

OFFICE FOR LEASE

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

Great Hills Corporate Center



FOR MORE INFORMATION

JEFF HENLEY

jhenley@riverside-re.com
512.413.5601

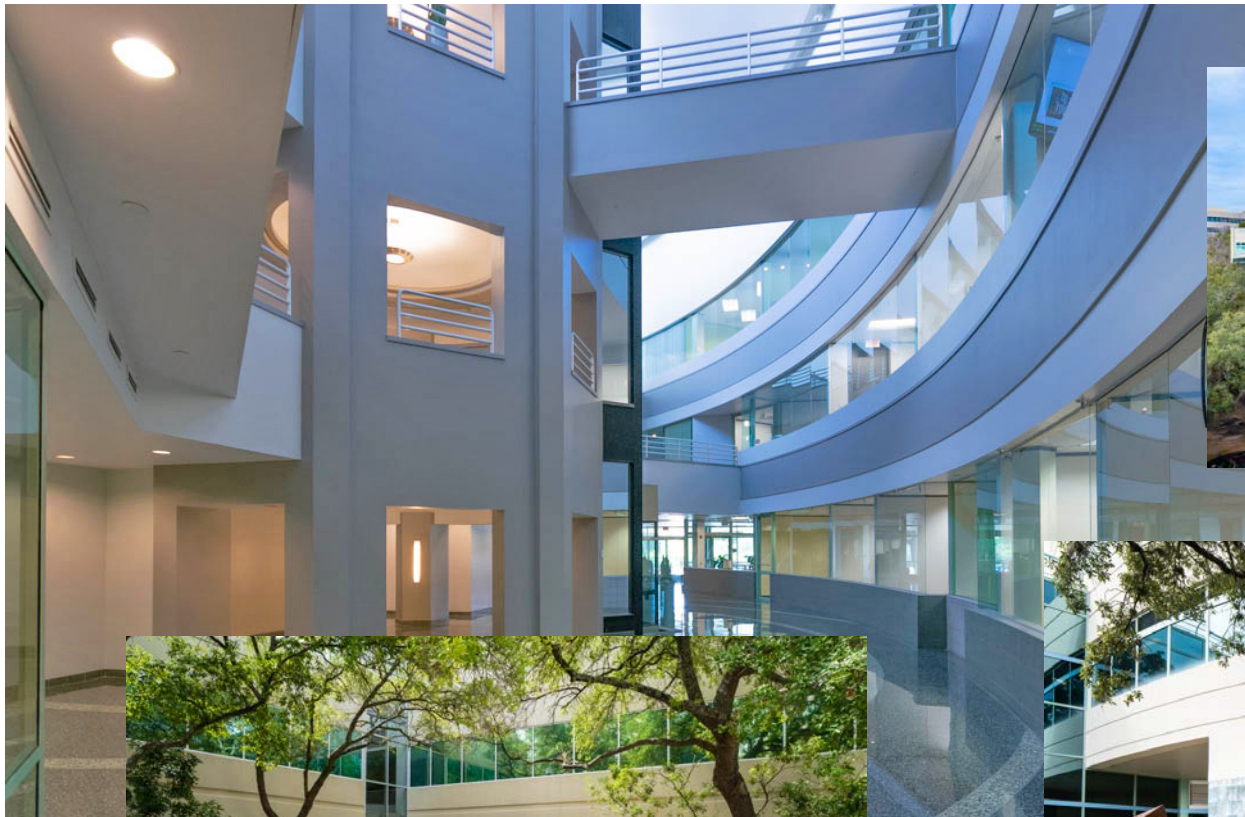
JEFF HENLEY, JR.

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 RIVERSIDE

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Great Hills Corporate Center

