

GREYROCK

FOR SALE / LEASE



GREYROCK

12101 Archeleta Blvd. #2
Austin, TX 78739

KEVIN GRANGER

kevin.granger@cushwake.com
(512) 814 3403

MIKE BROWN

mike.d.brown@cushwake.com
(512) 370 2426



HIGHLIGHTS

OFFICE LEASE OPTION

Building Size: ±20,000 RSF

Net Rental Rate: \$27.00/RSF/Year

Parking: 4.0:1,000 RSF

Delivery: Can be delivered in 12 months

LAND SALE OPTION

- ★ Price: \$2 million
- ★ Size: 1.9725 acres
- ★ Parking: 70 spaces
- ★ Fully entitled pad site
- ★ Site development permit and building permit obtained for attached rendering
- ★ Zoning: General Office

THE "Y" AT OAK HILL
6 Miles

SUNSET VALLEY
6.7 Miles

ZILKER PARK
10.3 Miles

DOWNTOWN AUSTIN
12.2 Miles

AUSTIN AIRPORT
16.5 Miles

SOUTHPARK MEADOWS
9.8 Miles

BUDA
10.5 Miles

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**CUSHMAN & WAKEFIELD**

AREA AMENITIES

Grocery, Food & Drinks

- | | | |
|-----------------------|------------------------|---------------------------------------|
| 1. H-E-B | 16. Jersey Mike's Subs | 31. Backspin Texas Sports Bar & Grill |
| 2. Randall's | 17. Papa Murphy's | 32. Whataburger |
| 3. Whole Foods | 18. McDonald's | 33. Wok on Fire |
| 4. Sprouts | 19. Chili's | 34. Bush's Chicken |
| 5. Costco | 20. Chick-fil-a | 35. Sonic Drive-in |
| 6. Sam's Club | 21. Starbucks | 36. Moontower Saloon |
| 7. Walmart | 22. Doc's Backyard | 37. The Hive |
| 8. Burger Fi | 23. In-N-Out Burger | 38. South Austin Beer Garden |
| 9. The Coffee Bean | 24. Olive Garden | 39. Evangeline Cafe |
| 10. North X Northwest | 25. Pinhouse Pizza | 40. Bamboo Bistro |
| 11. Waterloo Icehouse | 26. Kerbey Lane | 41. My Granny's Kitchen |
| 12. Subway | 27. P. Terry's | 42. Cafe Malta |
| 13. Five Guys | 28. Chuy's | 43. Me Con Bistro |
| 14. Cheddar's | 29. SateLLite | |
| 15. Torchy's Tacos | 30. Mangieri's Cafe | |

Banks & Retail

- AT&T
- Target
- Twin Liquors
- Bank of America
- Wells Fargo
- BB&T
- Sports Authority
- Great Clips
- Staples
- Discount Tire
- UPS Store
- Academy
- Ross
- T.J. Maxx
- Marshall's
- The Home Depot
- Home Goods
- Old Navy
- Barnes & Noble
- World Market
- Michael's
- Petco
- Party City
- Kohl's
- Best Buy
- PetSmart
- Bed Bath & Beyond

