

AmberOaks G

*Flexible Office Space in Northwest
Austin's Premier Corporate Campus*

OFFICE | FOR LEASE




WORK WITHIN A CONNECTED CAMPUS.

AVAILABILITY


Suite 120	3,907 RSF	Suite 260	6,151 RSF** <i>(Spec Suite)</i>
Suite 140	5,437 RSF*	Suite 275	3,396 RSF** <i>(Spec Suite)</i>
Suite 150	7,149 RSF*		


**Contiguous up to 12,586 RSF

 Spec suites available for immediate occupancy

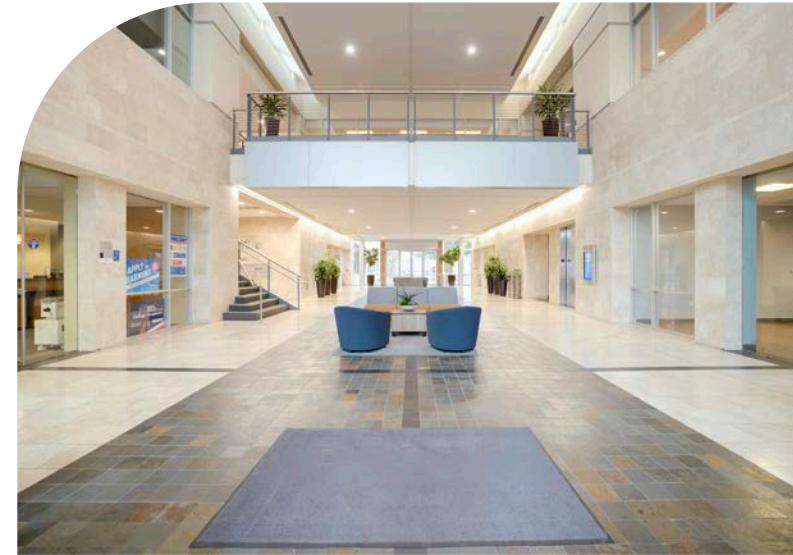
 5 per 1,000 RSF parking

 On-site fitness center with showers

 Park-like setting with outdoor space

 Easy access to Hwy 45, 183 & Parmer Lane

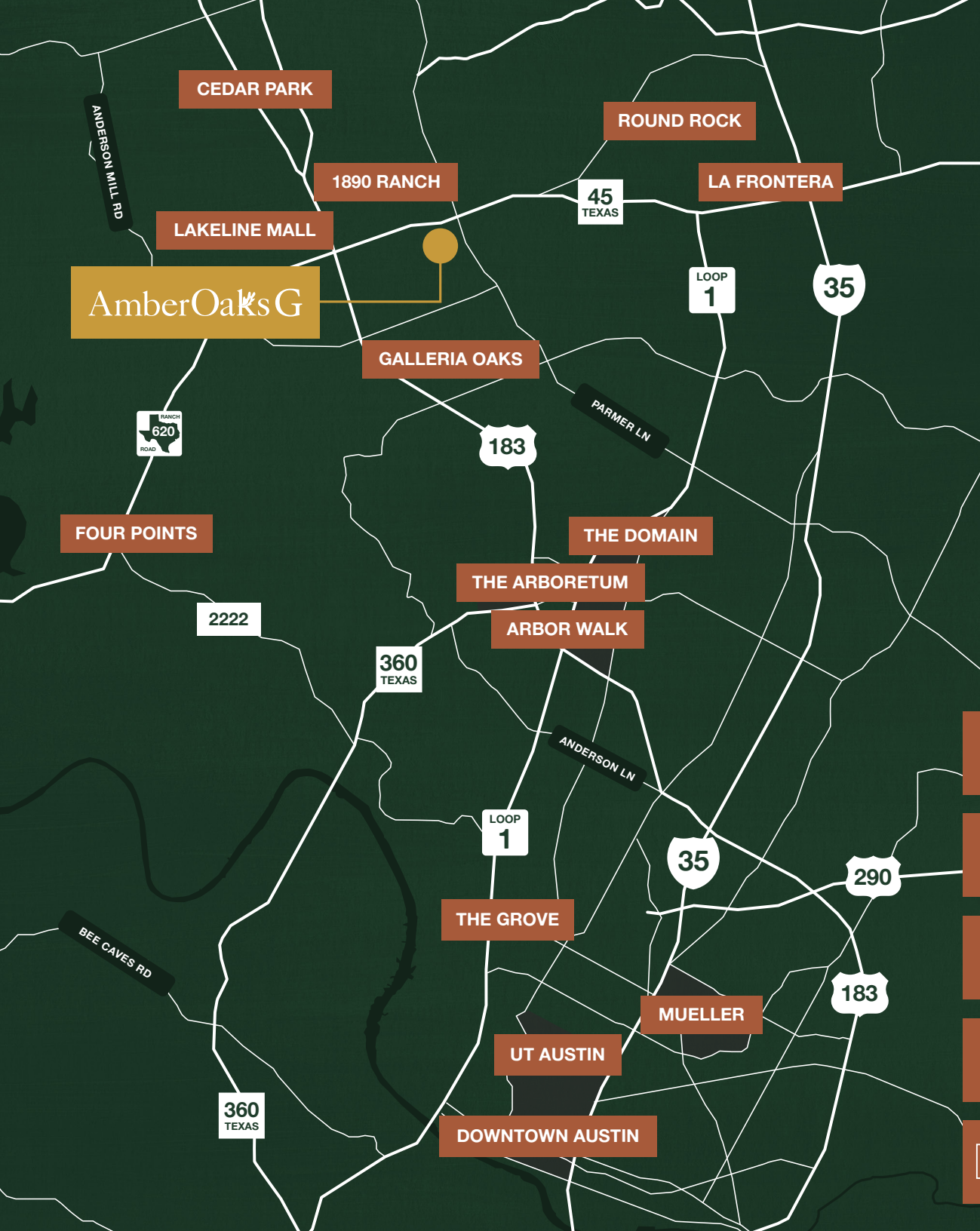
 Surrounded by Cedar Park, Round Rock & North Austin



