

NOW LEASING

17613 Hamilton Pool Road | Austin, Texas 78738



55,290 SF

Total Project

3

Buildings

\$20-\$24

PSF/YR

150

Parking Spaces

\$6.00 PSF

NNN + CAM

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HAMILTON POOL OFFICE PARK

17613 Hamilton Pool Road | Austin, Texas 78738

PROPERTY OVERVIEW

Project Name:	Hamilton Pool Office Park
Address:	17613 Hamilton Pool Road
City/State/Zip:	Austin, Texas 78738
Legal Description:	Lot 1-4 Mason Subdivision
Total Buildings:	3 (Buildings A, B & C)
Total Project SF:	55,290 GSF
Parking:	150 Total Spaces (2.75spaces/1000 SF)
Base Rent:	\$20.00 – \$24.00 PSF/YR
NNN + CAM:	\$6.00 PSF
Lease Type:	NNN

	1 mile	3 miles
Population	2,760	12,679
Households	924	4,292
Median Age	40.60	40.90
Median HH Income	\$194,754	\$184,027
Daytime Employees	161	1,517
Population Growth '25 - '30	▲ 5.47%	▲ 8.59%
Household Growth '25 - '30	▲ 6.06%	▲ 9.37%



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AVAILABLE SUITES — SUMMARY

AVAILABLE SPACE

Suite	Building	Size(SF)	Rate (PSF/YR)	NNN + CAM	Total Gross (PSF)	Status
A-1	Bldg. A	5,572.56	\$24.00	\$6.00	\$30.00	Available
A-2	Bldg. A	8,489.37	\$20.00	\$6.00	\$26.00	Available
A-3	Bldg. A	5,598.00	\$20.00	\$6.00	\$26.00	Available
B-1	Bldg. B	5,469.83	\$24.00	\$6.00	\$30.00	Available
B-2	Bldg. B	8,489.37				Leased
B-3	Bldg. B	8,448.00	\$20.00	\$6.00	\$26.00	Available
C-1	Bldg. C	2,870.46	\$24.00	\$6.00	\$30.00	Available
C-2	Bldg. C	2,100.00	\$24.00	\$6.00	\$30.00	Available
C-3	Bldg. C	2,100.00	\$24.00	\$6.00	\$30.00	Available
C-4	Bldg. C	1,340.44	\$24.00	\$6.00	\$30.00	Available
C-5	Bldg. C	1,340.44	\$24.00	\$6.00	\$30.00	Available
C-6&7	Bldg. C	2,680.00				Leased

