EXCHANGE/PARK

CUSHMAN & WAKEFIELD

GREAT LOCATION. WALKABLE AMENITIES



7800 SHOAL CREEK ✦ AUSTIN, TX 78757



Complete List

Alamo Drafthouse & 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:

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

CUSHMAN & WAKEFIELD



GET WHERE YOU NEED TO GO WITH EASE

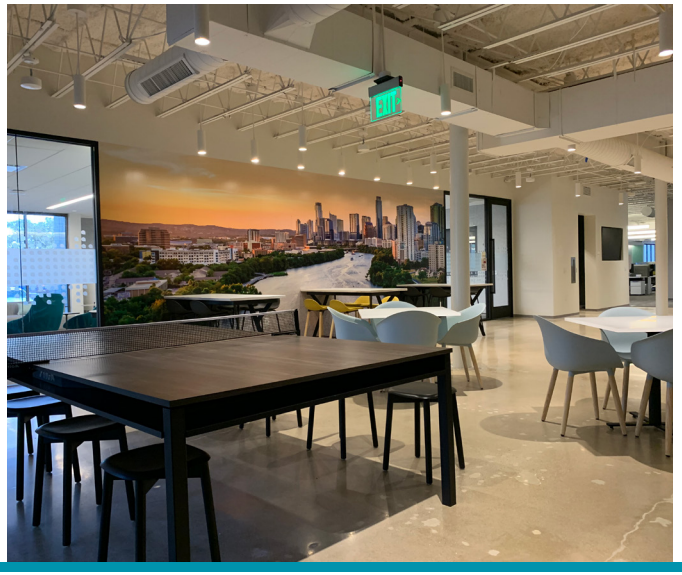
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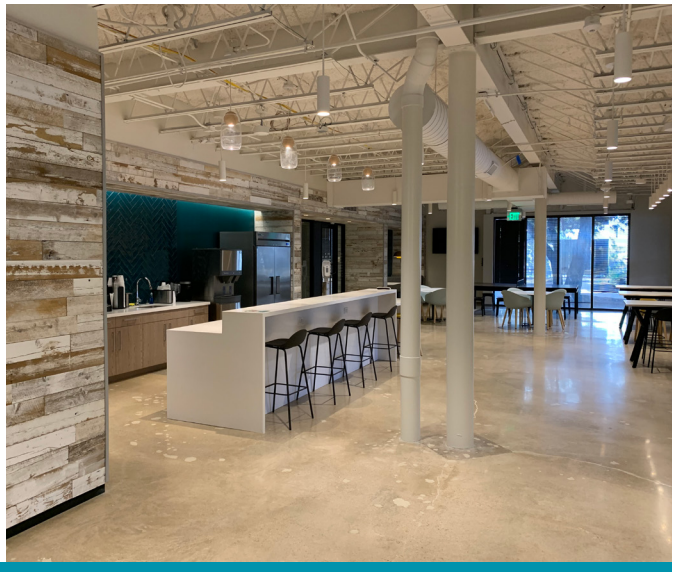
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EXCHANGE/PARK







