

OFFICE FOR LEASE

9020 & 9050 North Capital of Texas Hwy | Austin, Texas 78759

Great Hills Corporate Center



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

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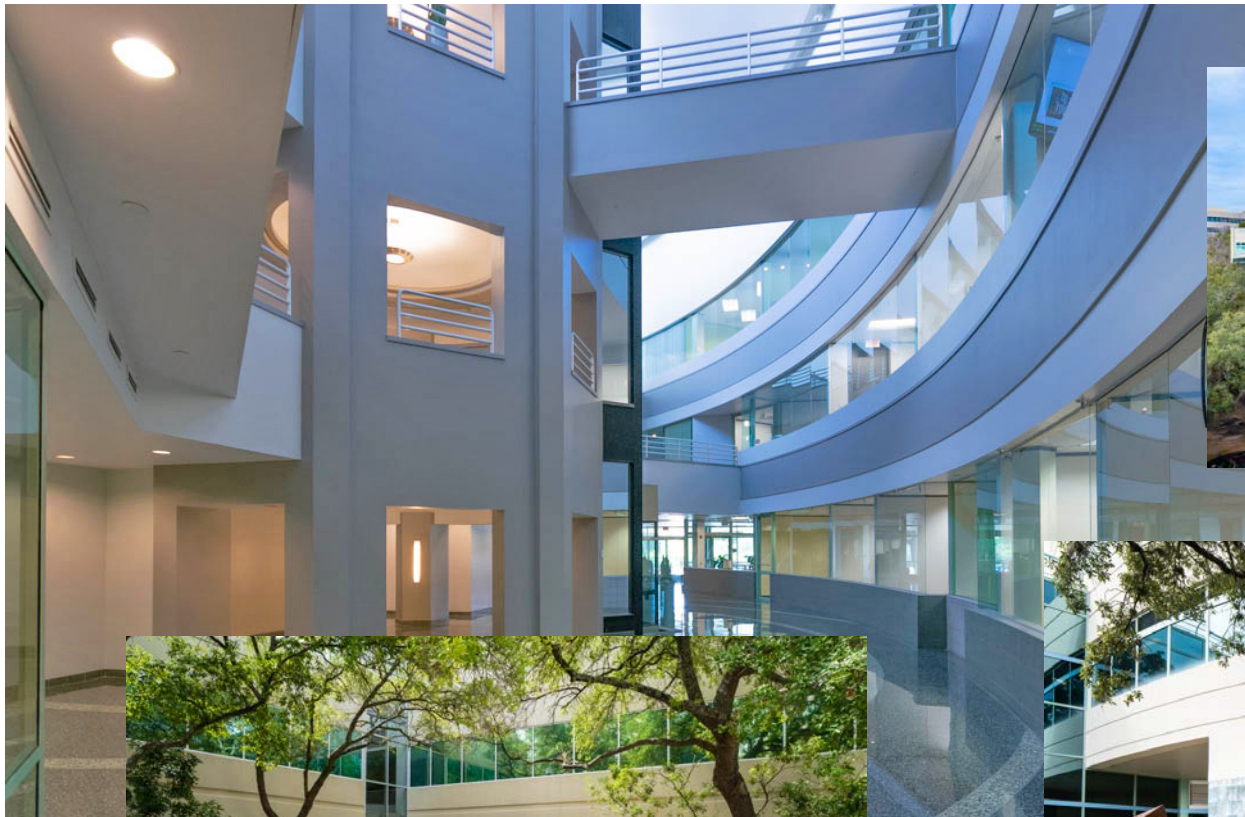
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 RIVERSIDE

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Great Hills Corporate Center

