

AmberOaks



A RARE AUSTIN CAMPUS OPPORTUNITY
AVAILABLE STAND-ALONE BUILDINGS

FOR LEASE

111,161 RSF

CLASS A OFFICE SPACE

MENLO EQUITIES

CBRE



CAMPUS OVERVIEW

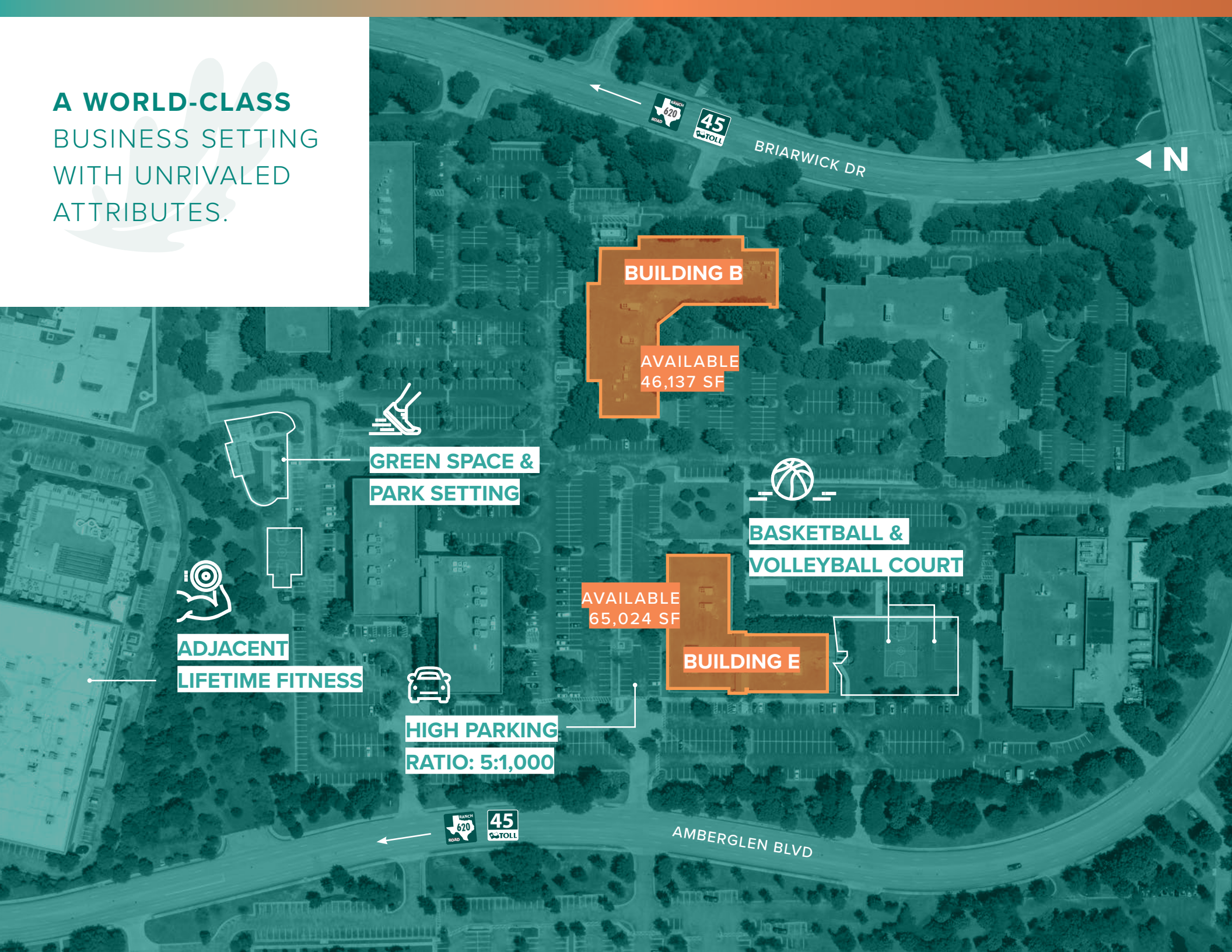
Amber Oaks Corporate Park is a nine-building, Class-A corporate office park located in Northwest Austin. The park houses a 120,000 SF state-of-the-art Lifetime Fitness center on property, which includes a full-service restaurant, swimming pool, basketball and tennis courts on-site.