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

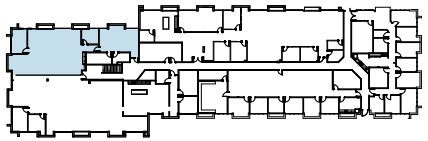
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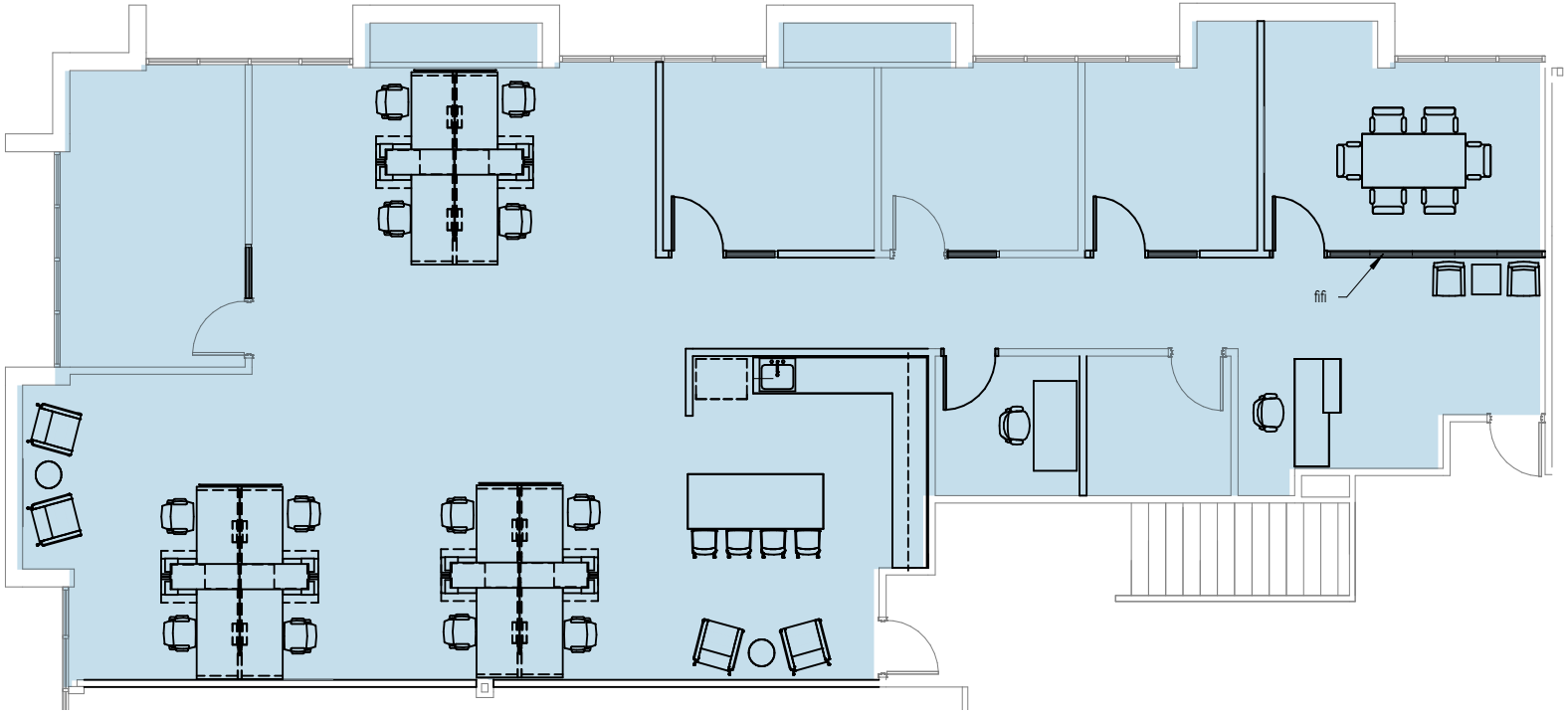
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CUSHMAN & WAKEFIELD

