

ARBORETUM CROSSING

9333 Research Blvd, Austin, TX 78759

WORLD CLASS
PROPERTY COMPANY

512.808.1111

info@worldclassproperty.com

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A person is walking in a modern office space. The background features a large, patterned glass wall with a geometric design. The floor is highly reflective, showing the person's reflection. The overall color palette is cool, with blues and greys.

A NEW CREATIVE OFFICE EXPERIENCE

Up to
76,150

SF of contiguous space
available for lease

5

Buildings

236,606

SF of mixed-use space

LIVE, WORK AND PLAY.
ALL WITHIN A MILE.



ARBORETUM CROSSING



2 Miles
From The Domain



775+
Hotel Rooms



50+
Restaurants



2400+
Apartment Units

ARBORETUM CROSSING





PROPERTY HIGHLIGHTS

Strategically-located at the confluence of Highway 183 and the MoPac Expressway in North Austin, Arboretum Crossing is a 191,760 SF property located a short distance from The Domain and less than 15 minutes from Austin's CBD. The North Austin Market has become a power center of Austin, with several high-profile tech companies in the surrounding area, popular restaurants, plenty of entertainment, and a bustling residential population.

- Creative Office or Retail Space available
- 78,642 SF of total available space
- 76,150 SF of contiguous available space for office use
- Located in Northwest Austin, just minutes from The Domain
- 4.4/1,000 SF parking ratio
- Excellent visibility from US 183 and MoPac
- Regional power center in Austin's strongest submarket



DYNAMIC RETAIL SPACE

With soaring ceiling heights, which allow the potential to add mezzanine space and large open floorplans, Arboretum Crossing allows tenants the opportunity to create a space that is perfect for their business needs.

The surrounding area of Northwest Austin offers dining, shopping, and entertainment amenities that are unrivaled in this booming city.





OFFICES THAT INSPIRE INNOVATION

Arboretum Crossing offers a dynamic creative office environment in a perfect location in Austin's booming Northwest Submarket. Located at the confluence of two of Austin's main highways, US 183 and MoPac Expressway, the property offers creative office tenants strong visibility and easy access. The property features:

- Dynamic and inspiring work places
- Open spaces and layouts easily-configured for creative office needs
- Excellent parking ratio of 4.4 spaces / 1,000 SF
- Potential for large, highly-visible signage
- Numerous surrounding "live, work, play" amenities



