

EXCHANGE/ PARK



GREAT LOCATION. WALKABLE AMENITIES



7800 SHOAL CREEK 🇺🇸 AUSTIN, TX 78757



Complete List

Alamo Drafthouse & Cinema
 Bartlett's
 Be More Pacific
 Cabo Bob's
 Chipotle
 Conan's Pizza
 Cover 3
 Daphne's Mediterranean
 District Kitchen + Cocktails
 Einstein Bros. Bagels
 Epoch Coffee
 Gatti's Pizza
 Hopdoddy Burger Bar
 Jack Allen's Kitchen
 Jersey Mike's
 Jimmy John's
 Korea House
 Madam Mam's
 McDonald's
 Pho Thaison
 San Francisco Bakery
 Schlotsky's
 Shabu
 Short Stop
 Sorrento's Coffee
 Star of India
 Starbucks
 Tarka
 The Goodnight
 VERTS Mediterranean
 Whataburger
 Yumilicious
 Zen Japanese Food Fast

WALKABILITY + NEARBY AMENITIES

For leasing information, contact:

Matt Frizzell | 512.814.3404 | matt.frizzell@cushwake.com

Brian Liverman | 512.814.3402 | brian.liverman@cushwake.com





GET WHERE YOU NEED TO GO WITH EASE

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EXCHANGE/ PARK



DETAILS

ADDRESS 7800 Shoal Creek Blvd. | Austin, TX 78757

TOTAL SF 151,395 SF
3.8/1,000 SF

*East Wing Parking: 4.0/1,000 SF

ADDITIONAL FEATURES INCLUDE:

- » Brand new spec suites with luxury Class A finishes
- » Modern lobby renovations completed in 2019
- » Great value office space available with excellent access to Mopac
- » Building conference room with WiFi and projector for tenant use
- » Brand new gym and showers
- » Campus-like setting with beautifully landscaped courtyard

AVAILABILITY

WEST WING

Suite 130 W - 3,433 SF
Suite 220 W- 13,432 SF*

***Divisible Spec Suites Available*

EAST WING

Suite 100 E - 19,426 SF*

***Avail. within 30 days**

SOUTH WING

Suite 145 S - 1,888 SF*
*New Spec Suite

NORTH WING

Suite 105 N - 2,224 SF
Suite 200 N - 4,638 SF

VIRTUALLY TOUR THE LOBBY



For leasing information, contact:

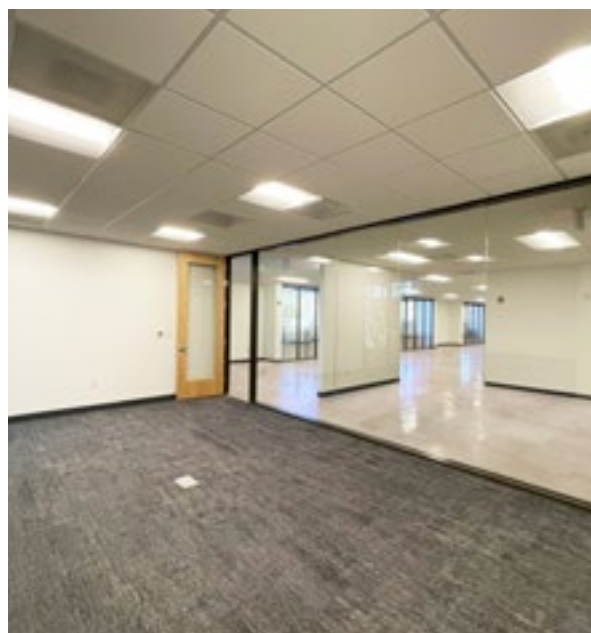
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EXCHANGE/ PARK

