



BRIDGEPOINT

P L A Z A

5914-5918 W COURTYARD DRIVE | AUSTIN, TEXAS 78730

THE DETAILS.

Two Class A Buildings, Lake Austin views, and new improvements coming soon. Four suites remain, from 2,145 to 8,758 SF, and the garage puts every car under cover.

SUBMARKET Northwest/Loop 360 Corridor

BUILDING SIZE
Total: 177,973 SF
Building 1: 105,333 SF
Building 2: 72,640 SF

PARKING 579 spaces · 3.25 per 1,000 SF ·
six-level garage, covered walkway

RECENT IMPROVEMENTS Lobbies, restrooms and elevators renewed · new outdoor gathering spaces beneath the oaks

AVAILABILITY

Building 1
Suite 200: 8,758 RSF
Suite 240: 8,339 RSF

Building 2
Suite 150: 9,688 RSF (Available 6/1/27)
Suite 310: 4,234 RSF
Suite 360: 2,145 RSF

BRIDGEPOINT
PLAZA





BRIDGEPOINT PLAZA

DESIGNED FOR THE DAY.

Recent improvements have refreshed the campus from the ground up, with reimagined lobbies, modernized restrooms, and new outdoor gathering spaces set beneath mature oaks. Between meetings, tenants can break for a workout, a snack from the café market, or a pickup game on the rooftop courts.



-  — Newly upgraded lobbies
-  — On-site fitness center
-  — Café & grab-and-go market
-  — Modernized restrooms
-  — Covered walkway to garage
-  — Terraced outdoor seating
-  — Hammock grove
-  — Rooftop pickleball & basketball courts

AT THE BEND IN THE RIVER.

The Pennybacker Bridge to the east. Austin Country Club across the water. Four Seasons Private Residences rising to the west. Bridgepoint Plaza sits at the center of it all.

BRIDGEPOINT
PLAZA



EVERY DIRECTION FROM HERE.

The Loop 360 corridor offers tenants a rare balance: the calm of the Hill Country with immediate reach to Austin's premier retail, dining, and residential districts. For companies whose leadership lives in West Lake Hills, Rob Roy, Cat Mountain, or Davenport, Bridgepoint Plaza turns the commute into the shortest part of the day.



BRIDGEPOINT PLAZA

DAVENPORT *Village*

Directly across Lake Austin, this boutique retail and dining center anchors the Loop 360 corridor with neighborhood favorites including Maudie's Milagro, 360 Uno, and Jade Restaurant.

THE ARBORETUM

An established open-air destination spanning 100 acres, with more than forty shops and restaurants including Trader Joe's, Pottery Barn, Barnes & Noble, and The Cheesecake Factory, alongside the 478-room Renaissance Austin Hotel.

THE DOMAIN[®] A SIMON CENTER

Austin's "second downtown," a walkable mixed-use district with more than one hundred retailers and restaurants, from Neiman Marcus and Tiffany & Co. to a full slate of dining and entertainment.

BARTON CREEK SQUARE

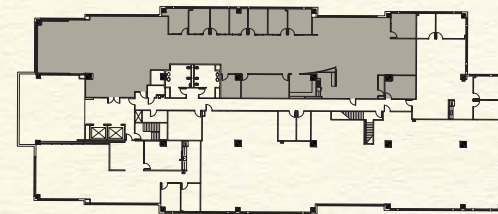
South along Loop 360, a major regional shopping center with more than 150 stores anchored by Nordstrom, Macy's, and Dillard's.

