

AmberOaks

An aerial photograph of the AmberOaks office park. The park consists of several large, single-story office buildings with flat roofs, interspersed with extensive parking lots and lush green landscaping. Two specific buildings are highlighted with white outlines and orange labels: 'BUILDING I' on the left and 'BUILDING A' on the right. The park is bordered by a multi-lane highway on the right and a residential area with houses and trees on the left. The overall scene is captured from a high angle, showing the layout of the entire development.

FOR LEASE
2,294-42,799 SF
CLASS A OFFICE SPACE

MENLO EQUITIES

CBRE

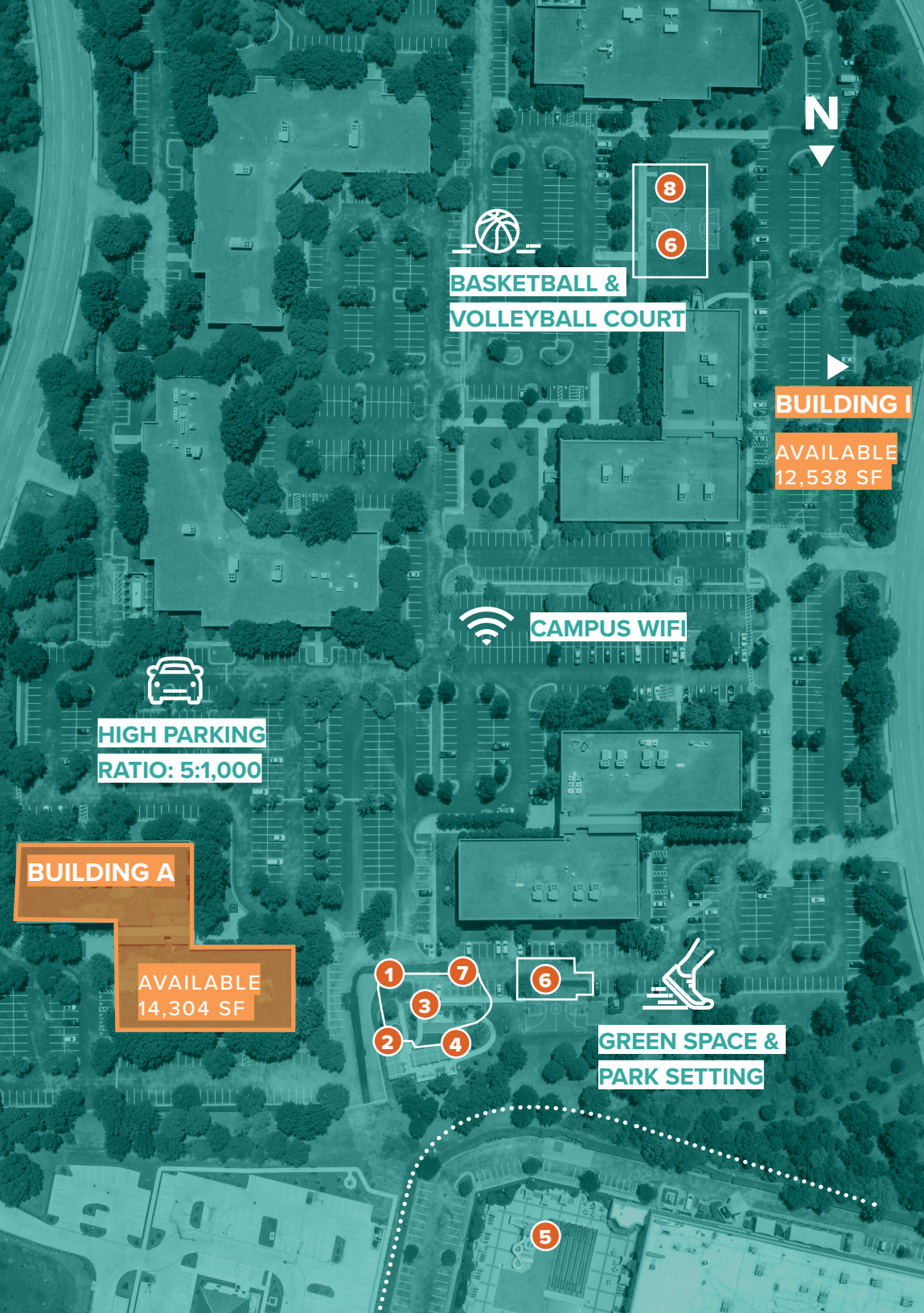


CAMPUS OVERVIEW

