



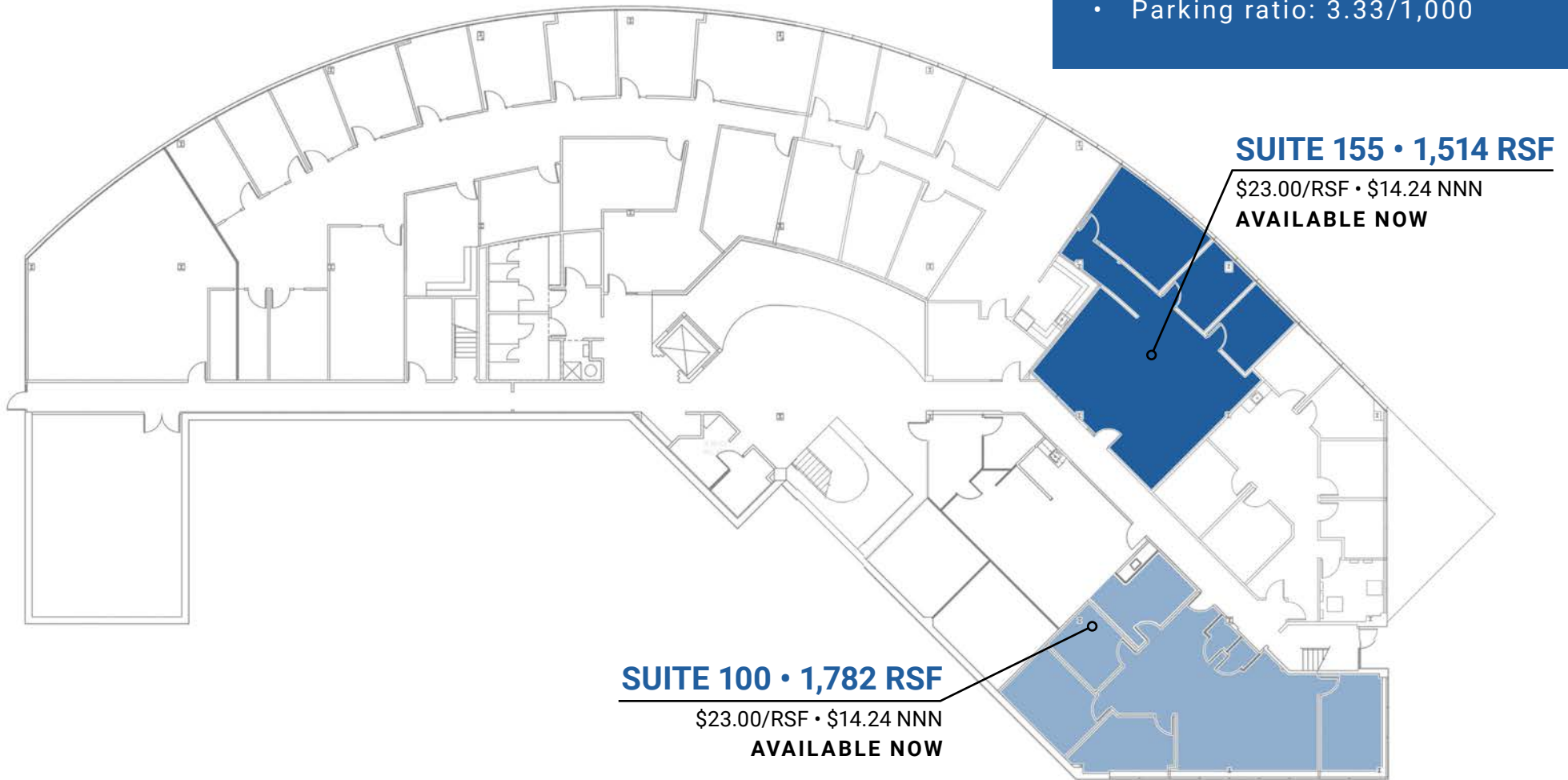
GREAT HILLS CORPORATE CENTER I, II & III

9020 & 9050 N. CAPITAL OF TEXAS HWY. | AUSTIN, TX 78731

BUILDING I • FLOOR 1

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



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Jeff Henley | 512.413.5601 | jeffhenley@kuceraco.com

