

EXCHANGE/ PARK



GREAT LOCATION. WALKABLE AMENITIES



7800 SHOAL CREEK 🇺🇸 AUSTIN, TX 78757



Complete List

Alamo Draffthouse & Cinema
 Bartlett's
 Cabo Bob's Burritos
 Chipotle Mexican Grill
 Conan's Pizza
 Cover 3
 District Kitchen + Cocktails
 Einstein Bros. Bagels
 Epoch Coffee
 Hopdoddy Burger Bar
 Jack Allen's Kitchen
 Jersey Mike's Subs
 Jimmy John's
 Luck's Wagyu Burger Shoppe
 Korea House Restaurant
 Madam Mam's Thai Cuisine
 McDonald's
 OneTaco Taqueria
 Pho Tin
 San Francisco Bakery & Café
 Schlotsky's
 Short Stop
 Sorrento's Coffee
 Star of India
 Starbucks
 Tarka Indian Kitchen
 The Goodnight
 Tikka Shack Indian Grub
 Tony C's Pizza & Beer Garden
 Whataburger
 Yumilicious Frozen Yogurt
 Zen Japanese Food Fast

WALKABILITY + NEARBY AMENITIES

For leasing information, contact:

Matt Frizzell | Executive Director | +1 512 925 5001 | matt.frizzell@cushwake.com

Brian Liverman | Executive Director | +1 512 658 6562 | brian.liverman@cushwake.com

Paige Liverman | Associate | +1 512 581 5167 | paige.liverman@cushwake.com





GET WHERE YOU NEED TO GO WITH EASE

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EXCHANGE/ PARK



DETAILS 7800 Shoal Creek Blvd.
Austin, TX 78757

PARKING* 4/1,000 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 220 W - 3,114 SF

SOUTH WING

Suite 129 S - 1,550 SF

NORTH WING

Suite 105 N - 2,224 SF*

Suite 110 N - 5,464 SF

Suite 120 N - 4,942 SF*
Available 10/1/2026

* Contiguous to 7,166 SF

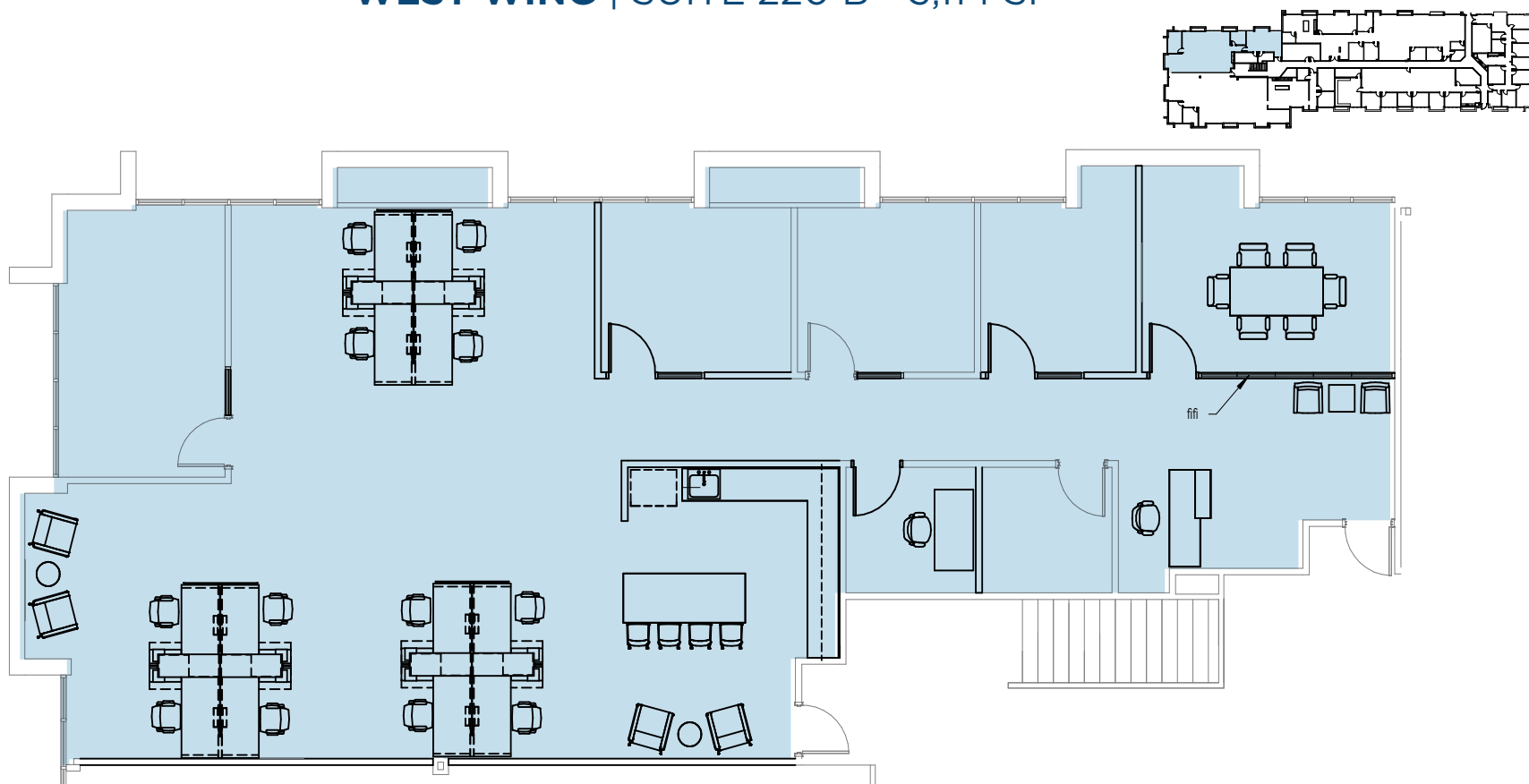
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EXCHANGE/ PARK

