



WATERFORD

CENTRE I


STREAM


DWS

WATERFORD

CENTRE I

FEATURES

Waterford Centre is strategically located in a master-planned commercial park in the heart of the North Central submarket. The buildings provide superior access due to their close proximity to Mopac Expressway and HWY 183. The project offers both front and rear-load options and is capable of accommodating either bulk warehouse users or tenants seeking high office finishes. Waterford Centre is one of the most attractive commercial parks in Austin providing functional layouts and proximity to some of Austin's great amenities including The Domain minutes from downtown.

LOCATION



SURROUNDING RETAILERS

- | | |
|--------------------|--------------|
| Bed Bath & Beyond | Michaels |
| Costco | Sam's Club |
| Dillard's | Spec's |
| DSW Shoe Warehouse | Target |
| FedEx | T.J.Maxx |
| Home Depot | Trader Joe's |
| H-E-B | Walgreens |
| Lowe's | Walmart |
| Macy's | Whole Foods |
| Marshalls | UPS Store |





FOOD + DRINK

- | | |
|---------------------|-------------------|
| Austin Beerworks | Pluckers Wing Bar |
| Adelbert's Brewery | P. Terry's |
| Baby A's | Ramen Tatsu-ya |
| Circle Brewing Co. | Shake Shack |
| Chi'Lantro | Sushi Zushi |
| Daily Juice Cafe | Taco Cabana |
| Maggiano's | ThunderCloud Subs |
| Oskar Blues Brewery | Trudy's |

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-  - HIGHWAY 
-  - MOPAC/LOOP 

DRIVE TIMES

- DOMAIN - 5 MIN
- DOWNTOWN - 12 MIN
- CEDAR PARK - 14 MIN
- PFLUGERVILLE - 16 MIN
- ROUND ROCK - 16 MIN



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PROPERTY DETAILS

ADDRESS	9200 Waterford Centre Boulevard Austin, TX 78758
SUBMARKET	North Austin
BUILDING SIZE	128,205 SF
AVAILABLE SUITES	Suite 300 - 27,700 SF Suite 550* - 14,155 SF Suite 600* - 28,050 SF *Suite 550 & 600 can be combined for a total of 42,205 SF
YEAR BUILT	1994
CLEAR HEIGHT	+/- 24'
LOAD TYPE	Front Load Configuration

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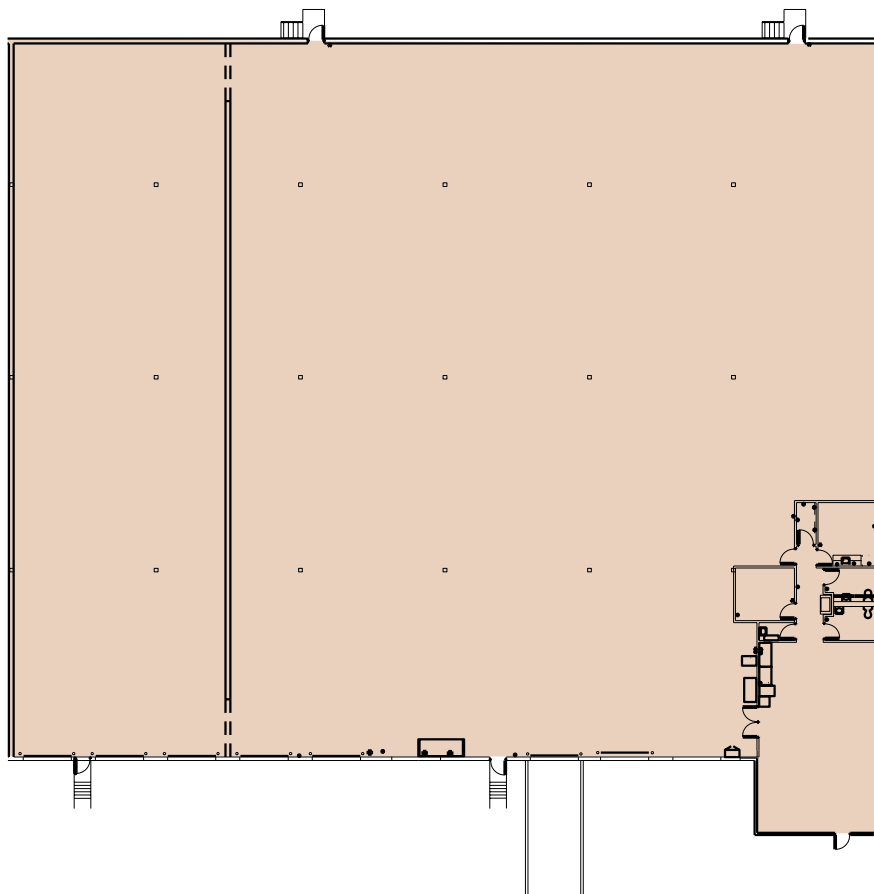


