



Accelerating success.

FOR LEASE

Arboretum Atrium

9737 Great Hills Trail, Austin TX

Premium office space for lease

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Arboretum Atrium

Address

9737 Great Hills Trail
Austin, TX 78759

Base Rate

\$27.00 NNN

Est. OPEX

\$16.68 PSF

Space Available

2,222 – 19,322 SF

Parking

3.5/1,000

Property Overview

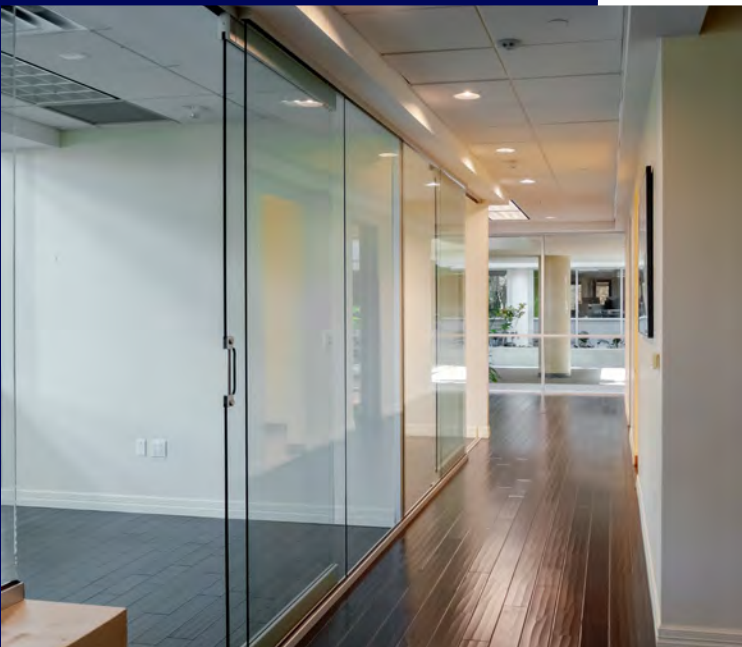
Premier Location. Unmatched Accessibility. Exceptional Workplace Environment.

Arboretum Atrium is a premier office property in Austin's highly desirable Arboretum district, offering a unique workplace environment with abundant natural light, indoor greenery, outdoor gathering spaces, showers, and a beach volleyball court. The property provides excellent access to MoPac, Loop 360, and US 183, while placing tenants within walking distance of numerous restaurants, retail destinations, and hotels, with The Domain just minutes away, making it an ideal location and workplace environment designed to support employee well-being and engagement.



