



# PARKCENTRAL

OFFICE // FOR LEASE // 12345 NORTH LAMAR BOULEVARD // AUSTIN, TEXAS 78753



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## AVAILABILITIES

**SUITE 100** - 10,949 RSF  
(AVAILABLE WITHIN 120 DAYS)

**SUITE 175\*** - 6,769 RSF  
(DIVISIBLE)

**SUITE 190\*** - 3,874 RSF  
(AVAILABLE 5/1/19)

**SUITE 200** - 23,326 RSF  
(DIVISIBLE; AVAILABLE  
WITHIN 120 DAYS)

**\*CONTIGUOUS UP TO 10,643 RSF**

Park Central is at the center of Greater Austin. Being conveniently located directly on N. IH-35, the property offers convenient access to Round Rock, North Austin, The Domain, Mueller, Cedar Park, Pflugerville and Downtown Austin. Park Central boasts high-end new construction finishes, very efficient suites and floor plans, plentiful parking, as well as abundant nearby restaurants and retailers. These benefits coupled with offering unparalleled convenient access to employees throughout Greater Austin to the property sets Park Central apart.



# PARKCENTRAL

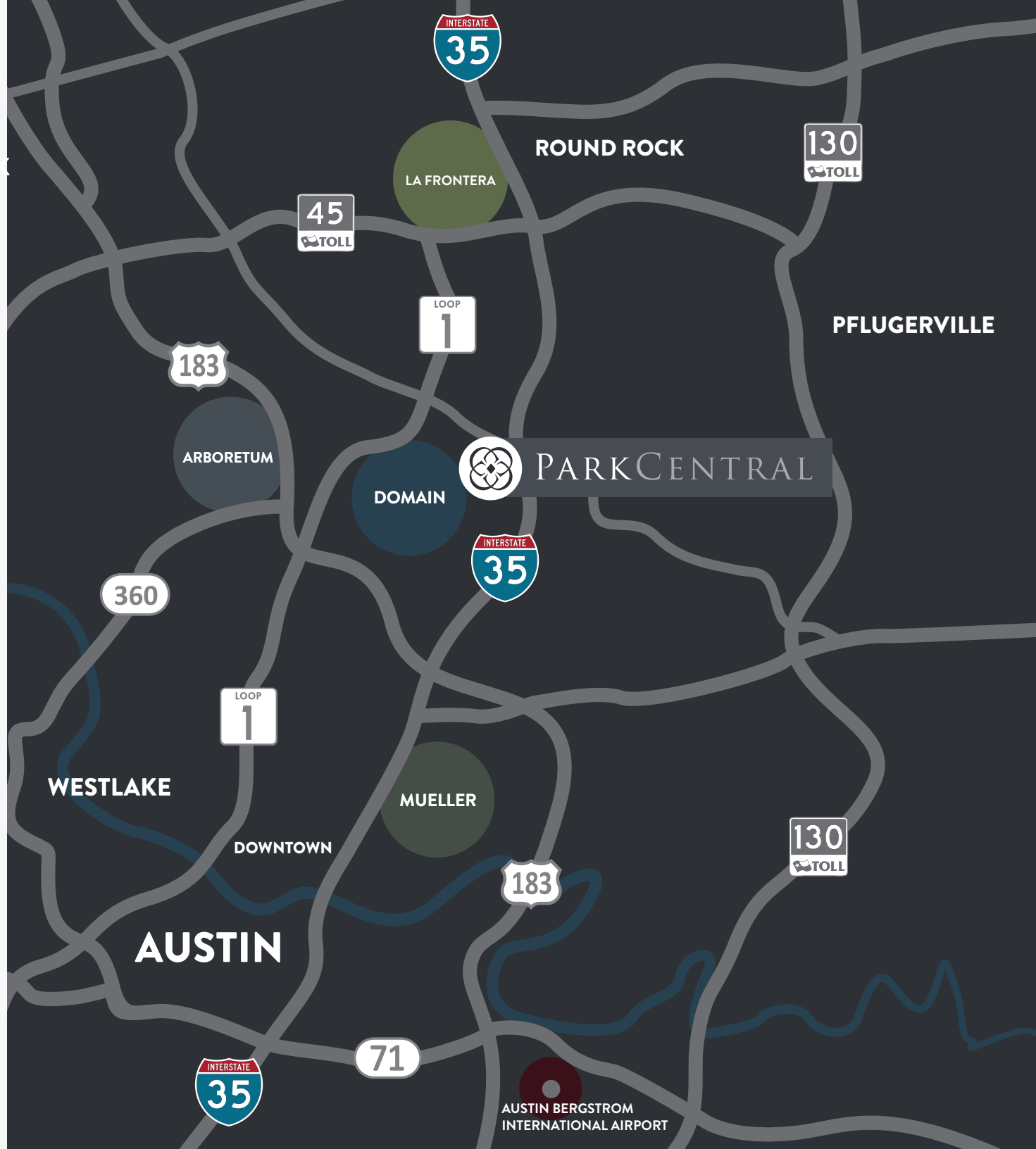
CEDAR PARK

## FEATURES

- 4.65 PER 1,000 SF PARKING

## HUDSON BEND

- RESERVED, COVERED PARKING AVAILABLE
- CENTRALLY LOCATED WITH NEARBY AMENITIES
- HIGH-END NEW CONSTRUCTION FINISHES
- WELL APPOINTED AND PROFESSIONAL LOBBIES
- ON-SITE PROFESSIONAL PROPERTY MANAGEMENT
- ON-SITE WALKING TRAIL





- MINUTE DRIVE TO THE DOMAIN **10**
- MINUTE DRIVE TO THE ARBORETUM **15**
- MINUTE DRIVE TO LA FRONTERA **15**
- MINUTE DRIVE TO MUELLER **12**
- MINUTE DRIVE TO IH-35 @ 45 **14**
- MINUTE DRIVE TO I83 @ 45 **20**
- MINUTE DRIVE TO MOPAC **5**
- MINUTE DRIVE TO THE AIRPORT **25**



## RESTAURANTS NEARBY

- SMOOTHIE KING
- FRESH CUP FROZEN YOGURT
- CYCLO VIETNAMESE AND CHINESE
- PANERA BREAD
- MARKET STREET PIZZA
- JOHNNY CARINO'S
- CHILI'S
- CHIK-FIL-A
- EINSTEIN BROS BAGELS
- ARBY'S
- BABY A'S
- MCALISTER'S DELI
- GOLDEN WOK
- PEI WEI
- FREEBIRDS
- WINGS 'N MORE

## RETAIL NEARBY

- SUPER TARGET
- KHOL'S
- HOME DEPOT
- LOWE'S HOME IMPROVEMENT
- OFFICE DEPOT
- PETSMART
- SEARS GRAND
- OSHMAN'S
- SPORTS AUTHORITY
- LINENS 'N THINGS
- BEST BUY
- PIER 1 IMPORTS
- BARNES & NOBLE
- HOBBY LOBBY
- DRESS BARN
- WALGREENS