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.**





**TOP-NOTCH
TENANTS.
TOP-NOTCH
AMENITIES.**



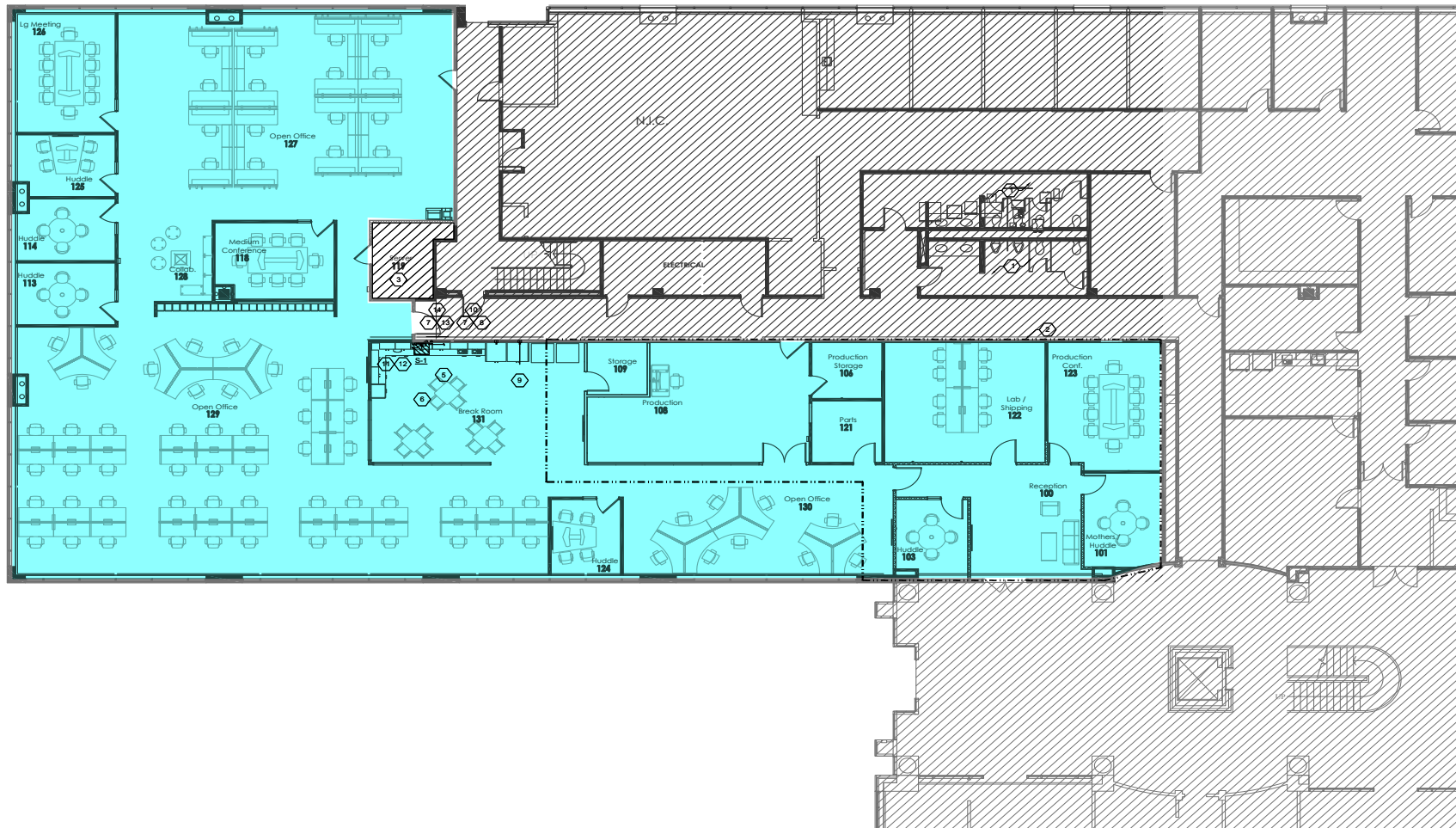
BUILDING A

SUITE 100 - 5,580 SF



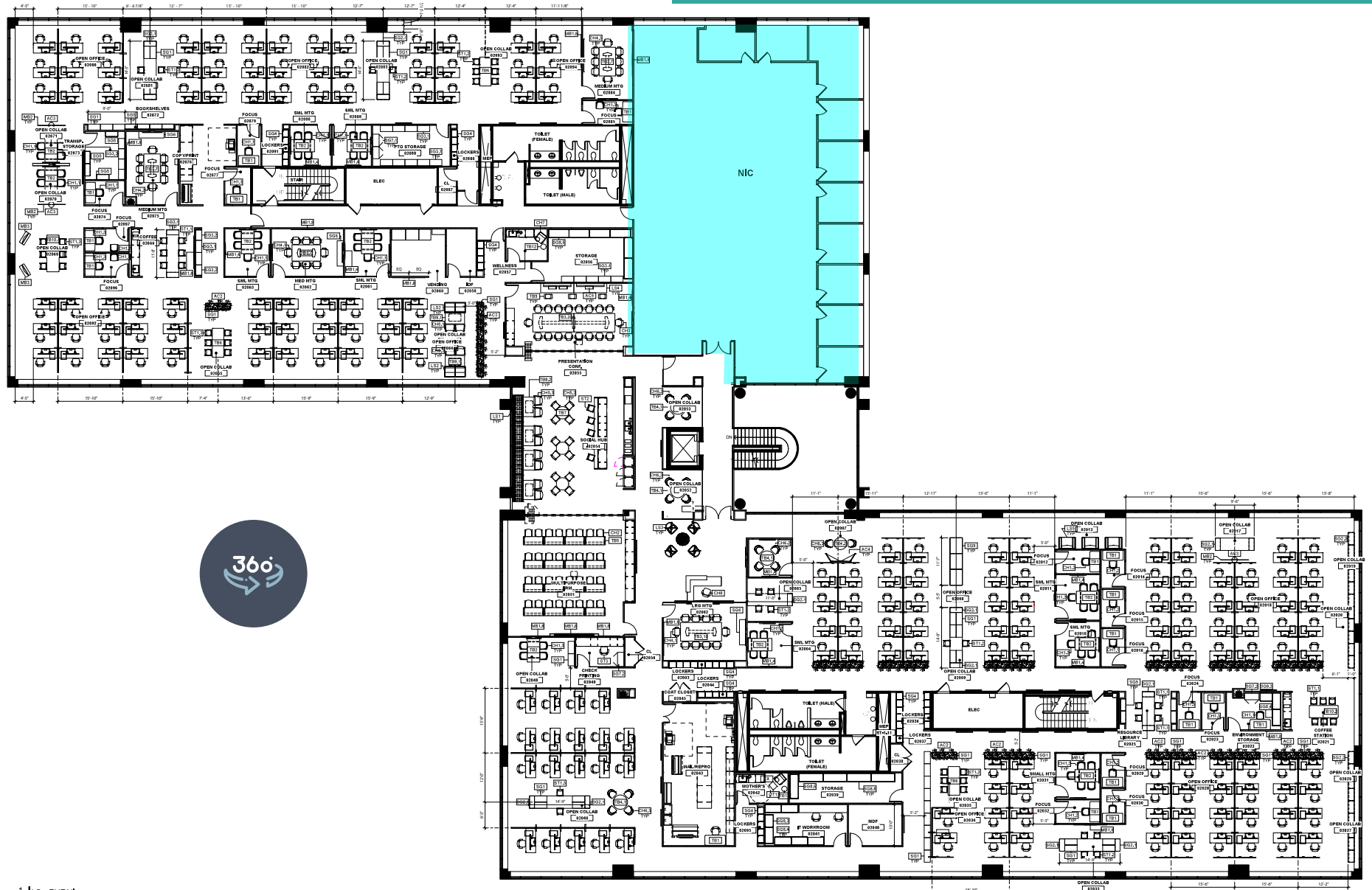
BUILDING A

