

OFFICE FOR LEASE

9020 & 9050 North Capital of Texas Hwy | Austin, Texas 78759

# Great Hills Corporate Center



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

[jhenley@riverside-re.com](mailto:jhenley@riverside-re.com)  
512.413.5601

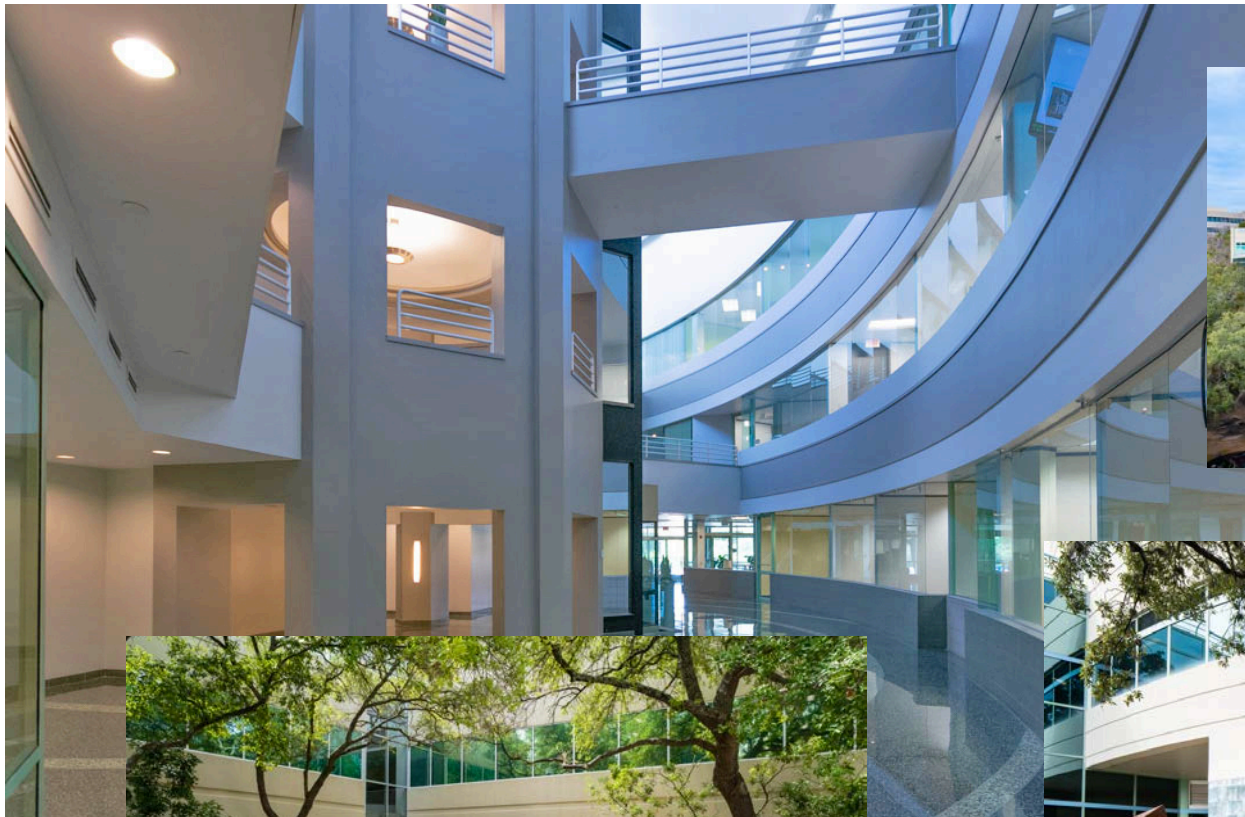
[jrhenley@riverside-re.com](mailto:jrhenley@riverside-re.com)  
512.415.4066

[jputman@riverside-re.com](mailto:jputman@riverside-re.com)  
512.965.7217

 RIVERSIDE

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# Great Hills Corporate Center