AmberOaks G

Access to major retail, dining, and a strong employment base with seamless connectivity to Hwy 183, SH-45, and Parmer Ln.

IN THE MIDDLE OF NORTHWEST AUSTIN'S EMPLOYMENT HUB



Downtown Austin - 26 Minutes



Austin-Bergstrom - 32 Minutes



The Domain - 14 Minutes



Cedar Park - 8 Minutes



Round Rock - 14 Minutes

AmberOaks G

A TRUE CAMPUS ENVIRONMENT.

A connected, amenity-rich campus designed for modern office users.

- ▶ Walkable corporate campus with established tenancy
- ▶ Immediate access to Lifetime Fitness and outdoor amenities
- ▶ Adjacent residential communities supporting workforce access
- ▶ Proven location for tech, engineering, and corporate users
- ▶ Easy internal circulation and campus connectivity



TOSHIBA

boon·chapman

Office DEPOT

AmberOaks G

Pulte HOMES

AECOM

AMBERGLEN BLVD

45
TEXAS

SPRINGS
at Lakeline

halff

CACI
EVER VIGILANT

LIFE TIME
ATHLETIC

tri pointe
HOMES

BRIARWICK DR

AMBER OAKS BY
LENNAR

AMBERGLEN BLVD

SUNPOWER®

CAMDEN
APARTMENTS

Infosys

45
TEXAS

PARMER LN

FOR MORE
INFORMATION:



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SUITE 120

3,907 RSF

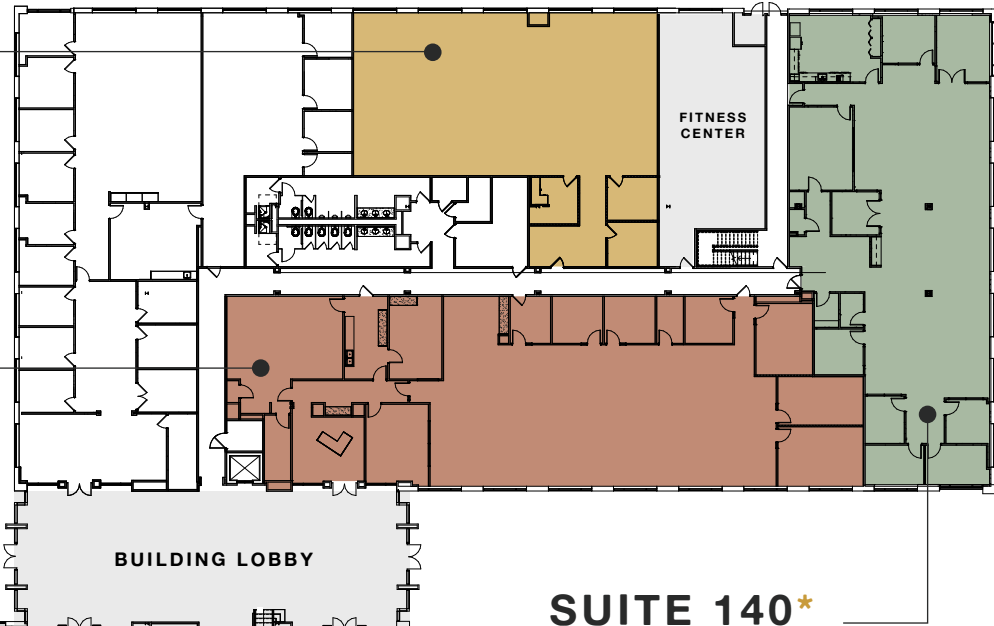


CLICK OR SCAN
TO VIRTUALLY
TOUR

SUITE 150*

7,149 RSF

*Contiguous with Suite
140 for up to 12,586 RSF



SUITE 140*

5,437 RSF

*Contiguous with Suite
150 for up to 12,586 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR

