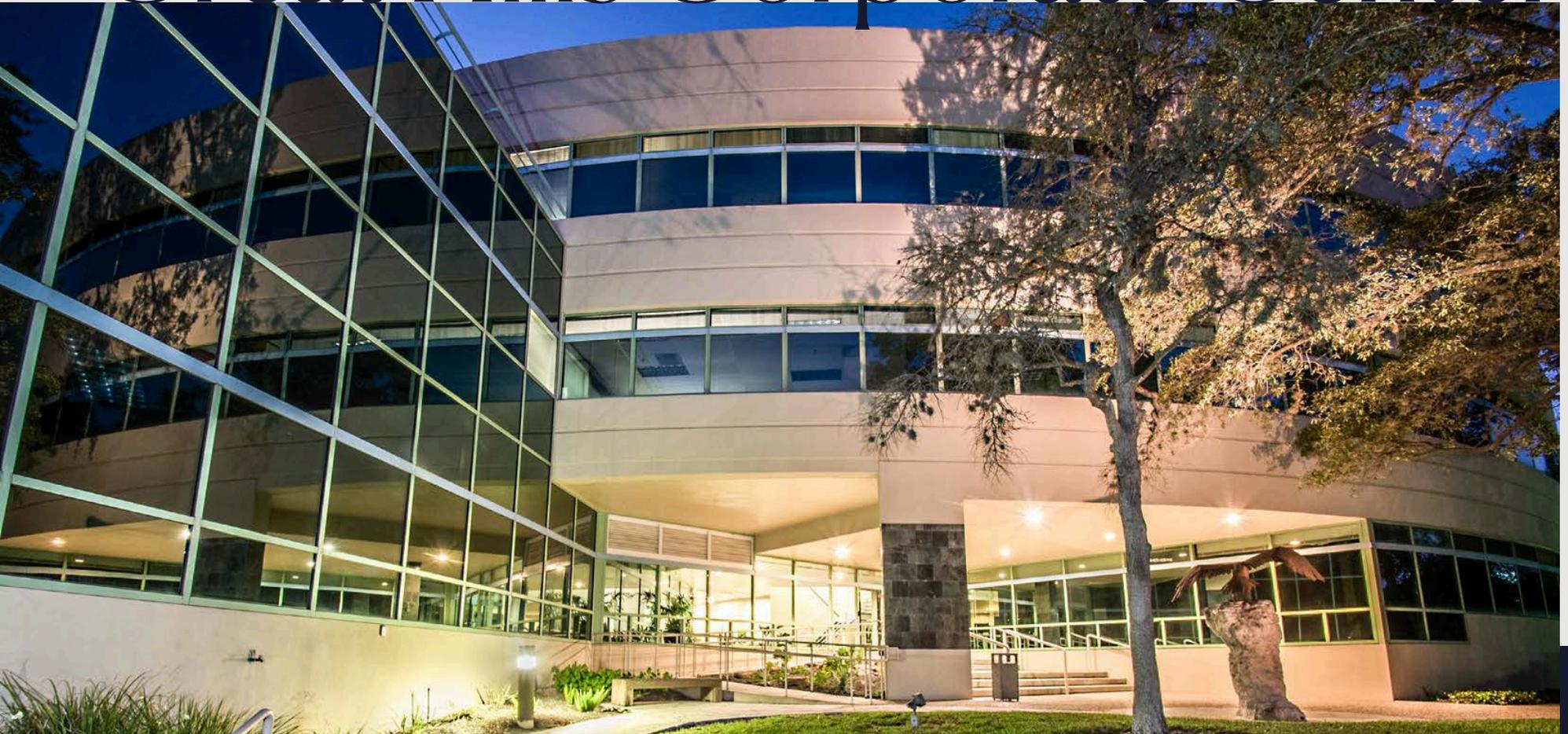


OFFICE FOR LEASE

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

# Great Hills Corporate Center



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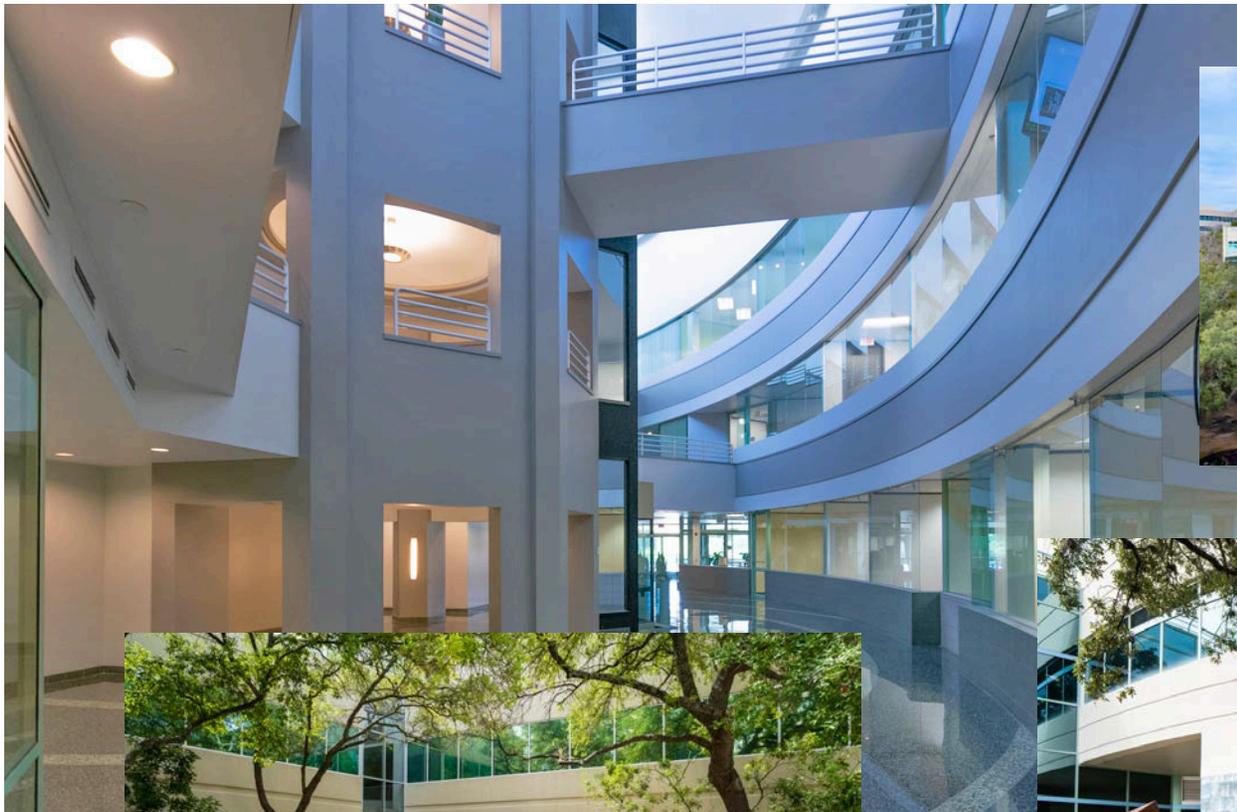
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# Great Hills Corporate Center