Health & Wellness

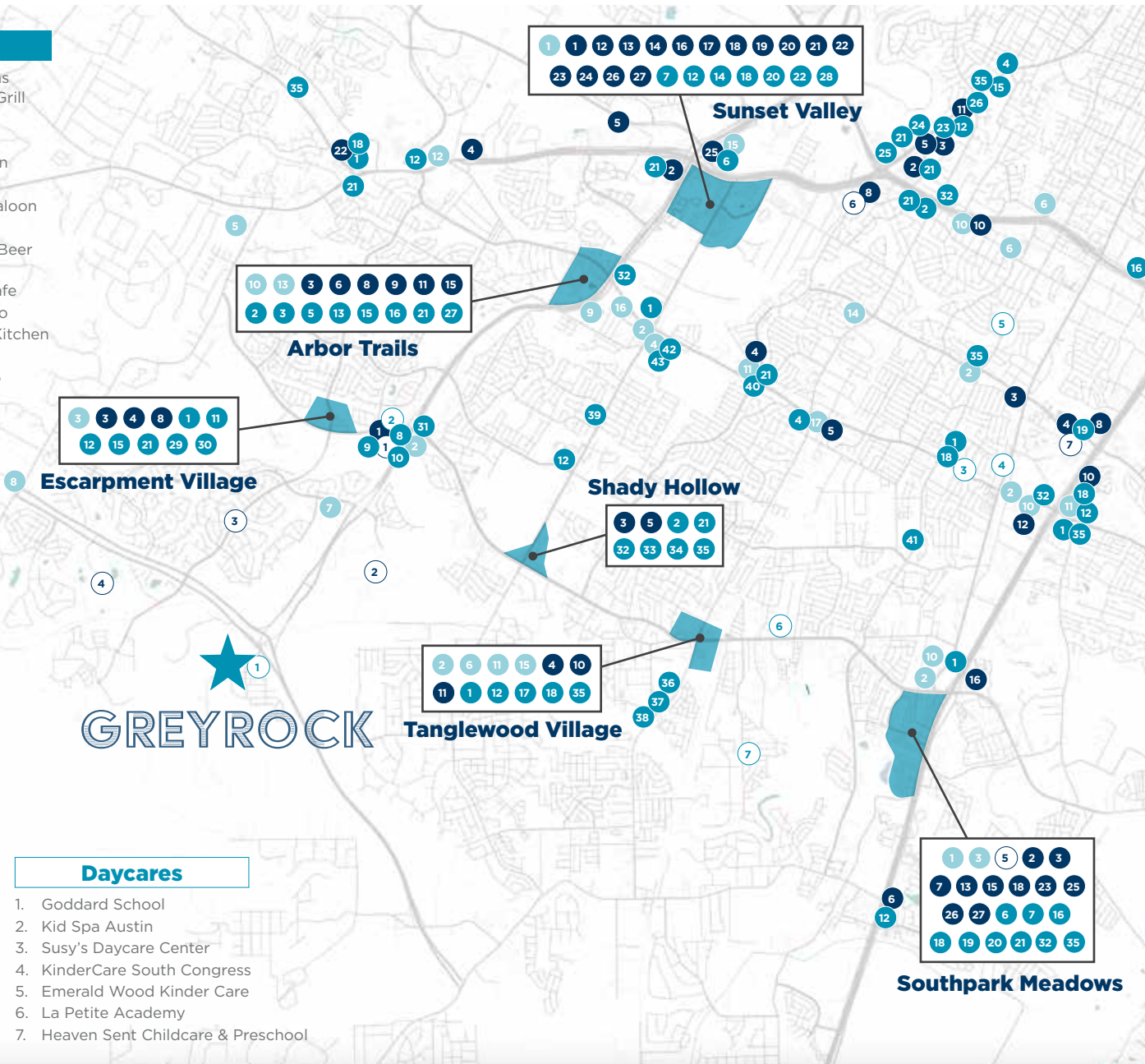
- GNC
- Walgreens
- Massage Envy
- Zen Well Spa
- Seton Southwest
- Austin Regional Clinic (ARC)
- University of St. Augustine for Health Sciences
- Anytime Fitness
- Lifetime Fitness
- Gold's Gym
- Planet Fitness
- IronSmith Fitness
- 24-Hour Fitness
- South Austin Gym
- LA Fitness
- Xin Foot Spa
- Seoul Spa

Entertainment

- Alamo Drafthouse
- Ladybird Johnson Wildflower Center
- Circle C Ranch
- Greyrock Golf & Tennis Club
- Cinemark Southpark Meadows
- Regal Westgate
- Metropolitan 14