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SUITE 300 27,700 SF

CLEAR HEIGHT	24'
SPRINKLERED	YES
FRONT LOAD	8 DOCK-HIGH, 1 RAMP
% OFFICE/WAREHOUSE	1,200 SF OFFICE
COLUMN SPACING	30' X 40'
HVAC WAREHOUSE	100%

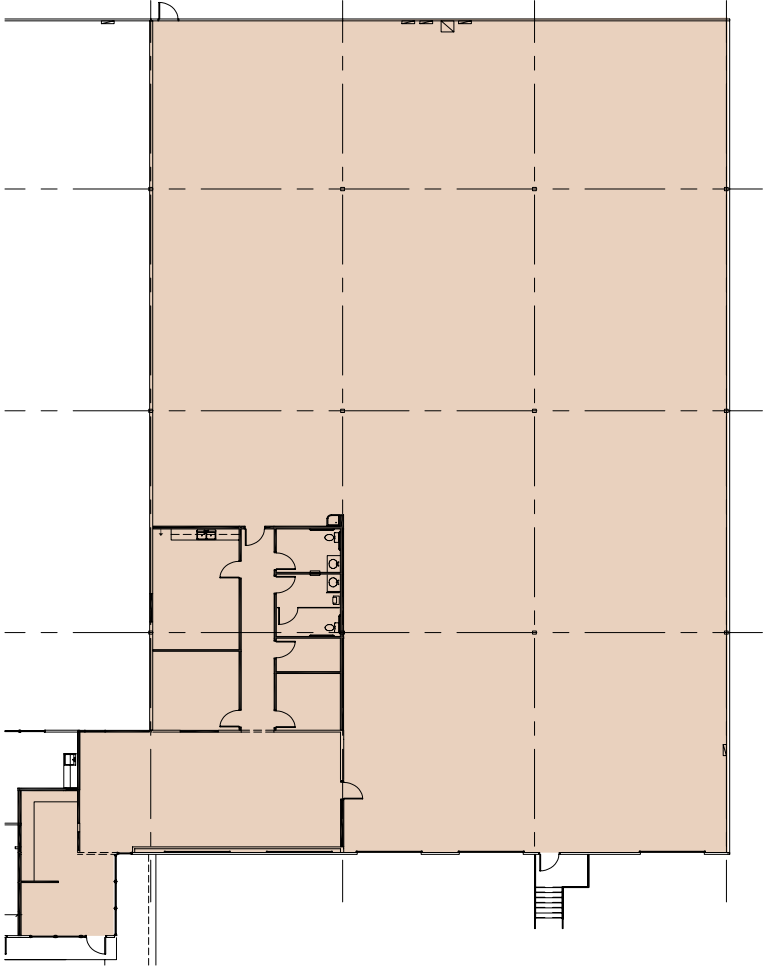


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SUITE 550 14,155 SF

CLEAR HEIGHT	24'
FRONT LOAD	3 DOCK-HIGH
% OFFICE/WAREHOUSE	10% OFFICE / 90% WAREHOUSE
COLUMN SPACING	30' X 40'

