

NORTHWEST AUSTIN · 78759

8810 Business Park Dr.

SUITE 300 · ±2,580 SF · OWNER-USER OFFICE CONDO



SUITE	SIZE	SALE PRICE	USE
300	±2,580 SF	\$710,325	Office

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FOR SALE · OFFICE CONDO

An Owner-User Office in Northwest Austin.

Partners is pleased to present **Suite 300** at 8810 Business Park Dr — a ±2,580 SF office condominium in Austin Park Center, a quiet, professionally managed office condo park just inside the MoPac / Loop 360 interchange in the heart of Northwest Austin.

Offered as a turn-key owner-user opportunity, the suite's current plan supports a flexible mix of private offices, central reception and lobby, two restrooms, an IT / server room, a built-out kitchenette and a dedicated showroom or open-plan space — well suited for professional services, medical-office, design, and small-business uses.

- End-cap unit with two private entrances and abundant glass
- Built-out kitchenette, two restrooms, IT/server room
- Mature tree cover and protected courtyard setting
- Free, ample surface parking · Owner-occupancy available

SALE PRICE	\$710,325
PRICE / SF	\$275 / SF
SUITE	300
SIZE	±2,580 SF
USE	Office
PARK	Austin Park Center
PARKING	Free, ample
OCCUPANCY	Owner-user

135,000+

VEHICLES PER DAY ON MOPAC (LOOP 1) DIRECTLY ADJACENT TO THE PROPERTY

WHY NORTHWEST AUSTIN

01 MoPac & 360 Interchange Immediate access to MoPac (Loop 1) and Loop 360 — a 15-minute reach to Downtown, The Domain, and Westlake.	02 Owner-User Economics A rare opportunity to own — not lease — a turn-key office at a basis well below comparable Class A lease economics in the corridor.	03 Move-in Ready Built-out plan with private offices, reception, kitchenette, two restrooms and a server room. Minimal capital required.
04 Wooded Park Setting Mature live oaks, tile-roof architecture and a private courtyard give the property a quiet, residential-scale feel.	05 Established Co-Tenancy Long-tenured professional and service owner-users across the park — a stable, well-maintained ownership association.	06 Domain-Adjacent Demand Minutes from The Domain, Arboretum and Q2 Stadium — the densest concentration of office, retail and tech employment in NW Austin.

INSIDE SUITE 300

A Move-in Ready Office.

SUITE AMENITIES

Private offices · Reception · Lobby
Conference room · Kitchenette
Two restrooms · IT / server room



RECEPTION & LOBBY



CONFERENCE ROOM



KITCHENETTE



PRIVATE OFFICE · NATURAL LIGHT



RESTROOM

SUITE 300

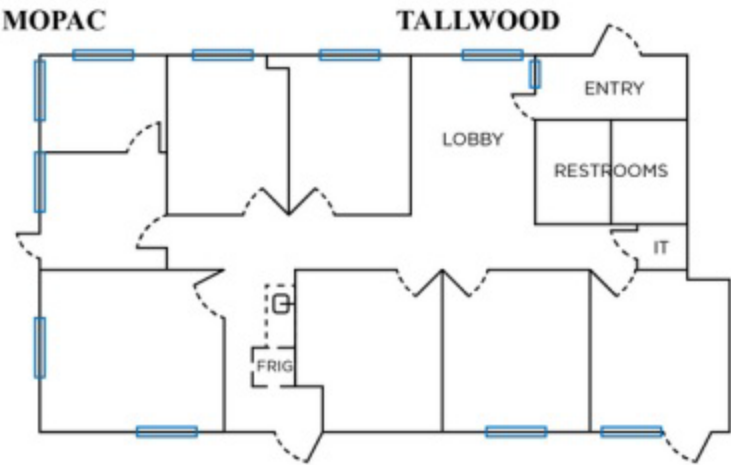
PROPERTY

Austin Park Center
Building D-5, Suite 300
±2,580 SF

Floor Plan

MOPAC
LOOP 1 · WEST ELEVATION

TALLWOOD DR
EAST · PRIMARY ENTRY



WORKSPACES

6 Offices
Mix of private & flex

SUPPORT

Lobby + 2 Restrooms
IT / server room

KITCHEN

Built-out Kitchenette
Sink · refrigerator · cabinetry

ENTRIES

Two Points of Access
Front + courtyard

Minutes from Everything.



8810 Business Park sits just inside the MoPac (Loop 1) and Loop 360 interchange — one of the most connective addresses in the Austin metro. From the front door, tenants reach Downtown, The Domain, Westlake, the Arboretum and Q2 Stadium in under fifteen minutes.

The immediate trade area combines daytime office and tech employment with the established residential neighborhoods of Northwest Hills, Far West and Allandale — anchored by tens of thousands of jobs across The Domain and the broader 183 / MoPac corridor.

A rare chance to own in one of Austin's most connective corridors.

Austin Park Center is a low-density, professionally managed office condo park with mature live oaks and tile-roof architecture. New supply in the corridor has shifted overwhelmingly to multi-story Class A — leaving small-format, ground-floor, owner-user offices in genuinely short supply.

IN THE NEIGHBORHOOD

WITHIN ~3 MILES

Nearby anchors & amenities.



MAJOR EMPLOYERS

The Domain

Arboretum

NXP · IBM · Indeed



RETAIL & DINING

The Domain Northside

The Arboretum

Shops at Arbor Walk



MEDICAL

St. David's NW Hospital

Texas Oncology

ARC Far West



CIVIC & RECREATION

Q2 Stadium (Austin FC)

Walnut Creek Trail

Northwest District Park

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