MOVE-IN READY SPEC SUITES - CLASS A FINISHES



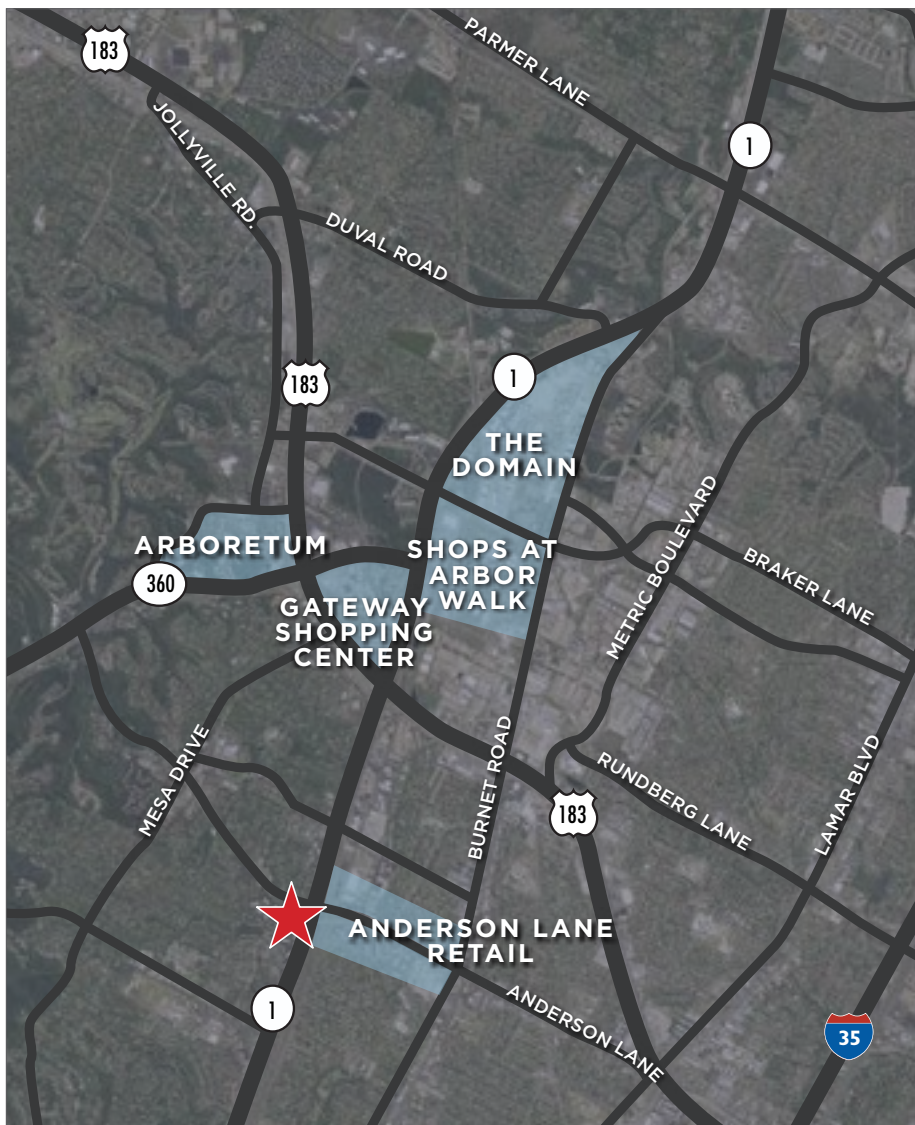
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EXCHANGE/PARK



LOCATION 7800 Shoal Creek Boulevard | Austin, Texas 78739

ABOUT EXCHANGE PARK

Conveniently located at the intersection of Shoal Creek Boulevard and Anderson Lane, Exchange Park is minutes from downtown Austin and immediately east of Mopac with a variety of retail and restaurants nearby.

