

FOR LEASE

ARBORETUM PLAZA I & II

9442 NORTH CAPITAL OF TEXAS HIGHWAY
AUSTIN, TX 78759



CONTACT US

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AVAILABLE SPACE BUILDING I

Suite 210: 1,235 SF
Suite 225: 1,819 SF (Available 1.1.19)
Suite 300: 3,794 SF*
Suite 315: 1,927 SF*
Suite 340: 2,178 SF
Suite 850: 1,667 SF
Suite 900: 11,782 SF** (Available 3.1.19)
Suite 960: 2,428 SF** (Available 4.1.19)

*Suite 300 & 315 contiguous to 5,721 SF

**Suite 900 & 960 contiguous to 14,210 SF

BUILDING FEATURES

- + Superb views of surrounding hill country
- + Beautifully landscaped walkways to Arboretum amenities
- + Polished granite exterior and interior detailing
- + Highly visible from major freeways

AVAILABLE SPACE BUILDING II

Suite 120: 3,438 SF
Suite 140: 6,864 SF
Suite 250: 9,637 SF

- + On-site management
- + Conference room for tenant's use with video conferencing capability
- + 4:1,000 structured parking
- + Card key entry after hours

LOCATION FEATURES

- + Located in the heart of Arboretum area
- + Direct access to restaurants, boutiques, major retail stores and hotels including Renaissance Hotel, Cheesecake Factory, Z Tejas and Eddie V's
- + Excellent access to major highways - US-183, MoPac Expressway and Loop 360

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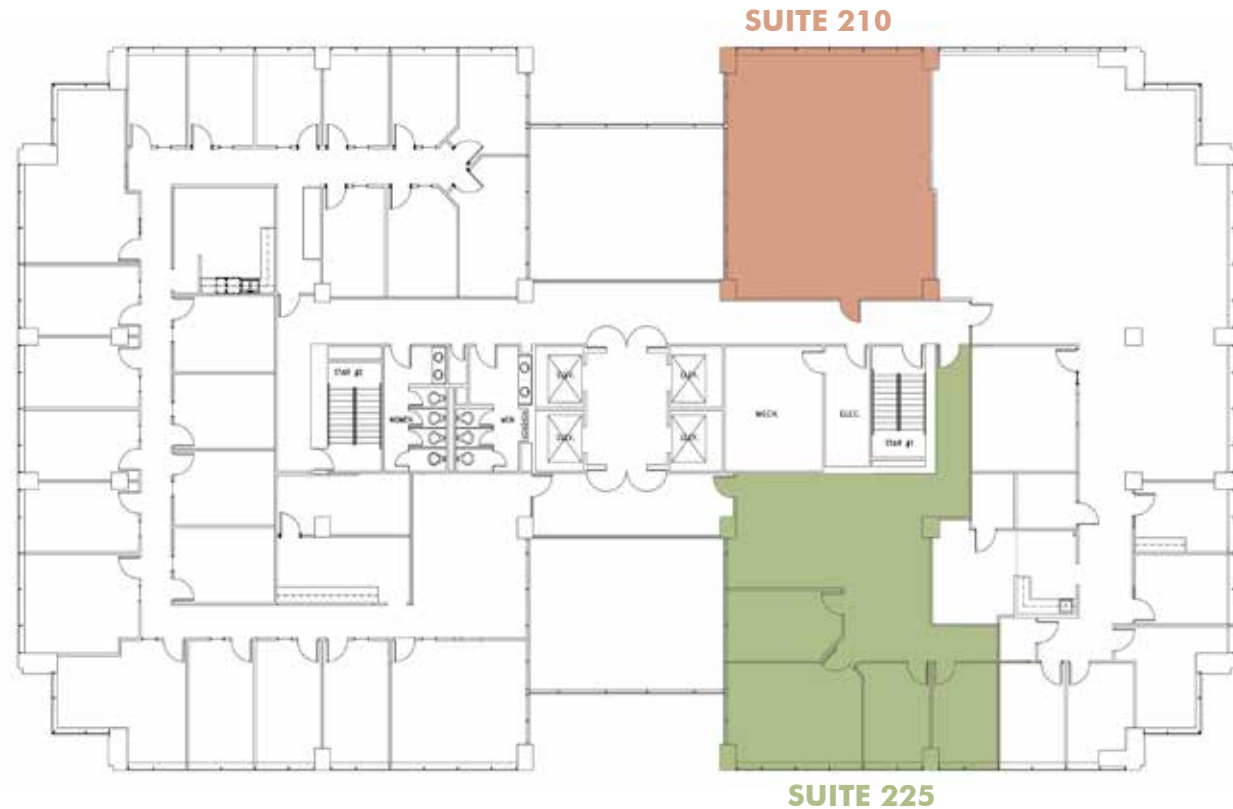
BUILDING I

