

CLASS A OFFICE SPACE FOR LEASE

# Great Hills Plaza

9600 GREAT HILLS TRAIL // AUSTIN, TX 78759

 TRANSWESTERN

# A Workplace Designed for Top Talent

Under the strong ownership of KORE US REIT Great Hills Plaza will always be a place where Austin's top talent thrives. Thanks to ongoing capital investments, tenants at this Class A office environment enjoy freshly renovated and inviting lounges and common corridors throughout the building in addition to a light-filled modern lobby for lasting impressions.

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**NEWLY RENOVATED LOBBY  
AND COMMON AREAS**

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**MONUMENT SIGNAGE OPPORTUNITIES**

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[VIEW AVAILABILITIES](#)

Great Hills Plaza



# Spec Suite 130E

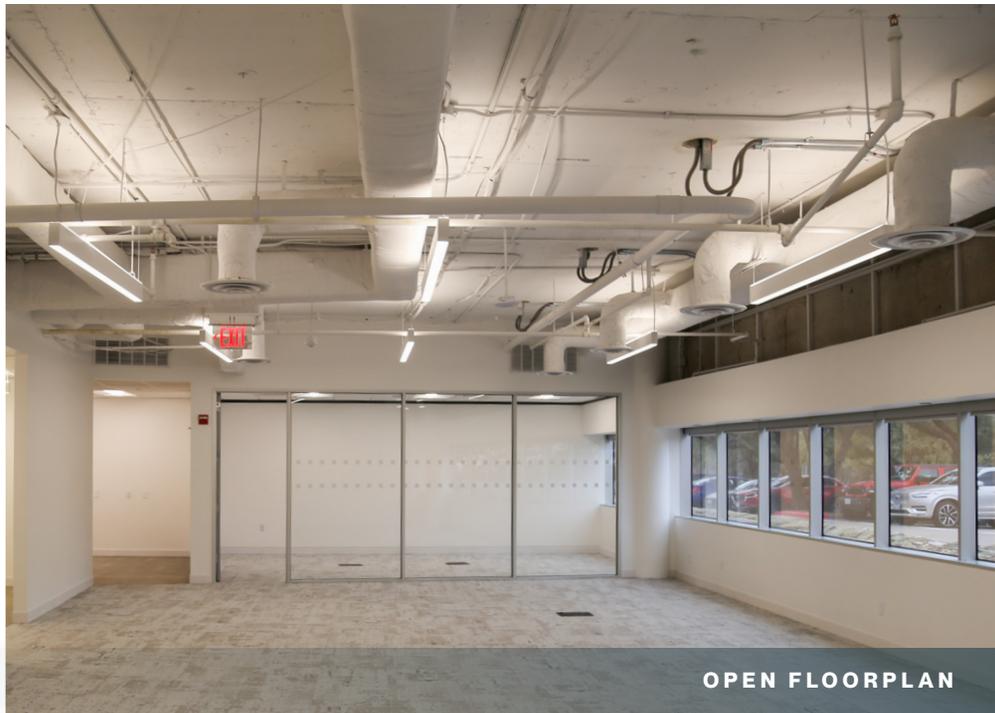
2,659 SF

This newly delivered spec suite offers a bright, modern workspace. The open layout features exposed ceilings, linear LED lighting, and expansive windows, while glass-front offices and conference rooms maintain a collaborative feel.

A contemporary kitchen with full-size stainless steel appliances, sleek cabinetry, and stone countertops completes the turnkey space—ready for teams to move in and get to work.



BUILT-IN KITCHEN



OPEN FLOORPLAN



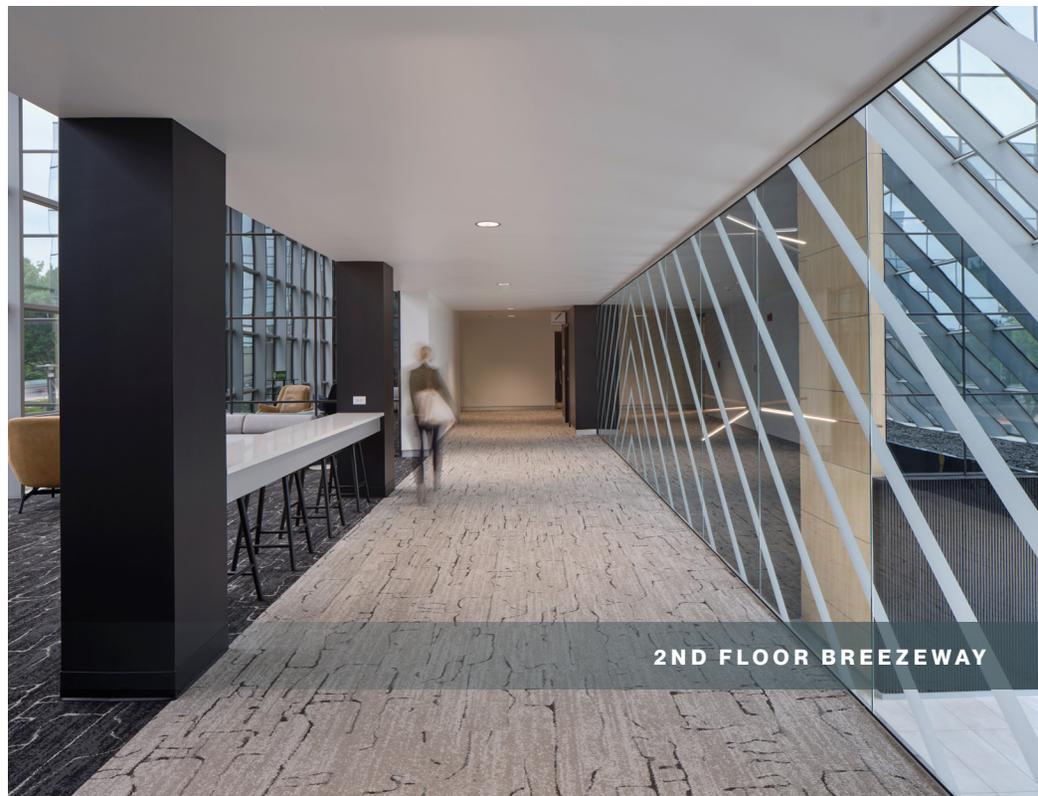
PRIVATE OFFICES



RENOVATED LOBBY



2ND FLOOR LOUNGE



2ND FLOOR BREEZEWAY

# Building Features & Amenities

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**WALKABLE TO OVER 50 RETAILERS  
AND RESTAURANTS**

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**3.5:1000 SURFACE PARKING**

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**ON-SITE COURTESY PATROL**

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**BIPOLAR IONIZATION HVAC**

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Great Hills Plaza

ATRIUM LOBBY

# Everything Within Reach

WITHIN A FIVE-MINUTE WALK

Food, leisure, hospitality, grocery, and entertainment are only steps away.

33 / RESTAURANTS

22 / RETAIL

06 / COFFEE SHOPS

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**FOR LEASING INFORMATION,  
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