



# WALNUT CREEK OFFICE PARK

8101 Cameron Road, Austin, TX 78754

**MEDICAL/OFFICE/FLEX SPACE - FOR LEASE**



## PROPERTY HIGHLIGHTS

- **Medical/Office/Flex Space for Lease**
- Move-In Ready Suites!
- Newly remodeled interiors
- Roll-up doors in Building 3
- Perfect for General Medical Users, Contractors, General Office, & Tech Users
- Easy access to Highway 183, IH-35, Highway 290, and 130 Toll Road
- Located at hard corner of Cameron Road and Rutherford Lane
- 24/7 Access
- **Call Today to Schedule a Tour!**



Austin Health  
Department

RUTHERFORD LN  
12,530 VPD

Department of  
State Health  
Services Lab

CAMERON RD  
59, 269 VPD

H-E-B Training  
Center



For more information please contact:

**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)

**Chad Folts** [cfolts@tarantino.com](mailto:cfolts@tarantino.com)

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

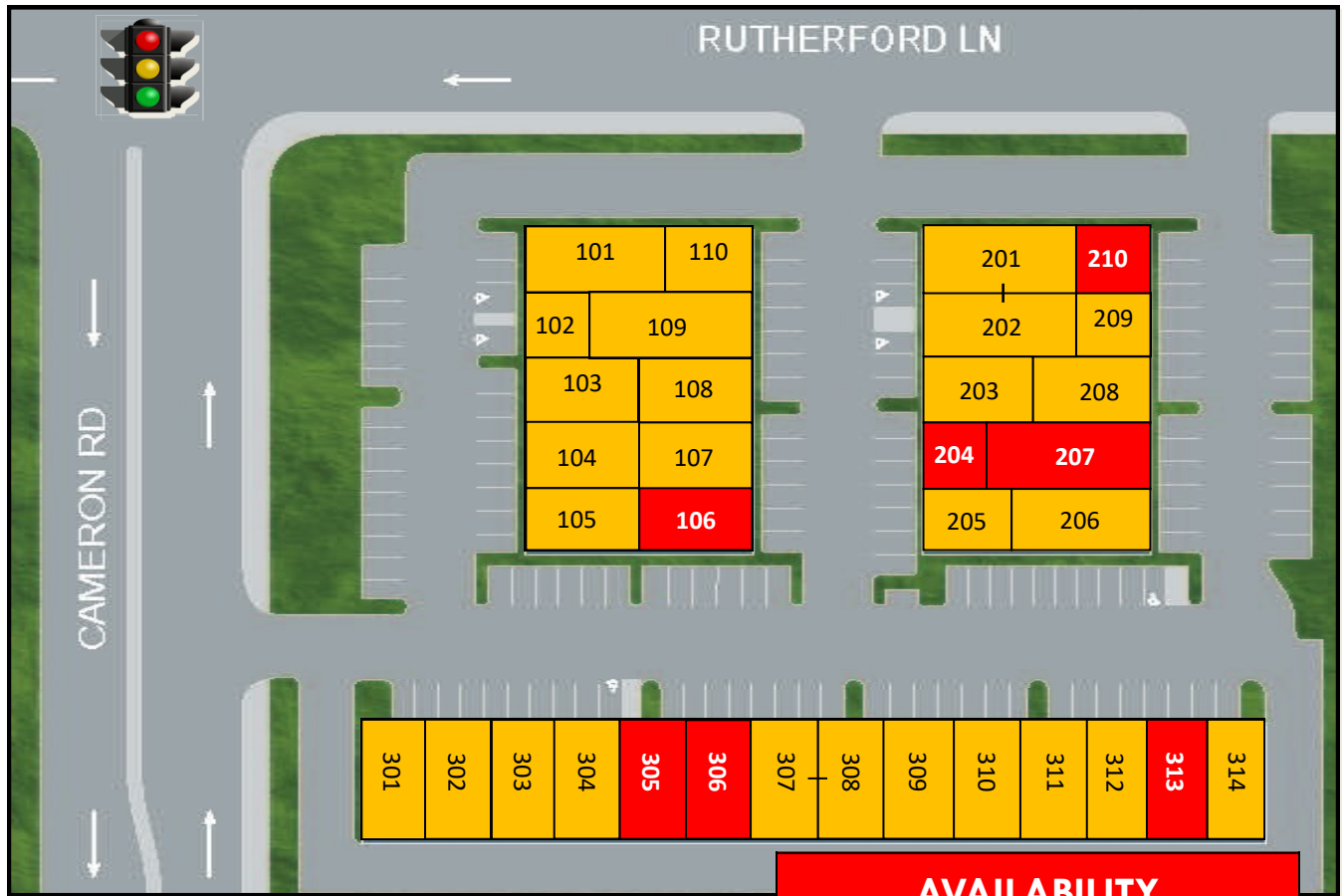
[www.tarantino.com](http://www.tarantino.com)



KEY LOCATIONS	
University of Texas Austin	10 minutes
The Domain	12 minutes
Austin-Bergstrom Airport	13 minutes
Downtown Austin	15 minutes

DEMOGRAPHICS (2025)			
Mile(s)	1	3	5
Total Population	12,767	137,074	340,484
Total Households	4,788	56,118	143,844
Average HH Income	\$78,549	\$102,851	\$109,183
Daytime Employment	12,245	62,800	204,719

For more information please contact:  
**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)  
**Chad Folts** [cfolts@tarantino.com](mailto:cfolts@tarantino.com)  
 502 East 11th St., Suite 400  
 Austin, Texas 78701  
 Tel (512) 302-4500  
[www.tarantino.com](http://www.tarantino.com)



AVAILABILITY	
Suite 106	1,000 SF
Suite 204	700 SF
Suite 207	1,300 SF
Suite 210	700 SF
Suite 305	1,000 SF
Suite 306	1,000 SF
Suite 313	1,000 SF

### NEARBY BUSINESSES

For more information please contact:  
**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)  
**Chad Folts** [cfolts@tarantino.com](mailto:cfolts@tarantino.com)  
 Tel (512) 302-4500  
[www.tarantino.com](http://www.tarantino.com)