

OFFICE FOR LEASE

9020 & 9050 North Capital of Texas Hwy | Austin, Texas 78759

Great Hills Corporate Center



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

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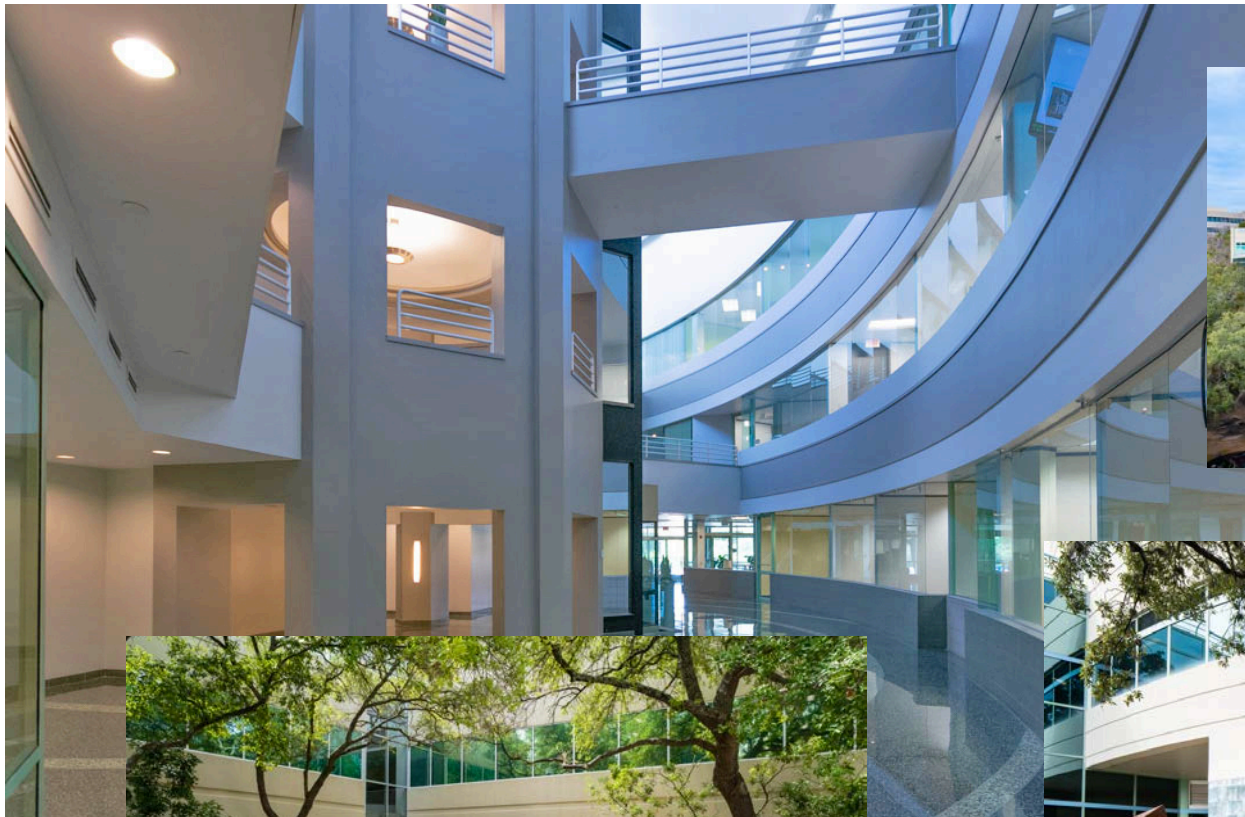
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Great Hills Corporate Center