Total Project: 55,290 SF

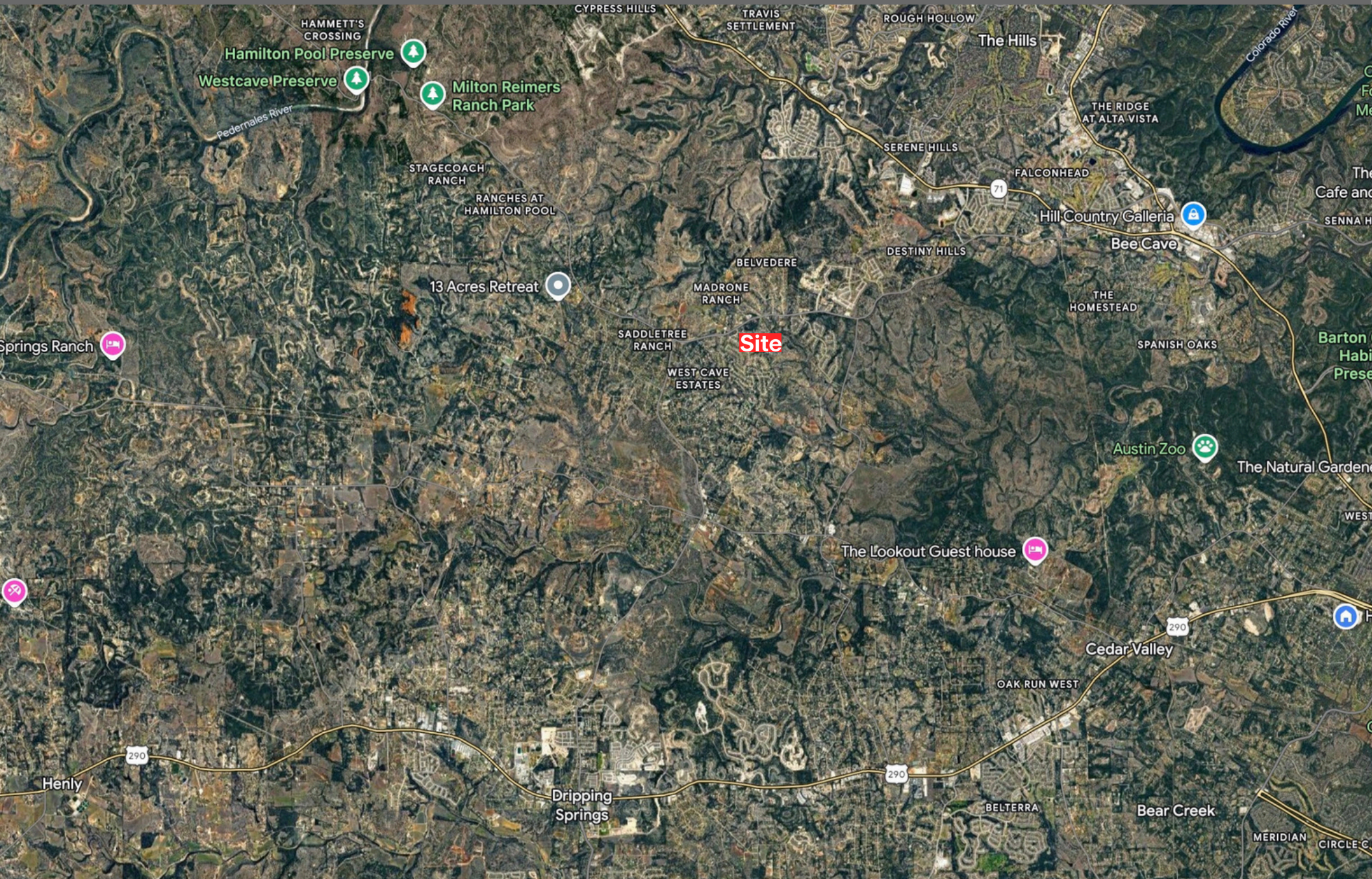
PROPERTY HIGHLIGHTS

- Austin, Texas 78738
- Hamilton Pool Road Corridor
- Growing West Austin Submarket
- Proximity to major employers
- Easy access to Hwy 71 & 290
- Near Lake Travis / Bee Cave
- Strong daytime population
- 150 on-site parking spaces
- Flexible suite configurations
- Suitable for professional office, flex retail, medical or light industrial