## BUILDING I

### LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 100 - 1,782 RSF

Suite 160 - 3,500 - 7,392 RSF

### LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 220 - 3,687 RSF\*

Suite 225 - 2,226 RSF\*

Suite 260 - 4,097 RSF\*

*\*Suites may be combined for a total of 10,010 RSF.*

### LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 335 - 1,475 RSF\*\*

Suite 340 - 2,344 RSF\*\*

Suite 345 - 1,023 RSF\*\*

Suite 350 - 1,277 RSF\*\*

*\*\*Suites may be combined for a total of 6,119 RSF.*

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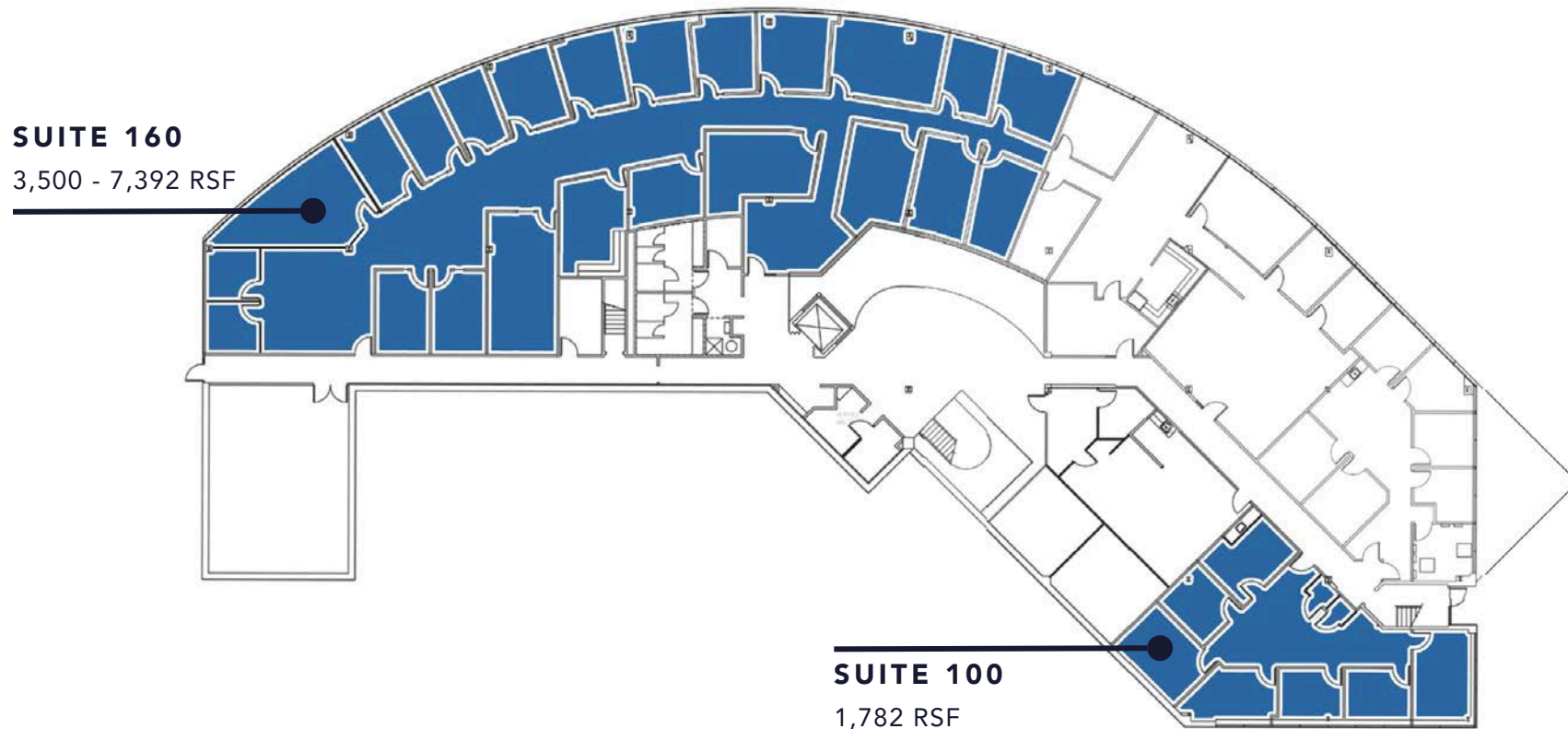
OFFICE FOR LEASE

9020 & 9050 North Capital of Texas Hwy | Austin, Texas 78759

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building I - Level 1



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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building I - Level 2

**SUITE 260**

4,097 RSF

Available within 30 Days

**SUITE 220**

3,687 RSF

**SUITE 225**

2,226 RSF

Suites 220, 225 and 260  
may be combined for a total of  
10,010 RSF.

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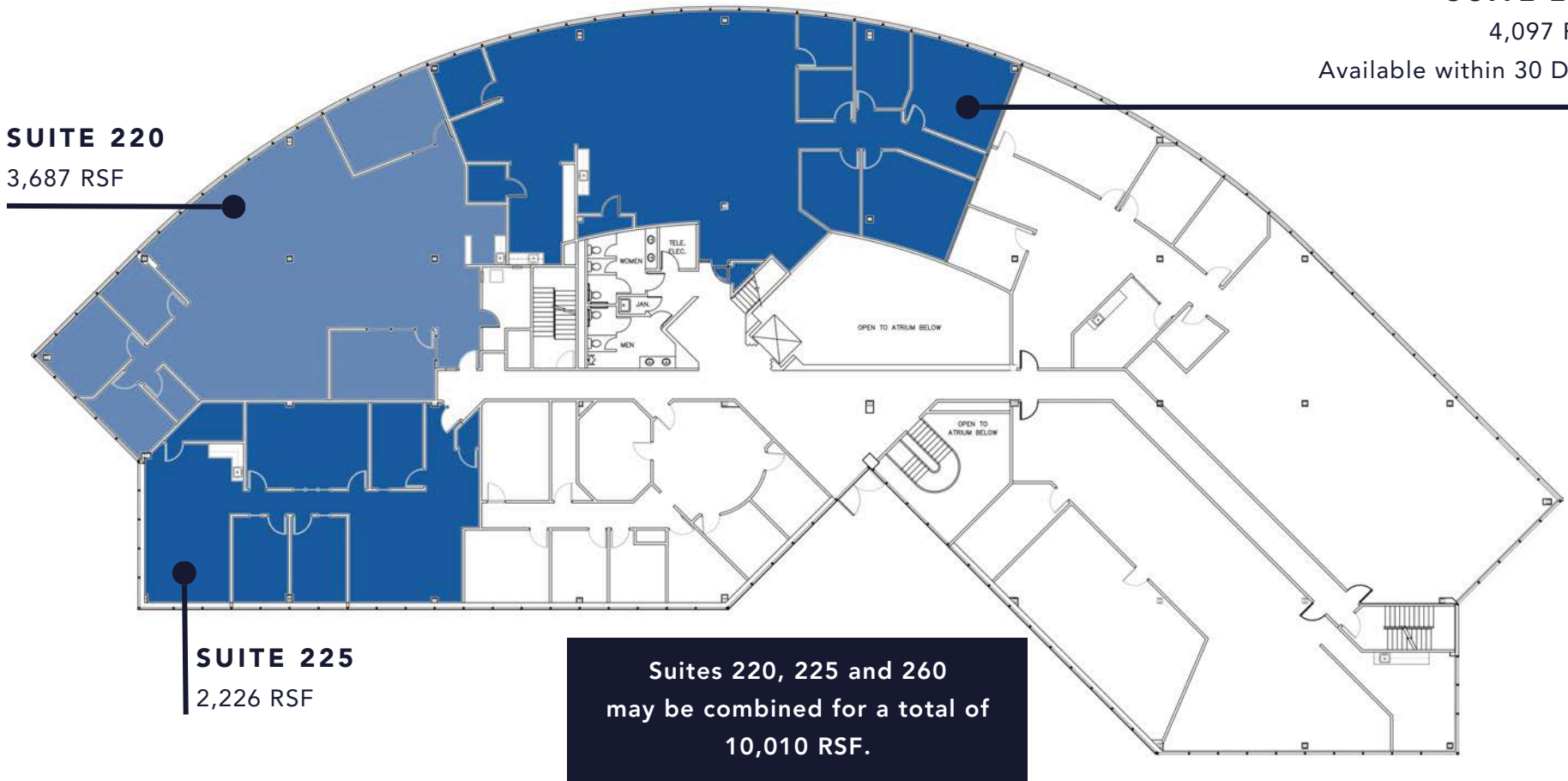
JACK PUTMAN