## BUILDING I

### LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 160 - 3,500 - 7,392 RSF

### LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 260 - 4,097 RSF

### LEVEL THREE

\$21.00/RSF | \$15.27 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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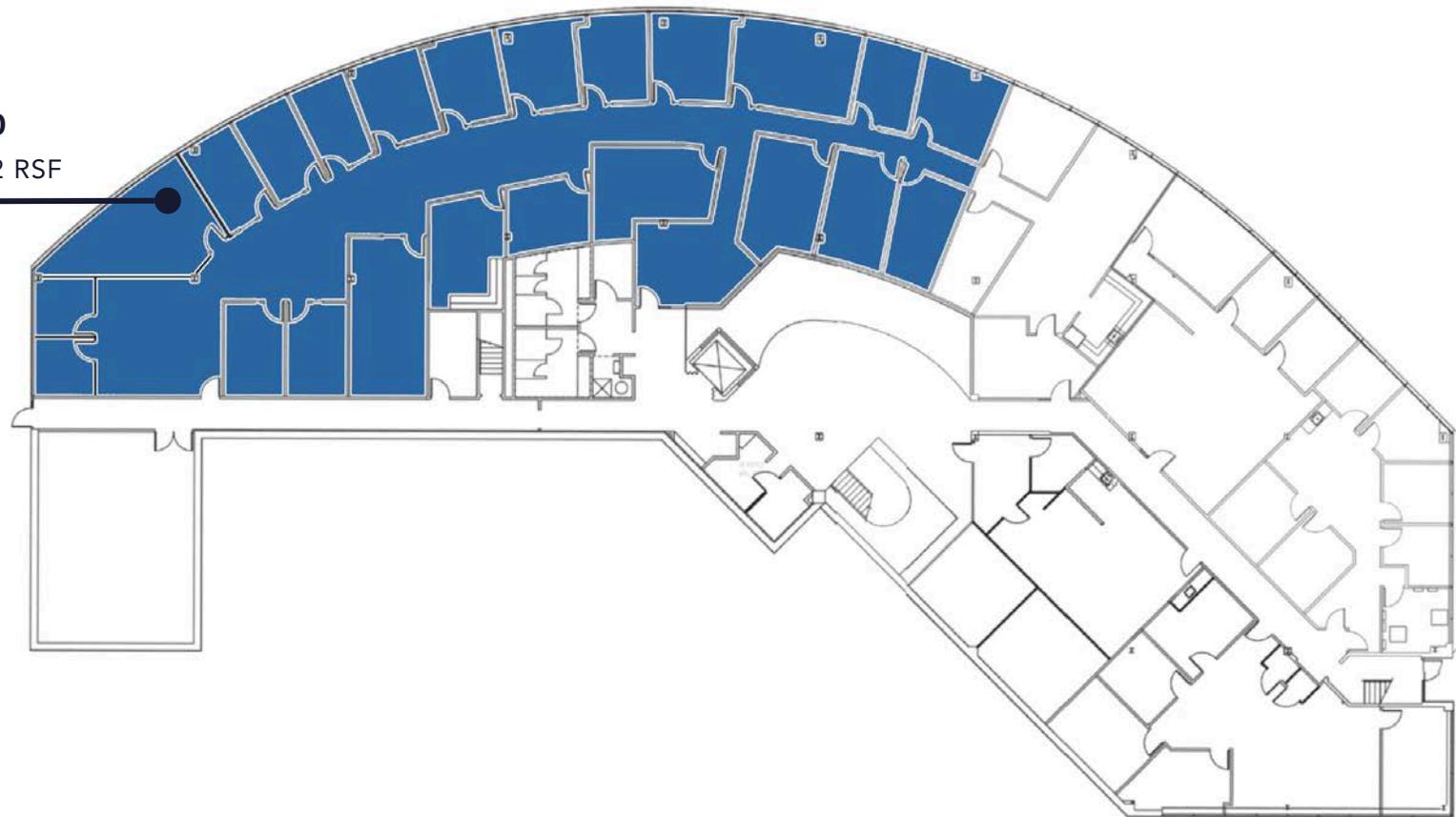
ON-SITE AMENITIES