BUILDING I

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 160 - 3,500 - 7,392 RSF

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 220 - 3,687 RSF*

Suite 225 - 2,226 RSF*

Suite 260 - 4,097 RSF*

**Suites may be combined for a total of 10,010 RSF.*

LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 335 - 1,475 RSF**

Suite 340 - 2,344 RSF**

Suite 345 - 1,023 RSF**

Suite 350 - 1,277 RSF**

***Suites may be combined for a total of 6,119 RSF.*

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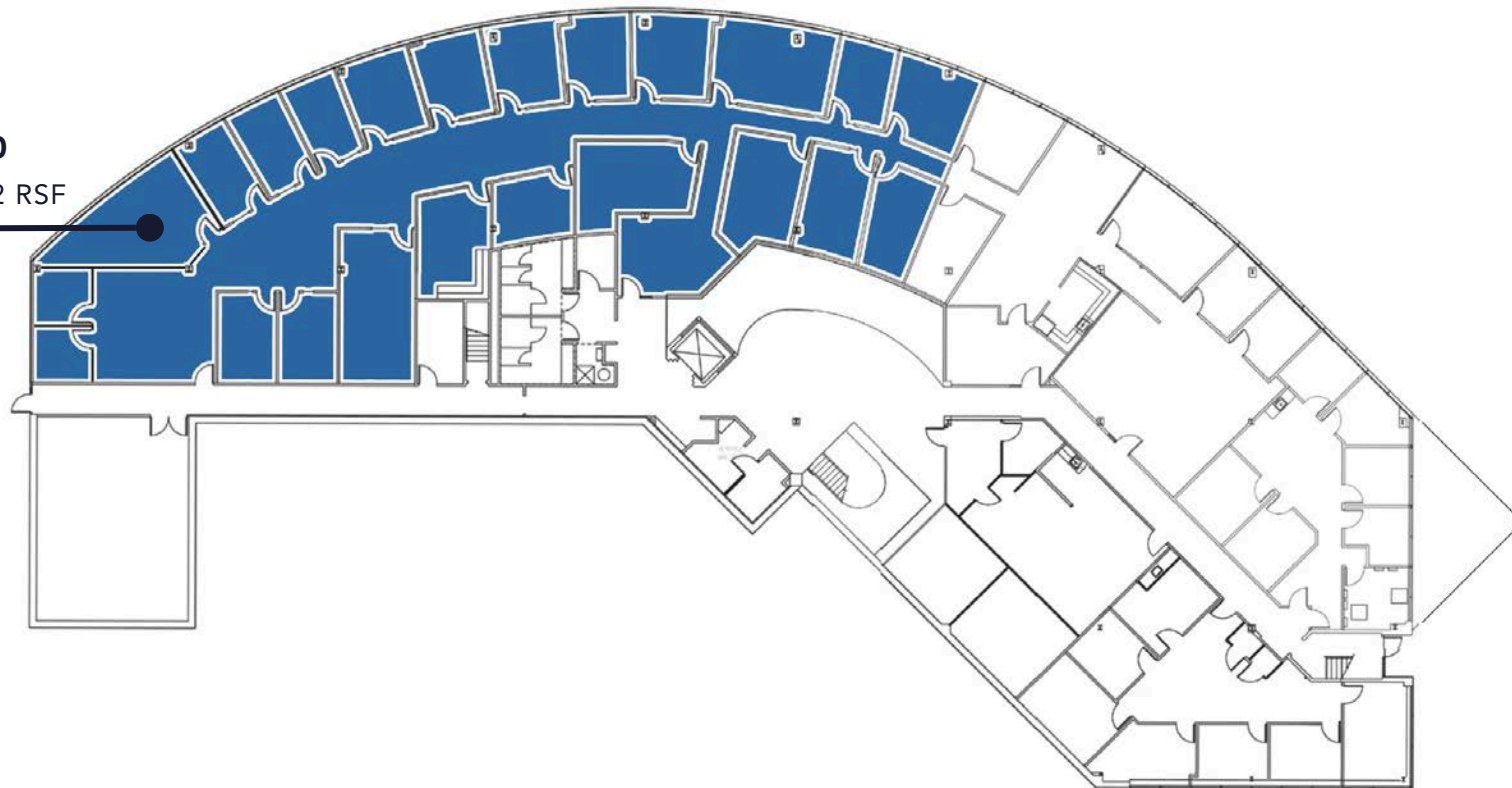
ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building I - Level 1

SUITE 160

3,500 - 7,392 RSF



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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building I - Level 2

SUITE 260

4,097 RSF

Available within 30 Days

SUITE 220

3,687 RSF

SUITE 225

2,226 RSF

Suites 220, 225 and 260
may be combined for a total of
10,010 RSF.