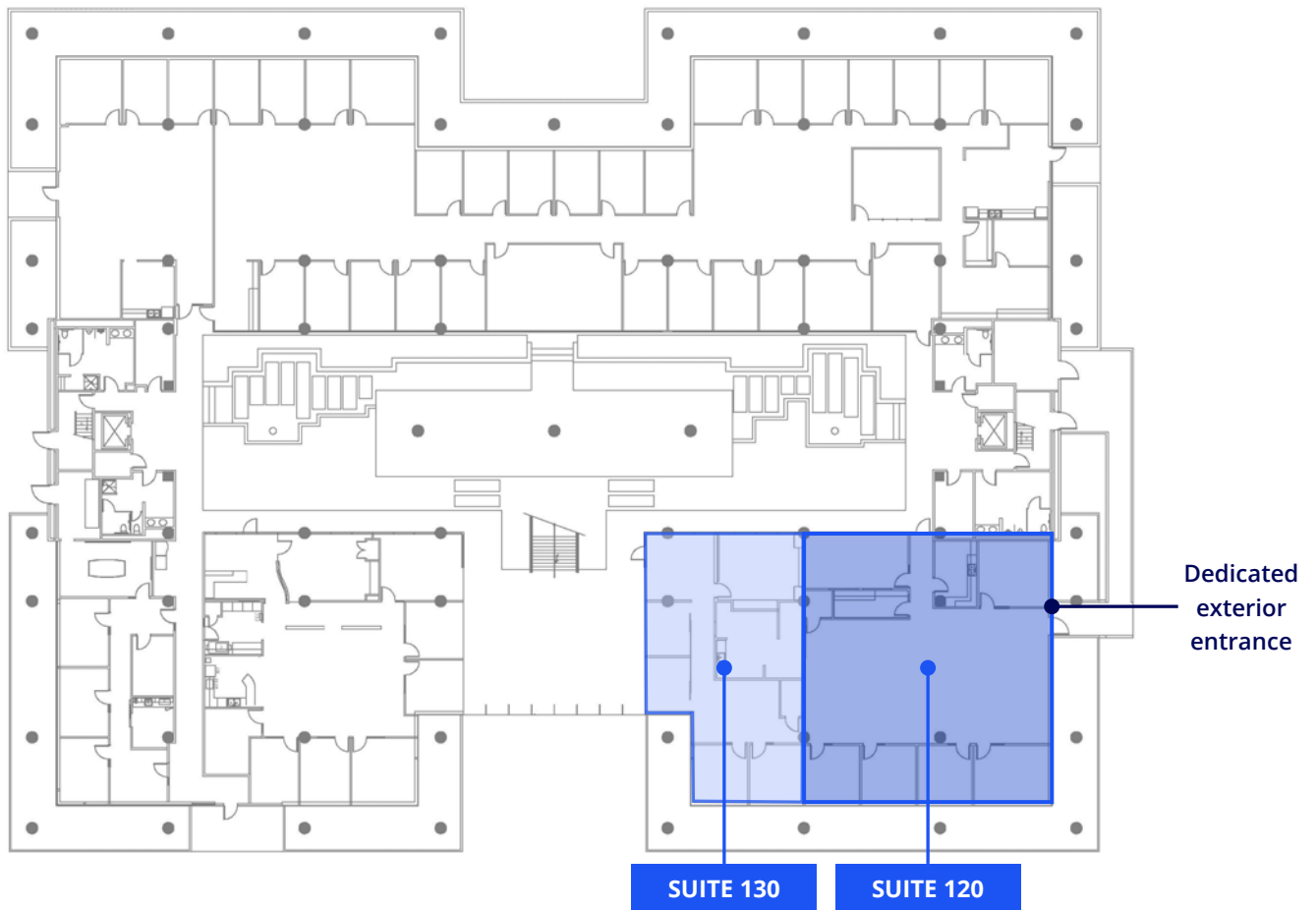
Property Highlights

- Located in the heart of the Arboretum
- Excellent access to Mopac, Loop 360 and US 183
- Atrium lobby with abundant natural light
- Unique botanical-inspired office environment
- Walkable restaurants, retail and hotels
- Outdoor seating areas and showers
- Beach volleyball court
- Fiber connectivity available



