

THE OFFICES AT

HEADWATERS

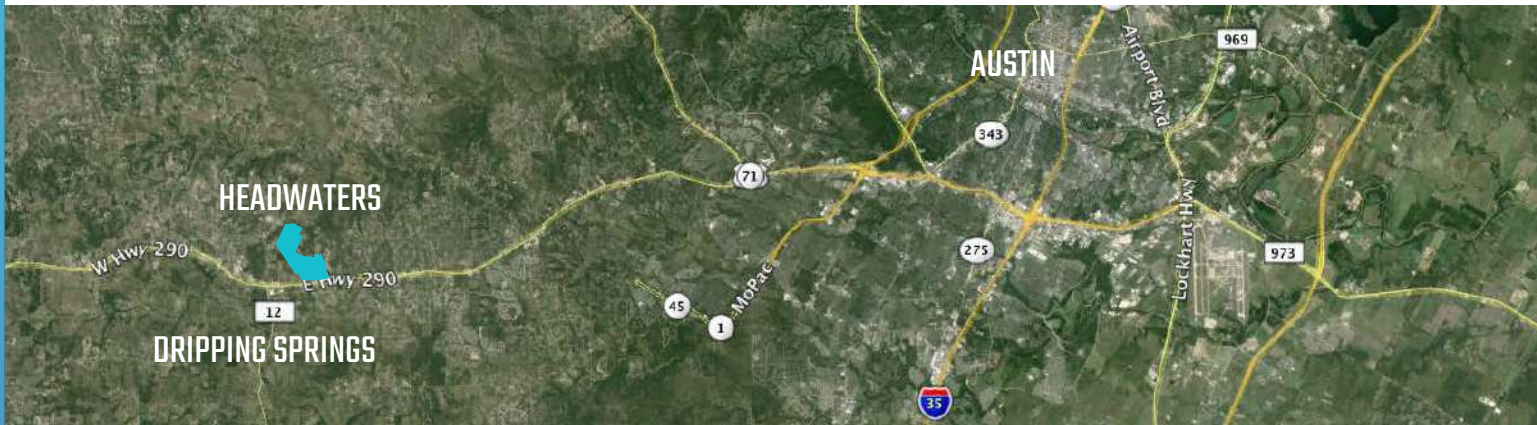
1055 Kibo Ridge | Dripping Springs, Texas 78620



THE OFFICES AT HEADWATERS

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Headwaters Office Project is a newly constructed, three-building office park on the east side of Dripping Springs providing new, high-quality designed office space to serve professionals of Dripping Springs and western Travis county.



AVAILABILITY

Building 1

1,349 - 3,067 SF

Building 2

3,500 - 7,803 SF

Building 3 (Proposed)

4,000 - 8,238 SF

PARKING

3.57 / 1,000 SF

BTS PAD SITES AVAILABLE

Office/Medical - Up to 5/1,000 parking

Pad Site 1

8,375 SF

Pad Site 4

3,500 SF

Pad Site 2

7,500 SF

Pad Site 5

7,000 SF

Pad Site 3

6,000 SF

FOR LEASE

Office/Medical

Patrick Ley SIOR, CCIM
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512.505.0002

Matt Fain
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SITE PLAN

Three Buildings - 21,324 SF

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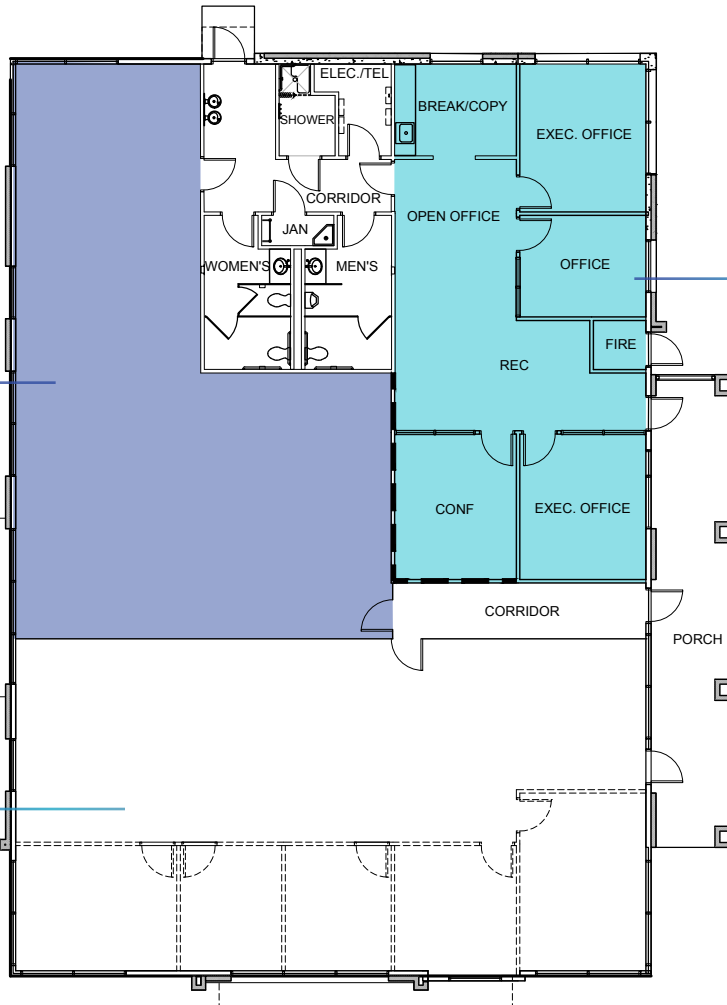
BUILDING 1