DRIVE TIMES

SHOPS AT ARBOR WALK

2.1 Mi // 4 Min

THE ARBORETUM

3.4 Mi // 7 Min

THE DOMAIN

4.4 MI // 9 Min

UNIVERSITY OF TEXAS

6.8 Mi // 13 Min

DOWNTOWN AUSTIN

8.5 Mi // 15 Min

AUSTIN-BERGSTROM

15.7 Mi // 22 Min

SITE PLAN



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EXCHANGE/ PARK

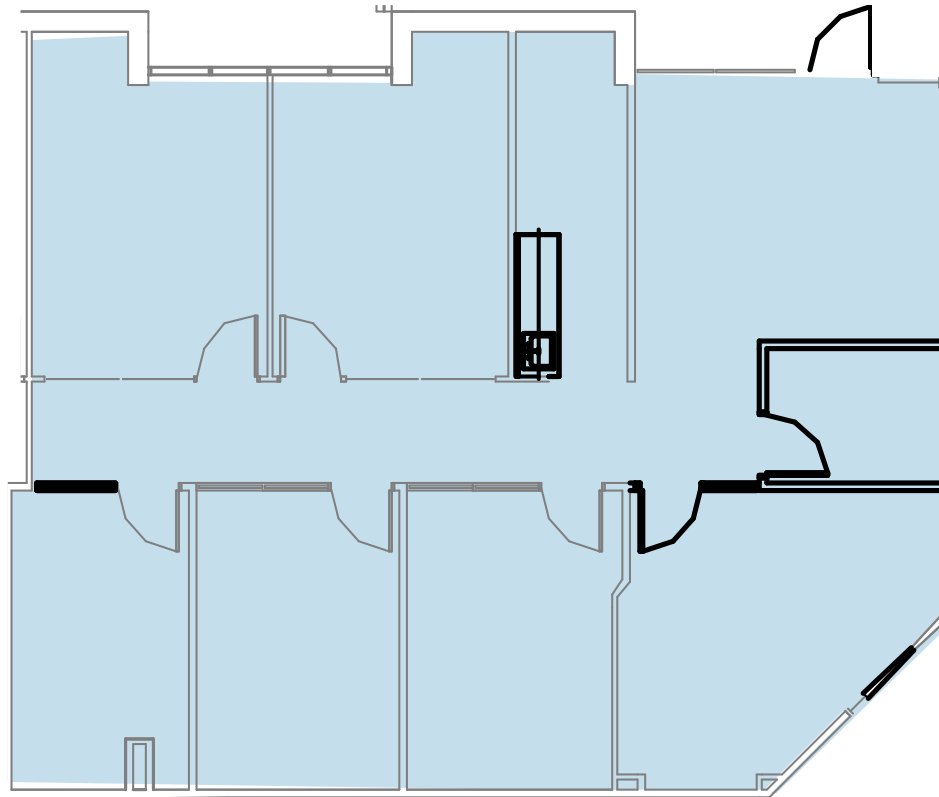
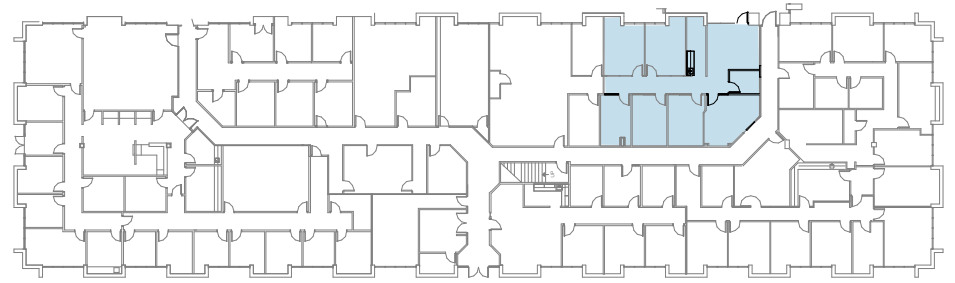
South Wing

1ST FLOOR

Suite 145 S*

1,888 SF

**Spec Suite*



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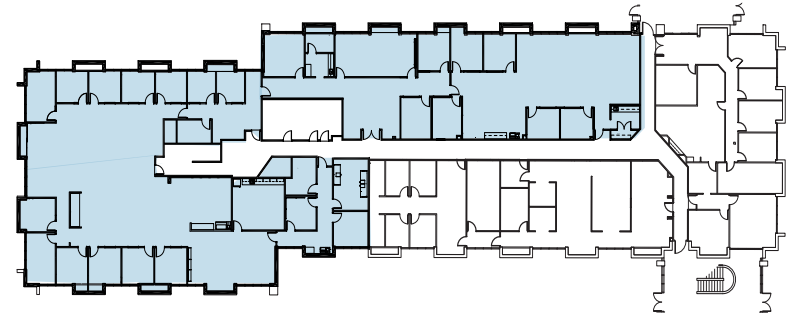
West Wing