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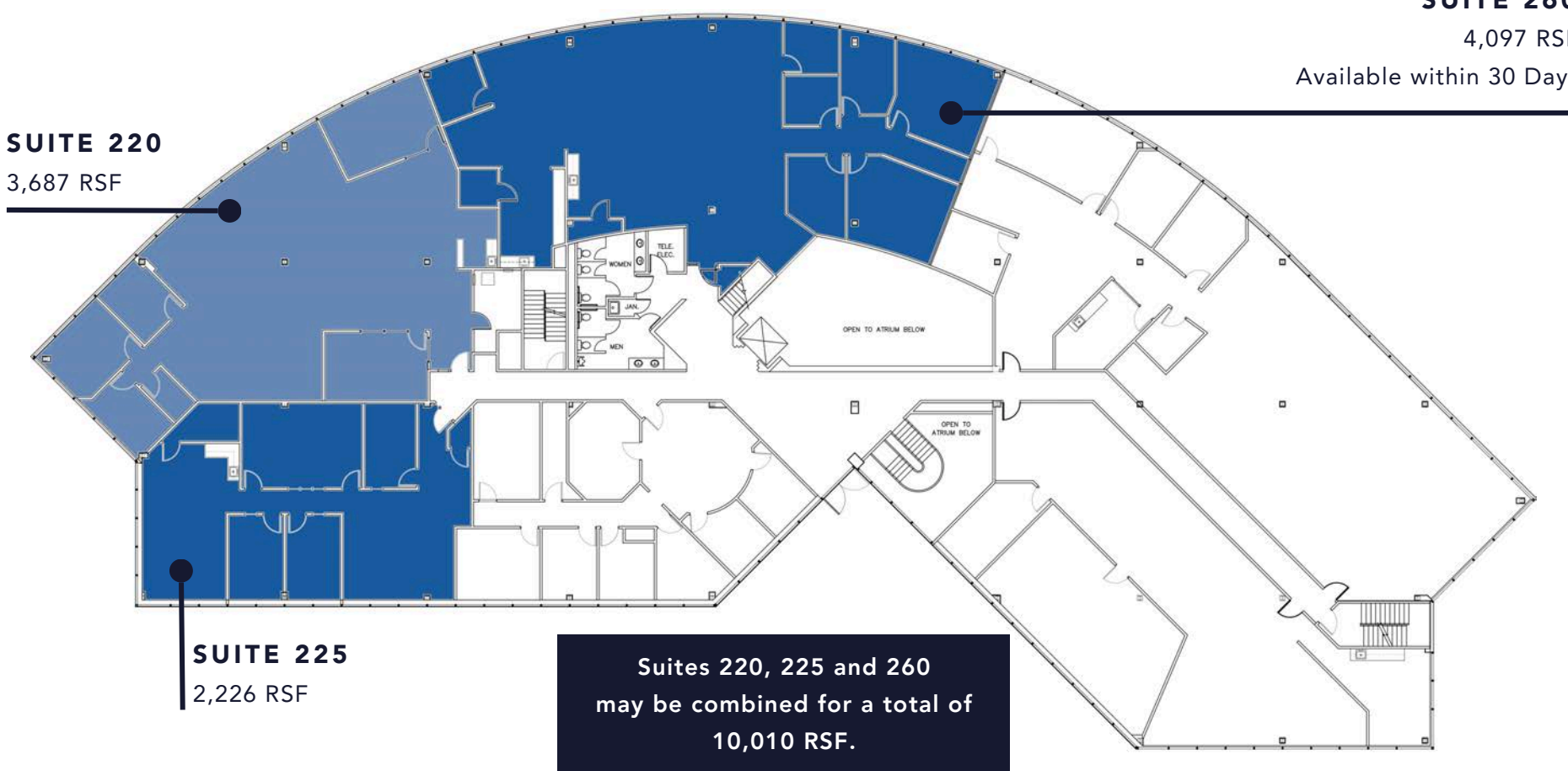
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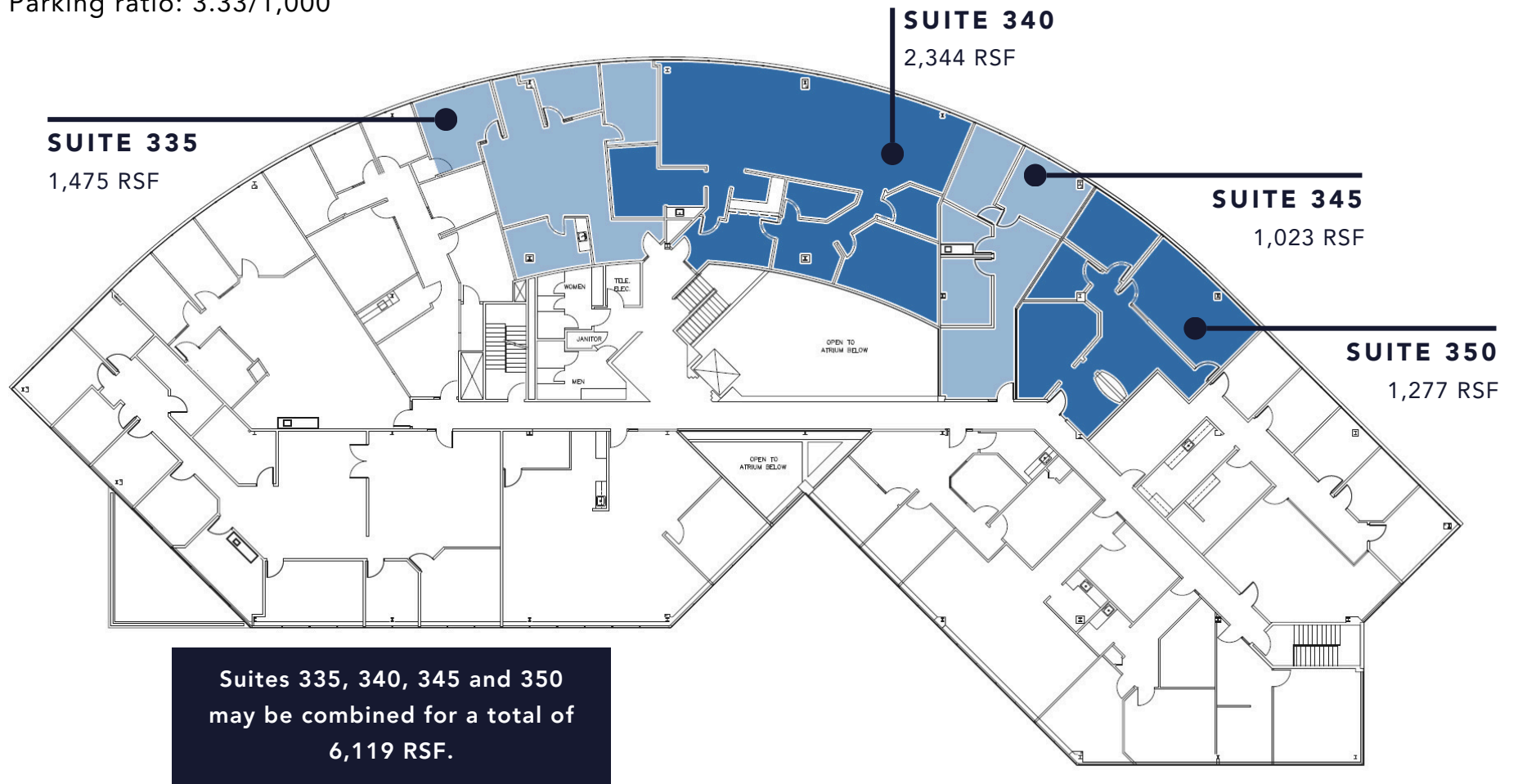
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building I - Level 3