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7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

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BUILDING I • FLOOR 3

SUITE 330 • 1,621 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE 09/01/2024

SUITE 340 • 2,344 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE NOW

ON-SITE AMENITIES

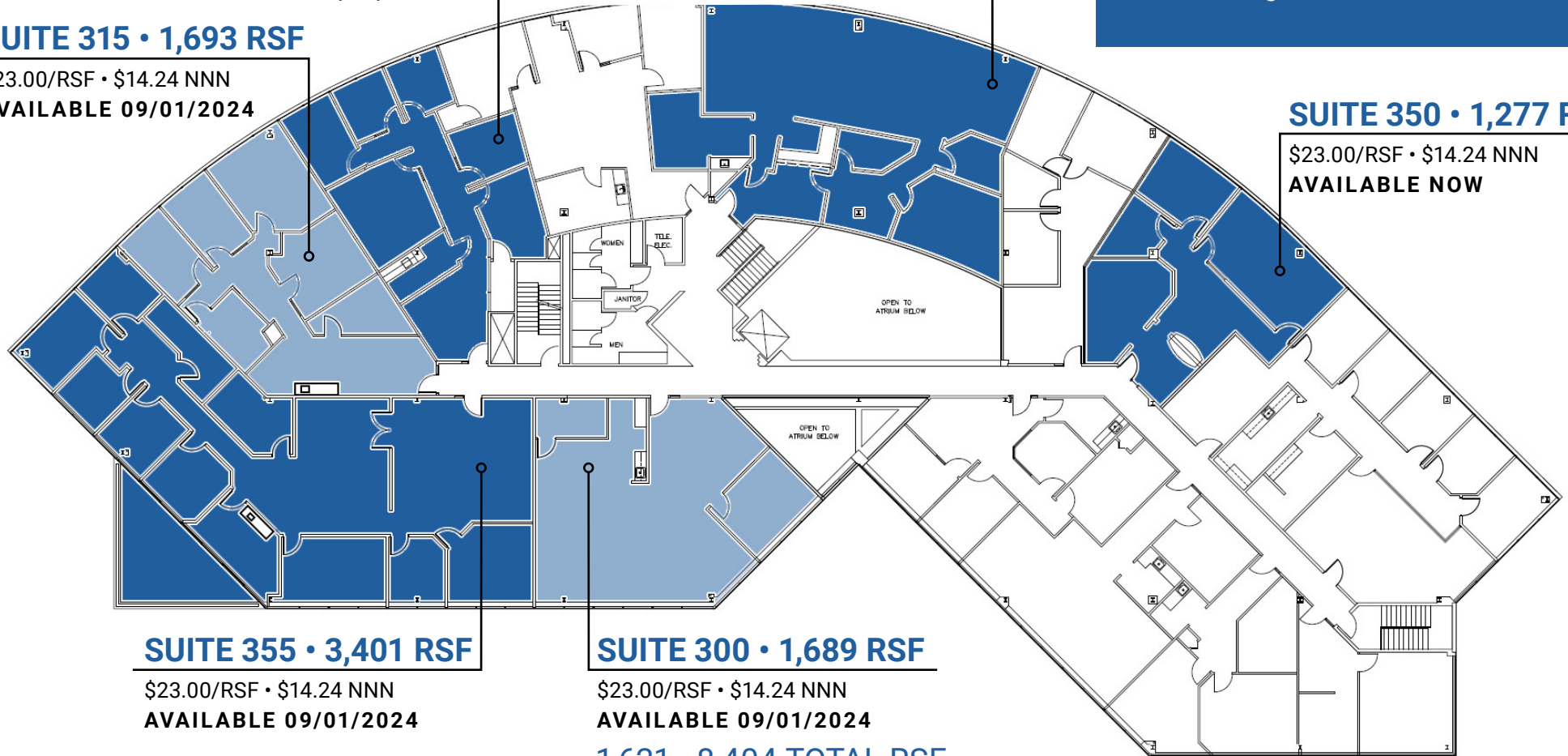
- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

SUITE 315 • 1,693 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE 09/01/2024

SUITE 350 • 1,277 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE NOW



SUITE 355 • 3,401 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE 09/01/2024

