

AmberOaks



A RARE AUSTIN CAMPUS OPPORTUNITY
AVAILABLE STAND-ALONE BUILDINGS

FOR LEASE

111,161 RSF

CLASS A OFFICE SPACE

MENLO EQUITIES

CBRE



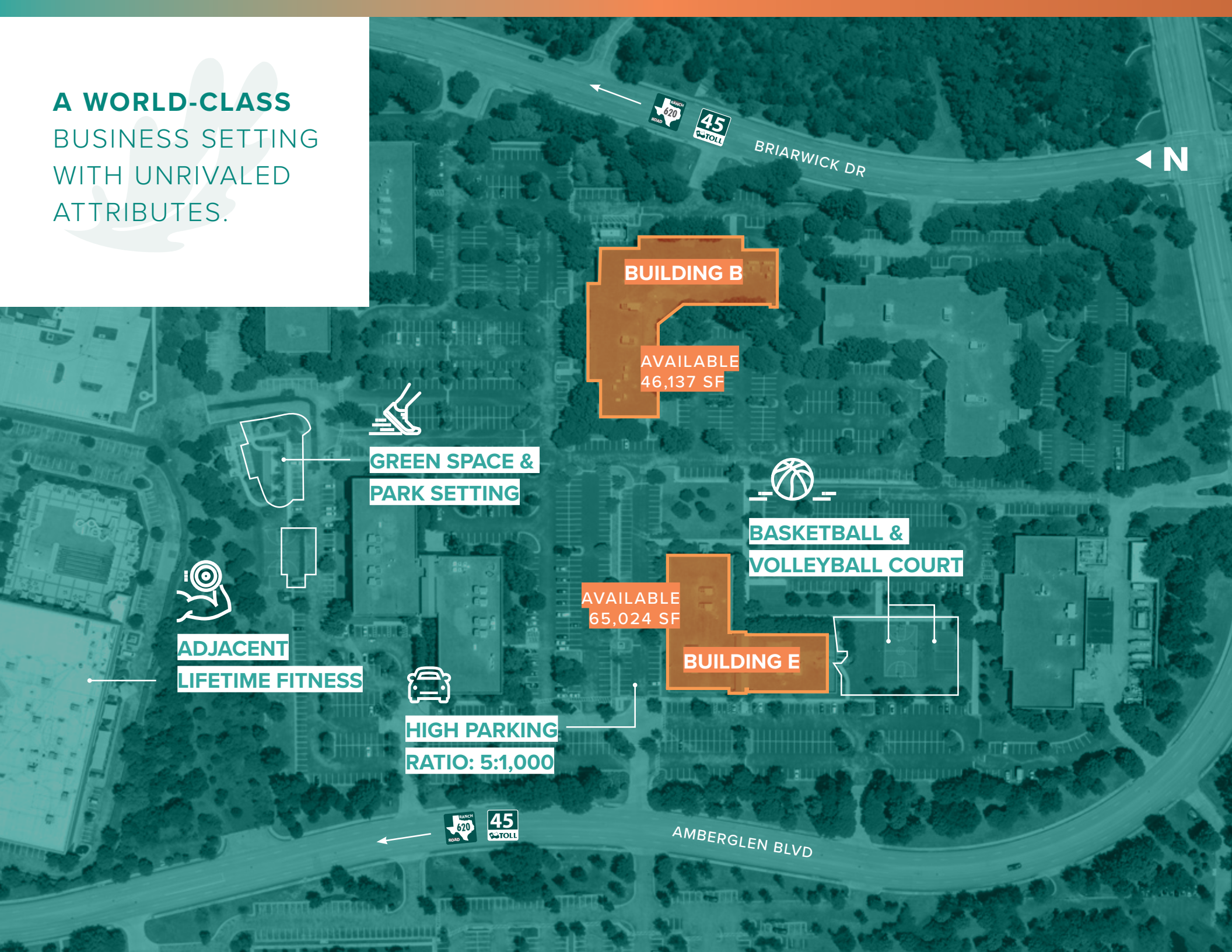
CAMPUS OVERVIEW

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.

