

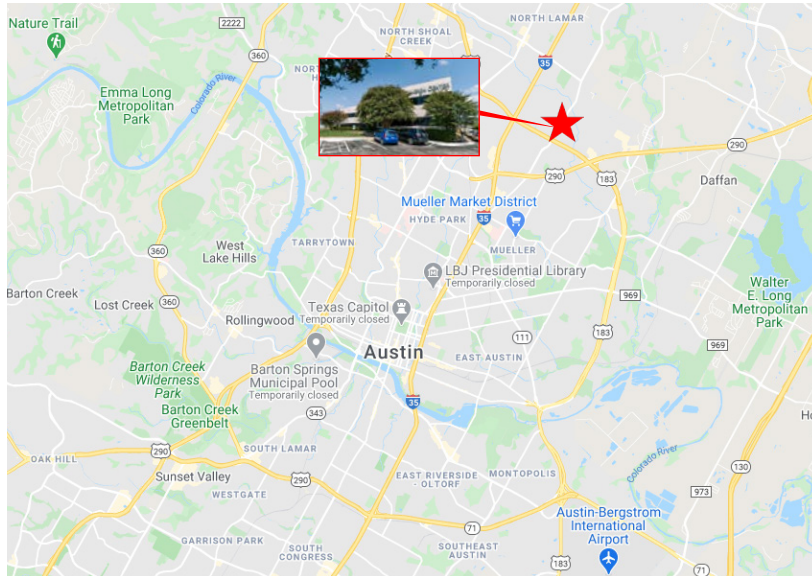
THE CAMERON CENTER



**THREE BUILDING OFFICE COMPLEX
AVAILABLE IN AUSTIN'S NORTHEAST**

7901 Cameron Rd | Austin, TX 78754

THE CAMERON CENTER



The Cameron Center features 3 buildings with a total of 119,000 SF. We offer a full service rental structure with lease rate to be negotiated based on tenant square footage and the length of lease term. All 3 buildings have stairs and elevator access for the upper floors.

PROPERTY HIGHLIGHTS

- Total Size: 119,000 SF
- Rate: \$25.00 SF/yr (Full Service)
- Convenient access to Hwy 183, I-35 and Mopac
- Surface and covered parking available
- Parking Ratio: 4/1,000 SF
- Flexible access hours from 7 am to 8 pm
- Ability to expand your space as needed
- Daily and nightly security service
- Newly renovated lobbies and common areas
- Free WIFI access throughout the buildings
- Management and Maintenance offices onsite
- **Full Floors and Full Buildings Available for Lease**

AVAILABLE SPACES

BUILDING	SUITE	SF
Building 1	200	1,800 SF
Building 2	125	2,000 SF
Building 2	259	1,300 SF
Building 2	342	1,700 SF
Building 3	105	4,000 SF
Building 3	230	1,900 SF



STEPHEN DEPIZZO
Senior Managing Director
512-391-0718 x 22
sdepizzo@stcroixca.com