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jrhenley@riverside-re.com  
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512.965.7217

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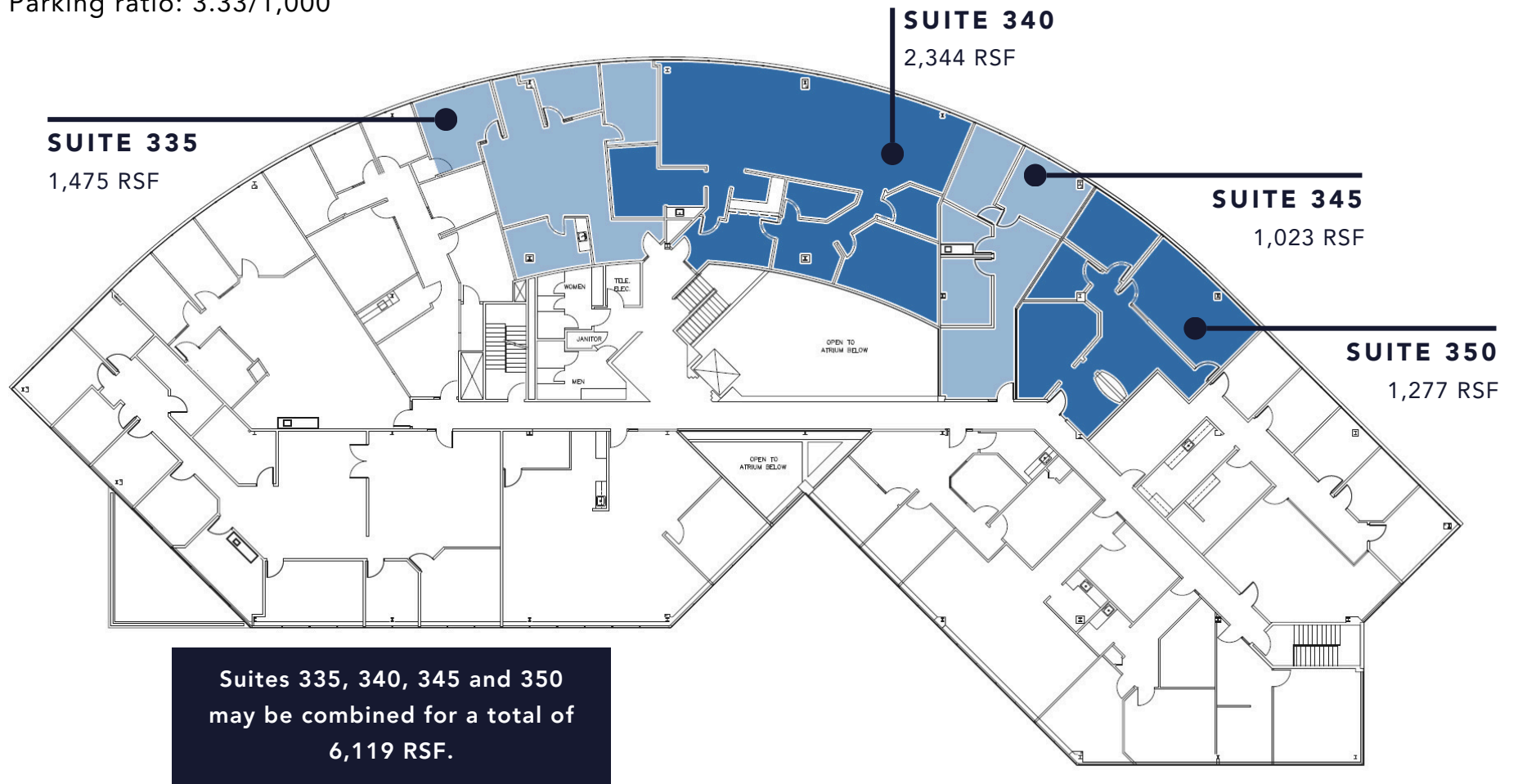
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building I - Level 3



