

FOR LEASE | Center Lake Business Park



14101 US 290 W Austin, TX 78737



512-422-8928
Irulian Dabbs Burger
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Center Lake Business Park



Office and Flex Suites

LOCATION OVERVIEW

Southwest Austin towards Dripping Springs, on the East-bound side of Highway 290 West. 12 minutes to the Y at Oakhill and conveniently situated between Belterra and Dripping Springs.

PROPERTY DESCRIPTION

10 acres of verdant landscape with ample parking and large Live Oaks, this park is an escape in the middle of bustling new growth along 290.

20 buildings with a combination of multi-tenant office space, flex warehousing, and free-standing office options have a space for every kind of business.

All offices are upgraded with new flooring, LED lights, modern colour schemes, and are professionally maintained by Sandalwood Property Management.

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Availabilities

Bldg 200	2nd gen Salon - Retail exposure on 290. Great layout!	2020 SF
Bldg 300	Retail exposure on 290, 2023 complete remodel interior.	1660 SF
Bldg 1100	Free-standing office building available to single or multi-tenants	500 - 7,125 SF
Bldg 1400	75% of a 2-story free-standing building with conference room(s). Professional services buildout. Roll up door in rear	2500-7500 SF
Ste 1600B	Former counseling office with open area, 3 private offices, break area	1600 SF
Bldg 1900	Standalone office/warehouse with 100% HVAC, Dock, Grade loading	14,000 SF
Suite 2000A	Flex offices and 100% HVAC warehouse	3,600 SF
Bldg 2	Entire free-standing building on 290 with 1750SF of warehouse (conditioned) and remainder office. Retail glass overhead doors planned for 2026.	5000 SF
CCBP 200	50/50 Office/Conditioned warehouse at Center Canyon Business Park	3850 SF



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Building 200 - Retail Frontage on 290



Floor Plan Pending June 2026

1660 SF
\$36 + NNN

- Professional offices
- Conference room
- Reception
- 2023 total remodel
- High end finishes
- Frontage on 290 with building signage option
- Side door access for deliveries

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Building 300 - Retail Frontage on 290



Floor Plan Pending June 2026

2020 SF
\$36 + NNN

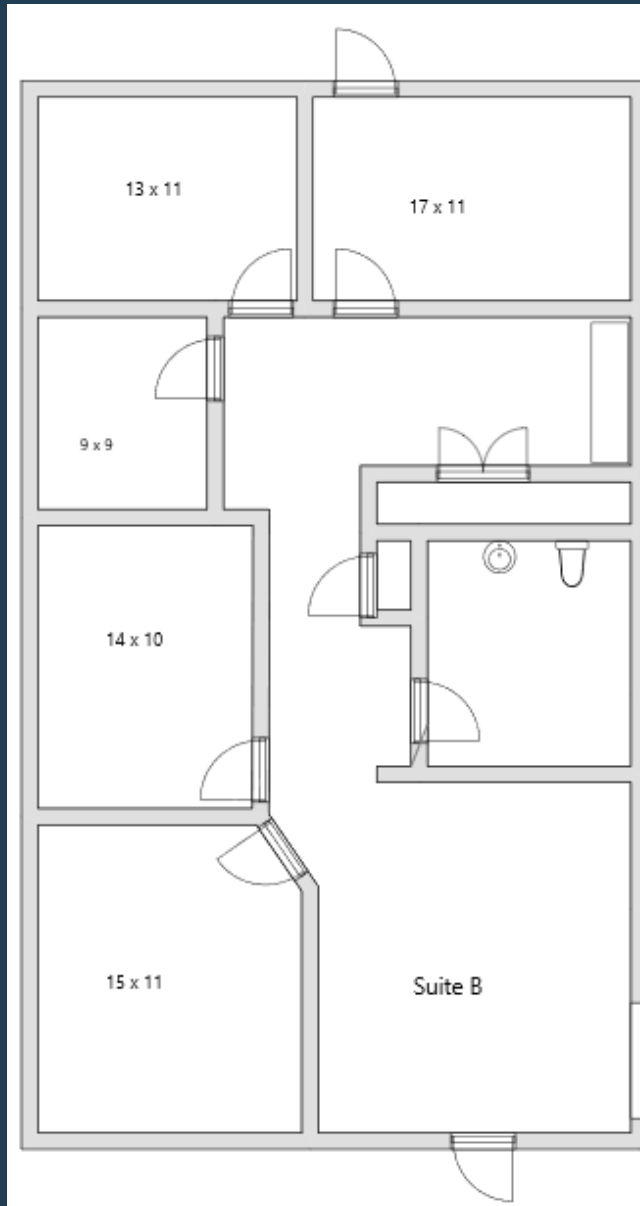
- 2nd Gen Salon
- Private rooms and large open area
- Reception
- Epoxy floors throughout
- Frontage on 290 with building signage option
- Side door access for deliveries

