



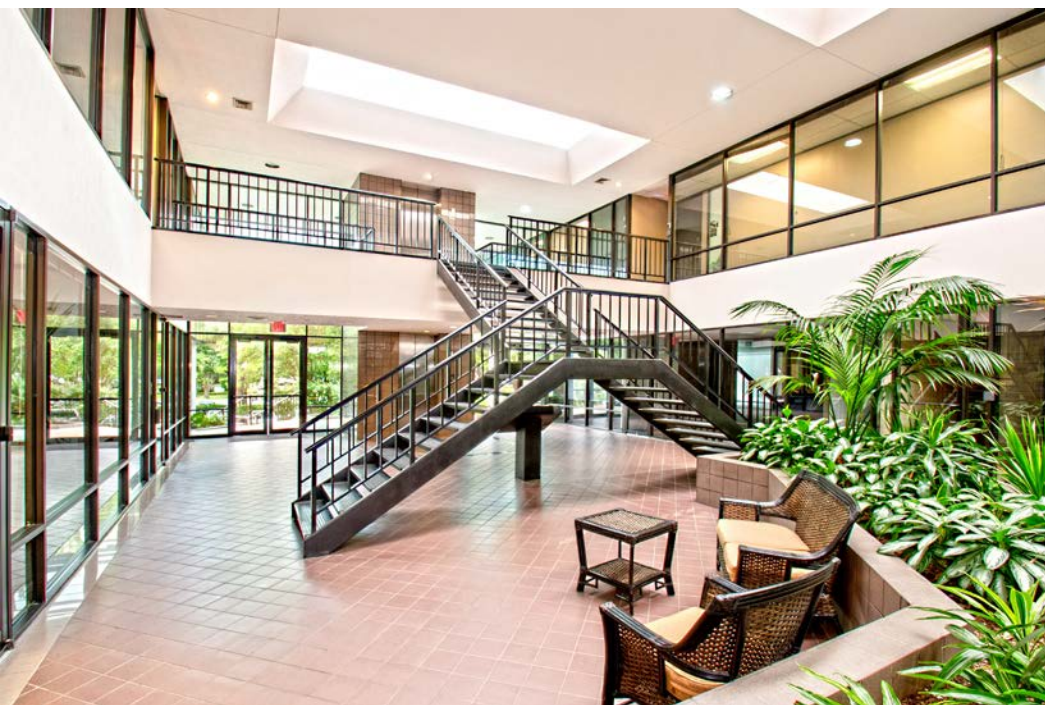
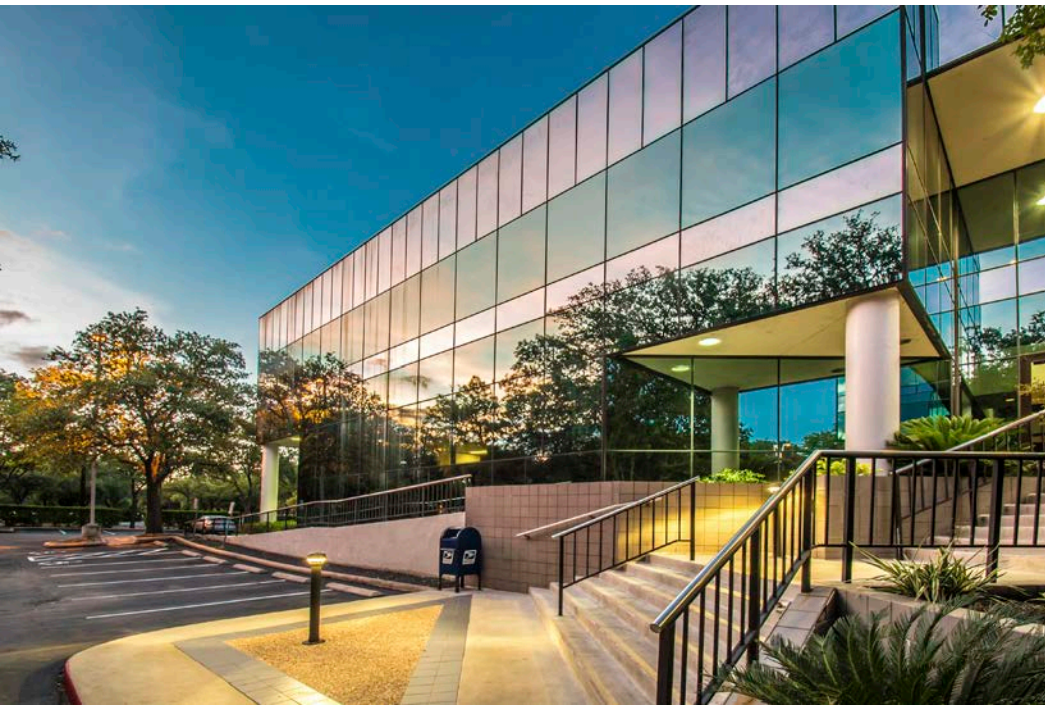
**NEW!**  
TENANT  
CONFERENCE  
ROOM