EXCHANGE/PARK

WEST WING | SUITE 220 B - 3,114 SF





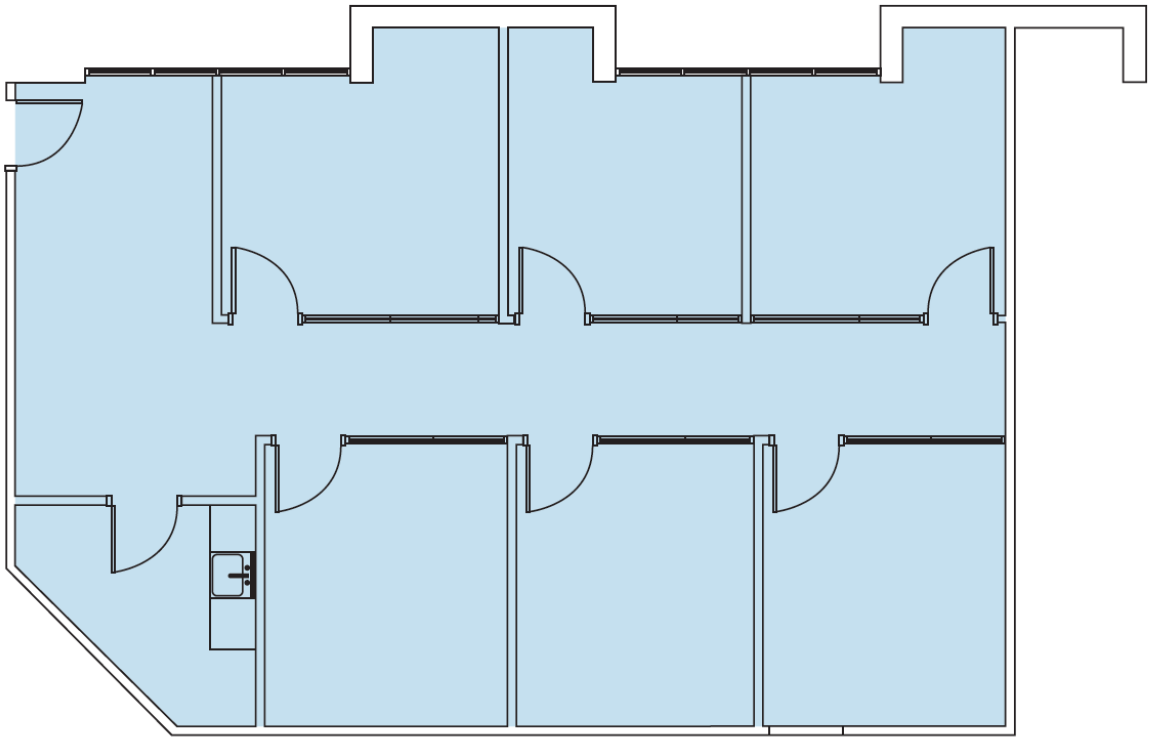
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EXCHANGE/PARK