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Building 1600 - Suite B



1600 SF
\$18 + NNN

- Professional offices
- Conference room
- Reception
- Break area and storage closet
- 4 offices
- Rear exit
- Available February 2026

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Building 1400 - Suites A/C/D



Floor Plan Pending June 2026

2,500 - 7,500 SF
\$17.50 + NNN

- Professional office buildout
- Conference rooms
- Multiple Private offices
- Break rooms
- Open work areas
- 9' ceilings
- Private entrances
- 2nd floor access from exterior and interior
- Garage door access
- Possible full bldg occupancy end of 2026

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Building 1900 - Free-Standing Flex



Floor plan available on request

2,300 - 14,000 SF
\$14.50 + NNN

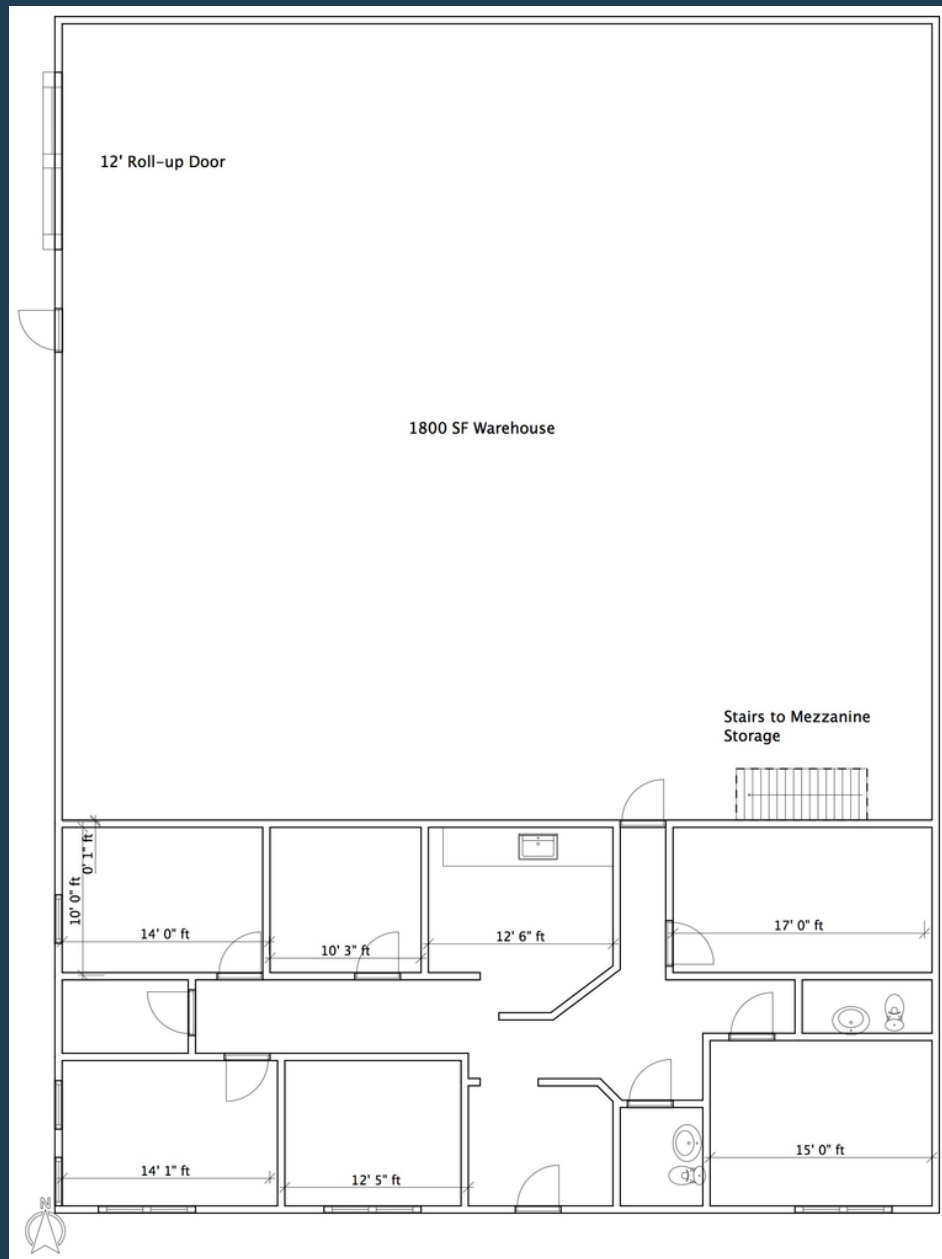
- 6566 SF Office
- 7361 SF Warehouse
- 100% HVAC
- 3ph power
- Dock & grade level doors
- Standalone building
- Available in 30-60 days