BUILDING I

LEVEL ONE

\$21.00/RSF | \$14.49 NNN

Suite 160 - 3,500 - 7,392 RSF

LEVEL TWO

\$21.00/RSF | \$14.49 NNN

Suite 240 - 3,000 - 9,288 RSF

LEVEL THREE

\$21.00/RSF | \$14.49 NNN

Suite 335 - 1,475 RSF*

Suite 340 - 2,344 RSF*

Suite 350 - 1,277 RSF

**Suites may be combined for a total of 3,819 RSF.*

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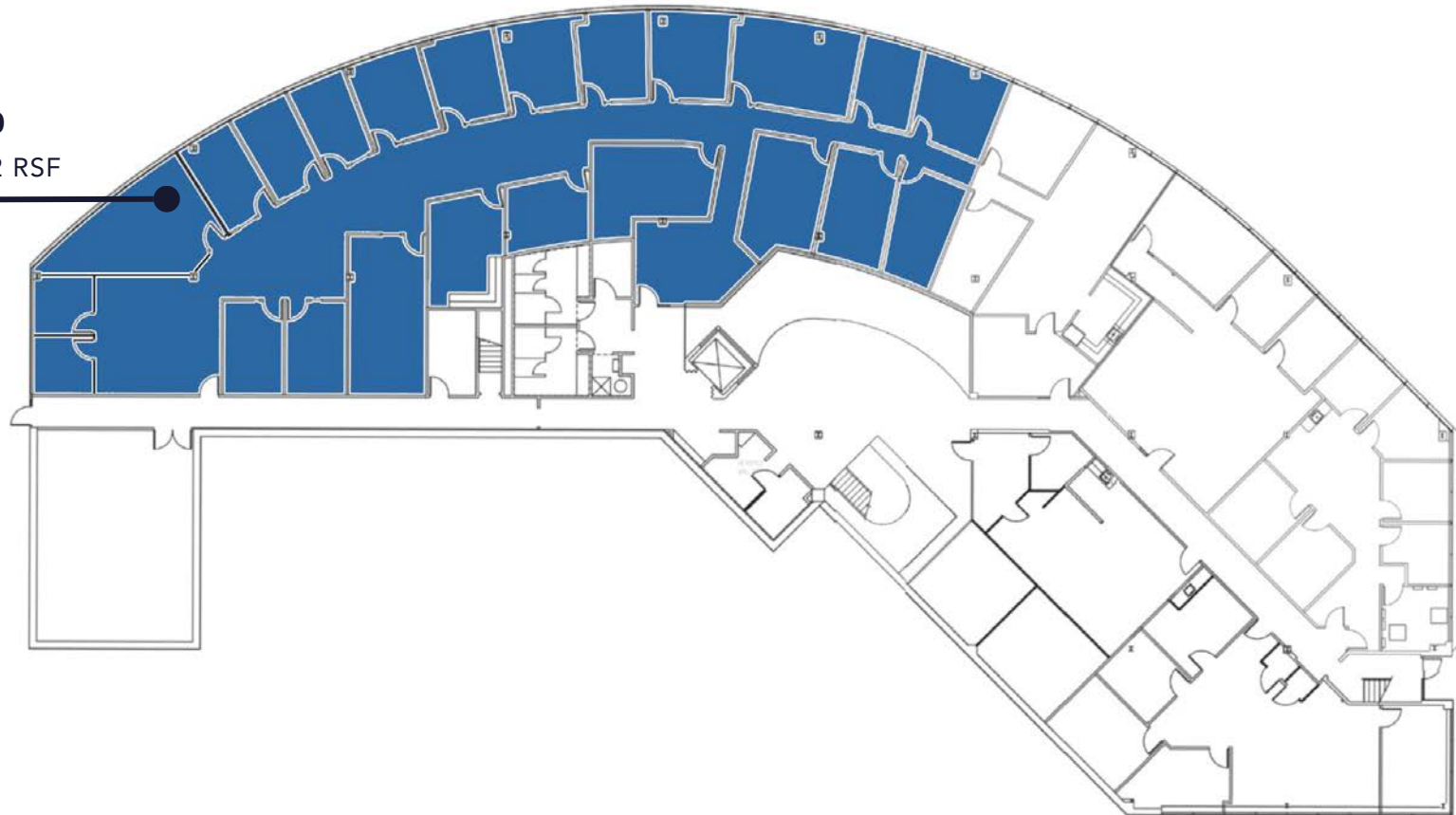
ON-SITE AMENITIES

