FOR LEASE

2,294-42,799 SF

CLASS A OFFICE SPACE

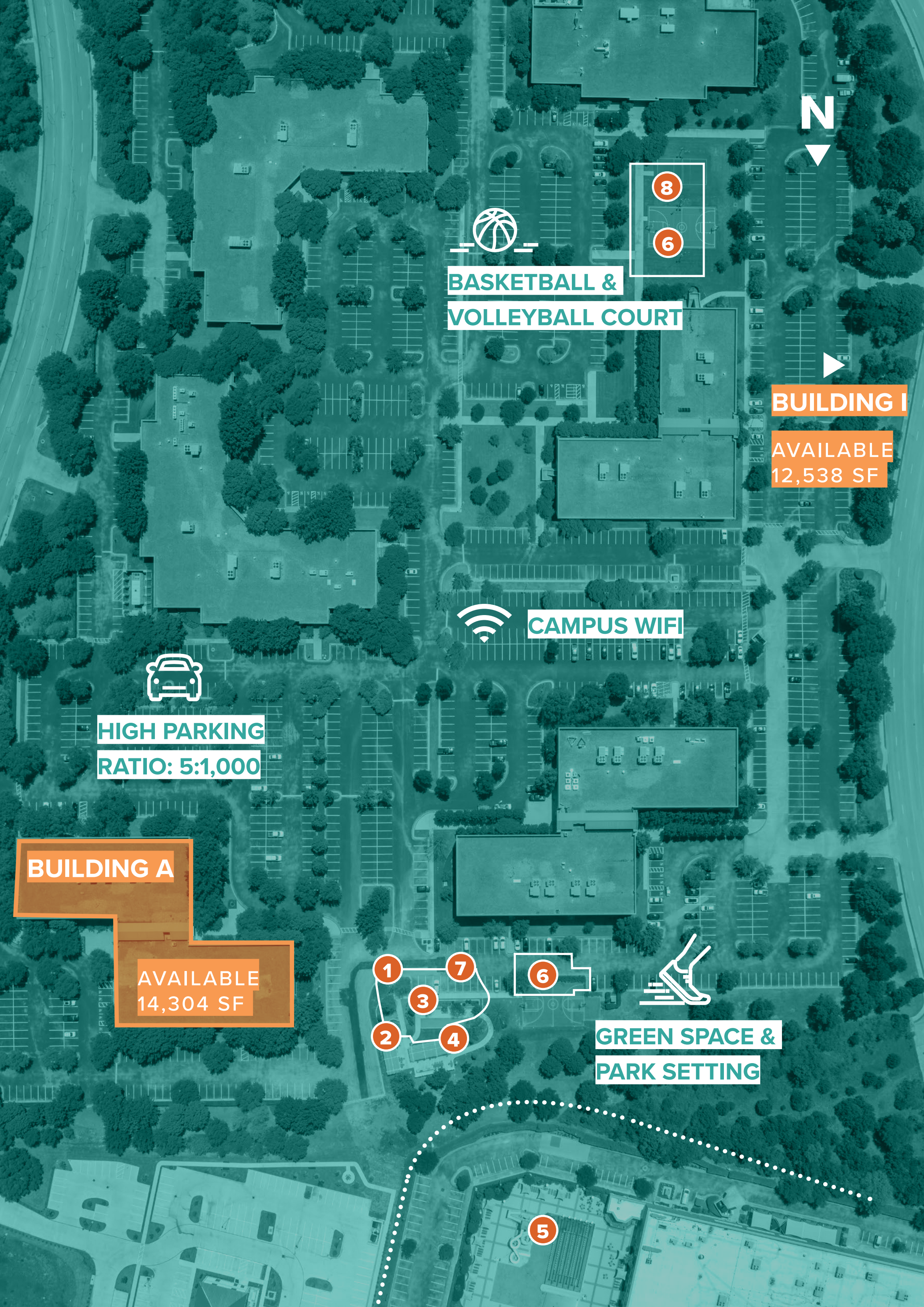
MENLO EQUITIES

CBRE

CAMPUS OVERVIEW

Amber Oaks Corporate Park is a nine-building, Class-A office park located in Northwest Austin. The park houses a 120,000 SF state-of-the-art Lifetime Fitness center on property, which includes a full-service restaurant, swimming pool, basketball and tennis courts on-site.