SOUTH WING | SUITE 129 S - 1,550 SF



Click For Virtual Tour

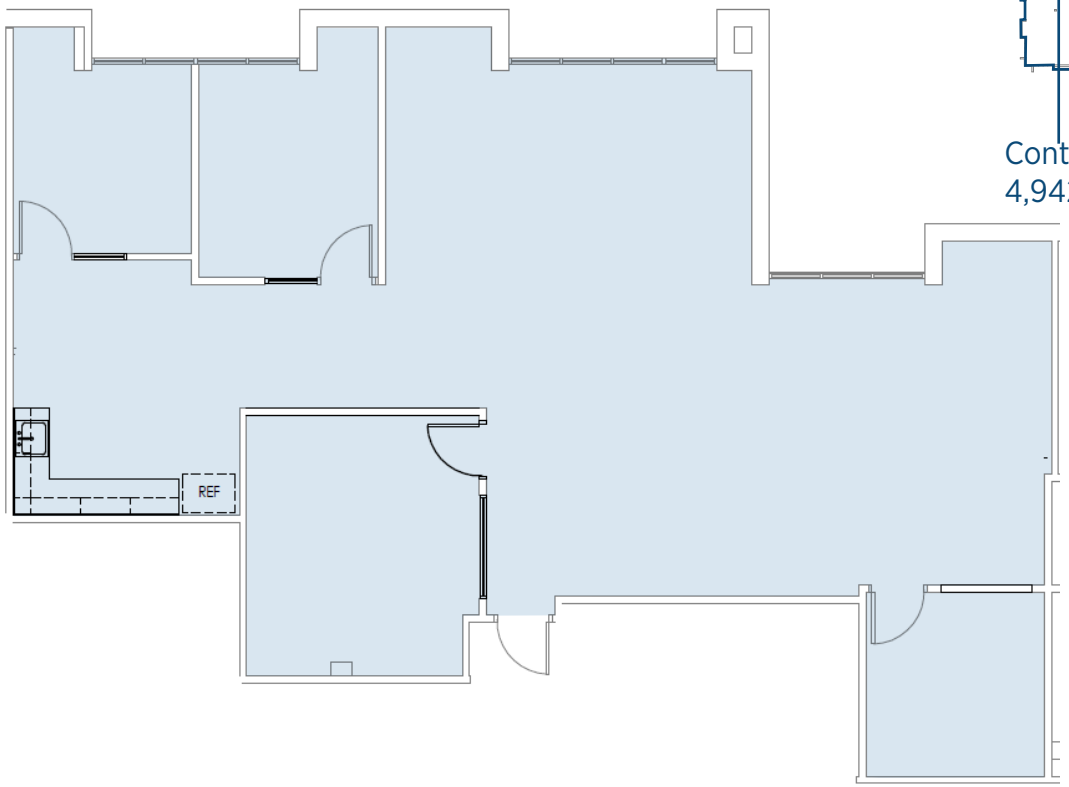
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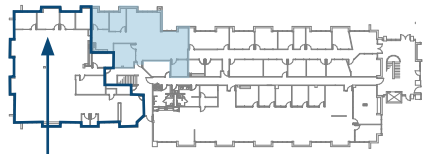
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EXCHANGE/PARK

NORTH WING | SUITE 105 N - 2,224 SF





Contiguous with Suite 120 N:
4,942 / 7,166 RSF Total

Click For Virtual Tour

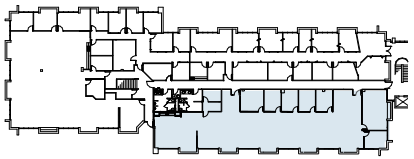
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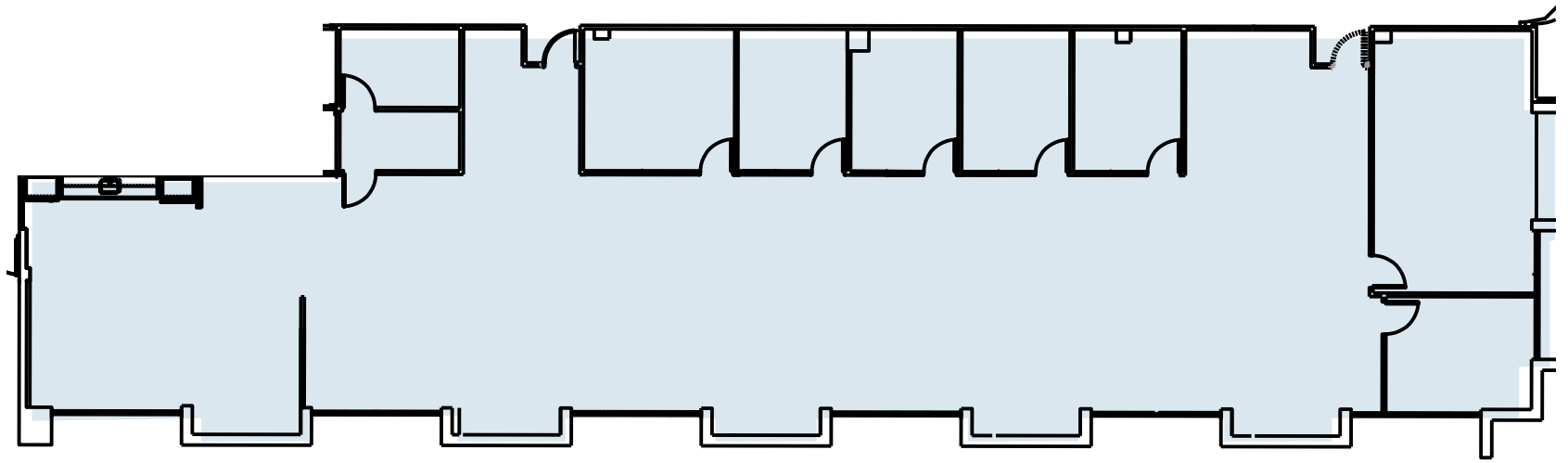
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EXCHANGE/PARK

