

A RARE AUSTIN CAMPUS OPPORTUNITY

AmberOaks

BUILDING J

FOR LEASE

33K SF BIOTECH/LAB SPACE AVAILABLE

FULL LAB / CLEANROOM BUILDOUT WITH GMP CERTIFICATION

MENLO EQUITIES

CBRE



CAMPUS OVERVIEW

Amber Oaks Corporate Park is a nine-building, Class-A 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.

LIFETIME
FITNESS 5

BRIARWICK DR

AMBERGLEN BLVD

BUILDING J

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





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



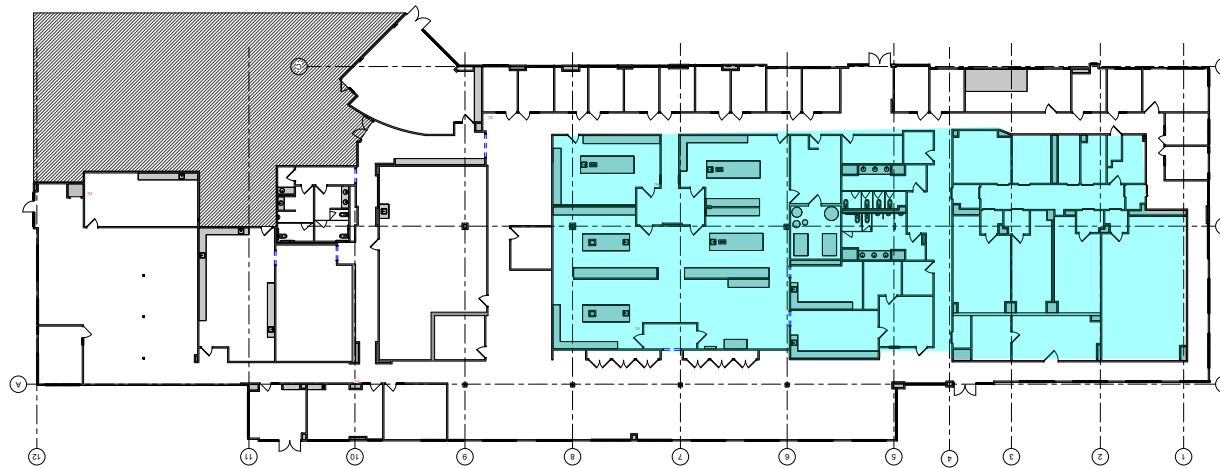
BUILDING J



Suite 100

33K SF BIOTECH/LAB SPACE AVAILABLE

FULL LAB / CLEANROOM BUILDOUT WITH GMP CERTIFICATION



 Lab Space

BUILDING DETAILS

- 33,147 SF biotech/R&D space with 20k SF of existing lab and cleanroom buildout
- North Austin location ideal for recruiting talent from the area's highly educated workforce
- ISO 7 cleanroom with automatic doors
- Two water DI systems
- Lab space includes an aboveground waste neutralization system
- Centralized laboratory vacuum and air systems
- Supported by a 350 KW generator and emergency power distribution throughout lab/cleanroom space
- The building has a dedicated utility yard with hydronic equipment (CHW/HHW) for HVAC systems
- Above-standard power capacity: 2000 amp, 480 volt, 3-phase
- 15' clear height throughout
- Location in Austin ETJ allows for expedited permit and construction timing for quick occupancy
- On-site property management