1,349 - 3,067 SF

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SUITE 103
1,718 SF

LEASED



FOR LEASE
Office/Medical

SUITE 105
1,349 SF
(Move-in Ready)

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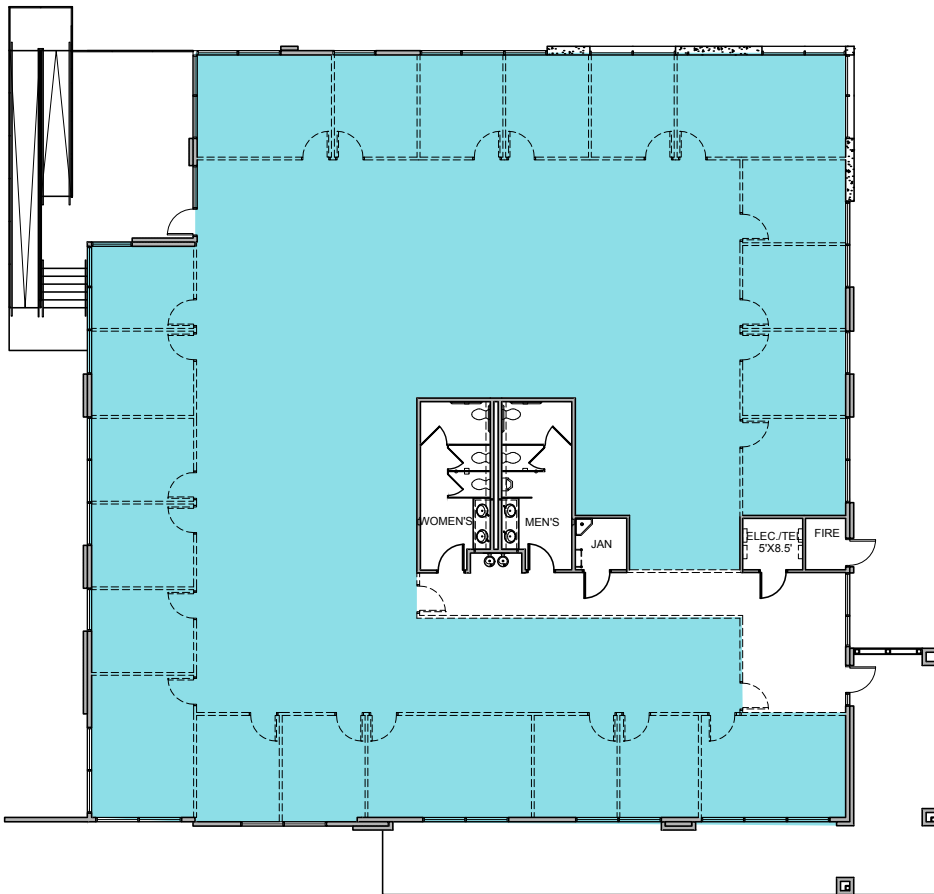




