FOR LEASE

2,294-42,799 SF

CLASS A OFFICE SPACE

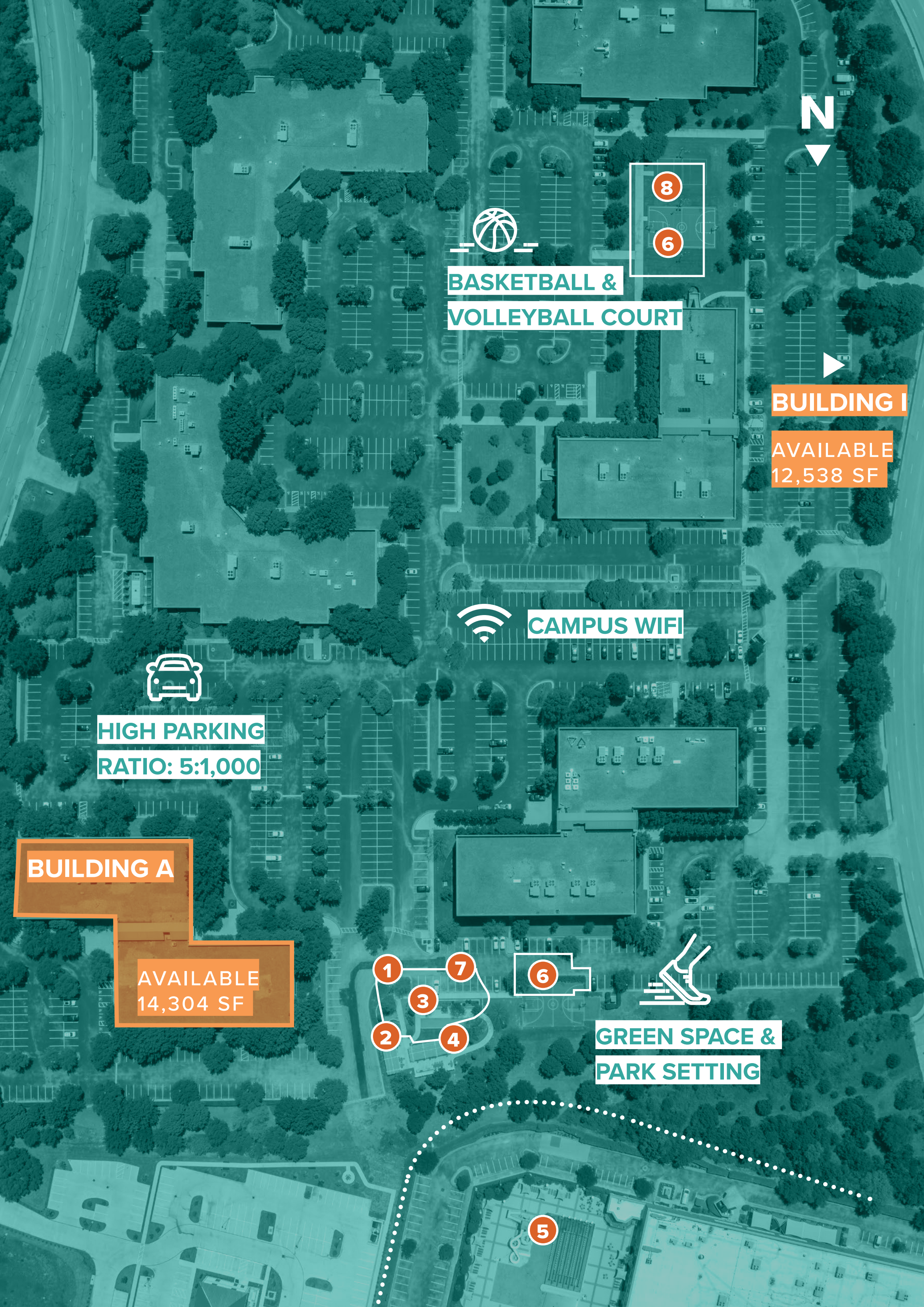
MENLO EQUITIES

CBRE

CAMPUS OVERVIEW

Amber Oaks Corporate Park is a nine-building, Class-A office park located in Northwest Austin. The park houses a 120,000 SF state-of-the-art Lifetime Fitness center on property, which includes a full-service restaurant, swimming pool, basketball and tennis courts on-site.