OAK POINTE

9111 JOLLYVILLE ROAD

Austin, Texas 78759







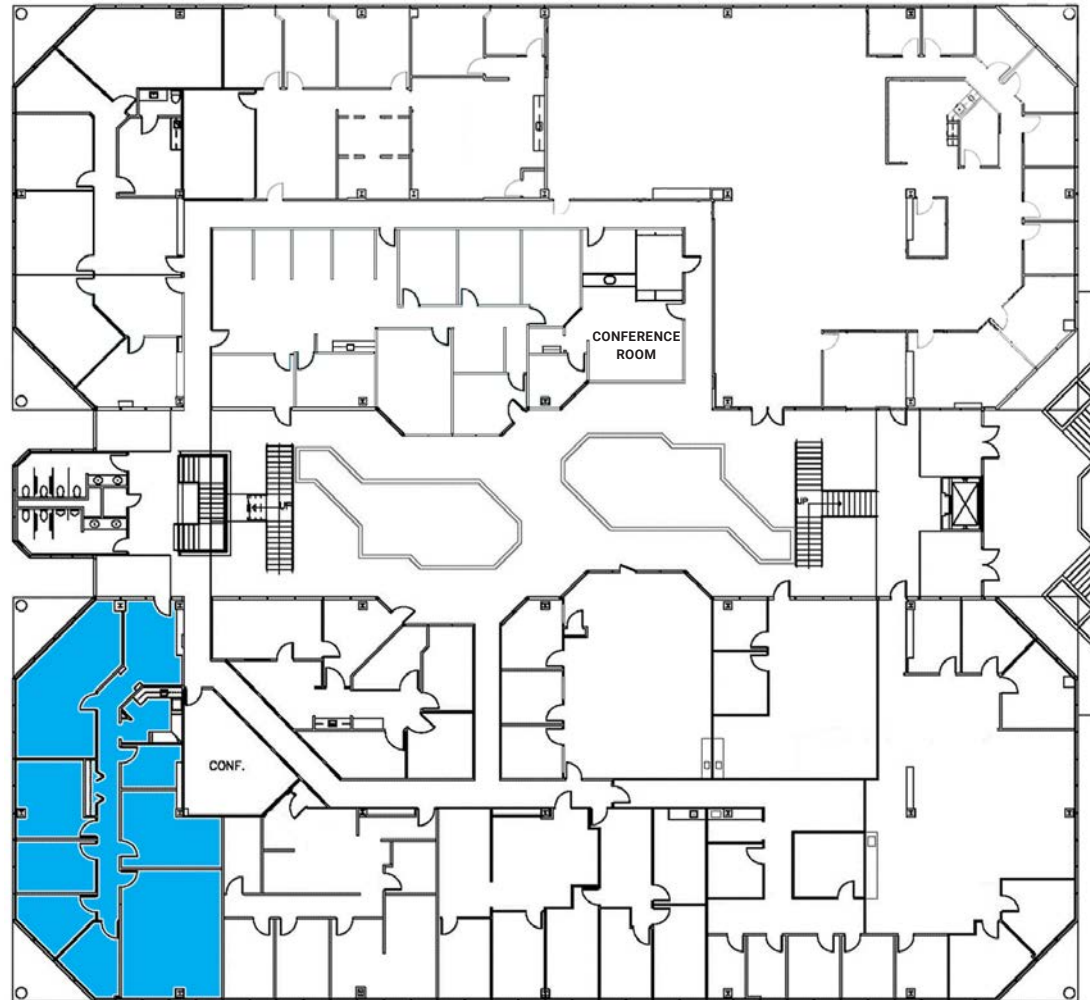
## FLOOR 1 AVAILABLE SUITES

**NEW!**  
TENANT  
CONFERENCE  
ROOM

**SUITE 125 • 2,886 RSF**

\$17.00/RSF • \$13.54 NNN

AVAILABLE 09/01/2024

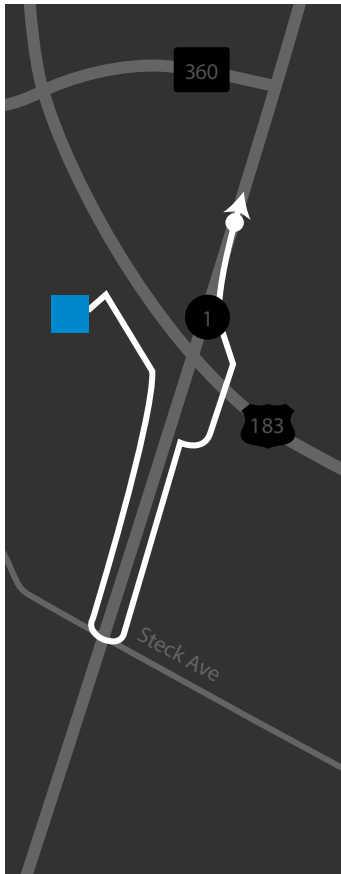


**OAKPOINTE • 9111 JOLLYVILLE**

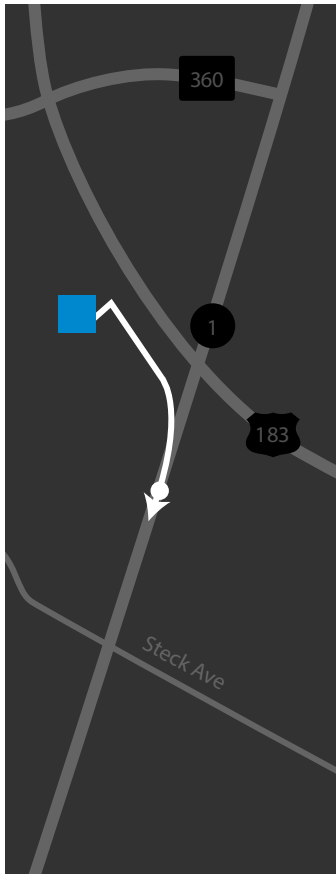
Austin, Texas 78759

# DRIVE TIMES

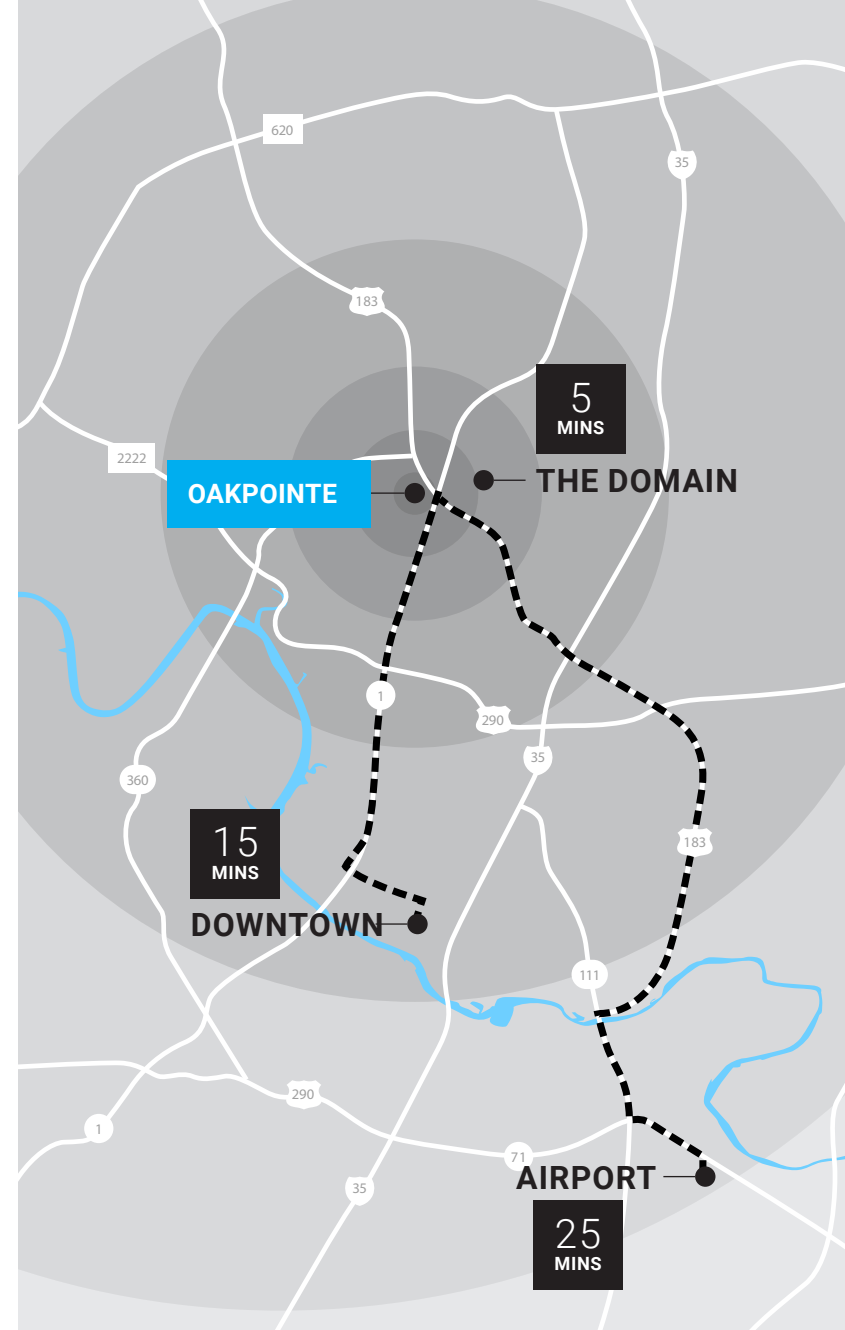