Located near the intersection of U.S. Hwy 183 and Ranch Road 620 as well as 183A Toll Road and Parmer Lane, campus tenants include AECOM, Office Depot, CACI, Pulte Homes, Boon-Chapman, and Toshiba and features a newly completed amenity center, lush landscaping, above-standard lobby and common area finishes and a variety of suite sizes to fit any tenant's needs.



EVERYTHING YOU **NEED.**
EVERYTHING YOU **WANT.**


1 OUTDOOR RELAXATION


2 OUTDOOR MEETINGS


3 SPACIOUS DINING AREA


4 COVERED BBQ AREA


5 LIFETIME FITNESS


6 BASKETBALL COURTS


7 BOCCE BALL COURT


8 VOLLEYBALL COURT

TOP-NOTCH TENANTS.

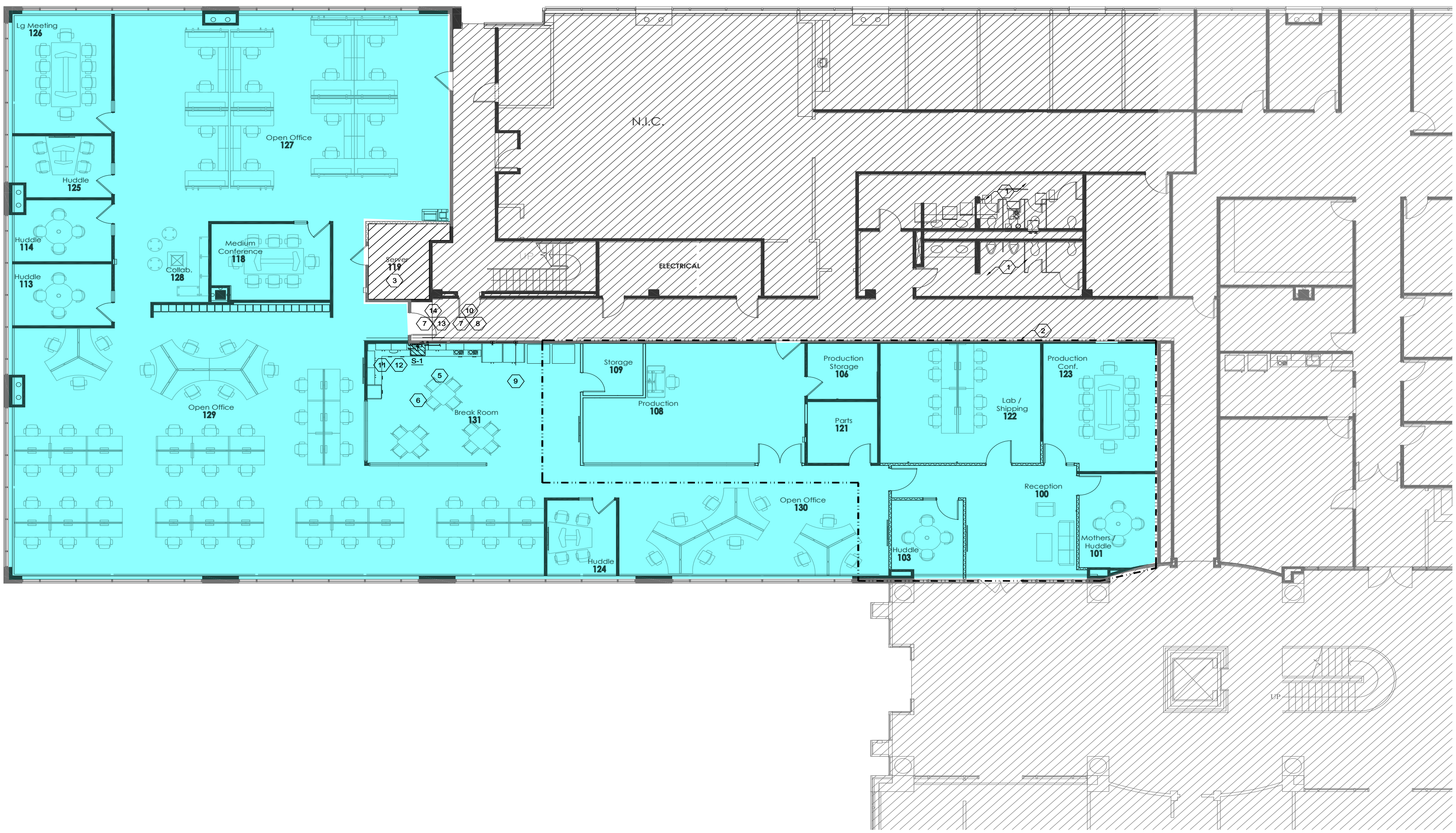
TOP-NOTCH **AMENITIES.**

BUILDING A

SUITE 100 - 5,580 SF

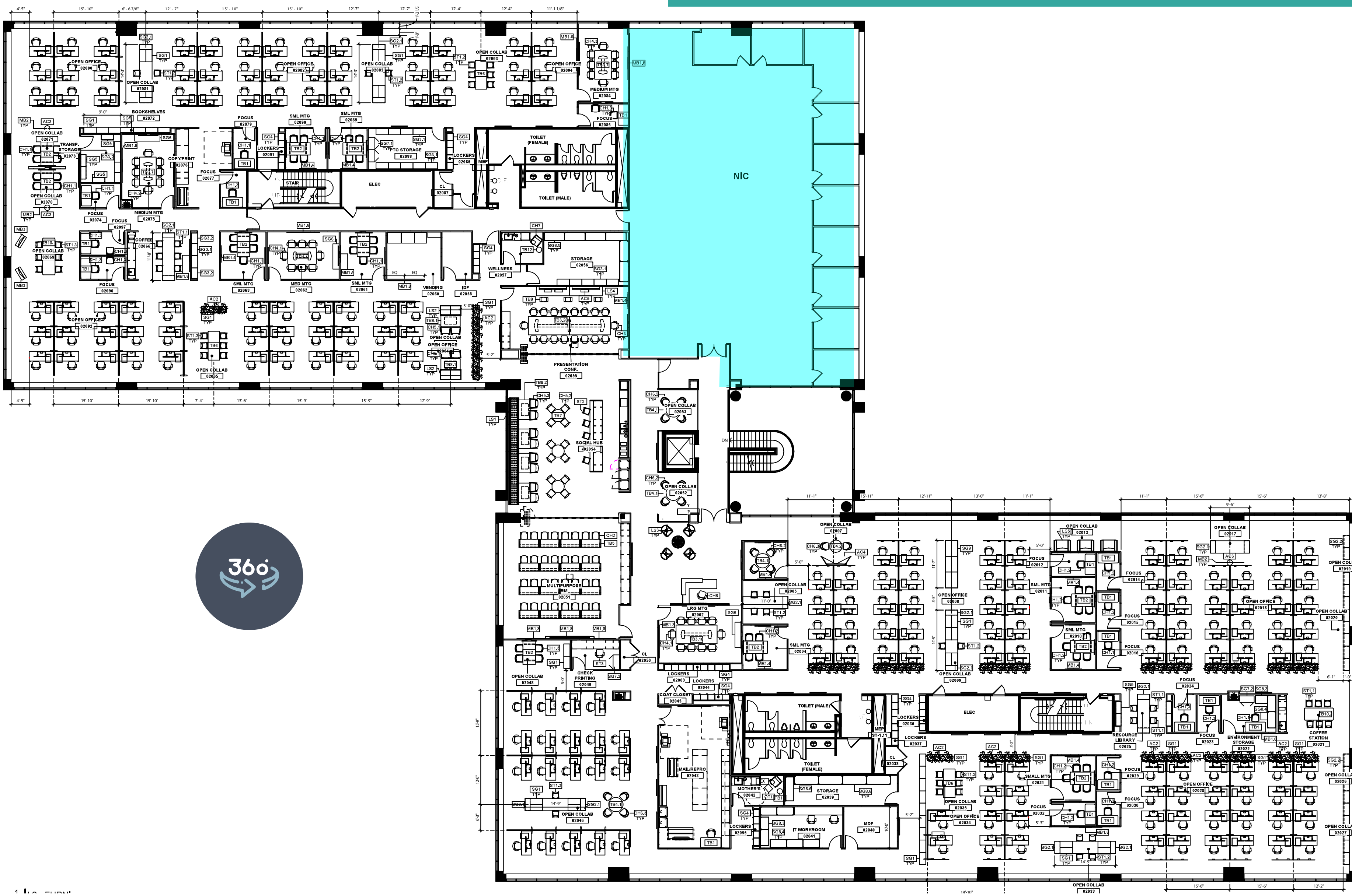
BUILDING A

SUITE 120 - 10,827 SF



