
8800 BUSINESS PARK DRIVE
AUSTIN, TX 78759



AUSTIN PARK CENTER

FOR LEASE



Suite 200: ±3,100 RSF | Available 8/1/26
\$35.00 Modified Gross + J

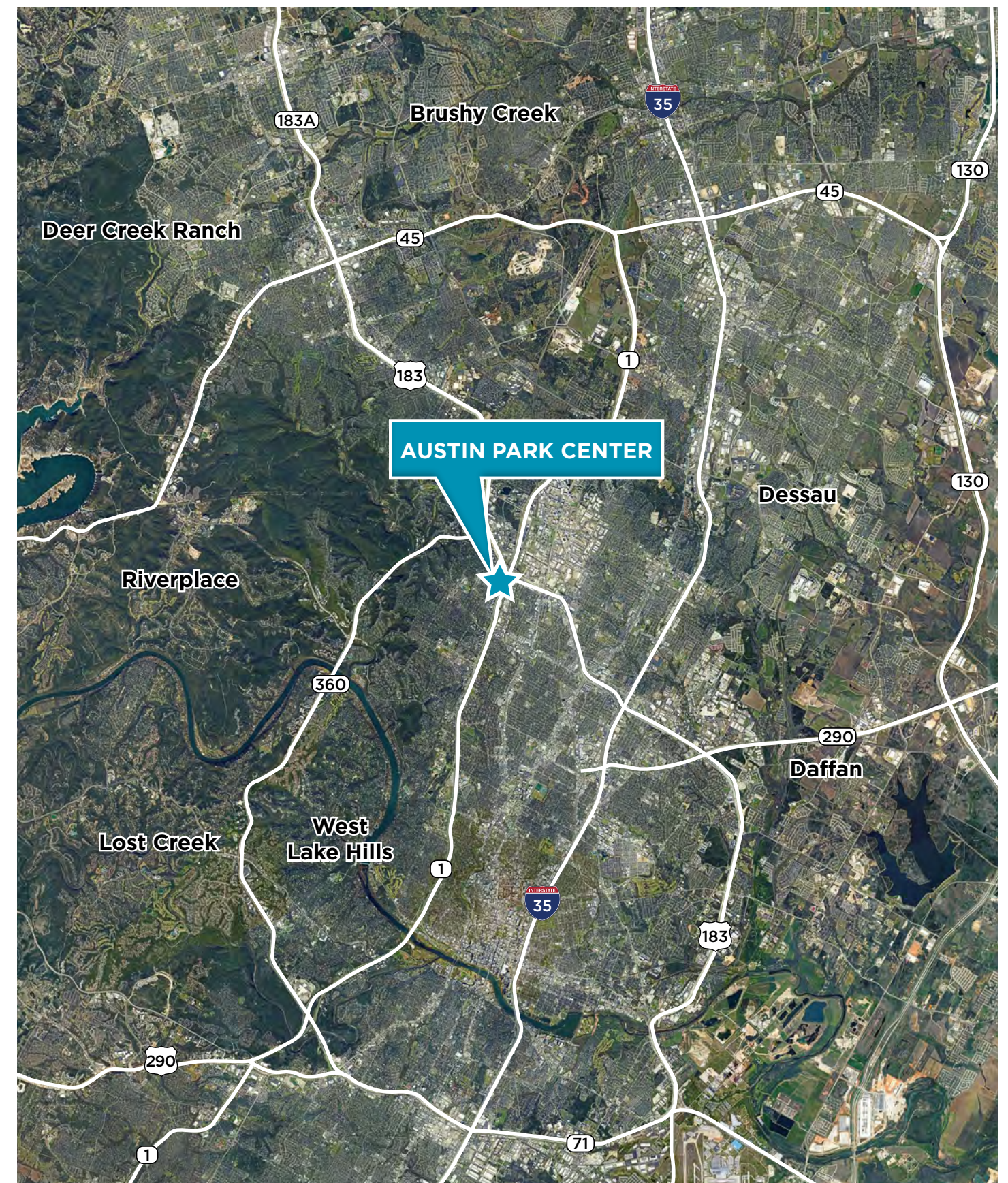
Property Highlights

- Hard wall office configuration
- Private bathrooms
- Break room
- 10 parking spaces

Area Amenities

- Easy ingress/egress to MoPac and Hwy. 183
- Minutes from the Arboretum, The Domain, and numerous other amenities
- Located near many major retail corridors such as Anderson Lane, Burnet Rd., Lamar Blvd., and Far West Blvd.