BUILDING I

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 160 - 3,500 - 7,392 RSF

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 220 - 3,687 RSF*

Suite 225 - 2,226 RSF*

Suite 260 - 4,097 RSF*

**Suites may be combined for a total of 10,010 RSF.*

LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 335 - 1,475 RSF**

Suite 340 - 2,344 RSF**

Suite 345 - 1,023 RSF**

Suite 350 - 1,277 RSF**

***Suites may be combined for a total of 6,119 RSF.*

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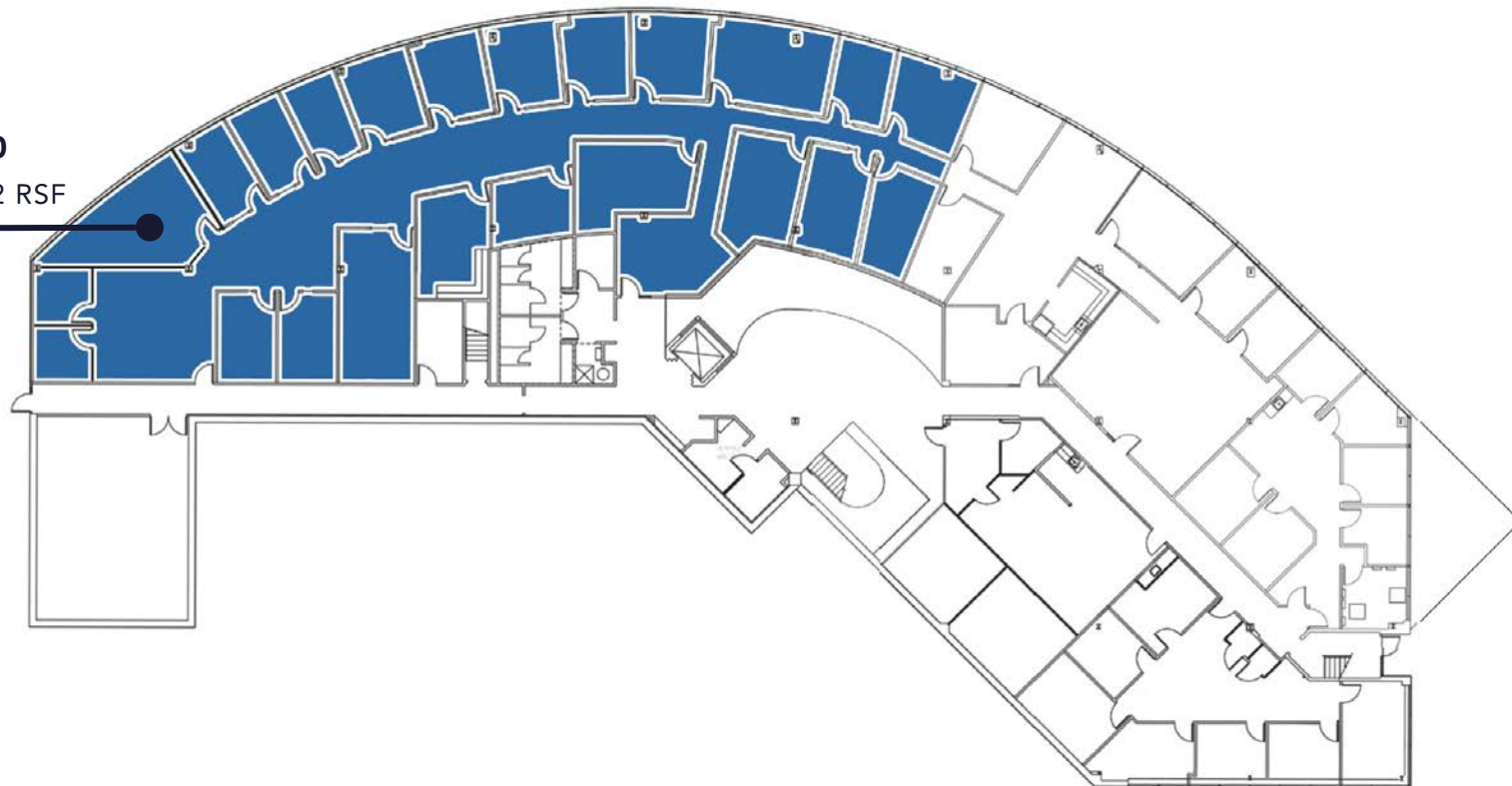
ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building I - Level 1

SUITE 160

3,500 - 7,392 RSF



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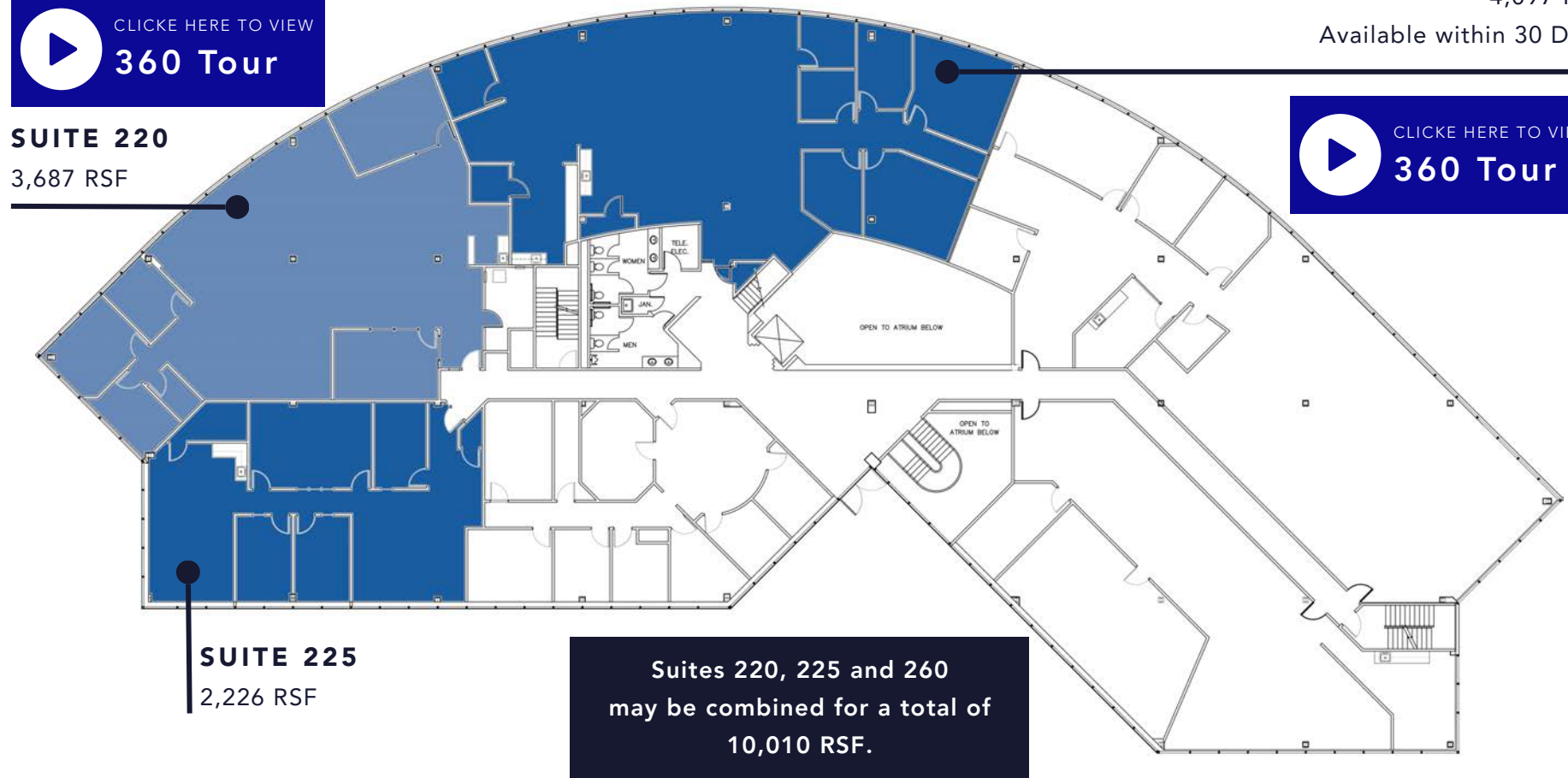
ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 220