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SITE LOCATION



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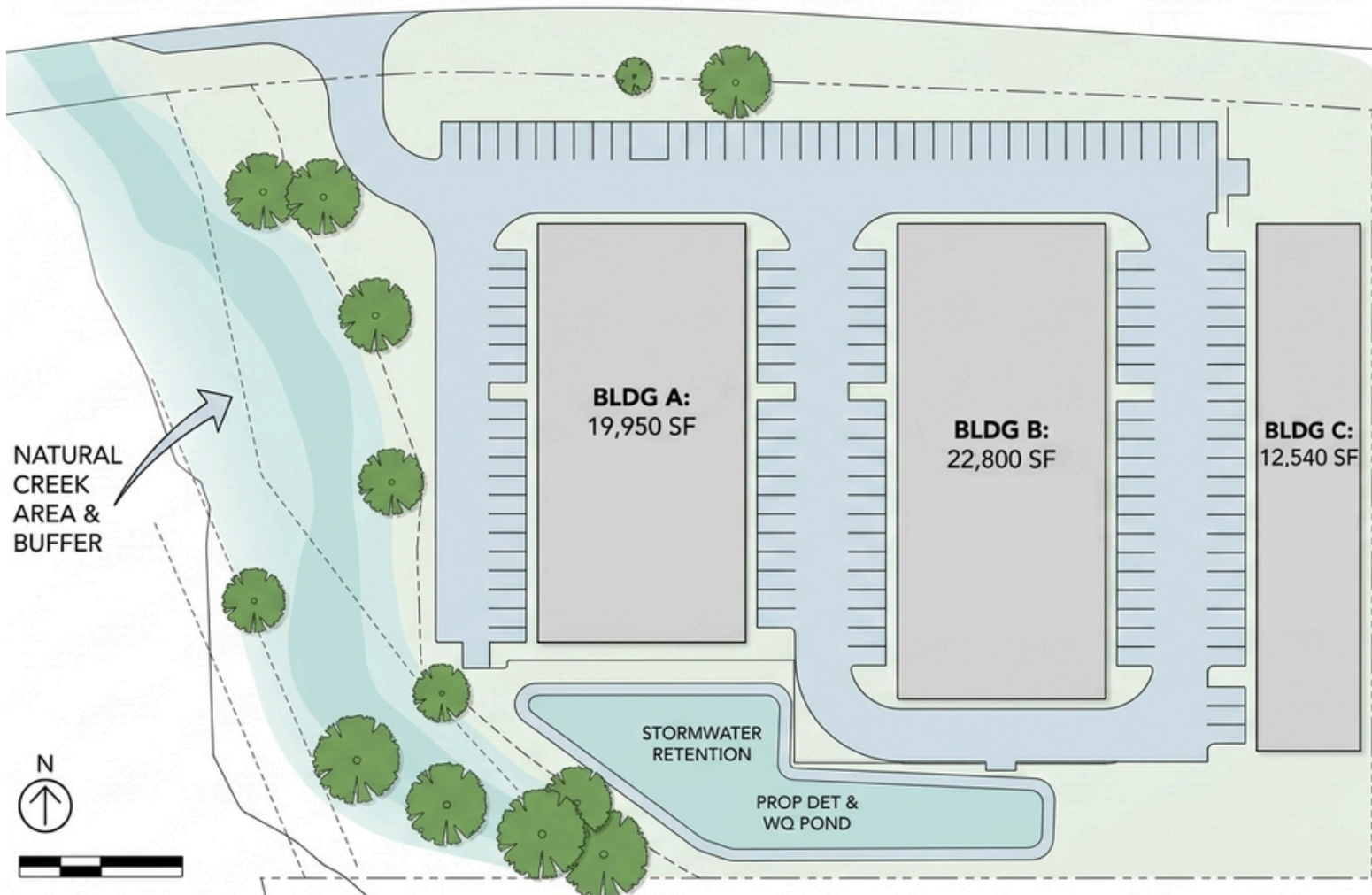
AVAILABLE SPACE - 55,290 SF

SITE PLAN

Building A:	Grade Level
Building Size:	19,950 SF
Suite Size Min.:	2,786 SF
Depth:	100'
Clear Height:	16'0"
Office SF (Spec):	832 SF

Building B:	Grade Level
Building Size:	22,800 SF
Suite Size Min.:	2,112 SF
Depth:	100'
Clear Height:	16'0"
Office SF (Spec):	832 SF

Building C:	Grade Level
Building Size:	12,540 SF
Suite Size Min.:	1,340 SF
Depth:	50'
Clear Height:	16'0"
Office SF (Spec):	342 SF