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.

The campus offers highly flexible corporate quality buildings that support a number of uses including lab, life science, engineering, and R&D space throughout.

**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**



**BASKETBALL &
VOLLEYBALL COURT**



**ADJACENT
LIFETIME FITNESS**

AVAILABLE
65,024 SF

BUILDING E

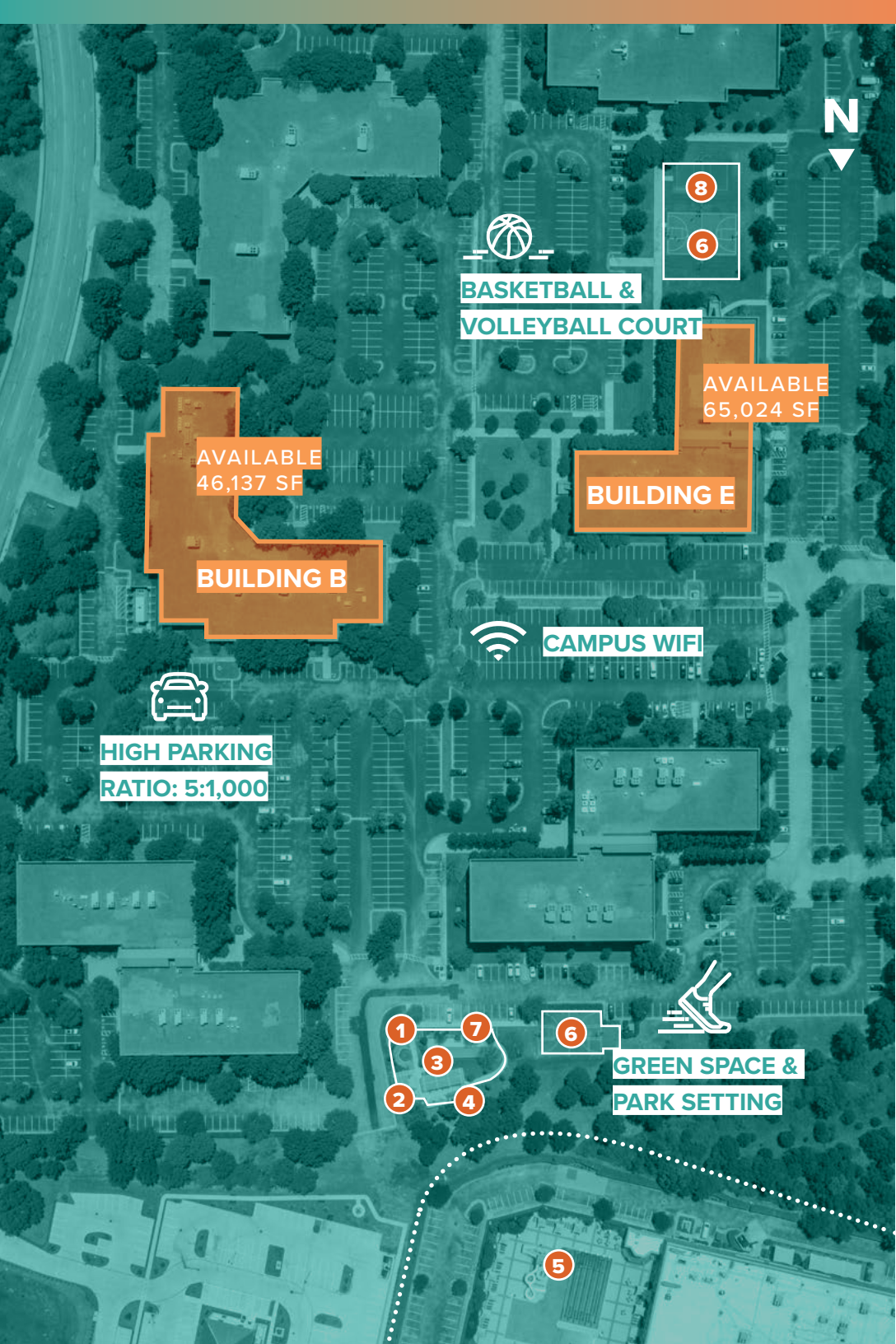