3,687 RSF



SUITE 260

4,097 RSF

Available within 30 Days



SUITE 225

2,226 RSF

Suites 220, 225 and 260
may be combined for a total of
10,010 RSF.

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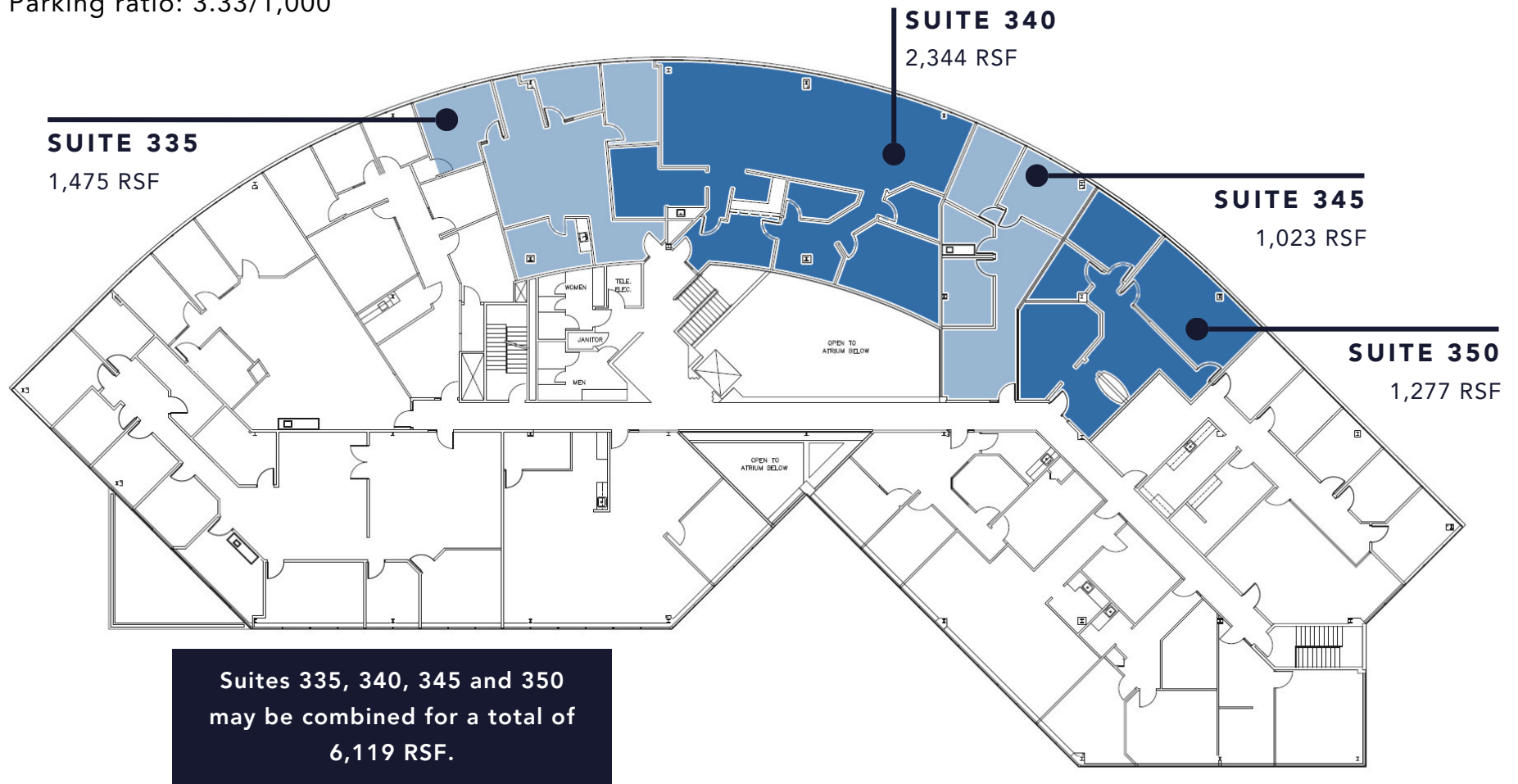
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building I - Level 3