**A RARE OPPORTUNITY TO HAVE YOUR
OWN CORPORATE CAMPUS IN
HIGH-GROWTH NORTHWEST AUSTIN**

**A WORLD-CLASS
BUSINESS SETTING
WITH UNRIVALED
ATTRIBUTES.**



BUILDING B

AVAILABLE
46,137 SF



**GREEN SPACE &
PARK SETTING**



**ADJACENT
LIFETIME FITNESS**



**HIGH PARKING
RATIO: 5:1,000**



**BASKETBALL &
VOLLEYBALL COURT**

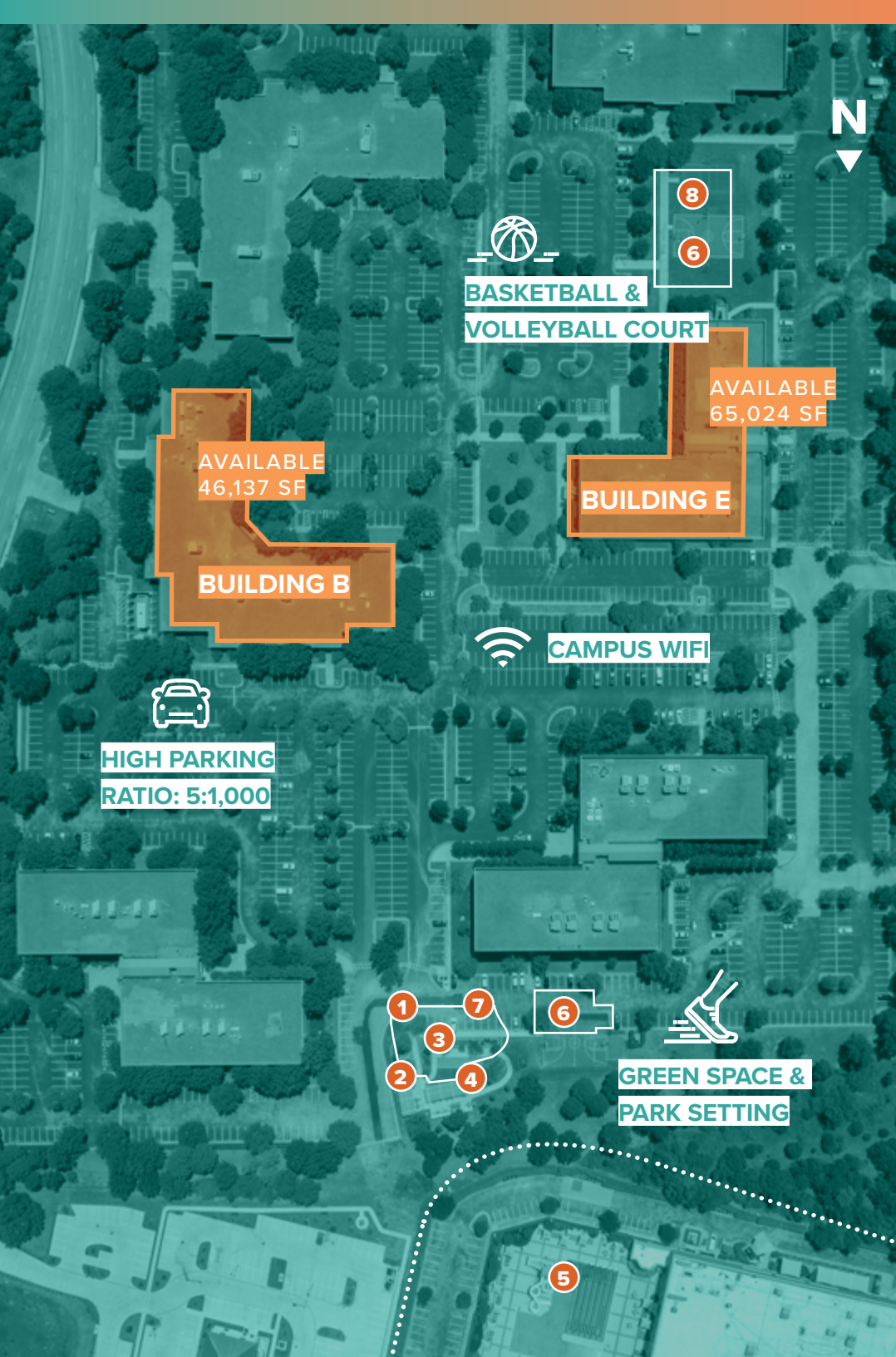
BUILDING E

AVAILABLE
65,024 SF



AMBERGLEN BLVD

BRIARWICK DR



EVERYTHING YOU **NEED.** EVERYTHING YOU **WANT.**





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