SUITE 120 - 10,827 SF

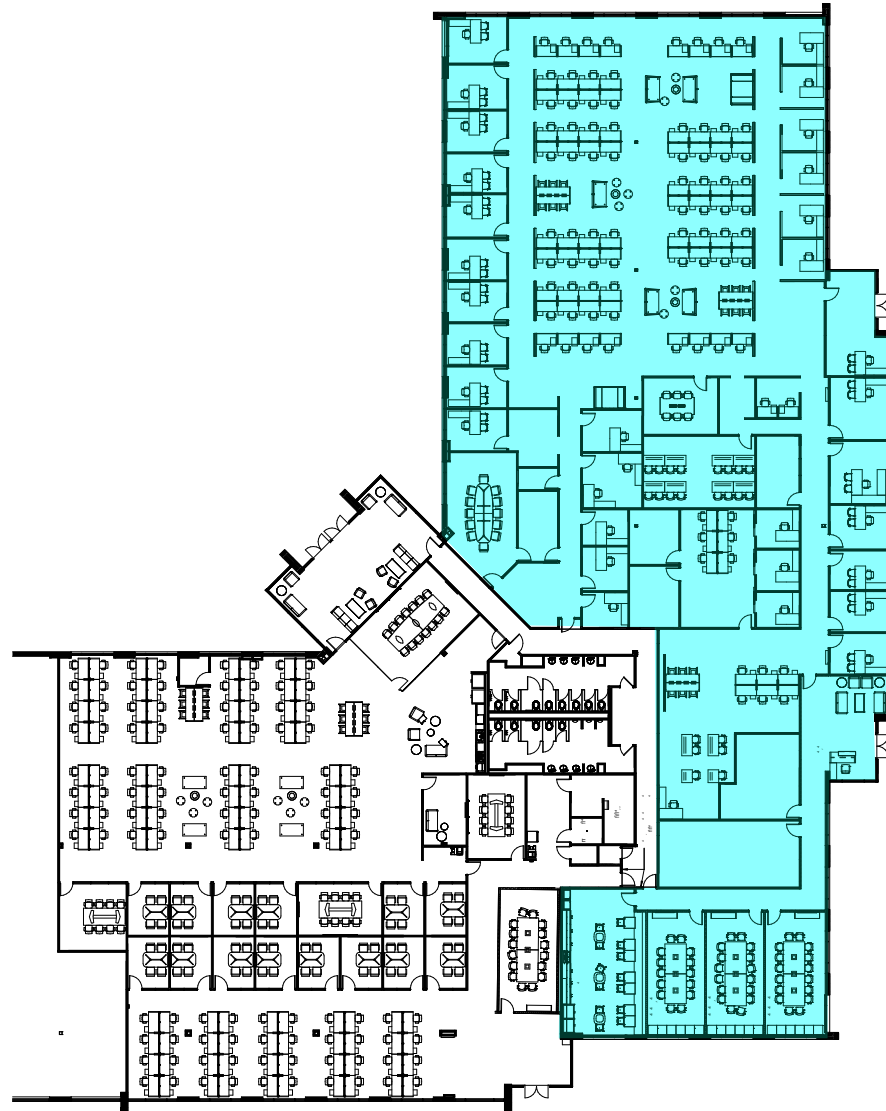


BUILDING A

SUITE 260 - 5,276 SF AVAILABLE



BUILDING I



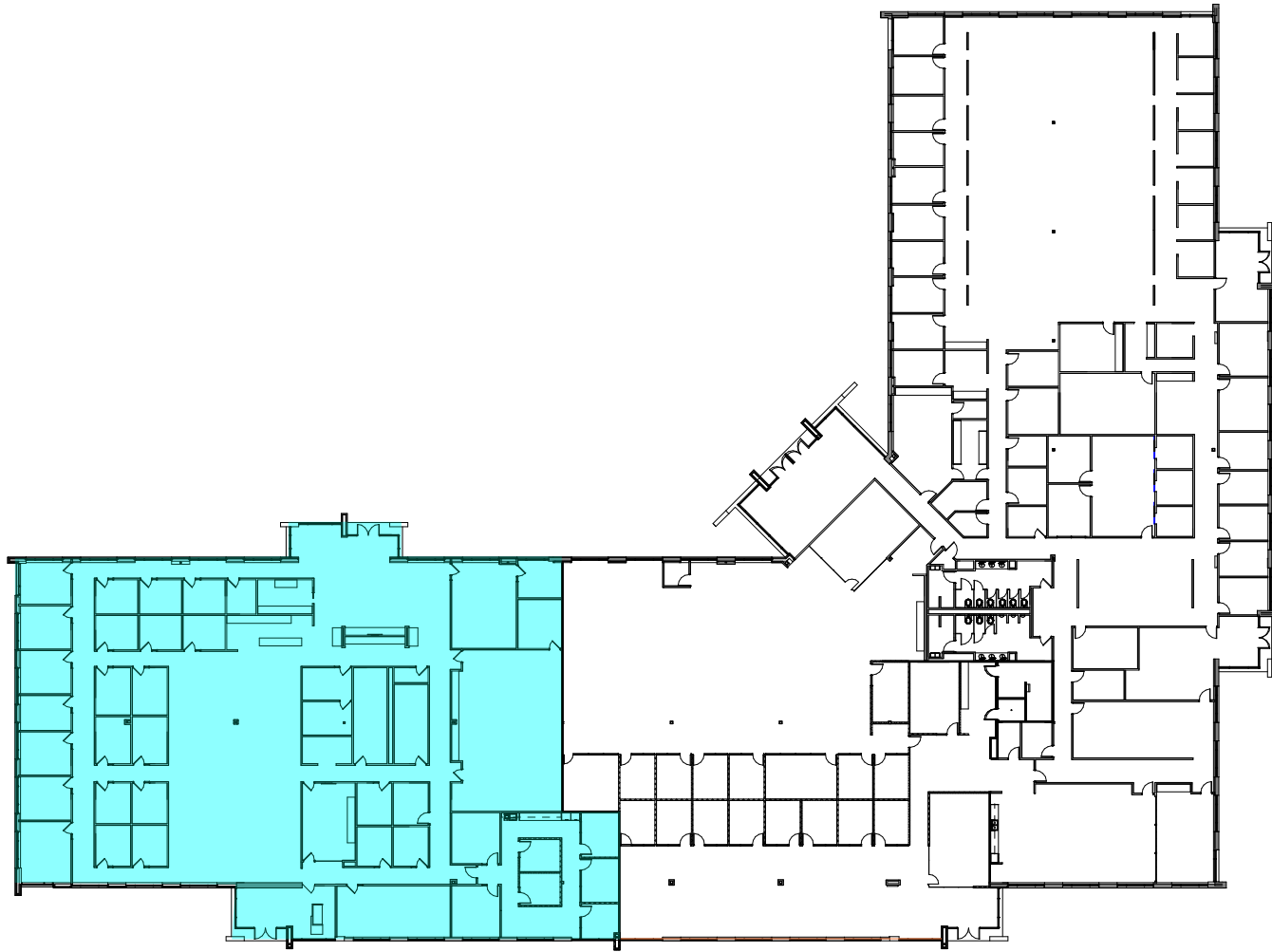
SUITE 100 - 21,841 SF AVAILABLE 60 DAYS
CONTIGUOUS TO 42,799 SF