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# Great Hills Corporate Center

## **BUILDING II**

### **LEVEL ONE**

\$21.00/RSF | \$15.27 NNN

Suite 100 - 3,442 RSF

Suite 150 - 2,235 RSF

### **LEVEL TWO**

\$21.00/RSF | \$15.27 NNN

Suite 200 - 5,720 RSF

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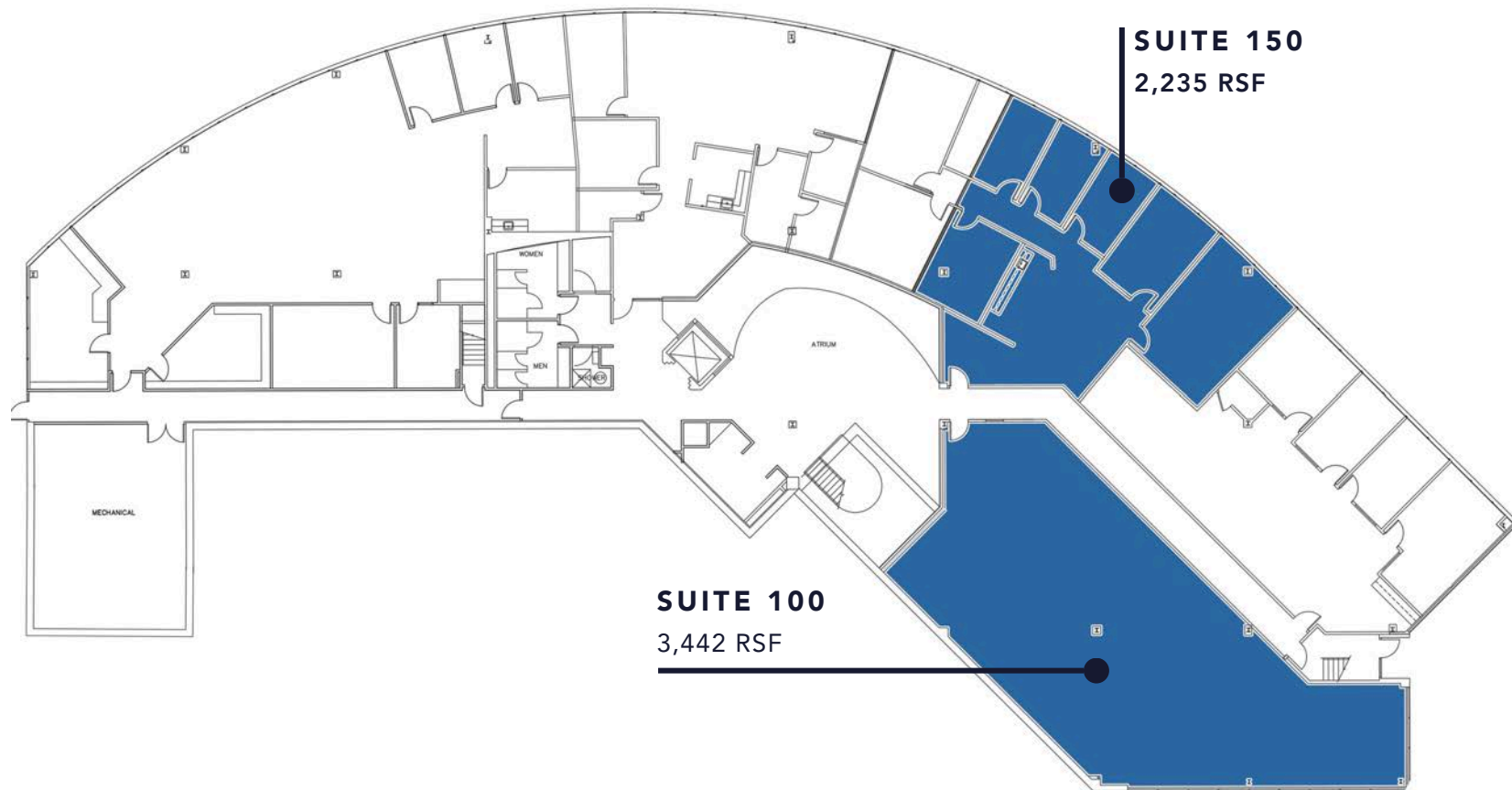
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building II - Level 1



