

Cameron Center

3,007 SF - 11,187 SF AVAILABLE

8200 CAMERON ROAD | AUSTIN, TX | 78754

NORTH AUSTIN SUBMARKET



Cameron Center

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ABOUT CAMERON CENTER

Cameron Center is located in the 700 acre Walnut Creek Business District Park, Austin's largest and most established master-planned, mixed use business park near the intersection of Hwy 183 and Hwy 290, just northeast of IH-35.

- Adjacent to substation
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor, Home Depot Data Center

8200 CAMERON ROAD

BUILDING A

- Suite 172: 11,187 SF - Available 4/1/2026

BUILDING B

- Suite 164: 4,075 SF - Available Immediately
- Suite 170: 3,007 SF - Available 3/1/2026

Maximum Contiguous - 7,082 SF



Ryan Whalen
512.803.9928
rwhalen@liveoak.com

Ben Williamson
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ben@liveoak.com

Doug Thomas
512.695.3985
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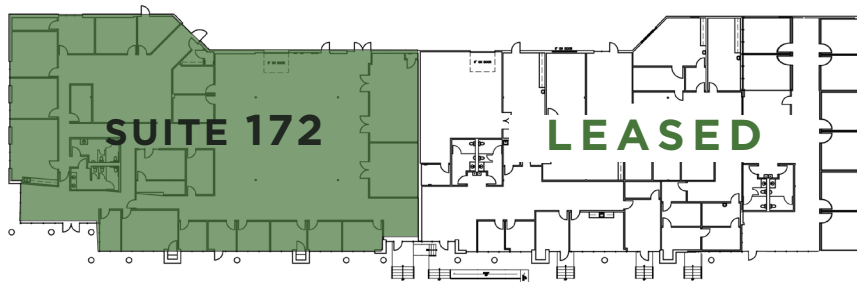
BUILDING A

Cameron Center

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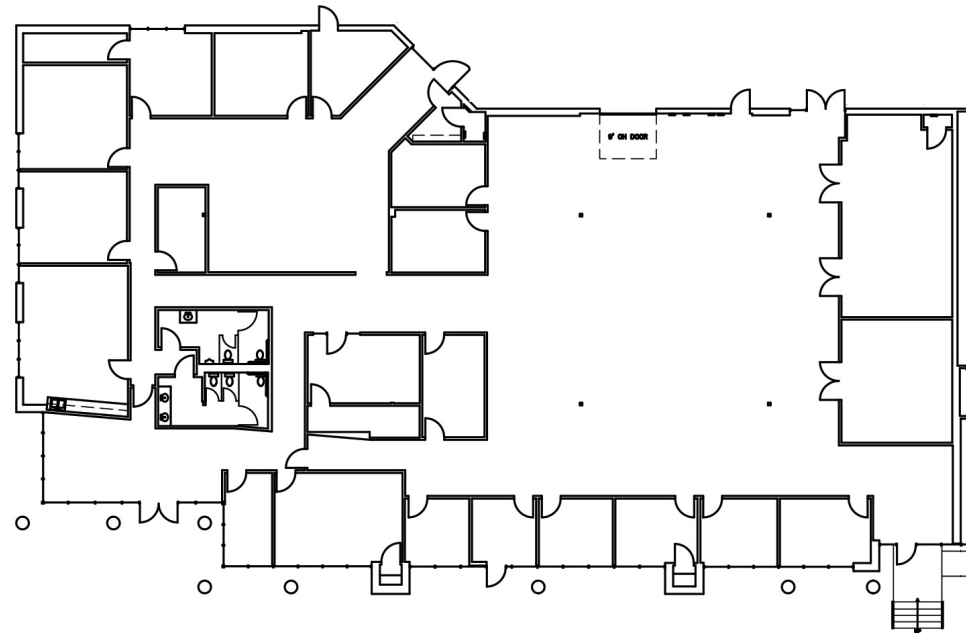
SUITE 172

Square Feet	11,187 SF
Office/Warehouse	100% office
Available Beginning	4/1/2026



SUITE 172

11,187 SF



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BUILDING B

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SUITE 164

Square Feet	4,075 SF
Office/Warehouse	100% office
Available Beginning	Immediately