- 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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ON-SITE AMENITIES

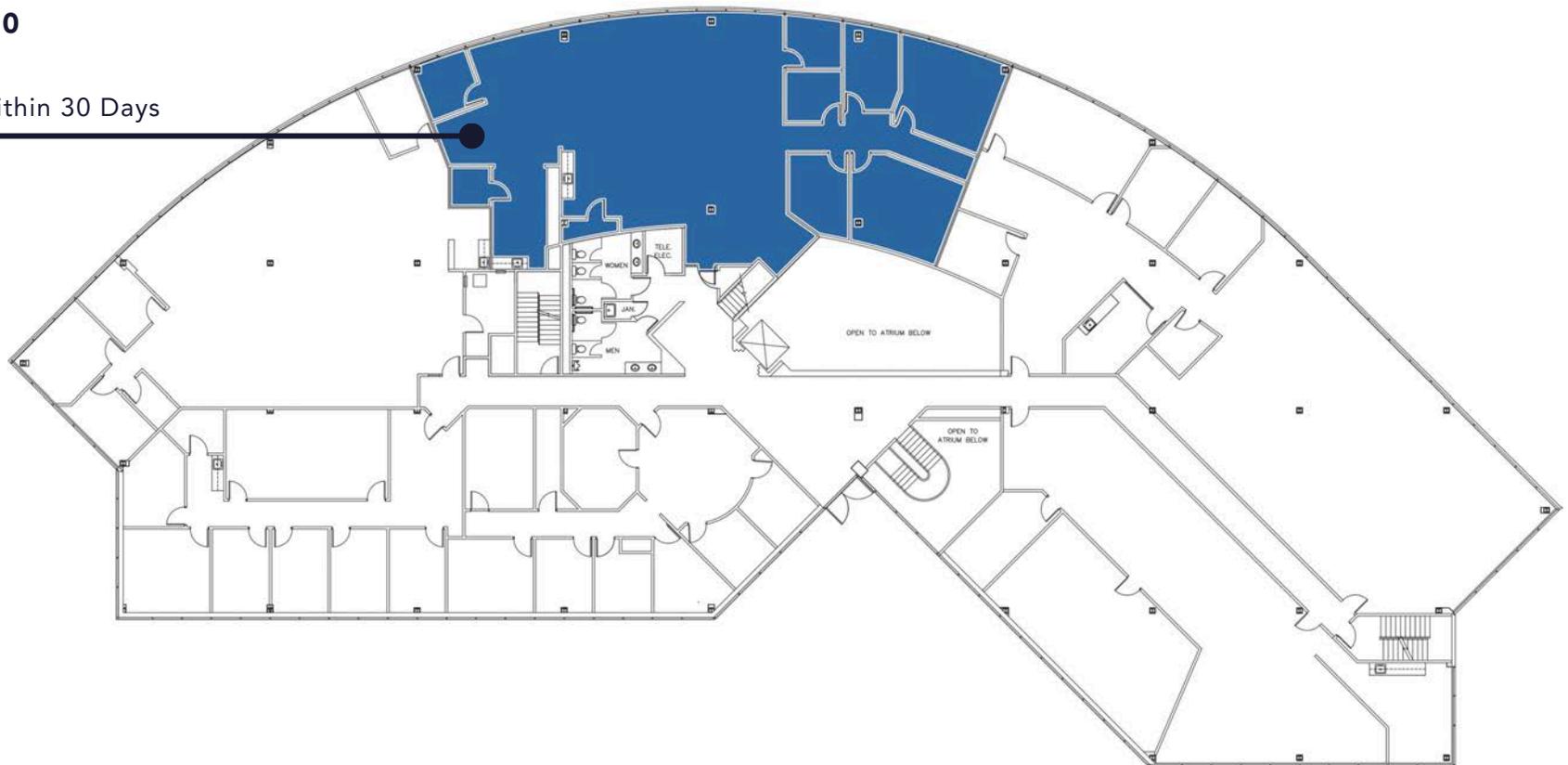
- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