JEREMY PETERSON
Associate
512-391-0718 x 33
jpeterson@stcroixca.com



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Photos



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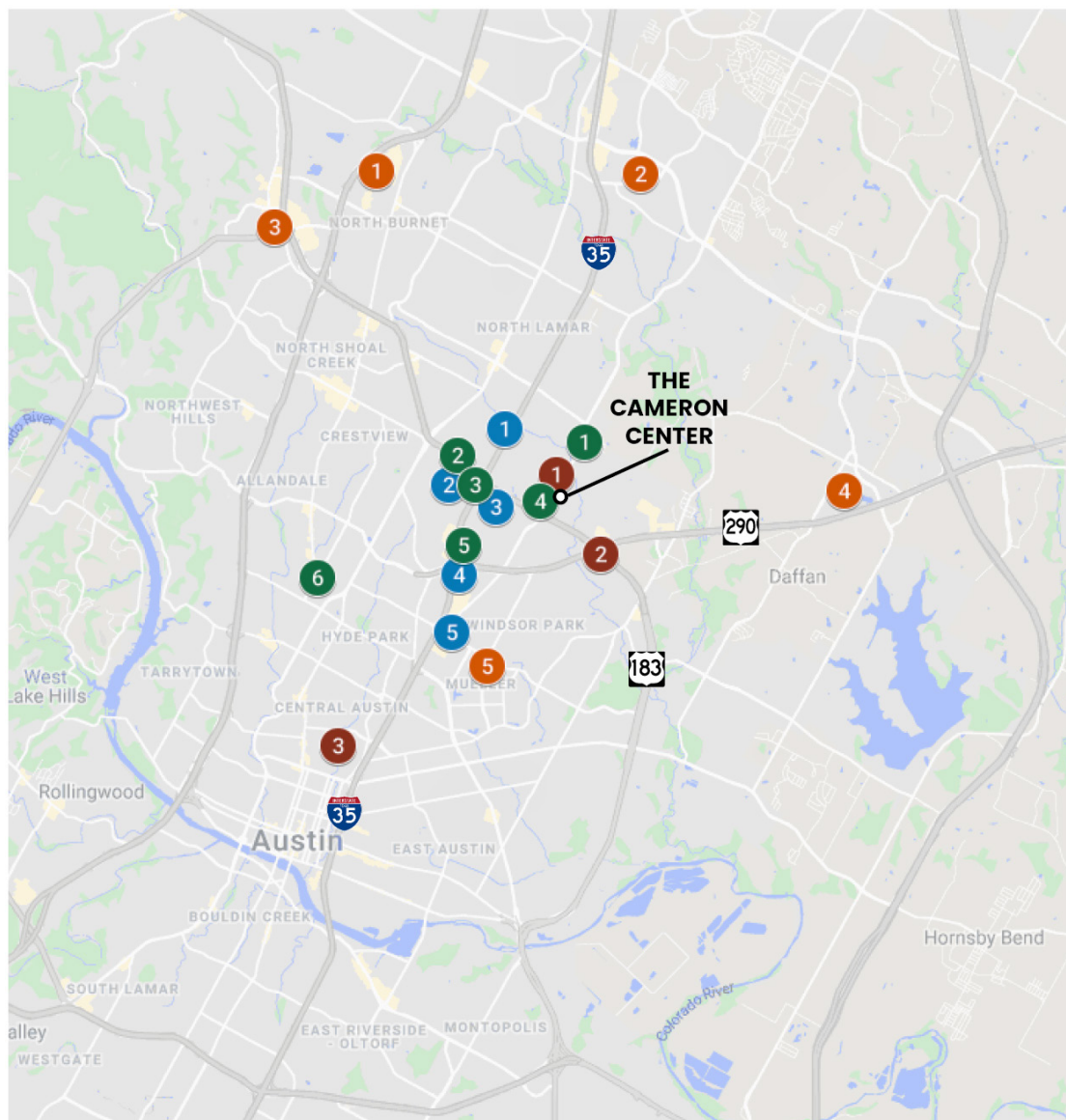




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BUSINESS

- 1 The Domain
- 2 Dell Campus
- 3 The Arboretum
- 4 Applied Materials HQ
- 5 Mueller Market District



HOTELS

- 1 Holiday Inn
- 2 Hyatt Place
- 3 Hampton Inn
- 4 Embassy Suites
- 5 Residence Inn



RESTAURANTS

- 1 Domino's
- 2 Red Lobster
- 3 Buffalo Wild Wings
- 4 Wendy's
- 5 Pappadeaux
- 6 Picnik



EDUCATION

- 1 KIPP Austin Collegiate
- 2 Texas Preparatory School
- 3 University of Texas Campus

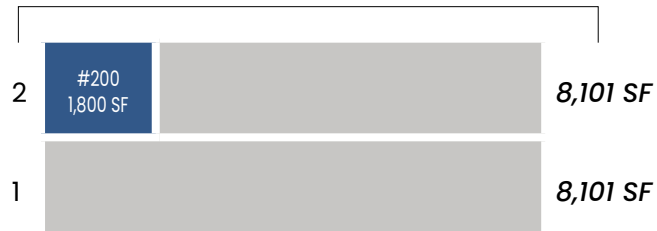
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BUILDING 1

