

AmberOaks

An aerial photograph of the AmberOaks office park. The park consists of several large, modern office buildings with flat roofs and extensive parking lots. The buildings are surrounded by lush green trees and landscaping. A multi-lane highway runs along the right side of the park. In the background, a city skyline is visible under a blue sky with some clouds. Two specific buildings are highlighted with white outlines and orange labels: 'BUILDING I' on the left and 'BUILDING A' on the right.

BUILDING I

BUILDING A

FOR LEASE

2,294-42,799 SF

CLASS A OFFICE SPACE

MENLO EQUITIES

CBRE

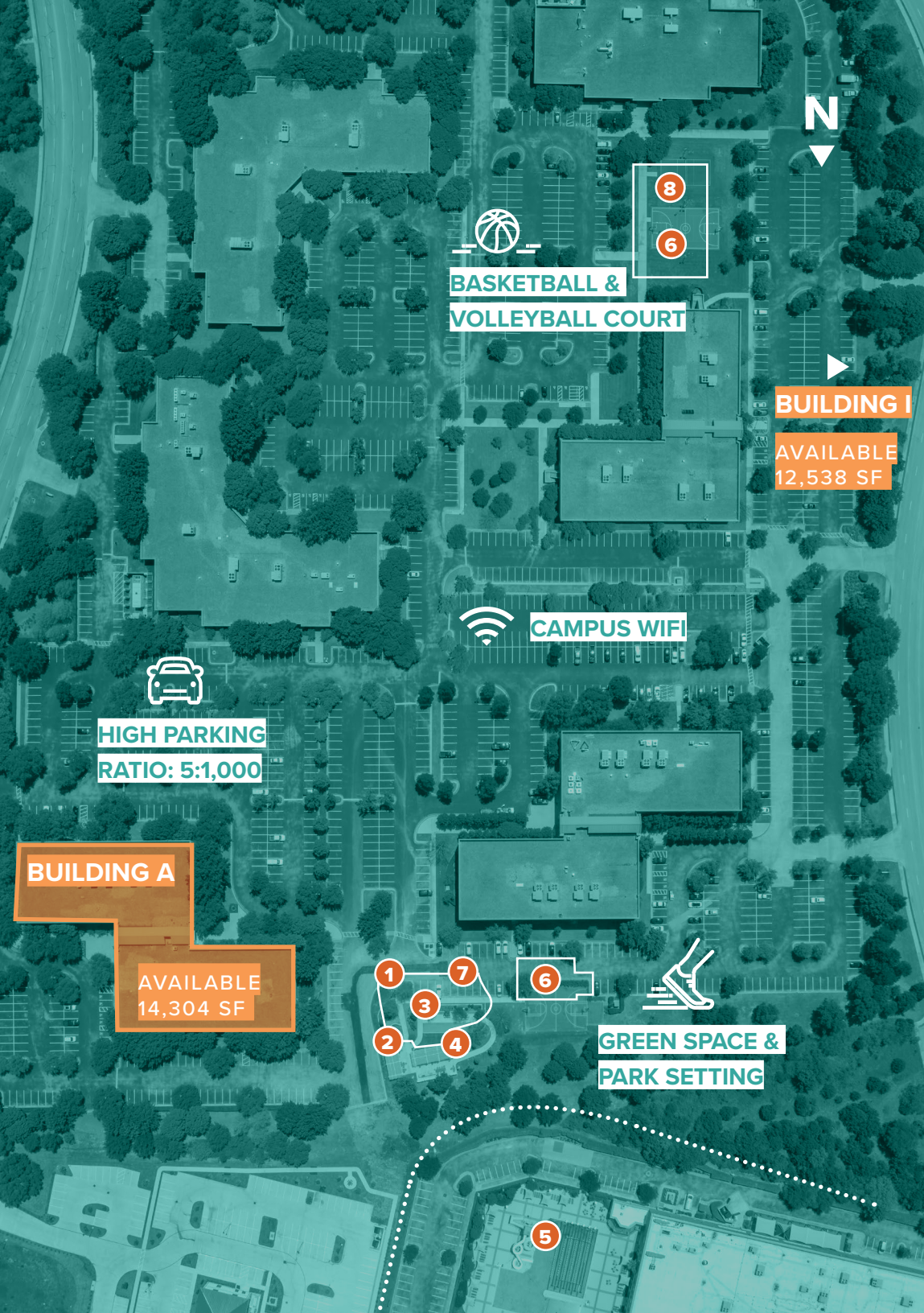


CAMPUS OVERVIEW

