

8100 CAMERON RD – BUILDING B

8100 CAMERON RD, AUSTIN, TX 78754



ABE MACNEIL

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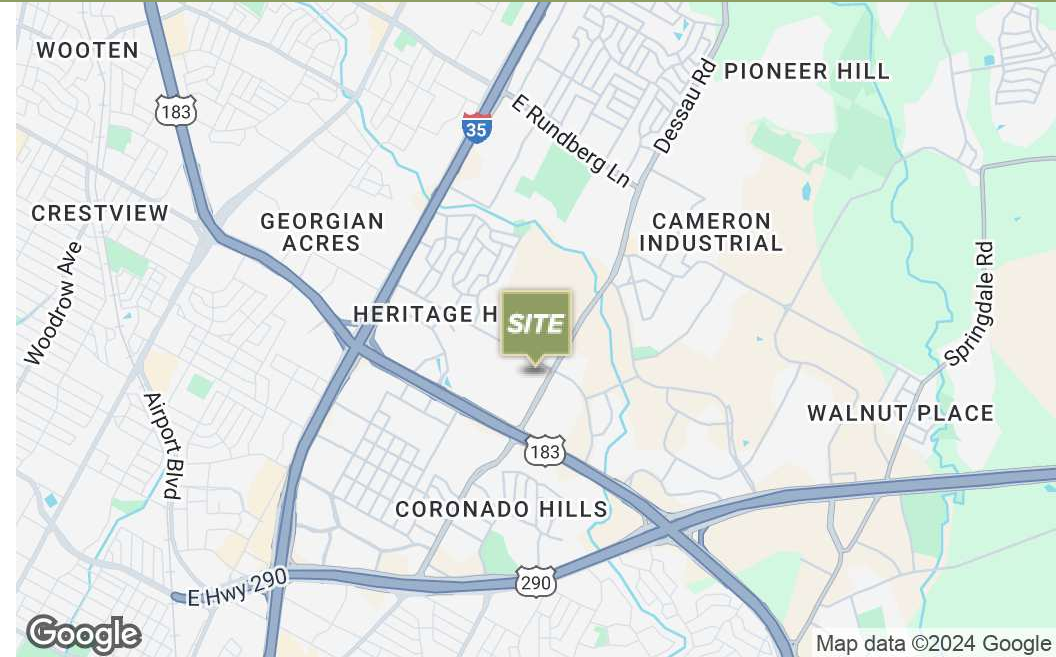
jpeterson@stcroixca.com



CALL CENTER FOR LEASE

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PROPERTY DESCRIPTION

8100 Cameron Rd provides the exceptional accessibility, efficiency, and parking that value-driven office tenants desire. Prominent Cameron Road visibility and available building signage opportunities allow for outstanding presence.

PROPERTY HIGHLIGHTS

- Plug & Play Call Center
- Conveniently located at the intersection of Cameron Rd and Rutherford Ln.
- Minutes away from an abundance of restaurant and retail options.
- Immediate access to the city's main thoroughfares.
- Excellent signage opportunity.
- Ample parking.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	Call Center - 20,000 SF
Building Size:	40,000 SF