PARKCENTRAL

# PROPERTY PHOTOS

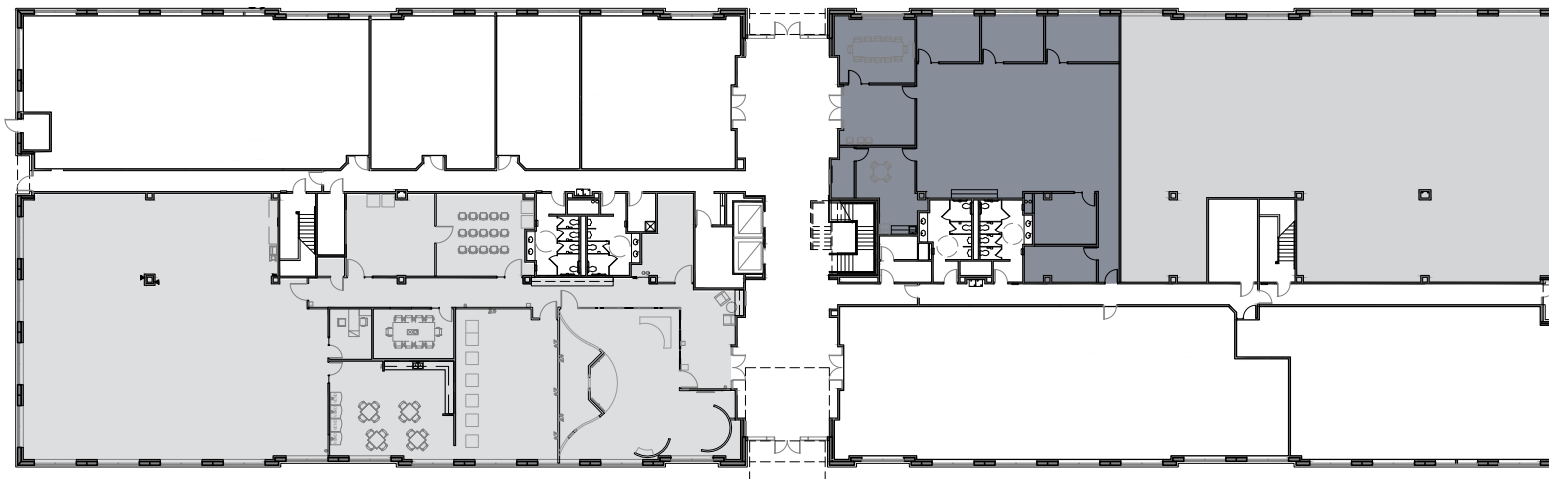


## LEVEL ONE **1**

**SUITE 190**  
3,874 RSF\*  
(AVAILABLE 5/1/19)

**SUITE 175**  
6769 RSF\*  
(DIVISIBLE)

\*CONTIGUOUS UP TO  
10,634 RSF



**SUITE 100**  
10,949 RSF  
(AVAILABLE WITHIN  
120 DAYS)

**SPEC SUITE PLANS ON  
FOLLOWING PAGE**



FOR MORE INFORMATION PLEASE CONTACT:

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# SPEC SUITE PLAN SUITE 100 - 10,949 RSF