FLOOR PLANS

BUILDING 1

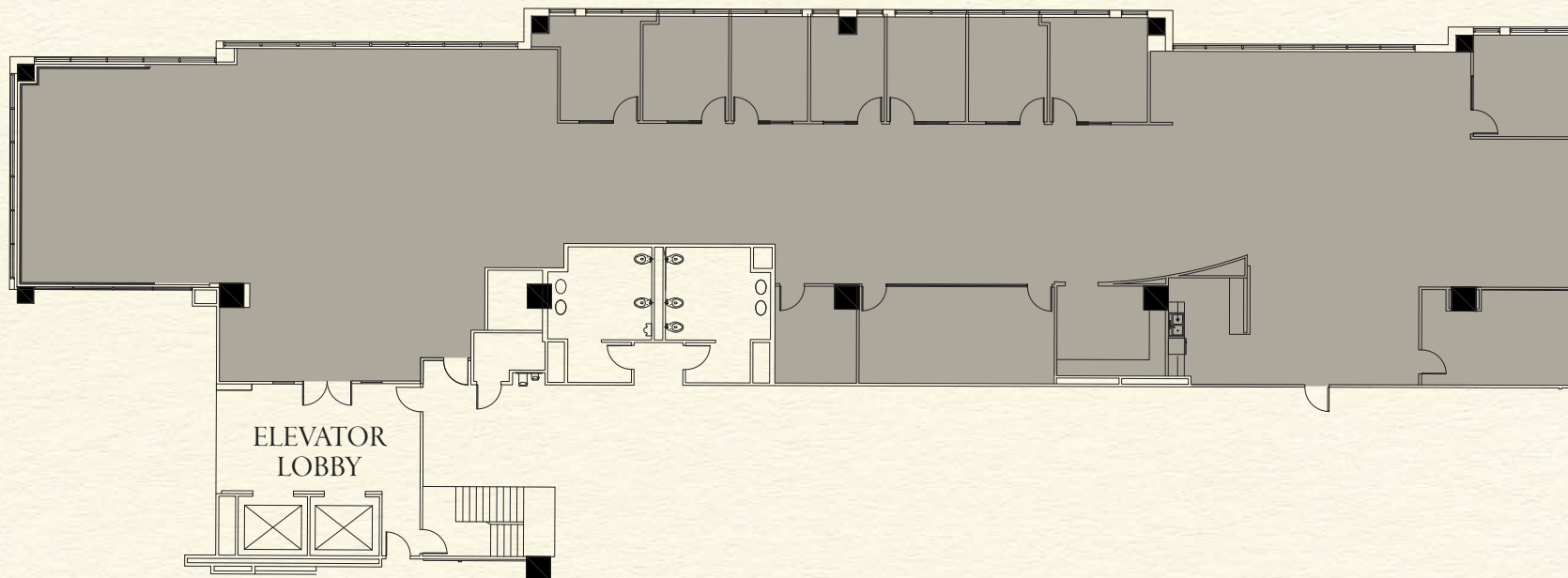


CLICK OR SCAN TO
VIRTUALLY TOUR



200: 8,758 RSF

PENNYBACKER BRIDGE VIEWS



5914 - 5918 W COURTYARD DR, AUSTIN, TX 78730

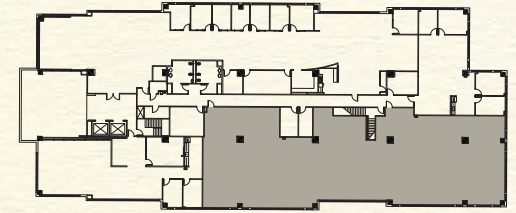
OFFICE
FOR LEASE

FLOOR PLANS