FOR MORE
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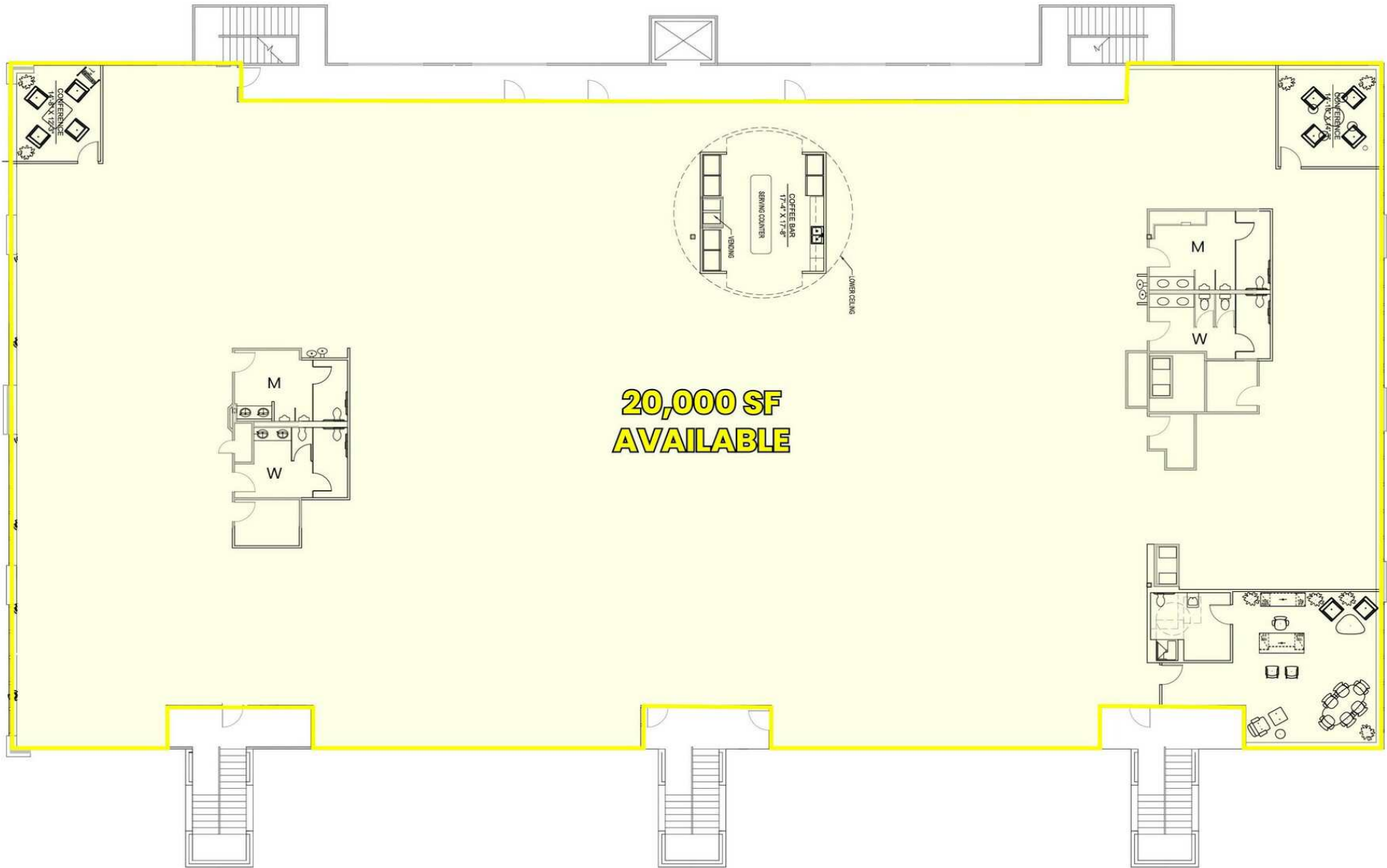


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Building B
Call Center - 20,000 SF