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HAMILTON POOL OFFICE PARK

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AVAILABLE SPACE - 55,290 SF

SUITE SIZE OPTIONS

July 2027	
BLDG	A
5,572	SF
8,489	SF
5,598	SF

July 2027	
BLDG	B
5,469	SF
Leased	
8,448	SF

July 2027	
BLDG	C
2,870	SF
2,100	SF
2,100	SF
1,340	SF
1,340	SF

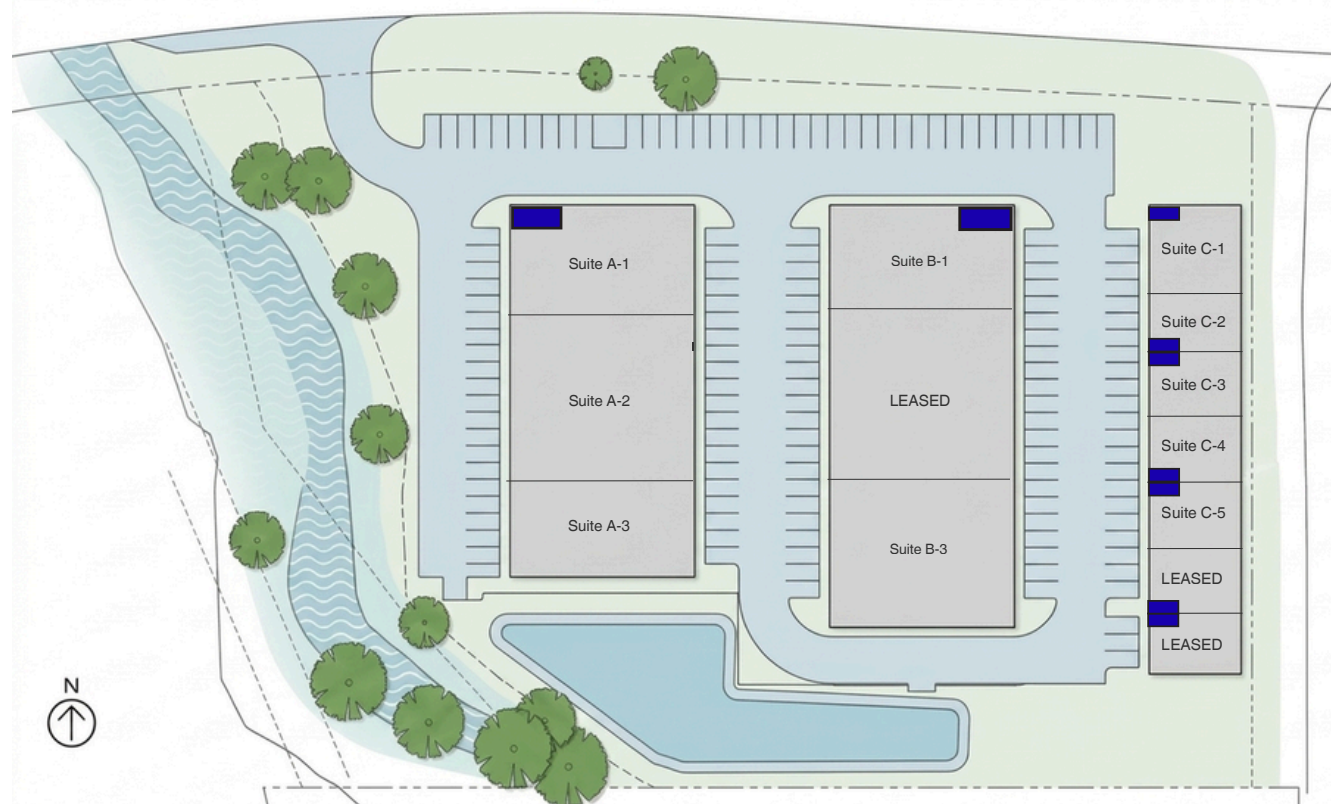
← Dripping Springs

Bee Cave/Lake Travis →

Hamilton Pool Road

 12' x 14' OH Doors, Grade Level
16'0" Clear Height

 Delivered with spec office



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BUILDING A - MOVE IN READY SUITE (A-1) Occupancy August 2027