Availability

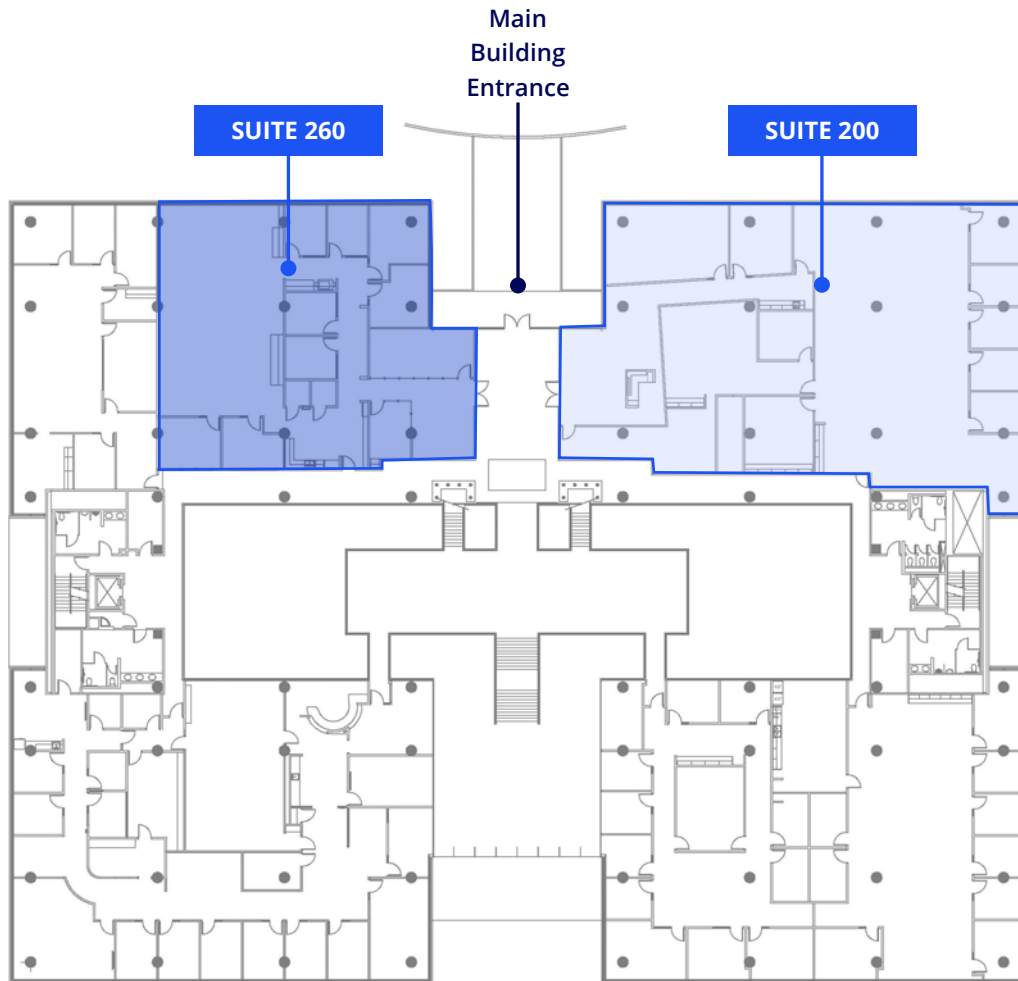
Floor One



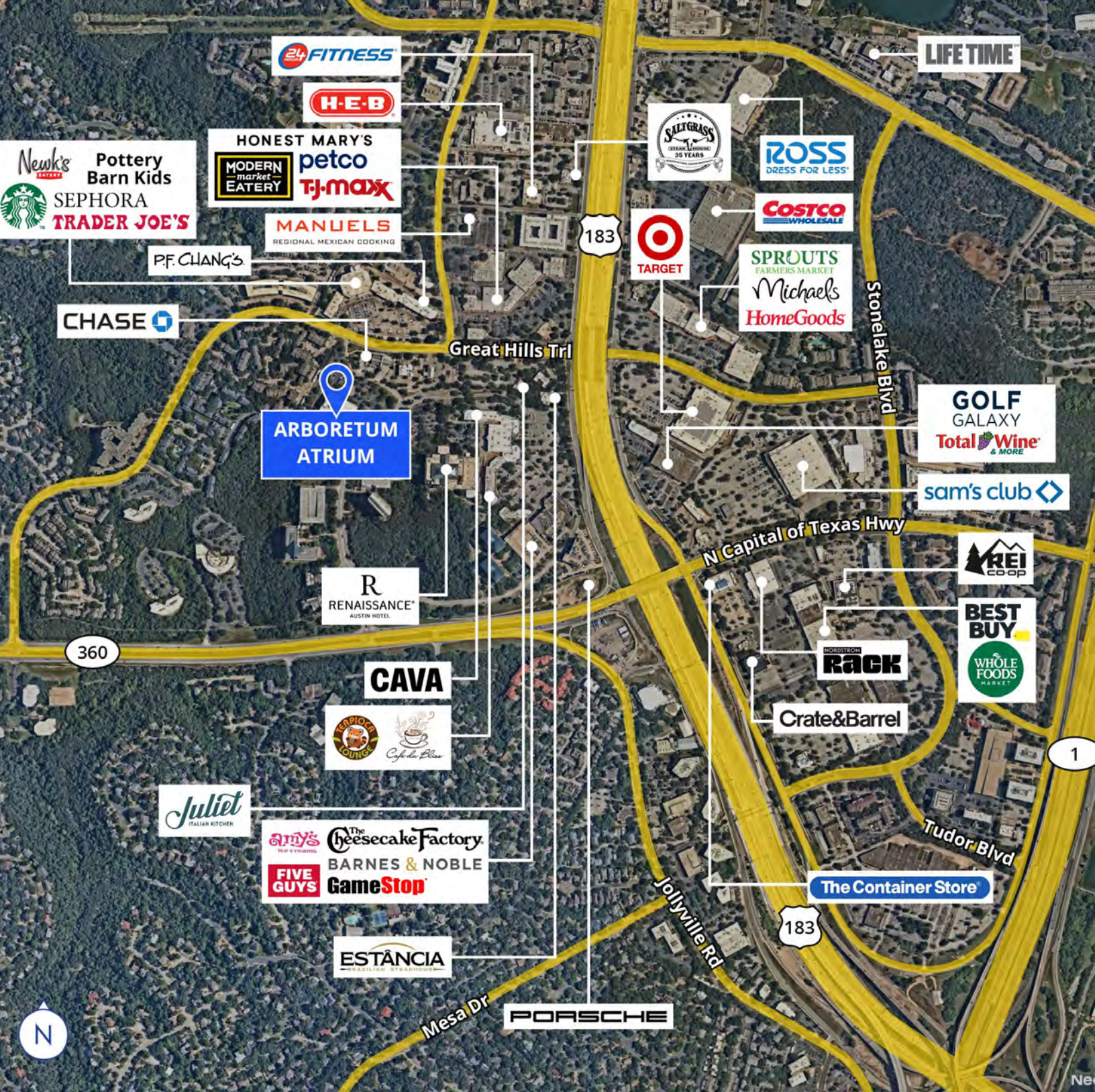
Suite	Square Footage	Available	Notes	Tour
120	3,796 – 6,018	Now	- Contiguous with Suite 130 - Direct access to parking lot	Virtual Tour
130	2,222 – 6,018	Now	Contiguous with Suite 130	Virtual Tour