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Great Hills Corporate Center

BUILDING II

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 100 - 3,442 RSF

Suite 150 - 2,235 RSF

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 200 - 5,720 RSF

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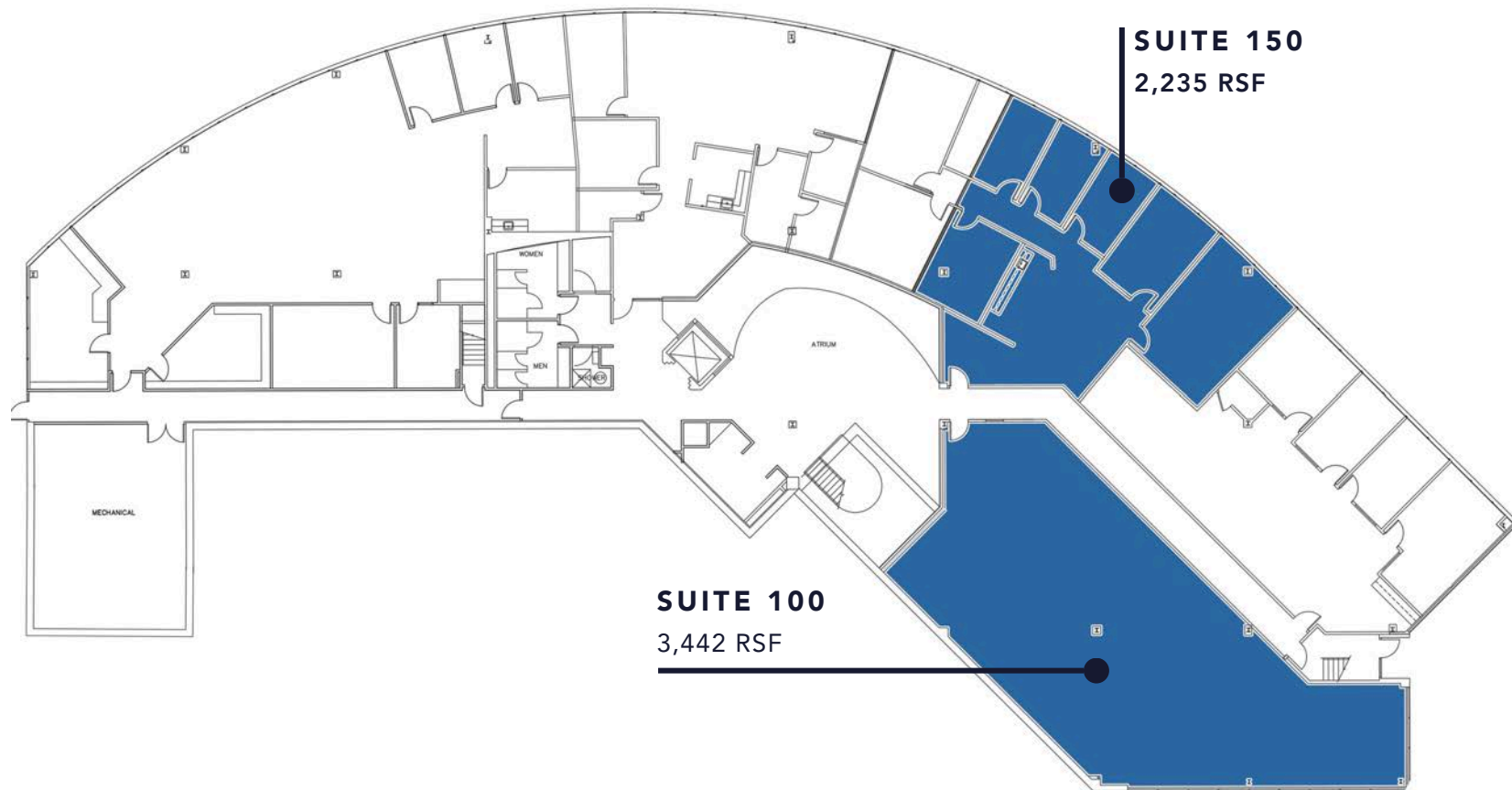
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building II - Level 1



