

FOR LEASE

8000 Centre Park Dr.

Austin, TX 78754

Recently Renovated

- Renovated restrooms on all 3 floors
- 18 brand new HVAC units
- Upgraded elevator cabs
- Brand new TPO roof
- Brand new LED lights in all common areas

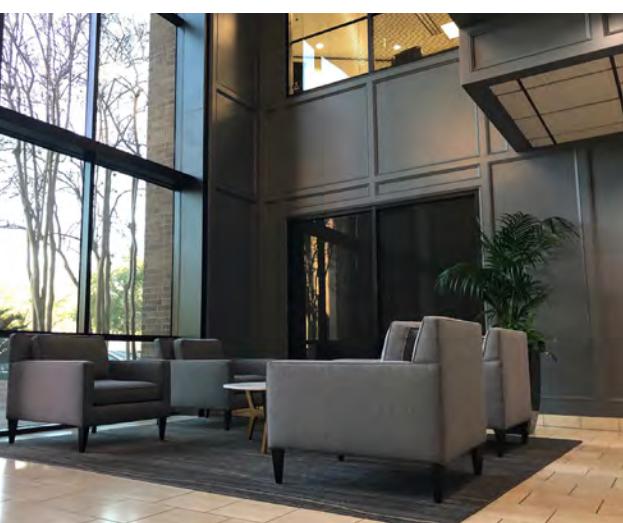
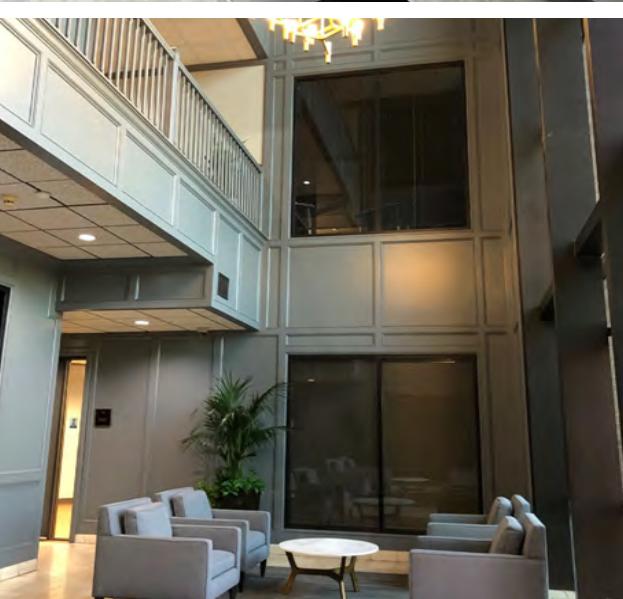
Broker Bonus Available!