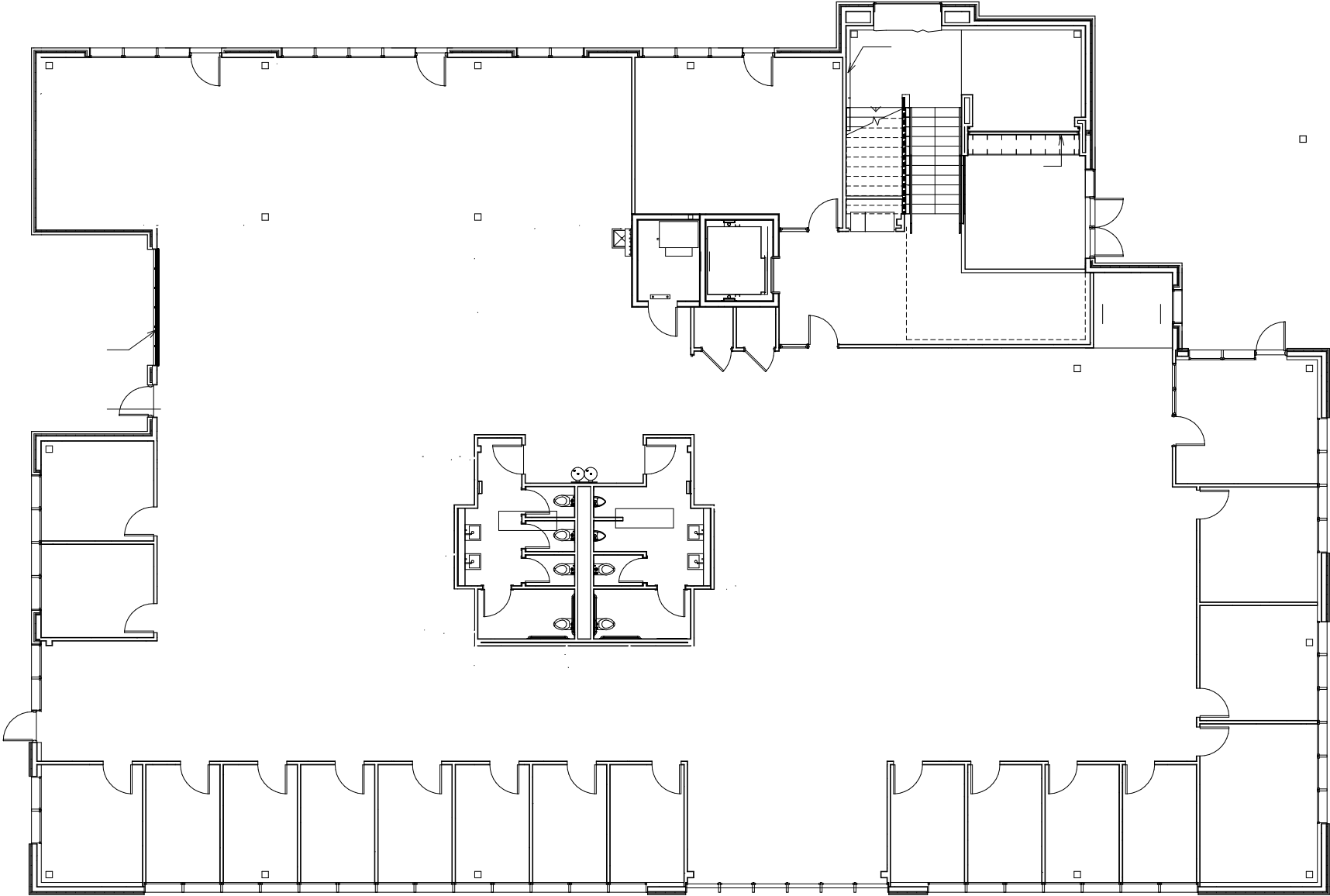
Daycares

- Goddard School
- Kid Spa Austin
- Susy's Daycare Center
- KinderCare South Congress
- Emerald Wood Kinder Care
- La Petite Academy
- Heaven Sent Childcare & Preschool



