



WALNUT CREEK OFFICE PARK

8101 Cameron Road, Austin, TX 78754

MEDICAL/OFFICE/FLEX SPACE - FOR LEASE



PROPERTY HIGHLIGHTS

- **Medical/Office/Flex Space for Lease**
- Move-In Ready Suites!
- Newly remodeled interiors
- Roll-up doors in Building 3
- Perfect for General Medical Users, Contractors, General Office, & Tech Users
- Easy access to Highway 183, IH-35, Highway 290, and 130 Toll Road
- Located at hard corner of Cameron Road and Rutherford Lane
- 24/7 Access
- **Call Today to Schedule a Tour!**



Austin Health
Department

RUTHERFORD LN
12,530 VPD

Department of
State Health
Services Lab

CAMERON RD
59, 269 VPD

H-E-B Training
Center



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

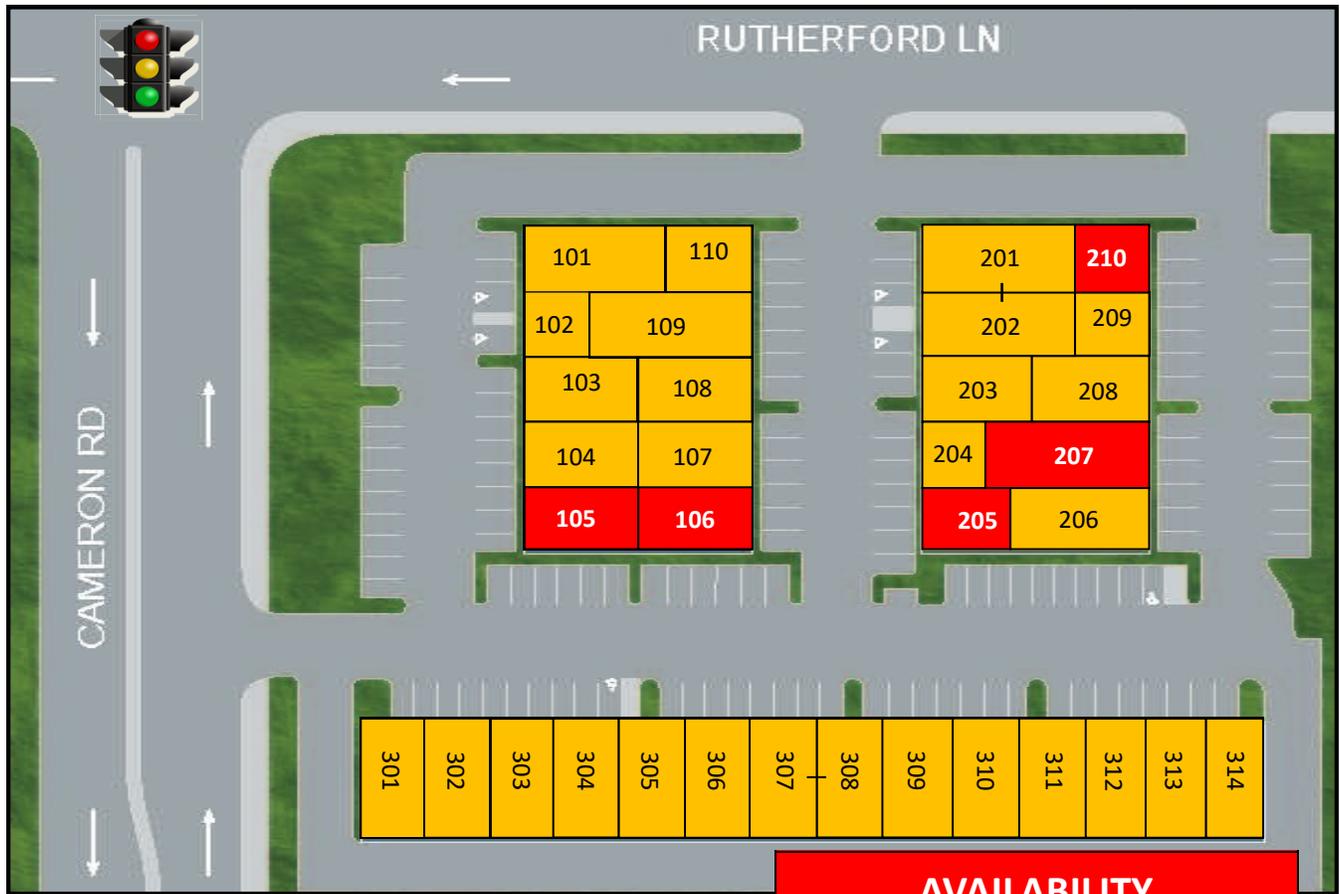
www.tarantino.com



KEY LOCATIONS	
University of Texas Austin	10 minutes
The Domain	12 minutes
Austin-Bergstrom Airport	13 minutes
Downtown Austin	15 minutes

DEMOGRAPHICS (2024)			
Mile(s)	1	3	5
Total Population	12,858	134,583	334,735
Total Households	4,792	54,551	141,638
Average HH Income	\$57,619	\$85,745	\$92,846
Daytime Employment	12,136	62,167	202,645

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AVAILABILITY	
Suite 105	1,000 SF
Suite 106	1,000 SF
Suite 205	700 SF
Suite 207	1,300 SF
Suite 210	700 SF

NEARBY BUSINESSES

A collection of logos for nearby businesses and organizations, including the Austin Police Department, Walmart, Academy Sports+Outdoors, United States Postal Service, the City of Austin, the State of Texas, and the Better Business Bureau (BBB).

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