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.**





**TOP-NOTCH
TENANTS.
TOP-NOTCH
AMENITIES.**



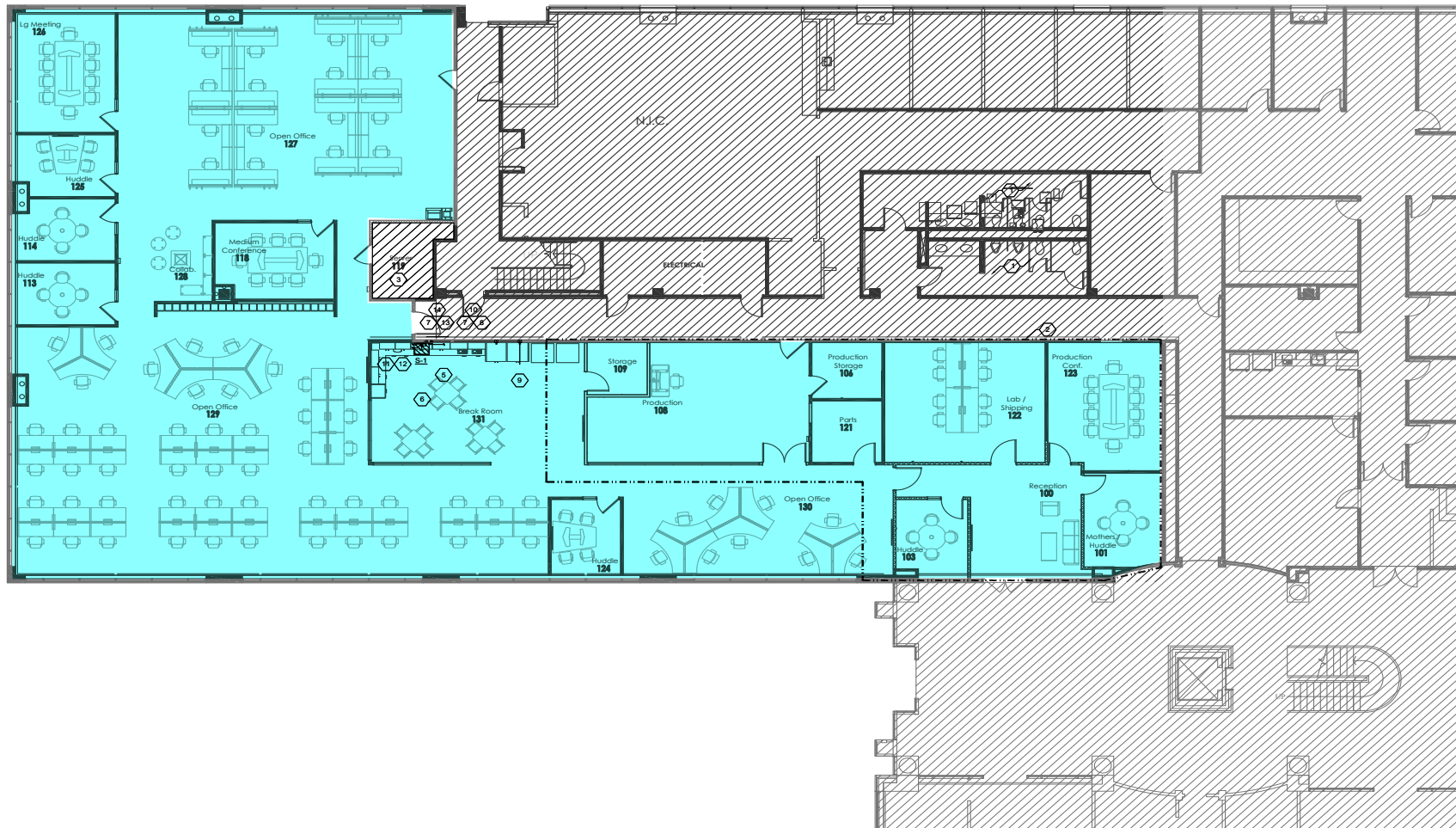
BUILDING A

SUITE 100 - 5,580 SF



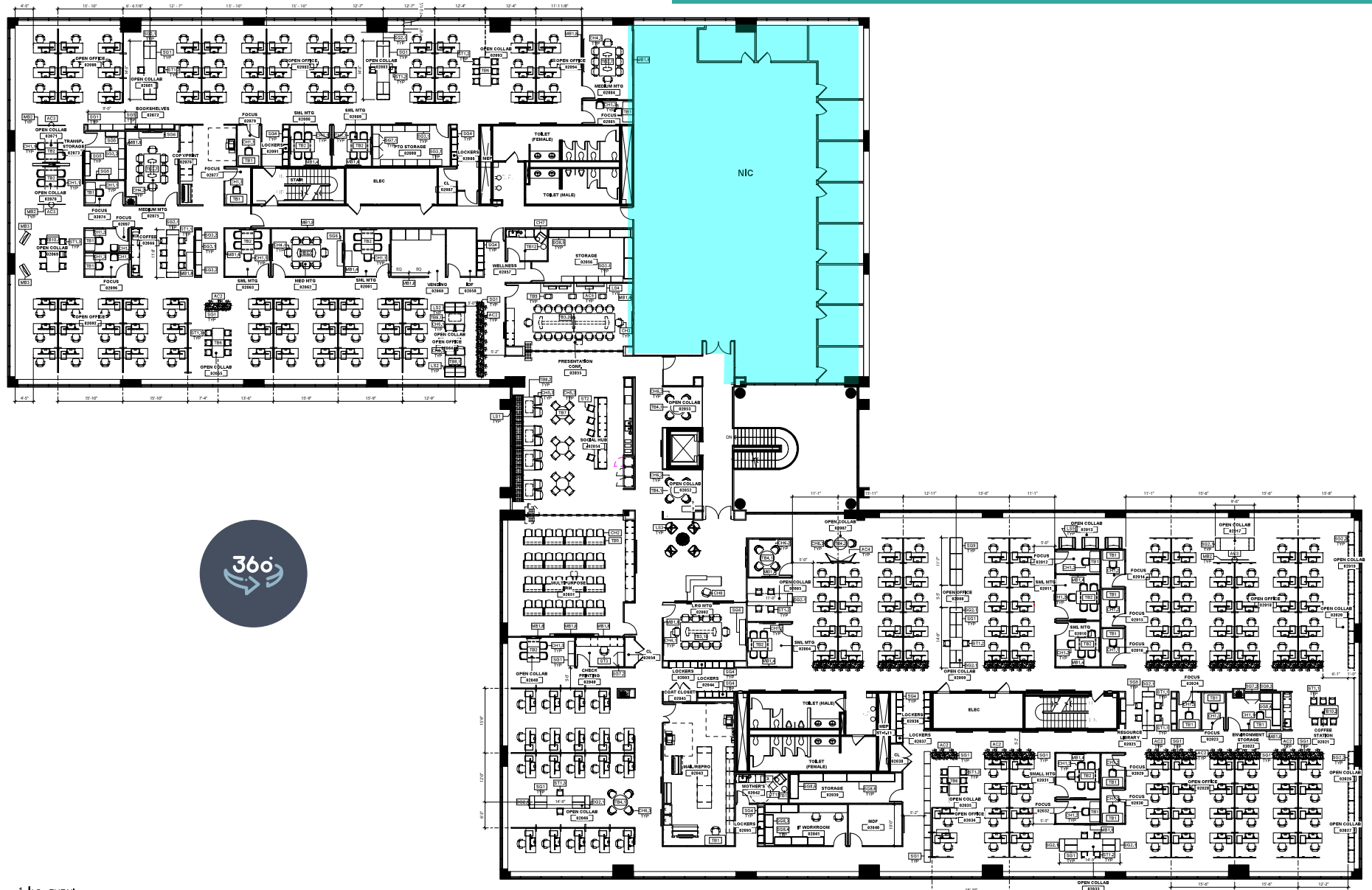
BUILDING A

