

FOR LEASE

# ARBORETUM PLAZA I & II

9442 NORTH CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TX 78759



## CONTACT US

### TROY HOLME

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### KATIE EKSTROM

Senior Vice President  
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## AVAILABLE SPACE BUILDING I

Suite 210: 1,235 SF\*  
Suite 250: 4,518 SF (Available 12/1/20)\*  
Suite 300: 3,794 SF  
Suite 340: 2,178 SF  
Suite 775: 3,256 SF (Available 30 days)

\* Contiguous to 5,753 SF

## BUILDING FEATURES

- + Superb views of surrounding hill country
- + Beautifully landscaped walkways to Arboretum amenities
- + Polished granite exterior and interior detailing
- + Highly visible from major freeways

## AVAILABLE SPACE BUILDING II

Suite 120: 3,438 SF  
Suite 140: 6,864 SF

- + On-site management
- + Conference room for tenant's use with video conferencing capability
- + 4:1,000 structured parking
- + Card key entry after hours

## LOCATION FEATURES

- + Located in the heart of Arboretum area
- + Direct access to restaurants, boutiques, major retail stores and hotels including Renaissance Hotel, Cheesecake Factory, Z Tejas and Eddie V's
- + Excellent access to major highways - US-183, MoPac Expressway and Loop 360

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## BUILDING I

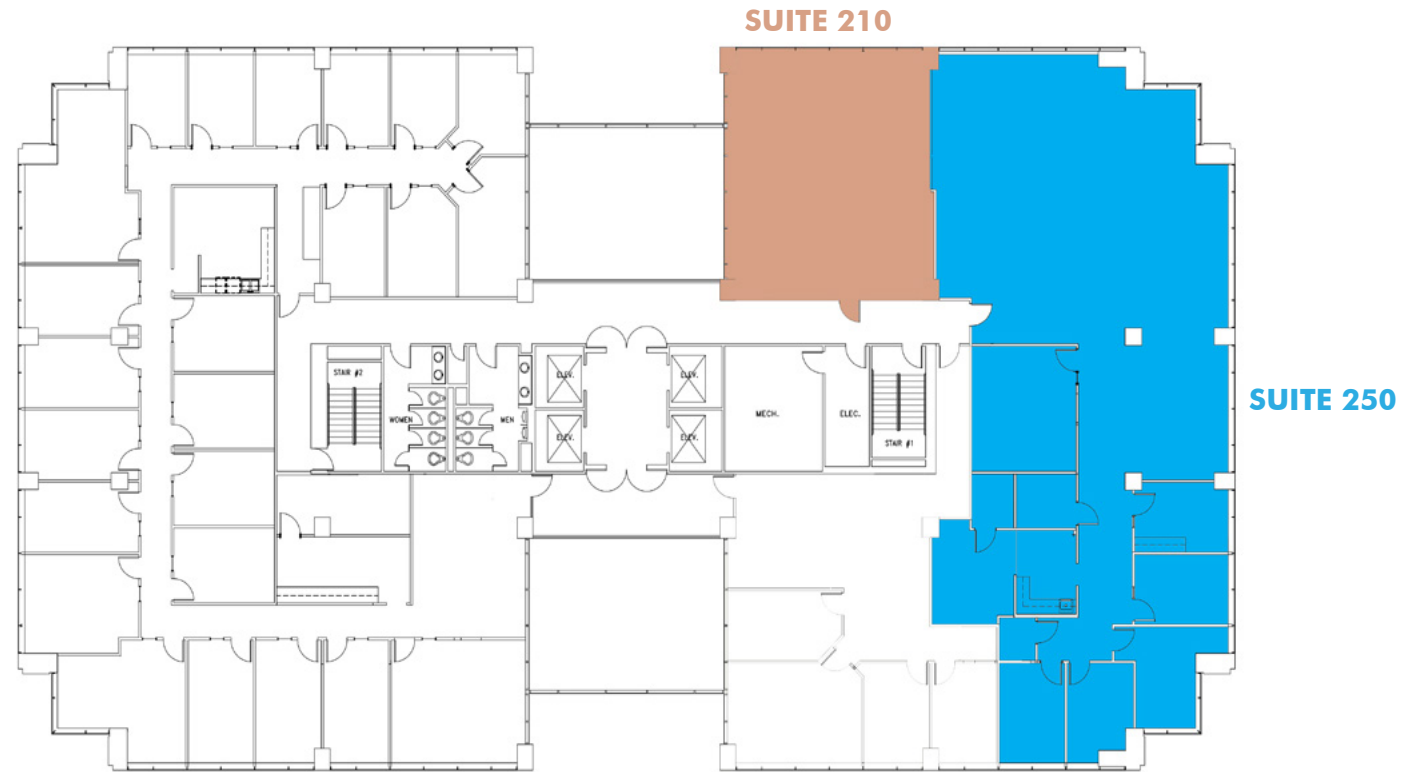
### Second Floor Availabilities

#### **SUITE 210** **1,235 RSF**

- + Open training space
- + Overlooking plaza
- + Contiguous to 5,753 SF

#### **SUITE 250** **4,518 RSF**

- + Available 12/1/20
- + Conference room
- + Kitchen in place
- + Open space
- + Contiguous to 5,753 SF