Building Size: 19,950 SF

Suite Option: 5,572 SF

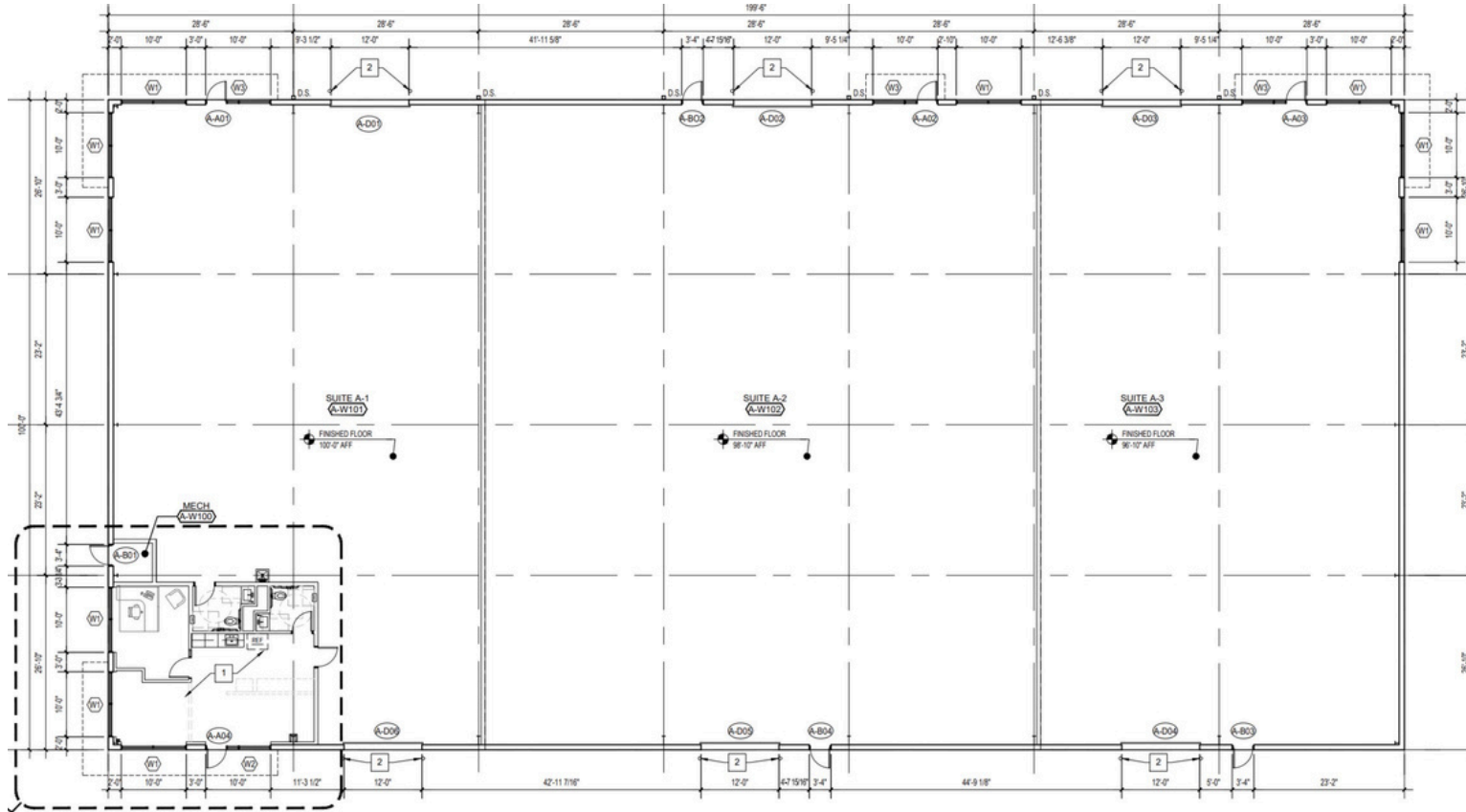
Door Size: Two (2) oversize 12'x14' grade level glass overhead doors per suite