# Building I - Level 2

**SUITE 260**

4,097 RSF

Available within 30 Days



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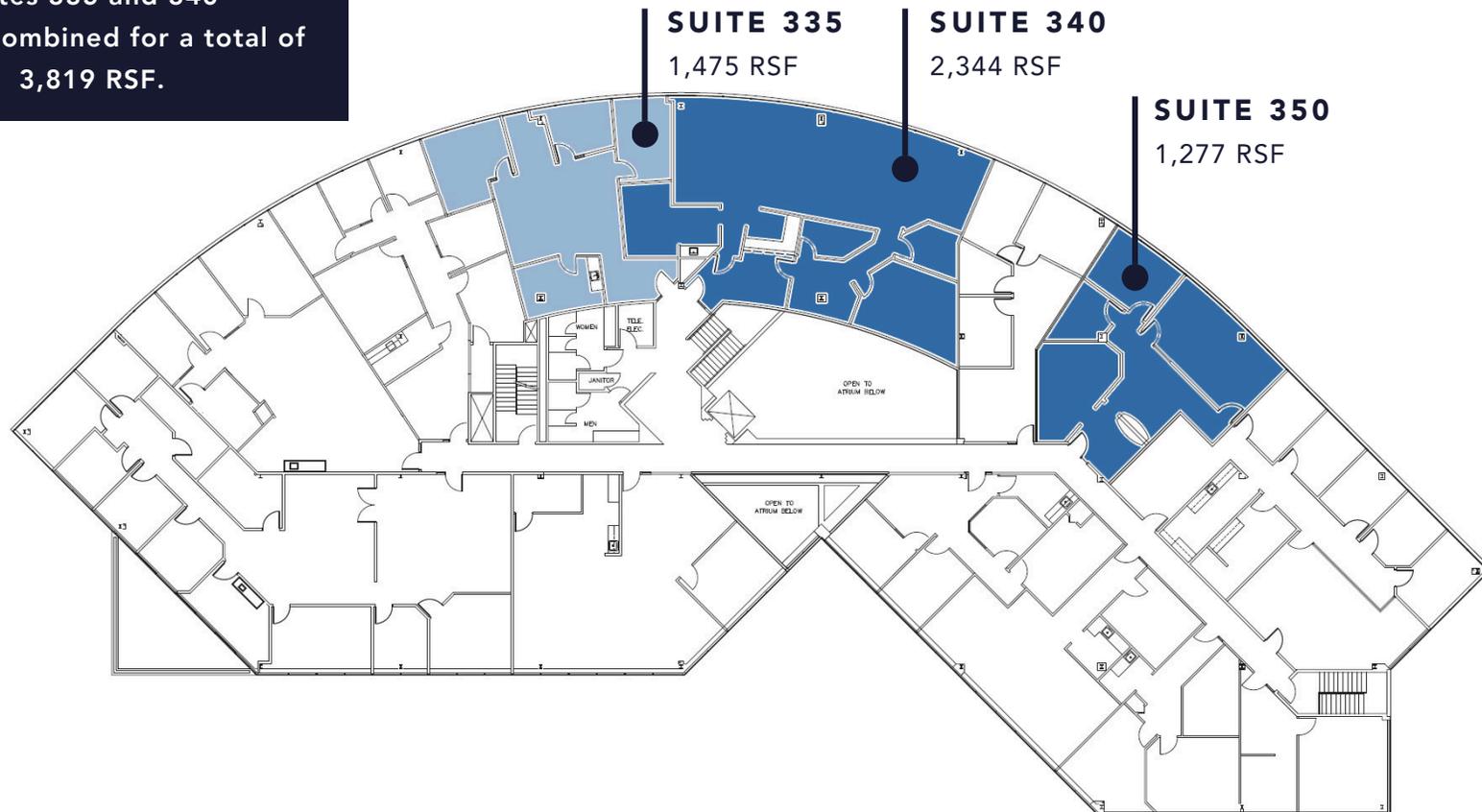
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ON-SITE AMENITIES