TOTAL SF: 16,202 SF



Availabilities:



Occupied:



BUILDING 2

TOTAL SF: 49,319 SF



BUILDING 3

TOTAL SF: 58,209 SF



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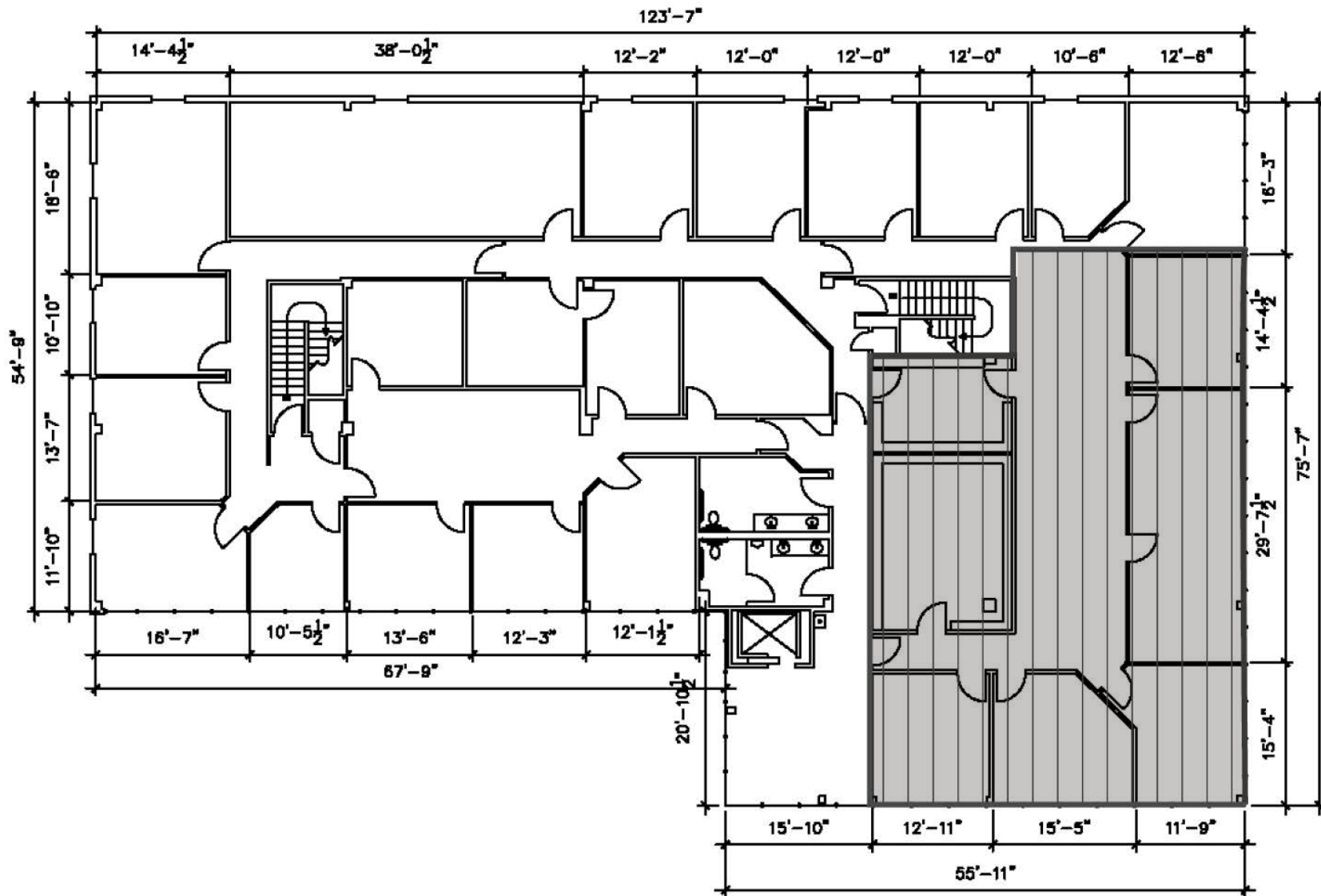