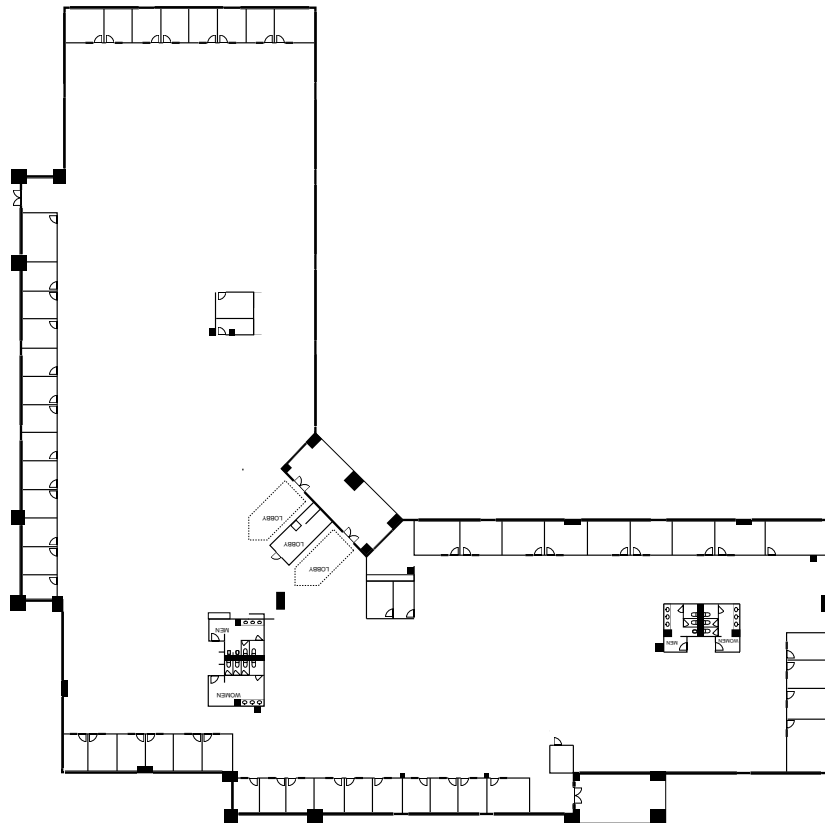


SPACE TO GROW. SPACE TO THRIVE.

- Opportunity for two building corporate campus
- Dedicated basketball and volleyball courts
- Ability to accommodate users from 46,137 SF in one building up to 111,161 SF in two buildings
- 5/1,000 parking
- On-site property management
- Efficient floor plans allowing for superior space plan flexibility
- Single tenant identity including building-top and monument signage as well as the ability to manage building access and security in a post-Covid world