SUITE 150
2,235 RSF

SUITE 100
3,442 RSF

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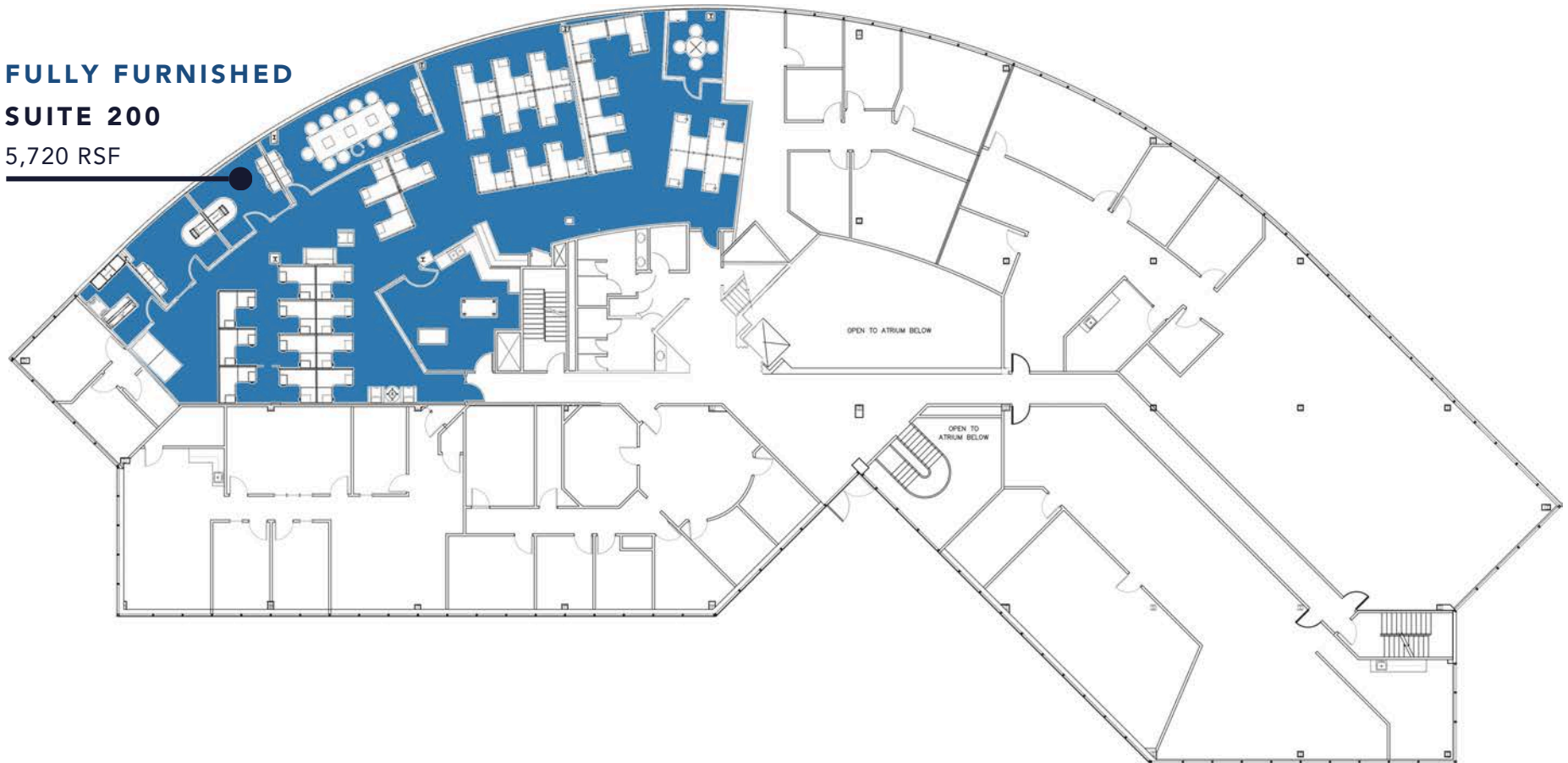
ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building II - Level 2