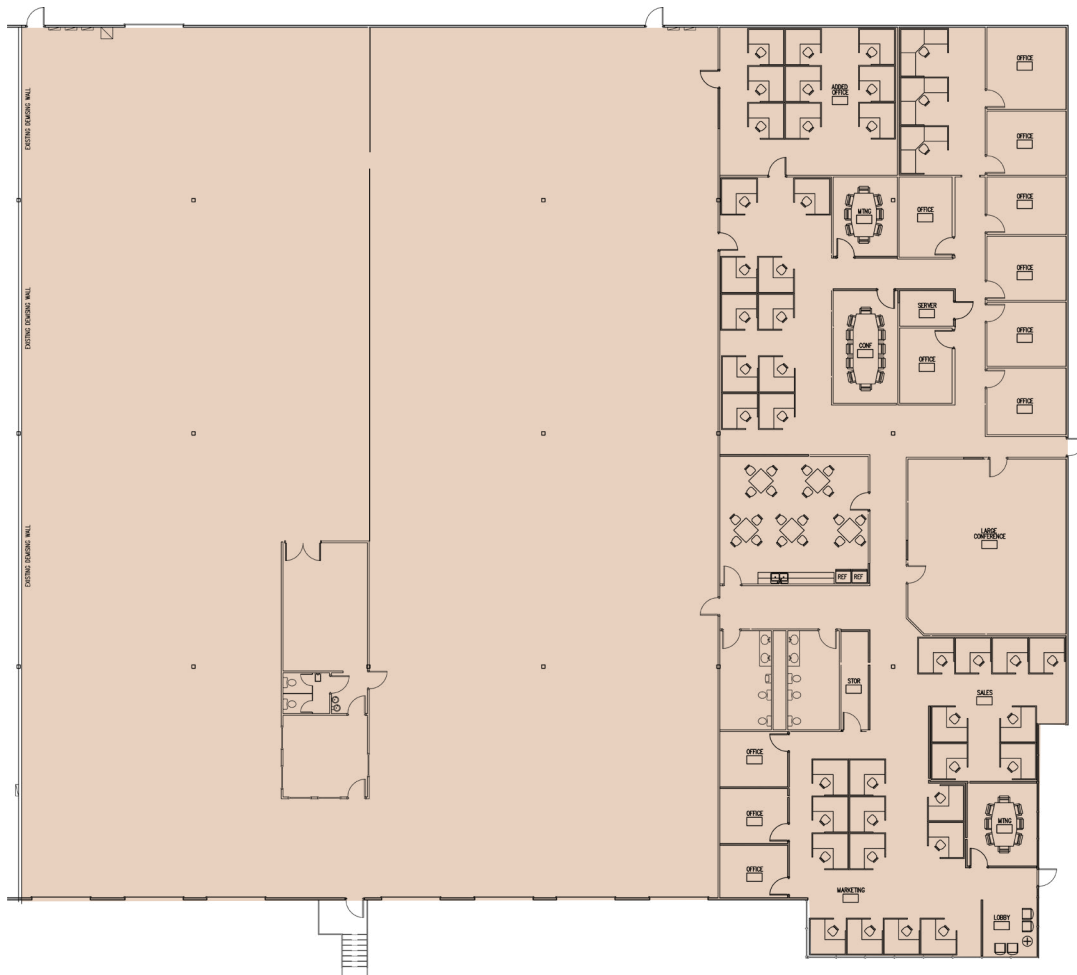


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SUITE 600 28,050 SF

CLEAR HEIGHT	24'
FRONT LOAD	6 DOCK-HIGH, 1 RAMP
% OFFICE/WAREHOUSE	30% OFFICE / 70% WAREHOUSE
LOCATION	END CAP
COLUMN SPACING	30' X 40'