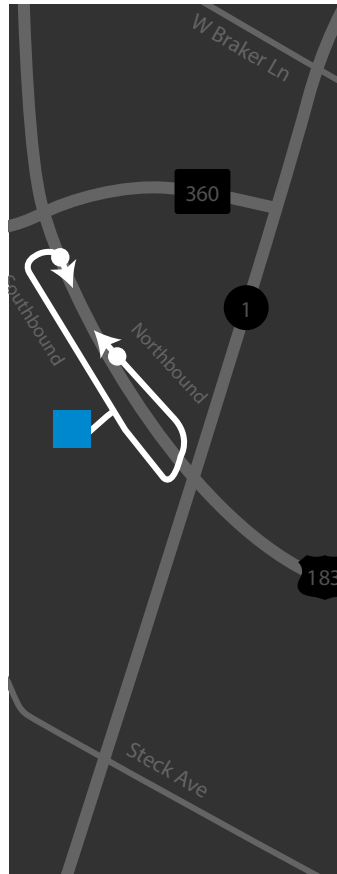
**NORTHBOUND  
MOPAC**



**SOUTHBOUND  
MOPAC**



**NORTH AND  
SOUTHBOUND 183**



**OAKPOINTE • 9111 JOLLYVILLE**

Austin, Texas 78759

# NEARBY AMENITIES

## RETAIL

24 Hour Fitness  
Arbor Car Wash & Lube  
Ann Taylor  
Barnes & Noble  
Best Buy  
Crate & Barrel  
David's Bridal  
Five Below  
Factory Mattress  
Gap & Gap Kids  
Golf Galaxy  
HomeGoods  
inStep the Birkenstock Store  
Kohler  
Lamps Plus  
Lenscrafters  
Michael's  
Milk + Honey Spa  
Nordstrom Rack  
Office Depot  
Old Navy  
Orangetheory Fitness  
Petco  
Pottery Barn  
REI  
Ross Dress for Less  
Saks Off Fifth  
Sally Beauty Supply  
Sam's Club  
Sprouts Farmers Market  
Supercuts  
Talbots  
Target  
TJ Maxx  
The Container Store  
T-Mobile  
Trader Joe's  
Tuesday Morning  
Ulta  
World Market