NORTH WING | SUITE 110 N - 5,464 SF





Click For Virtual Tour

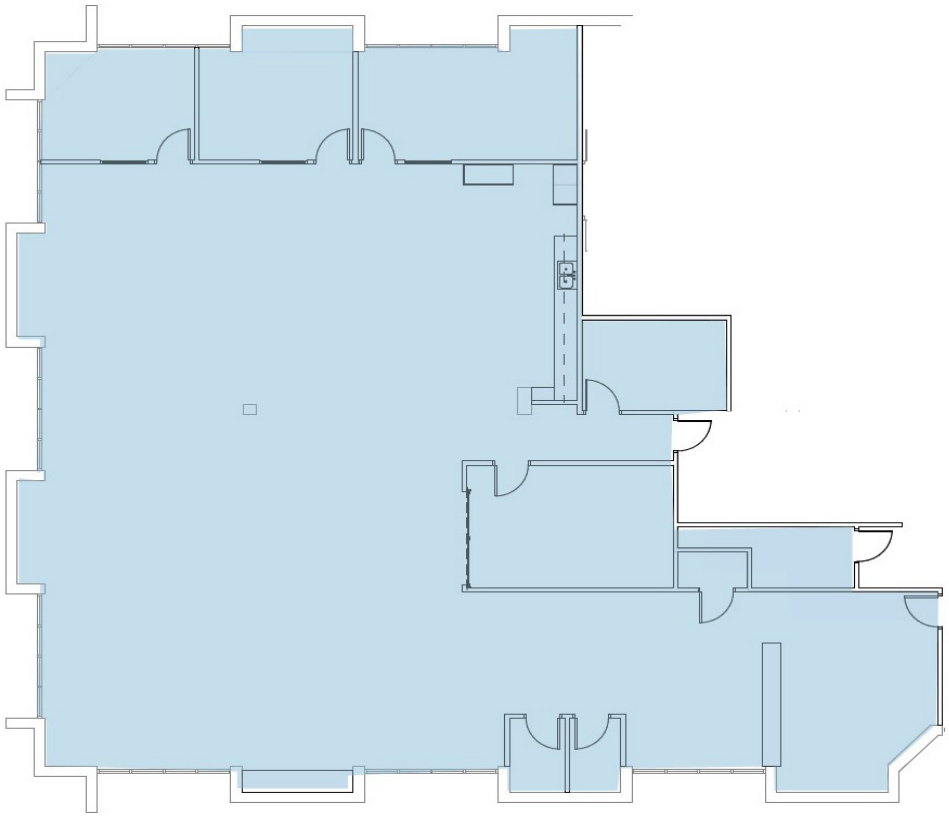
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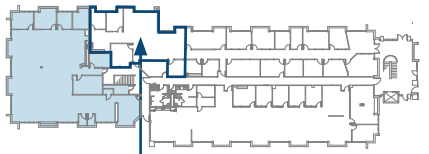
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CUSHMAN & WAKEFIELD