SUITE 300 • 1,689 RSF

\$23.00/RSF • \$14.24 NNN
AVAILABLE 09/01/2024

1,621 - 8,404 TOTAL RSF

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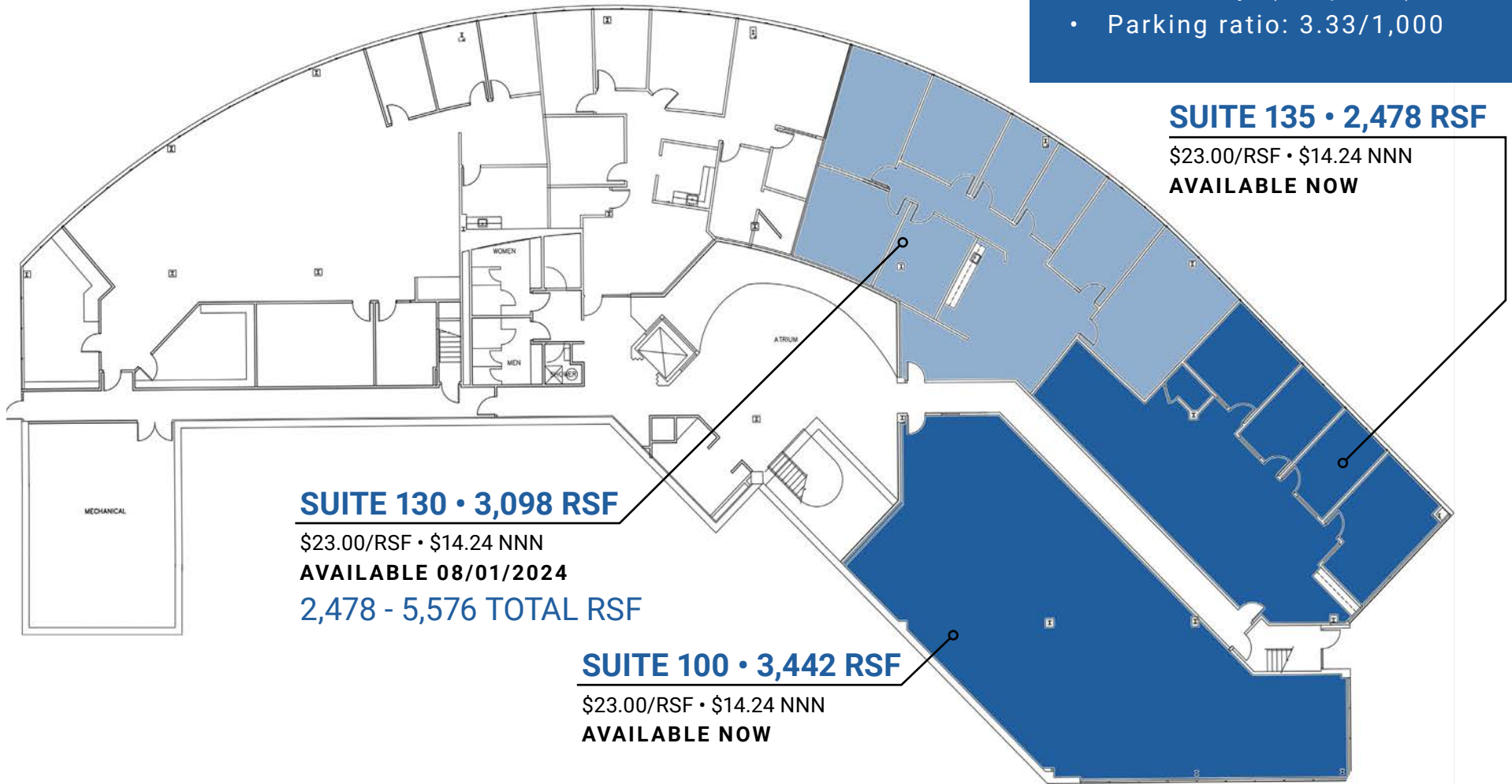
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BUILDING II • FLOOR 1

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 135 • 2,478 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

SUITE 130 • 3,098 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE 08/01/2024