Availability

Floor Two

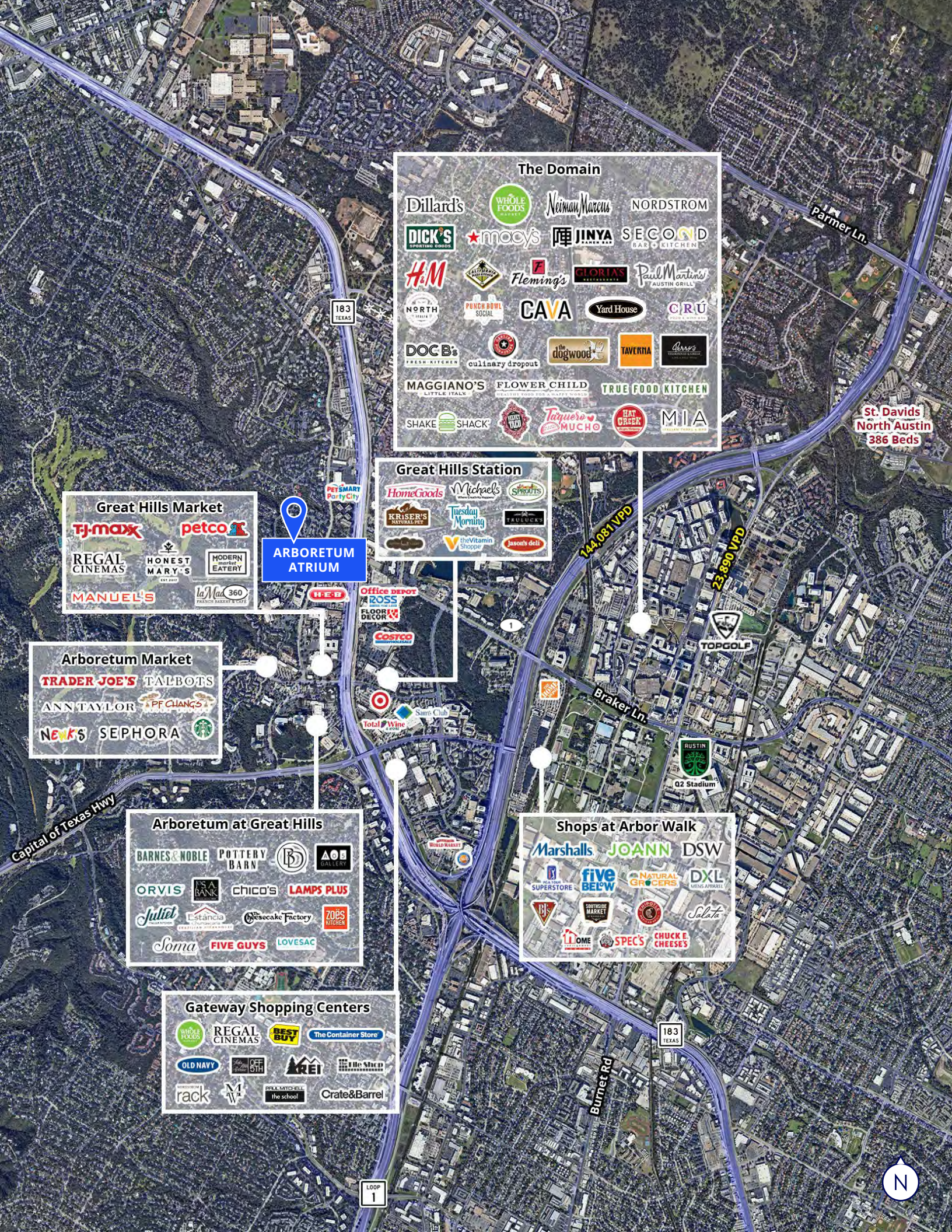


Suite	Square Footage	Available	Notes	Tour
200	8,050	1/1/2027		Virtual Tour
260	5,254	6/1/2027		



Location Overview

Northwest Austin has emerged as one of the city's most dynamic and desirable submarkets, offering a balanced mix of residential, commercial, and recreational amenities. Known for its tech corridor, proximity to major employers, retail centers, top-rated schools, and scenic green spaces, it's a magnet for both businesses and residents. With easy access to US-183, SH-45, and Mopac, Northwest Austin provides seamless connectivity to downtown and the greater metro area, making it an ideal location for dynamic companies.



The Domain



St. Davids
North Austin
386 Beds

Great Hills Station



Great Hills Market



ARBORETUM
ATRIUM

Arboretum Market



Arboretum at Great Hills



Gateway Shopping Centers



Shops at Arbor Walk





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