WEST WING | SUITE 220 B - 3,114 SF



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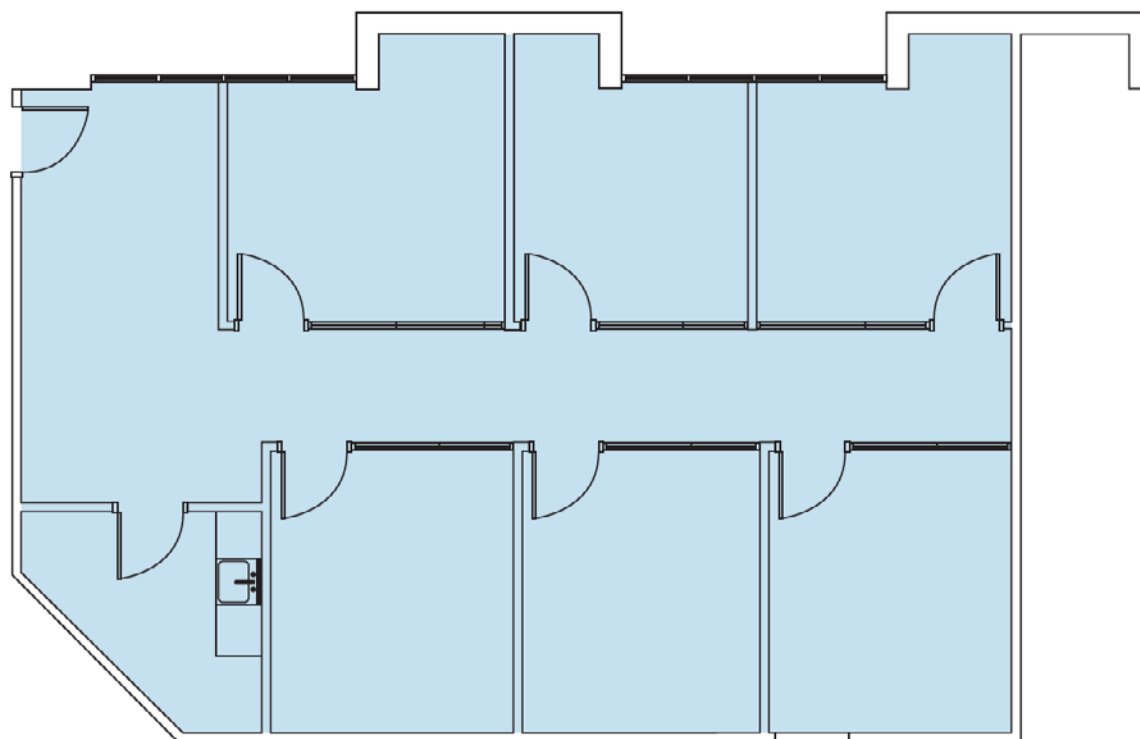
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EXCHANGE/ PARK