**SUITE 150**  
2,235 RSF

**SUITE 100**  
3,442 RSF

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ON-SITE AMENITIES

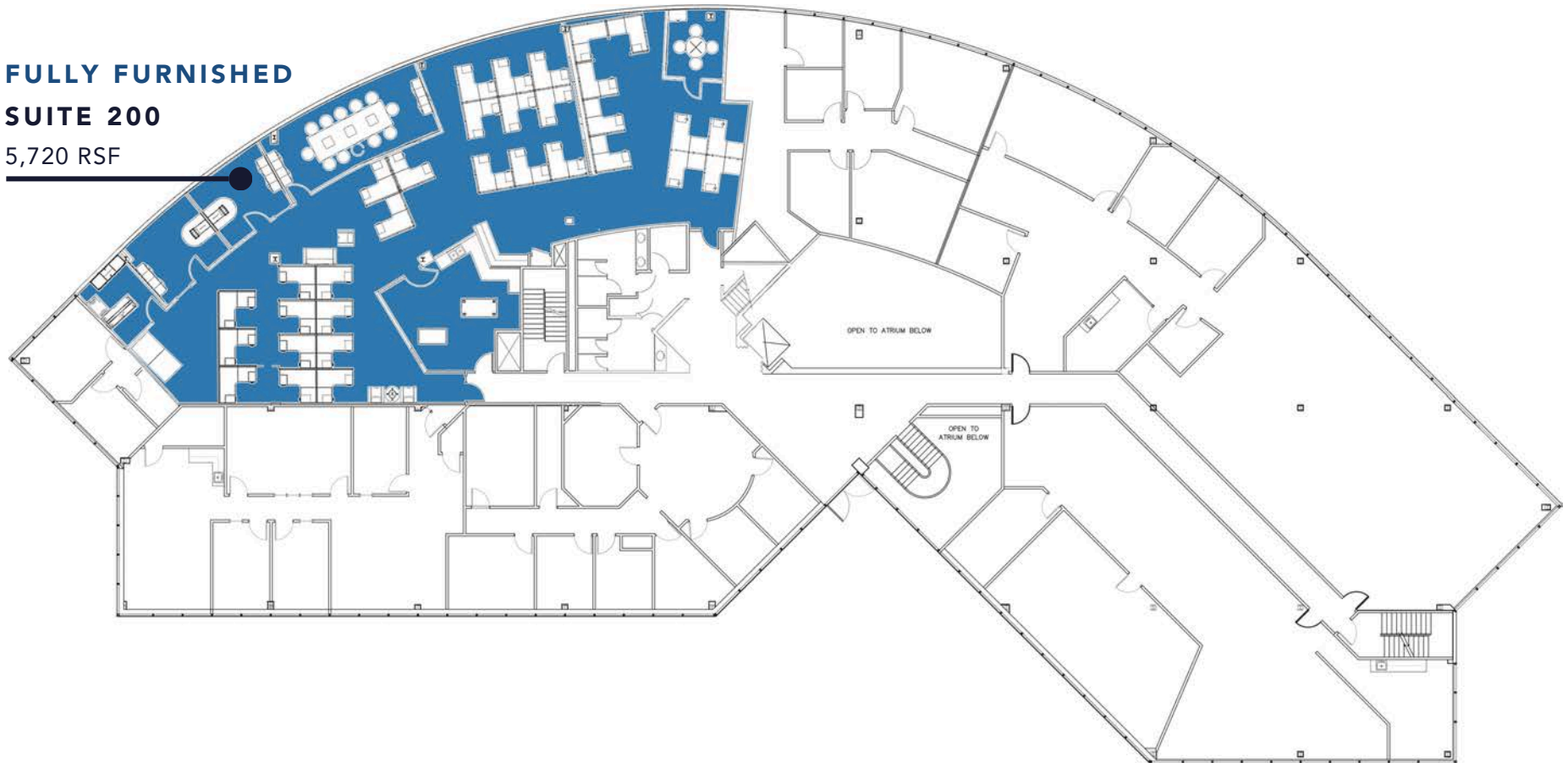
- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building II - Level 2

**FULLY FURNISHED**

**SUITE 200**

5,720 RSF



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# Great Hills Corporate Center