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Workspace where you can

Think and Work

OUTSIDE THE BOX

ARBORETUM CROSSING

5 Minutes

To The Domain

15 Minutes

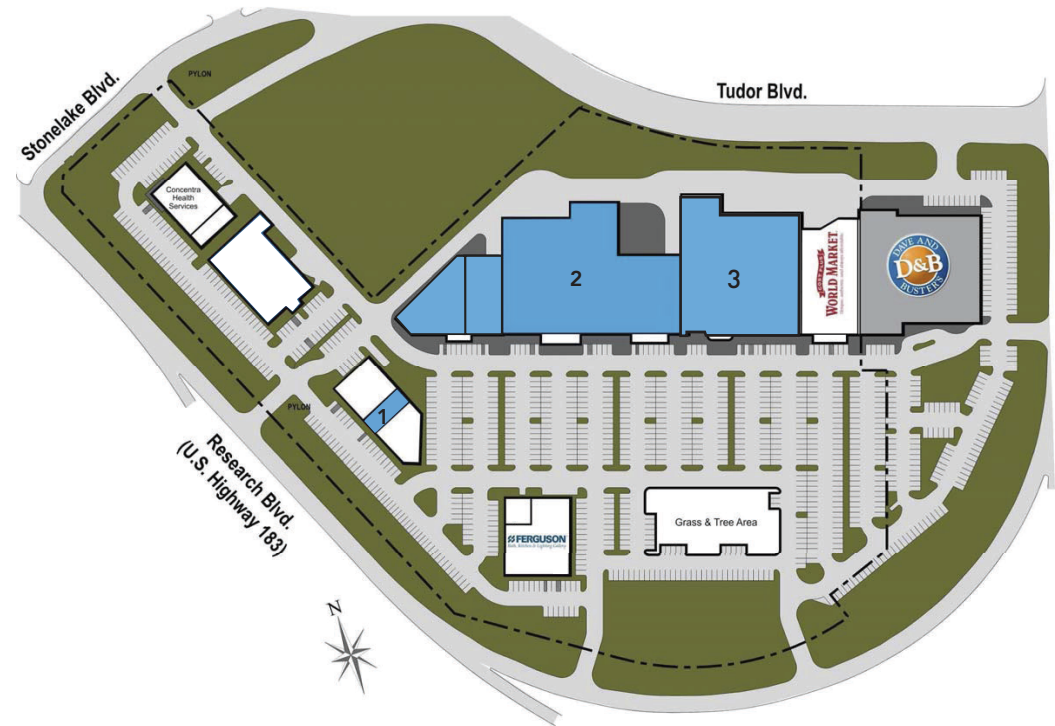
To Downtown

25 Minutes

To The Airport

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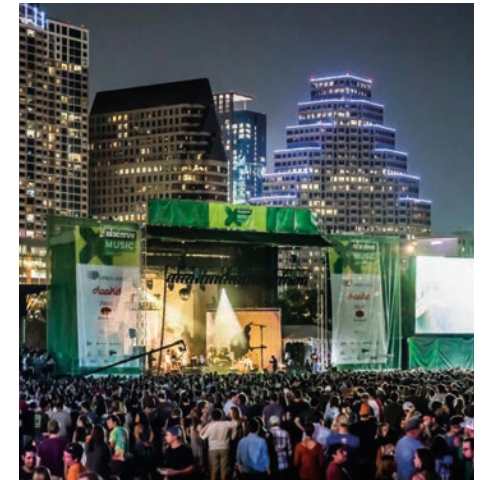


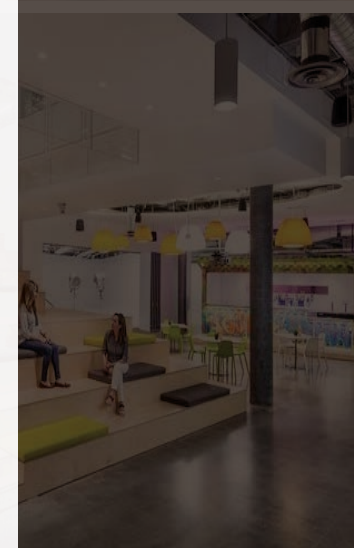
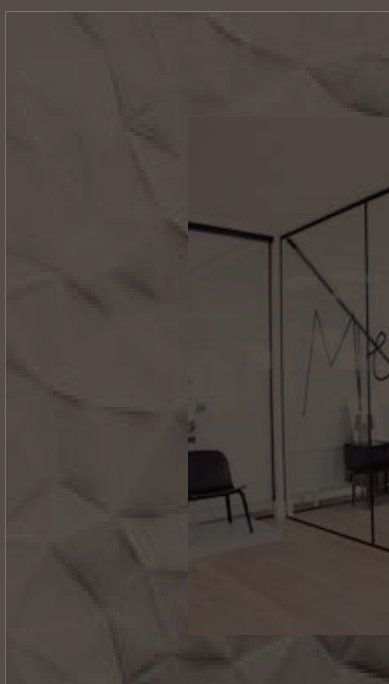
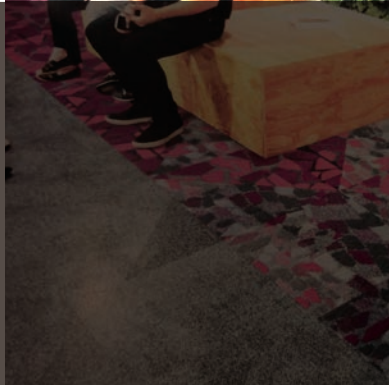
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|---|---|
| 1 | 2,492 SF of retail vacancy
– Available Immediately |
| 2 | 76,150 SF of contiguous creative office space
– Available Immediately |
| 3 | 44,846 SF of retail vacancy
– Available Immediately |

#1 BEST PLACE TO LIVE

AUSTIN, TEXAS

— U.S. News and World Report 2021





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FOR LEASING INFORMATION:
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