SUITE 120 - 10,827 SF

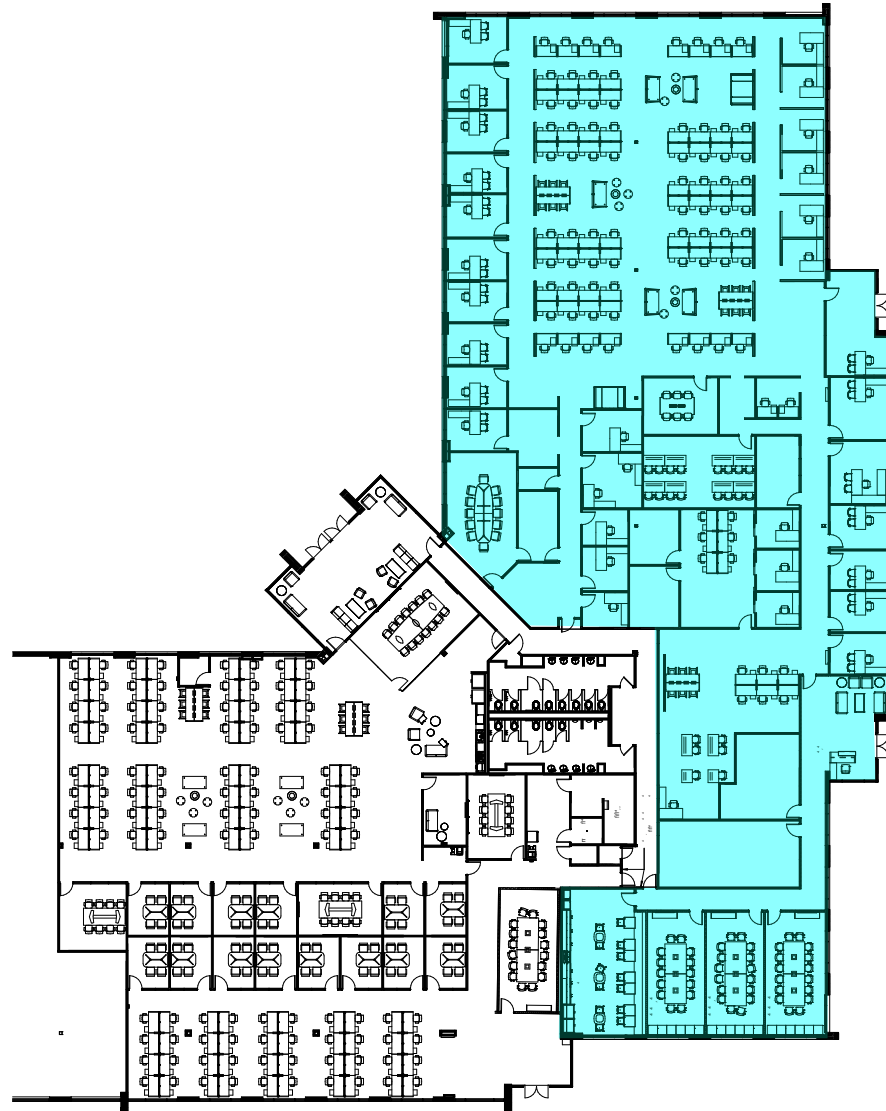


BUILDING A

SUITE 260 - 5,276 SF AVAILABLE



BUILDING I



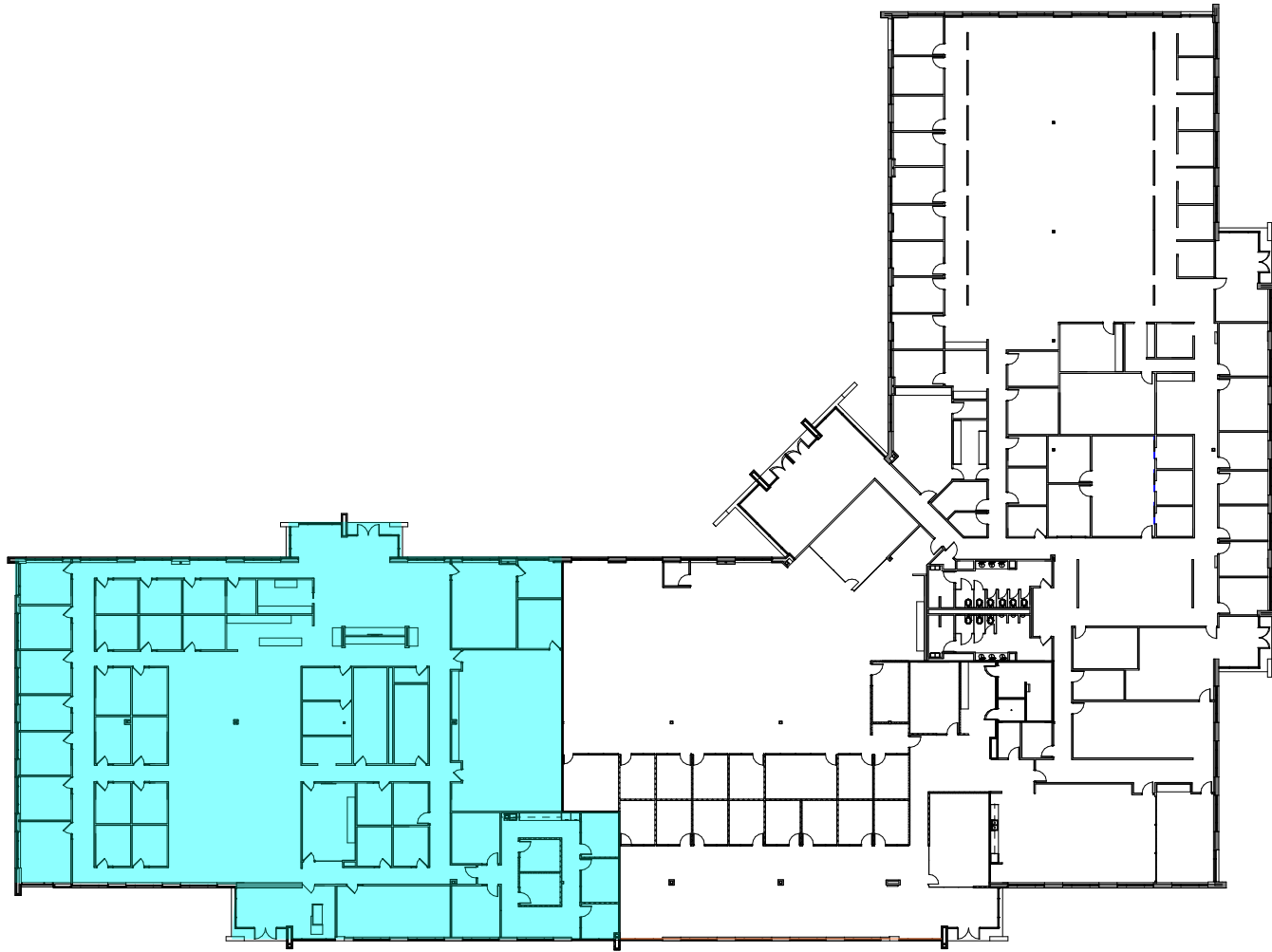
SUITE 100 - 21,841 SF AVAILABLE 60 DAYS
CONTIGUOUS TO 42,799 SF