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Property Highlights

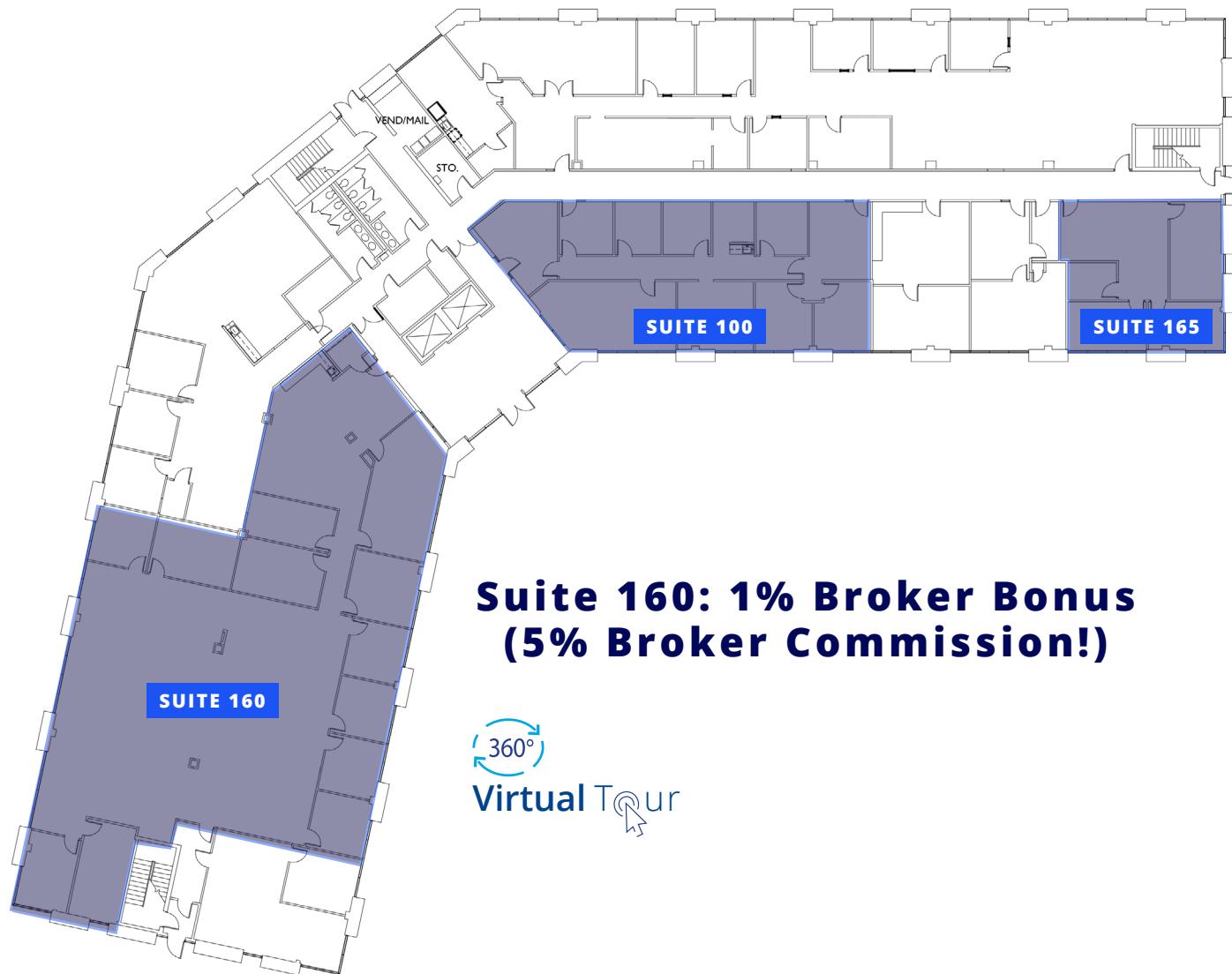
- Available Space: 962 - 11,515 SF
- Lease Rate: \$17.00 NNN
- 2025 OpEx: \$11.68/SF
- Parking Ratio: 3.3/1000

Completed Renovations

- Renovated restrooms on all 3 floors
- 18 brand new HVAC units
- Upgraded elevator cabs
- Brand new TPO roof
- Brand new LED lights in all common areas

Floor Plan | Level 1

Suite	SF	Rate (NNN)	Availability
100	2,579	\$17.00	Now
160	7,073	\$17.00	Now
165	962	\$17.00	7/1/2026