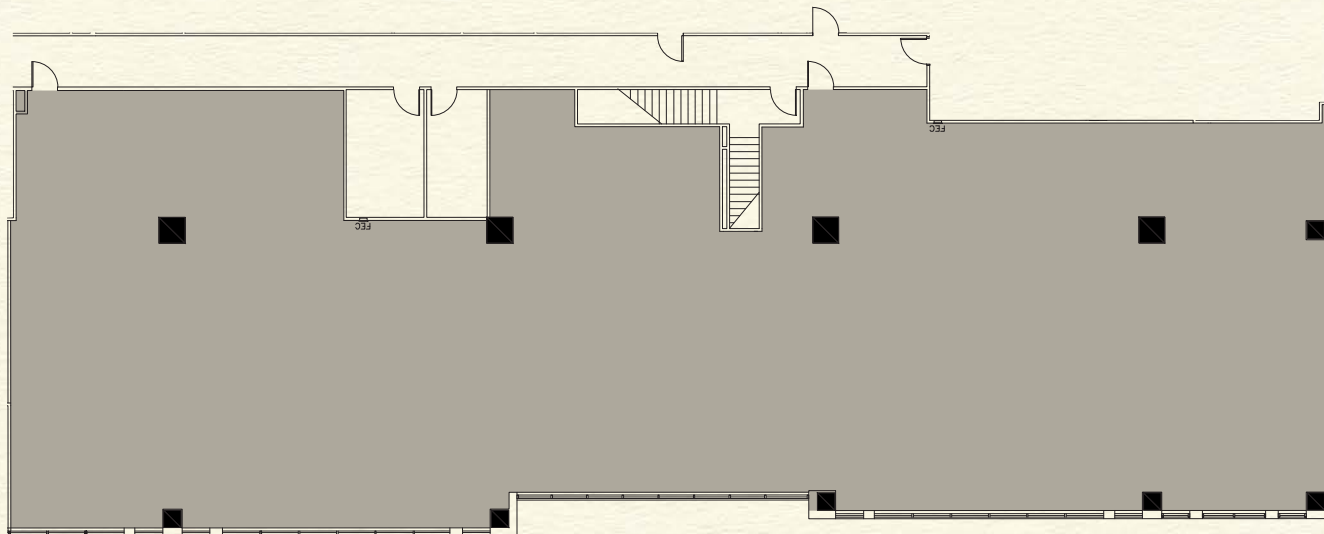
BUILDING 1



CLICK OR SCAN TO
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240: 8,339 RSF



5914 - 5918 W COURTYARD DR, AUSTIN, TX 78730



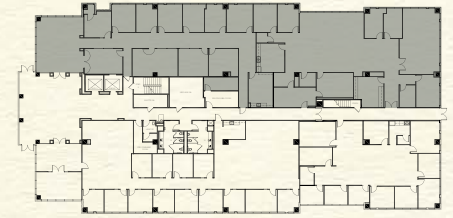
PATRICK LEY, SIOR, CCIM
pley@ecrtx.com | 512.505.0002