- 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 | \$15.27 NNN

Suite 100 - 3,442 RSF

Suite 135 - 2,478 RSF\*

Suite 150 - 2,235 RSF\*

*\*Suites may be combined for a total of 4,713 RSF.*

### **LEVEL THREE**

\$21.00/RSF | \$15.27 NNN

Suite 375 - 1,689 RSF

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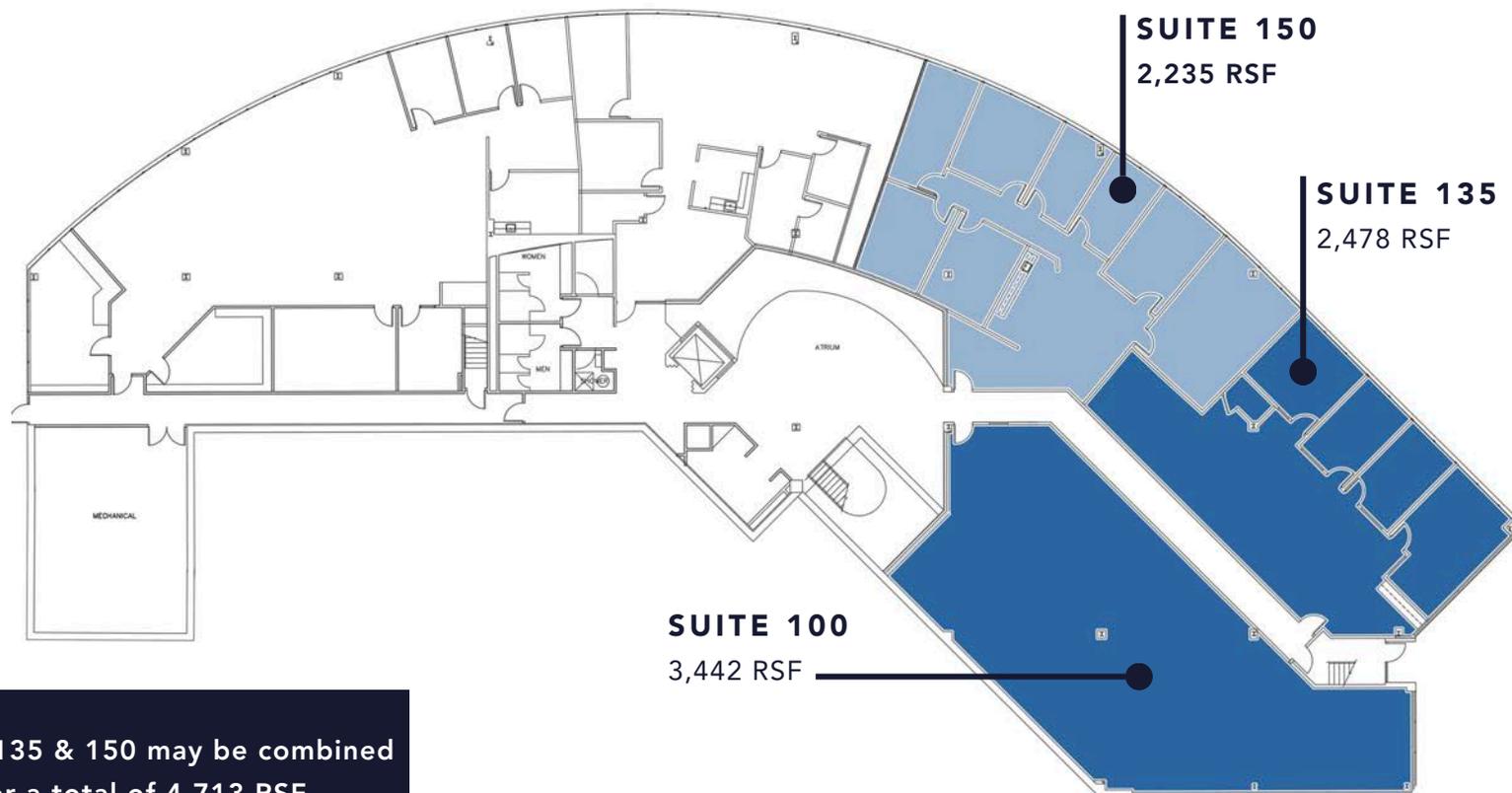
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ON-SITE AMENITIES

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

# Building II - Level 1



Suites 135 & 150 may be combined for a total of 4,713 RSF.

