

AmberOaks



BLDG A SPEC SUITES AVAILABLE

3,160-8,740 RSF

CLASS A OFFICE SPACE

MENLO EQUITIES

CBRE

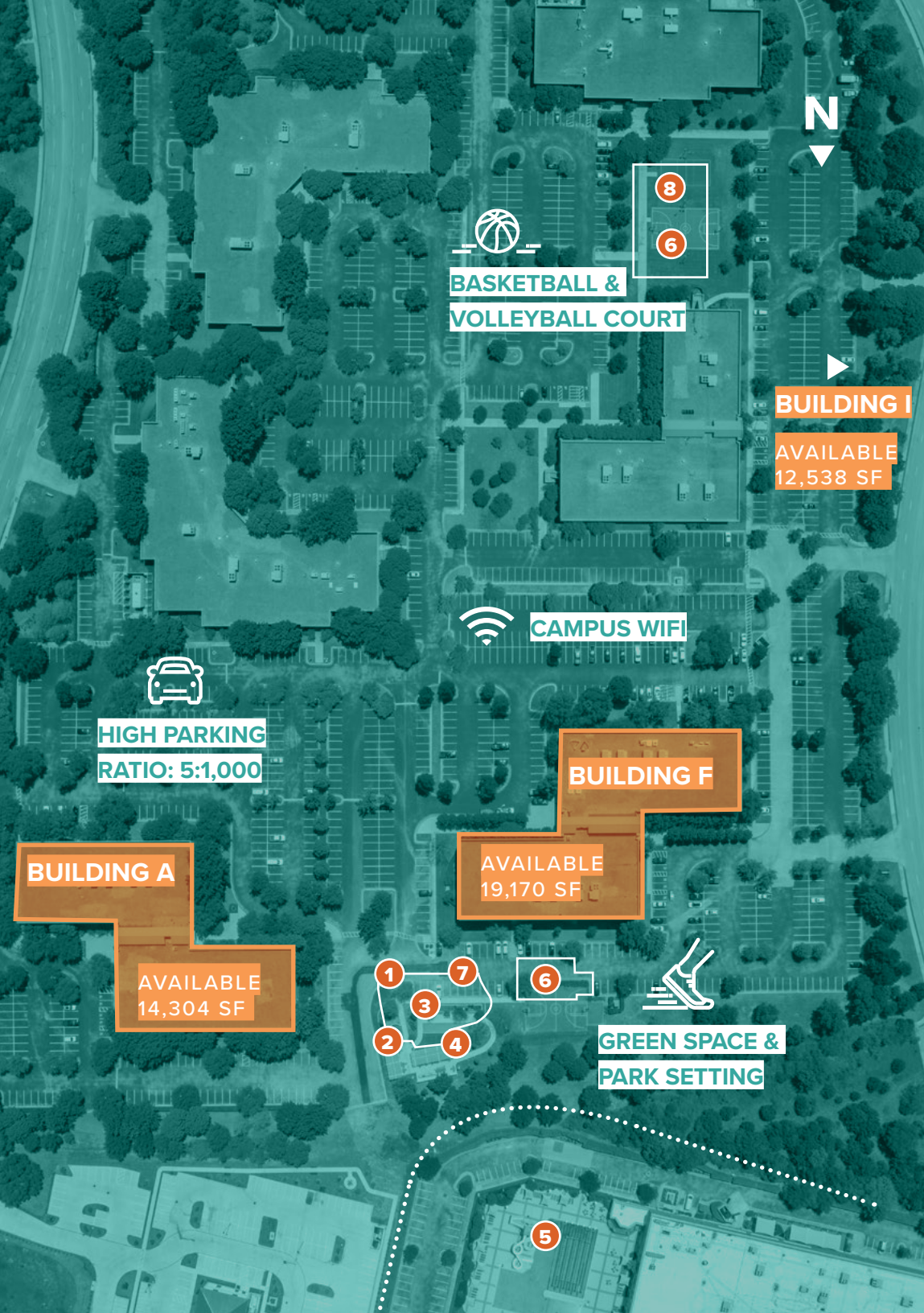


CAMPUS OVERVIEW

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 110 - 3,160 SF

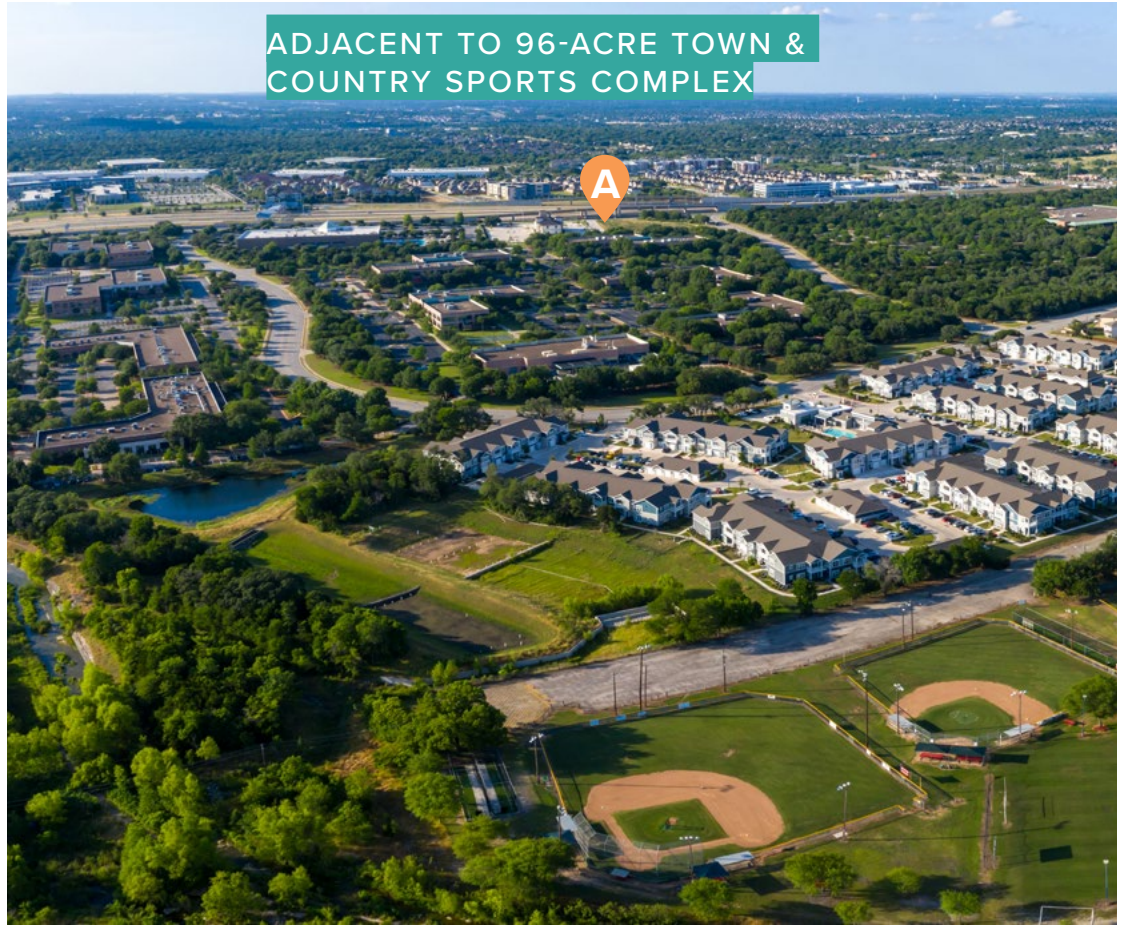
SUITE 100 - 5,580 SF



CONTIGUOUS TO 8,740 SF



120,000 SF STATE-OF-THE-ART LIFETIME FITNESS NEXT TO CAMPUS



ADJACENT TO 96-ACRE TOWN & COUNTRY SPORTS COMPLEX



249,112
AREA POPULATION



1.96%
PROJECTED GROWTH
2019-2024 vs .83% for U.S.