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BUILDING II

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 100 - 3,442 RSF

Suite 150 - 2,235 RSF

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 200 - 5,720 RSF

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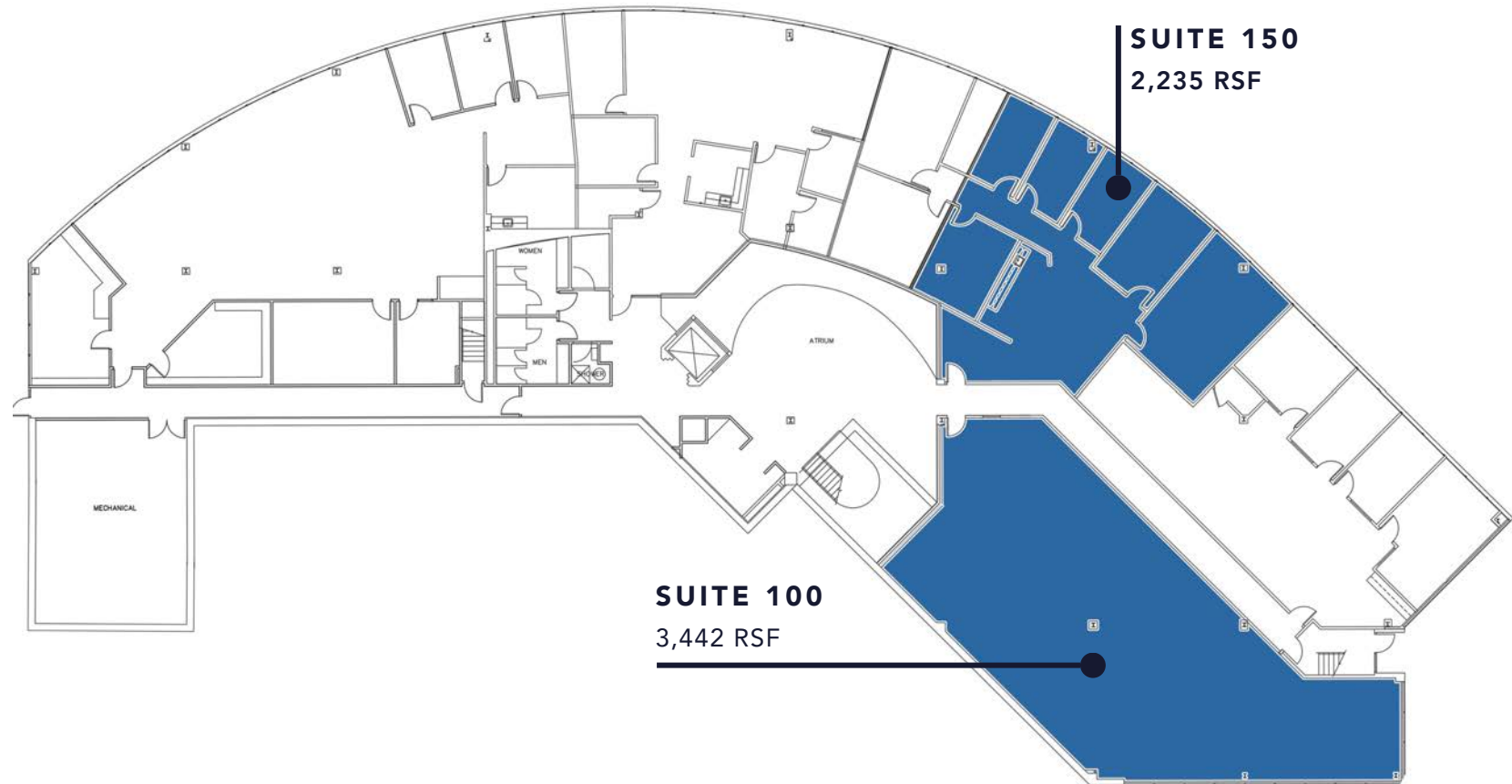
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ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building II - Level 1