2,478 - 5,576 TOTAL RSF

SUITE 100 • 3,442 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

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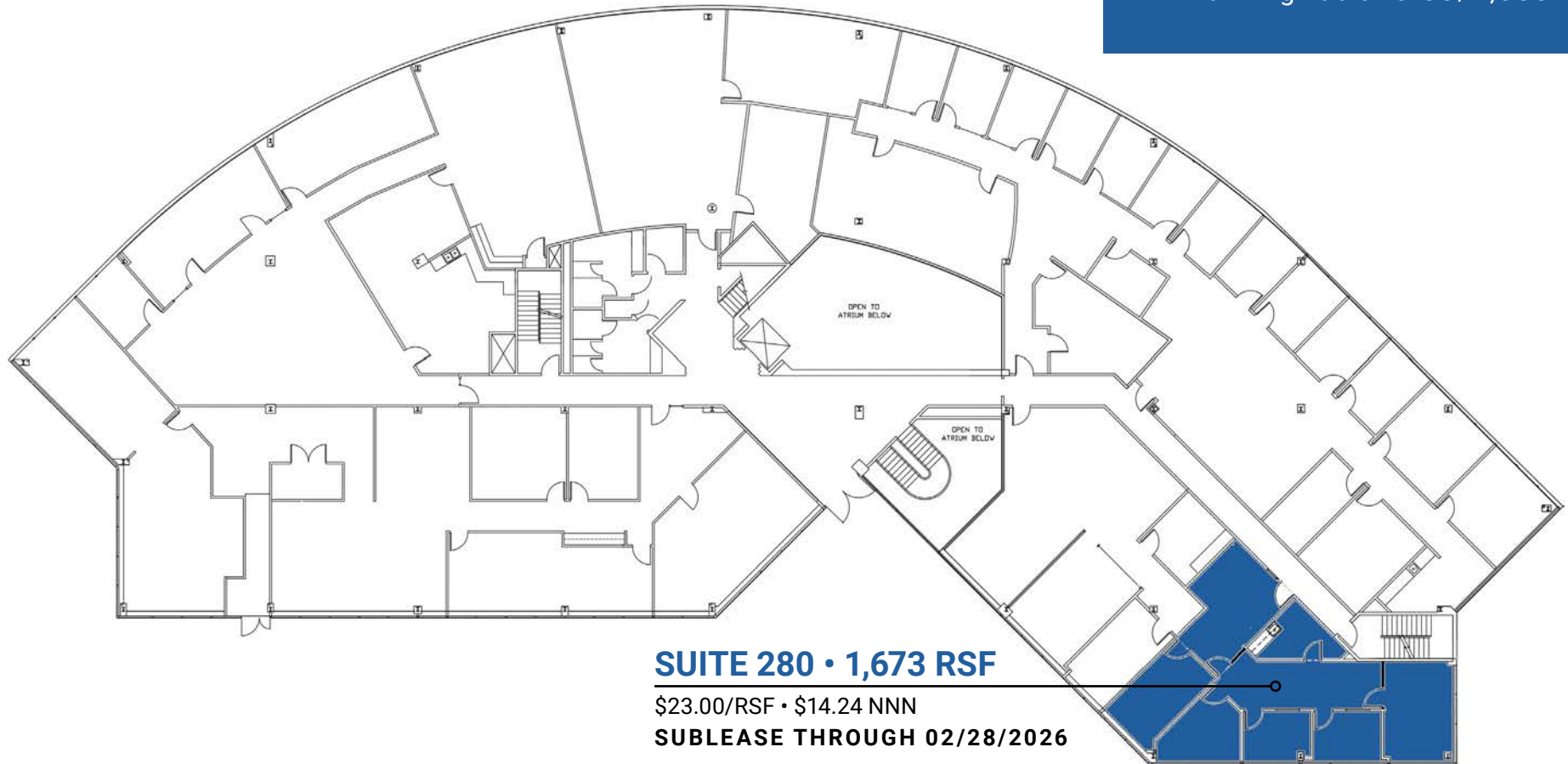
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BUILDING II • FLOOR 2

