

FOR LEASE

# WATERFORD CENTRE

9200 WATERFORD CENTRE BOULEVARD · AUSTIN, TX



14,155 - 42,205 SF

INDUSTRIAL · NORTH AUSTIN



## DESIGNED FOR SCALE. *POSITIONED FOR ACCESS.*

Located in a master-planned park in North Central Austin, Waterford Centre delivers quick access to Mopac and Highway 183. The buildings accommodate a range of users with front-load options, efficient layouts, and a mix of warehouse and office capabilities—all within close reach of The Domain and downtown.

### CENTRE I

#### ADDRESS

9200 Waterford Centre Blvd  
Austin, TX 78758

#### SUBMARKET

North Austin

#### BUILDING SIZE

128,205 SF

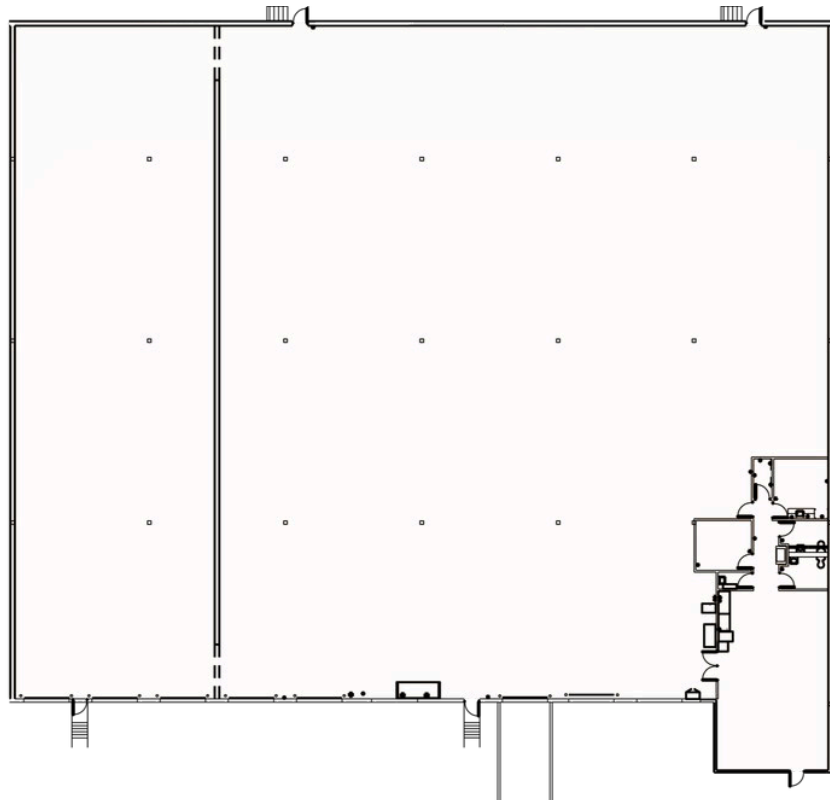
#### AVAILABLE

14,155 - 42,205 SF



AVAILABLE

# SUITE 300



**27,700** SQUARE FEET

OFFICE	± 1,200 SF
WAREHOUSE	± 26,500 SF
LOADING	8 Dock-High 1 Ramp

CLEAR HEIGHT ±24'

COLUMN SPACING 30' x 40'