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

Building I - Level 1

SUITE 160

3,500 - 7,392 RSF



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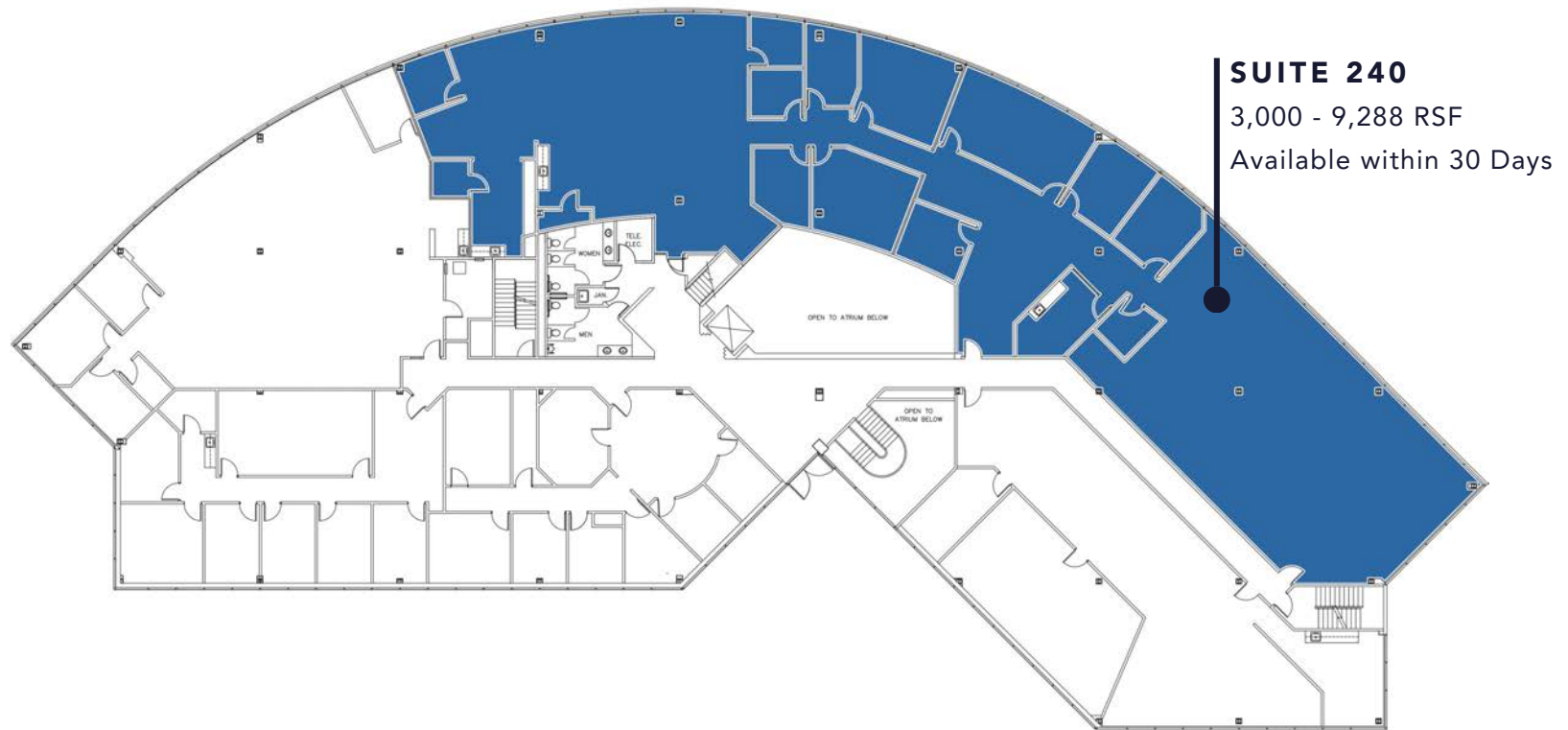
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ON-SITE AMENITIES

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

Building I - Level 2



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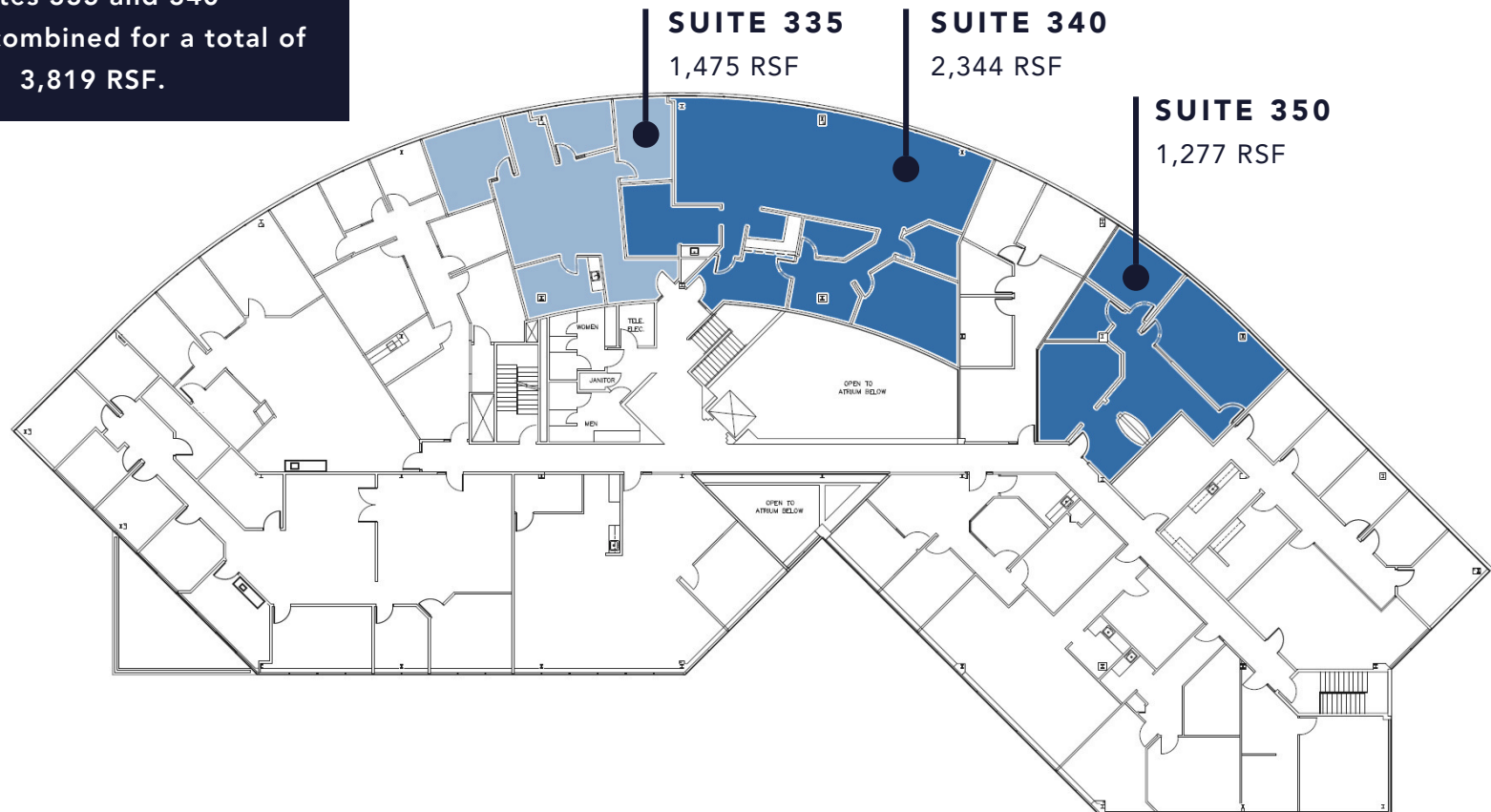
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ON-SITE AMENITIES