BUILDING A

SUITE 260 - 5,276 SF AVAILABLE



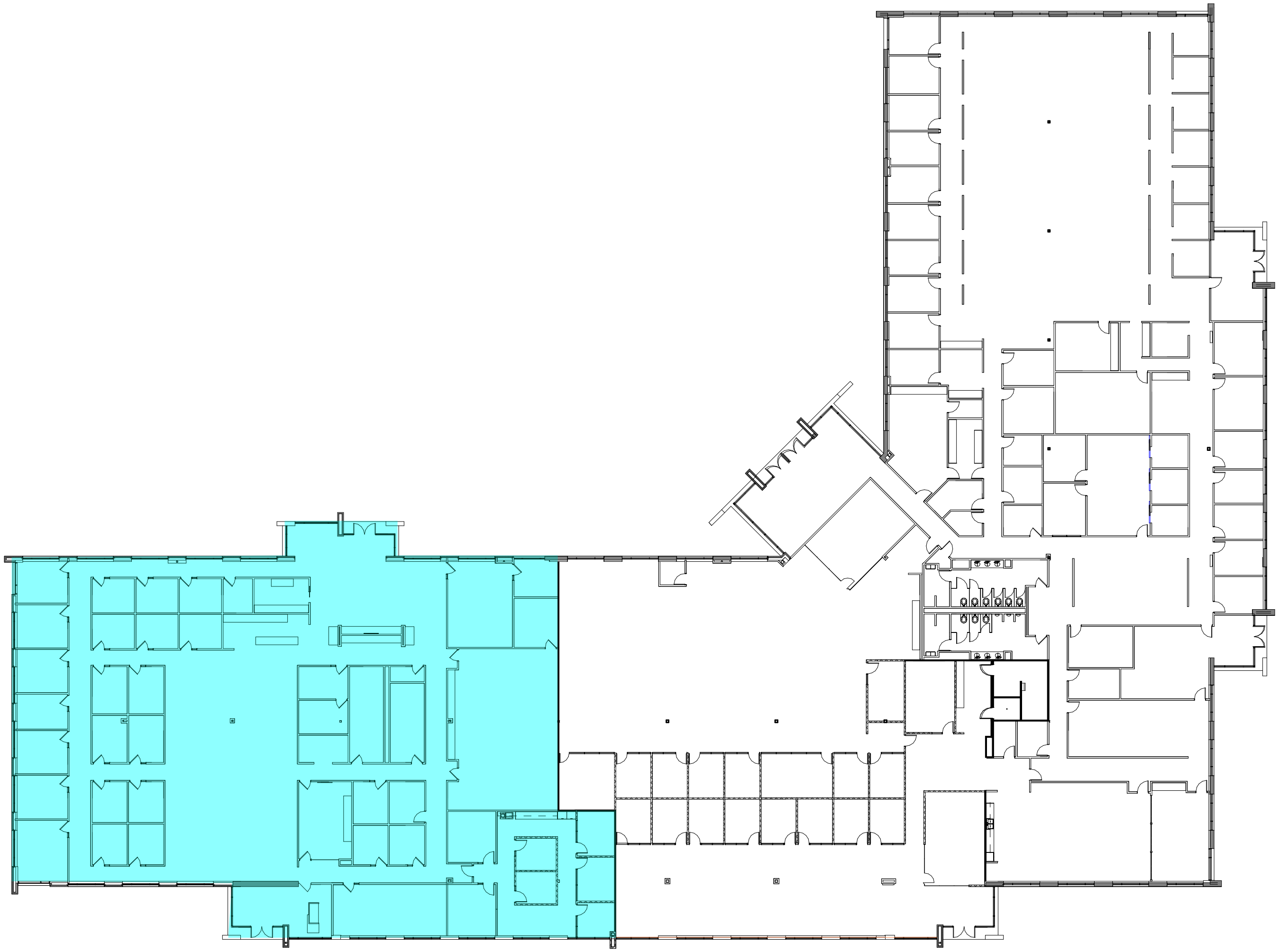
BUILDING I

SUITE 100 - 21,841 SF AVAILABLE 60 DAYS
CONTIGUOUS TO 42,799 SF

BUILDING I

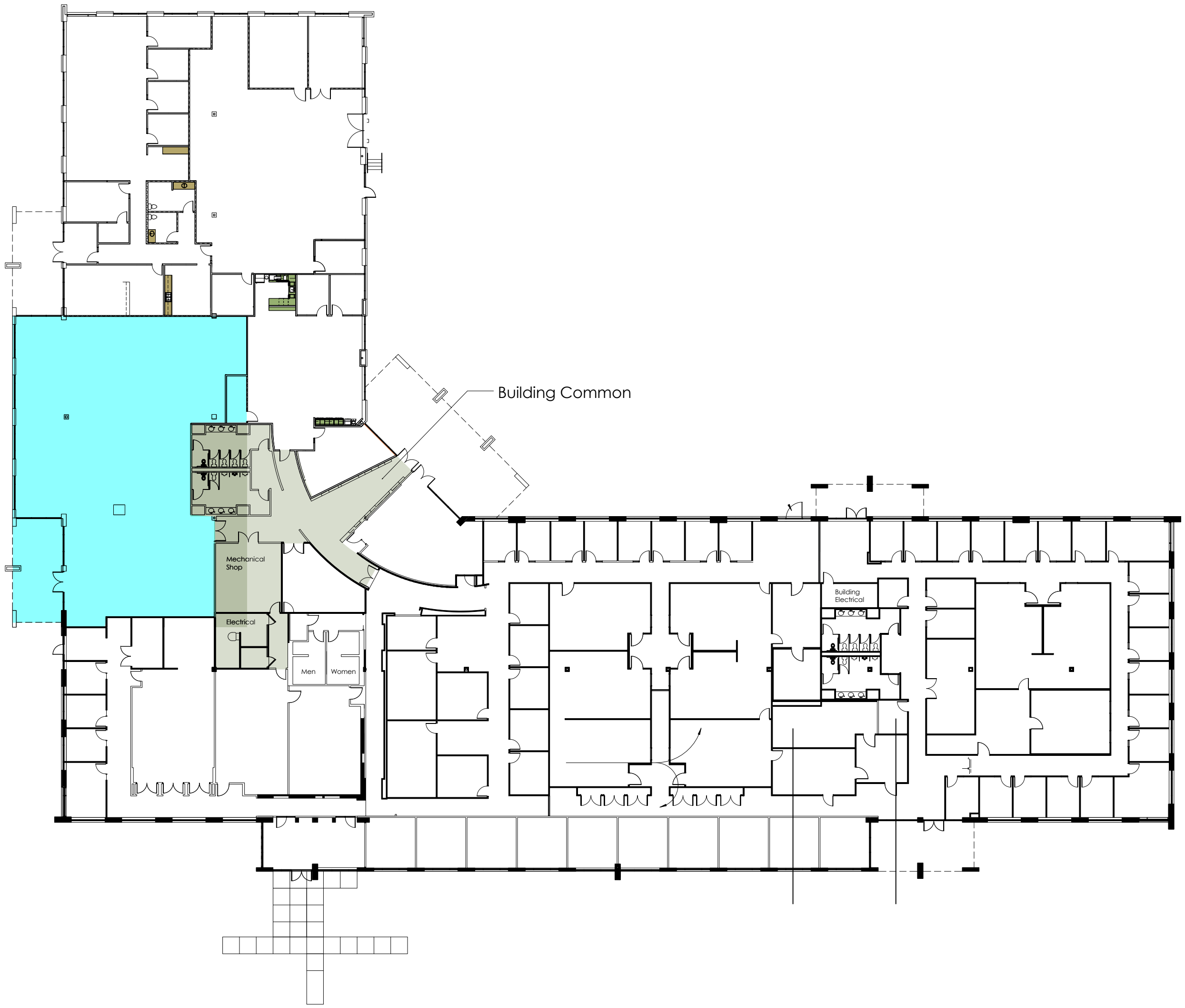
SUITE 140 - 5,024 SF
CONTIGUOUS TO 42,799 SF