\$91,565
MEDIAN HH INCOME



58%
HOME OWNERSHIP



86,003
AREA EMPLOYEES



57%
BACHELORS+










7,374
AREA BUSINESS







3.5%
UNEMPLOYMENT

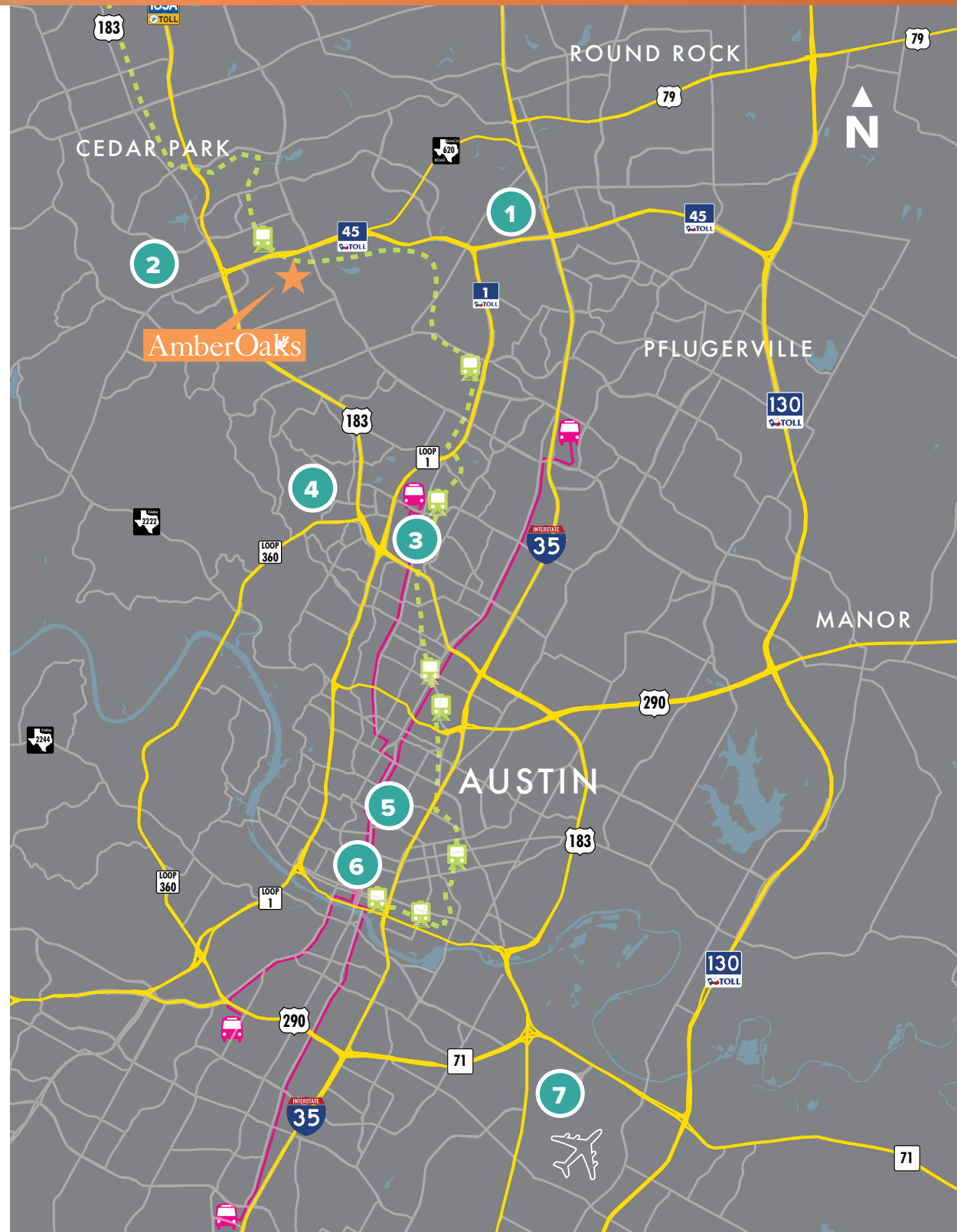
EASY ACCESS

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





183

PARMER LN

45 TOLL

PARMER LN

45 TOLL

620 RANCH ROAD

620 RANCH ROAD

183

ANDERSON MILL RD

BARNES & NOBLE
H-E-B
MICHAELS
PETCO
PIER 1
STEIN MART

HOME DEPOT
KOHL'S

LAKELINE
METRO RAIL
STOP

LA MADELINE
SERRANOS
TEXADELPHIA
TX LAND & CATTLE

CHIPOTLE

SUPER TARGET

BED BATH & BEYOND
BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX

HOME2
SUITES

ALOFT

CICI'S
MAMA FU'S
PANERA

SAM'S CLUB

LA QUINTA

TOWNEPLACE
SUITES

THE HUB
SHOPPING CENTER

LAKELINE MALL

LIFETIME FITNESS

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

OLIVE GARDEN

WALMART
LOWE'S

AmberOaks

NORTH & SOUTH
TAQUIERA GUAD

24-HOUR
FITNESS

CHICK-FIL-A
FAZOLI'S
IHOP
XIAN SUSHI
LUBY'S

T&C
SPORTS
COMPLEX

WALGREENS

HOLIDAY INN
EXPRESS

HAMPTON
INN

LOS REYES

CARINO'S

CVS

TACO PLACE

BURLINGTON
HOBBY LOBBY

CHINA CAFE
JASON'S DELI

RETAIL

RESTAURANT

HOTEL

STARBUCKS
THE COFFEE BEAN
LA TAPATIA
TACO CABANA
MOONIES BURGER

THE MELTING POT
AMY'S ICE CREAMS
CHEDDAR'S
KERBY LANE
MELTING POT
TEXAS ROADHOUSE

A THRIVING COMMUNITY



AREA SCHOOL DISTRICTS

LEANDER ISD:

- Growing by more than 1,000 students per year
- Fastest-growing district in the Greater Austin Area by change in enrollment (2013-2018)
- Serves 43,000 students
- 43 campuses in district
- District encompasses 200 square miles