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Building 2000 - Suite A



3600 SF - Flex
\$14.50 + NNN

- 100% HVAC warehouse space
- Lofted work area over offices
- Private offices
- Break room
- Bathrooms
- 14' overhead door
- Ample parking spaces in front of building
- Available Q1 2026

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Building 1100 - Executive Suites



Full Service Suites

- Individual offices or private suites with multiples
- 2 break rooms
- 4 bathrooms
- High speed wi-fi included
- Digital guest concierge check-in
- Fully remodeled space
- Full building available*

See separate brochure for more details

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Building 2 - Suite A & B - FIREHOUSE

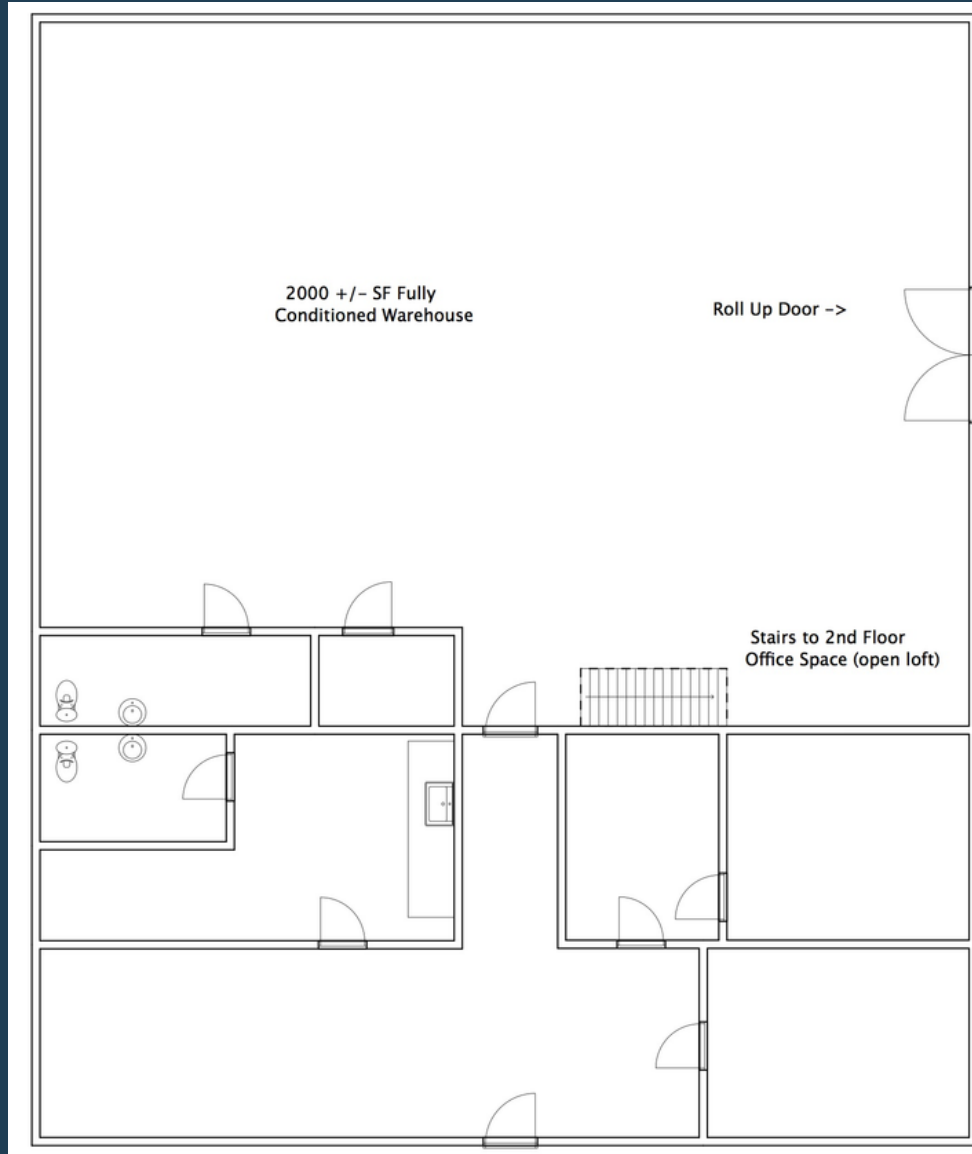


Floor plan is approx sizing*

5000 SF
\$30 + NNN

- Standalone flex building on 290
- 2 grade level doors
- 1750 SF warehouse conditioned
- Option to replace overhead doors with glass
- Retail exposure
- Great opportunity to showcase on 290