BUILDING I



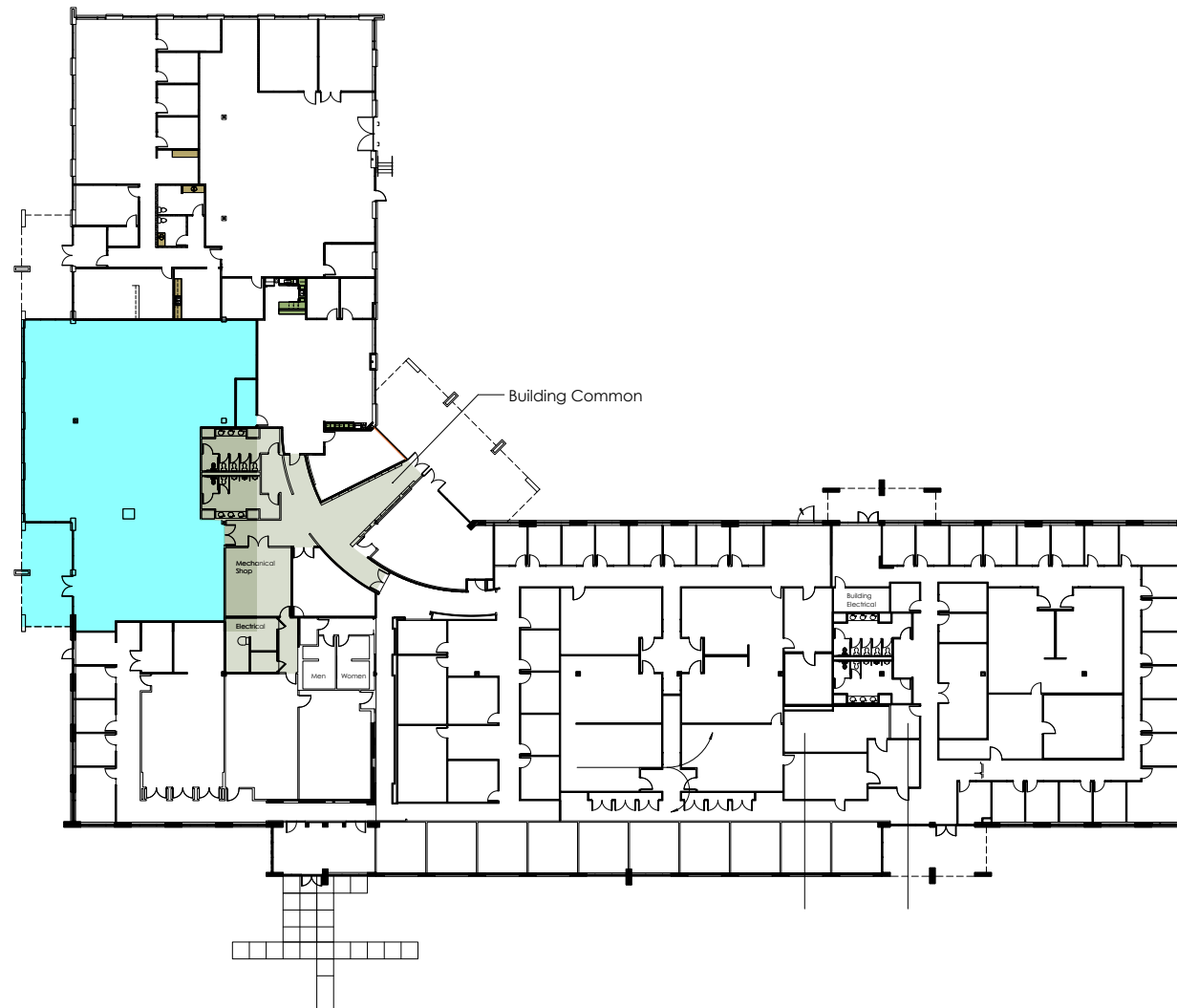
SUITE 140 - 5,024 SF
CONTIGUOUS TO 42,799 SF