BUILDING 2

3,500 - 7,803 SF

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BUILDING 2

3,500 - 7,803 SF

Sample Demising Plan

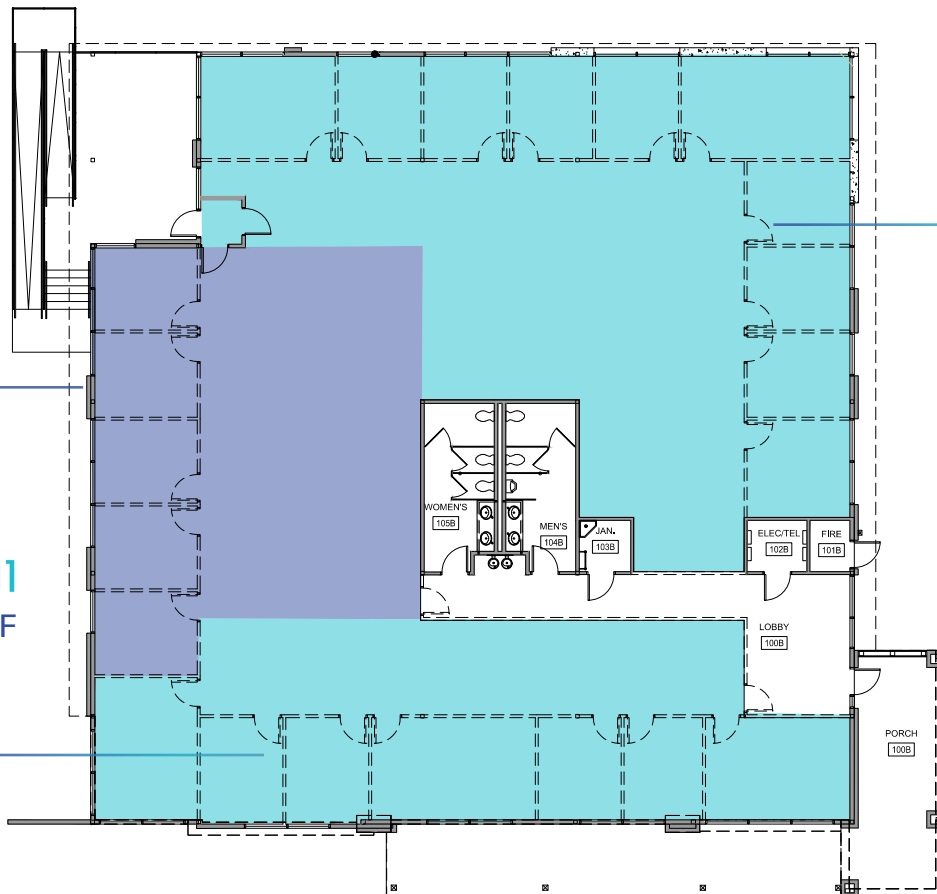
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SUITE 203
1,768 SF

SUITE 201
1,890 SF

SUITE 205
3,110 SF



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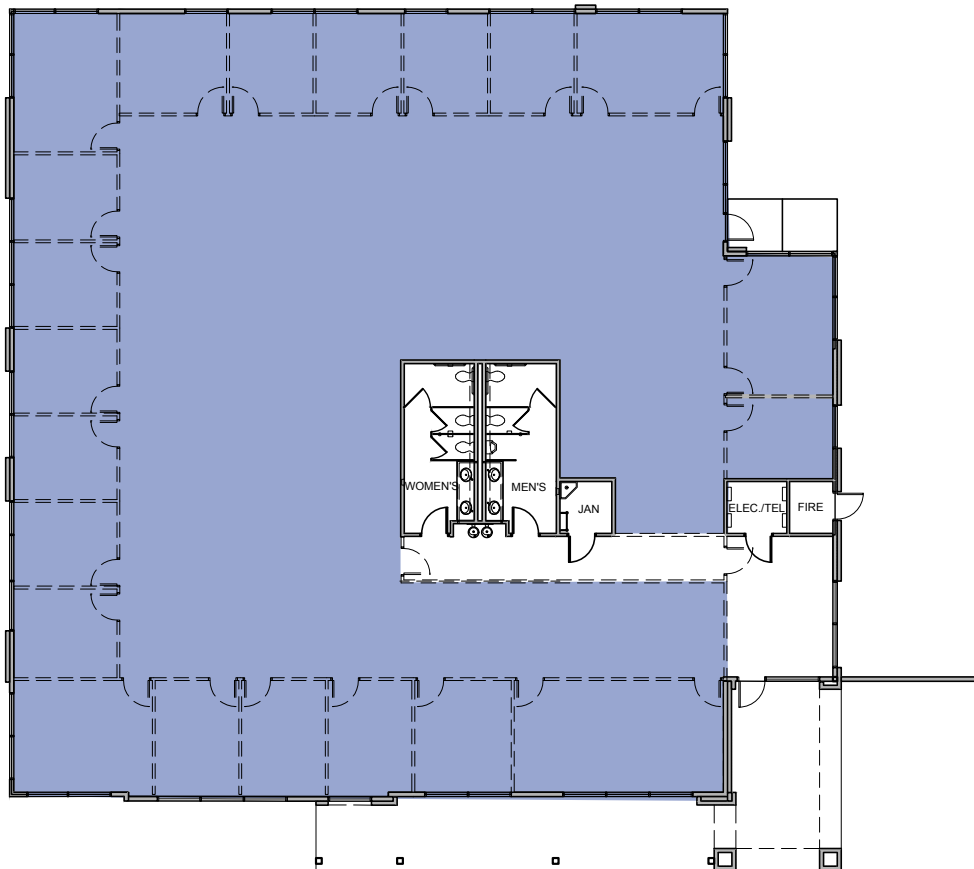
BUILDING 3