## RESTAURANTS/GROCERY

Amy's Ice Cream  
Baby Acapulco  
Buca di Beppo  
Corner Bakery  
Dave & Busters  
Eddie V's  
Estancia Brazilian Steakhouse  
Flavortown Kitchen  
Fire Bowl Café  
Five Guys Burgers & Fries  
Haru Sushi  
HEB  
Jason's Deli  
La Madeline  
Manuel's  
Newk's Eatery  
Panera Bread  
PF Chang's  
Randall's  
Saltgrass Steak House  
Snap Kitchen  
Starbucks  
The Cheesecake Factory  
Truluck's  
Twin Lion  
Whole Foods  
Zoe's Kitchen

## LODGING

Courtyard by Marriott  
Doubletree by Hilton  
Embassy Suites by Hilton  
Extended Stay America  
Hampton Inn  
Holiday Inn Express  
Hyatt House  
Hyatt Place  
Renaissance Hotel  
Sonesta Suites

ARBORETUM/  
GATEWAY



OAKPOINTE

ARBOR WALK

THE  
DOMAIN

W Braker Ln

Burnet Rd

BURNET RD/  
ANDERSON LN

Spicewood Springs Rd



W Anderson Ln

## RETAIL

Aeropostale  
Aldo  
American Eagle  
Anthropologie  
Athleta  
Bath & Body Works  
Coach New York  
Dick's Sporting Goods  
Dillard's  
Express  
Forever 21  
H&M  
J. Crew  
Kendra Scott  
Levi's  
Lilly Pulitzer  
Louis Vuitton  
Lululemon  
MAC Cosmetics  
Macy's  
Madewell  
Neiman Marcus  
Sephora  
Victoria's Secret  
Tesla  
Zara

## RESTAURANTS/GROCERY

Bakery Lorraine  
Beard Papa's Cream Puffs  
California Pizza Kitchen  
Cava  
Coffee + Crisp  
Cranky Granny's Sweet Rolls  
Cru Wine Bar  
Culinary Dropout  
Dos Salsas  
Gong Cha Bubble Tea  
Jeni's Splendid Ice Creams  
Joi Asian Bistro  
Flowerchild  
Fleming's Steakhouse  
Gloria's  
Halal Brothers  
Hopsquad Brewing  
Maggiano's  
Medici Roasting  
North Italia  
Perry's Steakhouse & Grille  
Plank Seafood Provisions  
Picole Pops  
Shake Shack  
Starbucks  
Sushi Zushi  
Tacodeli  
Taquero Mucho  
Taverna  
Thai-Kun

## TopGolf

True Food Kitchen  
Yard Milkshake Bar  
Velvet Taco  
Xian Noodles  
Whole Foods

## LODGING

Aloft Austin  
Archer Hotel  
Fairfield Inn & Suites by Marriott  
Econolodge Lodge  
Element Austin  
Home2 Suites by Hilton  
Hampton Inn Austin NW  
Hilton Garden Inn  
La Quinta Inn & Suites  
Lone Star Court  
Homewood Suites  
Residence Inn  
The Westin Austin  
TownPlace Suites

## RETAIL

Amish Furniture  
DSW Shoe Warehouse  
DXL Destination XL  
Firestone Complete Auto  
Five Below  
Floyd's 99 Barbershop  
Jo-Ann Fabrics and Crafts  
Home Consignment Center  
Home Depot  
Marshalls

## Massage Envoy

Natural Grocers  
PGA Tour Superstore  
Regymen Fitness  
Royal Cup Coffee  
Skechers Outlet  
Spec's Liquor  
Sport Clips

## RESTAURANTS

BJ's Restaurant & Brewery  
Chipotle

## Chuck E. Cheese

Lupe Tortilla  
Masala Wok  
Mighty Fine Burgers, Fries & Shakes  
Potbelly Sandwich Works  
Salata  
Southside Market & BBQ  
Tino's Greek Cafe  
Visionworks

