

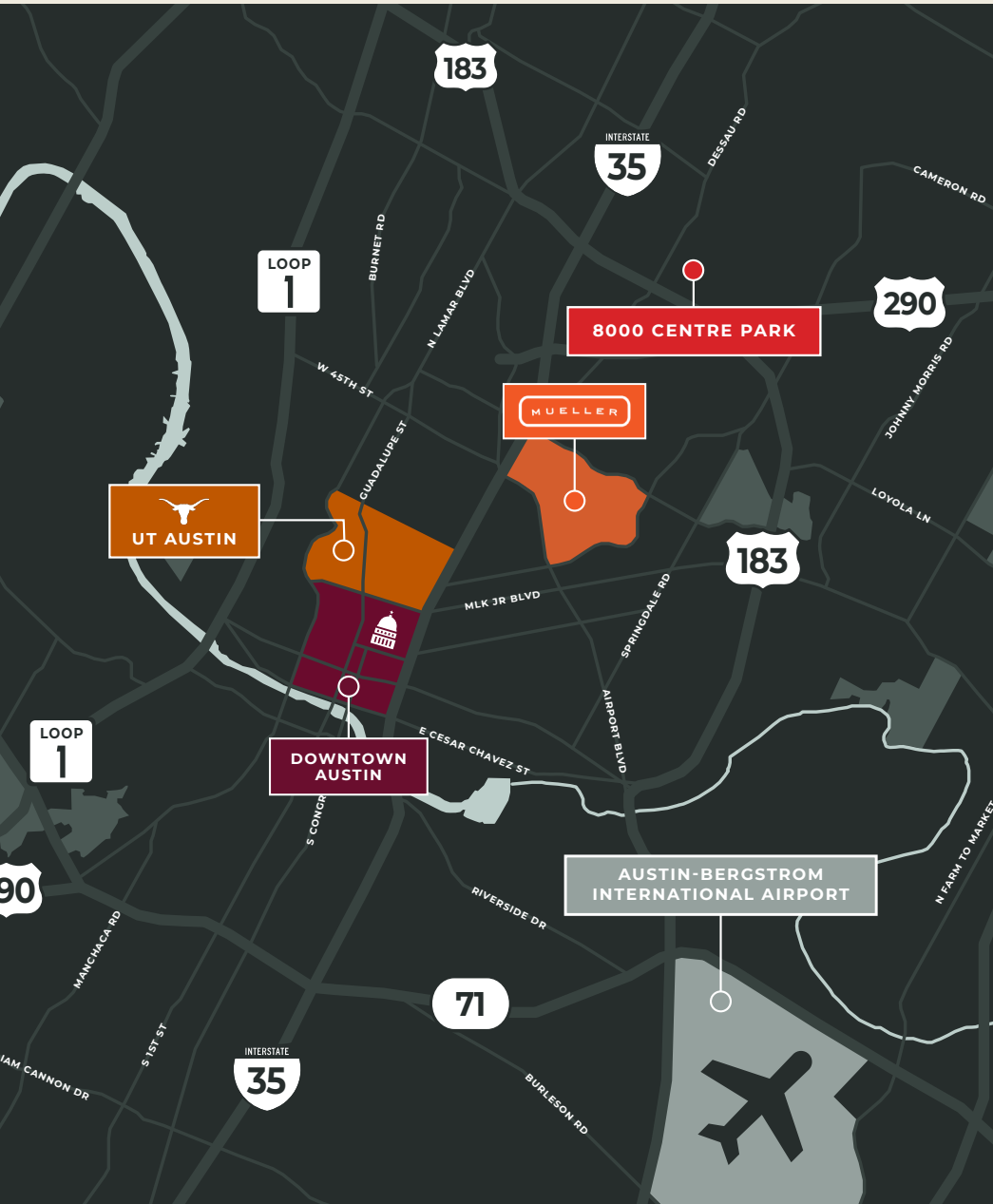
8000 Centre Park



LEASE	8000 CENTRE PARK DR // AUSTIN, TEXAS // 78754		
	OFFICE	DAVID DAWKINS DDAWKINS@ECRTX.COM 512.505.0022	HANNAH HUSKEY HHUSKEY@ECRTX.COM 512.635.7760

8000 Centre Park

OFFICE // FOR LEASE



8000 Centre Park is a well-located, multi-tenant office building in Northeast Austin offering functional flexible space, building renovations, and convenient access to major thoroughfares ideal for a variety of users.