2ND FLOOR- AS-BUILT

Suite 220 W*

13,432 SF

*Demisable



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West Wing

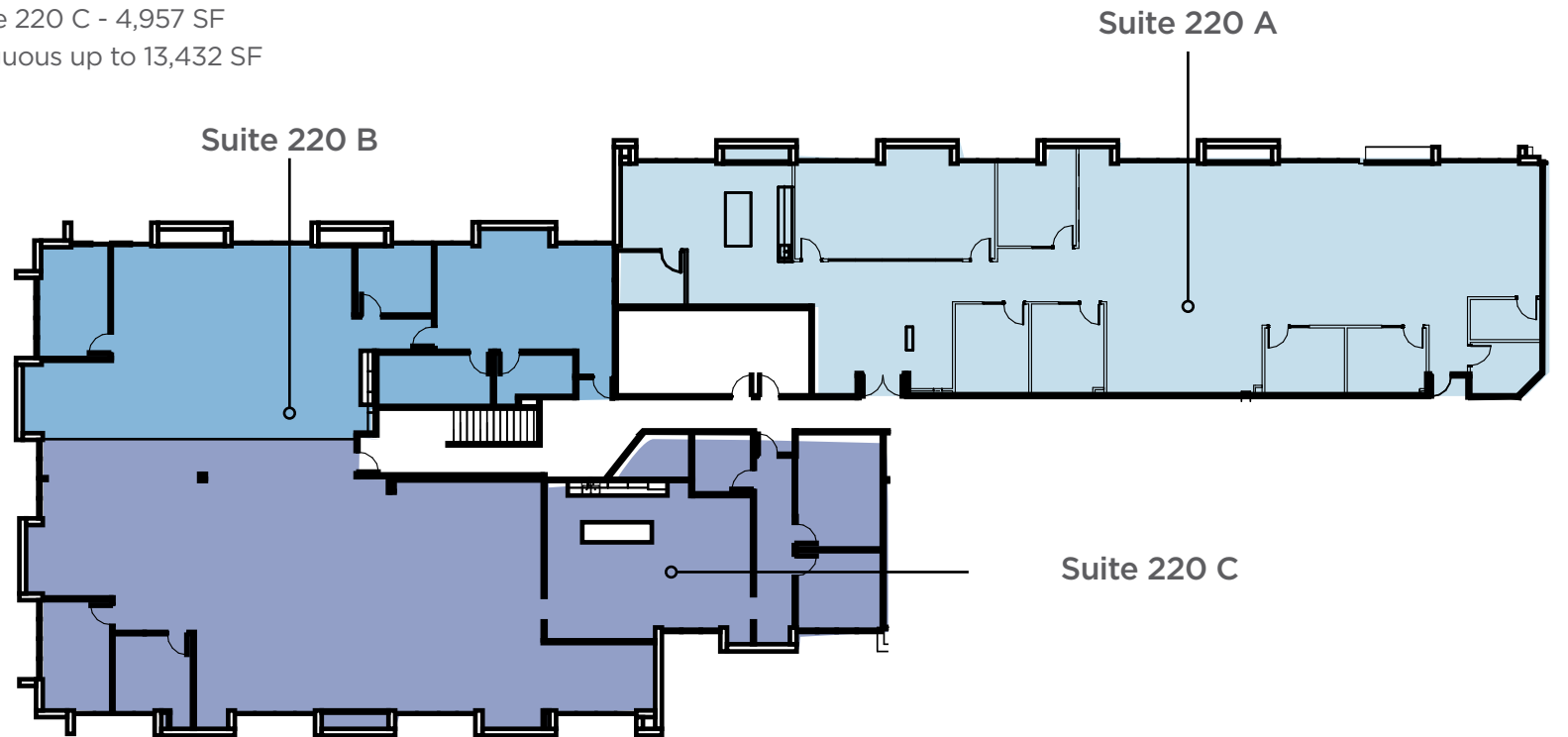
2ND FLOOR- DIVISIBLE SPEC OPTIONS

Suite 220 A - 5,307 SF

Suite 220 B - 3,114 SF

Suite 220 C - 4,957 SF

*Contiguous up to 13,432 SF



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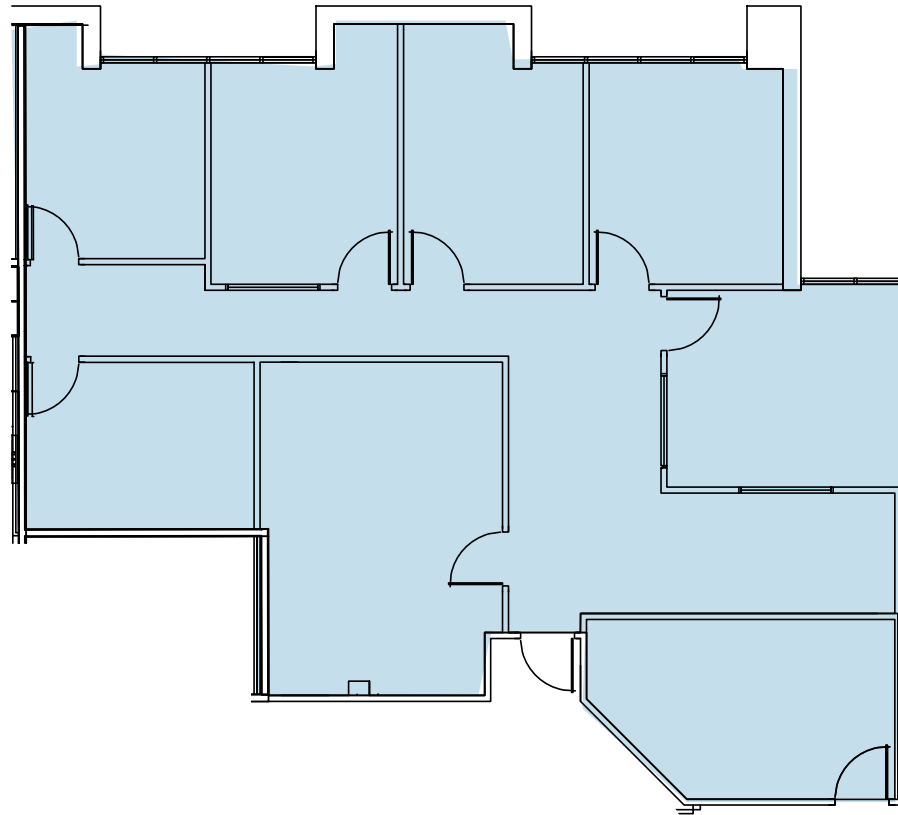