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

Building I - Level 3

Suites 335 and 340
may be combined for a total of
3,819 RSF.



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Great Hills Corporate Center

BUILDING II

LEVEL ONE

\$21.00/RSF | \$14.49 NNN

Suite 100 - 3,442 RSF

Suite 130 - 3,098 RSF*

Suite 135 - 2,478 RSF*

Suite 150 - 2,259 RSF*

**Suites may be combined for a total of 7,835 RSF.*

LEVEL THREE

\$21.00/RSF | \$14.49 NNN

Suite 375 - 1,689 RSF

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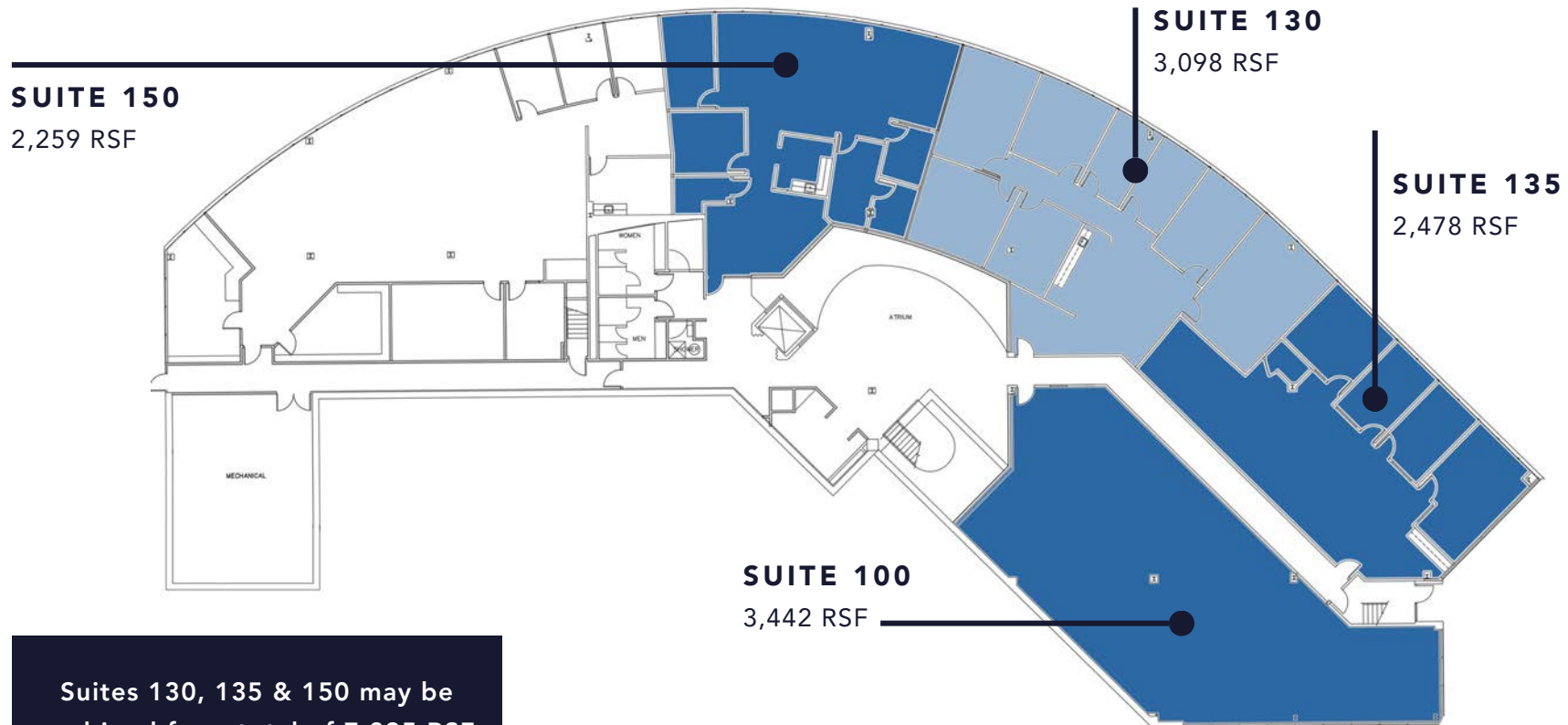
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ON-SITE AMENITIES