SOUTH WING | SUITE 129 S - 1,550 SF



Click For Virtual Tour



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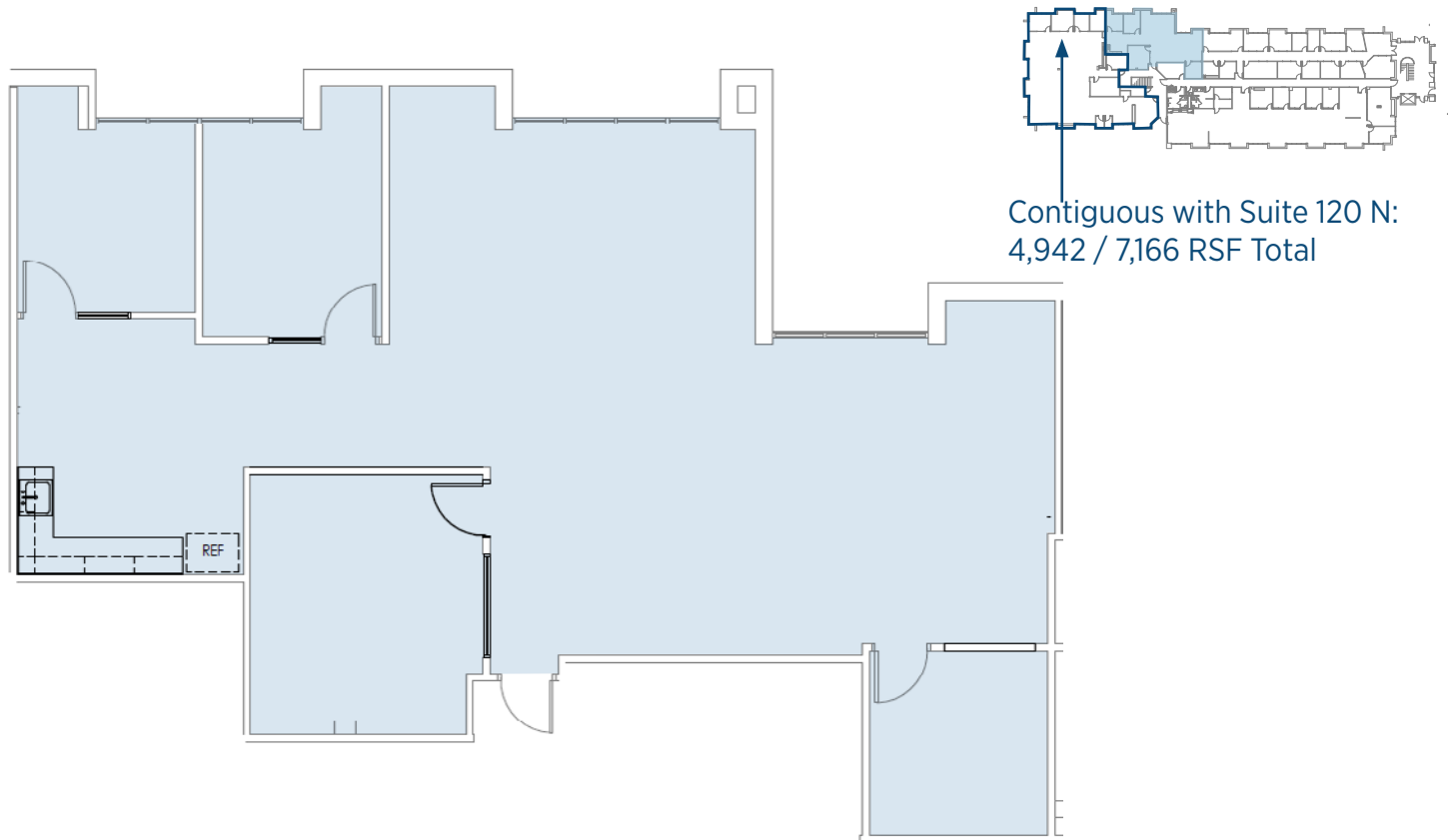
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EXCHANGE/PARK