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ON-SITE AMENITIES

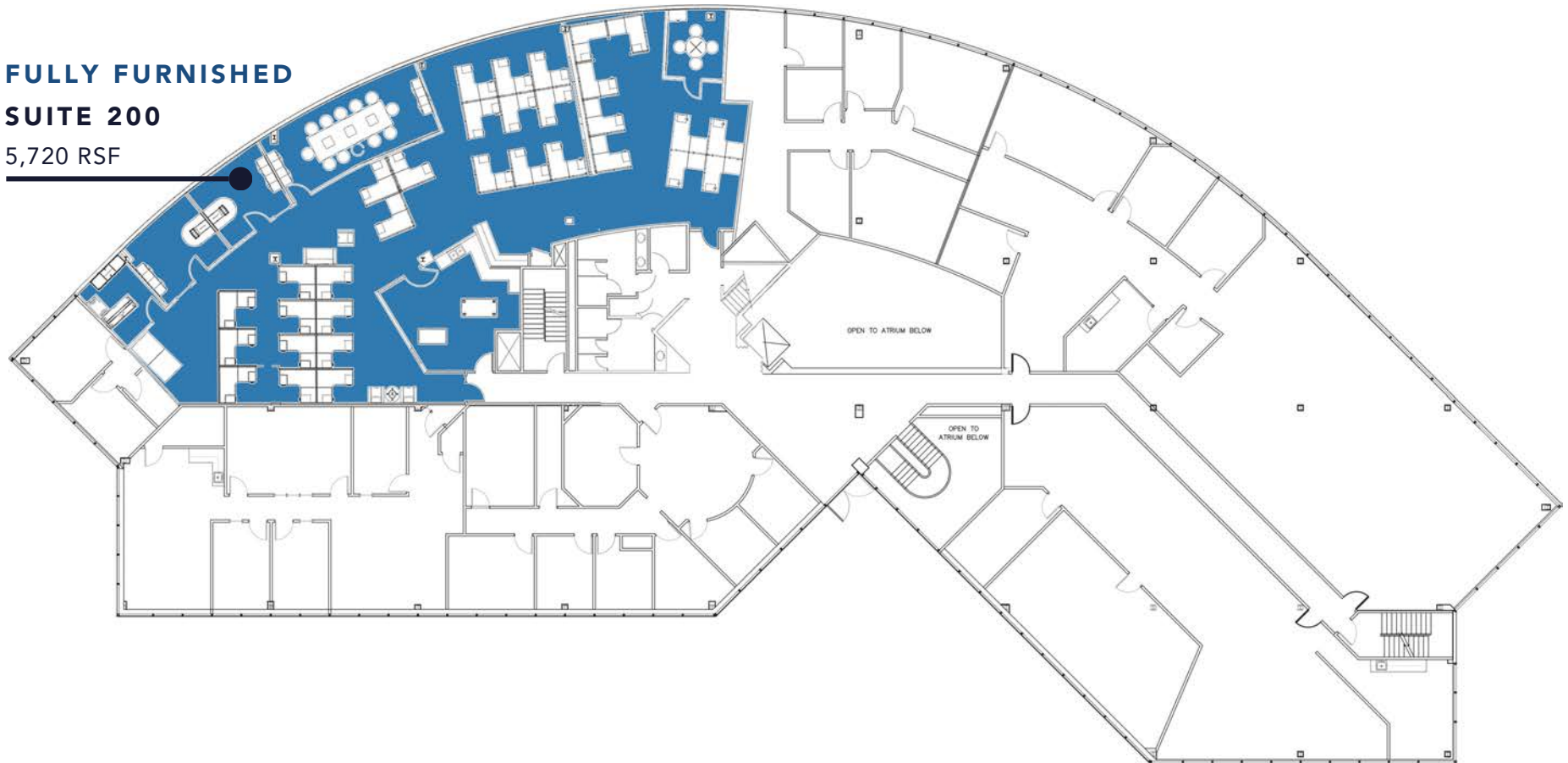
- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

Building II - Level 2

FULLY FURNISHED

SUITE 200

5,720 RSF



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Great Hills Corporate Center