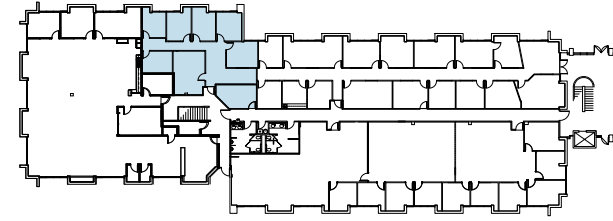
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North Wing

1st FLOOR

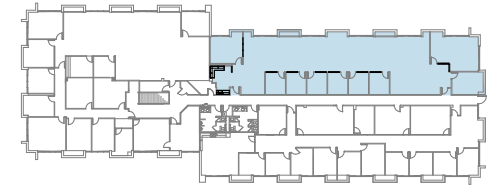
Suite 105 N - 2,224 SF



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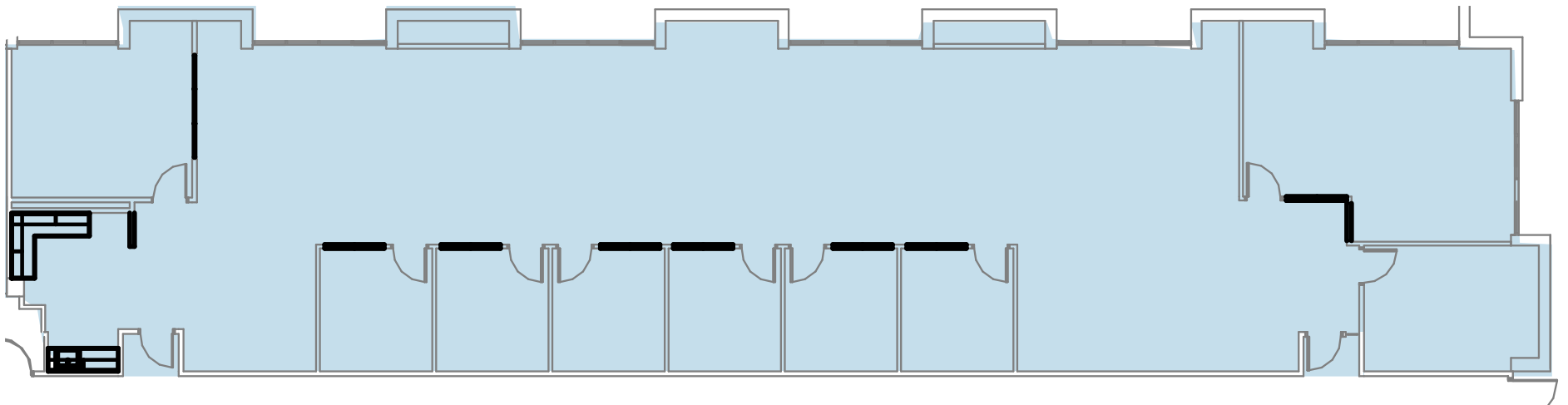
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North Wing

