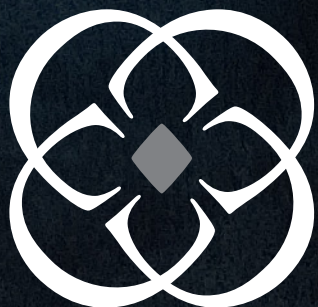




PARKCENTRAL

OFFICE // FOR LEASE // 12345 NORTH LAMAR BOULEVARD // AUSTIN, TEXAS 78753



12345 NORTH LAMAR BOULEVARD // AUSTIN, TEXAS 78753



AVAILABILITIES

SUITE 100 - 10,949 RSF
(AVAILABLE 9/1/19)

SUITE 190 - 3,146 RSF

SUITE 210 - 3,929 RSF

Park Central is at the center of Greater Austin. Being conveniently located directly on N. IH-35, the property offers convenient access to Round Rock, North Austin, The Domain, Mueller, Cedar Park, Pflugerville and Downtown Austin. Park Central boasts high-end new construction finishes, very efficient suites and floor plans, plentiful parking, as well as abundant nearby restaurants and retailers. These benefits coupled with offering unparalleled convenient access to employees throughout Greater Austin to the property sets Park Central apart.



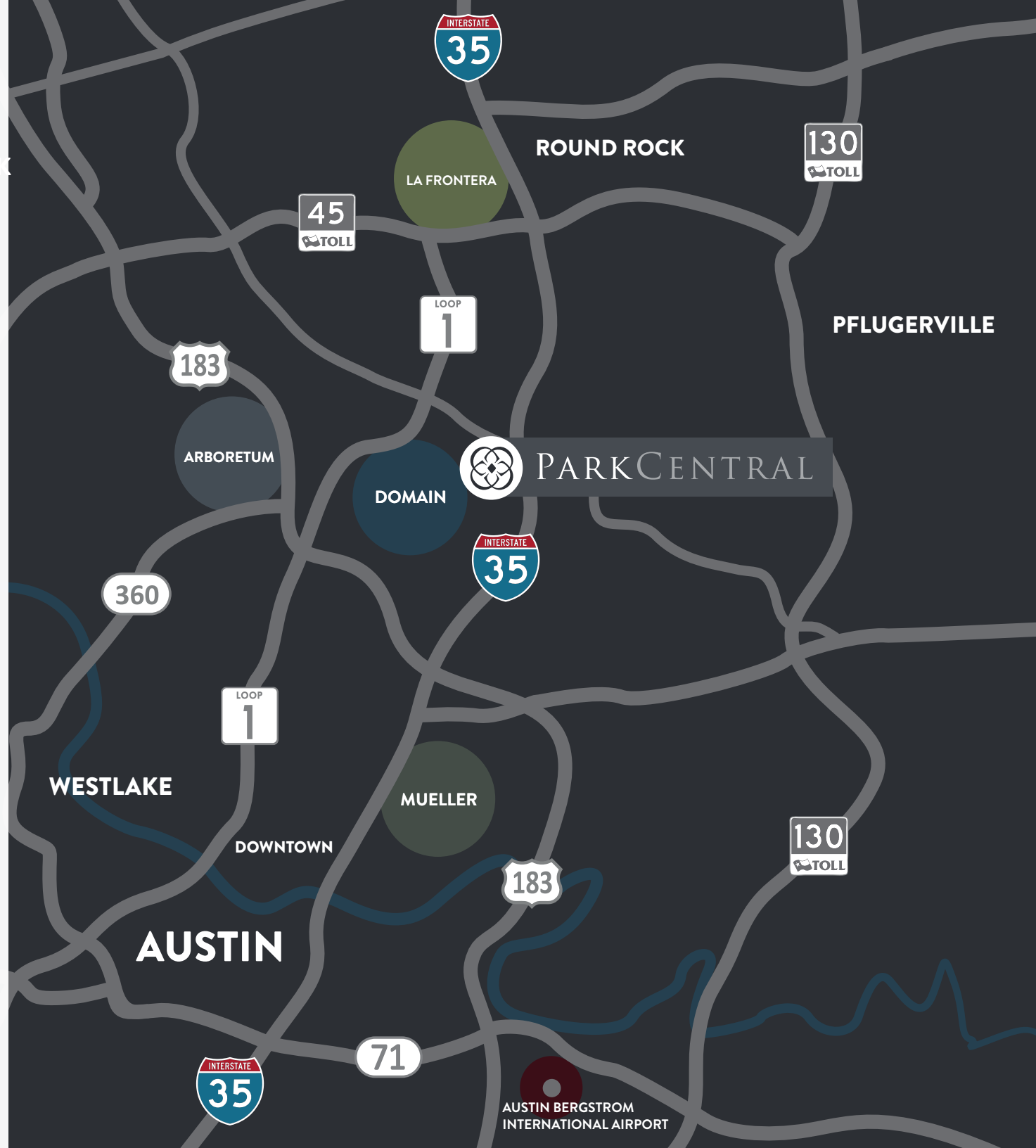
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CEDAR PARK

FEATURES

- 4.65 PER 1,000 SF PARKING
- RESERVED, COVERED PARKING AVAILABLE
- CENTRALLY LOCATED WITH NEARBY AMENITIES
- HIGH-END NEW CONSTRUCTION FINISHES
- WELL APPOINTED AND PROFESSIONAL LOBBIES
- ON-SITE PROFESSIONAL PROPERTY MANAGEMENT
- ON-SITE WALKING TRAIL

HUDSON BEND



MINUTE DRIVE
TO THE DOMAIN

10

MINUTE DRIVE
TO THE ARBORETUM

15

MINUTE DRIVE
TO LA FRONTERA

15

MINUTE DRIVE
TO MUELLER

12

MINUTE DRIVE
TO IH-35 @ 45

14

MINUTE DRIVE
TO I83 @ 45

20

MINUTE DRIVE
TO MOPAC

5

MINUTE DRIVE
TO THE AIRPORT

25

Walmart

FRENCH
QUARTER GRILL
Maria's Mexican Restaurant

KUBLAI KHAN

Conn's
HomePlus

CAFO

BOMBAY
EXPRESS

Red Robin

35

HO HO
Chinese B.B.Q.

golden
corral

noon SPACE
FINE INDIAN CUISINE

MALIBU WOW!