NORTH WING | SUITE 105 N - 2,224 SF



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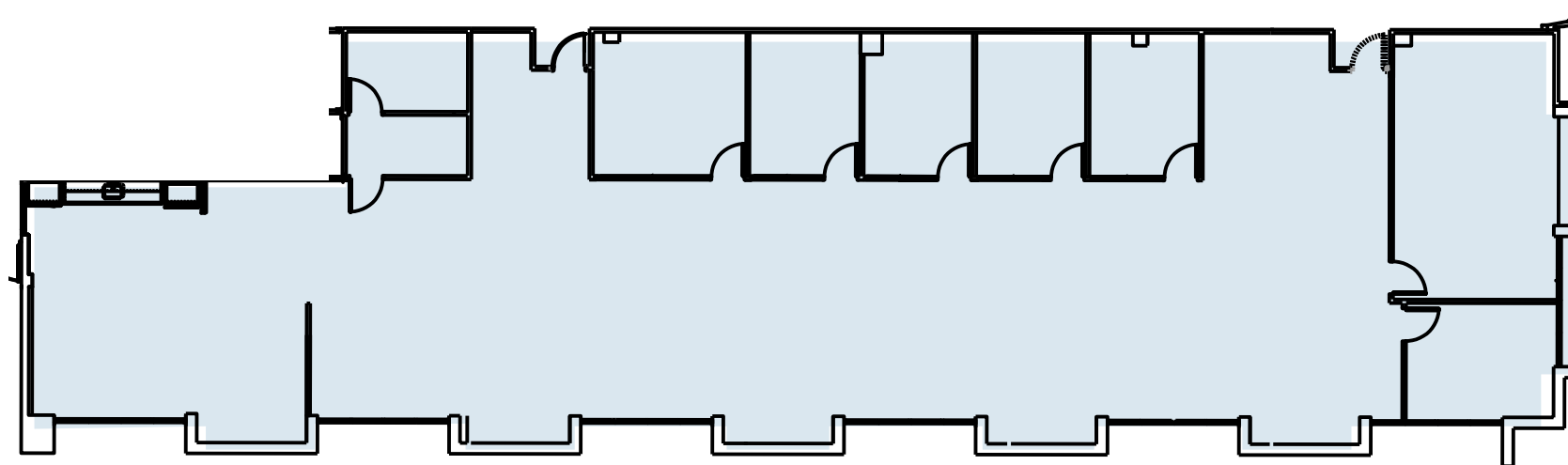
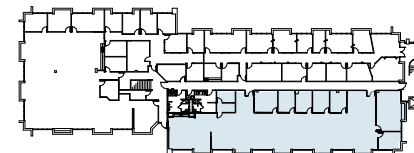
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EXCHANGE/PARK

NORTH WING | SUITE 110 N - 5,464 SF



[Click For Virtual Tour](#)