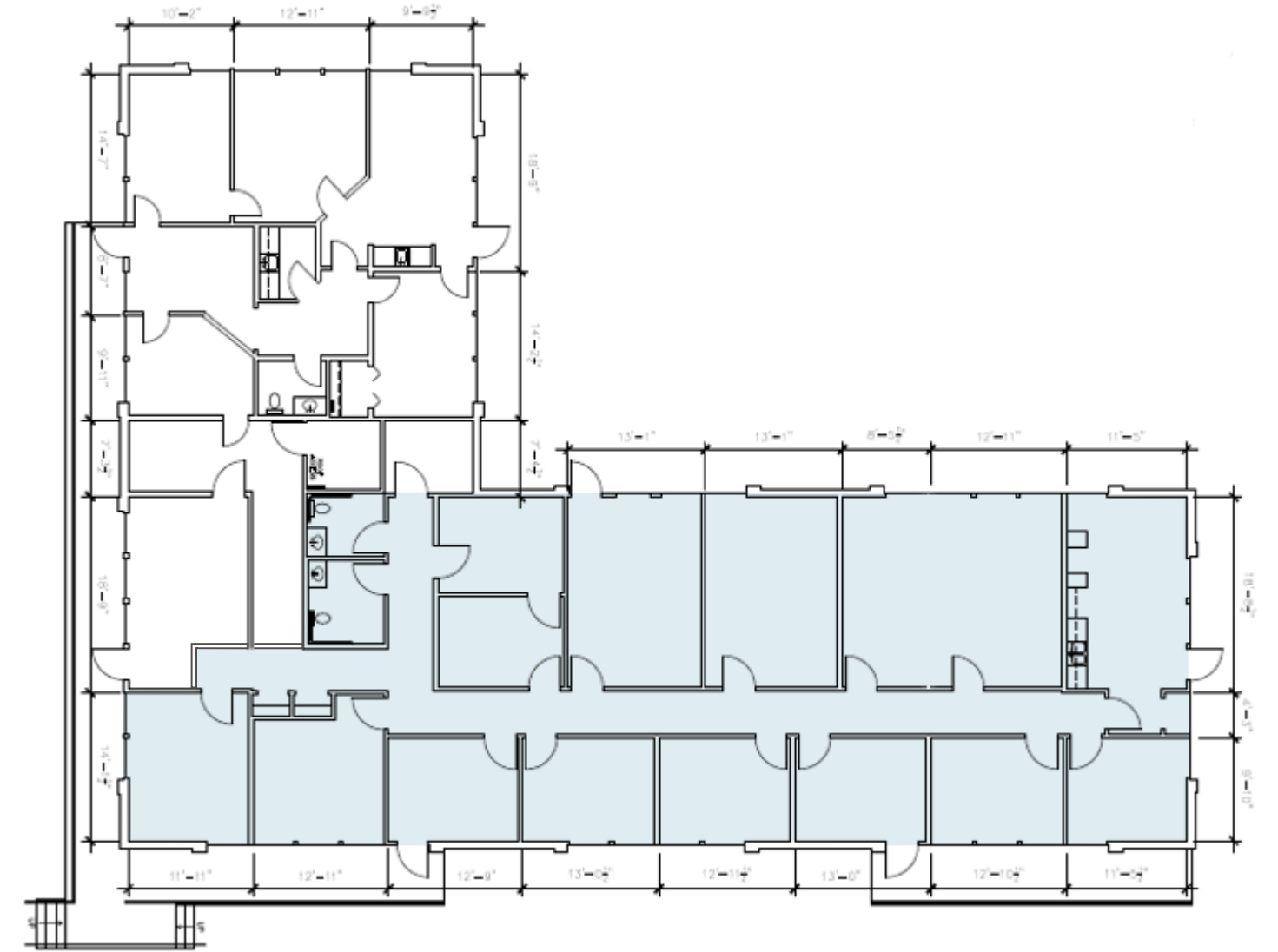
LOCATION MAP



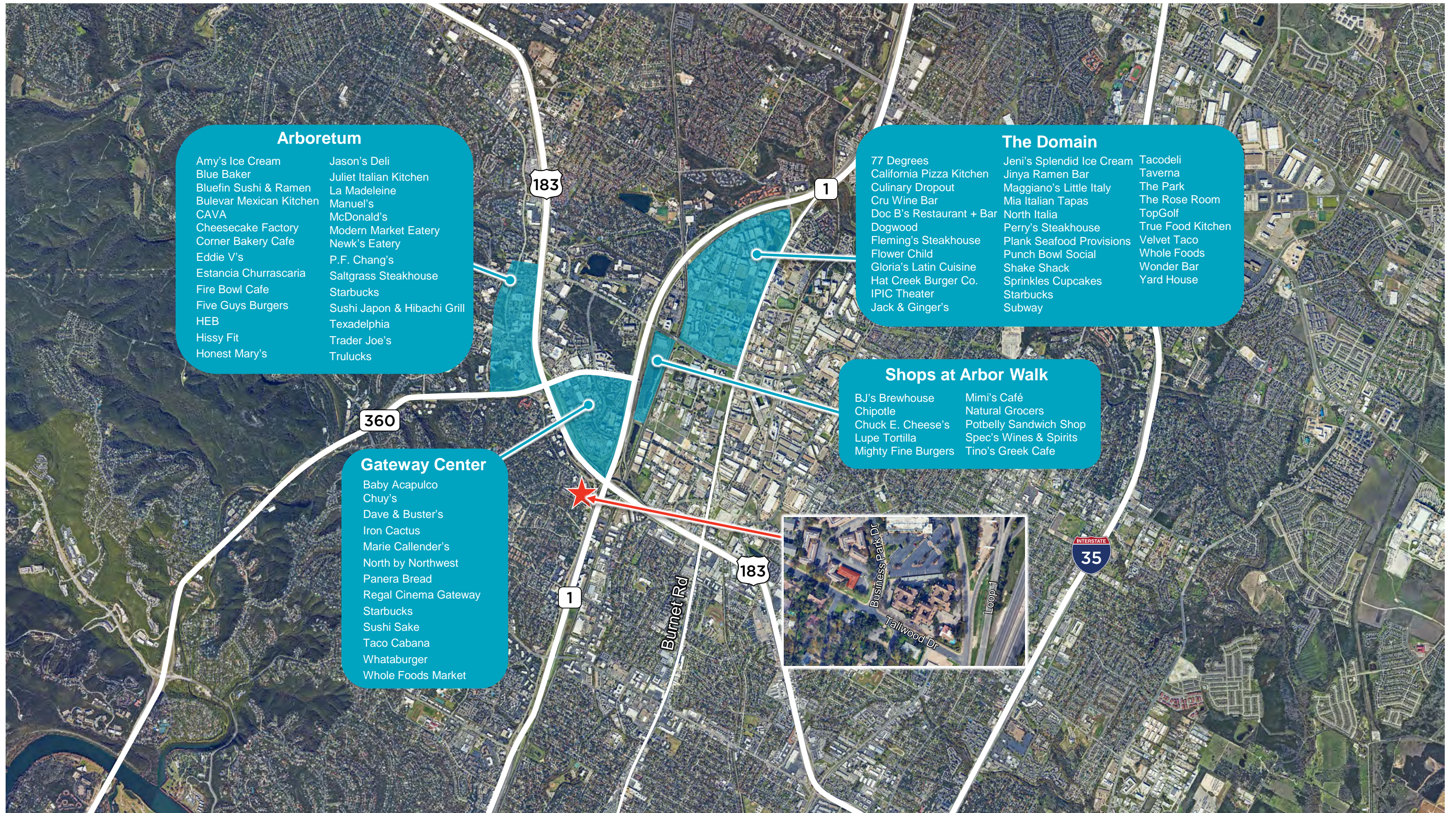
INTERIOR PHOTOS

APPROXIMATELY 3,100 RSF

SUITE 200



AERIAL MAP



- Arboretum**
- | | |
|-------------------------|-----------------------------|
| Amy's Ice Cream | Jason's Deli |
| Blue Baker | Juliet Italian Kitchen |
| Bluefin Sushi & Ramen | La Madeleine |
| Bulevar Mexican Kitchen | Manuel's |
| CAVA | McDonald's |
| Cheesecake Factory | Modern Market Eatery |
| Corner Bakery Cafe | Newk's Eatery |
| Eddie V's | P.F. Chang's |
| Estancia Churrascaria | Saltgrass Steakhouse |
| Fire Bowl Cafe | Starbucks |
| Five Guys Burgers | Sushi Japon & Hibachi Grill |
| HEB | Texadelphia |
| Hissy Fit | Trader Joe's |
| Honest Mary's | Trulucks |

- The Domain**
- | | | |
|--------------------------|---------------------------|-------------------|
| 77 Degrees | Jeni's Splendid Ice Cream | Tacodeli |
| California Pizza Kitchen | Jinya Ramen Bar | Taverna |
| Culinary Dropout | Maggiano's Little Italy | The Park |
| Cru Wine Bar | Mia Italian Tapas | The Rose Room |
| Doc B's Restaurant + Bar | North Italia | TopGolf |