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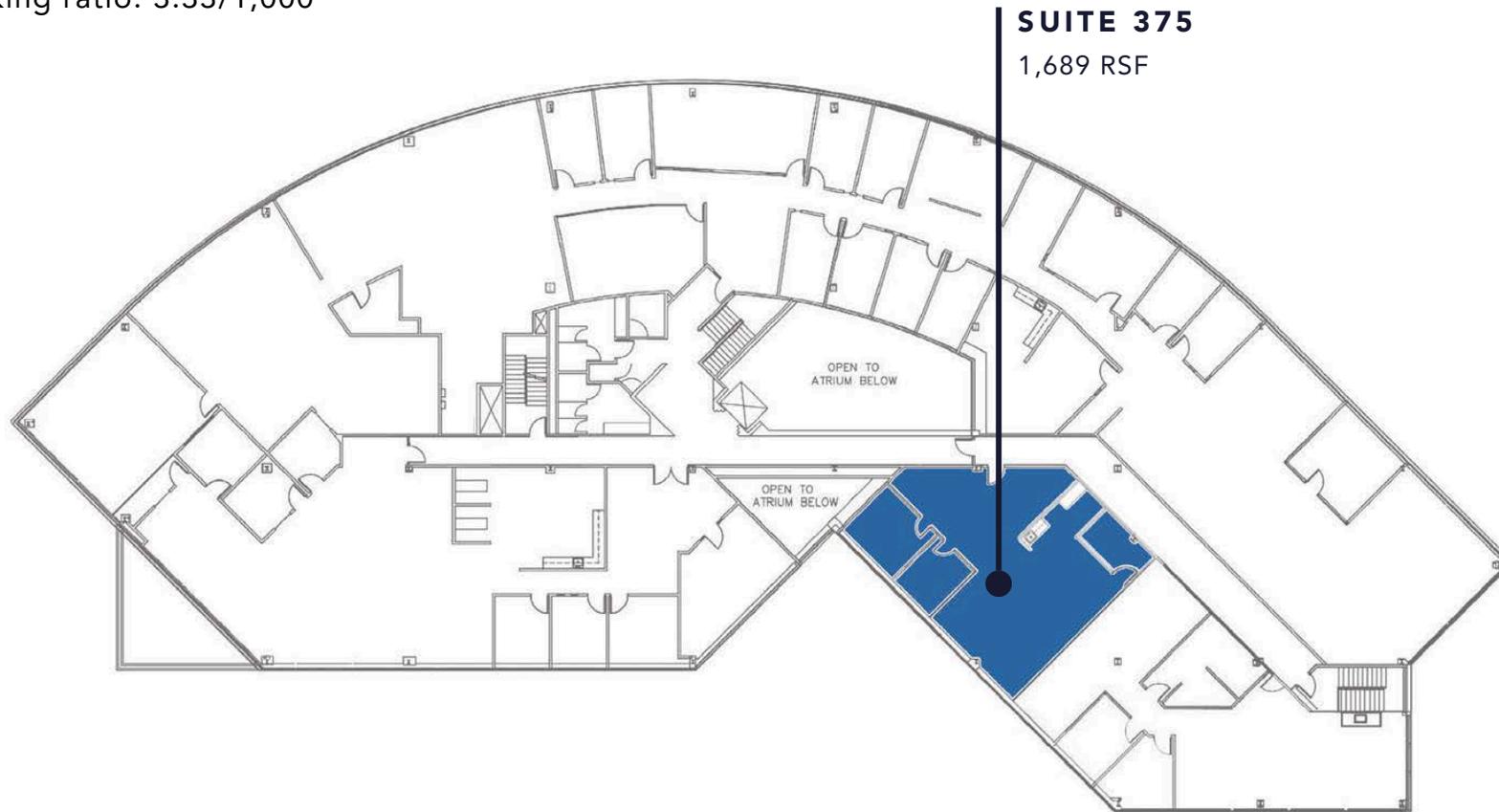
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ON-SITE AMENITIES

- 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

FOR MORE INFORMATION

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# Great Hills Corporate Center