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

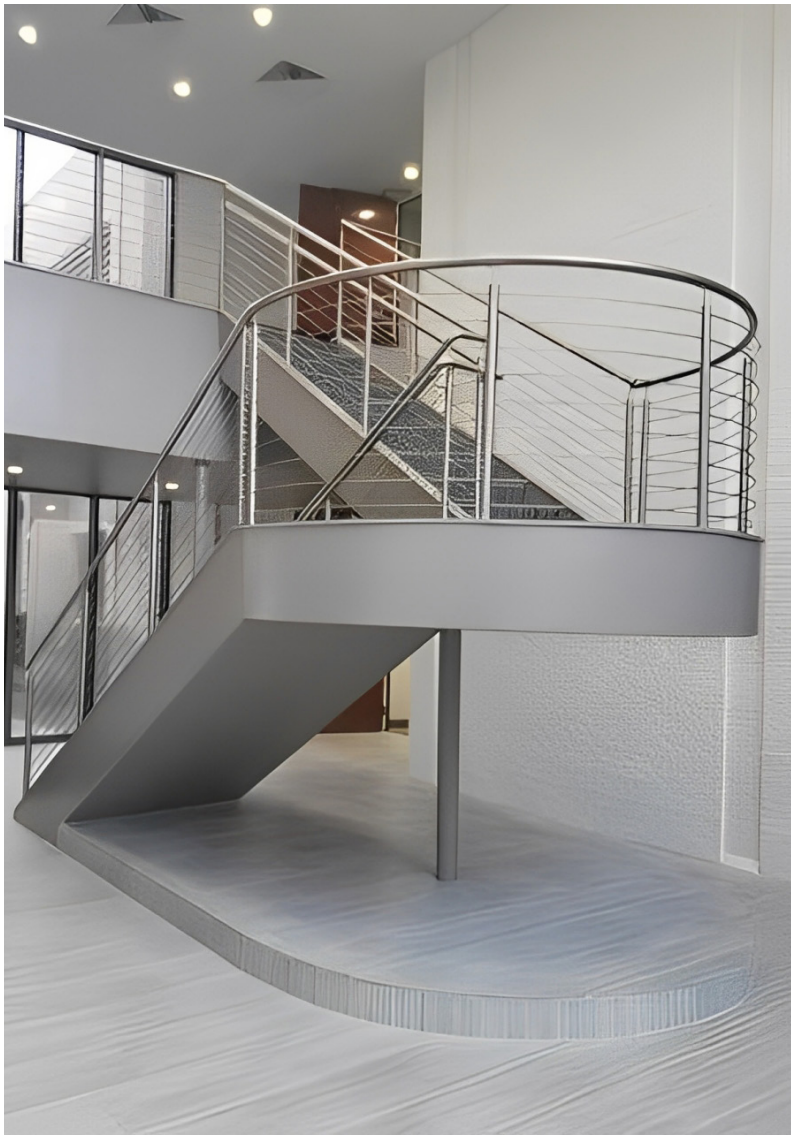
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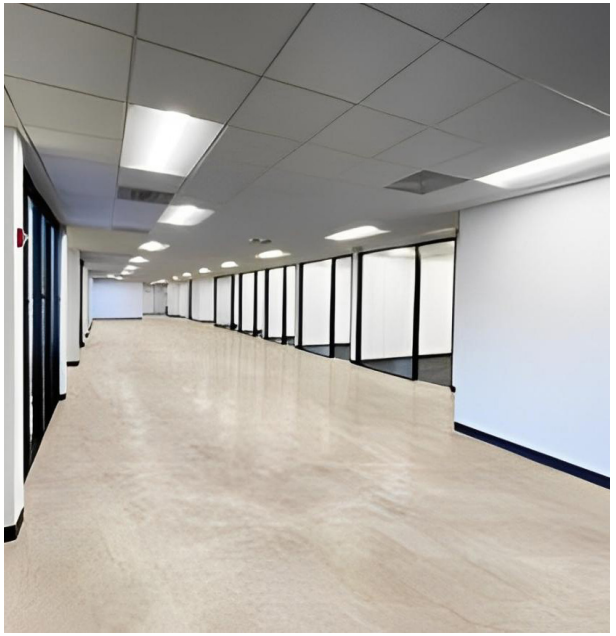
EXCHANGE/PARK