| Dogwood | Perry's Steakhouse | True Food Kitchen |
| Fleming's Steakhouse | Plank Seafood Provisions | Velvet Taco |
| Flower Child | Punch Bowl Social | Whole Foods |
| Gloria's Latin Cuisine | Shake Shack | Wonder Bar |
| Hat Creek Burger Co. | Sprinkles Cupcakes | Yard House |
| IPIC Theater | Starbucks | |
| Jack & Ginger's | Subway | |

- Shops at Arbor Walk**
- | | |
|---------------------|------------------------|
| BJ's Brewhouse | Mimi's Café |
| Chipotle | Natural Grocers |
| Chuck E. Cheese's | Potbelly Sandwich Shop |
| Lupe Tortilla | Spec's Wines & Spirits |
| Mighty Fine Burgers | Tino's Greek Cafe |

- Gateway Center**
- Baby Acapulco
 - Chuy's
 - Dave & Buster's
 - Iron Cactus
 - Marie Callender's
 - North by Northwest
 - Panera Bread
 - Regal Cinema Gateway
 - Starbucks
 - Sushi Sake
 - Taco Cabana
 - Whataburger
 - Whole Foods Market





FOR MORE INFORMATION, PLEASE CONTACT:

PAIGE LIVERMAN

Associate

+1 512 581 5167

paige.liverman@cushwake.com

405 Colorado Street, Suite 2300

Austin, TX 78701

Main +1 512 474 2400

Fax +1 512 477 3037

cushmanwakefield.com