**HIGH PARKING
RATIO: 5:1,000**



AMBERGLEN BLVD

BRIARWICK DR



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





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

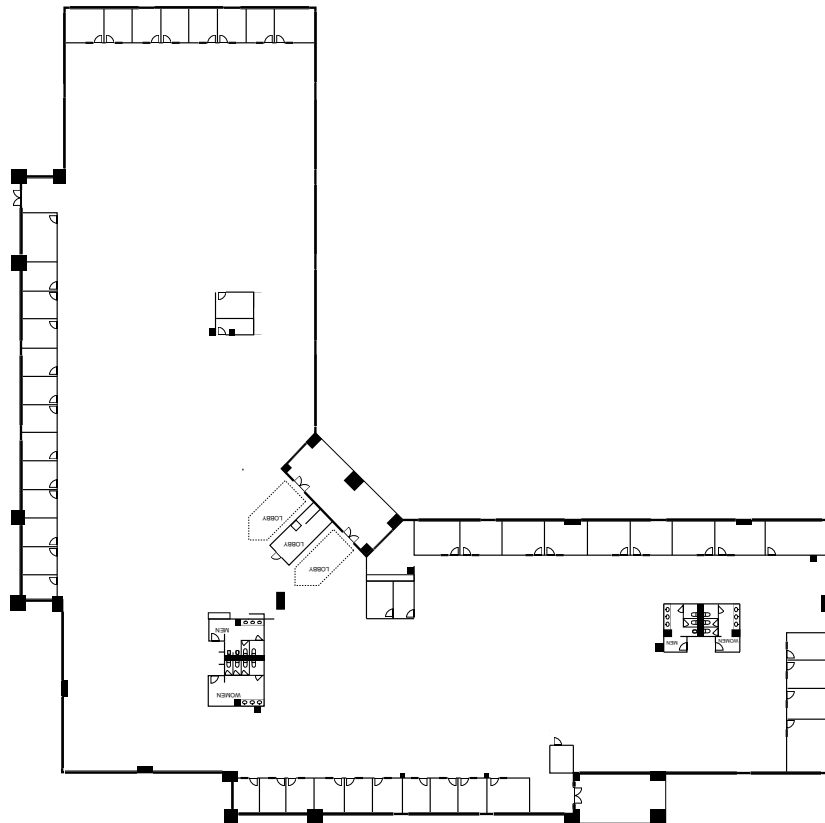


SPACE TO GROW. SPACE TO THRIVE.

- Opportunity for three 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 three 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