4,000 - 8,238 SF

Proposed

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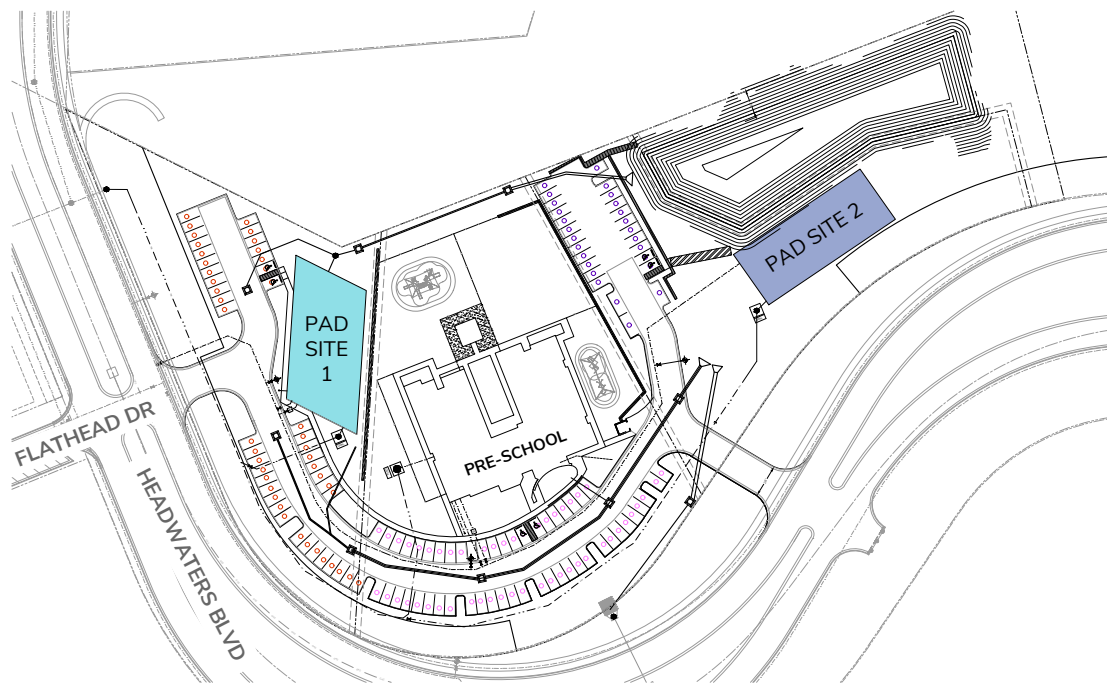
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THE OFFICES AT HEADWATERS

AVAILABLE FOR LEASE,
SALE, OR BUILD TO SUIT

Office/Medical
Up to 5/1,000 Parking



Pad Site 1
8,375 SF

Pad Site 2
7,500 SF

Pad Site 3
6,000 SF

Pad Site 4
3,500 SF

Pad Site 5
7,000 SF



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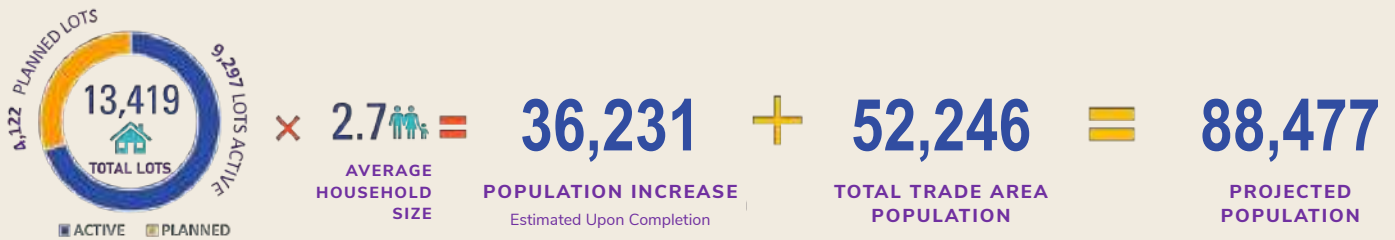




ABOUT DRIPPING SPRINGS

The Offices at Headwaters are conveniently located along the Highway-290 corridor, just east of downtown Dripping Springs and 25 minutes southwest of Austin, giving the growing community and businesses in Dripping Springs access to a region that continues to experience unprecedented growth.