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 280 • 1,673 RSF

\$23.00/RSF • \$14.24 NNN

SUBLEASE THROUGH 02/28/2026

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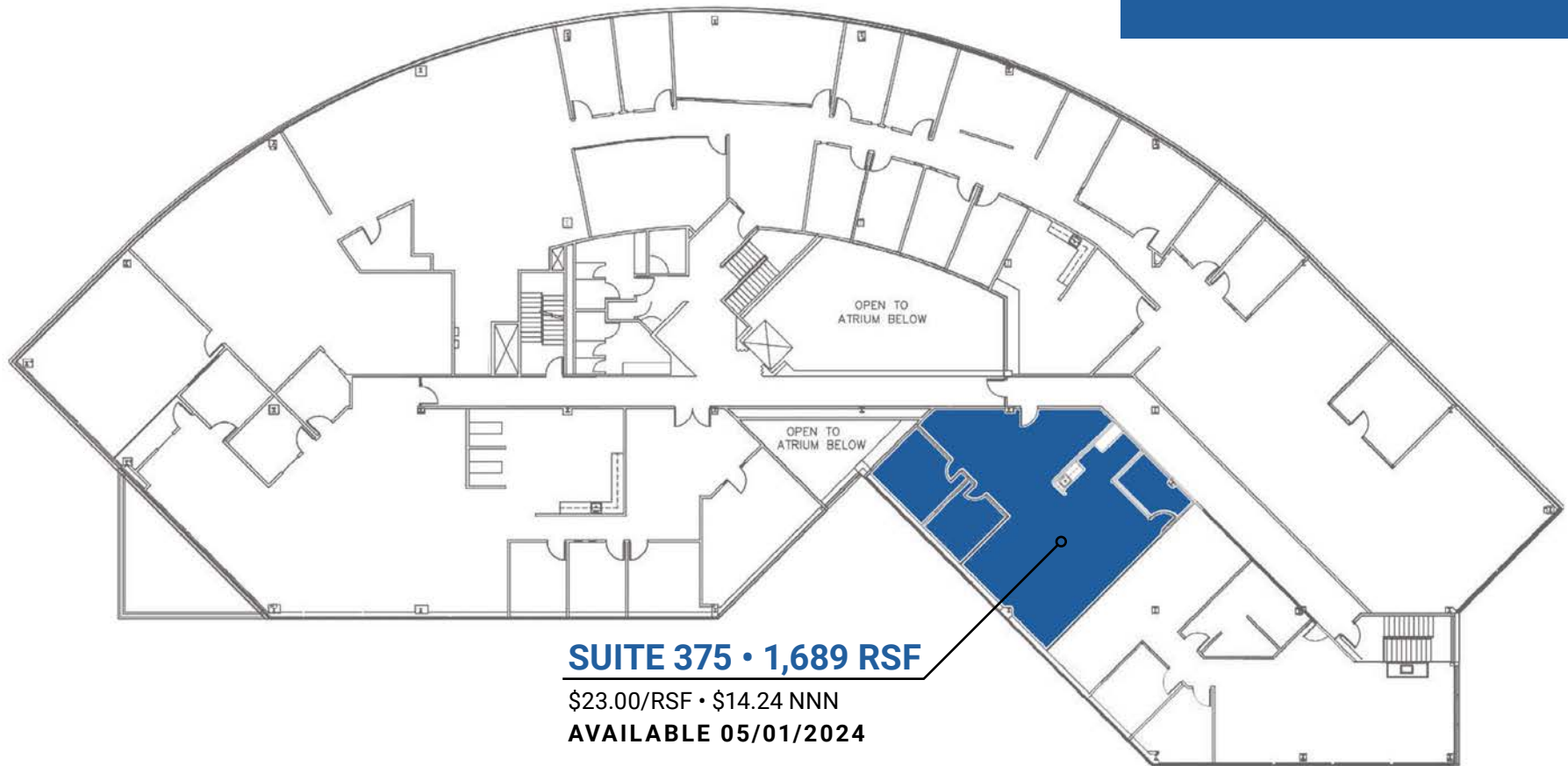
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BUILDING II • FLOOR 3

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 375 • 1,689 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE 05/01/2024

