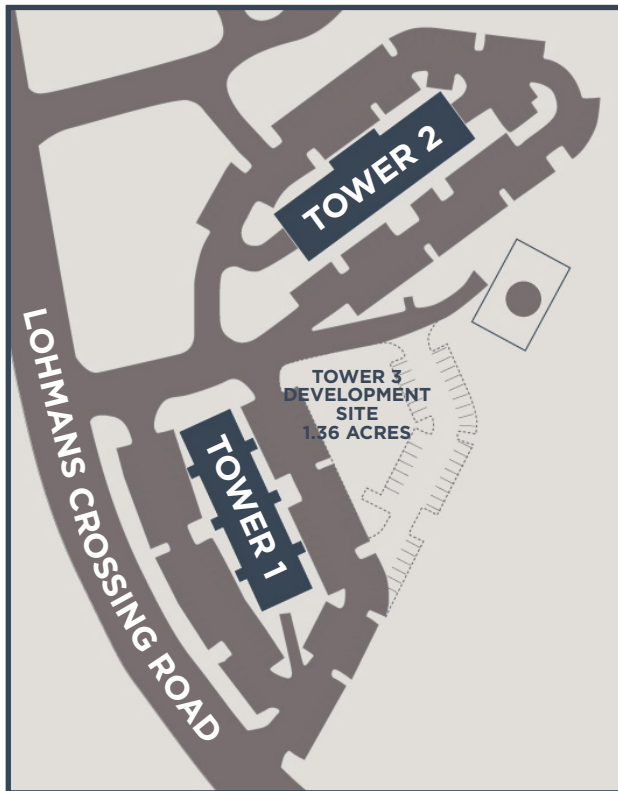


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## PROPERTY OVERVIEW



### 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



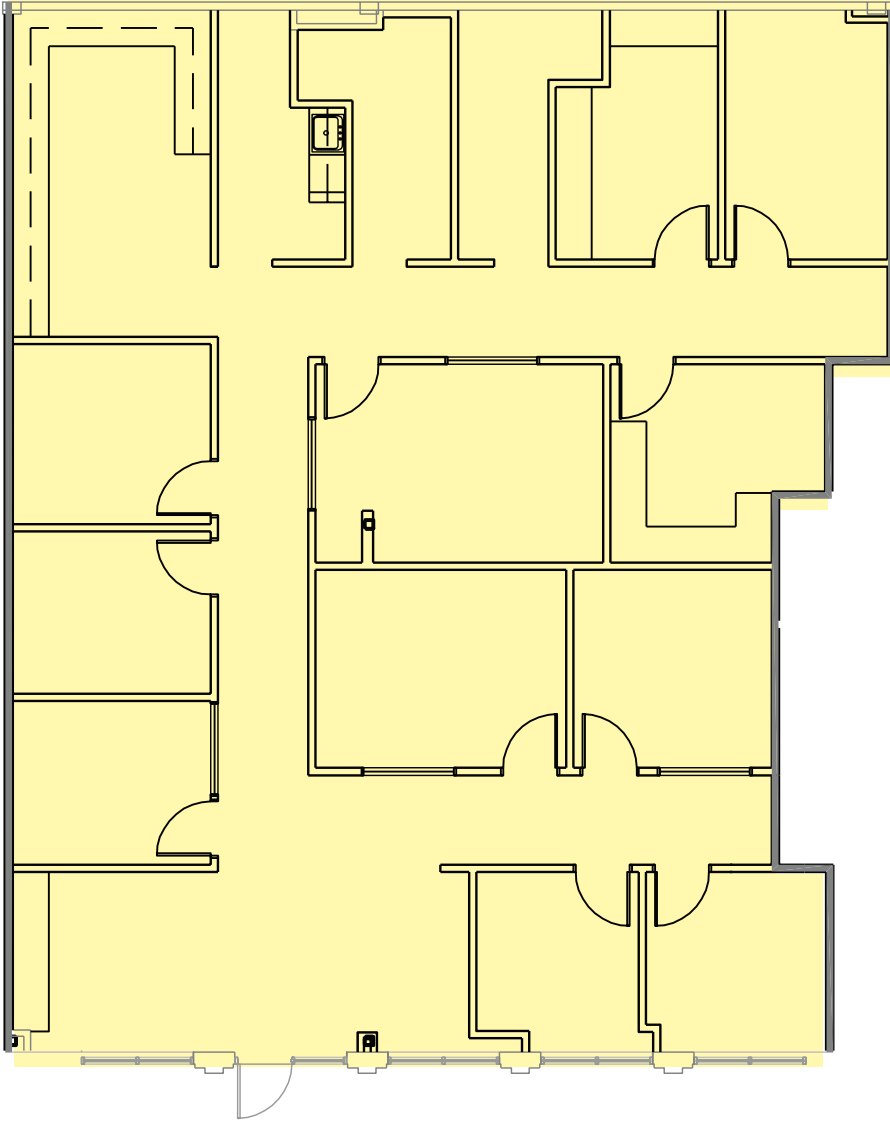
**DRIVE TIMES:** Downtown Austin: 25 Min. Lake Travis: 5 Min.  
Lake Austin: 25 Min. Airport (ABIA): 40 Min.