BUILDING I



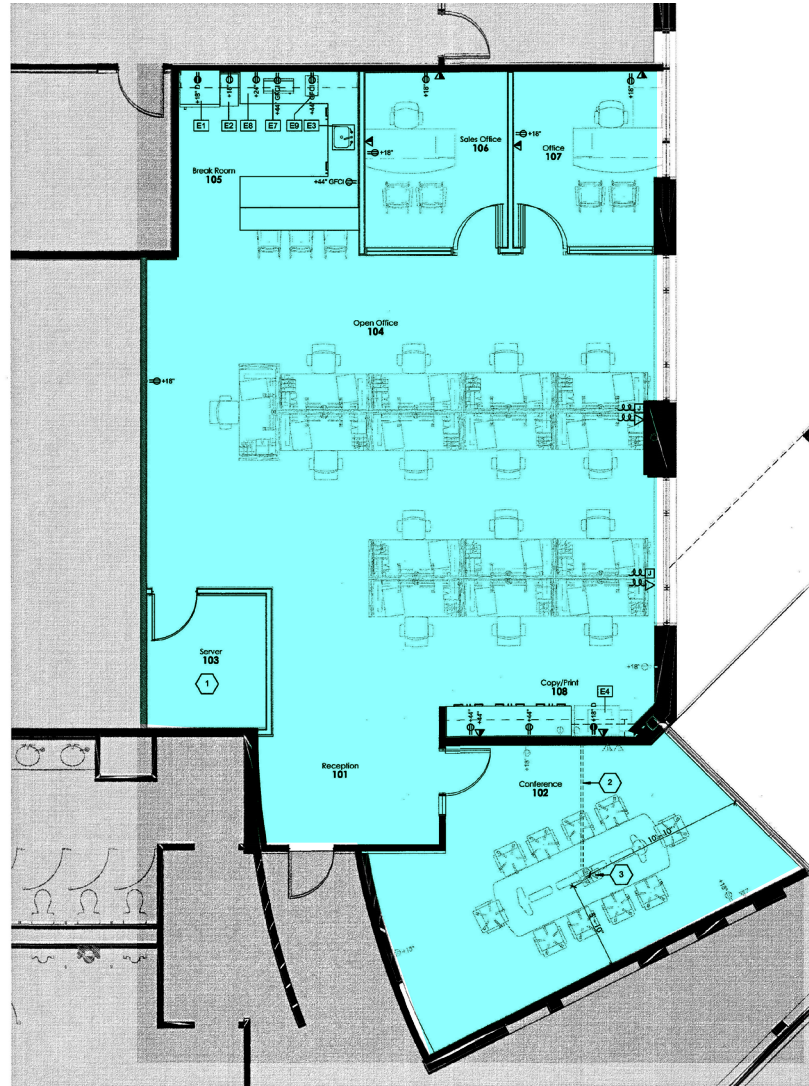
SUITE 150 - 15,934 SF
CONTIGUOUS TO 42,799 SF