## RETAIL

Bassett Furniture  
CVS  
Four Hands  
Goodwill  
Guitar Center  
John William Interiors  
Louis Shanks  
Lowe's  
Nadeau  
Office Depot  
Precision Camera  
Ross  
Sun & Ski Sports  
T-Mobile

## Walgreen's

Wal-mart Supercenter

## RESTAURANTS

Bartlett's  
Conan's Pizza  
Chipotle  
Chili's  
Cover 3  
District Kitchen  
Dos Batos  
Einstein Brothers  
El Dorado Cafe  
Epoch Coffee  
First Watch

## Hopdoddy

Jack Allen's Kitchen  
Jack-in-the-Box  
Jimmy John's  
Jersey Mike's  
Korea House  
Madam Mam's  
Olive Garden  
One Taco  
P. Terry's  
Summer Moon Coffee  
San Francisco Bakery & Cafe  
Slab BBQ  
Starbucks

## Tarka Indian Kitchen

The Bon Aire  
The Pitch  
Trudy's  
Thundercloud Subs  
Waterloo Ice House  
Whataburger  
Wingstop  
Zen Japanese

## LODGING

Extended Stay America

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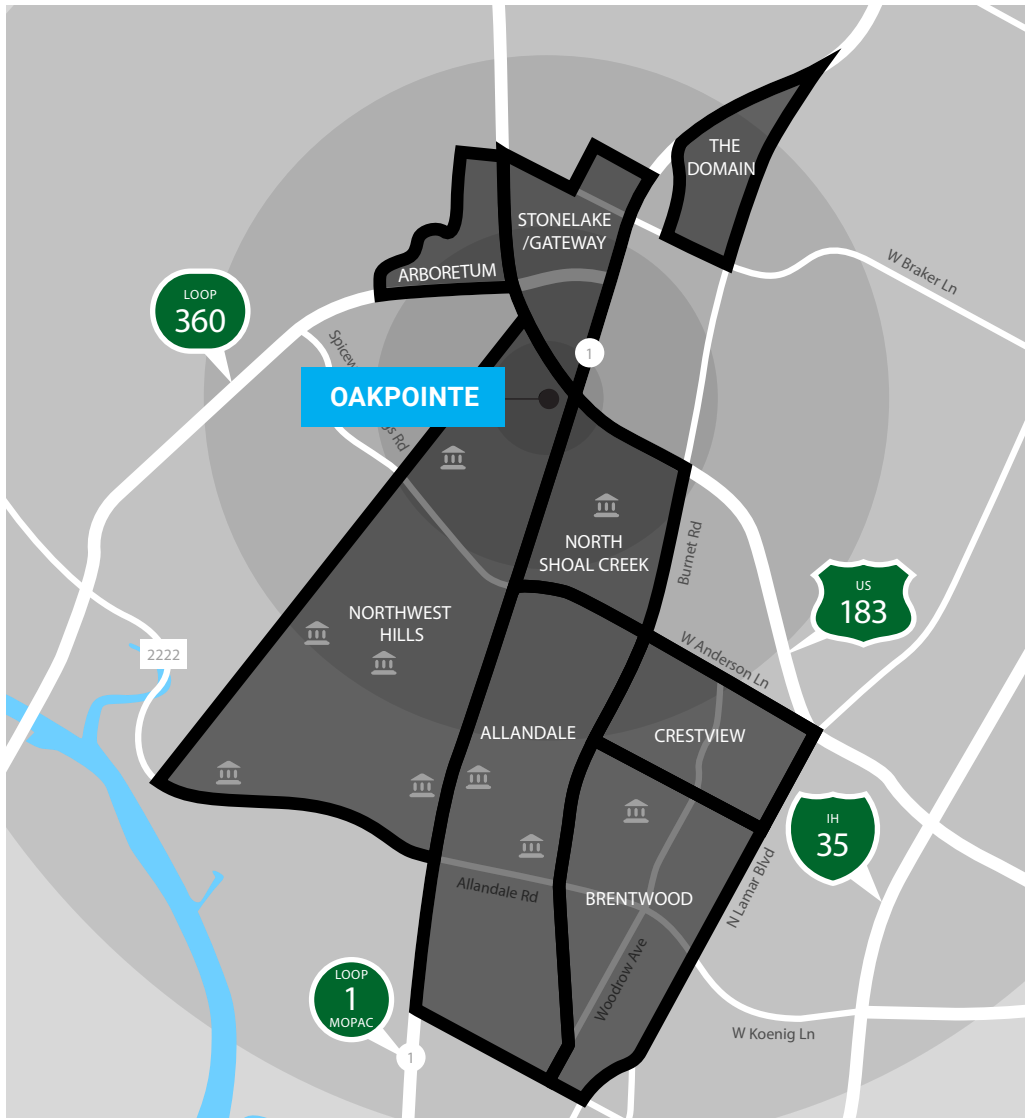
**MAJOR EMPLOYERS**