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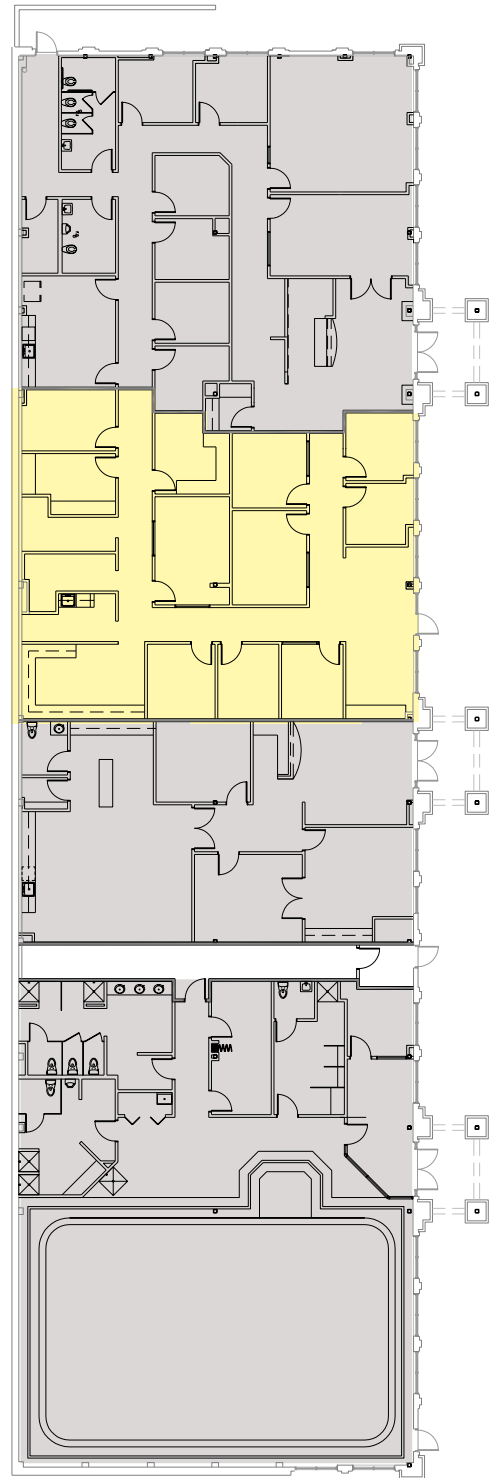
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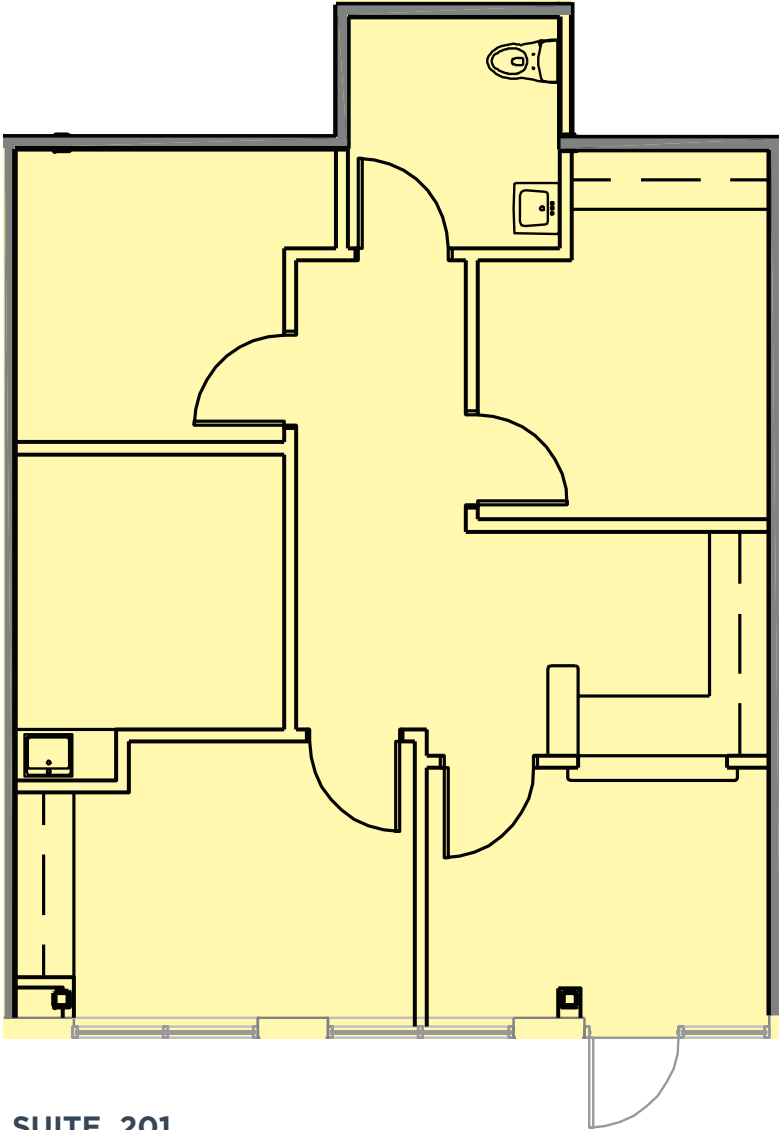
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**SUITE 102**  
TOWER 1, FLOOR 1