249,112
AREA POPULATION



1.96%
PROJECTED GROWTH



\$91,565
MEDIAN HH INCOME



58%
HOME OWNERSHIP



86,003
AREA EMPLOYEES



57%
BACHELORS DEGREE+



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

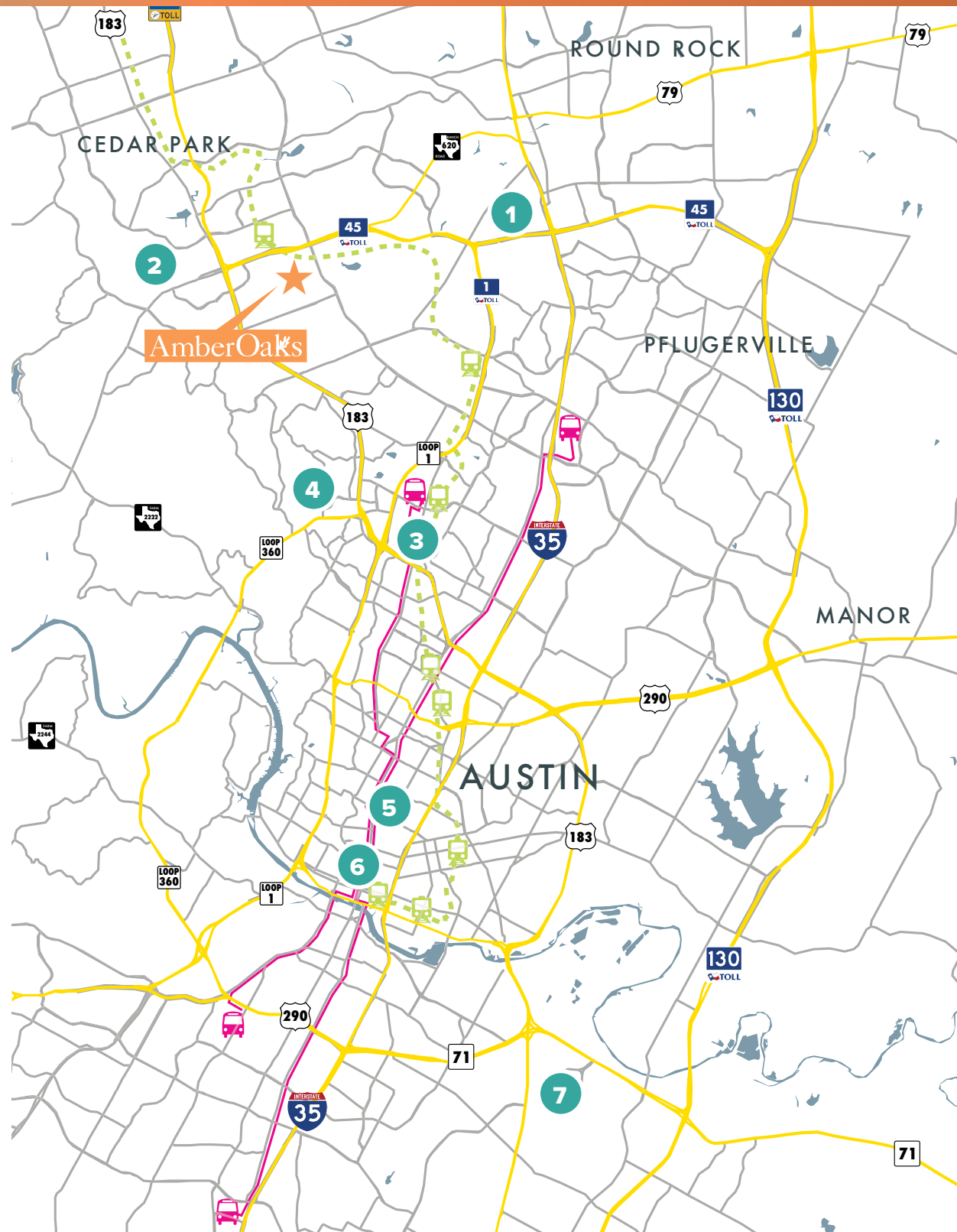
METRO TRANSIT OPTIONS



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

INTERSTELLAR
BBQ

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

OLIVE
GARDEN

T&C
SPORTS
COMPLEX

WALGREENS

COURTYARD
INN

HAMPTON
INN

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

NAGOYA
STEAK &
SUSHI

CVS

LOS REYES
P. TERRY'S

MCDONALD'S
CHURCH'S

HEB

TORCHY'S

BURLINGTON
PINALLZ

ANDERSON MILL RD

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



Amber Oaks

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MENLO EQUITIES

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