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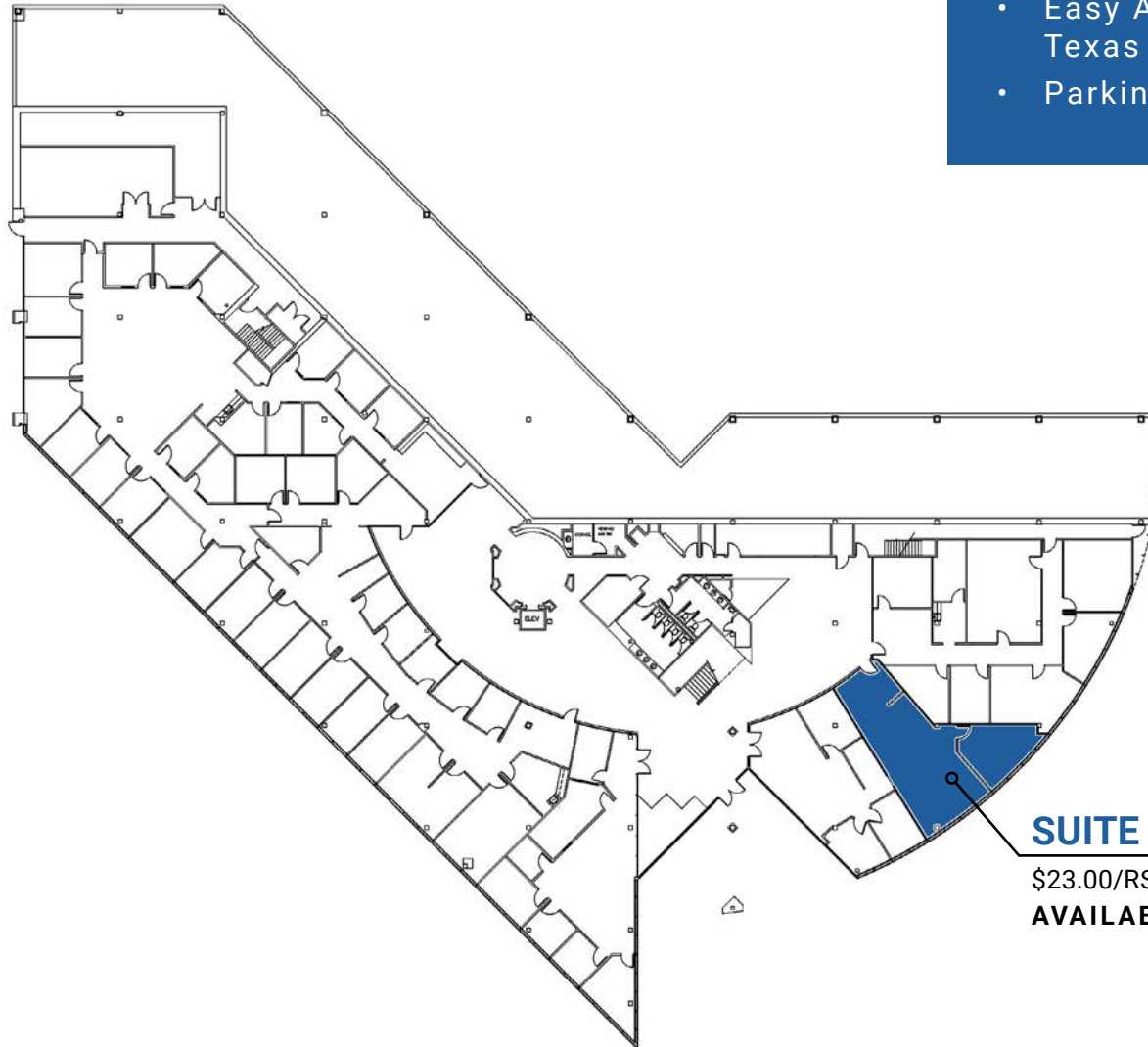
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BUILDING III • FLOOR 1

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 170 • 1,155 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