BUILDING I



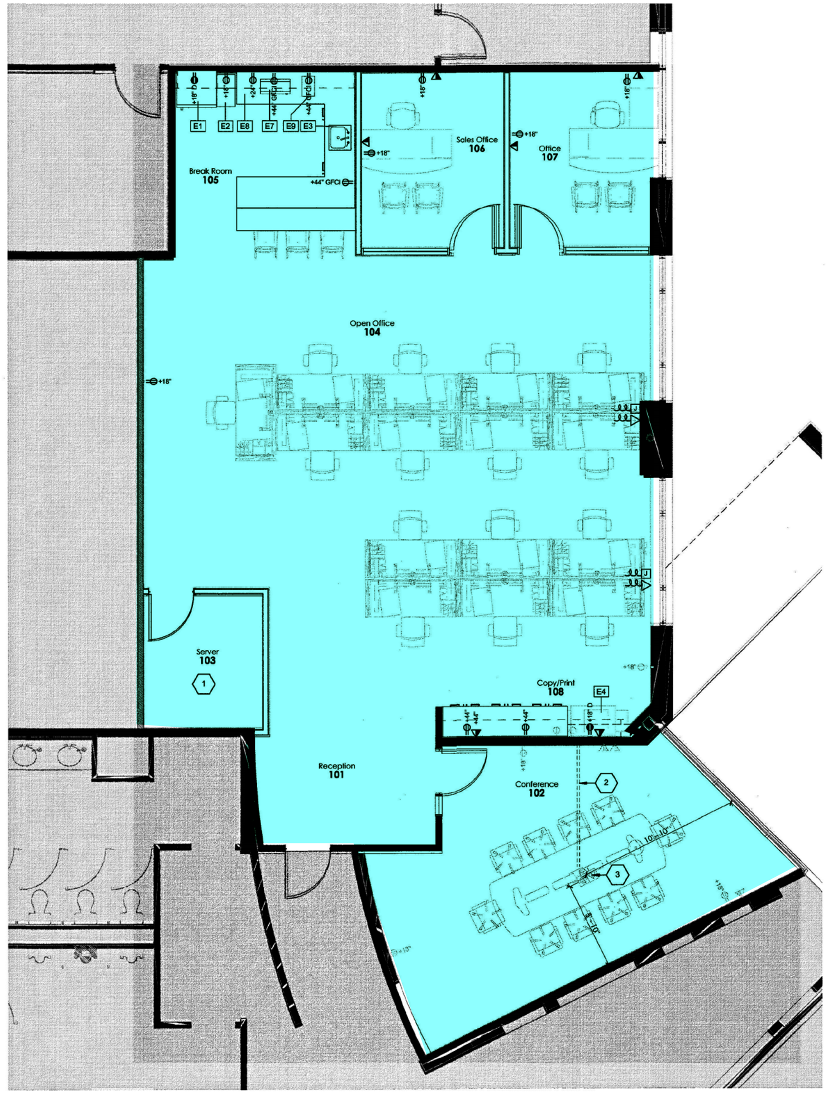
SUITE 150 - 15,934 SF
CONTIGUOUS TO 42,799 SF

