



# WALNUT CREEK OFFICE PARK

8101 Cameron Road, Austin, TX 78754

**MEDICAL/OFFICE/FLEX SPACE - FOR LEASE**

## PROPERTY HIGHLIGHTS

- **Medical/Office/Flex Space for Lease**
- Move-In Ready Suites!
- Newly remodeled interiors
- Roll-up doors in Building 3
- Perfect for General Medical Users, Contractors, General Office, & Tech Users
- Easy access to Highway 183, IH-35, Highway 290, and 130 Toll Road
- Located at hard corner of Cameron Road and Rutherford Lane
- 24/7 Access
- **Call Today to Schedule a Tour!**







# Site Overview

Walnut Creek Office Park



**For more information please contact:**

**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)

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502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

[www.tarantino.com](http://www.tarantino.com)







# Area Map

## Walnut Creek Office Park



### KEY LOCATIONS

|                            |            |
|----------------------------|------------|
| University of Texas Austin | 10 minutes |
| The Domain                 | 12 minutes |
| Austin-Bergstrom Airport   | 13 minutes |
| Downtown Austin            | 15 minutes |

### DEMOGRAPHICS (2025)

| Mile(s)            | 1        | 3         | 5         |
|--------------------|----------|-----------|-----------|
| Total Population   | 12,767   | 137,074   | 340,484   |
| Total Households   | 4,788    | 56,118    | 143,844   |
| Average HH Income  | \$78,549 | \$102,851 | \$109,183 |
| Daytime Employment | 12,245   | 62,800    | 204,719   |

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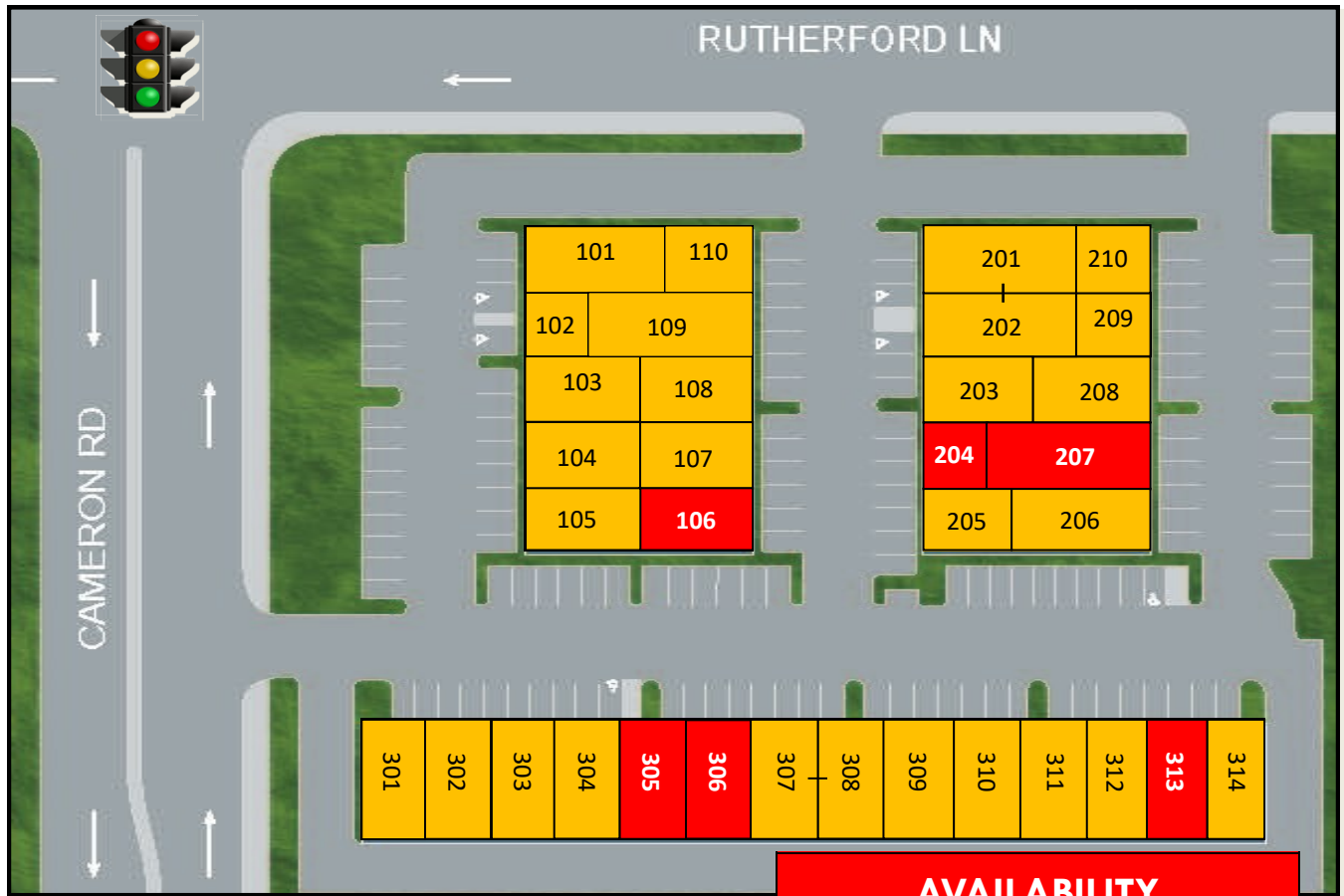
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# Site Plan

## Walnut Creek Office Park



### AVAILABILITY

|           |          |
|-----------|----------|
| Suite 106 | 1,000 SF |
| Suite 204 | 700 SF   |
| Suite 207 | 1,300 SF |
| Suite 305 | 1,000 SF |
| Suite 306 | 1,000 SF |
| Suite 313 | 1,000 SF |

### NEARBY BUSINESSES



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