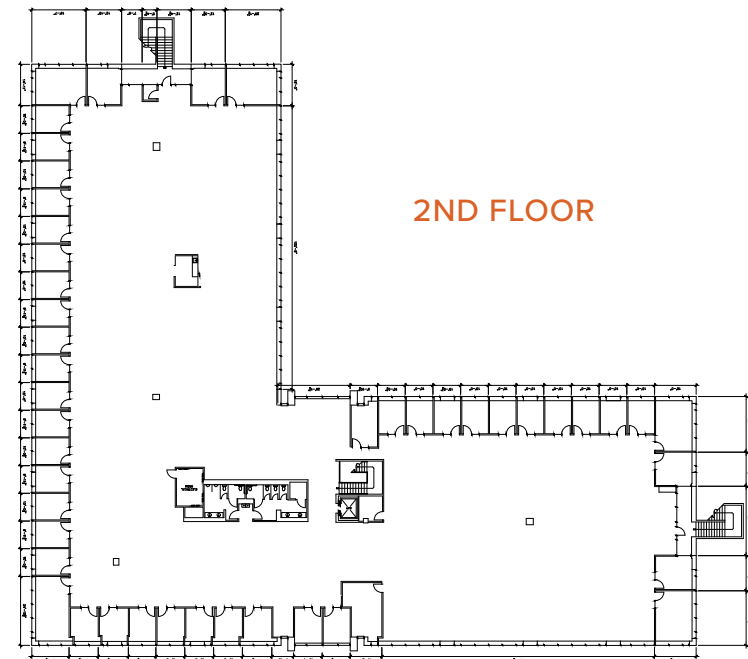
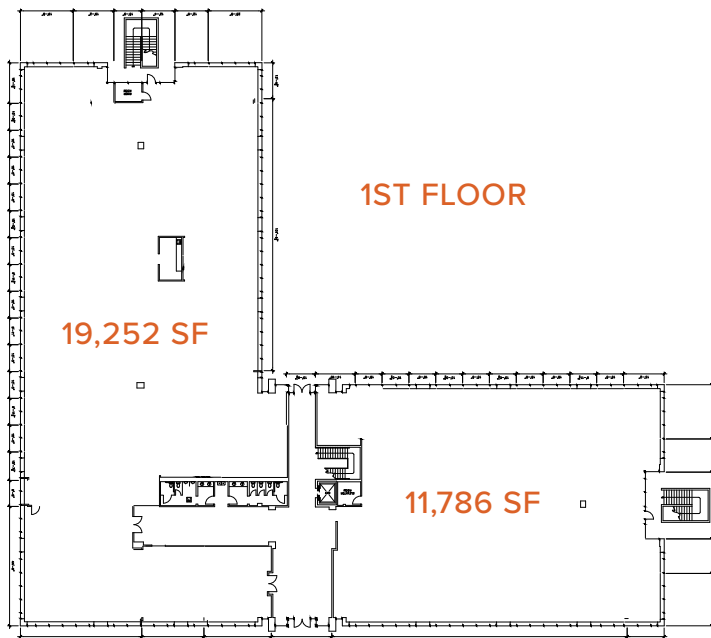
- 14'-plus clear height throughout
- Opportunity to install drive-in or dock-high doors for loading areas
- Above-standard power capacity: 2000 amp, 480 volt, 3-phase
- Existing 1880 amp backup generator available on-site
- Location in Austin ETJ allows for expedited permit and construction timing for quick occupancy
- Building vibration performance is suitable for general lab/R&D uses
- Ability to add customized building infrastructure, equipment, and space improvements for lab/flex users
- Building-top and monument signage
- Flexible use of parking areas
- Located on FM 620 & TX-45 providing convenient highway access for shipping and logistics
- On-site property management