SUITE 210 1,235 RSF

- + Open training space
- + Overlooking plaza

SUITE 225 1,819 RSF

- + Available 1/1/2019
- + Hill country views
- + Kitchen in place



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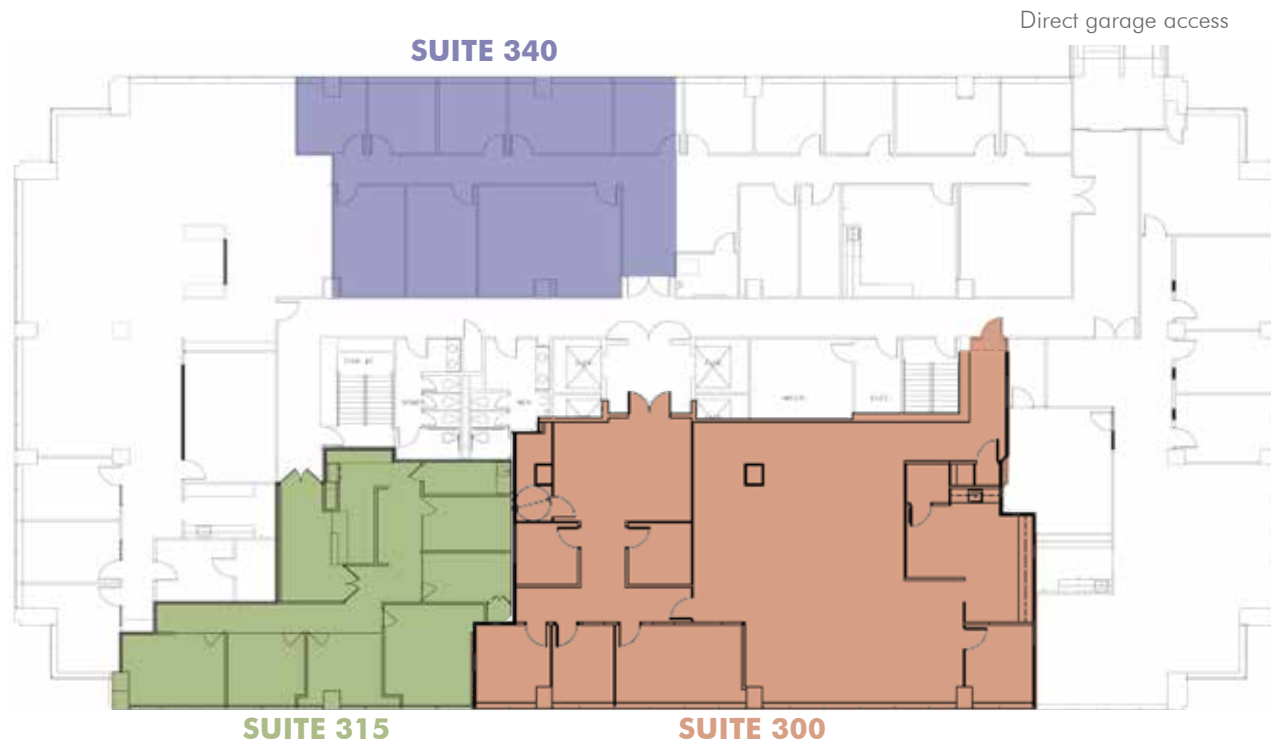
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BUILDING I