BUILDING J



SUITE 102 - 6,151 SF AVAILABLE

BUILDING J



SUITE 103 - 2,294 SF AVAILABLE

EASY ACCESS

TO WHEREVER YOU NEED TO GO



LA FONTERA
7 MINUTES



LAKELINE MALL
5 MINUTES



THE DOMAIN
12 MINUTES



THE ARBORETUM
14 MINUTES



UNIVERSITY OF TEXAS
22 MINUTES



AUSTIN CBD
24 MINUTES



**AUSTIN BERGSTROM
INTERNATIONAL AIRPORT**
30 MINUTES

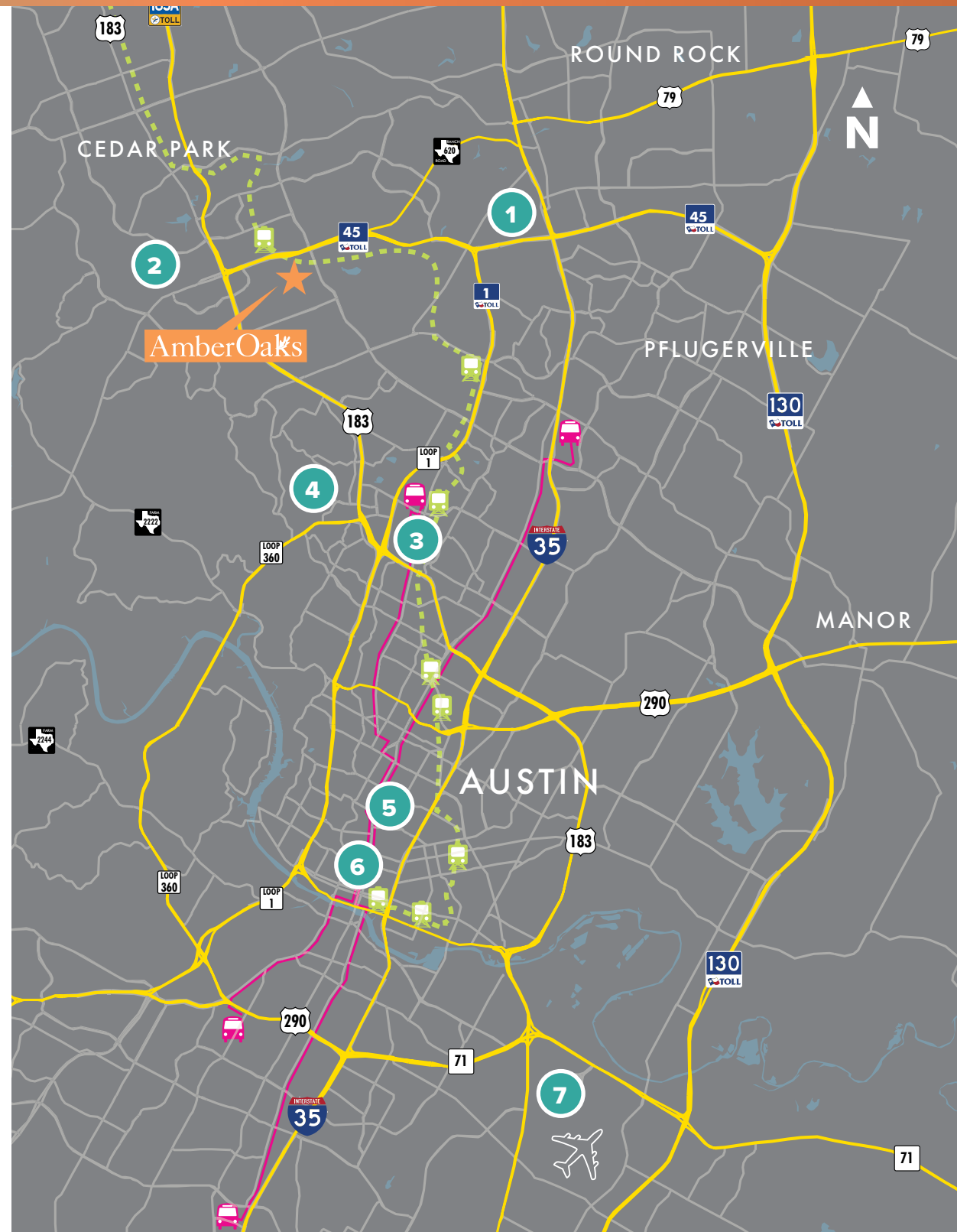
METRO TRANSIT OPTIONS



METRO RAPID BUS



METRO RAPID RAIL





183

45
TOLL

45
TOLL

183

PARMER LN

PARMER LN

ANDERSON MILL RD

BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX

HOME DEPOT
KOHL'S

LAKELINE
METRO RAIL
STOP

LA MADELINE
RAISING CANE'S
ALAMO DRAFT-
HOUSE

CHIPOTLE

SUPER TARGET

SAM'S CLUB

LA QUINTA

TOWNEPLACE
SUITES

BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE

HOME2
SUITES

ALOFT

BLAZE PIZZA
FIRST WATCH
PANERA

THE HUB
SHOPPING CENTER

LAKELINE MALL

LIFETIME FITNESS

WALMART
LOWE'S

AmberOaks

T&C
SPORTS
COMPLEX

APPLEBEE'S
CHILI'S
FUDDRUCKER'S
PLUCKERS
TEXICAN CAFE

OLIVE
GARDEN

INTERSTELLAR
BBQ

WALGREENS

COURTYARD
INN

HAMPTON
INN

LOS REYES
P. TERRY'S

BURLINGTON
PINALLZ

CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY

MCDONALD'S
CHURCH'S

NAGOYA
STEAK &
SUSHI

CVS

HEB

TORCHY'S

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

- RETAIL
- RESTAURANT
- HOTEL



Amber Oaks

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