BUILDING I



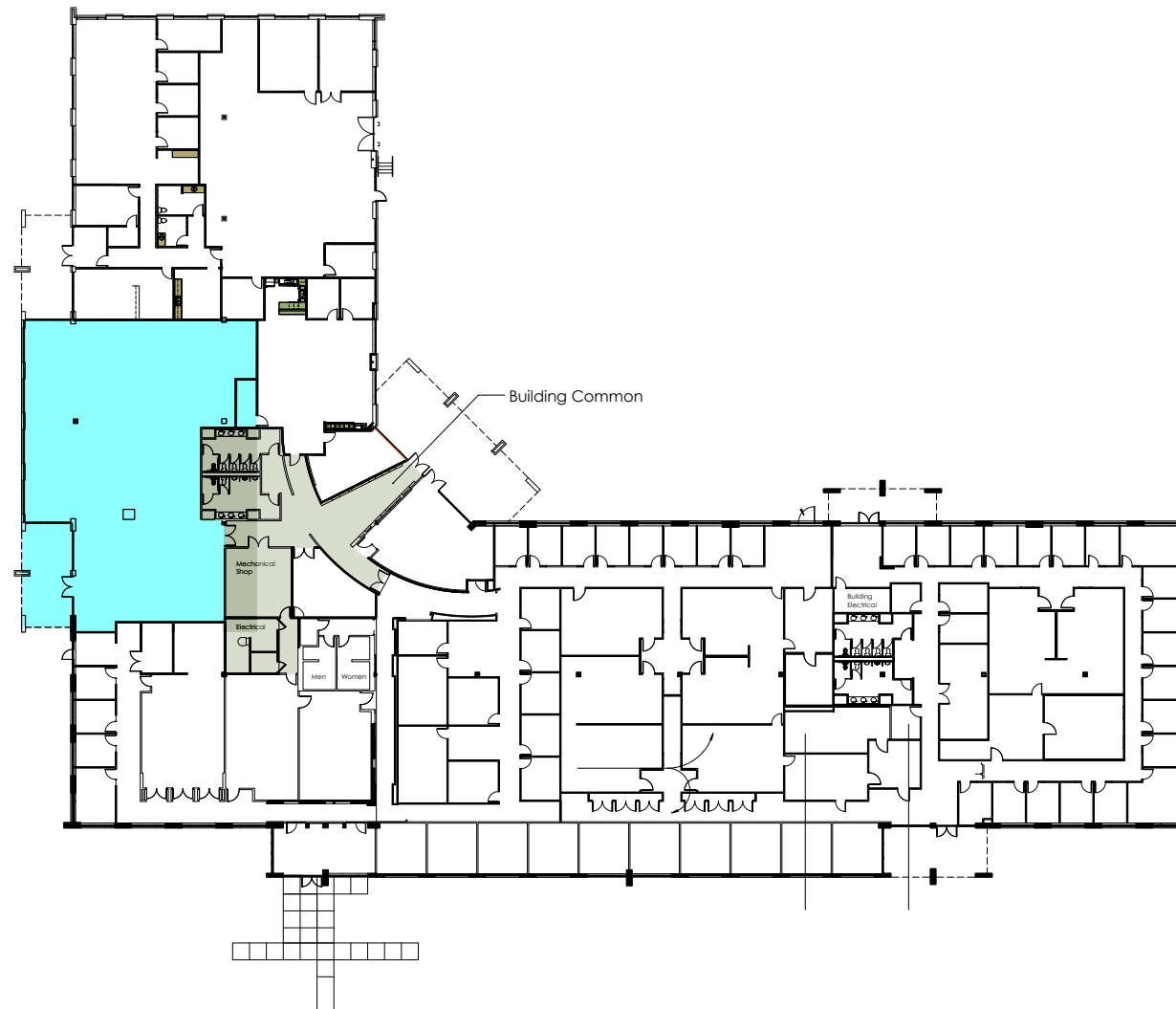
SUITE 140 - 5,024 SF
CONTIGUOUS TO 42,799 SF