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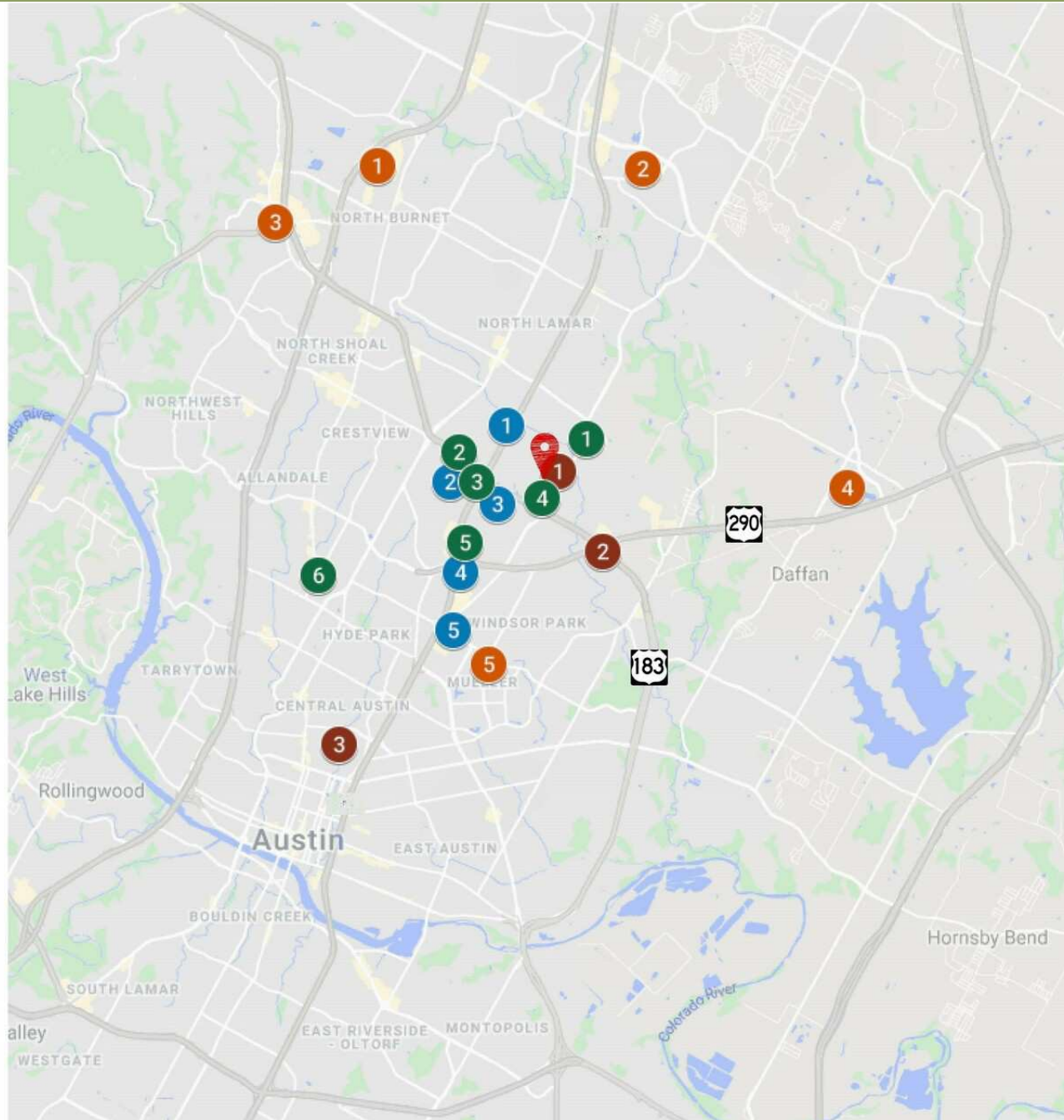
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BUSINESS

- 1 The Domain
- 2 Dell Campus
- 3 The Arboretum
- 4 Applied Materials HQ
- 5 Mueller Market District



HOTELS

- 1 Holiday Inn
- 2 Hyatt Place
- 3 Hampton Inn
- 4 Embassy Suites
- 5 Residence Inn



RESTAURANTS

- 1 Domino's
- 2 Red Lobster
- 3 Buffalo Wild Wings
- 4 Wendy's
- 5 Pappadeaux
- 6 Picnik



EDUCATION

- 1 KIPP Austin Collegiate
- 2 Texas Preparatory School
- 3 University of Texas Campus