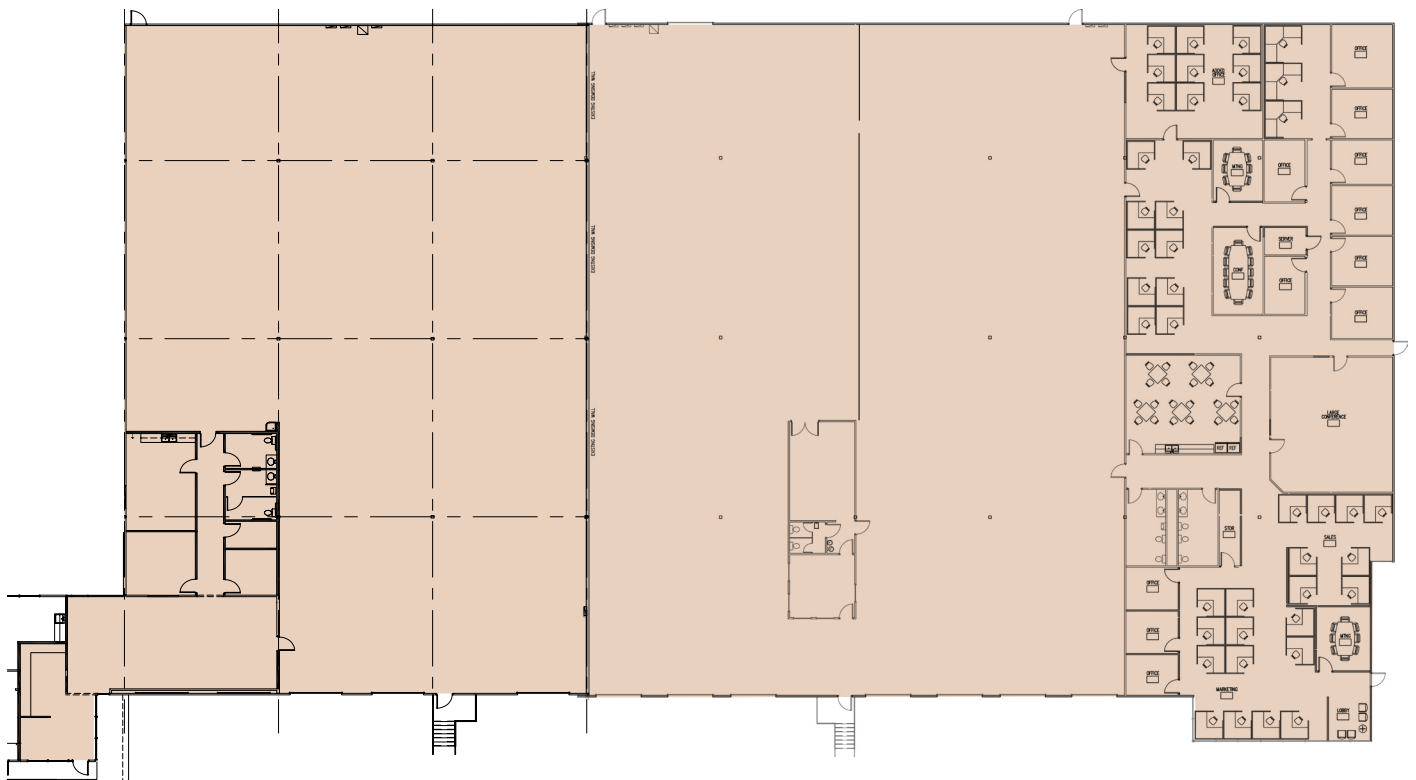
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SUITES 550 + 600

42,205 SF

CLEAR HEIGHT	24'
FRONT LOAD	9 DOCK-HIGH, 1 RAMP
% OFFICE/WAREHOUSE	20% OFFICE / 80% WAREHOUSE
COLUMN SPACING	30' X 40'
LOCATION	END CAP



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