**FULLY FURNISHED
SUITE 200**

5,720 RSF



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Great Hills Corporate Center

BUILDING III

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 140 - 2,611 - 5,544 RSF - Avail. in 30 Days

Suite 170 - 1,155 RSF

Suite 180 - 2,834 RSF - Avail. in 30 Days

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 210 - 5,760 RSF

Suite 240 - 8,246 RSF

Suite 255 - 2,707 RSF

Suite 258 - 3,181 RSF

LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 355 - 2,262 RSF

Suite 370 - 2,543 RSF

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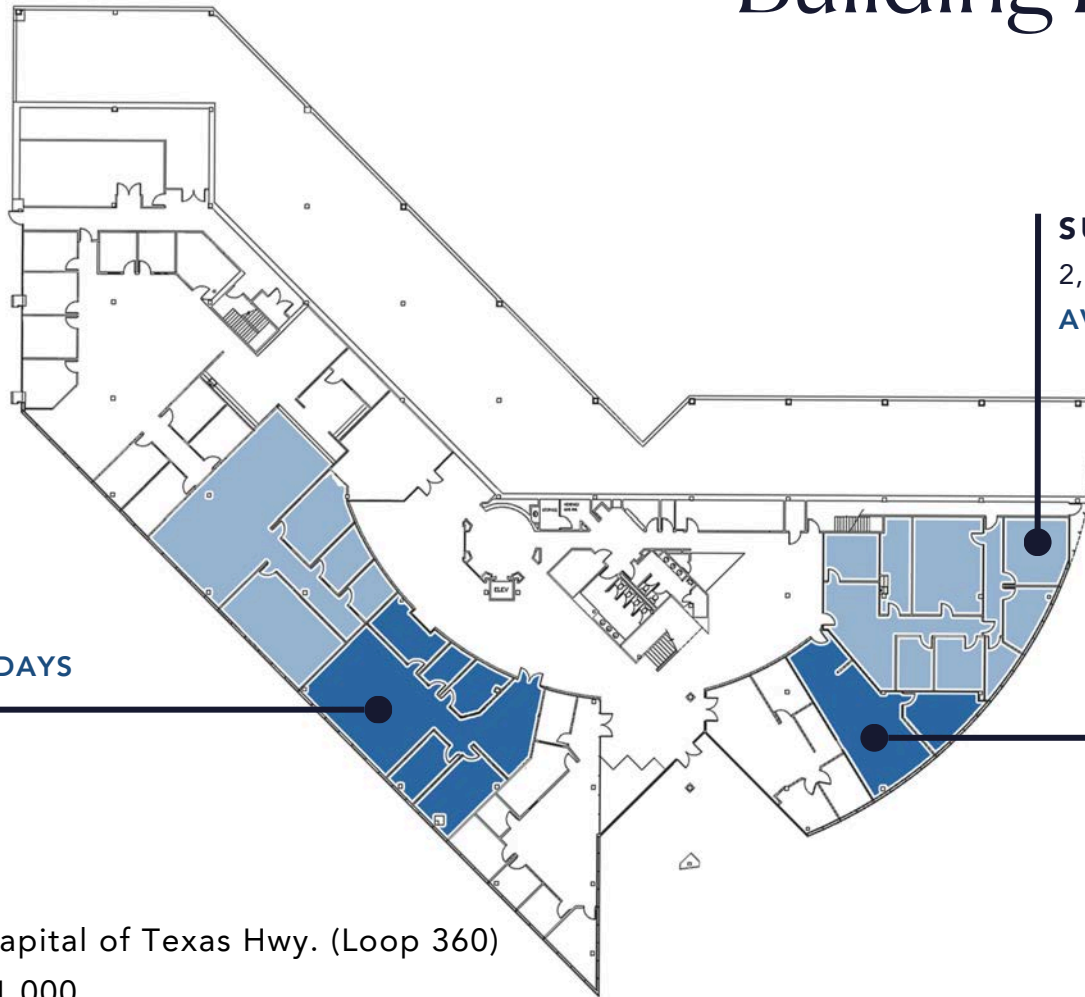
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 RIVERSIDE

Building III - Level 1



SUITE 140

2,611 - 5,544 RSF

AVAILABLE WITHIN 30 DAYS

SUITE 180

2,834 RSF

AVAILABLE WITHIN 30 DAYS

SUITE 170

1,155 RSF

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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 RIVERSIDE