HVAC 100%

POWER 300 amps  
480V  
3-phase

360 Tour Coming Soon



AVAILABLE

# SUITE 550\*

**14,155** SQUARE FEET

OFFICE ± 1,415 SF

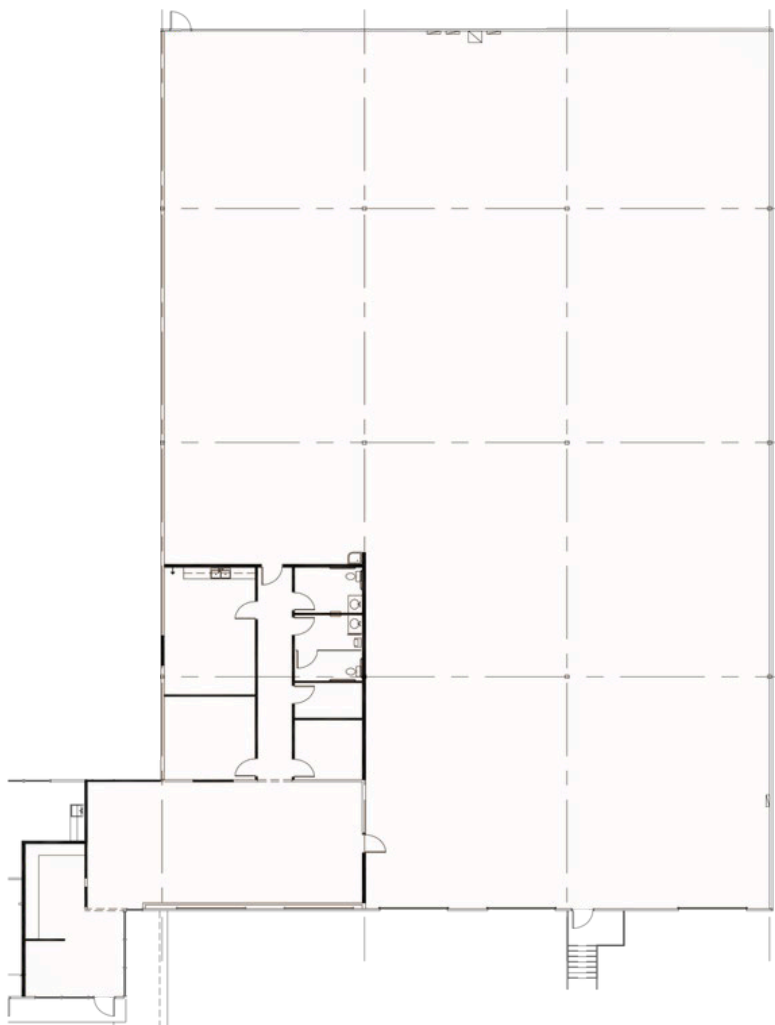
WAREHOUSE ± 12,740 SF

LOADING 3 Dock-High

CLEAR HEIGHT ±24'

COLUMN SPACING 30' x 40'