Third Floor Availabilities

SUITE 300 3,794 RSF

- + Contiguous with suite 315 for 5,721 SF
- + Direct elevator lobby exposure with nice reception
- + Hill country views
- + Kitchen area
- + 3 offices with open space
- + Large conference room



SUITE 340 2,178 RSF

- + Direct elevator lobby exposure
- + Overlooking plaza
- + 7 offices
- + Large conference or training room

SUITE 315 1,927 RSF

- + Contiguous with suite 300 for 5,721 SF
- + Nice reception
- + Hill country views
- + 5 offices
- + Conference room
- + Kitchen

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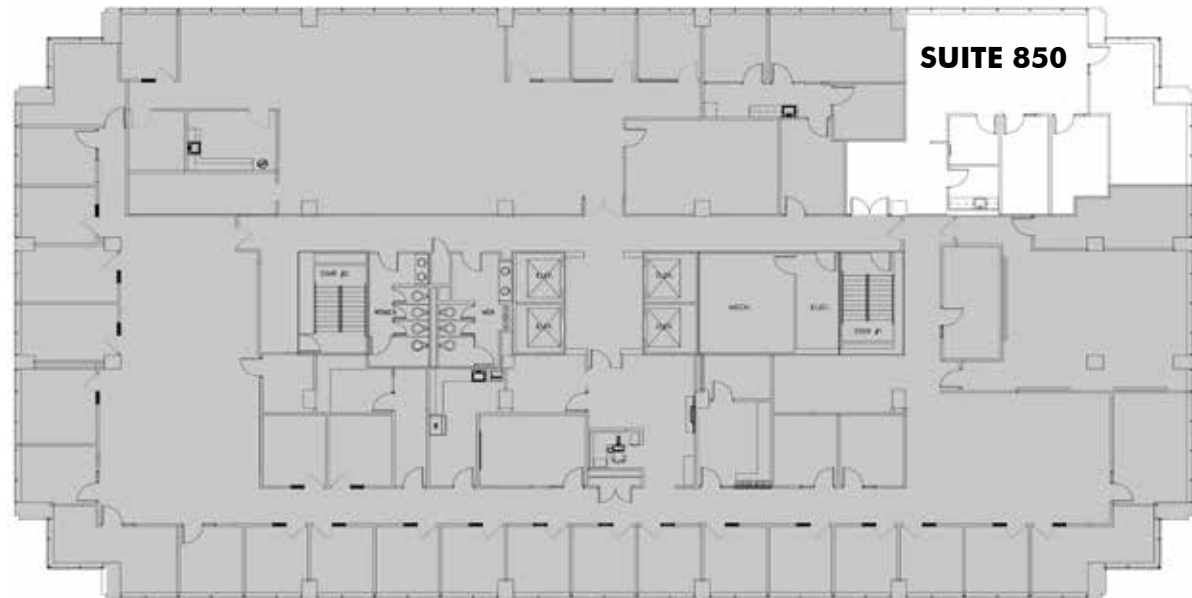
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BUILDING I

Suite 850: 1,667 SF

- + 3 offices
- + Open area
- + Kitchen
- + Reception
- + Domain views



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BUILDING I

Level 9 Availabilities

SUITE 900 11,782 RSF (AVAILABLE 3/1/2019)

- + Contiguous with Suite 960 for 14,210 RSF
- + Full floor opportunity
- + Direct elevator/lobby exposure
- + Large conference with vaulted ceiling
- + Panoramic views
- + Open area
- + 24 offices
- + Kitchen
- + Shower and restroom within space

SUITE 960 2,428 RSF (AVAILABLE 4/1/2019)



SUITE 900 11,782 RSF (AVAILABLE 3/1/2019)

SUITE 960 2,428 RSF (AVAILABLE 4/1/2019)