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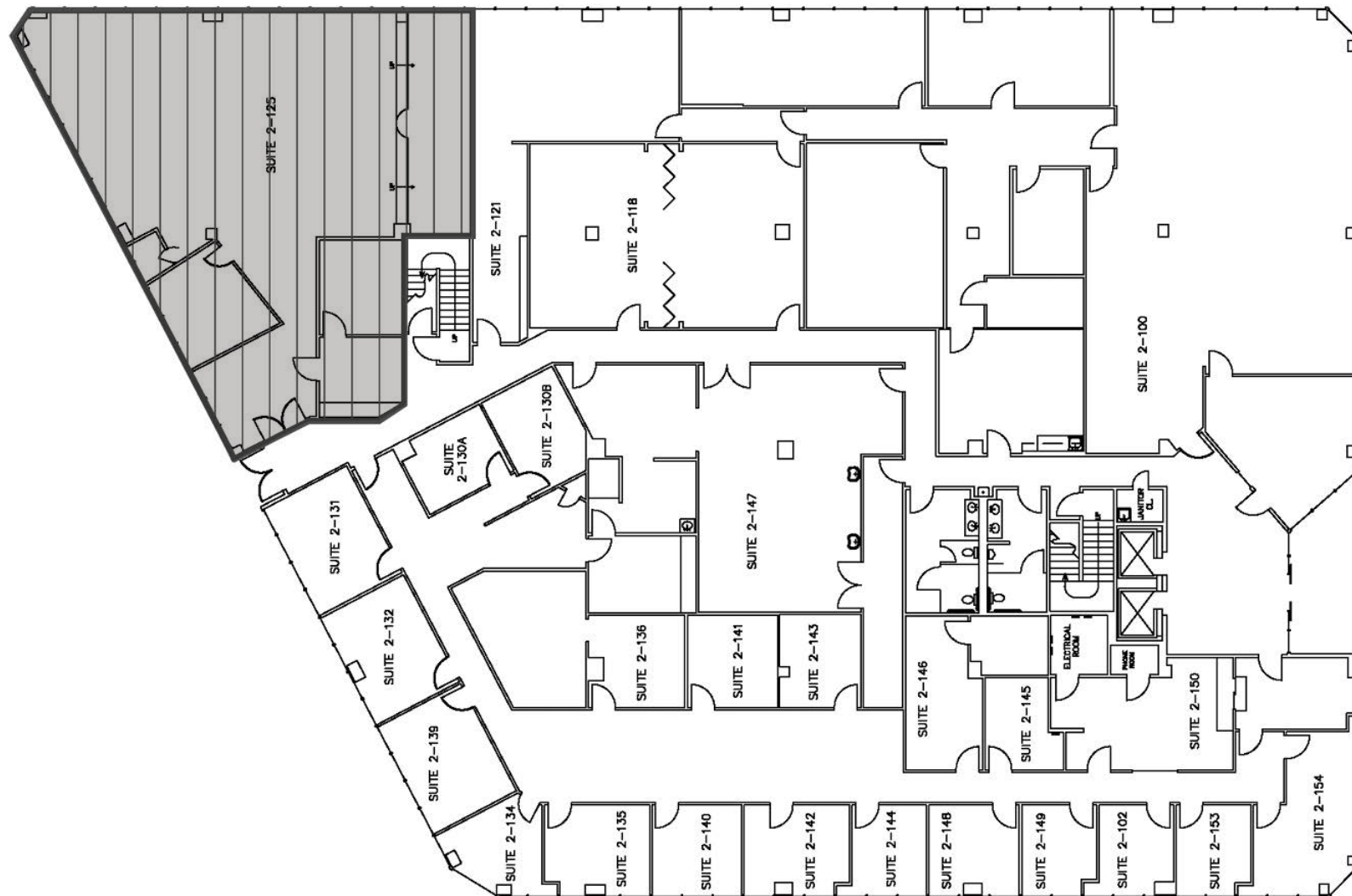




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Building 2 - 2nd Floor
Suite 259 - 1,300 SF



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