POWER  
400 amps  
480V  
3-phase



360 Tour Coming Soon



AVAILABLE

# SUITE 600\*



## 28,050 SQUARE FEET

**OFFICE** ± 8,415 SF

**CLEAR HEIGHT** ±24'

**WAREHOUSE** ± 19,635 SF

**COLUMN SPACING** 30' x 40'

**LOADING** 6 Dock-High  
1 Ramp

**POWER** 400 amps  
480V  
3-phase

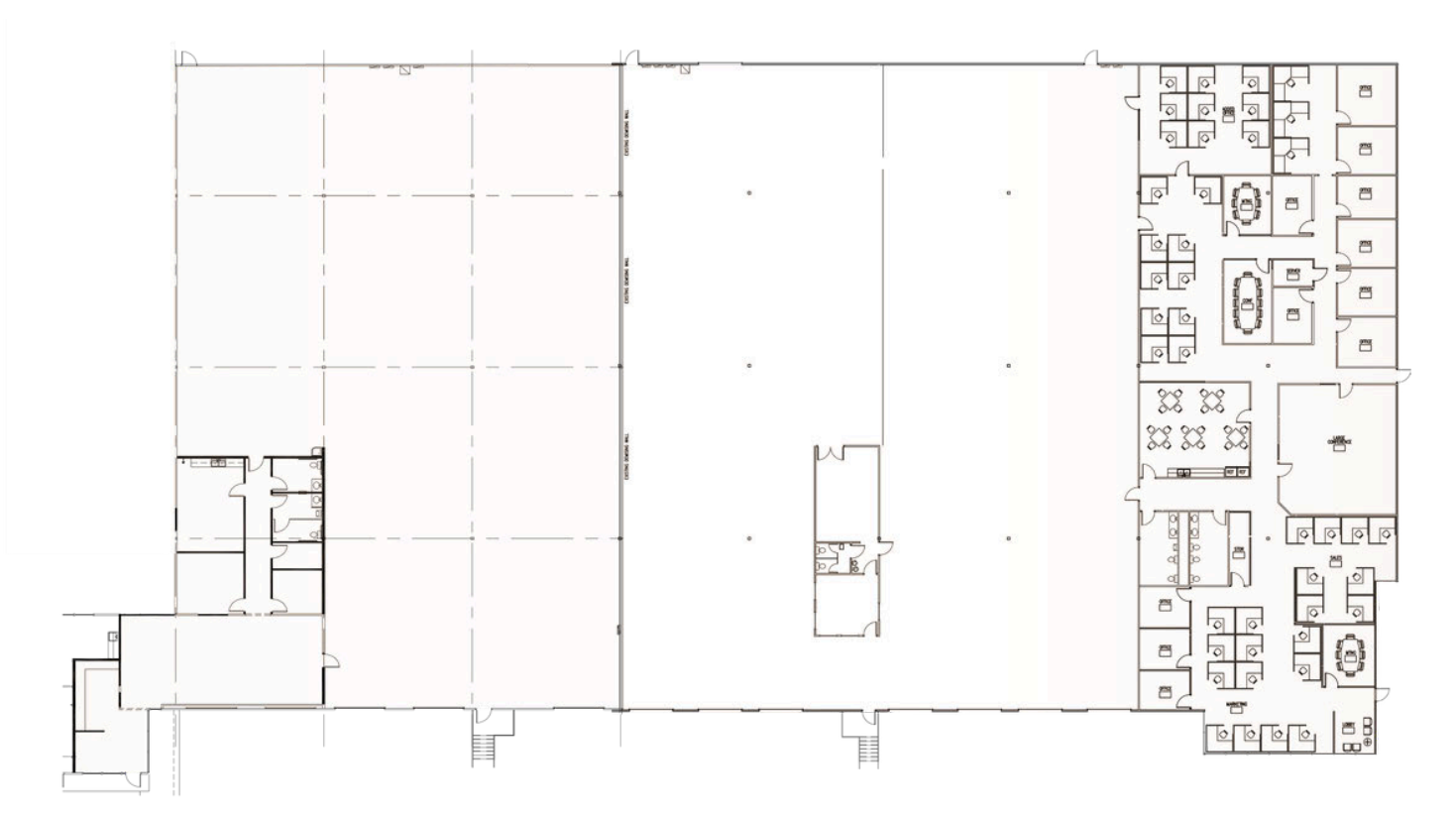


[Click or Scan for 360 Tour](#)



AVAILABLE

# SUITES 550 + 600



**42,205** SQUARE FEET

<b>OFFICE</b>	<b>± 9,830 SF</b>
<b>WAREHOUSE</b>	<b>± 32,375 SF Existing</b>
<b>LOADING</b>	<b>9 Dock-High 1 Ramp</b>

<b>CLEAR HEIGHT</b>	<b>±24'</b>
<b>COLUMN SPACING</b>	<b>30' x 40'</b>
<b>POWER</b>	<b>800 amps 480V 3-phase</b>