## BUILDING III

### LEVEL ONE

\$21.00/RSF | \$15.27 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

\$21.00/RSF | \$15.27 NNN

Suite 210 - 5,760 RSF

Suite 240 - 8,246 RSF

Suite 255 - 2,707 RSF

Suite 258 - 3,181 RSF

### LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 355 - 2,262 RSF

Suite 370 - 2,543 RSF

FOR MORE INFORMATION

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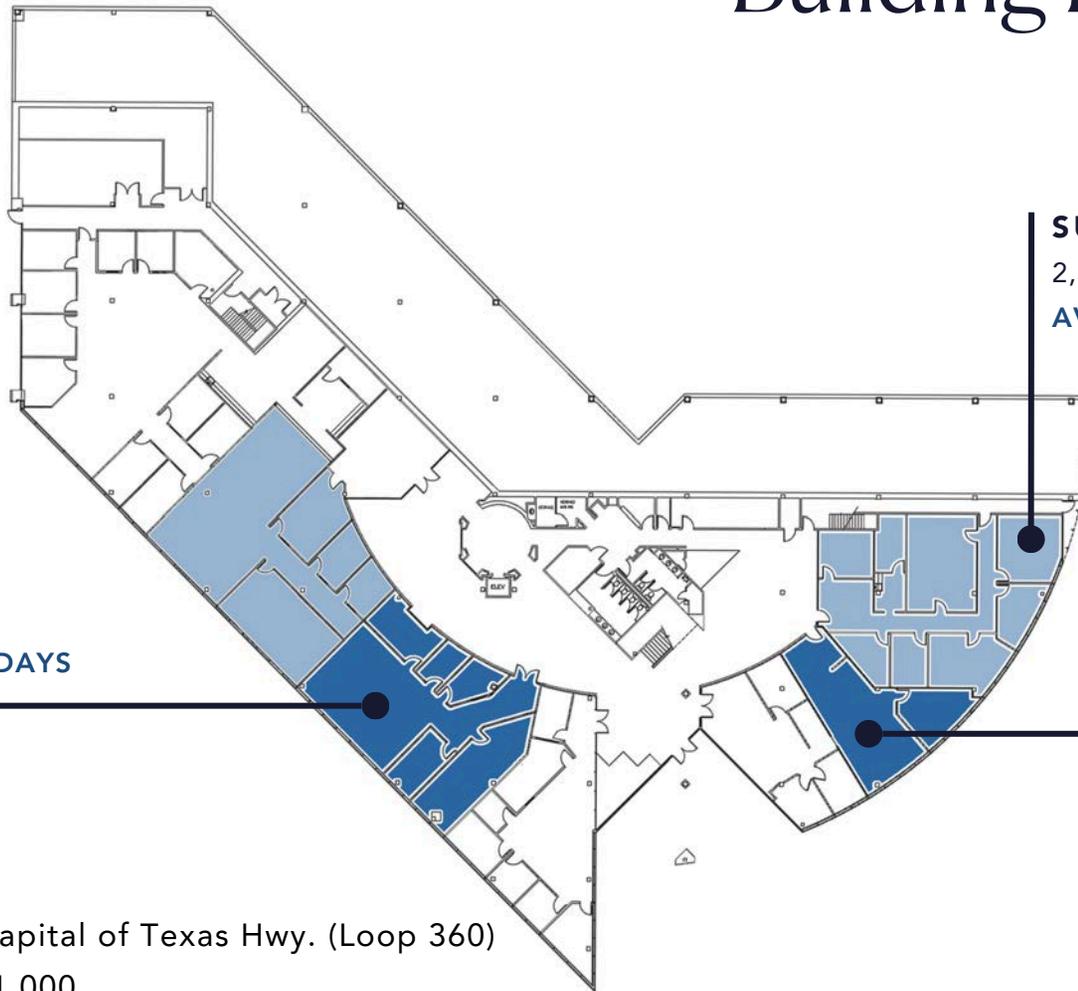
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# Building III - Level 1