BUILDING B



BUILDING DETAILS

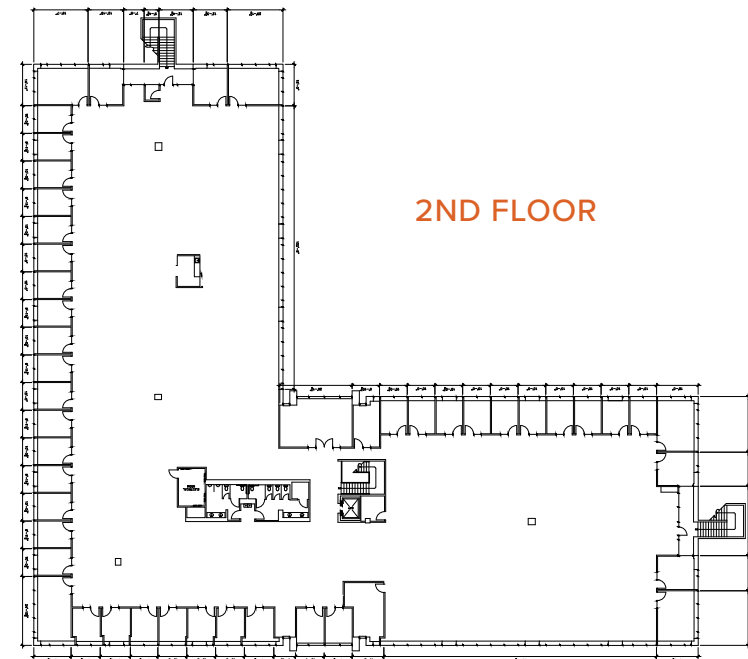
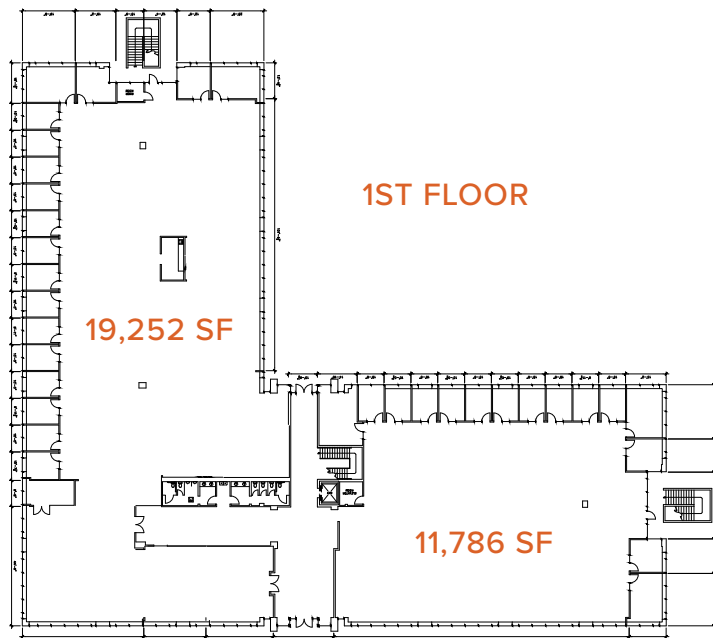
- Single tenant building opportunity
- 16'2" floor to roof deck height
- 10' finished ceiling height and ability with no drop ceiling of up to 14' ceilings
- No add-on factor for single tenant user
- 5/1,000 surface parking surrounds the building
- Efficient rectangle elbow building shape allows for flexible space design
- Single story building with multiple entry points and no elevator or stairs to navigate
- Single tenant identity including building-top and monument signage as well as the ability to manage access and security in a post-Covid world

46,137 SF AVAILABLE

BUILDING E



65,024 SF AVAILABLE



BUILDING DETAILS

- 2-story former regional corporate headquarters building
- Single tenant building opportunity
- Great visibility and curb appeal from Amberglen Blvd.
- 5/1,000 surface parking surrounds the building
- Adjacent to basketball and volleyball courts
- Building top signage available
- Controlled lobby and exterior access