**Suite 160: 1% Broker Bonus
(5% Broker Commission!)**

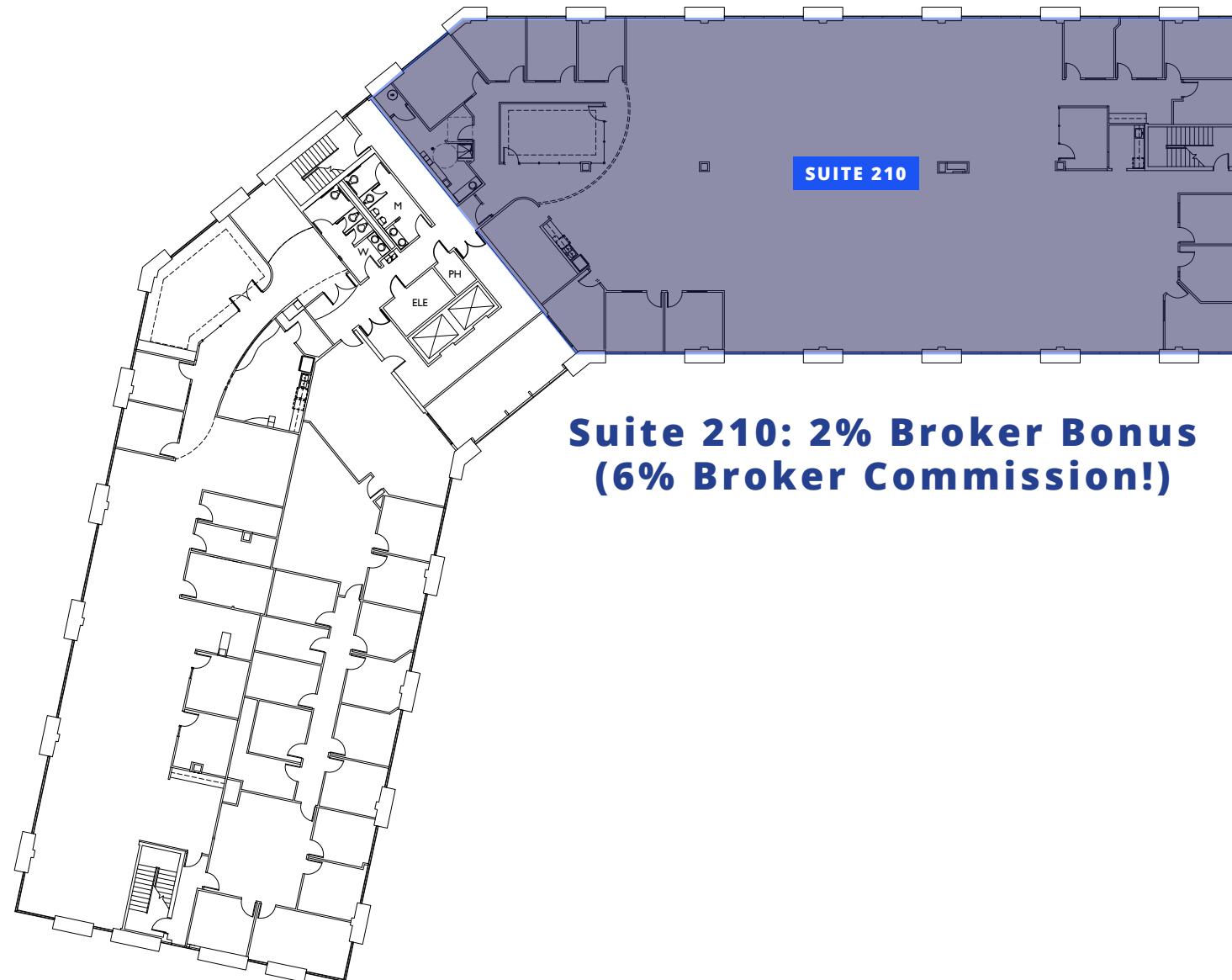
360°
Virtual Tour

Floor Plan | Level 2

Move-in Ready & Fully Furnished

Suite	SF	Rate (NNN)	Availability
210	11,515	\$17.00	Now

360°
Virtual Tour

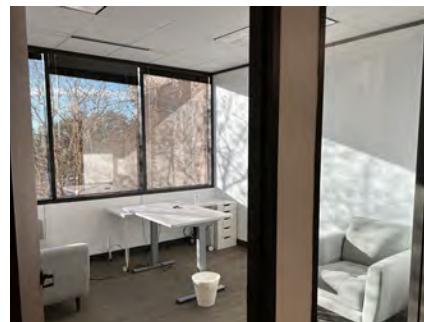
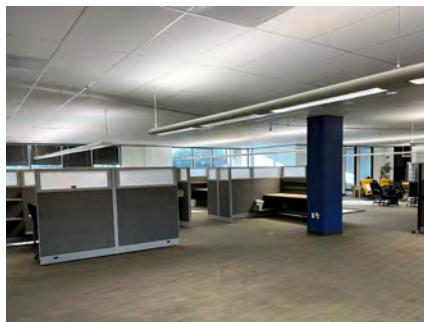