Known as the Gateway to the Texas Hill Country, Dripping Springs continues to see growth year after year, with Hays County ranking as the 4th Fastest Growing County in America. Ideal for anyone looking to get out of the city and home to many young families, Dripping Springs ISD ranked #3 school district in Central Texas.



Just down the road from daily conveniences and local favorites, our residents have access to varied retail including grocery, entertainment, restaurants and other services.

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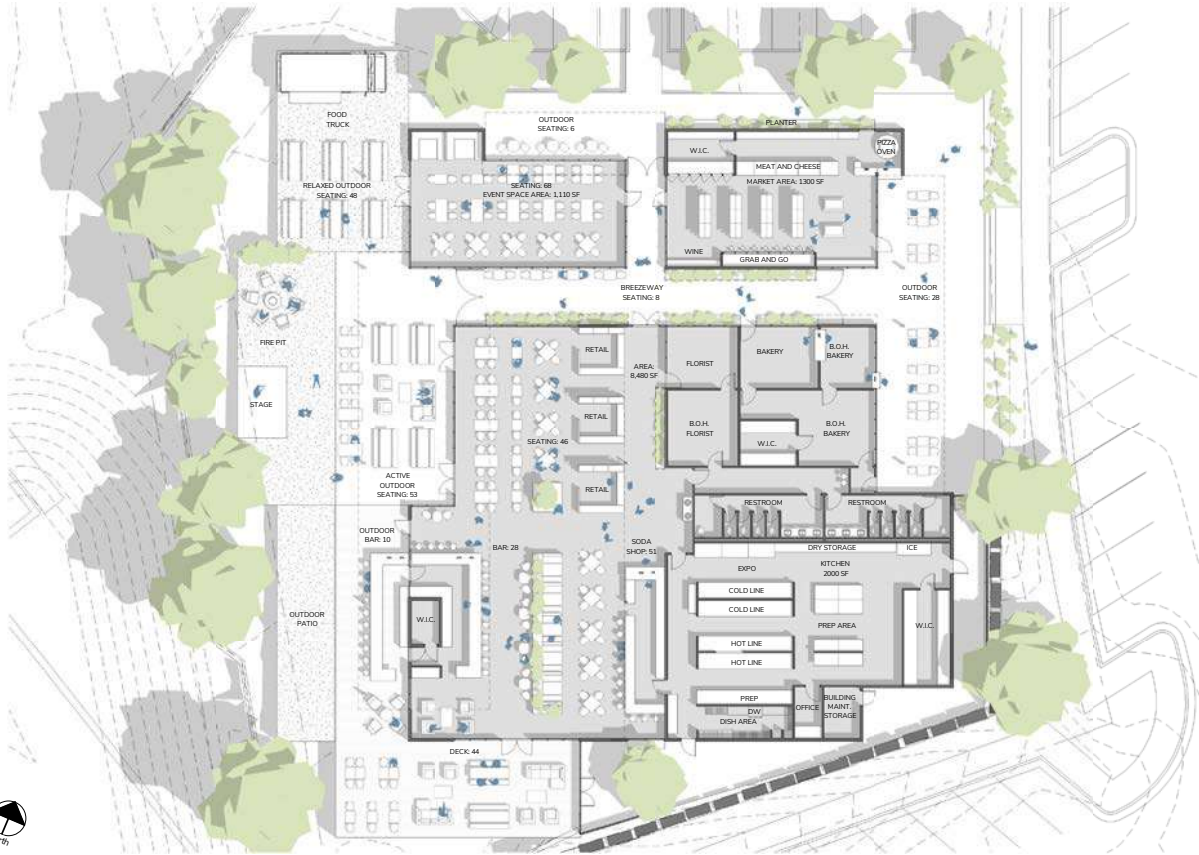
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COMING SOON TO THE AREA - OAKWOOD PUBLIC MARKET



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RETAIL + AMENITIES

The Station at Headwaters will also encompass 37-acres and deliver an authentic, connected and communal experience with Hill Country charm to attract an inspired mix of retail, restaurant, entertainment, office and hospitality to serve this fast-growing region and complement the natural landscape.

PLANNED TRANSPORTATION

In addition, the City of Dripping Springs has proposed roadways and thoroughfare improvements underway for the Headwaters development.



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