AVAILABILITY

Suite 100	950 - 2,579 RSF	
Suite 160	7,836 RSF	
Suite 290	11,515 RSF	
Suite 370	2,529 RSF	Available 9/1/26
Suite 390	1,379 RSF	

FEATURES

- ▶ Flexible spaces sizes ranging from 950 SF - 11,515 SF
- ▶ Parking Ratio: 3.3 per 1,000 RSF
- ▶ Lunch Drop available
- ▶ Renovated ADA compliant restrooms on all 3 floors
- ▶ New LED lighting in commons areas and in most suites
- ▶ Upgraded elevator cabs
- ▶ New TPO roof
- ▶ 23 HVAC units upgraded

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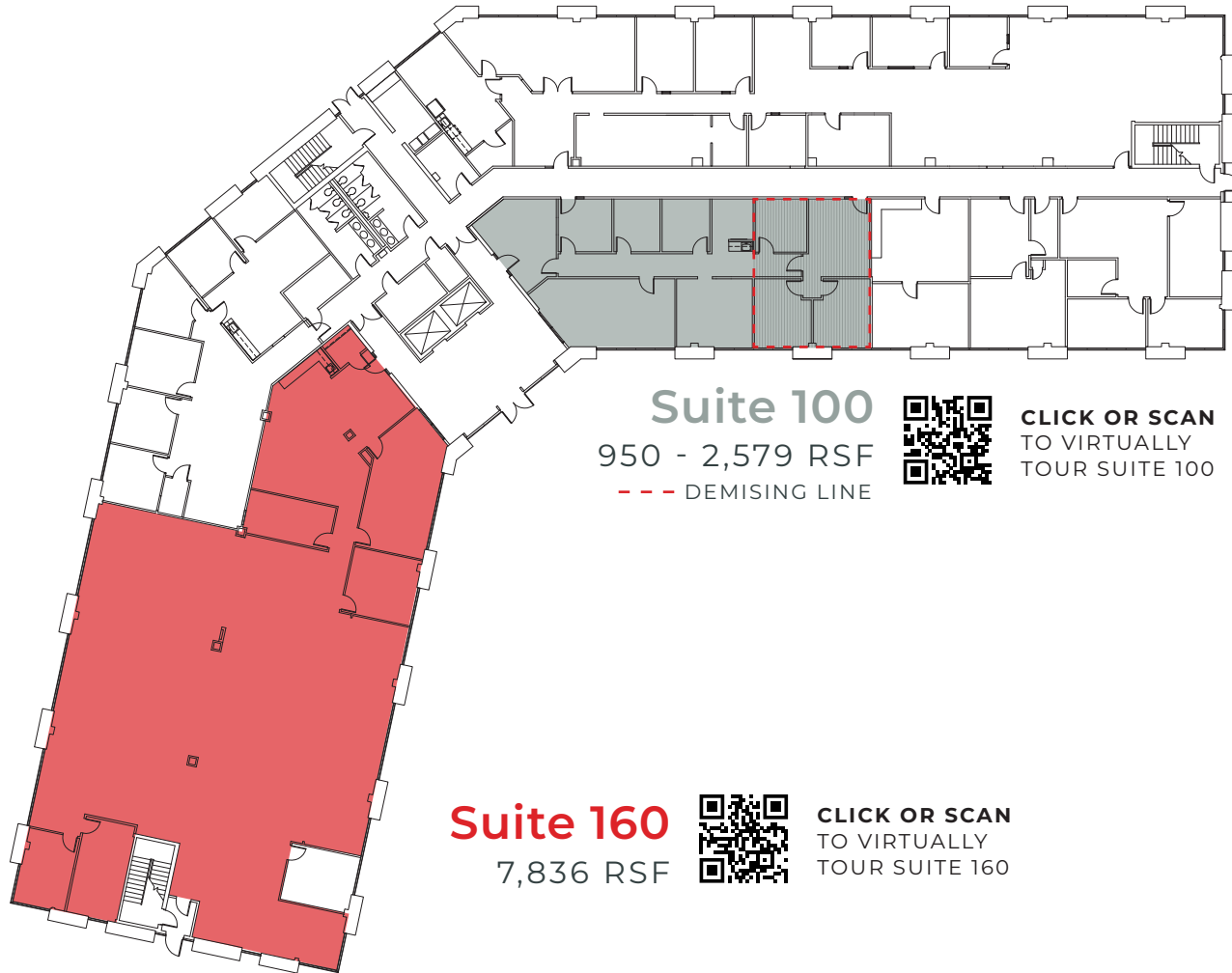
8000 Centre Park