360 Tour Coming Soon

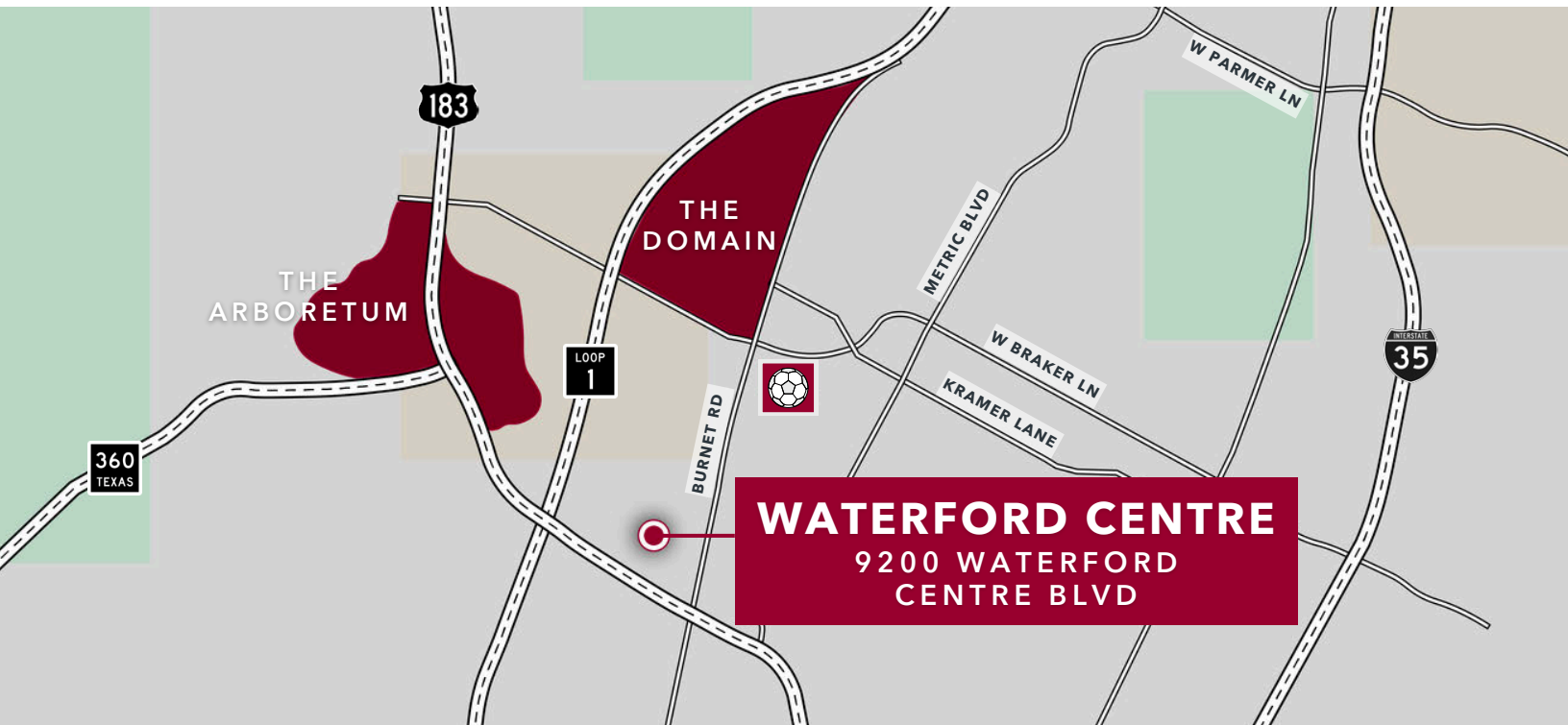


**5** MIN  
THE DOMAIN

**12** MIN  
AUSTIN CBD

**14** MIN  
CEDAR PARK

**16** MIN  
ROUND ROCK



**200+**  
RESTAURANTS & BARS

- OSKAR BLUES BREWERY
- ALBERTS BREWERY
- AUSTIN BEERWORKS
- ROARING FORK
- STARBUCKS
- TACODELI
- NEWK'S EATERY
- MODERN MARKET
- SUMMERMOON COFFEE BAR
- JIMMY JOHN'S
- FREEBIRDS
- 4TH TAP BREWING
- BURGER KING
- PANERA BREAD
- FIRE BOWL CAFE
- TEXADELPHIA
- LA MADELINE
- SUSHI ZUSHI
- MAGGIANO'S

- ROARING FORK
- GOLDEN LAKE
- RYU OF JAPAN
- MADRA'S PAVILLION
- MCDONALD'S
- TACO BELL
- CULVER'S
- TRUDY'S NORTH STAR
- LUPE TORTILLA
- MASALA WOK
- MIGHTY FINE BURGERS
- CHIPOTLE
- FIREHOUSE SUBS
- FREEBIRD'S
- NORTH BY NORTHWEST
- IRON CACTUS
- SHAKE SHACK
- FLOWER CHILD
- & MORE**

**100+**  
RETAIL DESTINATIONS

- MICROSOFT
- DICK'S SPORTING GOODS
- MASSAGE ENVY
- PURE PILATES AUSTIN
- COSTCO WHOLESALE
- THE HOME DEPOT
- WHOLE FOODS MARKET
- NEIMAN MARCUS
- TIFFANY & CO.
- RALPH LAUREN
- TORY BURCH
- BEVELLO
- ATHLETICA
- COACH
- COLE HAAN
- BAILEY BANKS & BIDDLE
- LOUIS VUITTON
- MICHAEL KORS
- LULULEMON

- MADEWELL
- LUXE APOTHEIQUE
- LOFT
- J.CREW
- TOMMY BAHAMA
- TUMI
- SUNGLASS HUT
- THE STEEPING ROOM
- BANANA REPUBLIC
- APPLE
- ANTHROPOLOGIE
- ALTAR'D STATE
- CLARK'S
- FREE PEOPLE
- HATBOX
- H & M
- MACY'S
- ARHAUS
- & MORE**



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