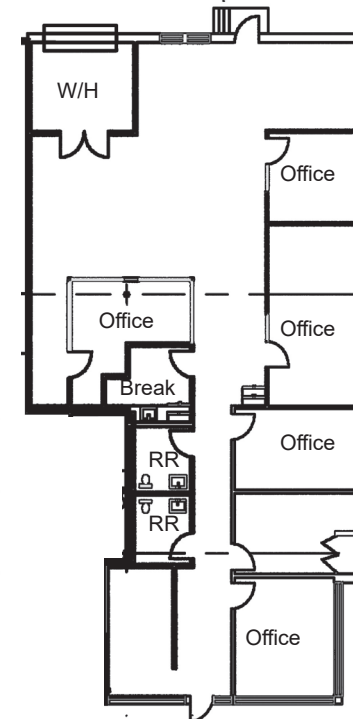
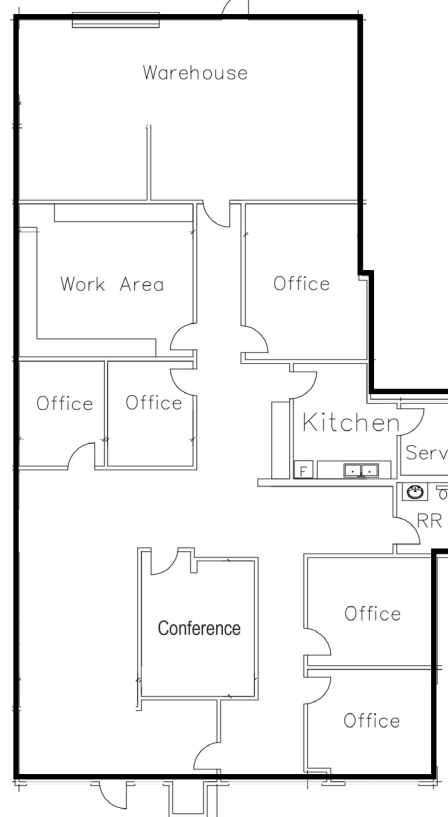
SUITE 170

Square Feet	3,007 SF
Office/Warehouse	90% office
Loading	1 Dock high
Available Beginning	3/1/2026



SUITE 164

4,075 SF



SUITE 170

3,007 SF

Maximum Contiguous - 7,082 SF



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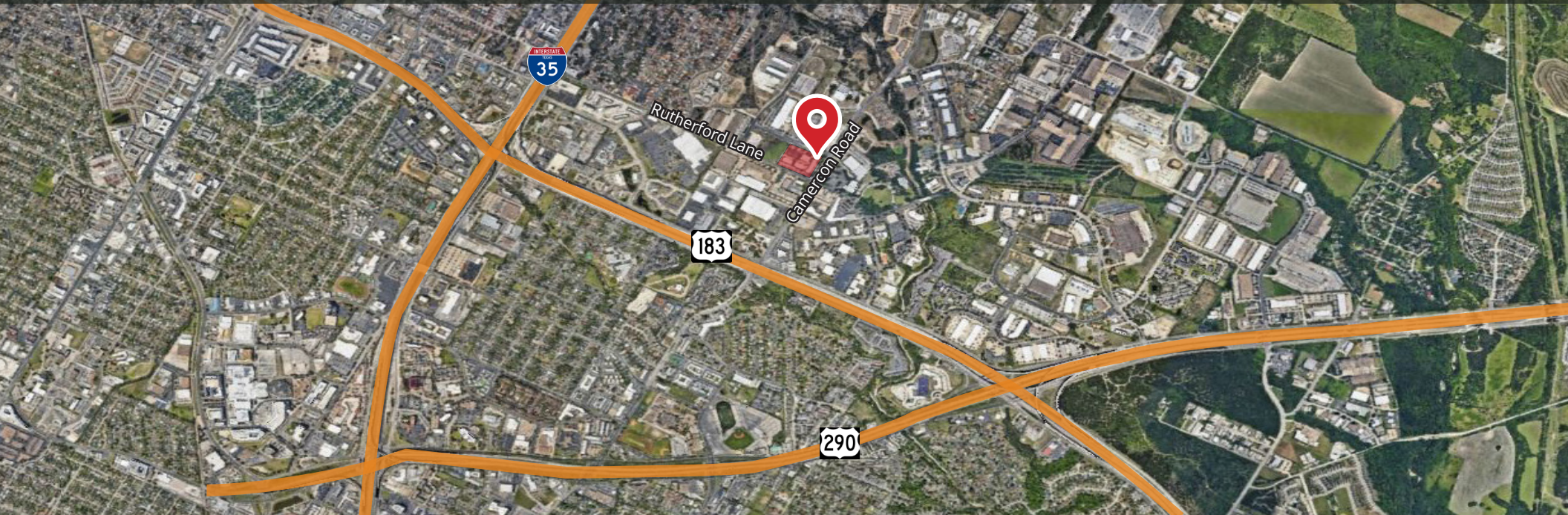


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LOCATION & DRIVE DISTANCES



DRIVE DISTANCES

The Domain	7 miles
Downtown Austin	7 miles
Austin Bergstrom International Airport	11 miles
Round Rock	13 miles
Dripping Springs	32 miles

Bastrop	35 miles
San Antonio	86 miles



2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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