Located near the intersection of U.S. Hwy 183 and Ranch Road 620 as well as 183A Toll Road and Parmer Lane, campus tenants include AECOM, Office Depot, CACI, Pulte Homes, Boon-Chapman, and Toshiba and features a newly completed amenity center, lush landscaping, above-standard lobby and common area finishes and a variety of suite sizes to fit any tenant's needs.



EVERYTHING YOU **NEED.**
EVERYTHING YOU **WANT.**


1 OUTDOOR RELAXATION


2 OUTDOOR MEETINGS


3 SPACIOUS DINING AREA


4 COVERED BBQ AREA


5 LIFETIME FITNESS


6 BASKETBALL COURTS


7 BOCCE BALL COURT


8 VOLLEYBALL COURT

TOP-NOTCH TENANTS.

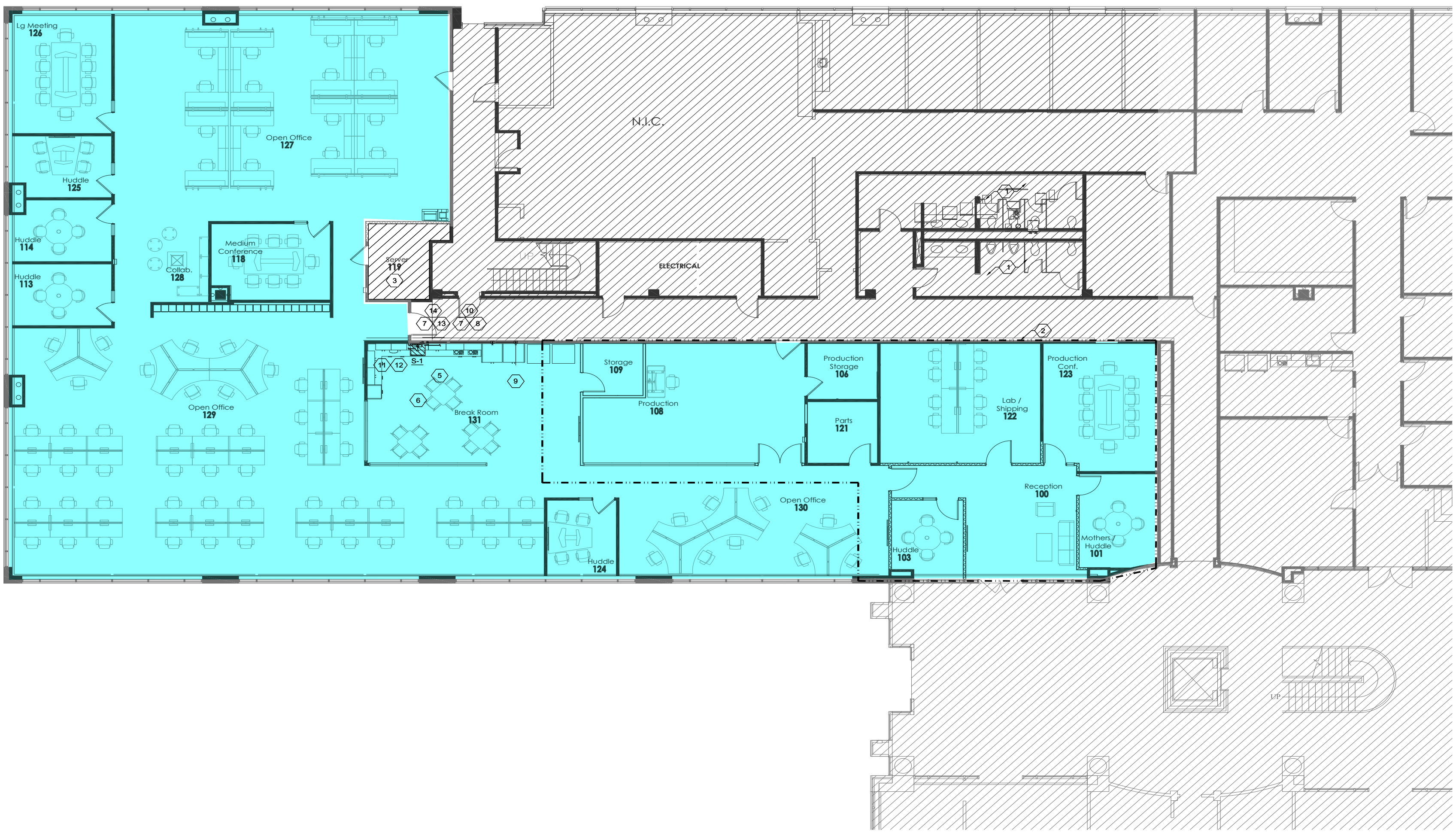
TOP-NOTCH **AMENITIES**.