## BUILDING III

### LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 140 - 2,611 - 5,544 RSF - Avail. in 30 Days

Suite 170 - 1,155 RSF

Suite 180 - 2,834 RSF - Avail. in 30 Days

### LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 210 - 5,760 RSF

Suite 240 - 8,246 RSF

Suite 255 - 2,707 RSF

Suite 258 - 3,181 RSF

### LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 355 - 2,262 RSF

Suite 370 - 2,543 RSF

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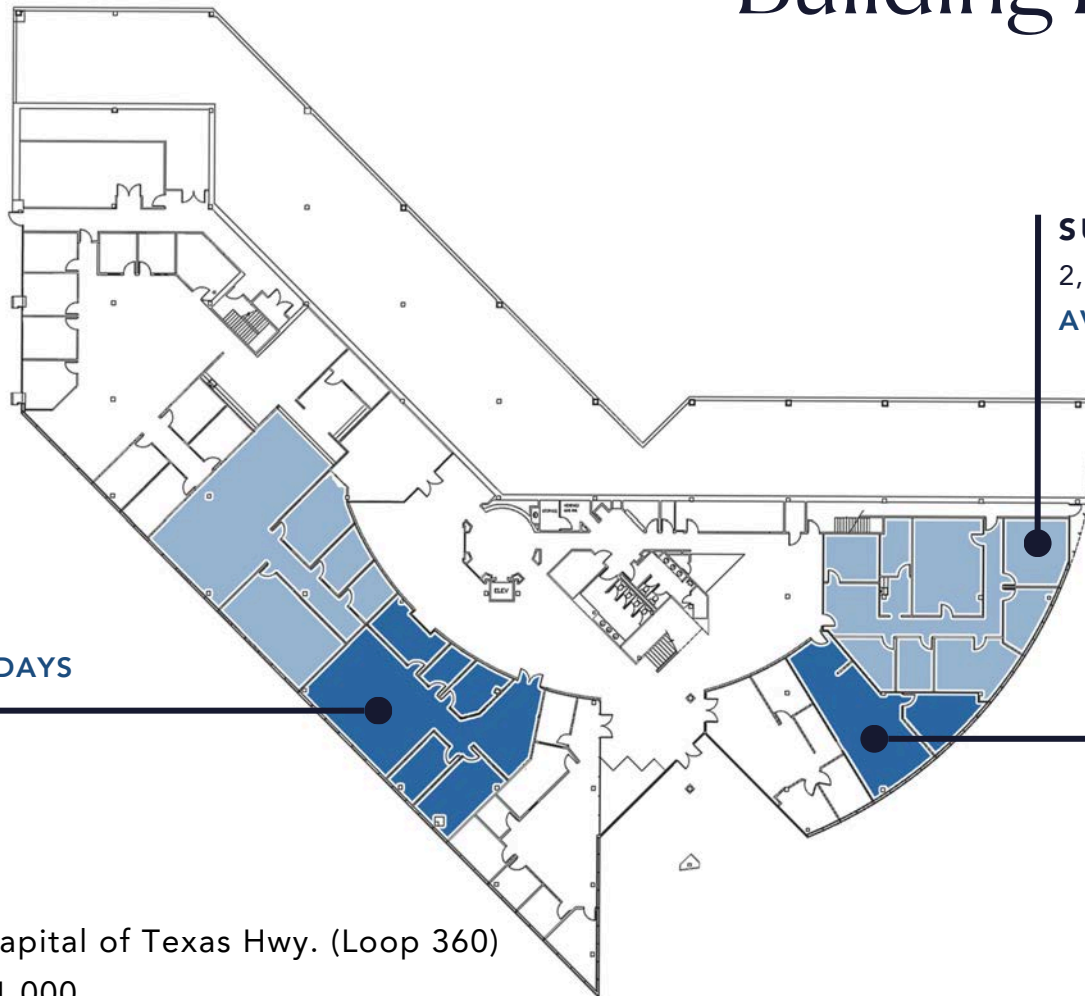
jhenley@riverside-re.com  
512.413.5601

jrhenley@riverside-re.com  
512.415.4066

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 RIVERSIDE

# Building III - Level 1



**SUITE 140**  
2,611 - 5,544 RSF  
AVAILABLE WITHIN 30 DAYS

**SUITE 180**  
2,834 RSF  
AVAILABLE WITHIN 30 DAYS

**SUITE 170**  
1,155 RSF

## ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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# Building III - Level 2