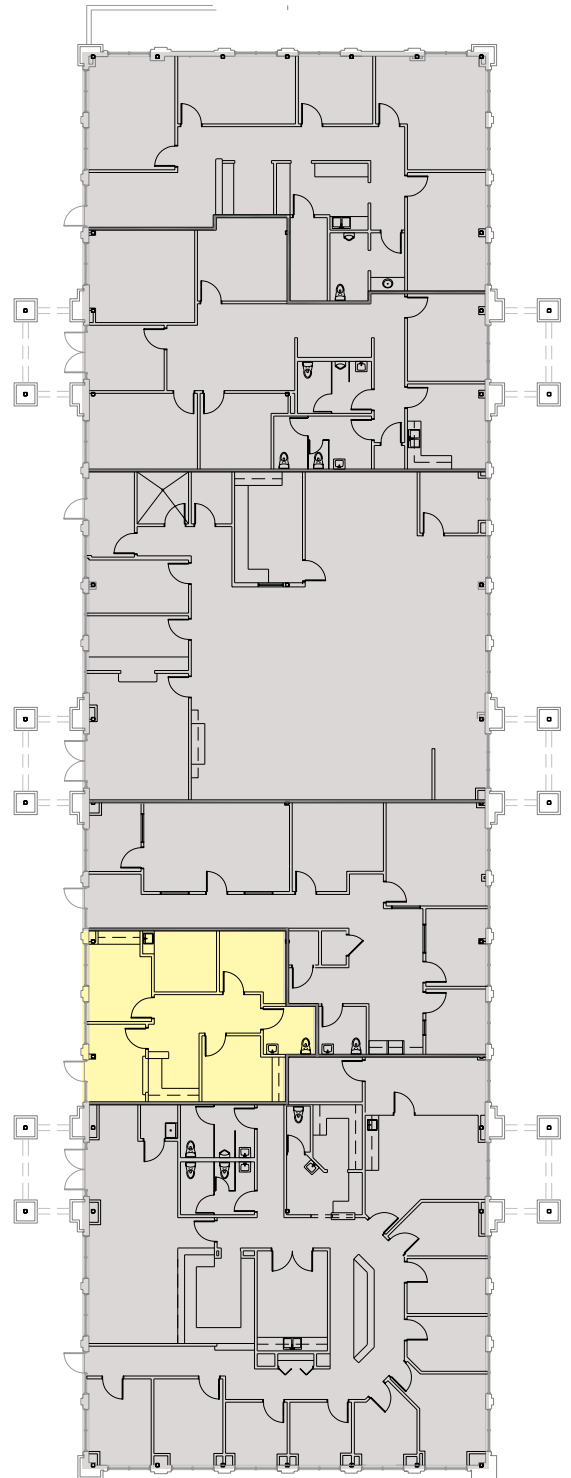
2,885 SF

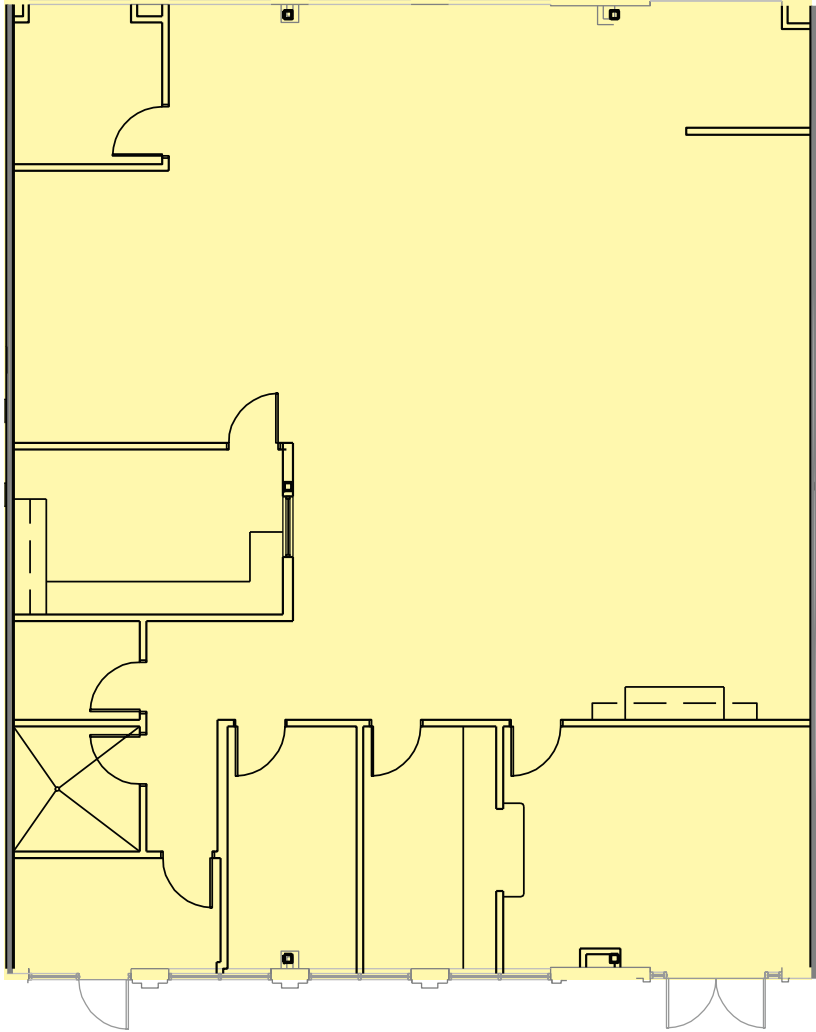




**SUITE 201**  
TOWER 1, FLOOR 2