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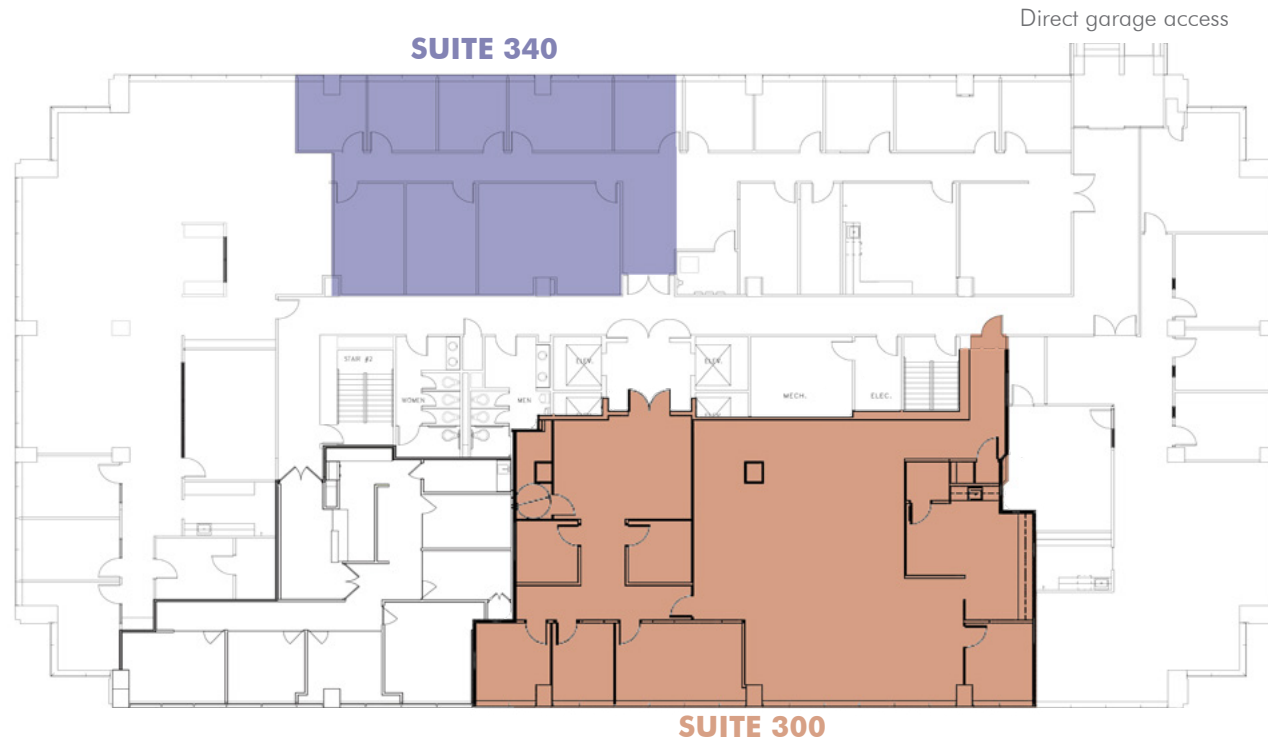
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## BUILDING I

Third Floor Availabilities

### SUITE 340 2,178 RSF

- + Direct elevator lobby exposure
- + Overlooking plaza
- + 7 offices
- + Large conference or training room



### SUITE 300 3,794 RSF

- + Direct elevator lobby exposure with nice reception
- + Hill country views
- + Kitchen area
- + 3 offices with open space
- + Large conference room

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## BUILDING I

Seventh Floor Availabilities

### SUITE 775 3,256 RSF

- + Available 30 days
- + Hardwall offices and open area
- + Kitchen area



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## BUILDING II

First Floor Availability

### SUITE 140 6,864 RSF

- + Main lobby exposure on two sides
- + High ceilings
- + Reception
- + 19 offices
- + Large conference room
- + Work area
- + Kitchen

### SUITE 140 6,864 RSF



### SUITE 120 3,438 RSF

- + High ceilings
- + Main lobby exposure
- + Nice reception
- + Kitchen
- + Open area
- + 4 offices
- + Conference room

### SUITE 120 3,438 RSF

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