FLOOR PLANS

1ST FLOOR



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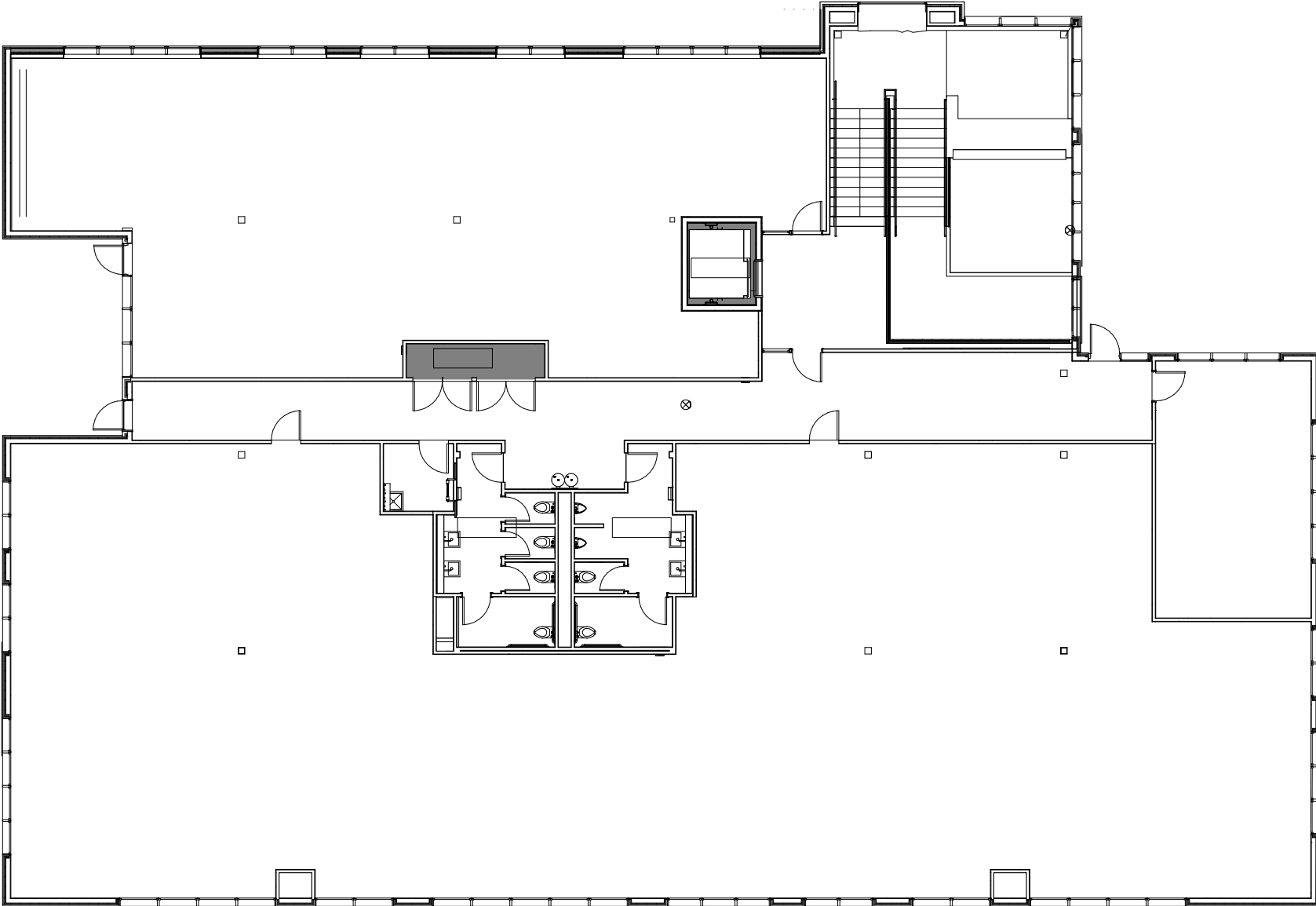
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FLOOR PLANS

2ND FLOOR



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ZONING PERMITTED USES

General Office Commercial Uses

- Administrative and Business Offices
- Art Gallery
- Art Workshop
- Business or Trade School
- Business Support Services
- Communications Services
- Medical Offices (exceeding 5,000 SF gross floor area)
- Medical Offices (not exceeding 5,000 SF gross floor area)
- Off-Site Accessory Parking
- Personal Services
- Printing and Publishing
- Professional Office
- Restaurant (Limited) **conditional use permit*
- Software Development
- Special Use Historic **conditional use permit*