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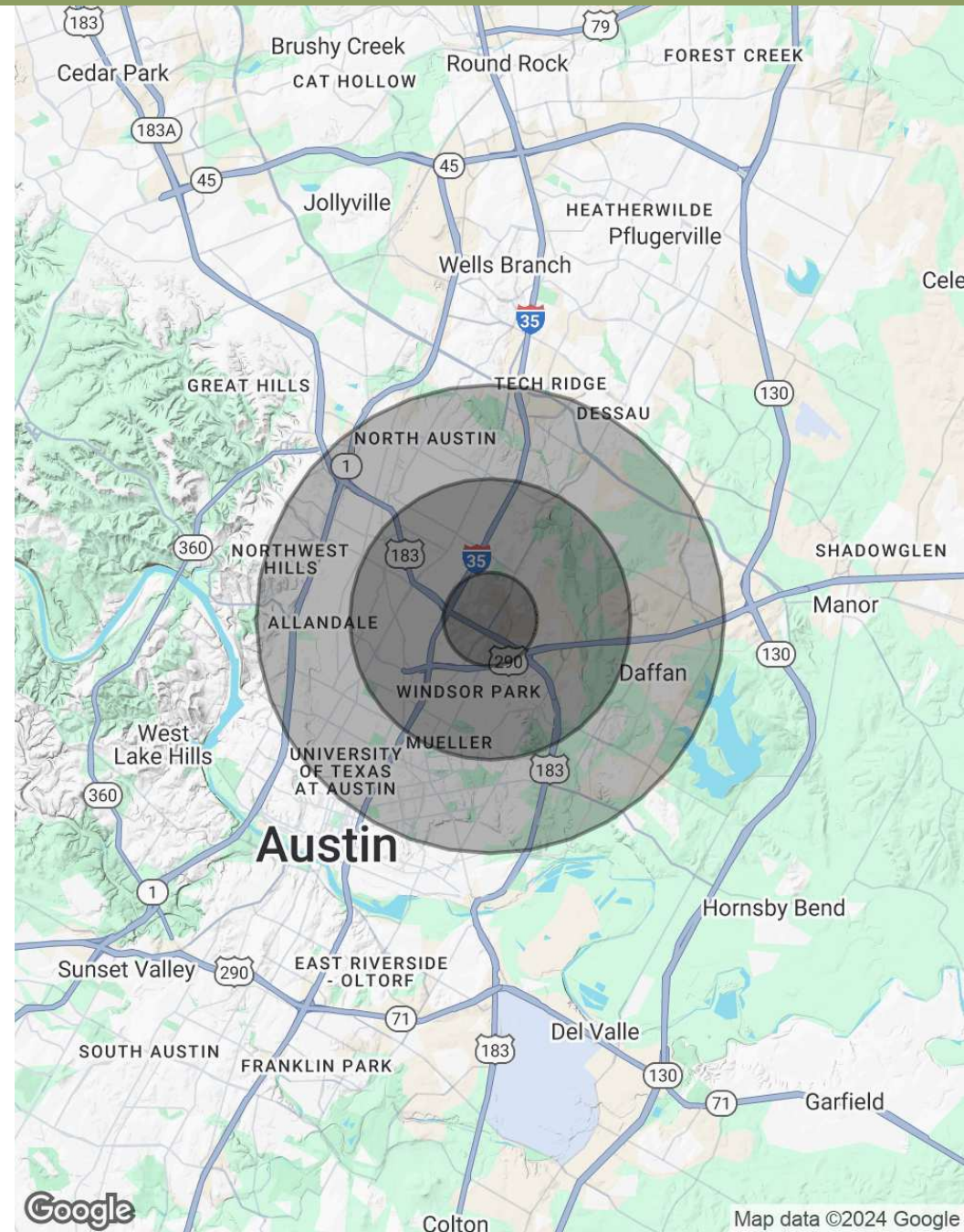
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,153	123,709	275,402
Average Age	28.9	29.5	30.3
Average Age (Male)	29.2	28.7	29.9
Average Age (Female)	28.1	31.0	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,955	46,525	112,101
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$45,078	\$48,202	\$53,782
Average House Value	\$133,696	\$165,301	\$198,350



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