BUILDING I



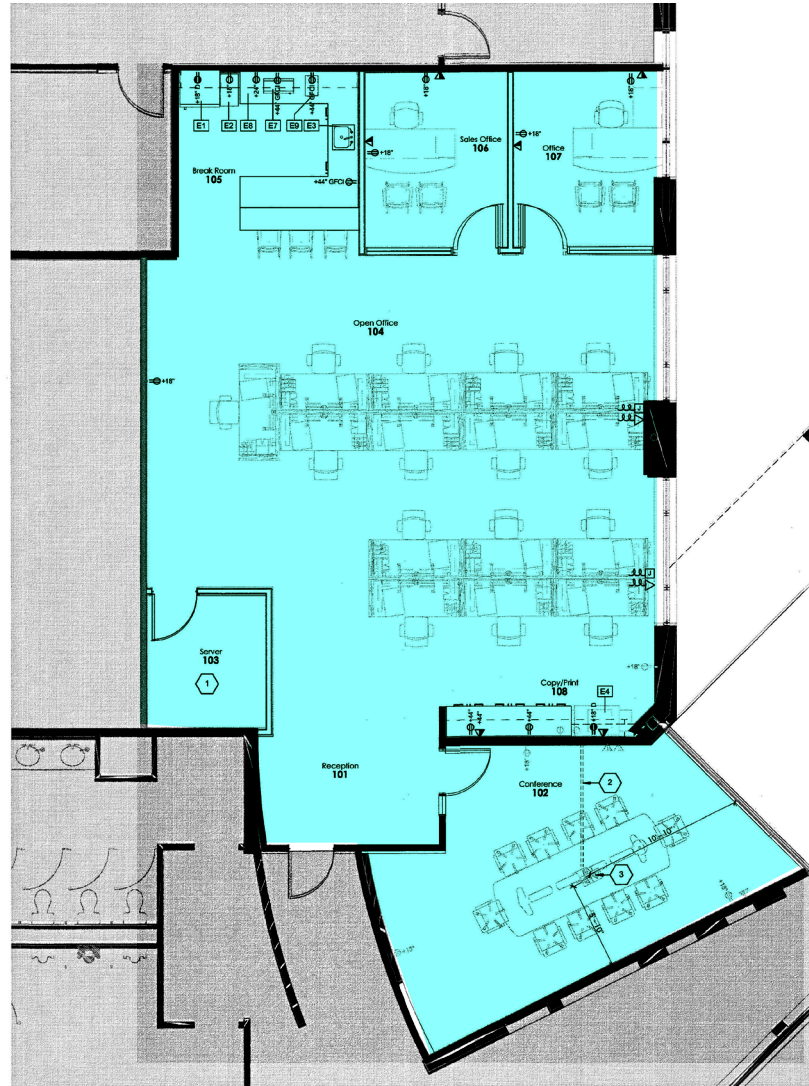
SUITE 150 - 15,934 SF
CONTIGUOUS TO 42,799 SF