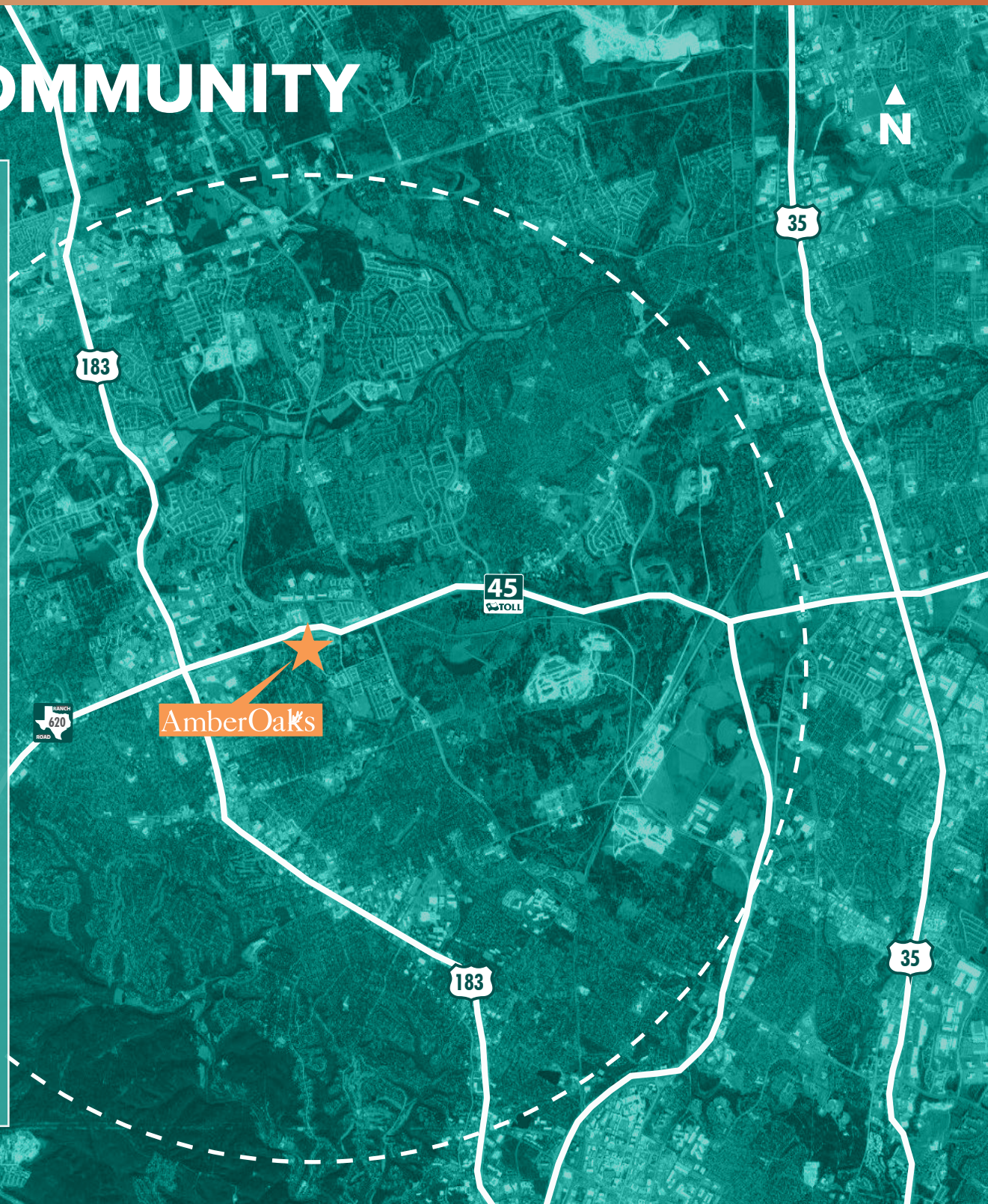
ROUND ROCK ISD:

- Growing by more than 1,300 students per year
- Second-fastest-growing district in the Greater Austin Area by change in enrollment (2013-2018)
- Serves 50,387 students
- 55 campuses in district
- District encompasses 110 square miles

HOUSING STATS

FIVE-MILE RADIUS

- 2019 Households: 93,959
- 2024 Projected Households: 103,437
- 54.8% Have a commute between 20-34 minutes
- Median Home Value: \$297,013
- Housing Occupancy Rate: 95.1%
- % of Homes Owned: 54.2%
- % of Homes Rented: 40.9%
- 59.9% of Housing Units are single-family detached
- Median home age: 1995



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FOR MORE INFORMATION CONTACT:

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