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BUILDING III • FLOOR 2

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000

SUITE 240 • 8,246 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

SUITES 255 • 2,707 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

2,707 - 5,888 TOTAL RSF

SUITE 258 • 3,181 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

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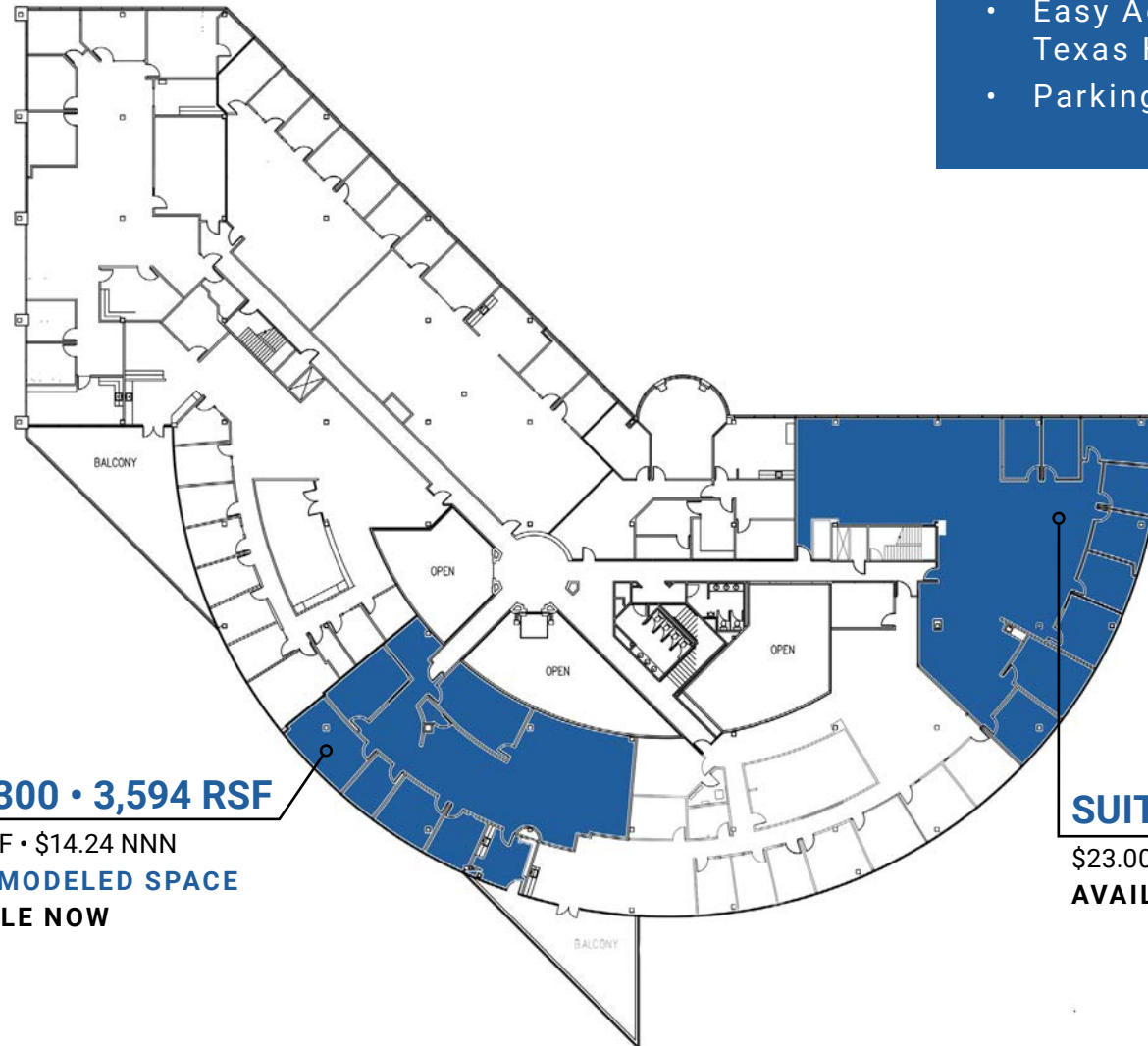
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BUILDING III • FLOOR 3

ON-SITE AMENITIES

- Scenic Views
- Easy Access to N. Capital of Texas Hwy. (Loop 360)
- Parking ratio: 3.33/1,000