MOVE-IN READY SPEC SUITES - CLASS A FINISHES







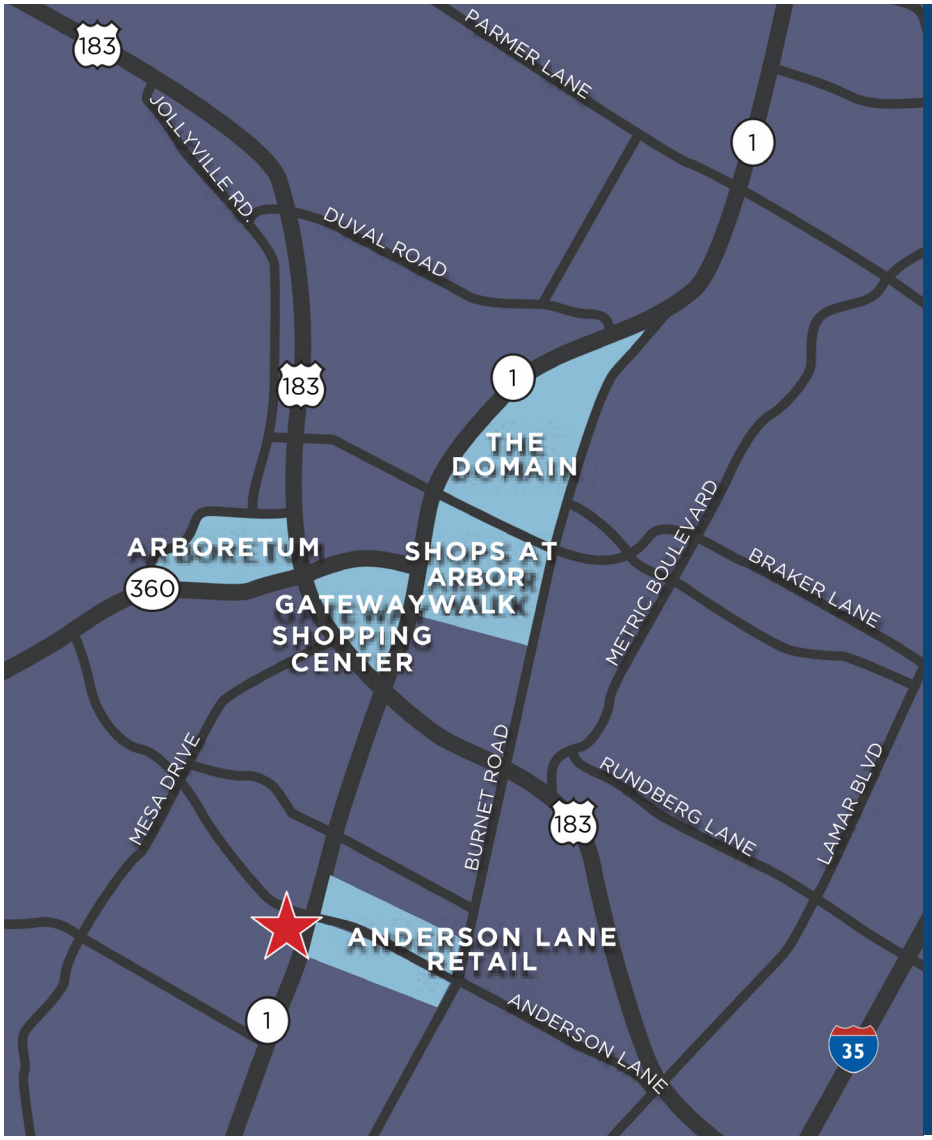


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LOCATION

7800 Shoal Creek Boulevard | Austin, Texas 78739

ABOUT EXCHANGE PARK

Conveniently located at the intersection of Shoal Creek Boulevard and Anderson Lane, Exhange 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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