

AmberOaks G

9601 AMBERGLEN BOULEVARD, AUSTIN, TX 78729

OFFICE | FOR LEASE



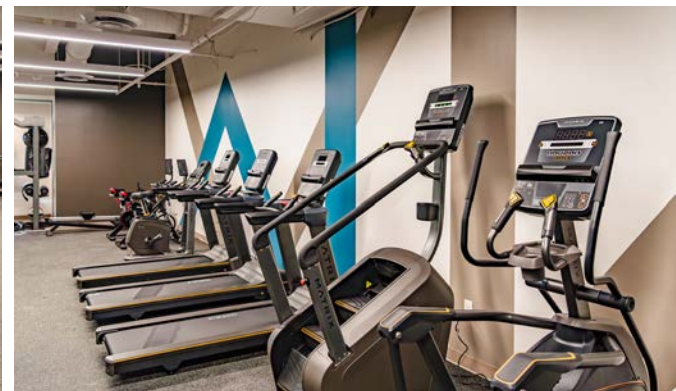
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INTERIOR FINISHES



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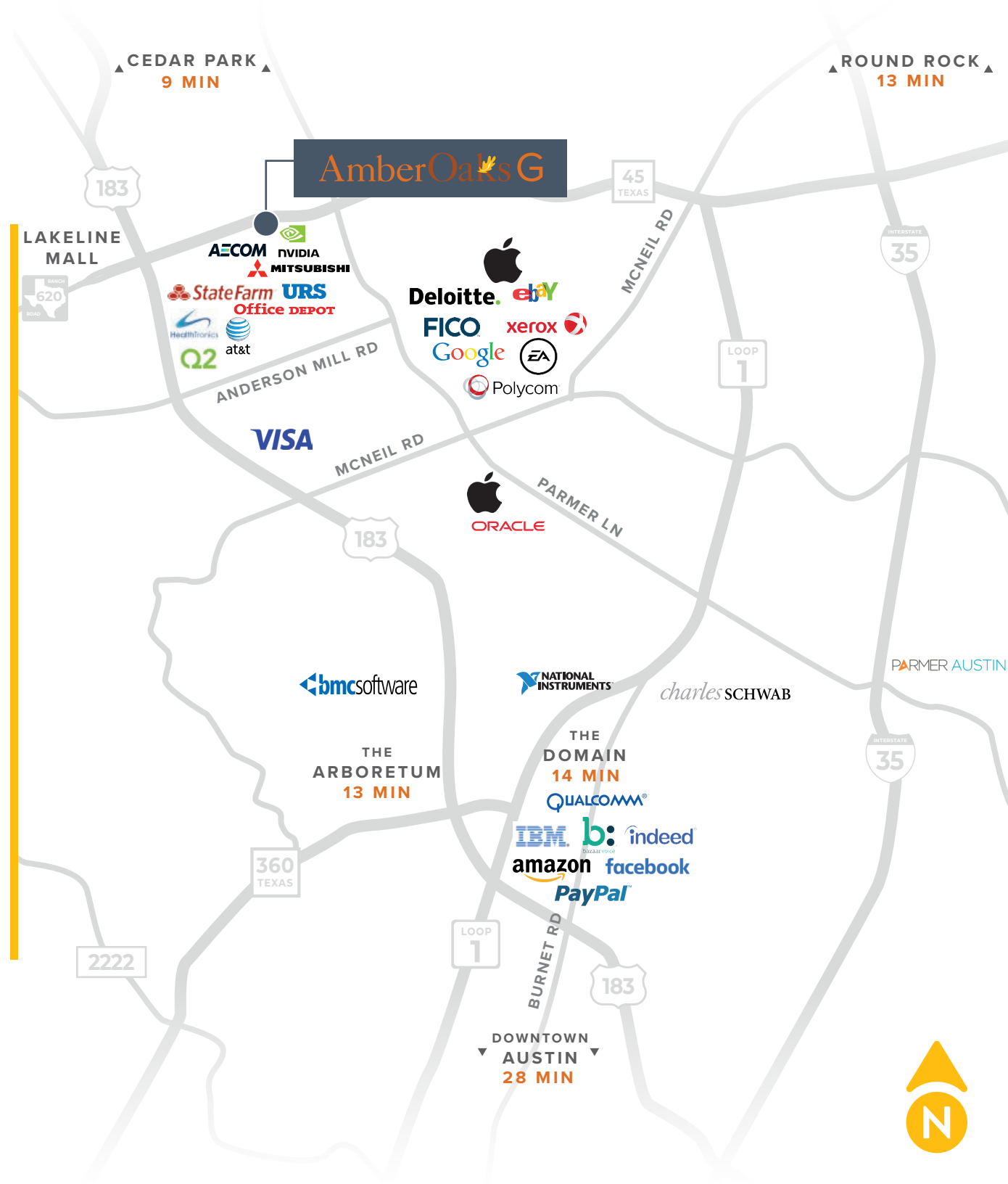
AVAILABILITIES

- + Suite 117: 3,728 RSF Available 8/1/25
 - + Suite 140: 5,437 RSF* (Available w/ 60 days' notice)
 - + Suite 150: 7,149 RSF*
 - + Suite 260: 6,151 RSF** Spec Suite
 - + Suite 275: 3,396 RSF** Spec Suite
- *Contiguous up to 12,586 RSF
**Contiguous up to 9,547 RSF

Located near the intersection of US Hwy 183 and 45 as well as quick access to US Hwy 183A and Parmer Lane, the Amber Oaks campus includes a very impressive tenant list (Oracle, URS, Office Depot, Toshiba, Zimmer, Pulte Homes) and features lush landscaping, above-standard lobby and common area finishes and a variety of suite sizes to accommodate any tenant's needs.