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



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

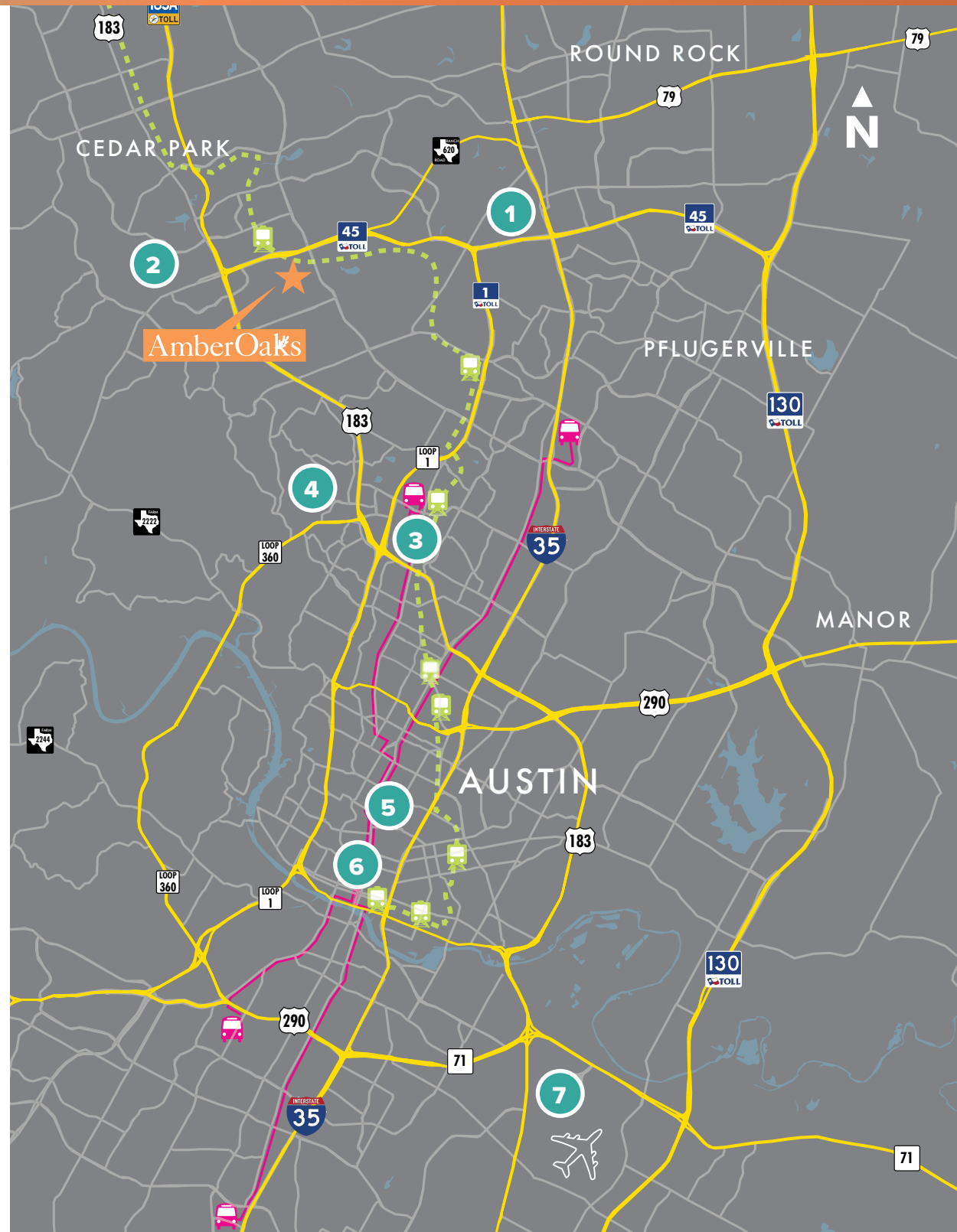
METRO TRANSIT OPTIONS



METRO RAPID BUS



METRO RAPID RAIL





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

45
TOLL

WALMART
LOWE'S

AmberOaks

NORTH & SOUTH
TAQUIERA GUAD

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

OLIVE GARDEN

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

BURLINGTON
HOBBY LOBBY

CHINA CAFE
JASON'S DELI

CARINO'S