OFFICES	2
HUDDLE AREAS	4
WORKSTATIONS	64
RECEPTION	1
BREAK ROOM	1
TRAINING / CONFERENCE ROOMS	5
PRINT / COPY	1

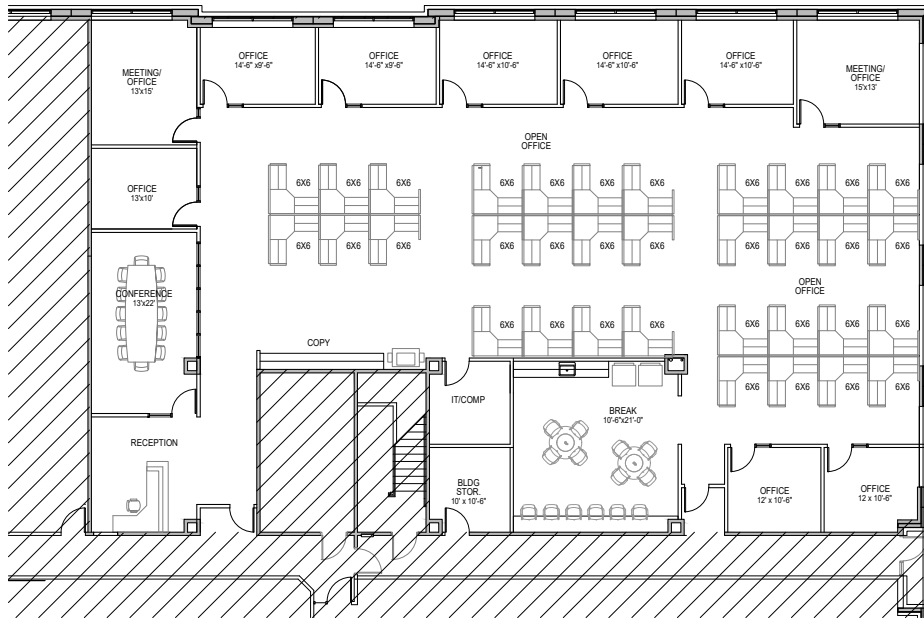




## SPEC SUITE PLANS

### SUITE 175 - 6,769 RSF (DIVISIBLE)

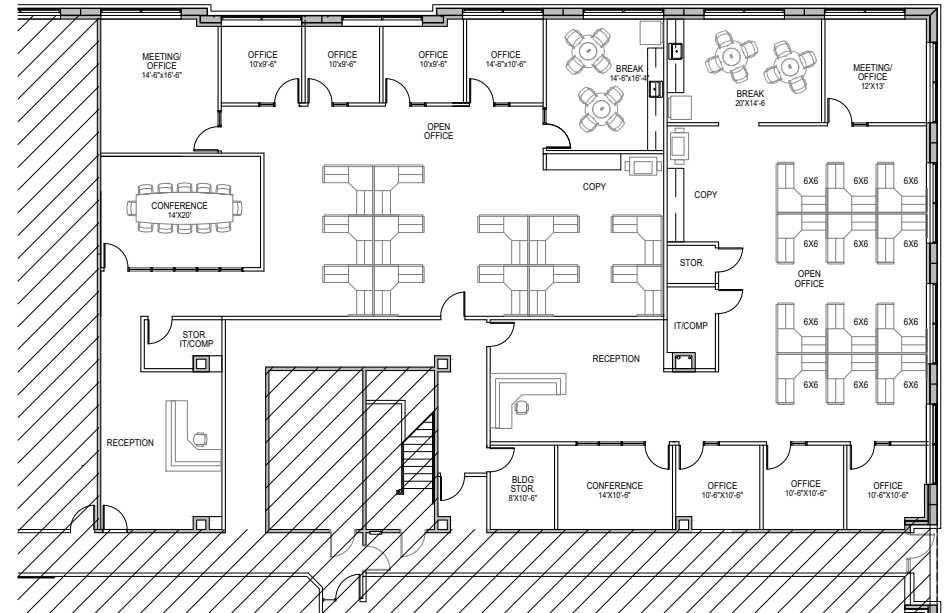
#### OPTION 1



#### SINGLE-TENANT PLAN

OFFICES	8
HUDDLE AREAS	2
6 X 6 WORKSTATIONS	34
RECEPTION	1
BREAK ROOM	1
TRAINING / CONFERENCE ROOMS	1
PRINT / COPY	1

#### OPTION 2



#### MULTI-TENANT PLAN

<b>OPTION 1</b>		<b>OPTION 2</b>	