- + Contiguous with Suite 900 for 14,210 RSF
- + Full floor opportunity
- + Direct elevator/lobby exposure
- + Nice reception
- + 3 offices
- + Large training room
- + Panoramic views

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BUILDING II

First Level Availability

SUITE 140 6,864 RSF

- + Main lobby exposure on two sides
- + High ceilings
- + Reception
- + 19 offices
- + Large conference room
- + Work area
- + Kitchen

SUITE 140 6,864 RSF



SUITE 120 3,438 RSF

- + High ceilings
- + Main lobby exposure
- + Nice reception
- + Kitchen
- + Open area
- + 4 offices
- + Conference room

SUITE 120 3,438 RSF

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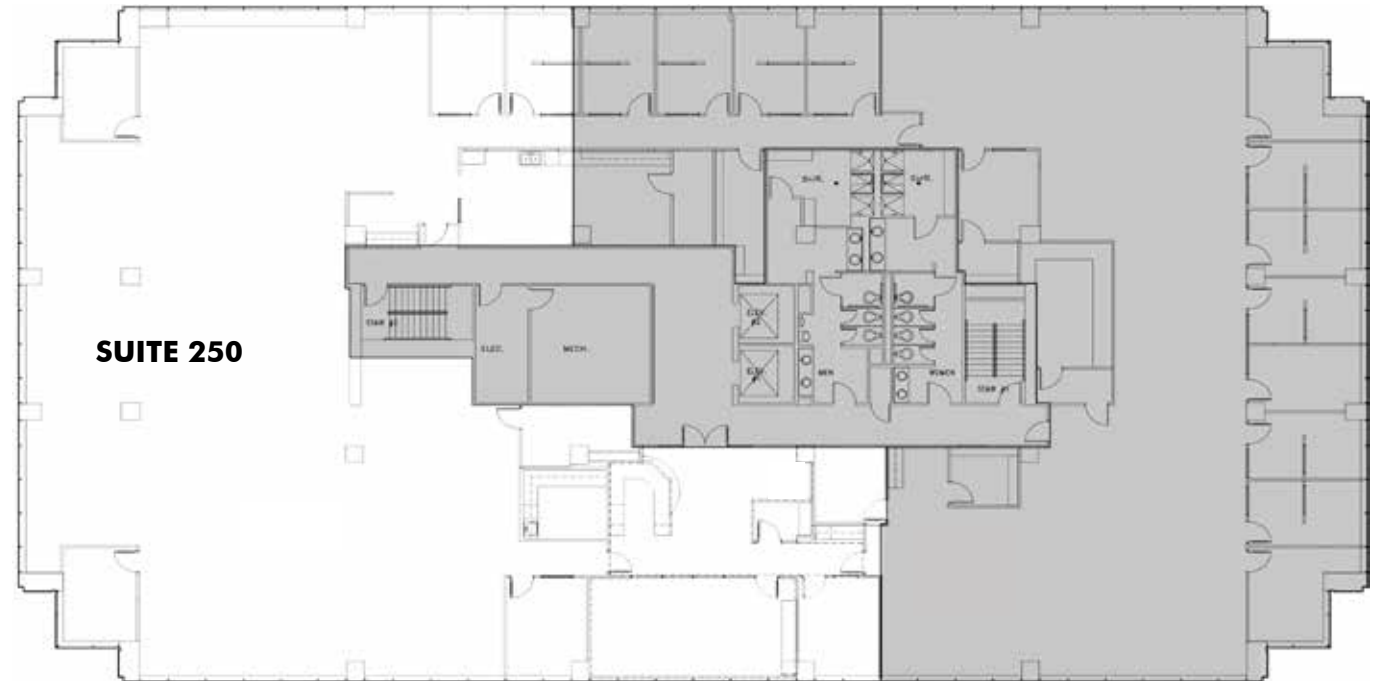
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BUILDING II

Suite 250: 9,637 SF

- + Direct elevator/lobby exposure
- + Nice reception
- + Large conference room
- + Open area
- + 2 kitchens
- + 4 offices



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