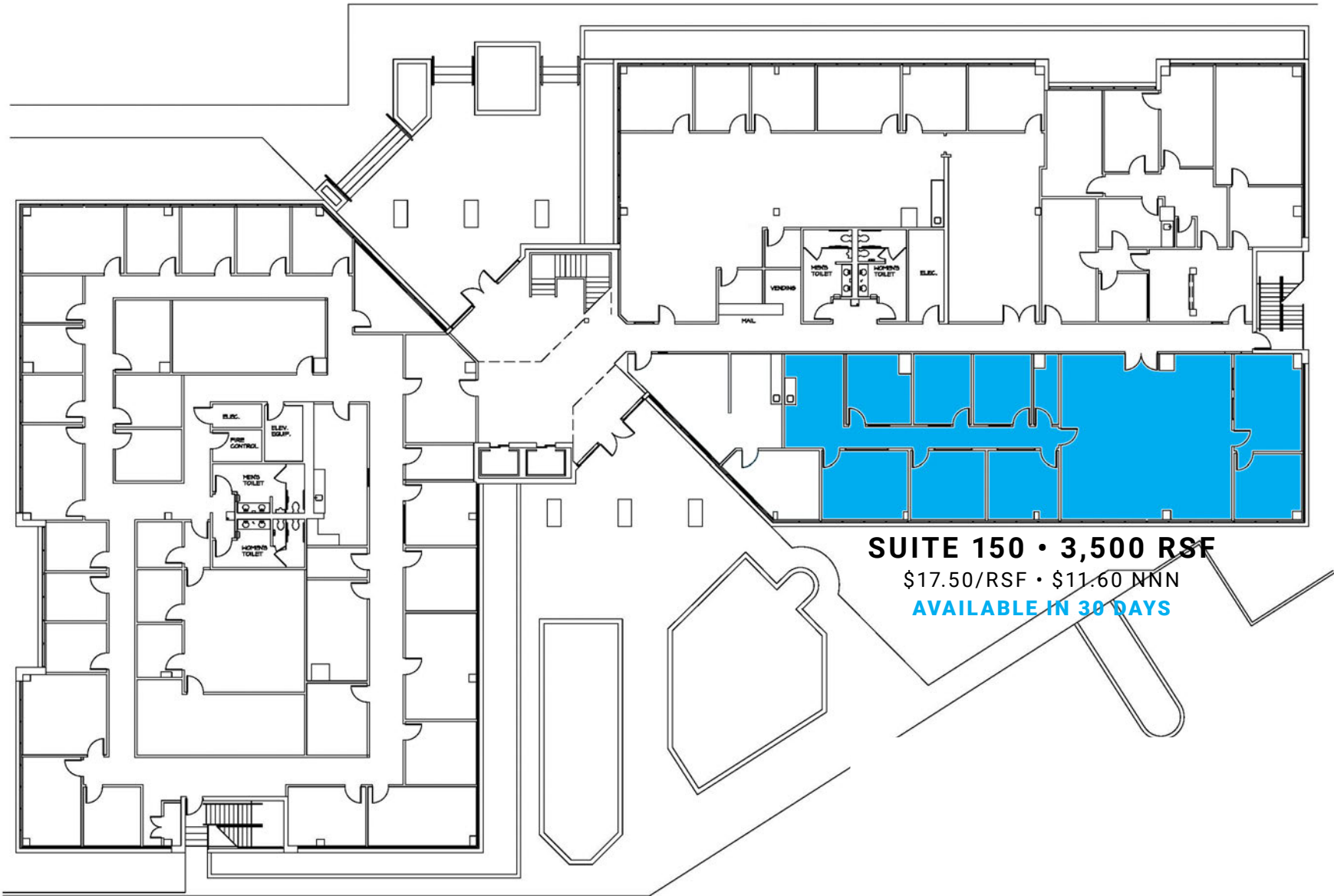




9130 JOLLYVILLE

AUSTIN, TX 78759

AVAILABLE FLOOR PLANS



SUITE 150 • 3,500 RSF