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

Building II - Level 1



Suites 130, 135 & 150 may be combined for a total of 7,835 RSF.

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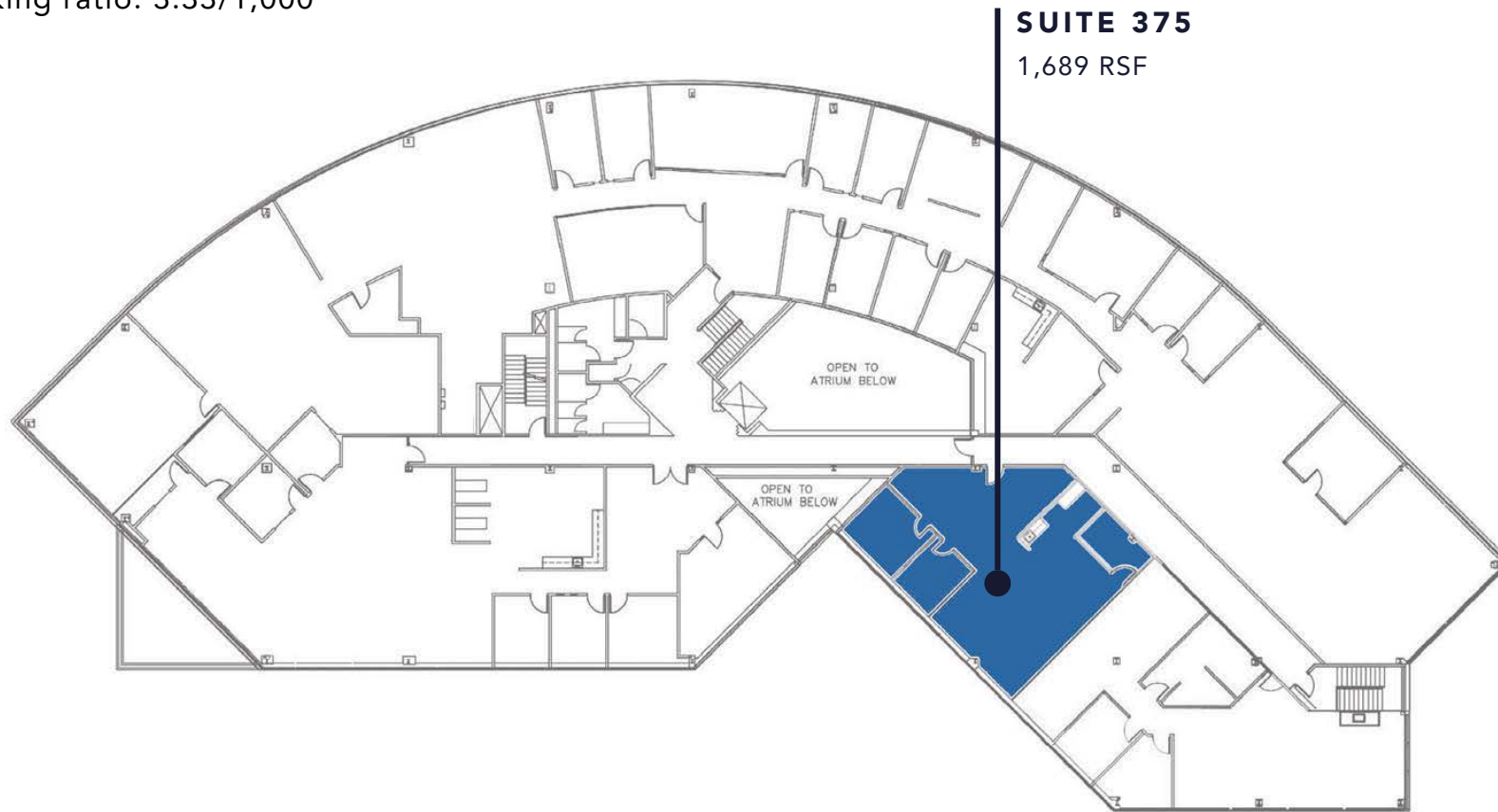
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ON-SITE AMENITIES