The map displays the following major employers and their locations relative to the center (Oak Pointe):

- EA** (Electronic Arts)
- Dun & Bradstreet**
- PayPal**
- Ebay**
- FLEXTRONICS**
- Luminex**
- Visa**
- Cisco Systems**
- Xerox**
- Apple**
- Time Warner**
- Accruent**
- NATIONAL INSTRUMENTS**
- Legal Zoom**
- Expedia**
- IBM**
- Microsoft**
- Hanger**
- Volusion**
- Indeed**
- Amazon**
- Facebook**
- Q2**
- OAKPOINTE** (highlighted in blue)
- DELL**
- hp**
- Yodle**
- Samsung Semiconductor**

Major roads shown include US-183, US-35, US-620, and various local roads like Burnet Rd, Woodrow Ave, Lamar Blvd, W Anderson, W Braker Ln, and Parmer Ln.

# NEIGHBORHOODS & SCHOOLS



## APARTMENTS

### Arboretum

Atria at the Arboretum  
Arboretum Apartments  
Arboretum Oaks  
Balcones Woods  
Canyon Resort at Great Hills  
Evolve  
Great Hills  
Hardrock Canyon  
Madison at the Arboretum  
Marquis at Great Hills  
Museo  
Northland at the Arboretum  
Overland Arboretum  
Overture  
Tramor at the Hills  
Tramor at the Arboretum  
The Arbors at Tallwood  
Woodstone Apartments  
Wind River Crossing

### Domain

FLATIRON Domain  
Folio Apartments  
Gallery at Parkside  
Gallery at the Domain  
Griffis at Domain  
IMT at the Domain  
Modera Domain  
Radius at the Domain  
Residences at the Domain  
Overture Domain

The Addison Apartments  
The Barstow  
The Bowen  
The Copeland  
The Grand at the Domain  
The Kenzie at the Domain  
The Standard at the Domain  
The Village at Gracy Farms  
Villages at the Domain  
Windsor Burnet Apartments

### North Shoal Creek

Abbey Road Apartments  
Arabella  
Austin Apartments 4 U  
Layya  
Crossroads Apartments  
Ravenwood Properties  
Rockwood Apartment Homes  
Shoal Creek North Apartments  
The Albright  
The Arcadian  
Trailside Oaks  
Woodchase

### Gateway/Stonelake

Broadstone Arboretum  
Cortland Arboretum  
Marquis at Great Hills  
Stonelake at The Arboretum  
The Estate on Quarry Lake  
The Villages of Bella Vista

The Marlow Luxury Apartments

### Northwest Hills

Acacia Cliffs  
Allendale Flats  
Aura Avery Ranch  
Avistar at Wood Hollow  
Bell Steiner Ranch Apartments  
Bent Tree  
Bridge at Northwest Hills  
Bridge at Terracina  
Canyon Resort at Great Hills  
Canyon Springs at Bull Creek  
Cimarron Crossing  
Falls on Bull Creek  
Greystone Flats  
Grove at Northwest Hills  
Juniper Springs  
Le Montreaux  
Peaks at Northwest Hills  
Rough Hollow Lakeway  
Terracina  
Marquis at Caprock Canyon  
Westdale Creek  
Westdale Parke  
Westdale Point  
Woodstone  
The Ridge Apartments

## SCHOOLS

### Allandale

Gullett Elementary School  
Lamar Middle School

### Brentwood

Brentwood Elementary School

### North Shoal Creek

Pillow Elementary School

### Northwest Hills

Hill Elementary School  
Doss Elementary School  
Murchison Middle School  
Anderson High School  
St. Theresa's Catholic

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