BUILDING J



SUITE 102 - 6,151 SF AVAILABLE

BUILDING J



SUITE 103 - 2,294 SF AVAILABLE

EASY ACCESS

TO WHEREVER YOU NEED TO GO



LA FONTERA

7 MINUTES



LAKELINE MALL

5 MINUTES



THE DOMAIN

12 MINUTES



THE ARBORETUM

14 MINUTES



UNIVERSITY OF TEXAS

22 MINUTES



AUSTIN CBD

24 MINUTES



AUSTIN BERGSTROM INTERNATIONAL AIRPORT

30 MINUTES

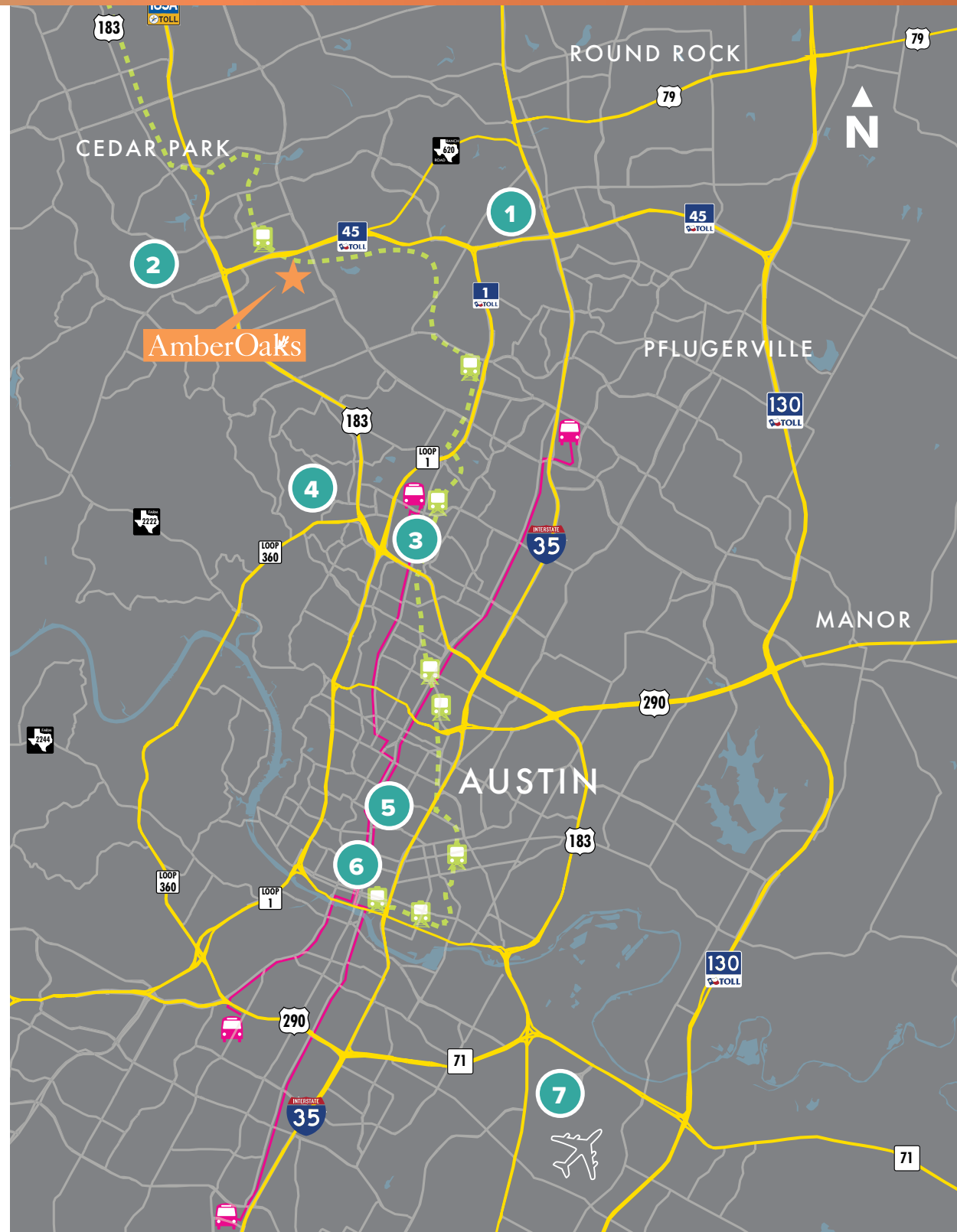
METRO TRANSIT OPTIONS



METRO RAPID BUS



METRO RAPID RAIL





183

45
TOLL

45
TOLL

620
RANCH ROAD

183

PARMER LN

PARMER LN

ANDERSON MILL RD

BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX

BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE

LA MADELINE
RAISING CANE'S
ALAMO DRAFT-
HOUSE

CHIPOTLE

HOME DEPOT
KOHL'S

LAKELINE
METRO RAIL
STOP

SUPER TARGET

SAM'S CLUB

LA QUINTA

TOWNEPLACE
SUITES

HOME2
SUITES

ALOFT

BLAZE PIZZA
FIRST WATCH
PANERA

THE HUB
SHOPPING CENTER

LAKELINE MALL

LIFETIME FITNESS

WALMART
LOWE'S

AmberOaks

T&C
SPORTS
COMPLEX

APPLEBEE'S
CHILI'S
FUDDRUCKER'S
PLUCKERS
TEXICAN CAFE

OLIVE
GARDEN

INTERSTELLAR
BBQ

WALGREENS

NAGOYA
STEAK &
SUSHI

CVS

COURTYARD
INN

HAMPTON
INN

LOS REYES
P. TERRY'S

BURLINGTON
PINALLZ

CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY

MCDONALD'S
CHURCH'S

HEB

TORCHY'S

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

- RETAIL
- RESTAURANT
- HOTEL



Amber Oaks

FOR MORE INFORMATION CONTACT:

TROY HOLME

Vice Chairman
+ 1 512 482 5509
troy.holme@cbre.com

CASEY FORD

Executive Vice President
+ 1 512 499 4960
casey.ford@cbre.com

ANALIESE WAGNER

Associate
+ 1 512 482 5605
analiese.wagner@cbre.com

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