CVS

TACO PLACE

ANDERSON MILL RD

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

183

PARMER LN

45
TOLL

PARMER LN

183

620
ROAD

- RETAIL
- RESTAURANT
- HOTEL

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

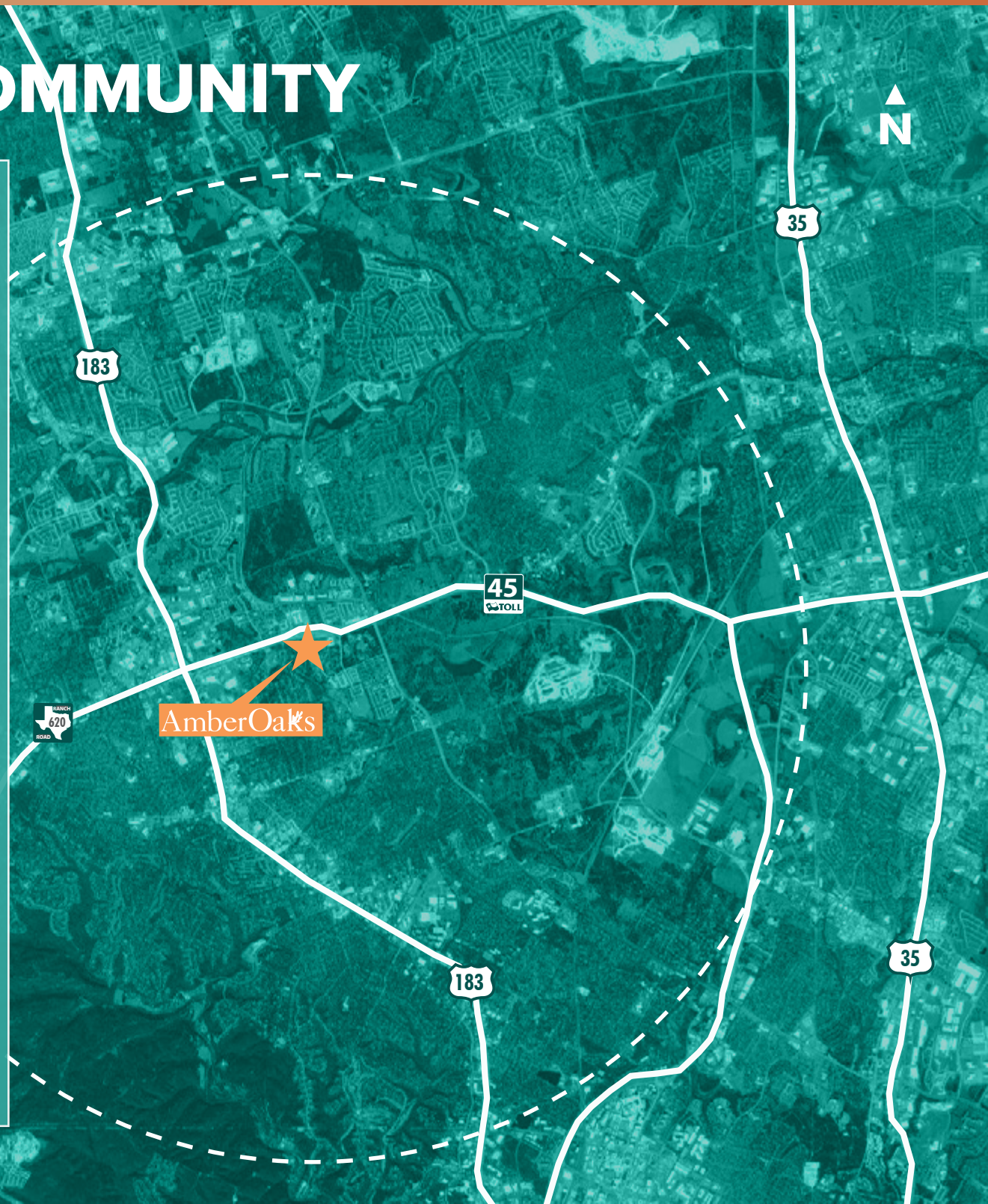
ROUND ROCK ISD:

- 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



AmberOaks



183

45
TOLL

35

183

35



Amber Oaks

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MENLO EQUITIES

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