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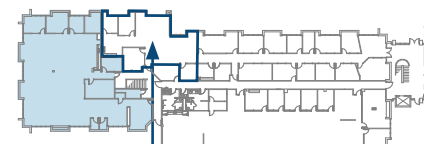
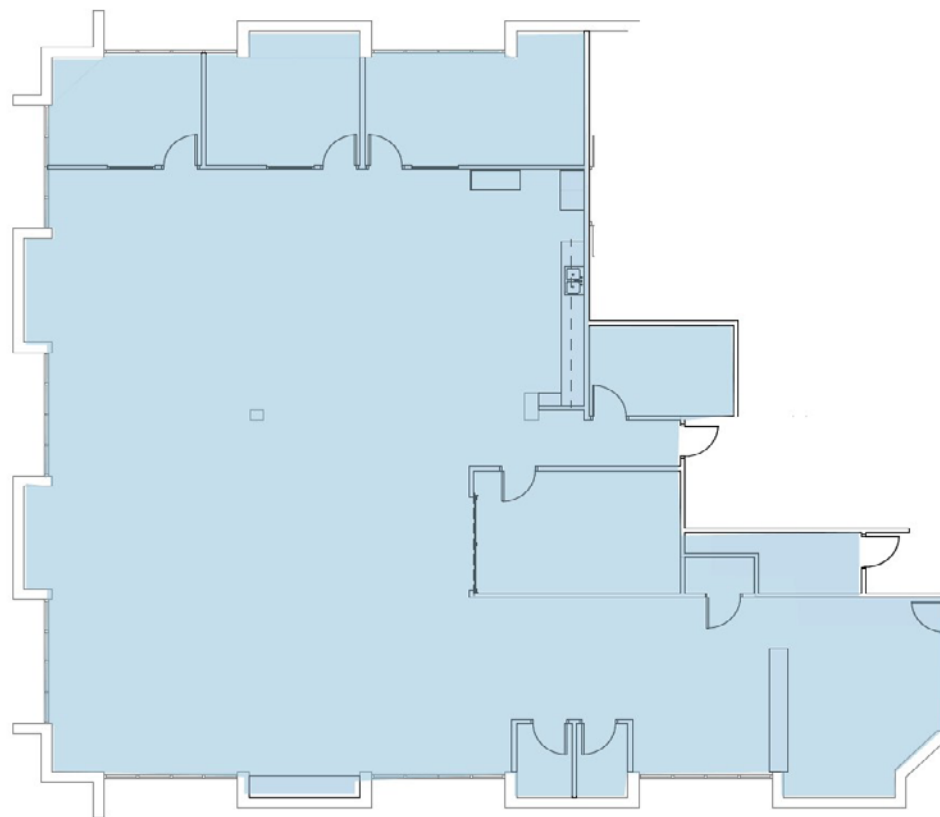
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EXCHANGE/ PARK

NORTH WING | SUITE 120 N - 4,942 SF



Contiguous with Suite 105 N:
2,224 RSF / 7,166 RSF Total

Available 10/1/2026
Cool, creative space
w/furniture available

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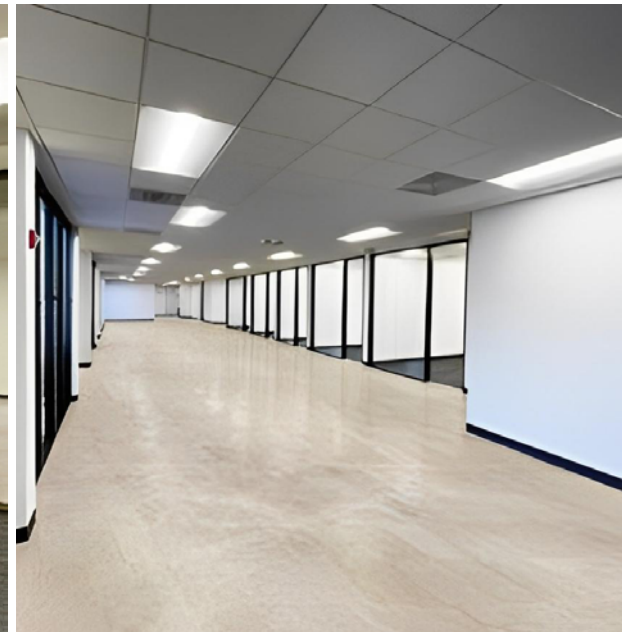
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EXCHANGE/ PARK