Insulation: R30 insulated warehouse and LED warehouse lighting

Clear Height: 16'0" (ESFR system that allows for Class I-IV)

Electrical: 200 amp 140V per suite (Upgrade to 400 amp with TI)

Offices: Move in ready with solid surface counters, stained concrete floors, 2'x4' ceiling grid, LED lighting - 832 SF Office, Breakroom Counter, Bathroom & Mop Sink



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BUILDING B - MOVE IN READY SUITE (B-1) Occupancy August 2027

Building Size: 22,800 SF

Suite Option: 5,469 SF

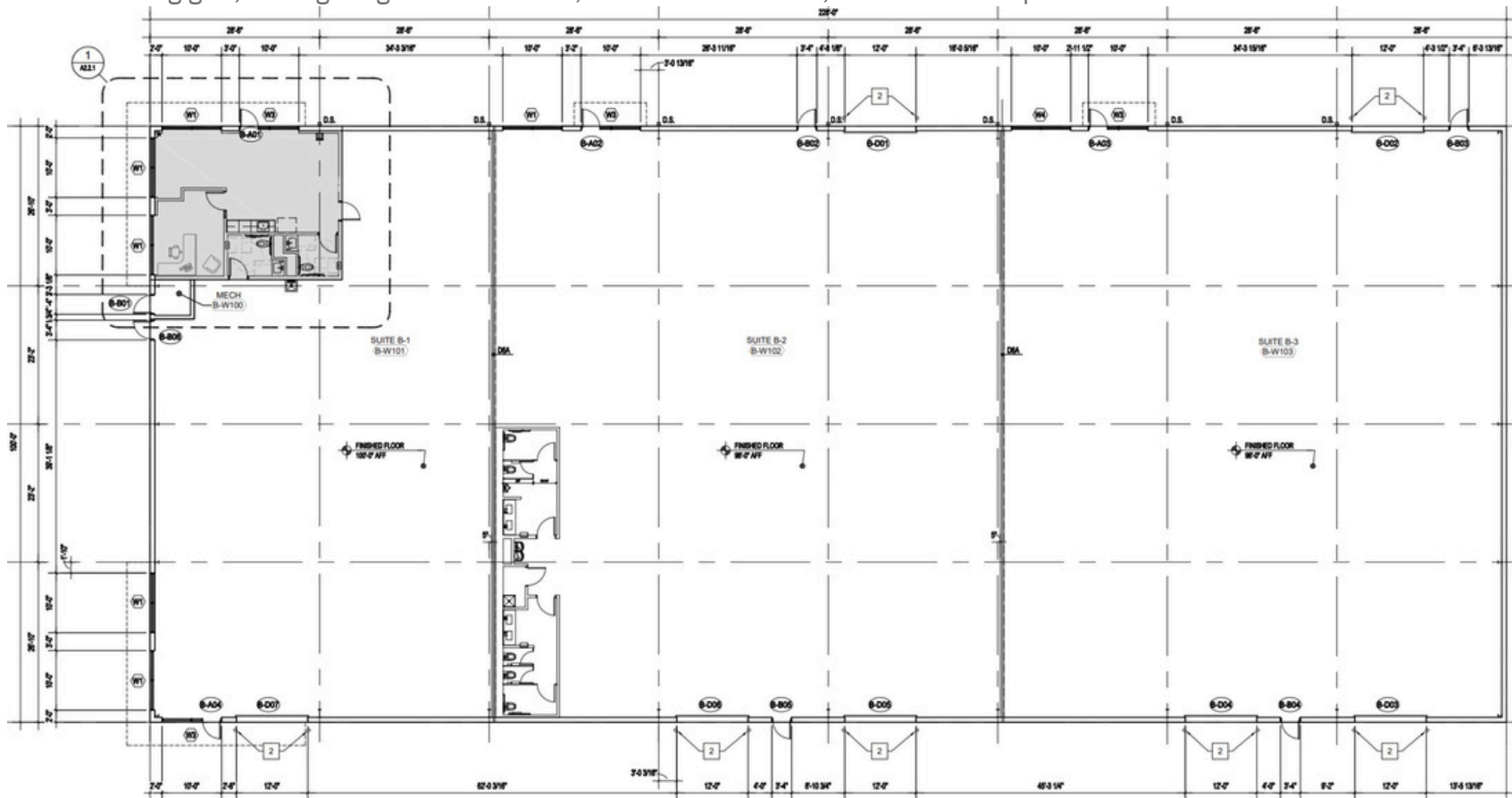
Door Size: Two (2) oversize 12'x14' grade level glass overhead doors per suite