\$17.50/RSF • \$11.60 NNN
AVAILABLE IN 30 DAYS

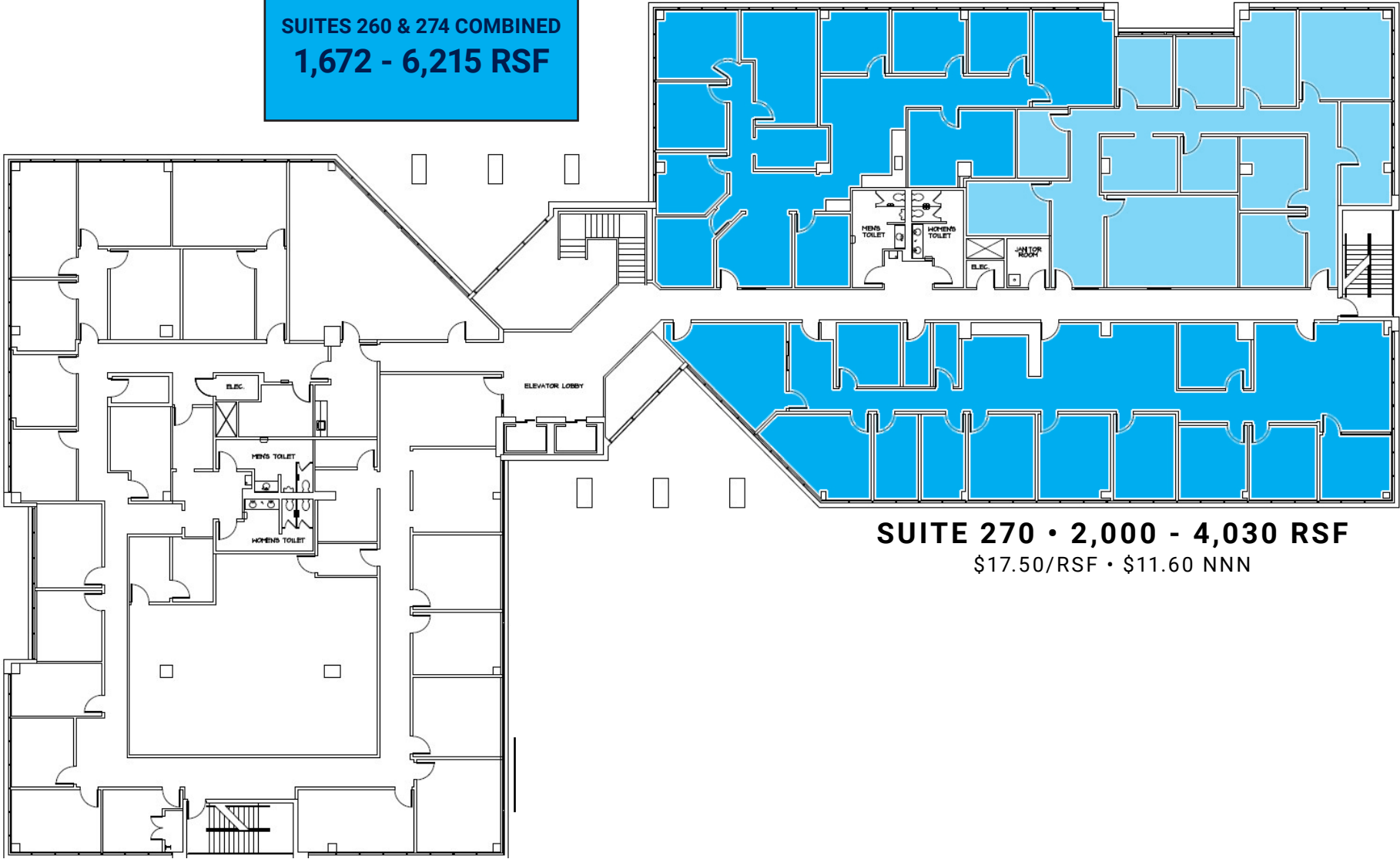
All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