BUILDING A

SUITE 100 - 5,580 SF

BUILDING A

SUITE 120 - 10,827 SF



BUILDING A

SUITE 260 - 5,276 SF AVAILABLE

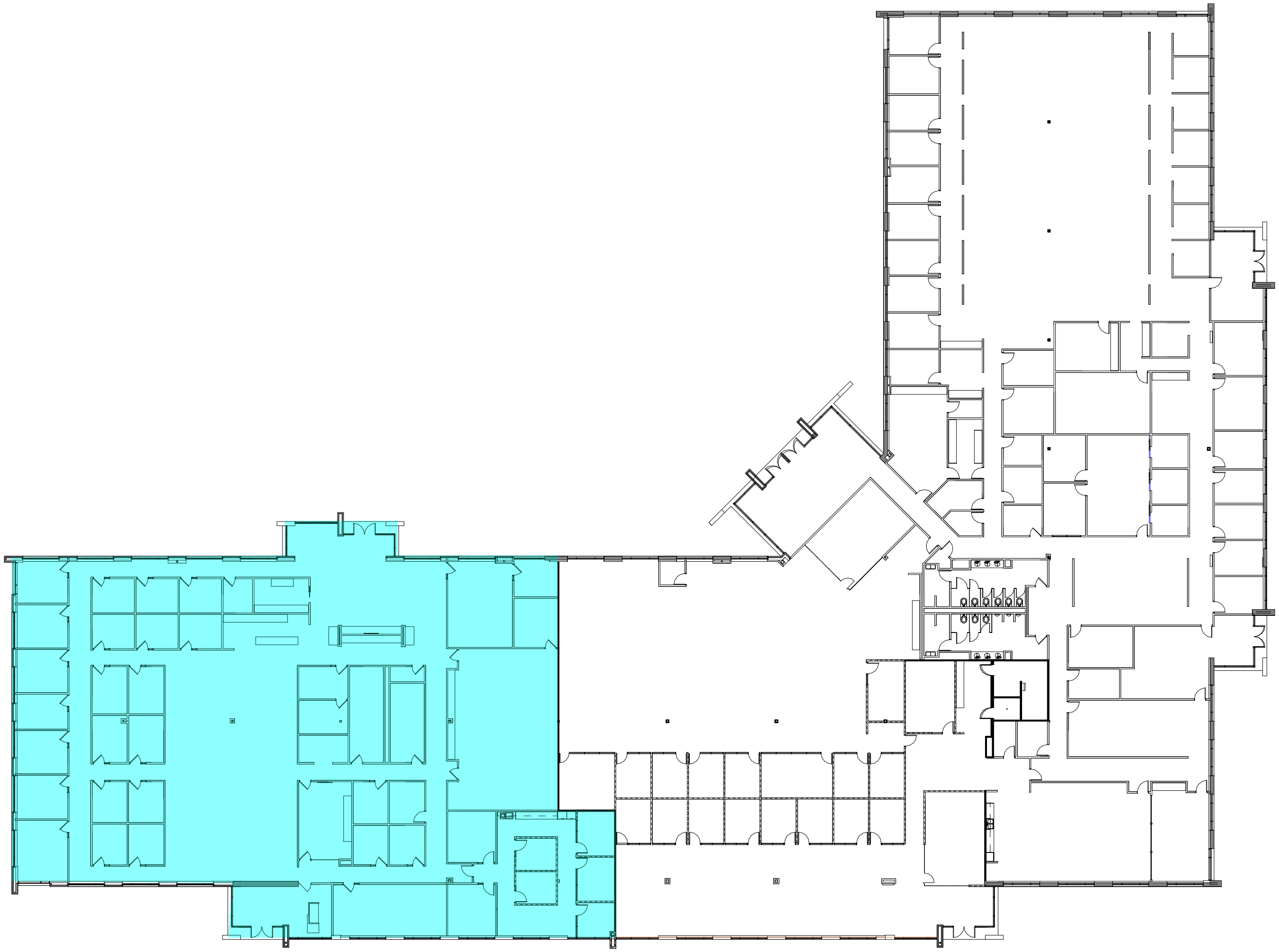
BUILDING I