OFFICE // FOR LEASE



1

LEVEL
ONE



Suite 100

950 - 2,579 RSF

--- DEMISING LINE



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 100

Suite 160

7,836 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 160

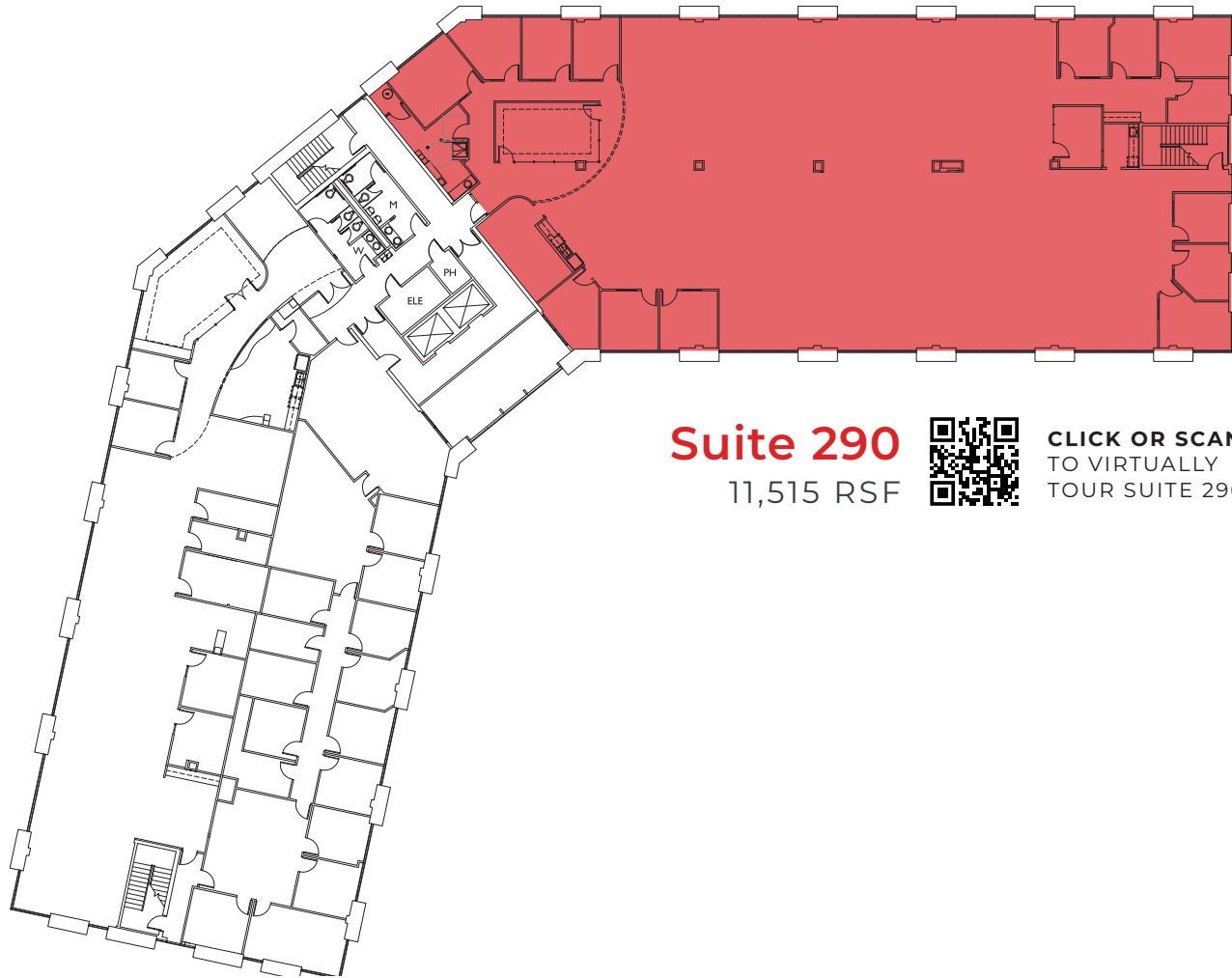
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2
LEVEL
TWO