Building 200 - Center Canyon

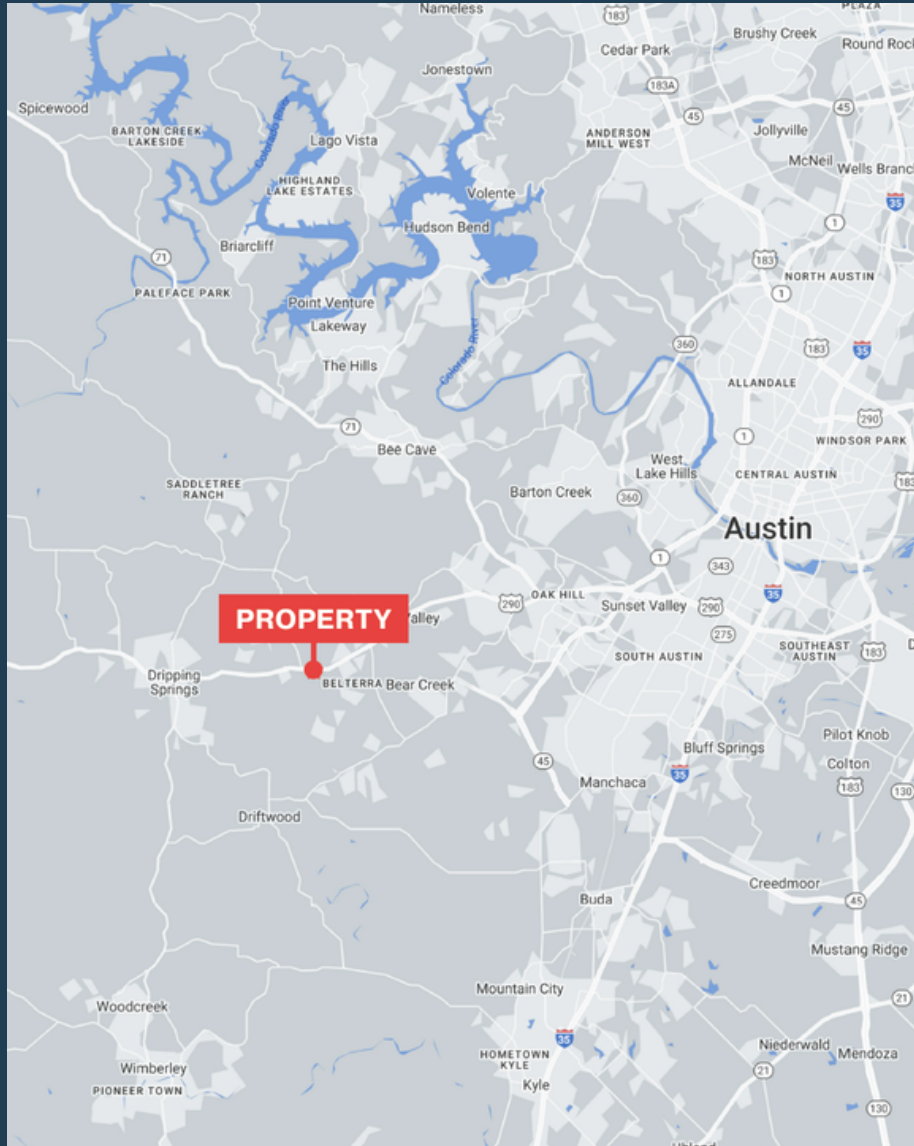


*Floor plan is approx sizing**

3850 SF
\$15 + NNN

- Standalone flex building on 290
- 1 grade level door
- Approximately 50% office
- 100% HVAC warehouse
- Available July 2026

Drive Times and Points of Business



<i>POPULATION</i>	1 MILE	3 MILES	5 MILES
2023 Population	2,149	20,137	31,259
2028 Population Projection	2,434	22,925	35,360
<i>HOUSEHOLDS</i>	1 MILE	3 MILES	5 MILES
2023 Households	769	7,155	11,368
Annual Growth 2023-2028	2.8%	2.9%	2.7%
<i>HOUSEHOLD INCOME</i>	1 MILE	3 MILES	5 MILES
Avg Household Income	\$157,250	\$162,146	\$165,909
<i>DAYTIME EMPLOYMENT</i>	1 MILE	3 MILES	5 MILES
Employees	1,267	3,775	7,800
Businesses	180	639	1,210

Source: Costar

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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.

2-10-2025



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 interests 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

TX Sales LLC	9014095	irulian@breakawaycre.com	512-422-8928
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Irulian Dabbs Burger	686473	irulian@breakawaycre.com	512-422-8928
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LEASING QUESTIONS AND TENANT INQUIRIES:

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