H-E-B

MOD
INN-OUT
BURGER

petco



Teukimi

PARKCENTRAL

Schlotzsky's

24 FITNESS

JCPenney

WALKING TRAIL

RESTAURANTS NEARBY

- SMOOTHIE KING
- FRESH CUP FROZEN YOGURT
- CYCLO VIETNAMESE AND CHINESE
- PANERA BREAD
- MARKET STREET PIZZA
- JOHNNY CARINO'S
- CHILI'S
- CHIK-FIL-A

- EINSTEIN BROS BAGELS
- ARBY'S
- BABY A'S
- MCALLISTER'S DELI
- GOLDEN WOK
- PEI WEI
- FREEBIRDS
- WINGS 'N MORE

RETAIL NEARBY

- SUPER TARGET
- KHOL'S
- HOME DEPOT
- LOWE'S HOME IMPROVEMENT
- OFFICE DEPOT
- PETSMART
- SEARS GRAND
- OSHMAN'S

- SPORTS AUTHORITY
- LINENS 'N THINGS
- BEST BUY
- PIER 1 IMPORTS
- BARNES & NOBLE
- HOBBY LOBBY
- DRESS BARN
- WALGREEN'S



LEVEL ONE **1**

SUITE 190
3,146 RSF



SUITE 100
10,949 RSF
(AVAILABLE 9/1/19)

**SPEC SUITE PLANS ON
FOLLOWING PAGE**



FOR MORE INFORMATION PLEASE CONTACT:

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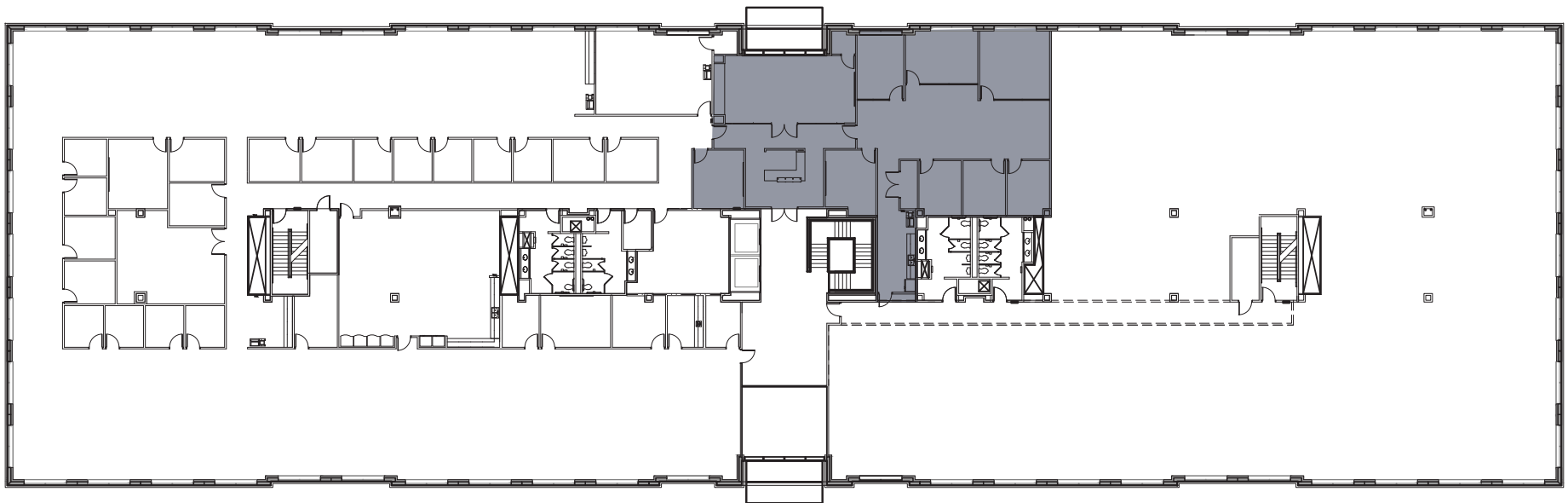
SPEC SUITE PLAN SUITE 100 - 10,949 RSF

OFFICES	2
HUDDLE AREAS	4
WORKSTATIONS	64
RECEPTION	1
BREAK ROOM	1
TRAINING / CONFERENCE ROOMS	5
PRINT / COPY	1



LEVEL TWO **2**

SUITE 210
3,929 RSF



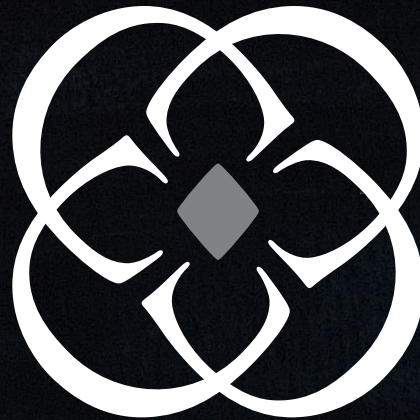
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