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

Building II - Level 3



SUITE 375

1,689 RSF

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Great Hills Corporate Center

BUILDING III

LEVEL ONE

\$20.00/RSF | \$14.49 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

\$20.00/RSF | \$14.49 NNN

Suite 240 - 8,246 RSF

Suite 255 - 2,707 RSF

Suite 258 - 3,181 RSF

LEVEL THREE

\$20.00/RSF | \$14.49 NNN

Suite 355 - 2,262 RSF

Suite 370 - 2,543 RSF

FOR MORE INFORMATION

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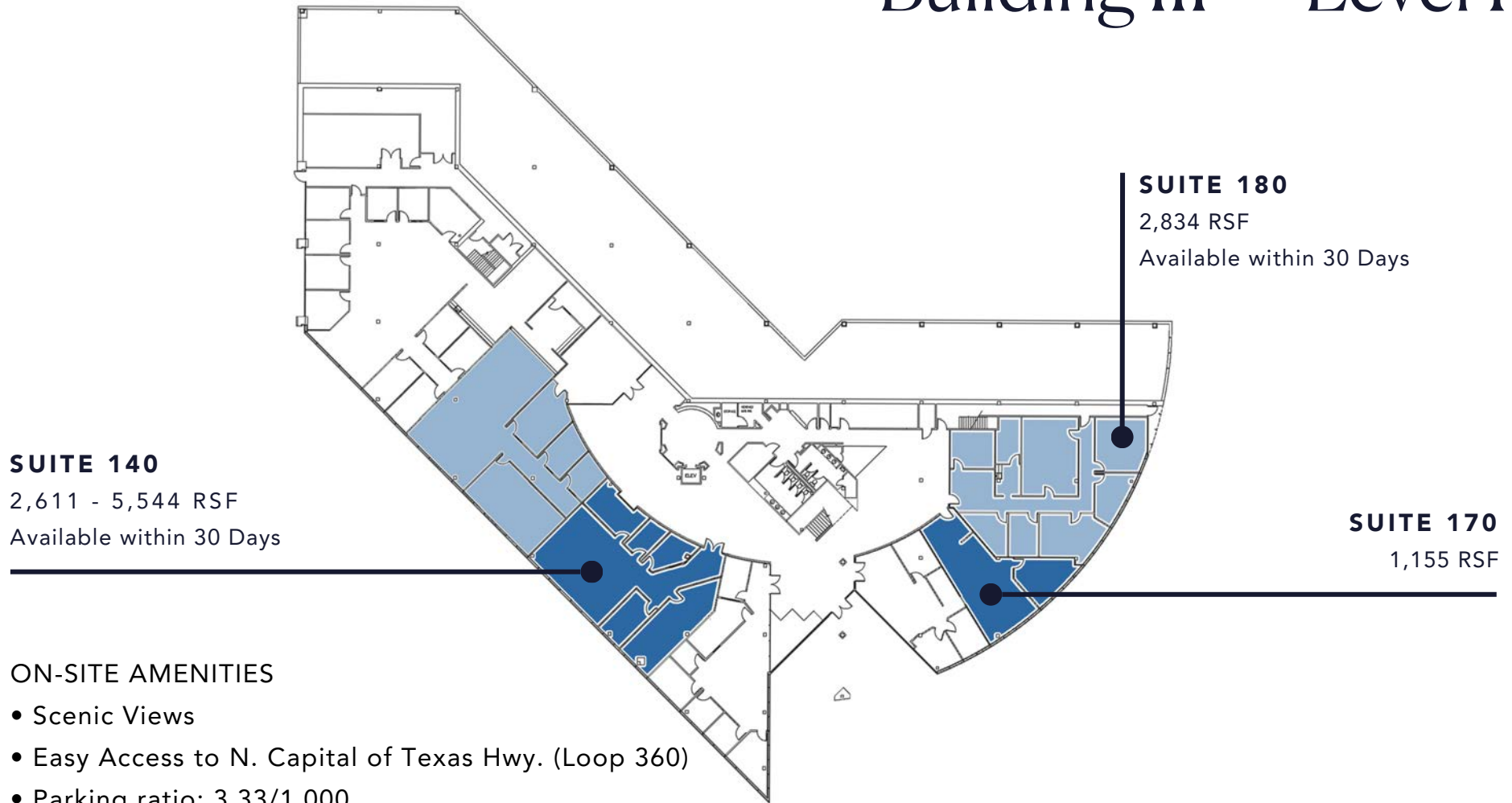
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Building III - Level 1