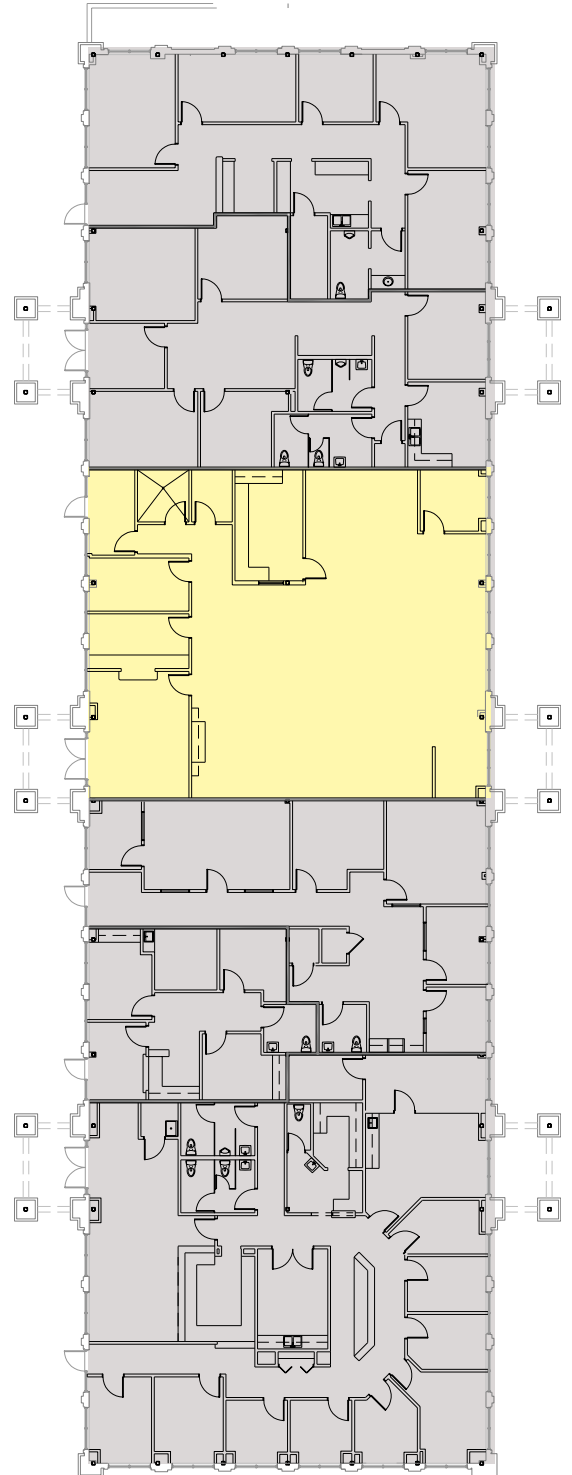
884 SF  
\* available 7.1.14

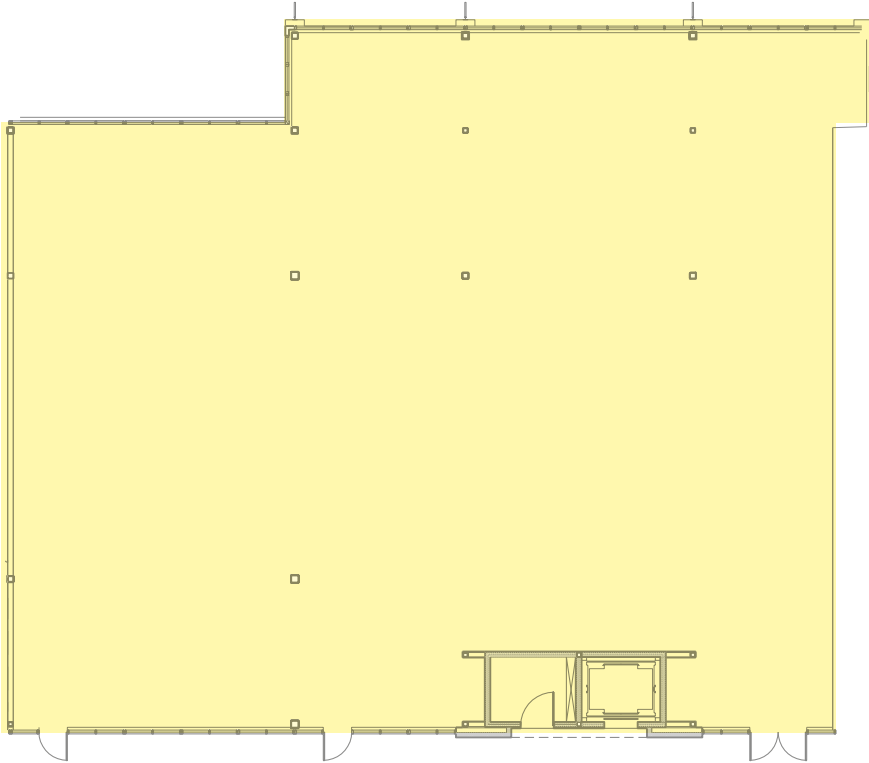




**SUITE 202**  
TOWER 1, FLOOR 2

2,993 SF  
\* available 3.1.14





**SUITE 2206**  
TOWER 2, FLOOR 2

6,042 SF  
\* will subdivide