Suite 290
11,515 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 290

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8000 Centre Park

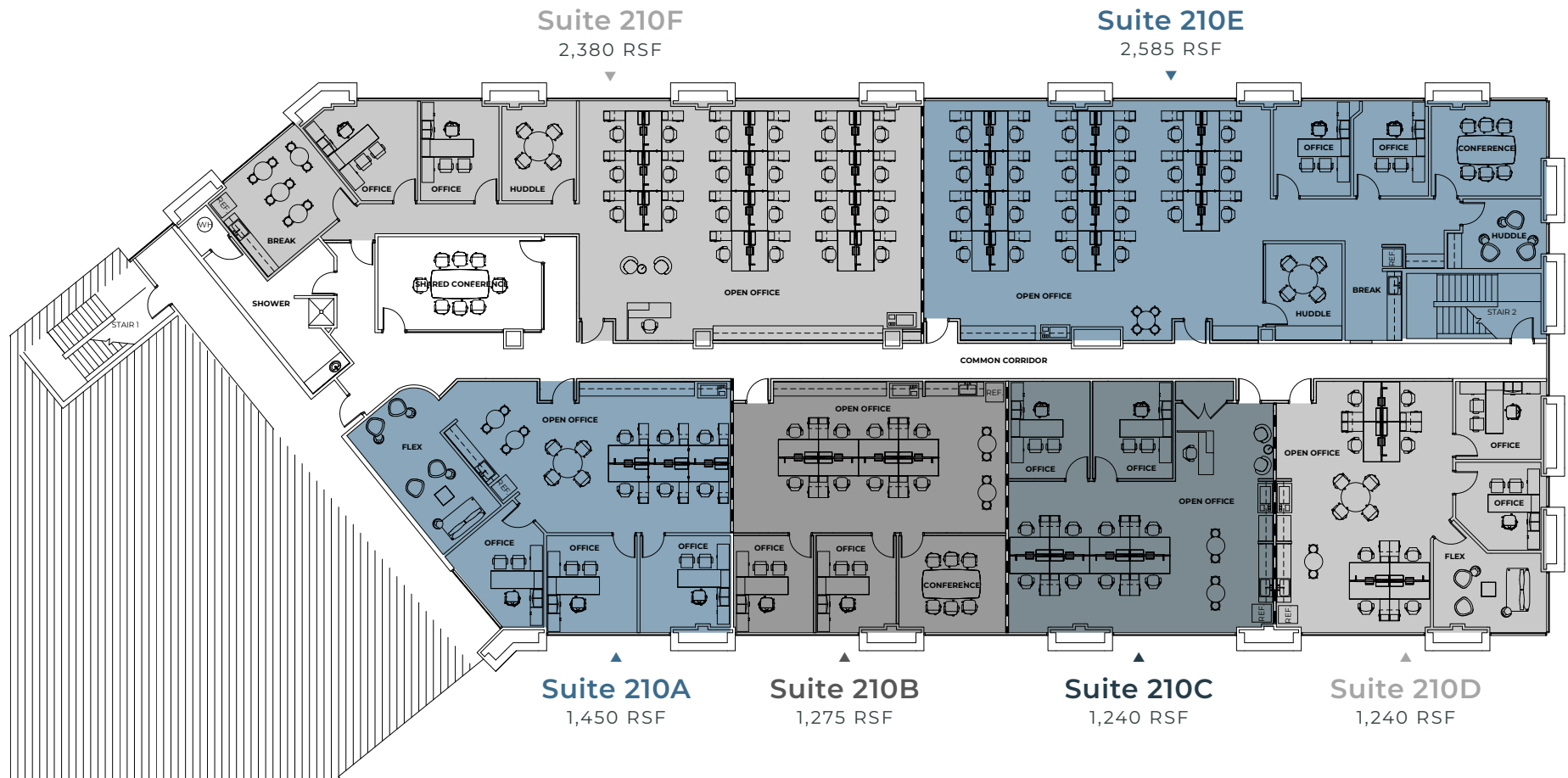
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2 LEVEL TWO