BUILDING J



SUITE 102 - 6,151 SF AVAILABLE

BUILDING J



SUITE 103 - 2,294 SF AVAILABLE

EASY ACCESS

TO WHEREVER YOU NEED TO GO

1 **LA FONTERA**
7 MINUTES

2 **LAKELINE MALL**
5 MINUTES

3 **THE DOMAIN**
12 MINUTES

4 **THE ARBORETUM**
14 MINUTES

5 **UNIVERSITY OF TEXAS**
22 MINUTES

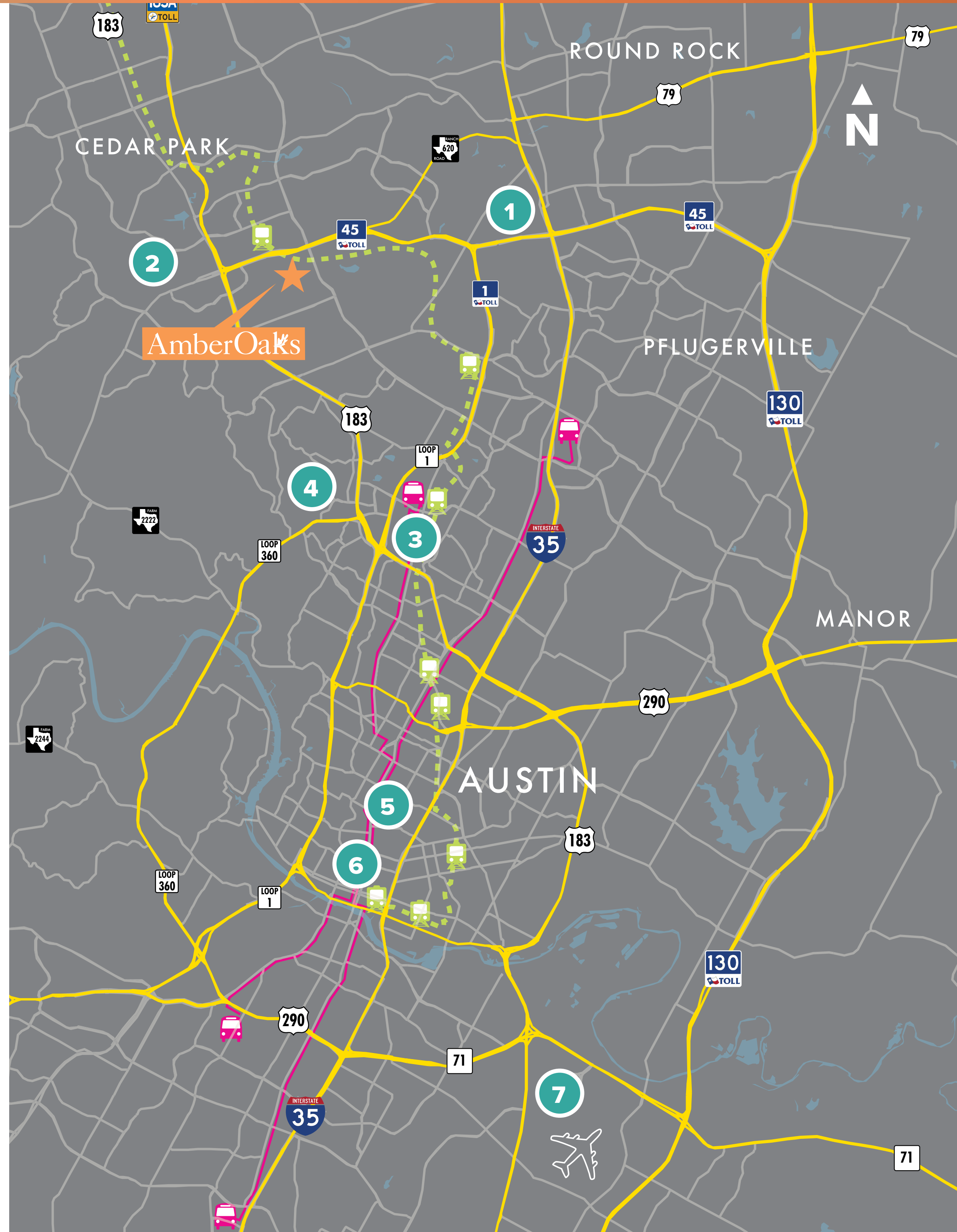
6 **AUSTIN CBD**
24 MINUTES

7 **AUSTIN BERGSTROM INTERNATIONAL AIRPORT**
30 MINUTES

METRO TRANSIT OPTIONS

METRO RAPID BUS

METRO RAPID RAIL



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PARMER LN
BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX
LAKELINE
METRO RAIL
STOP
HOME DEPOT
KOHL'S
LA MADELINE
RAISING CANE'S
ALAMO DRAFT-
HOUSE
CHIPOTLE
SUPER TARGET
45
TOLL
BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE
HOME2
SUITES
ALOFT
BLAZE PIZZA
FIRST WATCH
PANERA
SAM'S CLUB
LA QUINTA
TOWNEPLACE
SUITES
THE HUB
SHOPPING CENTER
LAKELINE MALL
LIFETIME FITNESS
45
TOLL
PARMER LN
APPLEBEE'S
CHILI'S
FUDDRUCKER'S
PLUCKERS
TEXICAN CAFE
RANCH
620
ROAD
OLIVE
GARDEN
WALMART
LOWE'S
AmberOaks
INTERSTELLAR
BBQ
T&C
SPORTS
COMPLEX
COURTYARD
INN
CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY
WALGREENS
HAMPTON
INN
NAGOYA
STEAK &
SUSHI
CVS
LOS REYES
P. TERRYS
MCDONALD'S
CHURCH'S
BURLINGTON
PINALLZ
ANDERSON MILL RD
HEB
RANCH
620
ROAD
TORCHY'S
RETAIL
RESTAURANT
HOTEL
STARBUCKS
THE COFFEE BEAN
LA TAPATIA
TACO CABANA
MOONIES BURGER
THE MELTING POT
AMY'S ICE CREAMS
CHEDDAR'S
KERBEY LANE
TEXAS ROADHOUSE
CABO BOB'S
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MENLO EQUITIES

CBRE