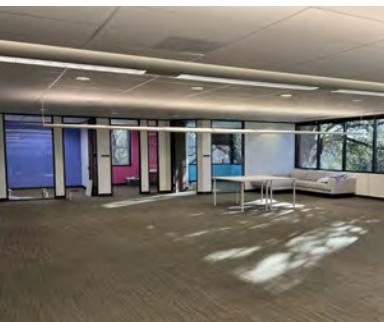
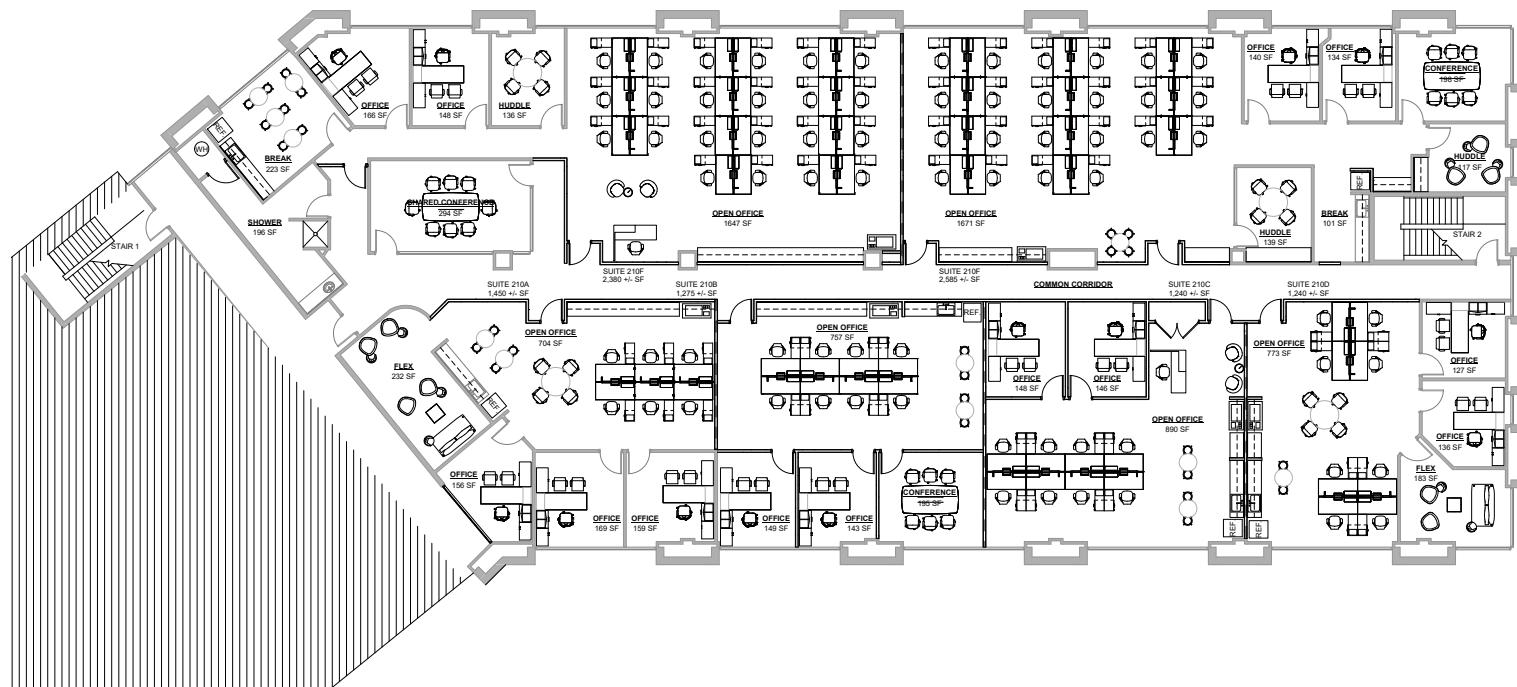


**Suite 210: 2% Broker Bonus
(6% Broker Commission!)**

Floor Plan | Level 2

Subdivision Test Fit

Suite	SF	Rate (NNN)	Availability
210	11,515	\$17.00	Now



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