AVAILABLE FLOOR PLANS

SUITE 260 • 3,360 RSF
\$17.50/RSF • \$11.60 NNN

SUITE 274 • 2,855 RSF
\$17.50/RSF • \$11.60 NNN

SUITES 260 & 274 COMBINED
1,672 - 6,215 RSF



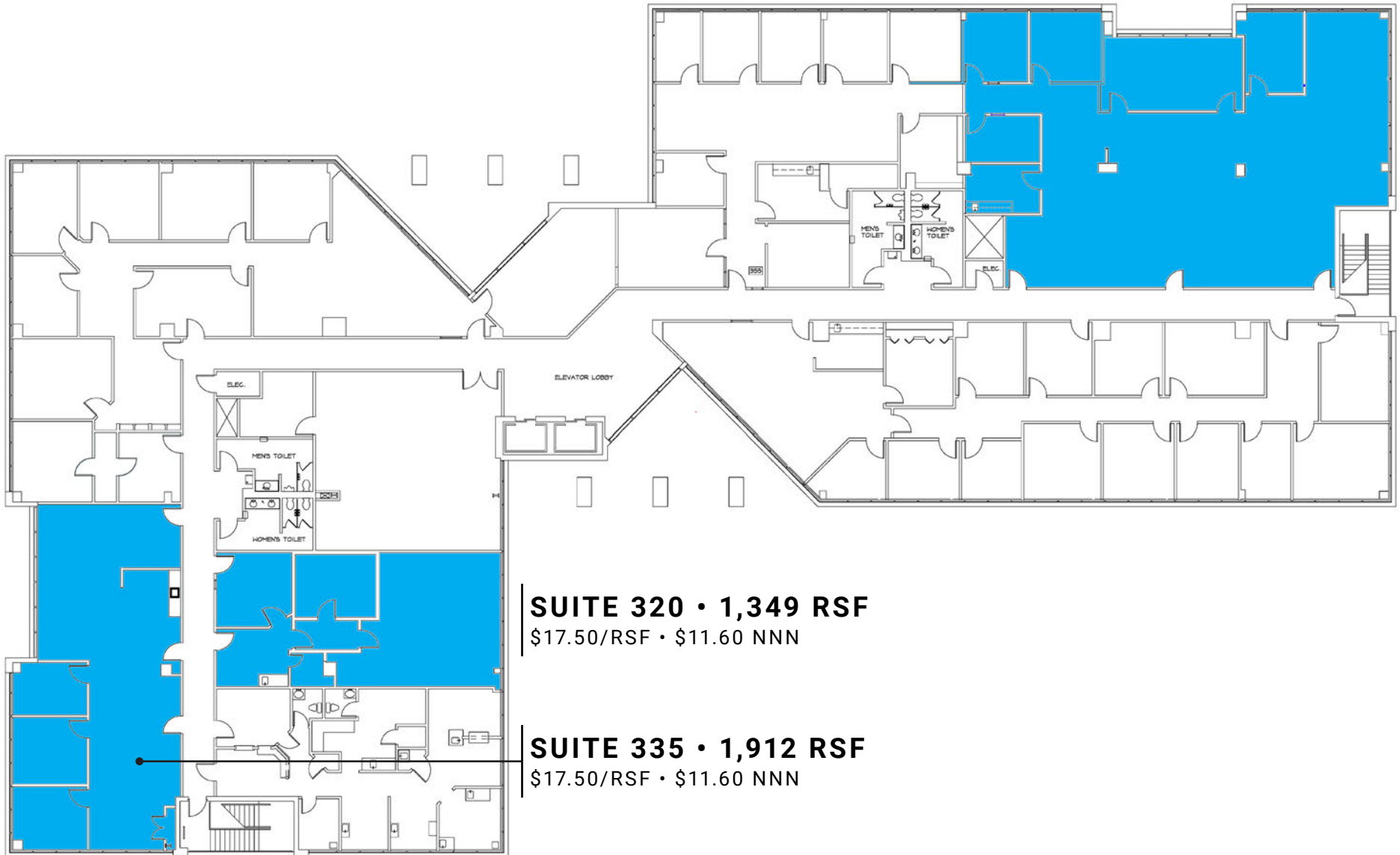
SUITE 270 • 2,000 - 4,030 RSF
\$17.50/RSF • \$11.60 NNN