Insulation: R30 insulated warehouse and LED warehouse lighting

Clear Height: 16'0" (ESFR system that allows for Class I-IV)

Electrical: 200 amp 140V per suite (Upgrade to 400 amp with TI)

Offices: Move in ready with solid surface counters, stained concrete floors, 2'x4' ceiling grid, LED lighting - 832 SF Office, Breakroom Counter, Bathroom & Mop Sink

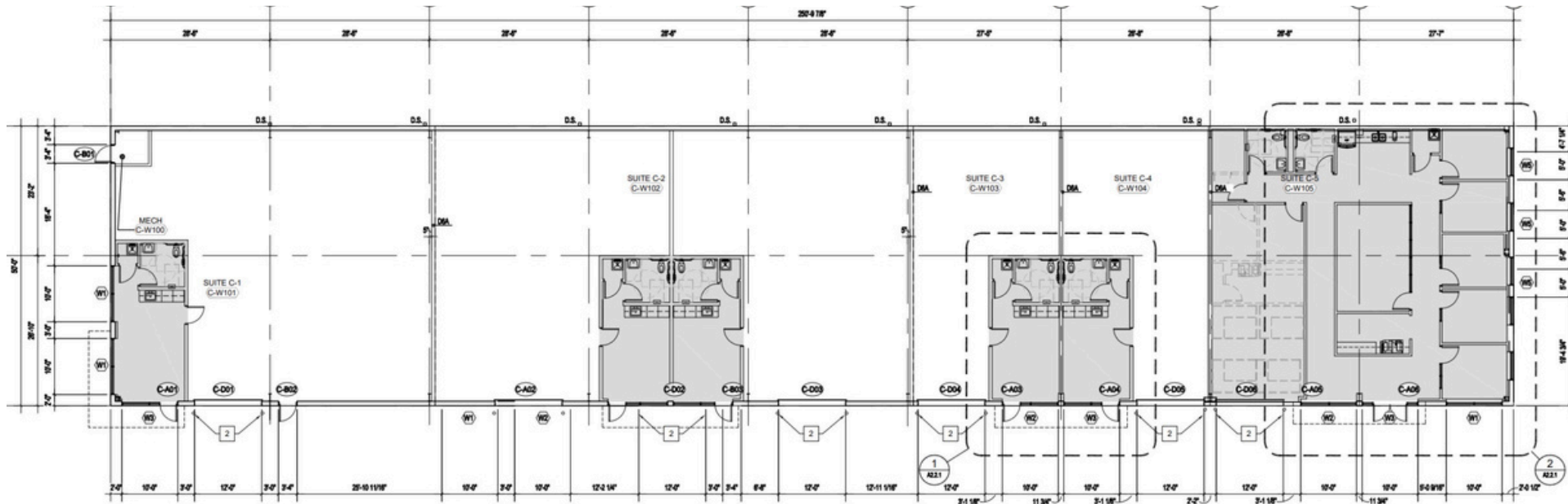


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BUILDING C - MOVE IN READY SUITES (C1-C5) Occupancy August 2027