SUITE 300 • 3,594 RSF

\$23.00/RSF • \$14.24 NNN

**SPEC REMODELED SPACE
AVAILABLE NOW**

SUITE 350 • Up to 6,147 RSF

\$23.00/RSF • \$14.24 NNN

AVAILABLE NOW

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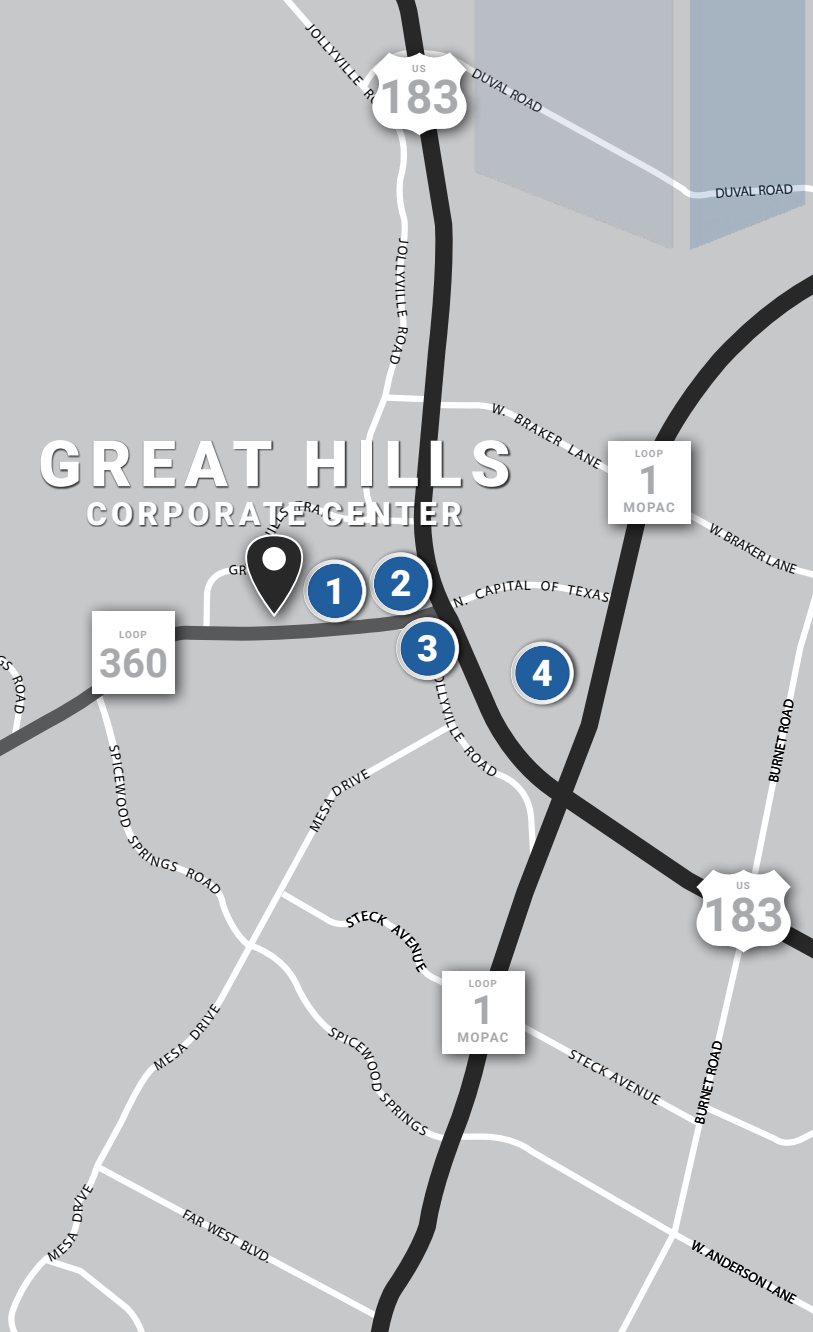
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NEARBY AMENITIES



1 ARBORETUM MARKET

- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market

2 GREAT HILLS MARKET

- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- la Madeleine Country French Cafe

3 THE ARBORETUM

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

4 I-35 & HWY. 183 AMENITIES

- DoubleTree by Hilton
- Hello! Macaron
- National Tire and Battery
- Austin's Own
- Lowe's Home Improvement
- Bank of America
- Taco Shack
- BBVA Compass Bank
- Water 2 Wine
- Luby's
- Embassy Suites
- Hyatt Place
- Buca di Beppo
- Mimi's Cafe
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel

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