RYAN WILSON
rwilson@ecrtx.com | 512.505.0006



FLOOR PLANS

BUILDING 2



150: 9,688 RSF Available 6/1/27



FLOOR PLANS

BUILDING 2

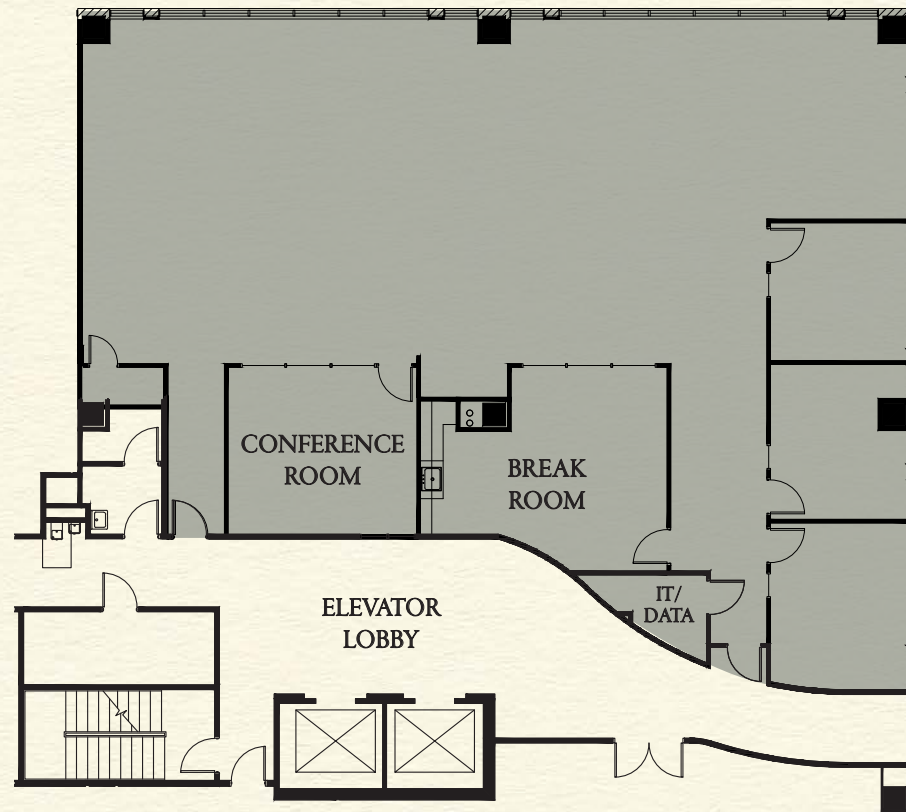


CLICK OR SCAN TO
VIRTUALLY TOUR



310: 4,234 RSF

PENNYBACKER BRIDGE VIEWS



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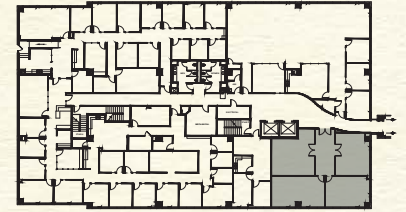


FLOOR PLANS

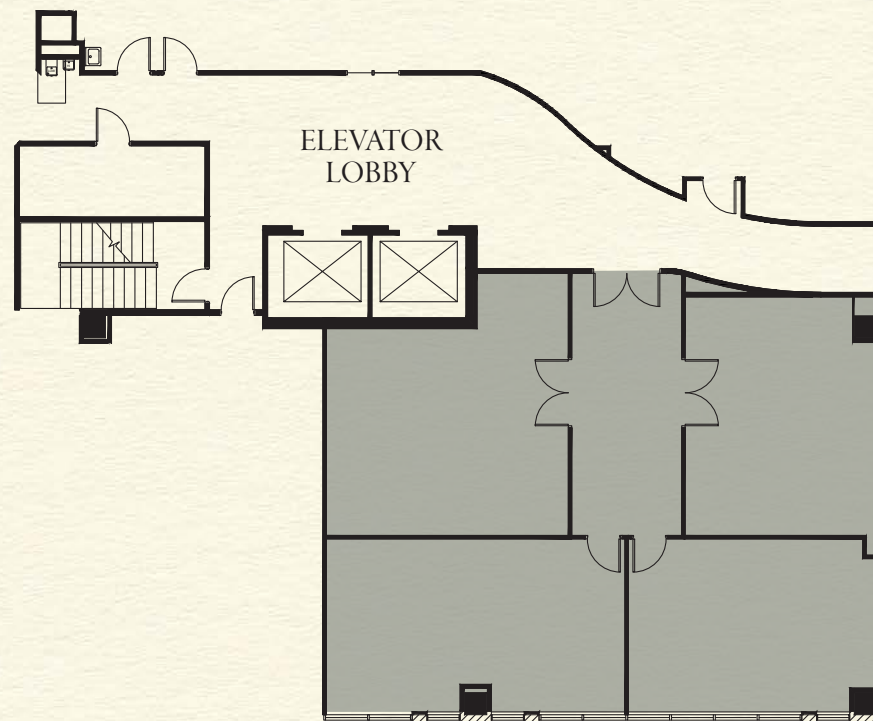
BUILDING 2



CLICK OR SCAN TO
VIRTUALLY TOUR



360: 2,145 RSF





FOUR SEASONS

PRIVATE RESIDENCES

LAKE AUSTIN

AN AUSTIN CAPITAL PARTNERS PROJECT

Rising just minutes from Bridgepoint Plaza, the Four Seasons Private Residences Lake Austin marks the brand's first standalone residential community.

Developed by Austin Capital Partners, the 145-acre enclave occupies a hillside 380 feet above the water, with 3,070 feet of private shoreline and more than 2,000 acres of protected greenspace around it.

Residences start at \$4.6 million. One hundred thousand square feet of amenities are now under construction, among them a private marina, a lake clubhouse, and Café Boulud Lake Austin.

Its arrival confirms what the corridor's residents have long known. This stretch of Lake Austin is among the most coveted addresses in Texas, and Bridgepoint Plaza sits at its doorstep.



A NEIGHBORHOOD REIMAGINED.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