SUITE 290 POTENTIAL DEMISING PLAN

Spaces varying in sizes from **1,240 SF to 2,585 SF**



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8000 Centre Park

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3

LEVEL
THREE



Suite 370

2,529 RSF

AVAILABLE 9/1/26

Suite 390

1,379 RSF

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8000 Centre Park

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8000 Centre Park

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N LAMAR BLVD

E RUNDBERG & N LAMAR

- ▶ McDonald's
- ▶ Whataburger
- ▶ Cici's Pizza
- ▶ Burger King
- ▶ Popeyes
- ▶ Los Braseros

E RUNDBERG LN

E RUNDBERG & CAMERON RD

- ▶ Kens Tacos
- ▶ Donut4U
- ▶ El Sabor Mexicano
- ▶ Gorditas Estilo

183

INTERSTATE
35

CAMERON RD

FERGUSON LN

Austin Beerworks

THE LINC

- ▶ Kick Butt Coffee
- ▶ Pluckers
- ▶ Easy Tiger
- ▶ Vivo Tex Mex
- ▶ Another Broken Egg
- ▶ Bombay
- ▶ Benu Coffee
- ▶ The Boiling Crab
- ▶ ARTIPASTA
- ▶ Lima Criolla
- ▶ Happy Lemon
- ▶ Kan Sushi
- ▶ Galaxy Theater
- ▶ Gold's Gym

183 & CAMERON RD

- ▶ Costa Del Sol
- ▶ Sweet Charli Girl
- ▶ Bustys
- ▶ Wendy's
- ▶ Luby's

8000 CENTRE PARK

183

IH35 & 290

- ▶ Pappasitos
- ▶ Pappadeaux
- ▶ Seareinas
- ▶ Sushi Japon

290

290 & SPRINGDALE

- ▶ St Elmo Brewing
- ▶ Spicy Boys
- ▶ Waffle House
- ▶ Louis' Jamaican Cuisine
- ▶ Bill Miller BBQ
- ▶ McDonalds

290

SPRINGDALE RD

8000 Centre Park

Austin, Texas 78754

DAVID DAWKINS
DDAWKINS@ECRTX.COM
512.505.0022

HANNAH HUSKEY
HHUSKEY@ECRTX.COM
512.635.7760



ECR // 114 WEST 7TH STREET
SUITE 1000 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David Dawkins	495930	ddawkins@ecrtx.com	512.505.0022
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date