OFFICES	4	OFFICES	3
HUDDLE AREAS	1	HUDDLE AREAS	1
6 X 6 WORKSTATIONS	12	6 X 6 WORKSTATIONS	12
RECEPTION AREAS	1	RECEPTION AREAS	1
BREAK ROOM	1	BREAK ROOM	1
TRAINING / CONFERENCE ROOMS	1	TRAINING / CONFERENCE ROOMS	1
PRINT / COPY	1	PRINT / COPY	1



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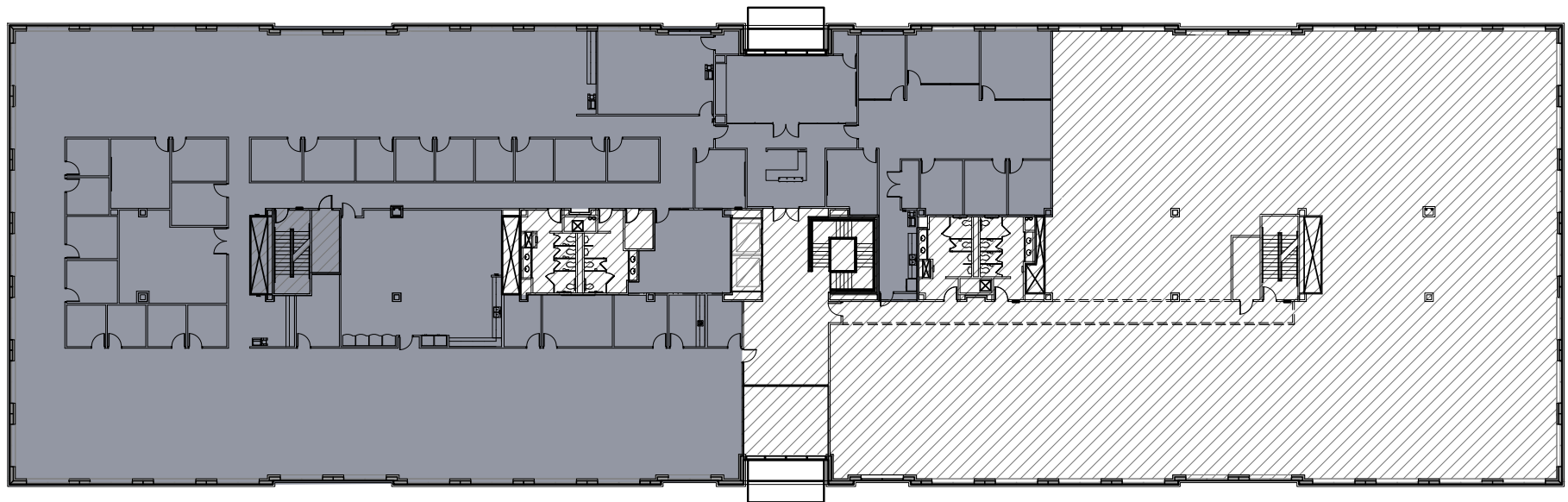




**SUITE 200**

23,326 RSF

(DIVISIBLE; AVAILABLE WITHIN 120 DAYS)



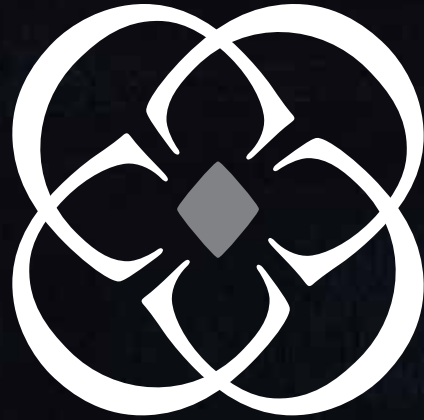
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