MOVE-IN READY SPEC SUITES - CLASS A FINISHES



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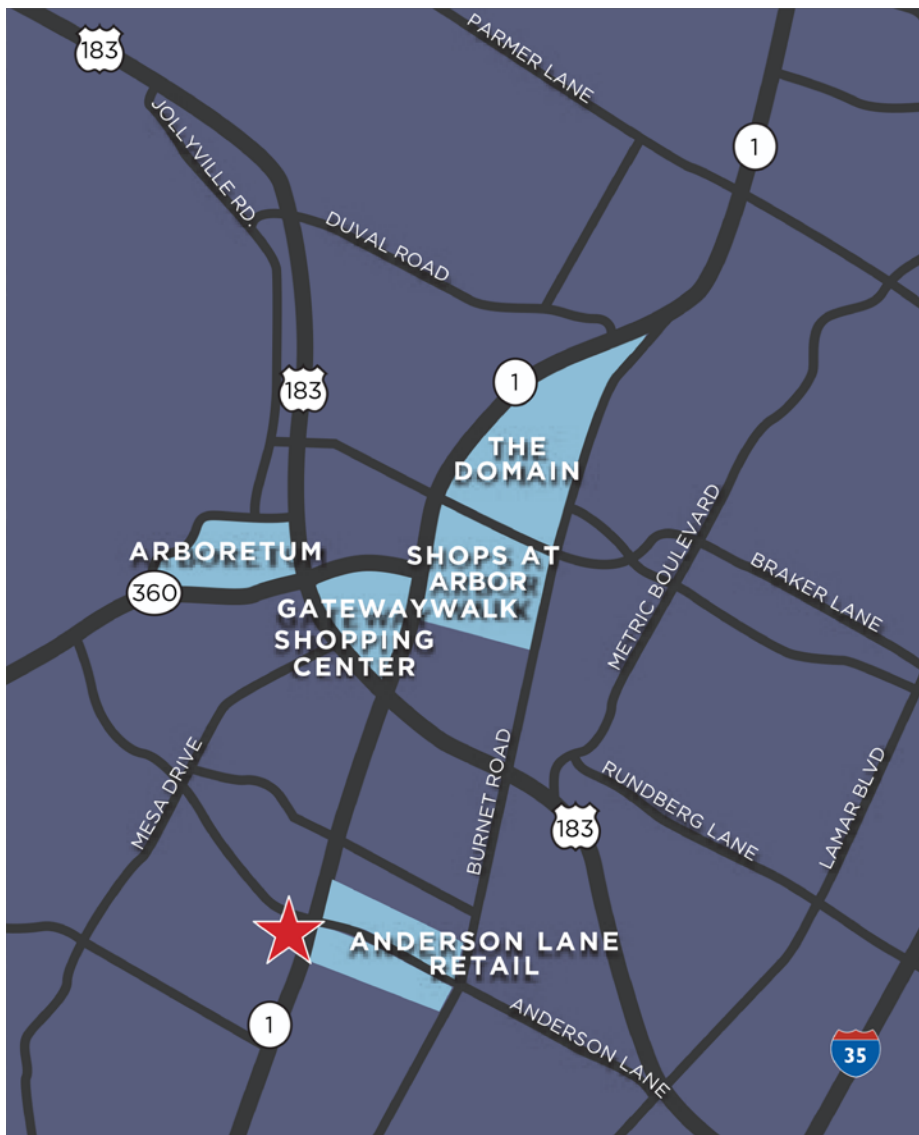
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LOCATION 7800 Shoal Creek Boulevard | Austin, Texas 78739

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

ANDERSON LANE RETAIL
.7 Mi // 10 Min. walk

SHOPS AT ARBOR WALK
2.1 Mi // 4 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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