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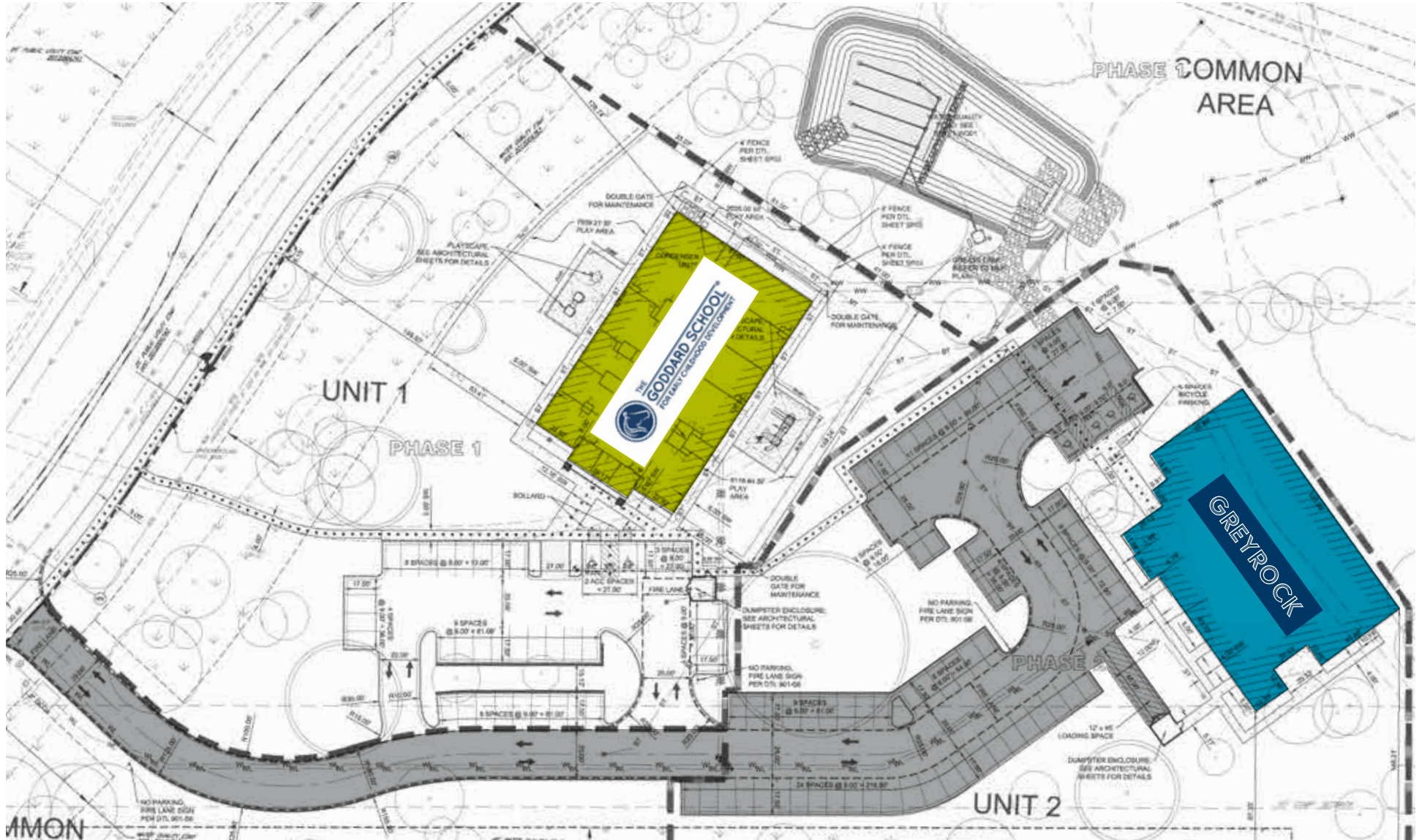
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SITE PLAN



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LEASING TEAM



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