**SUITE 210**

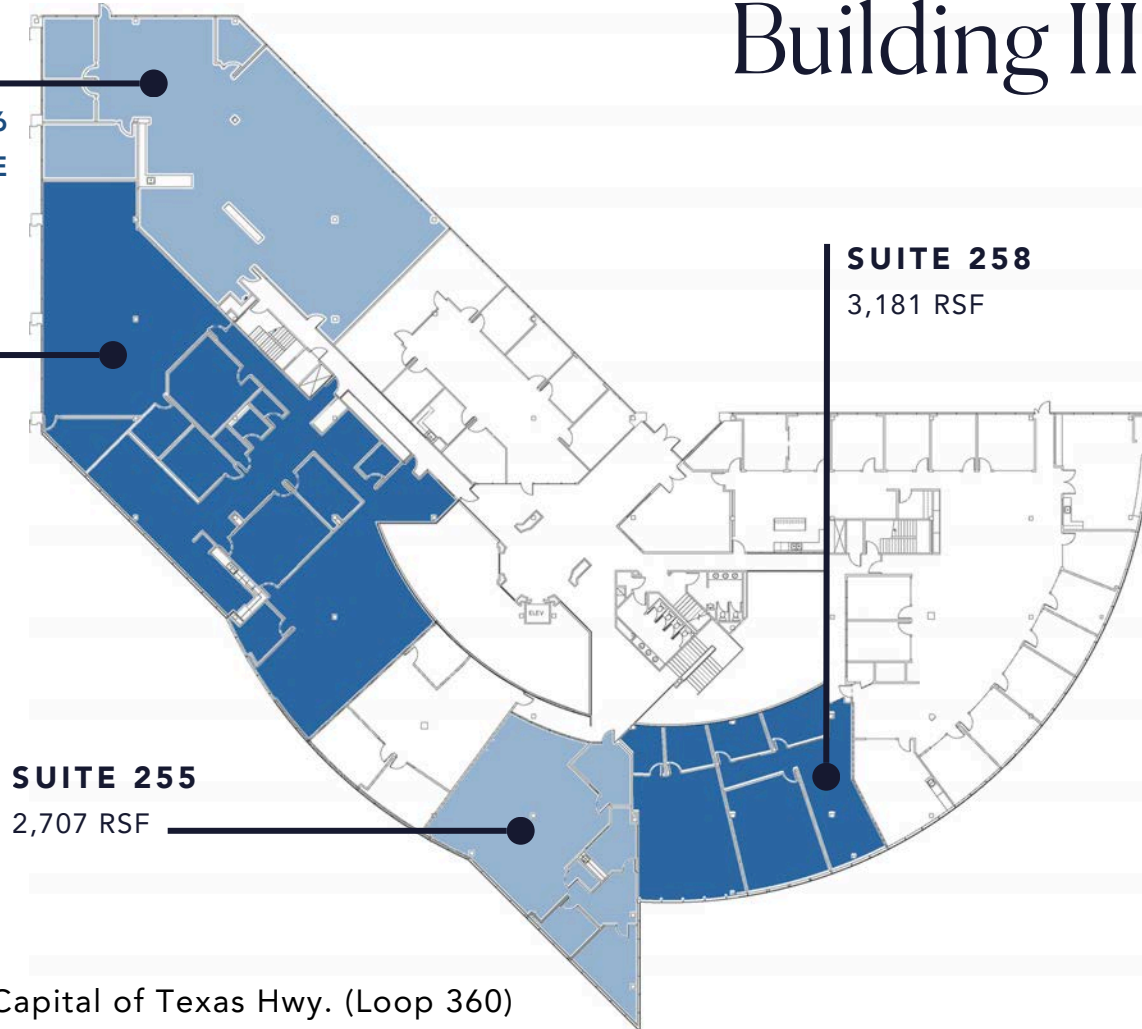
5,760 RSF

AVAILABLE 10/01/2026

FURNITURE AVAILABLE

**SUITE 240**

8,246 RSF



**SUITE 258**

3,181 RSF

**SUITE 255**

2,707 RSF

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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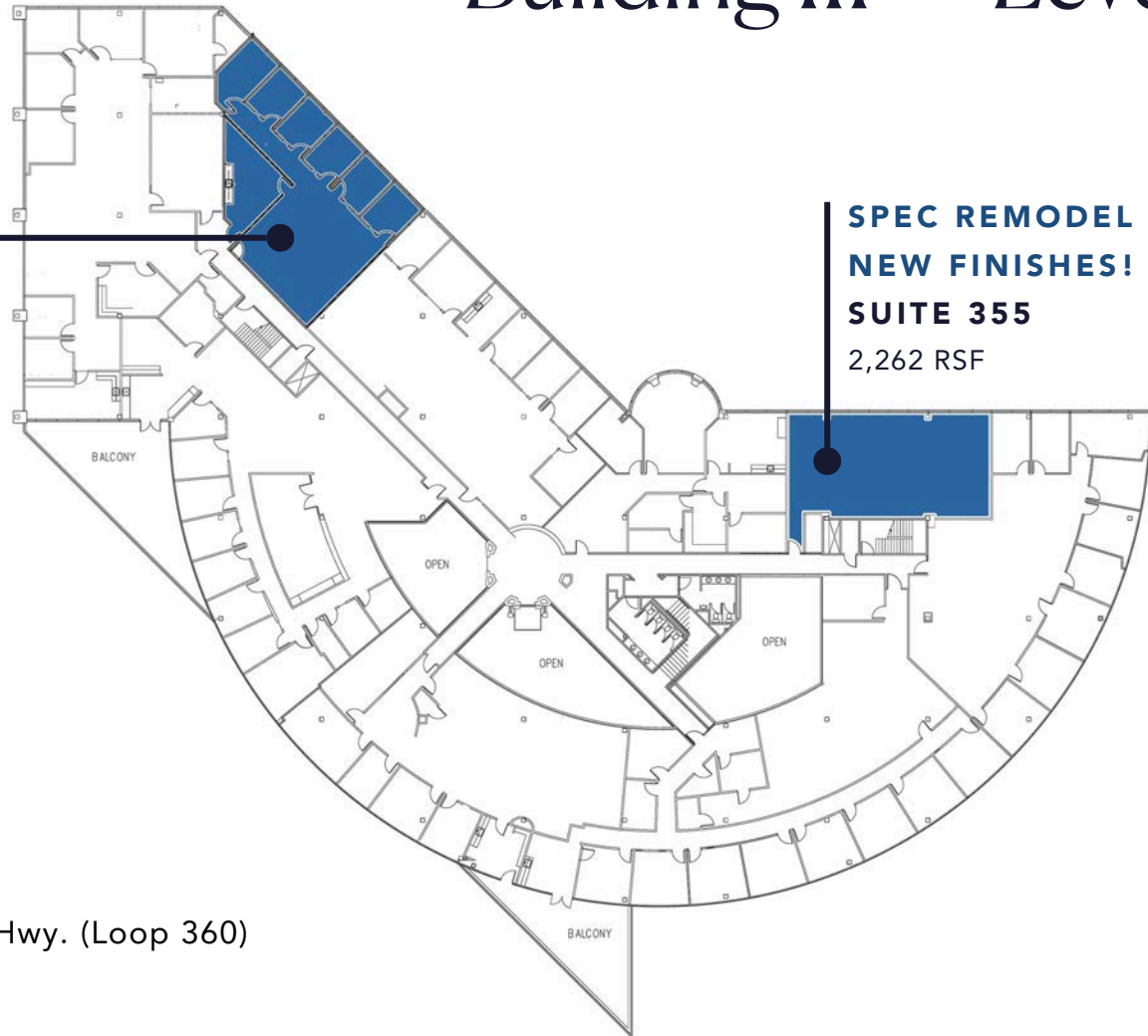


# Building III - Level 3

**SPEC REMODEL WITH  
NEW FINISHES!**

**SUITE 370**

2,543 RSF



**SPEC REMODEL WITH  
NEW FINISHES!**

**SUITE 355**

2,262 RSF

## ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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**RIVERSIDE**