Building III - Level 2

SUITE 210

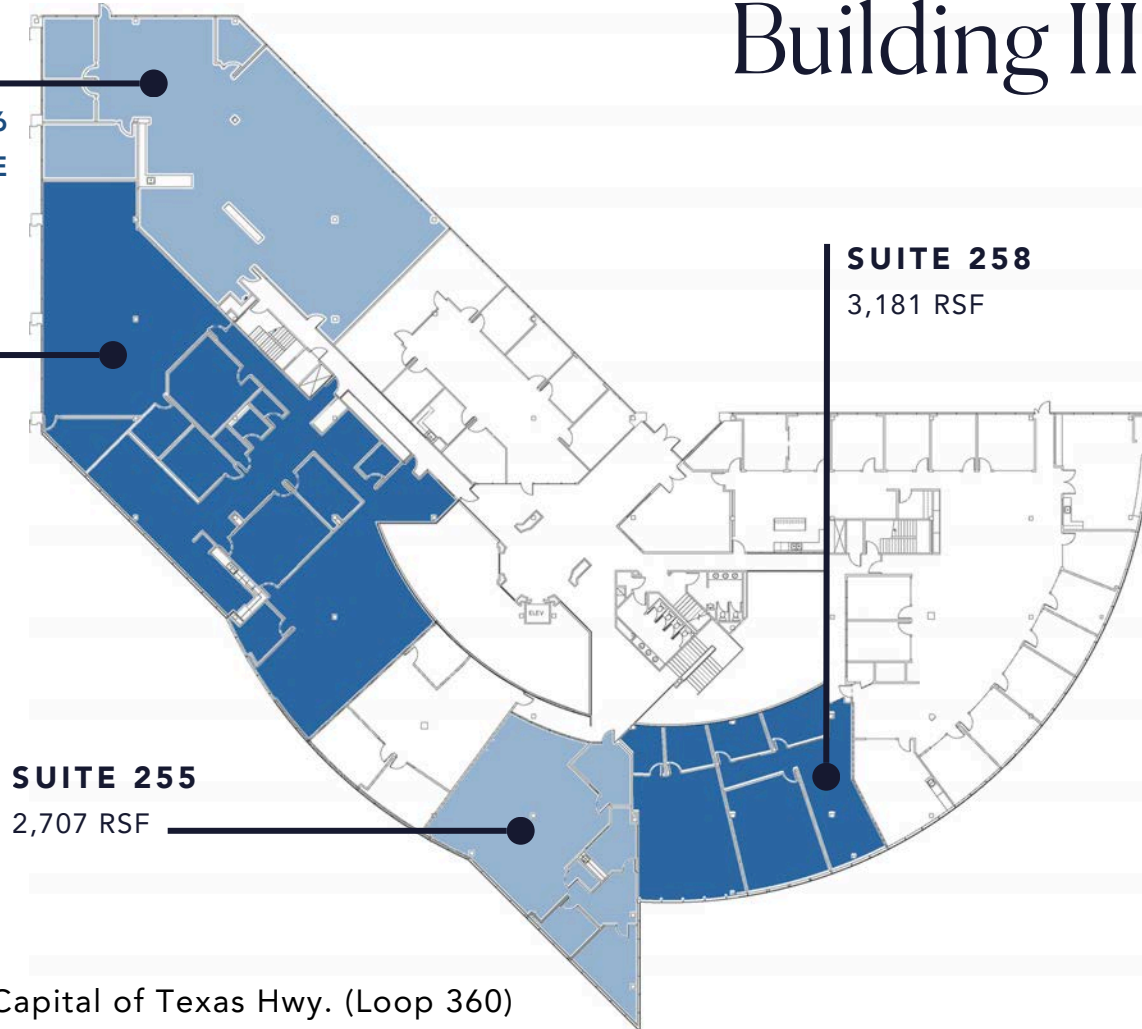
5,760 RSF

AVAILABLE 10/01/2026

FURNITURE AVAILABLE

SUITE 240

8,246 RSF



SUITE 258

3,181 RSF

SUITE 255

2,707 RSF

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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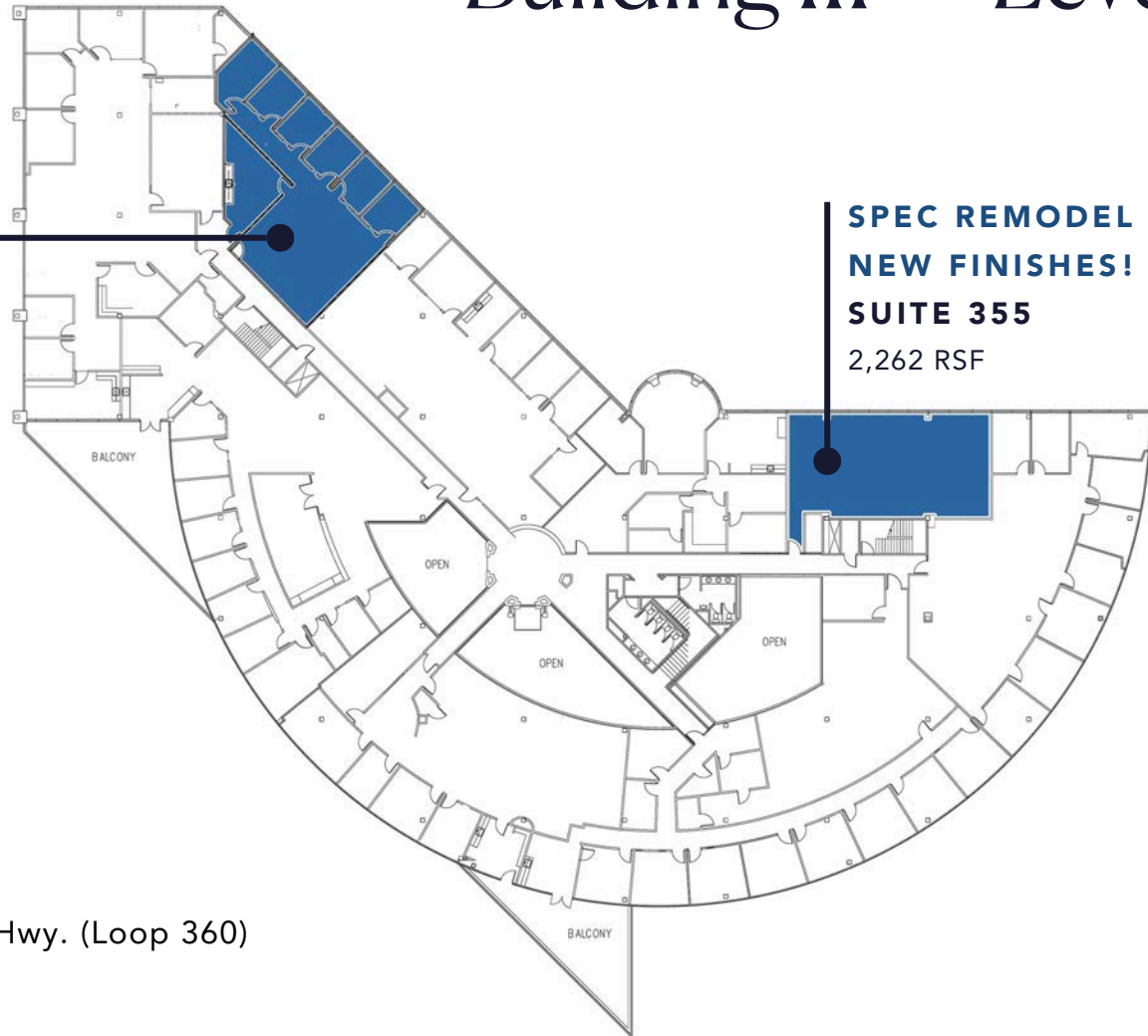


Building III - Level 3

**SPEC REMODEL WITH
NEW FINISHES!**

SUITE 370

2,543 RSF



**SPEC REMODEL WITH
NEW FINISHES!**

SUITE 355

2,262 RSF

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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Nearby Amenities

1 Arboretum Market

- Starbucks
- Trader Joe's
- Newk's Eatery
- Talbots
- Ann Taylor
- PF Chang's
- Sephora
- Milk + Honey
- Pronto Pilates
- AllModern Furniture

3 The Arboretum Cont'd.

- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- Estancia Brazilian Steakhouse
- BB&T
- Chase Bank
- Hanara Sushi & Grill
- GameStop

2 Great Hills Market

- FireBowl Cafe
- PetCo
- TJ Maxx
- Honest Mary's Health Food
- La Madeleine French Café
- Modern Market
- Manuel's Mexican
- Ike's Love & Sandwiches

4 Hwy 183 & MoPac

- CostCo
- Sam's Club
- Sprout's Farmers Market
- Target
- Lowe's Home Improvement
- Bank of America
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- UchiUmi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- Nordstrom Rack
- The Container Store
- World Market
- Golf Galaxy
- Best Buy
- Ulta Beauty
- Lexus of Austin
- Sonesta Suites
- Extended Stay America
- DoubleTree by Hilton
- Embassy Suites
- Hyatt Place
- Courtyard by Marriott

3 The Arboretum

- Pottery Barn
- Jos. A Bank
- Amy's Ice Creams
- The Kebab Shop
- Juliet Italian Kitchen
- CAVA Mediterranean
- Ballard Designs
- James Avery
- Ugly Dumpling Chinese
- Café du Bliss
- Bulevar Mexican Kitchen
- Eddie V's Prime Seafood
- Five Guys Hamburgers



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