BUILDING III

LEVEL ONE

\$21.00/RSF | \$15.27 NNN

Suite 140 - 2,611 - 5,544 RSF - Avail. in 30 Days

Suite 170 - 1,155 RSF

Suite 180 - 2,834 RSF - Avail. in 30 Days

LEVEL TWO

\$21.00/RSF | \$15.27 NNN

Suite 210 - 5,760 RSF

Suite 240 - 8,246 RSF

Suite 255 - 2,707 RSF

Suite 258 - 3,181 RSF

LEVEL THREE

\$21.00/RSF | \$15.27 NNN

Suite 355 - 2,262 RSF

Suite 370 - 2,543 RSF

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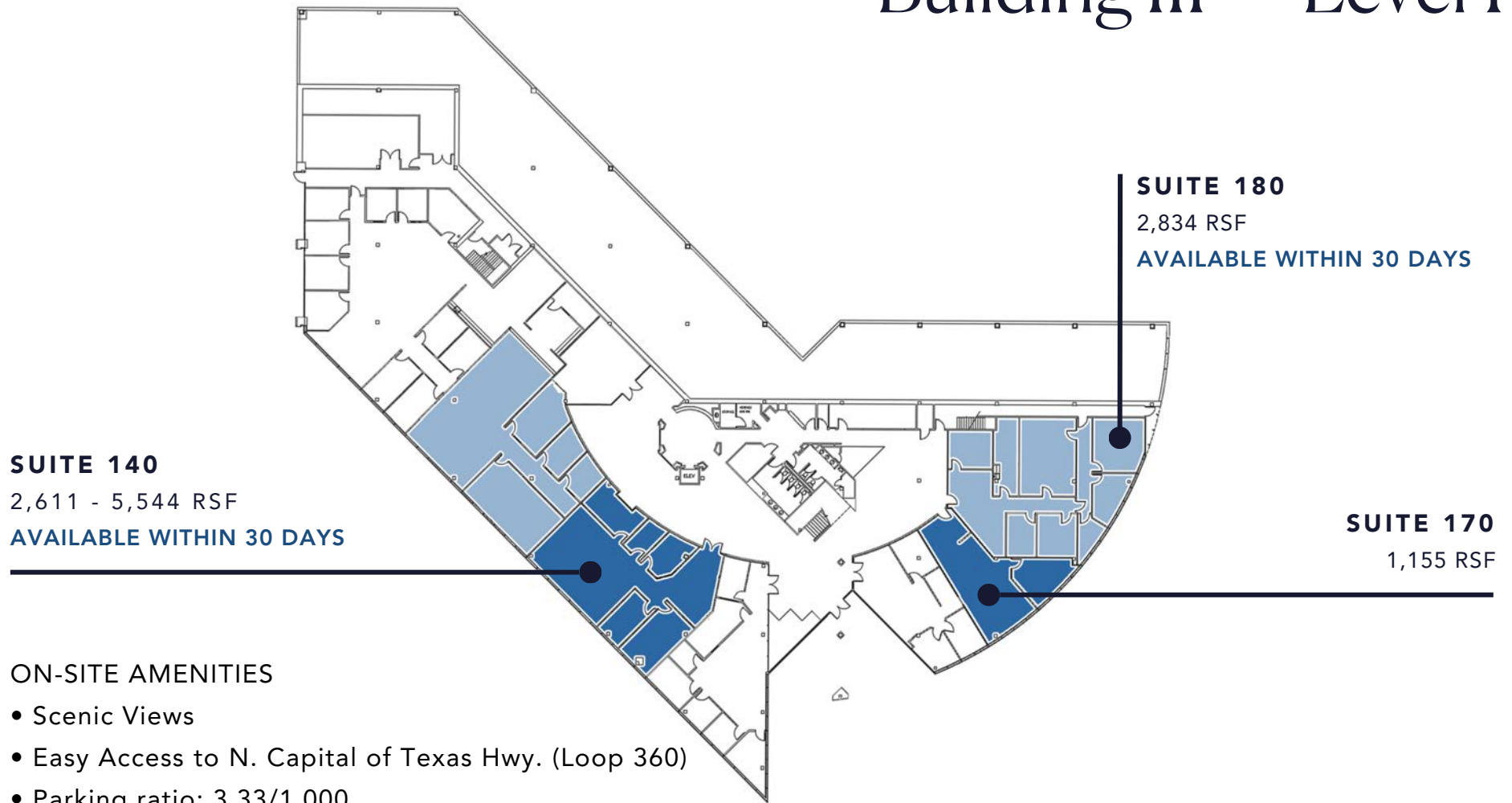
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Building III - Level 1