## SUITE 140

2,611 - 5,544 RSF

AVAILABLE WITHIN 30 DAYS

## SUITE 180

2,834 RSF

AVAILABLE WITHIN 30 DAYS

## SUITE 170

1,155 RSF

## ON-SITE AMENITIES

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

FOR MORE INFORMATION

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# Building III - Level 2

**SUITE 210**

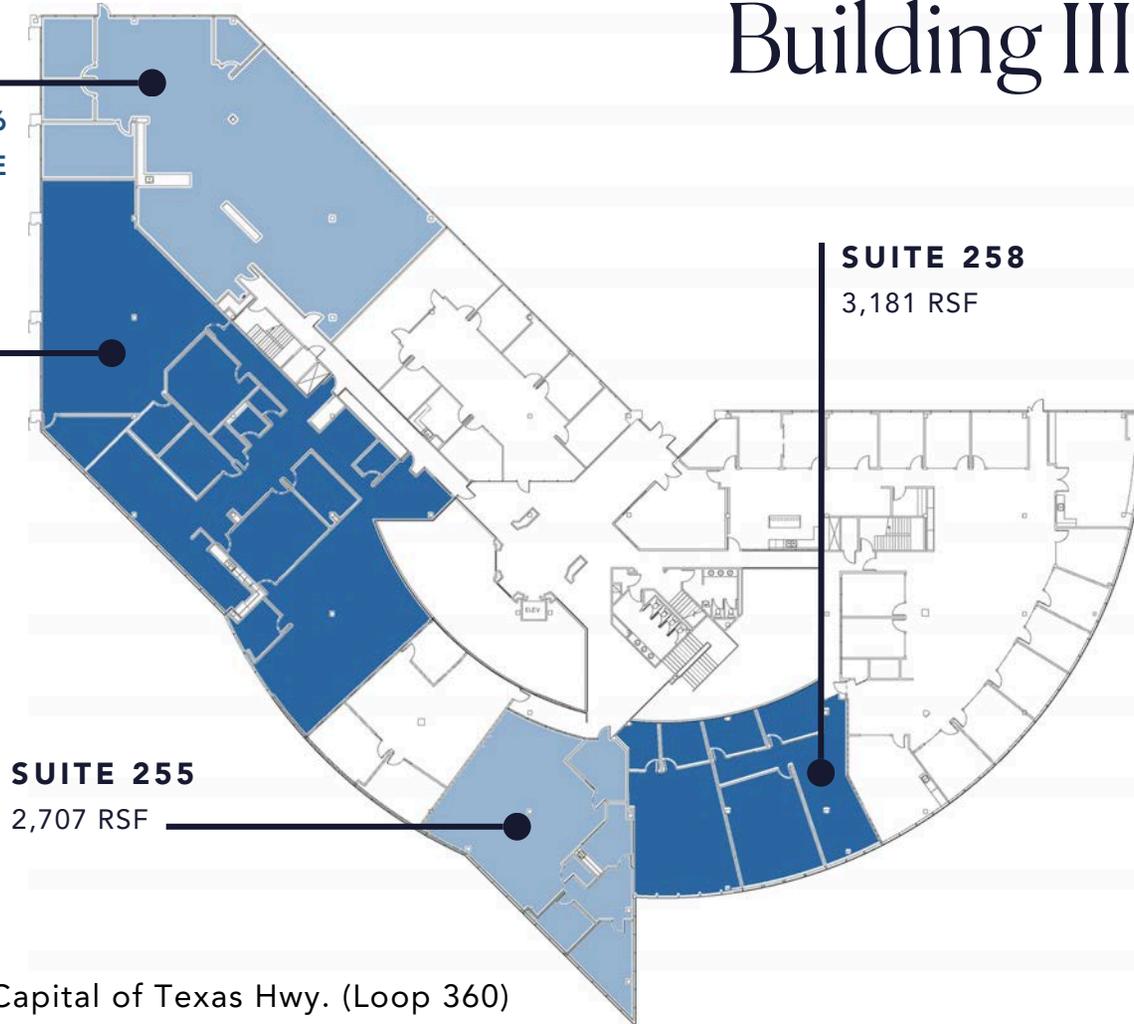
5,760 RSF

AVAILABLE 10/01/2026

FURNITURE AVAILABLE

**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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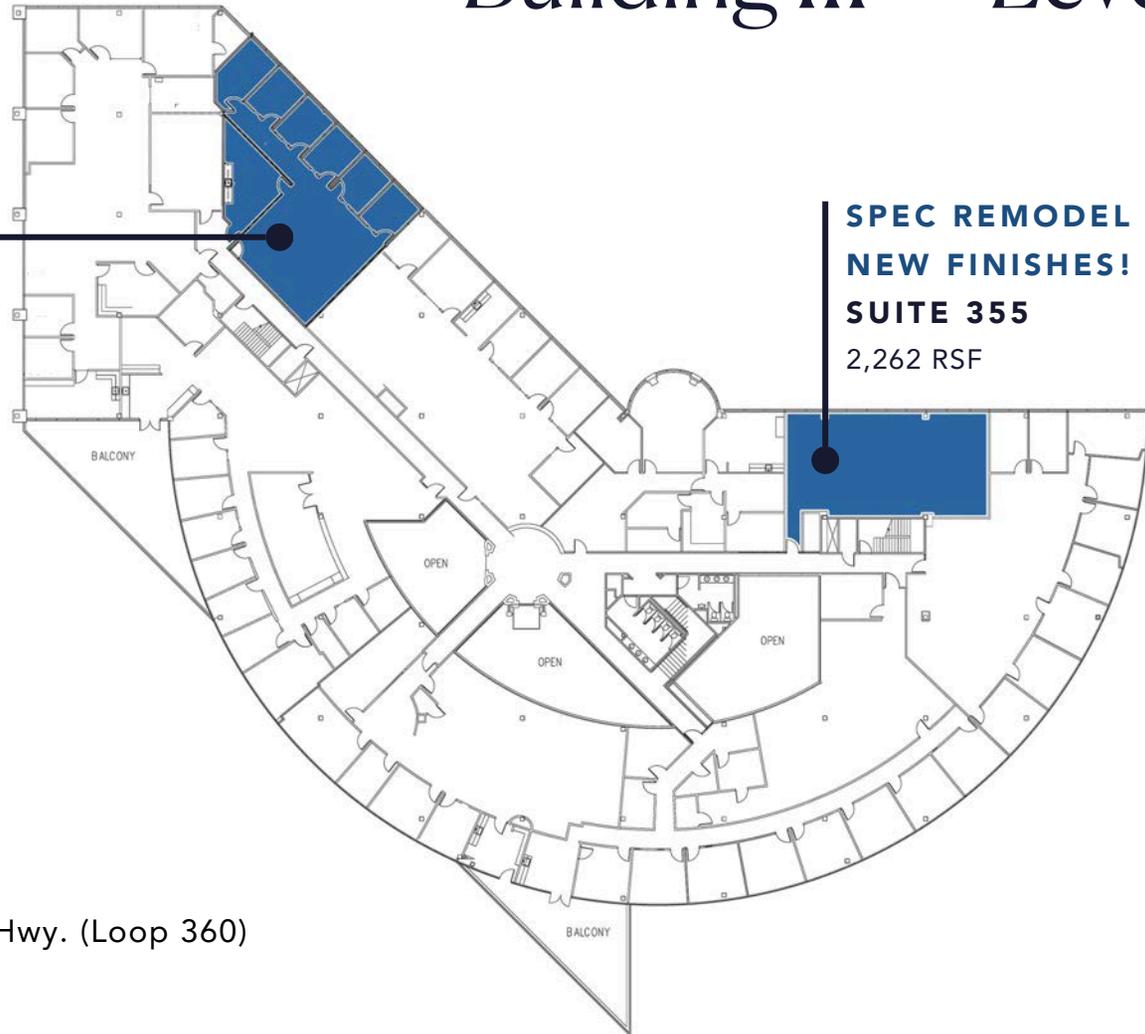


# Building III - Level 3

**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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# 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

## 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

## 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

## 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

## 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



# Contact

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