1st FLOOR

Suite 200 N - 4,638 SF



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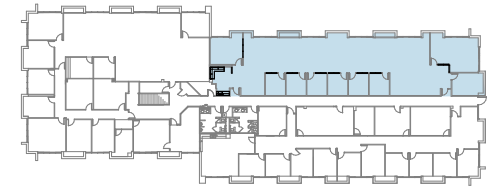
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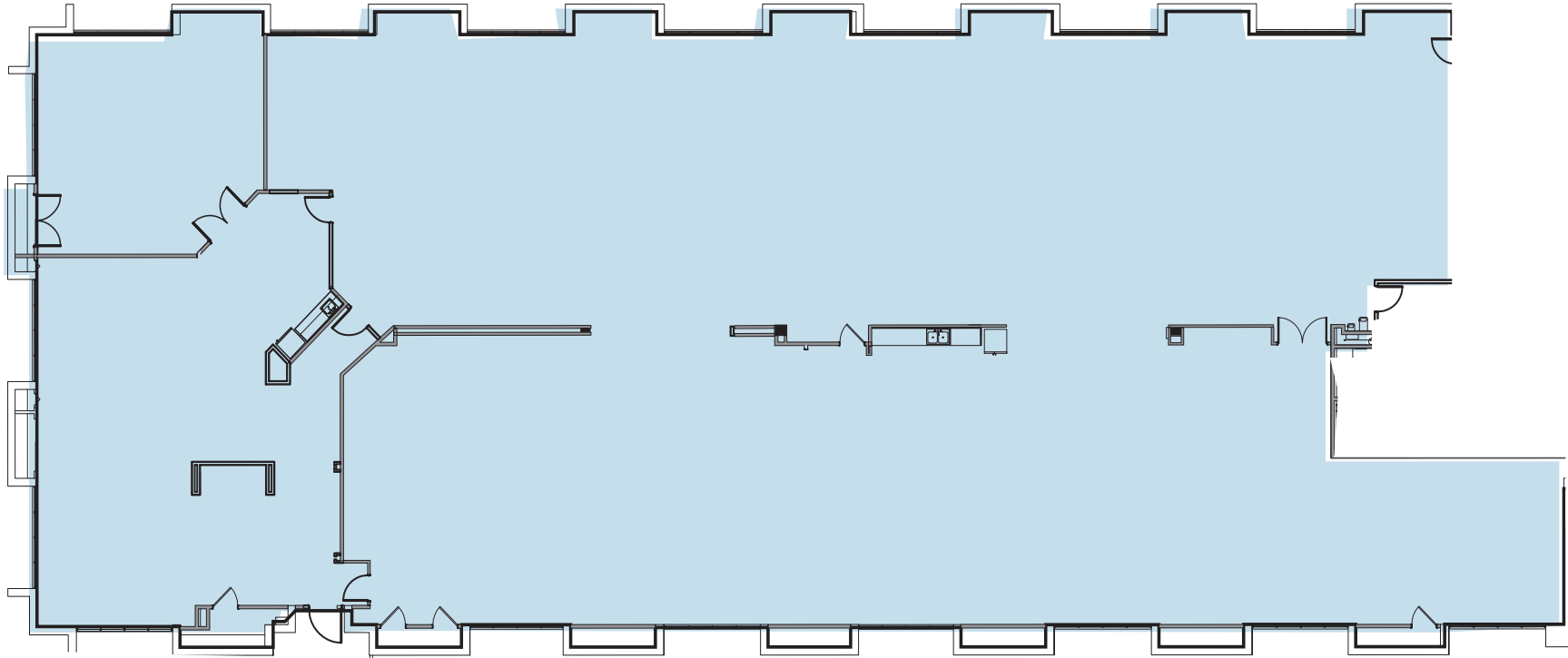
East Wing

1st FLOOR

Suite 100 E - 13,496 SF



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