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Building III - Level 2

SUITE 210

5,760 RSF

AVAILABLE 10/01/2026

FURNITURE AVAILABLE



CLICK HERE TO VIEW

360 Tour

SUITE 240

8,246 RSF

SUITE 255

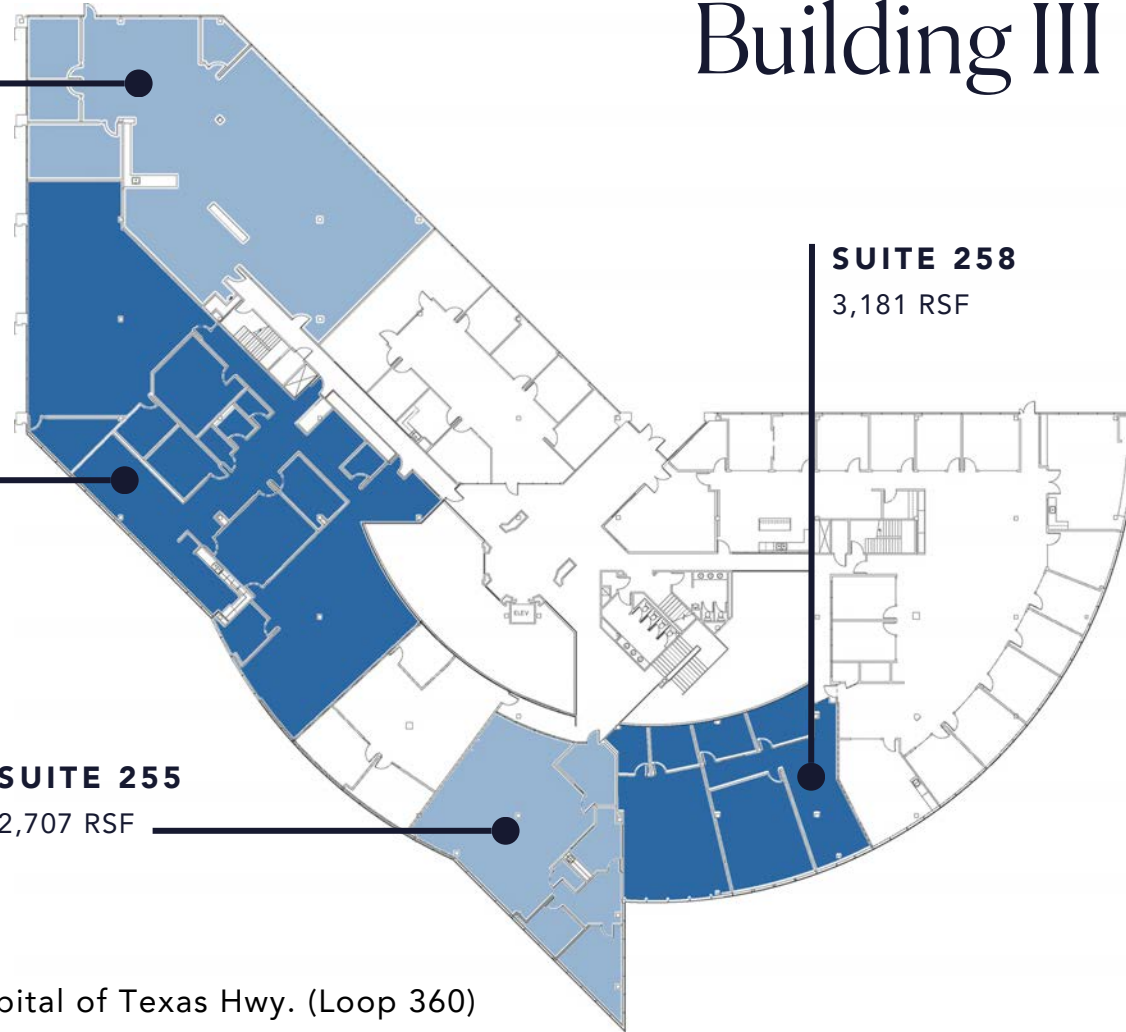
2,707 RSF

SUITE 258

3,181 RSF

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



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Building III - Level 3

**SPEC REMODEL WITH
NEW FINISHES!**

SUITE 370

2,543 RSF



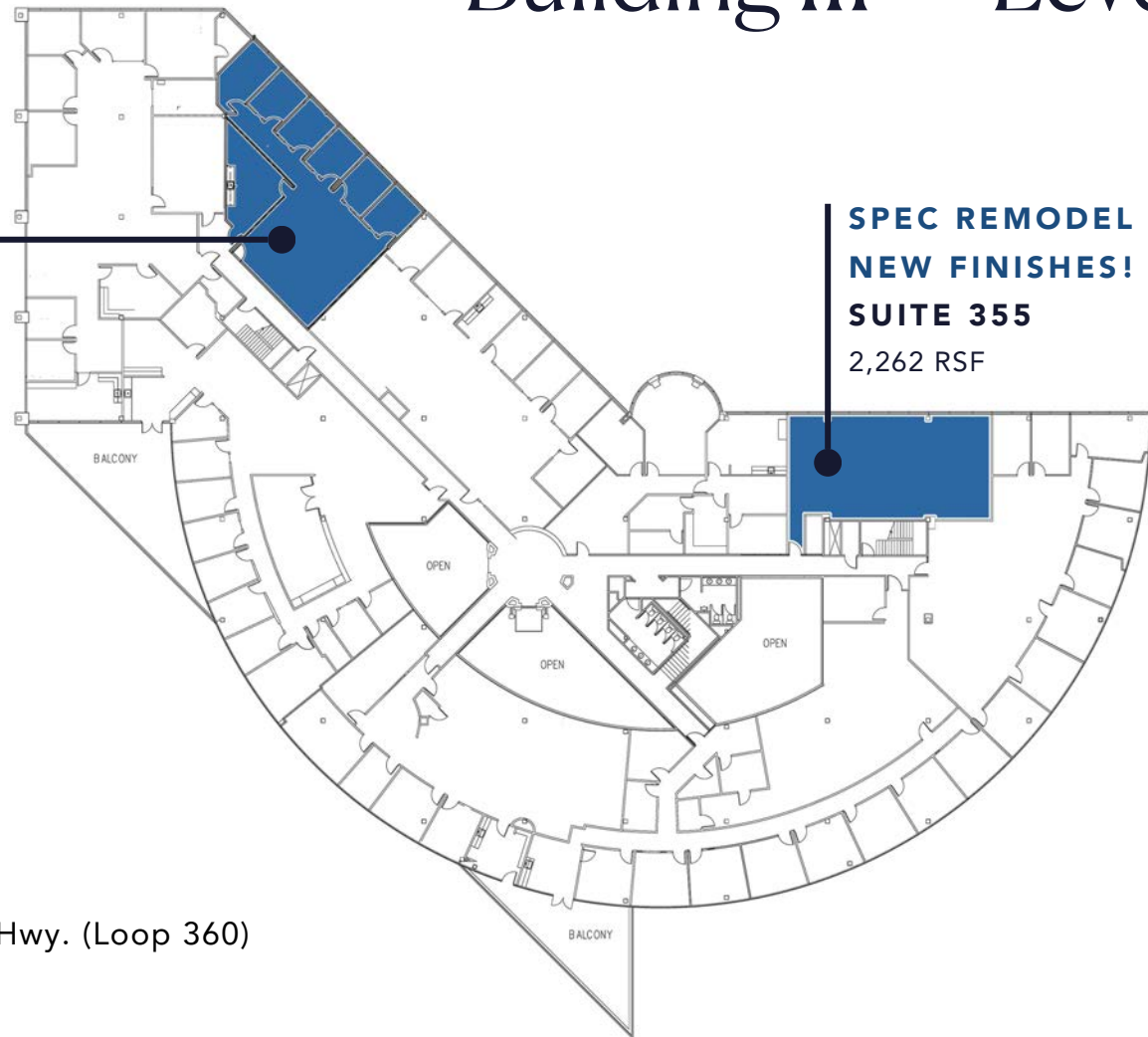
CLICKE HERE TO VIEW

360 Tour

**SPEC REMODEL WITH
NEW FINISHES!**

SUITE 355

2,262 RSF



ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

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RIVERSIDE

Nearby Amenities

1 Arboretum Market

Starbucks
Trader Joe's
Newk's Eatery
Talbots
Ann Taylor
PF Chang's
Sephora
Milk + Honey
Pronto Pilates
AllModern Furniture