# Nearby Amenities

## 1 Arboretum Market

- Starbucks
- Trader Joe's
- Newk's Eatery
- Talbots
- Ann Taylor
- PF Chang's
- Sephora
- Milk + Honey
- Pronto Pilates
- AllModern Furniture

## 3 The Arboretum Cont'd.

- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- Estancia Brazilian Steakhouse
- BB&T
- Chase Bank
- Hanara Sushi & Grill
- GameStop

## 2 Great Hills Market

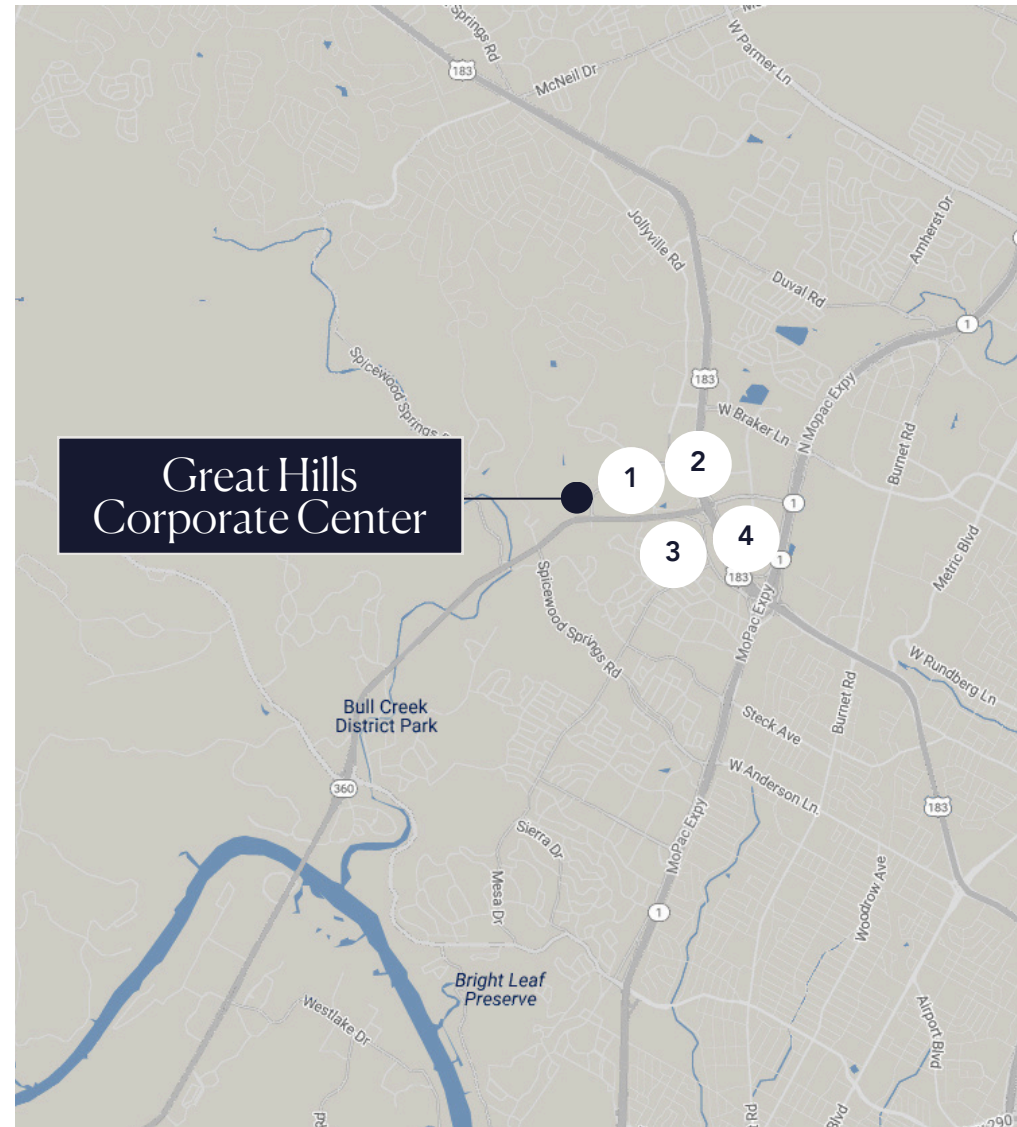
- FireBowl Cafe
- PetCo
- TJ Maxx
- Honest Mary's Health Food
- La Madeleine French Café
- Modern Market
- Manuel's Mexican
- Ike's Love & Sandwiches

## 4 Hwy 183 & MoPac

- CostCo
- Sam's Club
- Sprout's Farmers Market
- Target
- Lowe's Home Improvement
- Bank of America
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- UchiUmi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- Nordstrom Rack
- The Container Store
- World Market
- Golf Galaxy
- Best Buy
- Ulta Beauty
- Lexus of Austin
- Sonesta Suites
- Extended Stay America
- DoubleTree by Hilton
- Embassy Suites
- Hyatt Place
- Courtyard by Marriott

## 3 The Arboretum

- Pottery Barn
- Jos. A Bank
- Amy's Ice Creams
- The Kebab Shop
- Juliet Italian Kitchen
- CAVA Mediterranean
- Ballard Designs
- James Avery
- Ugly Dumpling Chinese
- Café du Bliss
- Bulevar Mexican Kitchen
- Eddie V's Prime Seafood
- Five Guys Hamburgers



# Contact

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[jhenley@riverside-re.com](mailto:jhenley@riverside-re.com)  
512.333.7000

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