- Building Size:** 19,520 SF
- Suite Options:** 1,340 SF
- Door Size:** Oversize 12'x14' grade level overhead door
- Insulation:** R30 insulated warehouse and LED warehouse lighting
- Clear Height:** 16'0" (ESFR system that allows for Class I-IV)
- Electrical:** 200 amp 140V per suite (Upgrade to 400 amp with TI)
- Offices:** Move in ready with solid surface counters, concrete floors, 2'x2' ceiling grid, LED lighting - 342 SF Office, Breakroom Counter, Bathroom & Mop Sink



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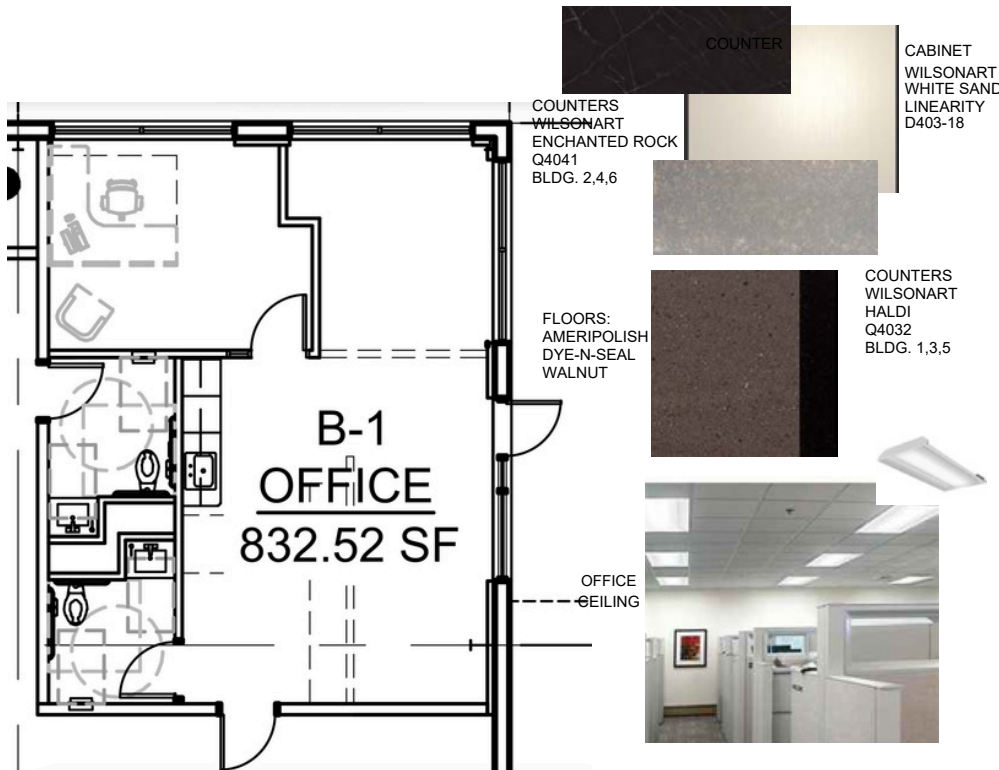
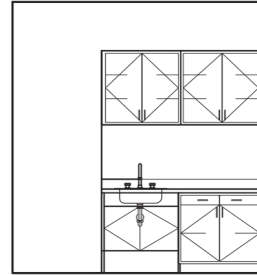
OFFICE FINISHES



ACCENT WALL PAINT:
SHERWIN WILLIAMS
SW 6235 FOGGY DAY
EG-SHEL

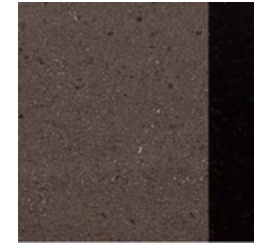


WALL PAINT:
SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE
WHITE EG-SHEL



RESTROOM FINISHES

FLOORS:
AMERIPOLISH
DYE-N-SEAL
WALNUT



WALL PAINT

WALL TILES:
DAL TILE
LINDEN POINT
GRIGIO

WALL PAINT:
SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE
EG-SHEL