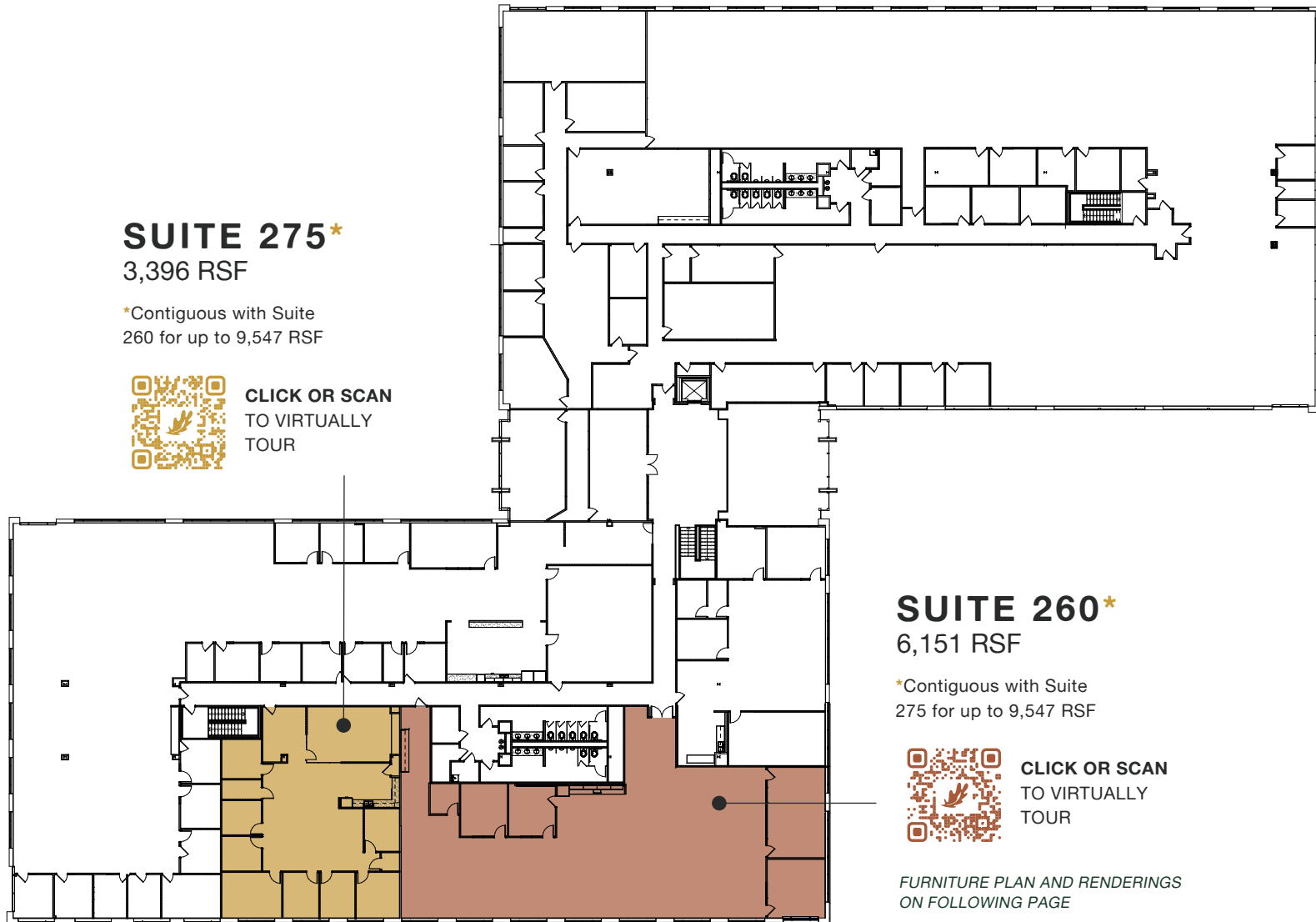
SUITE 275*

3,396 RSF

*Contiguous with Suite 260 for up to 9,547 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR



SUITE 260*

6,151 RSF

*Contiguous with Suite 275 for up to 9,547 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR

FURNITURE PLAN AND RENDERINGS
ON FOLLOWING PAGE

FLOOR 2

HYPOTHETICAL FURNITURE LAYOUT

SUITE 260

6,151 RSF

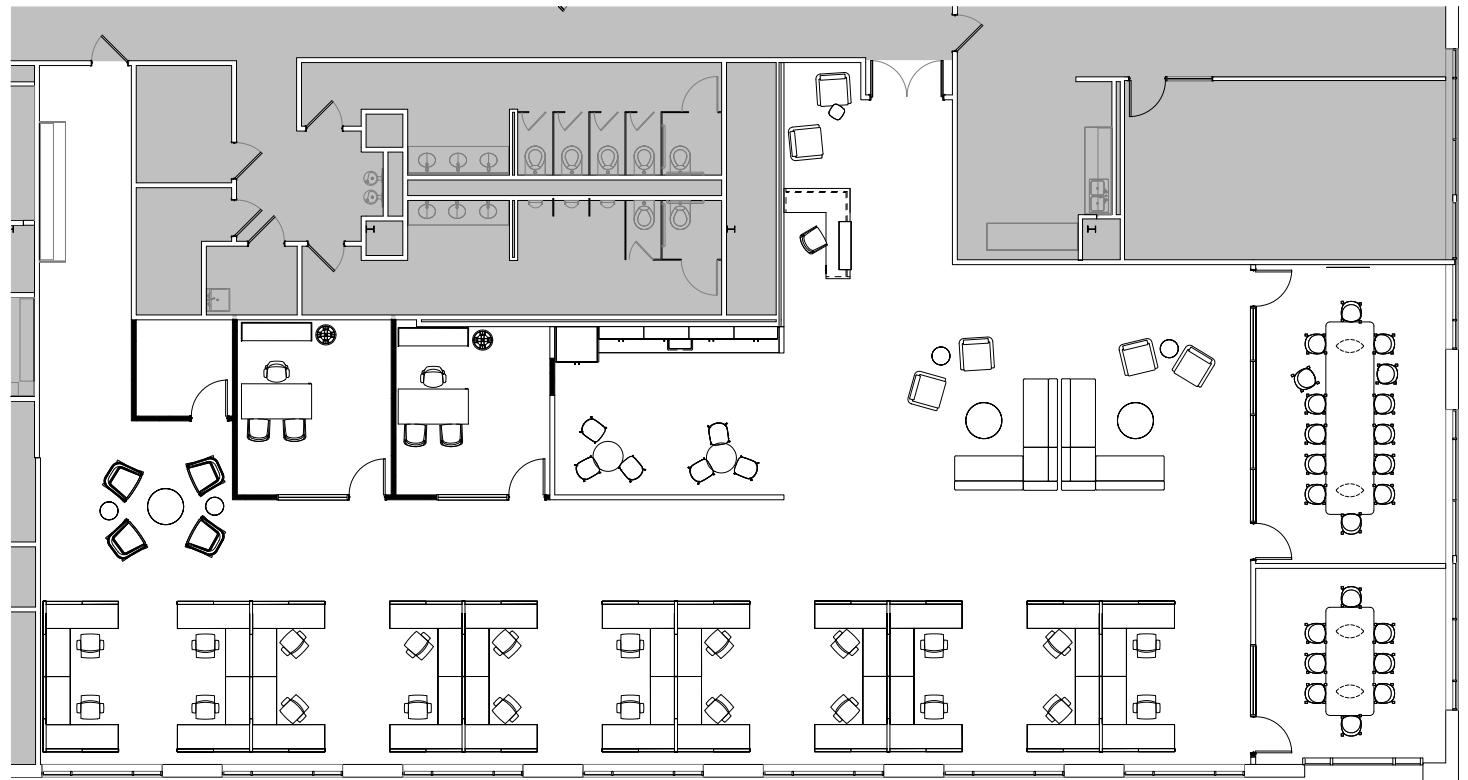
Contiguous with Suite 275 for up to 9,547 RSF



CLICK OR SCAN TO VIRTUALLY TOUR

SPACE LEGEND

OFFICES	2
CONFERENCE ROOMS	2
Huddle Areas	3
DESKS	22
BREAK ROOMS	1
RECEPTION	1
COPY/PRINT	1
STORAGE/IT	1





**SUITE 260
SPEC SUITE**



**CLICK OR SCAN TO VIRTUALLY TOUR
THE FIRST FLOOR FITNESS CENTER**



**SUITE 260
SPEC SUITE**



**SUITE 260
SPEC SUITE**





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR MORE INFORMATION:



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