SUITE 100 - 21,841 SF AVAILABLE 60 DAYS
CONTIGUOUS TO 42,799 SF

BUILDING I

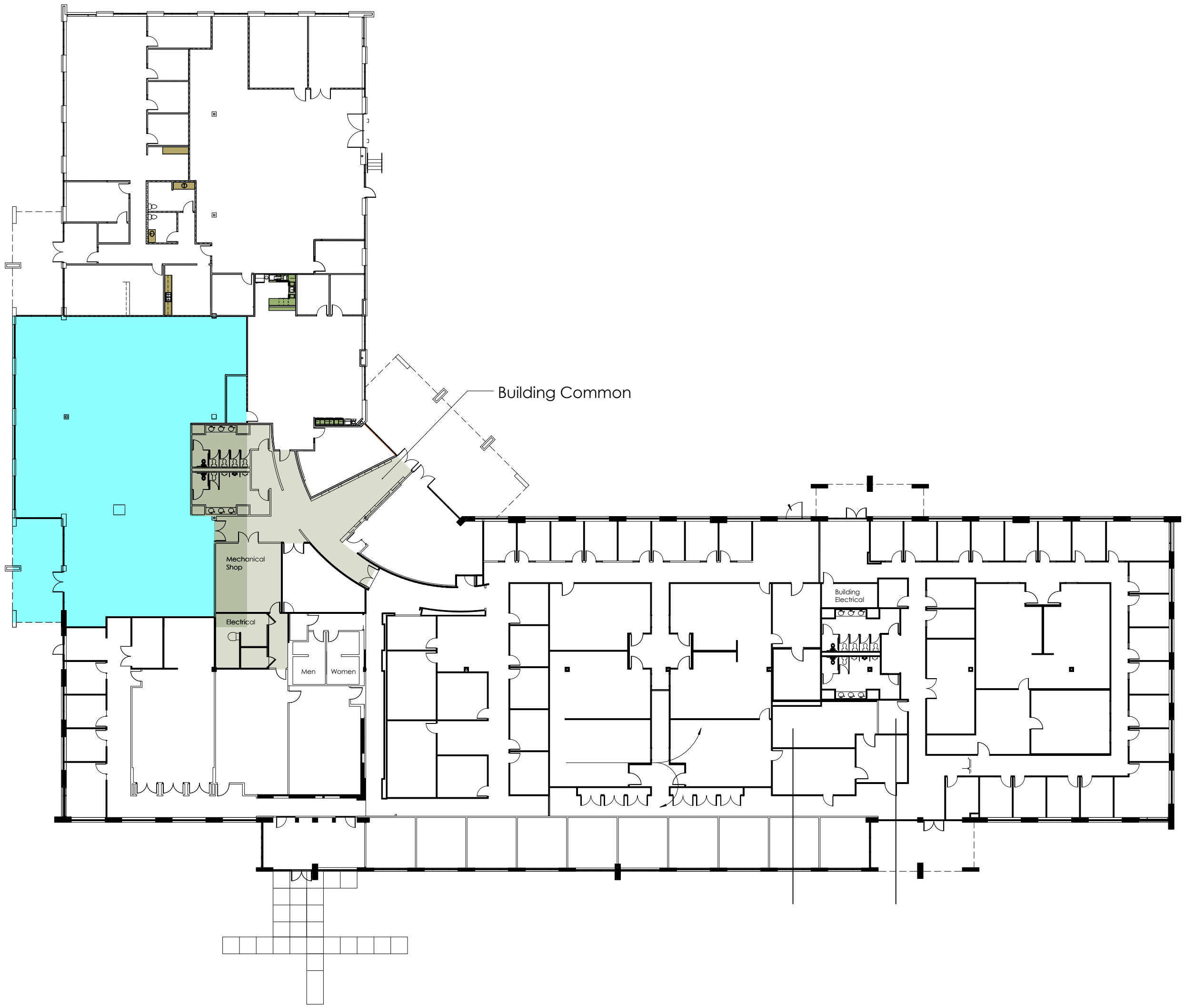
SUITE 140 - 5,024 SF
CONTIGUOUS TO 42,799 SF