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Building III - Level 2

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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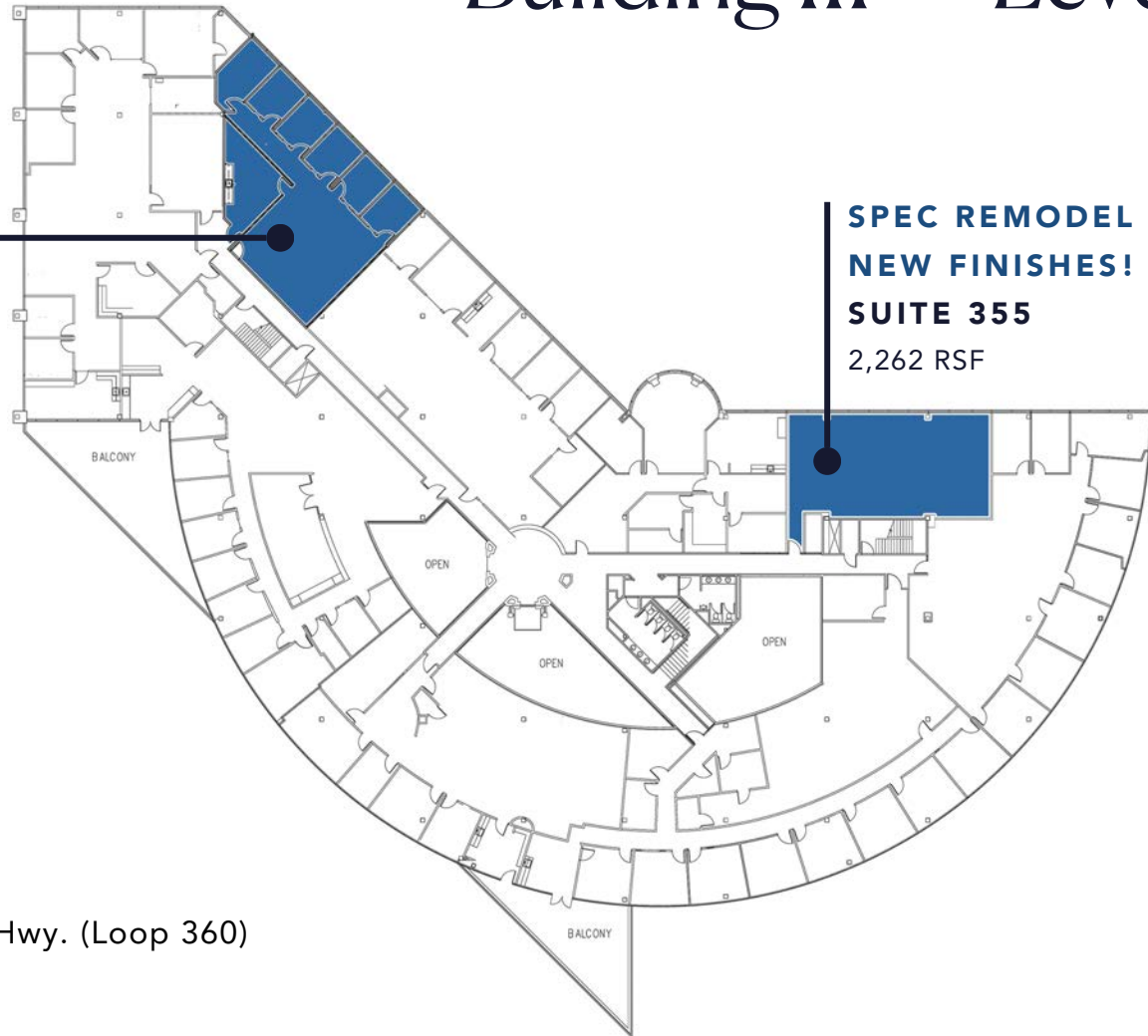
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Building III - Level 3

**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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3 RIVERSIDE

Nearby Amenities

1 Arboretum Market

Starbucks
Trader Joe's
Williams-Sonoma
Newk's Eatery
Talbots
Romano's Macaroni Grill
Pier 1 Imports
PF Chang's
Sephora
Modern Market
Milk + Honey

2 Great Hills Market

FireBowl Cafe
Modern Market
Texadelphia
TJ Maxx
Supercuts
Pok-E-Jo's Smokehouse
Petco
Regal Cinema 8
La Madeleine French Cafe