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AVAILABLE FLOOR PLANS

SUITE 310 • 3,736 RSF

\$17.50/RSF • \$11.60 NNN



SUITE 320 • 1,349 RSF

\$17.50/RSF • \$11.60 NNN

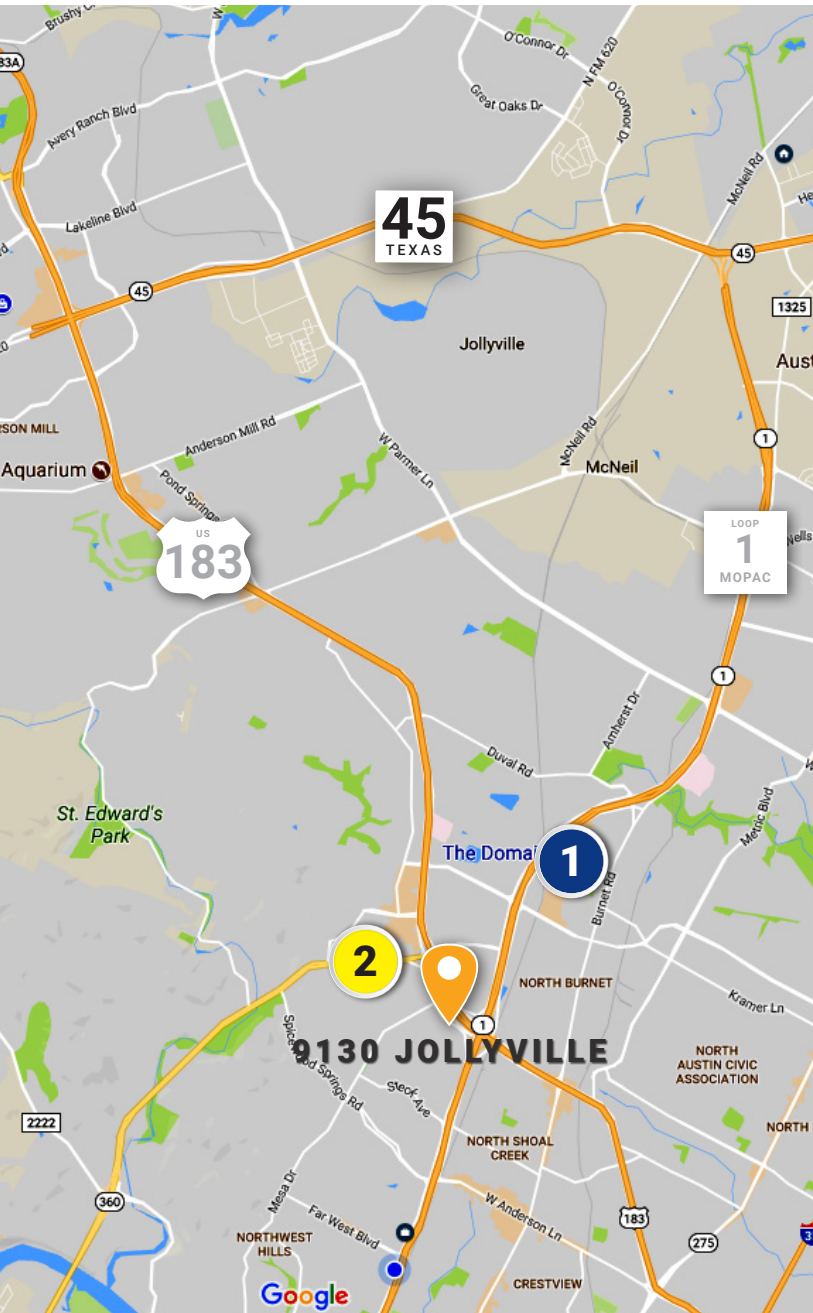
SUITE 335 • 1,912 RSF

\$17.50/RSF • \$11.60 NNN

LOCATION & AMENITIES

Located in the Arboretum area of Austin, just minutes from The Domain, near the intersection of MoPac, Highway 183 and Highway 360 with convenient access to and from Downtown Austin, Central Austin, the Domain, Westlake, Lakeline Mall, Cedar Park, and South Austin (from Mopac)

Parking Ratio: 3.33/1,000 RSF



1 THE DOMAIN

- Whole Foods
- California Pizza Kitchen
- Copper Restaurant & Dessert Lounge
- Cru - A Wine Bar
- Fleming's Prime Steakhouse
- Gloria's Restaurant
- Grand Lux Cafe
- Kona Grill
- Maggiano's
- McCormick's & Schmick's
- NoRTH
- Punch Bowl Social
- Shake Shack
- Sushi Zushi
- The Brass Tap
- The Steeping Room
- Urban - An American Grill
- MAD Greens
- Thai-Kun
- Saint Genevieve
- Culinary Drop-out
- Velvet Taco
- Tarka Indian Kitchen
- Lone Star Court
- Second Bar + Kitchen
- Sprinkles
- Frost Gelato
- Flower Child
- General T'so Boy
- Sway
- Lavaca Street Bar
- Turf N' Surf Kitchen
- Jinya Ramen
- Jack and Ginger's
- 77 Degrees
- The Rose Room
- Apanas Coffee & Beer
- Mia Tapas Bar
- Salvation Pizza
- The Dogwood
- Kung Fu Saloon
- Weathered Coalition
- 24 Diner
- Hat Creek Burger Company

2 THE ARBORETUM

- Eddie V's Prime Seafood
- Z'Tejas Mexican Restaurant
- The Cheesecake Factory
- Knotty Deck & Bar
- BRIO Tuscan Grille
- Blue Baker
- Manuel's
- Newk's Eatery
- Truluck's
- Modern Market
- Brick Oven
- Corner Bakery
- Roaring Fork
- P.F. Chang's
- Estância Churrascaria
- Pok-E-Jo's Smokehouse
- la Madeleine French Bakery
- Zoës Kitchen
- Saltgrass Steakhouse
- Buca di Beppo



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