3 The Arboretum Cont'd.

Barnes & Noble
The Cheesecake Factory
Renaissance Austin
Knotty Deck & Bar
Chico's
Estancia Brazilian Steakhouse
BB&T
Chase Bank
Hanara Sushi & Grill
GameStop

2 Great Hills Market

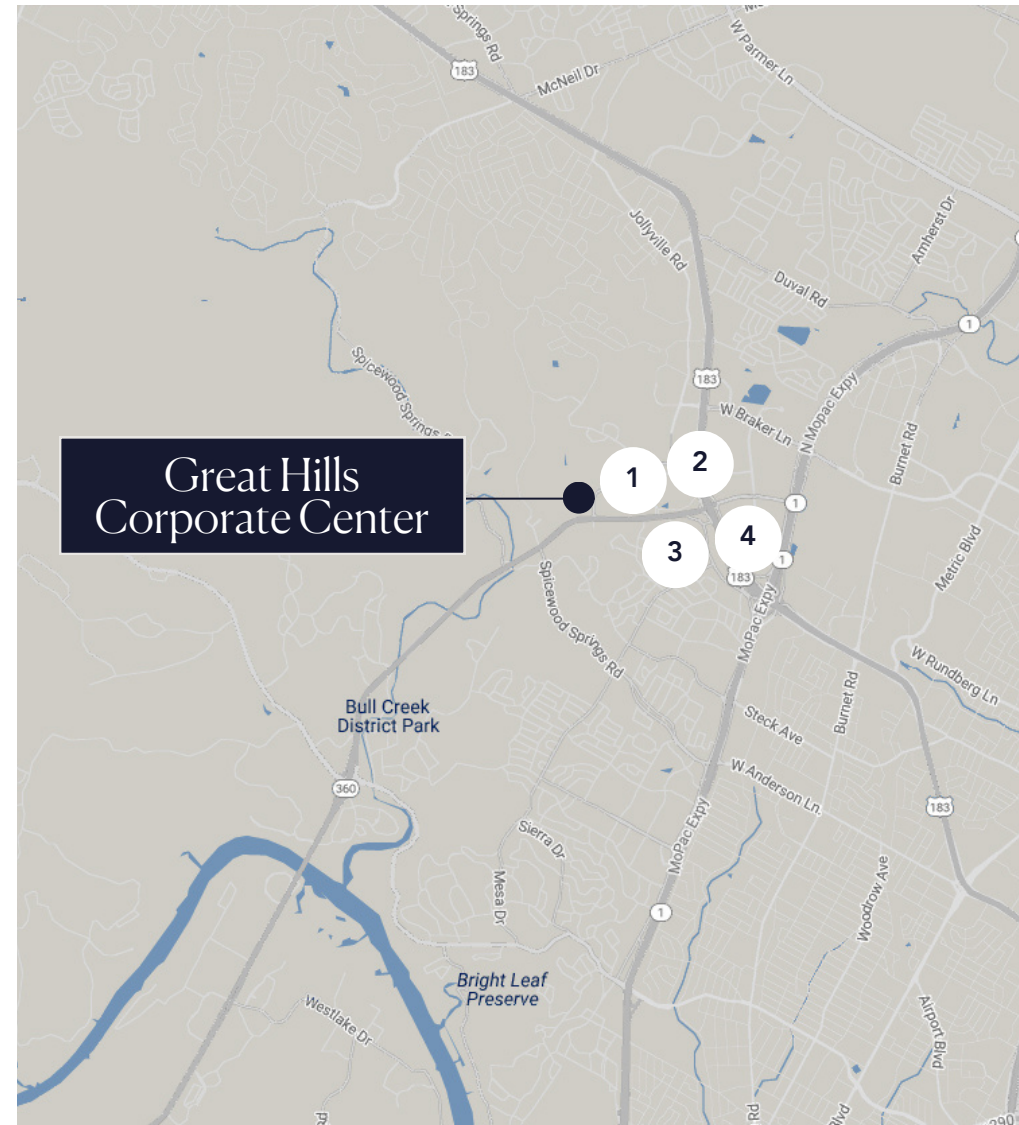
FireBowl Cafe
PetCo
TJ Maxx
Honest Mary's Health Food
La Madeleine French Café
Modern Market
Manuel's Mexican
Ike's Love & Sandwiches

4 Hwy 183 & MoPac

CostCo
Sam's Club
Sprout's Farmers Market
Target
Lowe's Home Improvement
Bank of America
Dave & Buster's
Baby Acapulco
Regal Cinema & IMAX
UchiUmi Sushi
Taco Cabana
Whole Foods Market
REI
Crate & Barrel
Nordstrom Rack
The Container Store
World Market
Golf Galaxy
Best Buy
Ulta Beauty
Lexus of Austin
Sonesta Suites
Extended Stay America
DoubleTree by Hilton
Embassy Suites
Hyatt Place
Courtyard by Marriott

3 The Arboretum

Pottery Barn
Jos. A Bank
Amy's Ice Creams
The Kebab Shop
Juliet Italian Kitchen
CAVA Mediterranean
Ballard Designs
James Avery
Ugly Dumpling Chinese
Café du Bliss
Bulevar Mexican Kitchen
Eddie V's Prime Seafood
Five Guys Hamburgers



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