46,137 SF AVAILABLE

BUILDING E



65,024 SF AVAILABLE

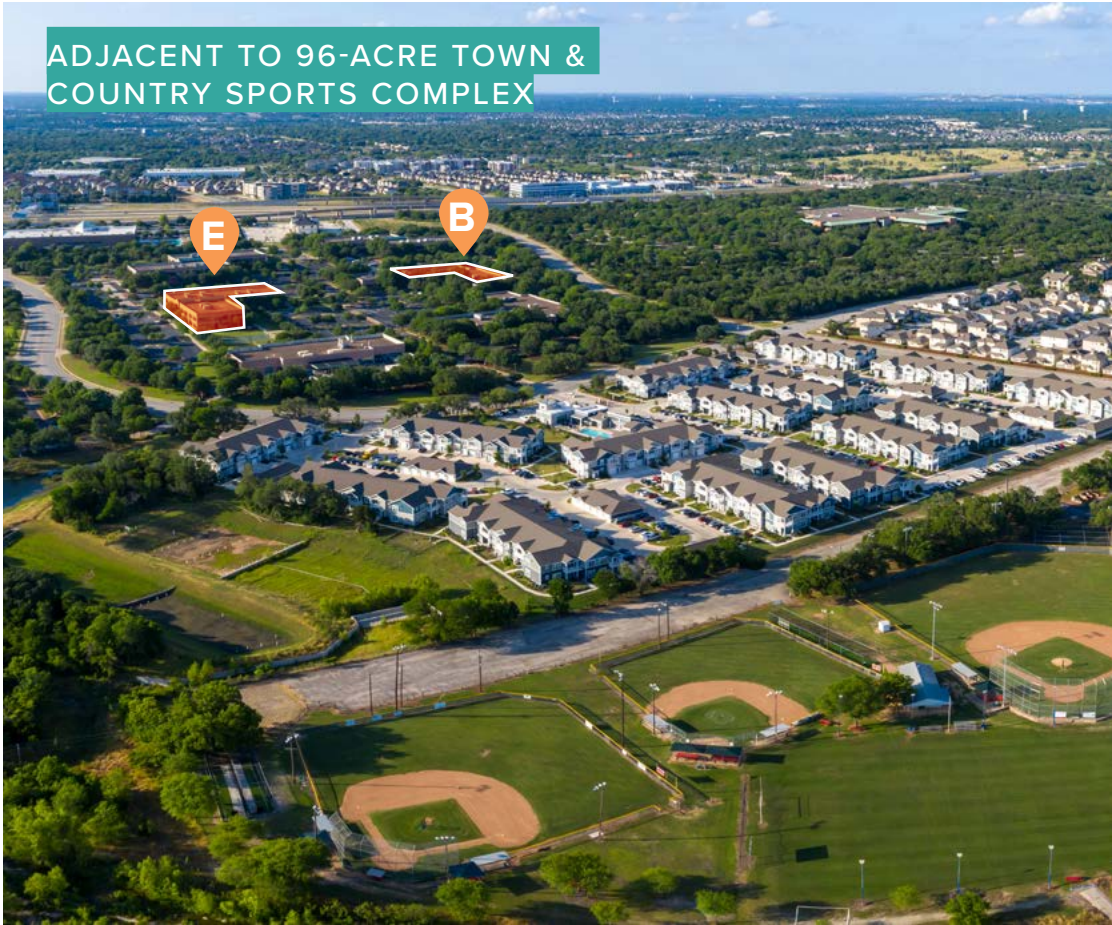


BUILDING DETAILS

- 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

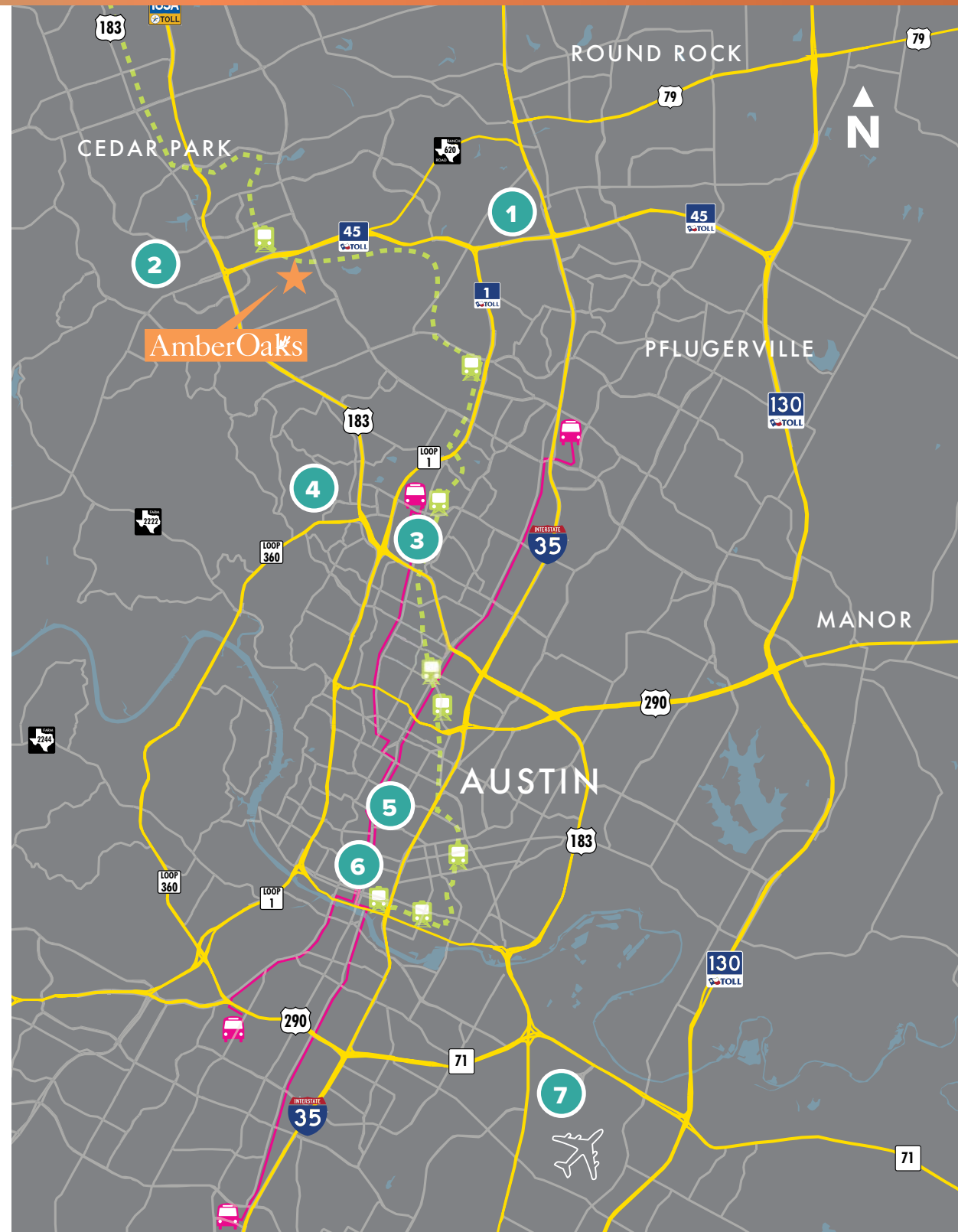
METRO TRANSIT OPTIONS



METRO RAPID BUS



METRO RAPID RAIL





183

45 TOLL

45 TOLL

620 TOLL

BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX

LAKELINE
METRO RAIL
STOP

HOME DEPOT
KOHL'S

LA MADELINE
RAISING CANE'S
ALAMO DRAFT-
HOUSE

CHIPOTLE

SUPER TARGET

SAM'S CLUB

LA QUINTA

TOWNEPLACE
SUITES

BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE

HOME2
SUITES

ALOFT

BLAZE PIZZA
FIRST WATCH
PANERA

THE HUB
SHOPPING CENTER

LAKELINE MALL

LIFETIME FITNESS

WALMART
LOWE'S

AmberOaks

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

OLIVE
GARDEN

INTERSTELLAR
BBQ

CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY

T&C
SPORTS
COMPLEX

WALGREENS

COURTYARD
INN

HAMPTON
INN

LOS REYES
P. TERRY'S

BURLINGTON
PINALLZ

MCDONALD'S
CHURCH'S

NAGOYA
STEAK &
SUSHI

CVS

HEB

TORCHY'S

STARBUCKS
THE COFFEE BEAN
LA TAPATIA
TACO CABANA
MOONIES BURGER

THE MELTING POT
AMY'S ICE CREAMS
CHEDDAR'S
KERBEY LANE
TEXAS ROADHOUSE
CABO BOB'S

- RETAIL
- RESTAURANT
- HOTEL

PARMER LN

PARMER LN

ANDERSON MILL RD



Amber Oaks

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MENLO EQUITIES

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