3 The Arboretum

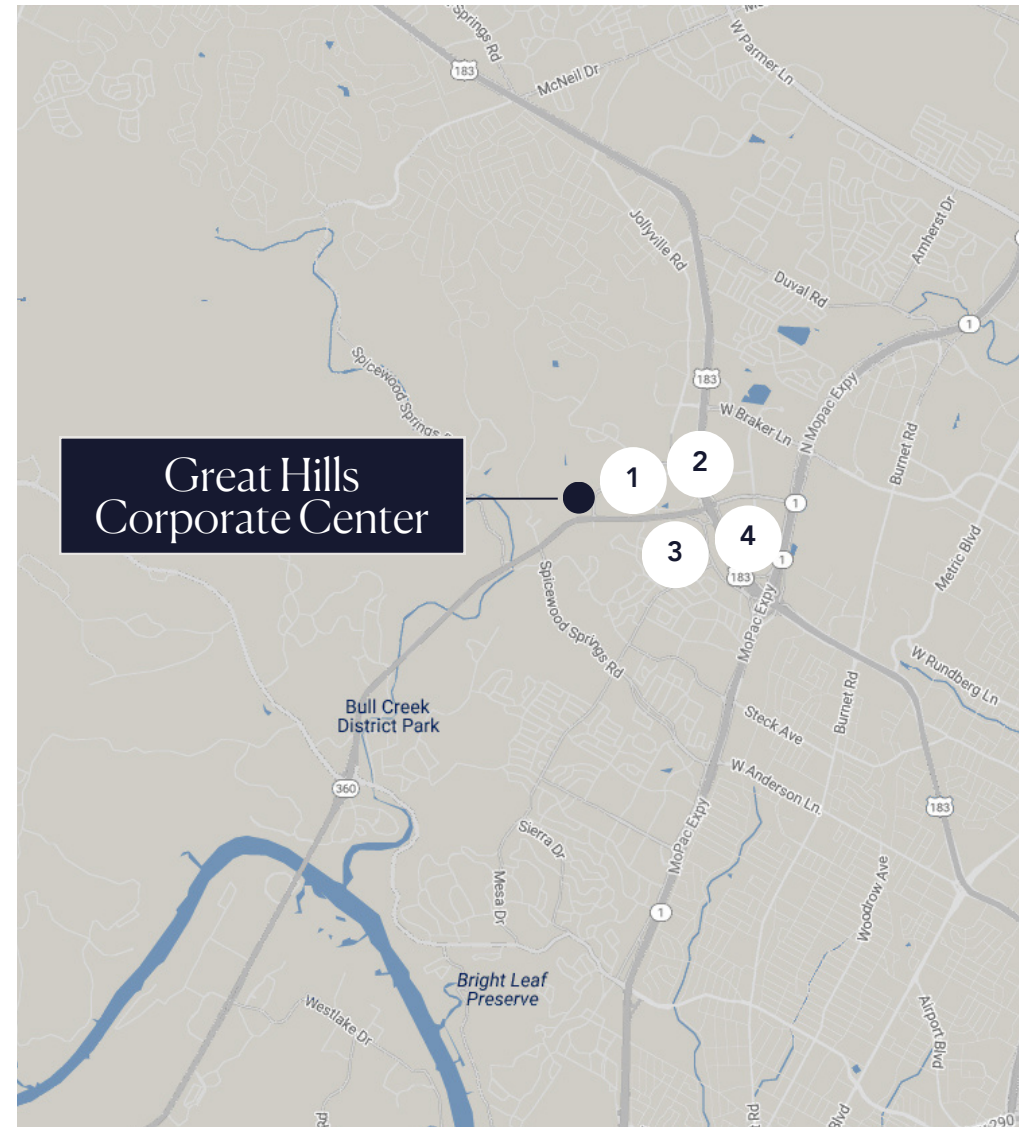
Zoe's Kitchen
Pottery Barn
Gap | Gap Kids
Z Gallerie
Francesca's
Everything But Water
Jos. A Bank
Sunglass Hut
Amy's Ice Creams

3 The Arboretum Cont'd.

Five Guys Hamburgers
Barnes & Noble
The Cheesecake Factory
Renaissance Austin
Knotty Deck & Bar
Chico's
BRIO Tuscan Grille
Blue Baker
Estancia Churrascaria
BB&T
Corner Bakery Cafe
Chase Bank

4 I-35 & HWY 183

DoubleTree by Hilton
Hello! Macaron
National Tire and Battery
Austin's Own
Lowe's Home Improvement
Bank of America
Taco Shack
BBVA Compass Bank
Water 2 Wine
Luby's
Embassy Suites
Hyatt Place
Buca di Beppo
Mimi's Cafe
Dave & Buster's
Baby Acapulco
Regal Cinema & IMAX
Hanabi Sushi
Taco Cabana
Whole Foods Market
REI
Crate & Barrel
The Container Store
Bed, Bath & Beyond



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