BUILDING I



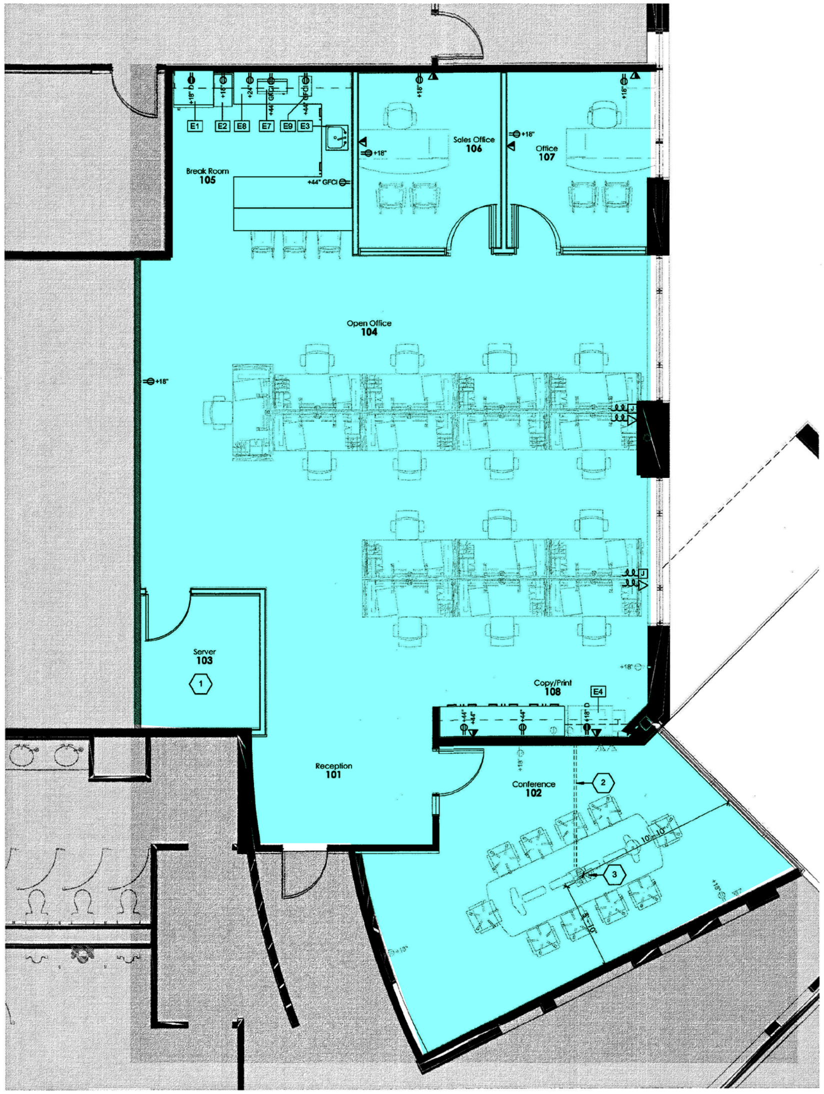
SUITE 150 - 15,934 SF
CONTIGUOUS TO 42,799 SF

BUILDING J



SUITE 102 - 6,151 SF AVAILABLE

BUILDING J



SUITE 103 - 2,294 SF AVAILABLE

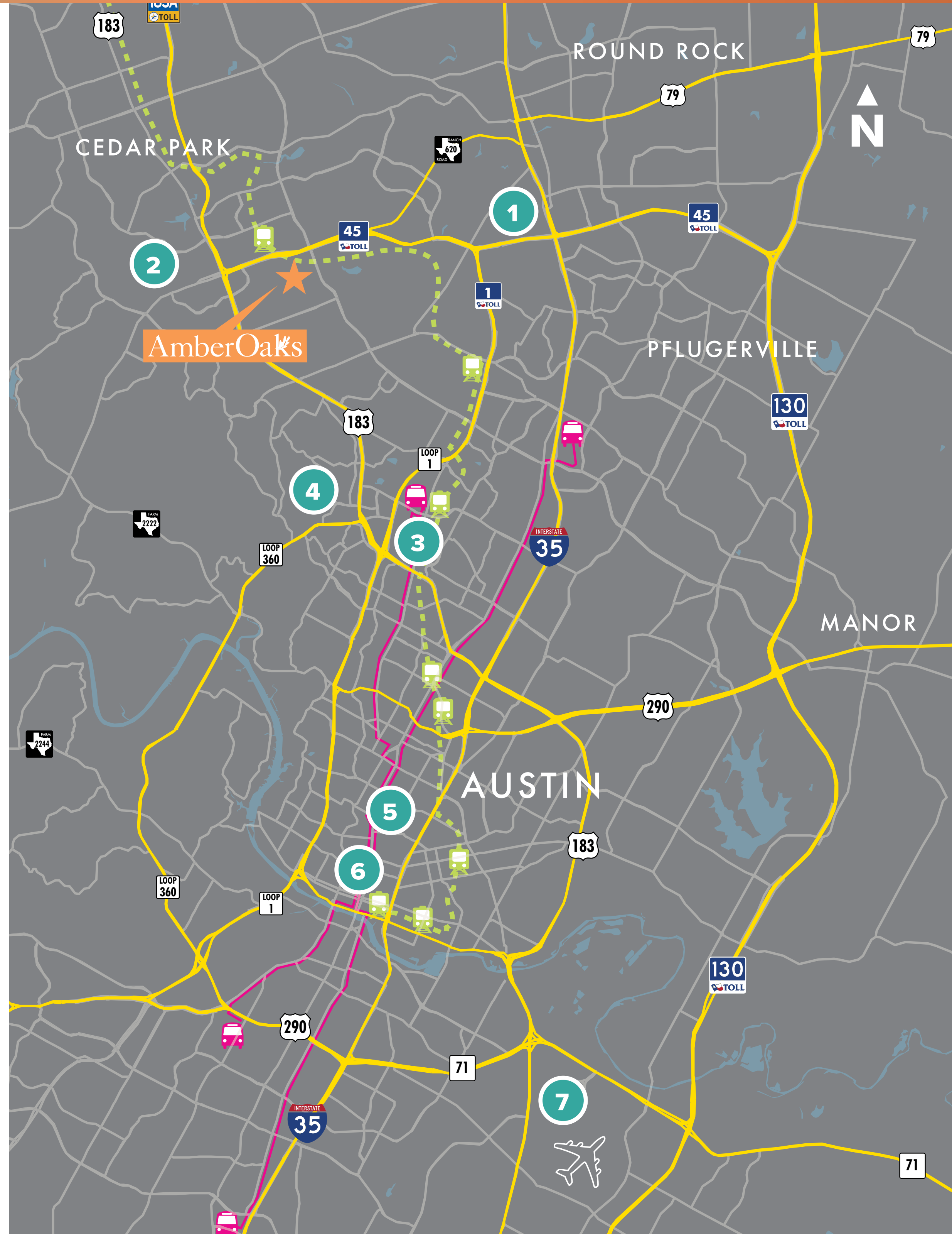
EASY ACCESS

TO WHEREVER YOU NEED TO GO

1. **LA FONTERA**
   7 MINUTES
2. **LAKELINE MALL**
   5 MINUTES
3. **THE DOMAIN**
   12 MINUTES
4. **THE ARBORETUM**
   14 MINUTES
5. **UNIVERSITY OF TEXAS**
   22 MINUTES
6. **AUSTIN CBD**
   24 MINUTES
7. **AUSTIN BERGSTROM INTERNATIONAL AIRPORT**
   30 MINUTES

METRO TRANSIT OPTIONS

- METRO RAPID BUS
- METRO RAPID RAIL



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BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX
LA MADELINE
RAISING CANE'S
ALAMO DRAFT-HOUSE
BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE
HOME2 SUITES
ALOFT
CHIPOTLE
HOME DEPOT
KOHL'S
LAKELINE METRO RAIL STOP
PARMER LN
N
45 TOLL
SUPER TARGET
SAM'S CLUB
LA QUINTA
TOWNEPLACE SUITES
BLAZE PIZZA
FIRST WATCH
PANERA
THE HUB SHOPPING CENTER
LIFETIME FITNESS
LAKELINE MALL
45 TOLL
PARMER LN
WALMART
LOWE'S
AmberOaks
APPLEBEE'S
CHILI'S
FUDDRUCKER'S
PLUCKERS
TEXICAN CAFE
RANCH 620 ROAD
OLIVE GARDEN
INTERSTELLAR BBQ
T&C SPORTS COMPLEX
CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY
COURTYARD INN
WALGREENS
HAMPTON INN
NAGOYA STEAK & SUSHI
CVS
LOS REYES
P. TERRYS
BURLINGTON
PINALLZ
MCDONALD'S
CHURCH'S
ANDERSON MILL RD
HEB
RANCH 620 ROAD
TORCHY'S
RETAIL
RESTAURANT
HOTEL
STARBUCKS
THE COFFEE BEAN
LA TAPATIA
TACO CABANA
MOONIES BURGER
THE MELTING POT
AMY'S ICE CREAMS
CHEDDAR'S
KERBEY LANE
TEXAS ROADHOUSE
CABO BOB'S
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MENLO EQUITIES

CBRE