FEATURES

- + On-site fitness center with showers
- + High parking ratio of 5:1000
- + Park-like setting with abundant amenities
- + Adjacent to Lifetime Fitness
- + Campus includes AECOM, Office Depot, Taylor Morrison Homes, Toshiba, Pulte Homes
- + Easy access to Highway 45, 183 and Parmer Ln
- + Close proximity to Cedar Park, Leander, Round Rock and Pflugerville

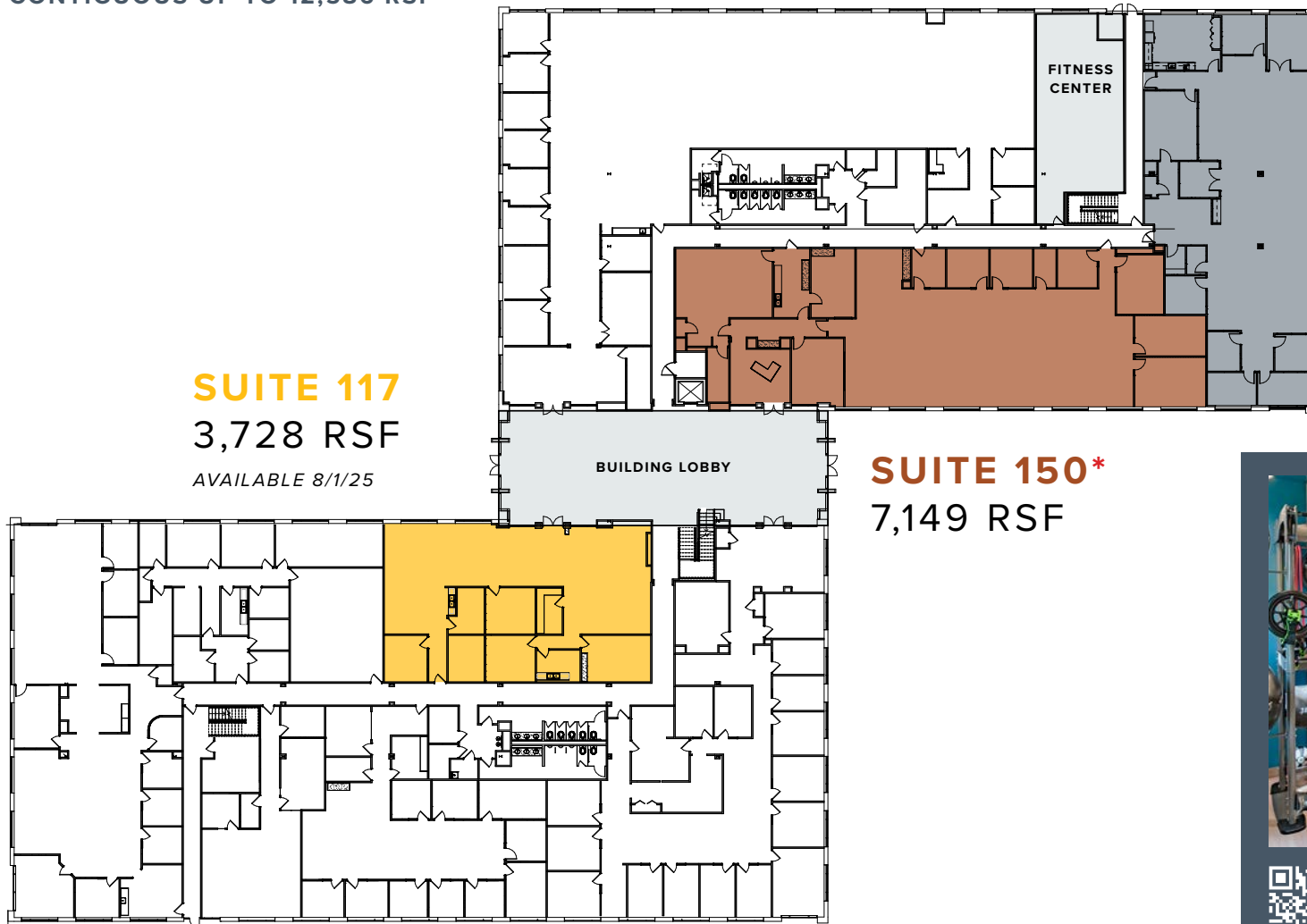




FLOOR ONE

BUILDING SHOWERS LOCATED ON FIRST FLOOR

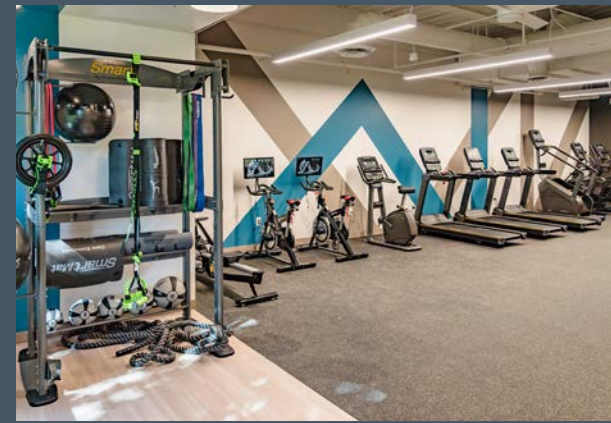
*CONTIGUOUS UP TO 12,586 RSF



SUITE 117
3,728 RSF
AVAILABLE 8/1/25

SUITE 150*
7,149 RSF

SUITE 140*
5,437 RSF
(AVAILABLE W/ 60 DAYS' NOTICE)
*CONTIGUOUS UP
TO 12,586 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
FIRST FLOOR FITNESS CENTER

FLOOR TWO

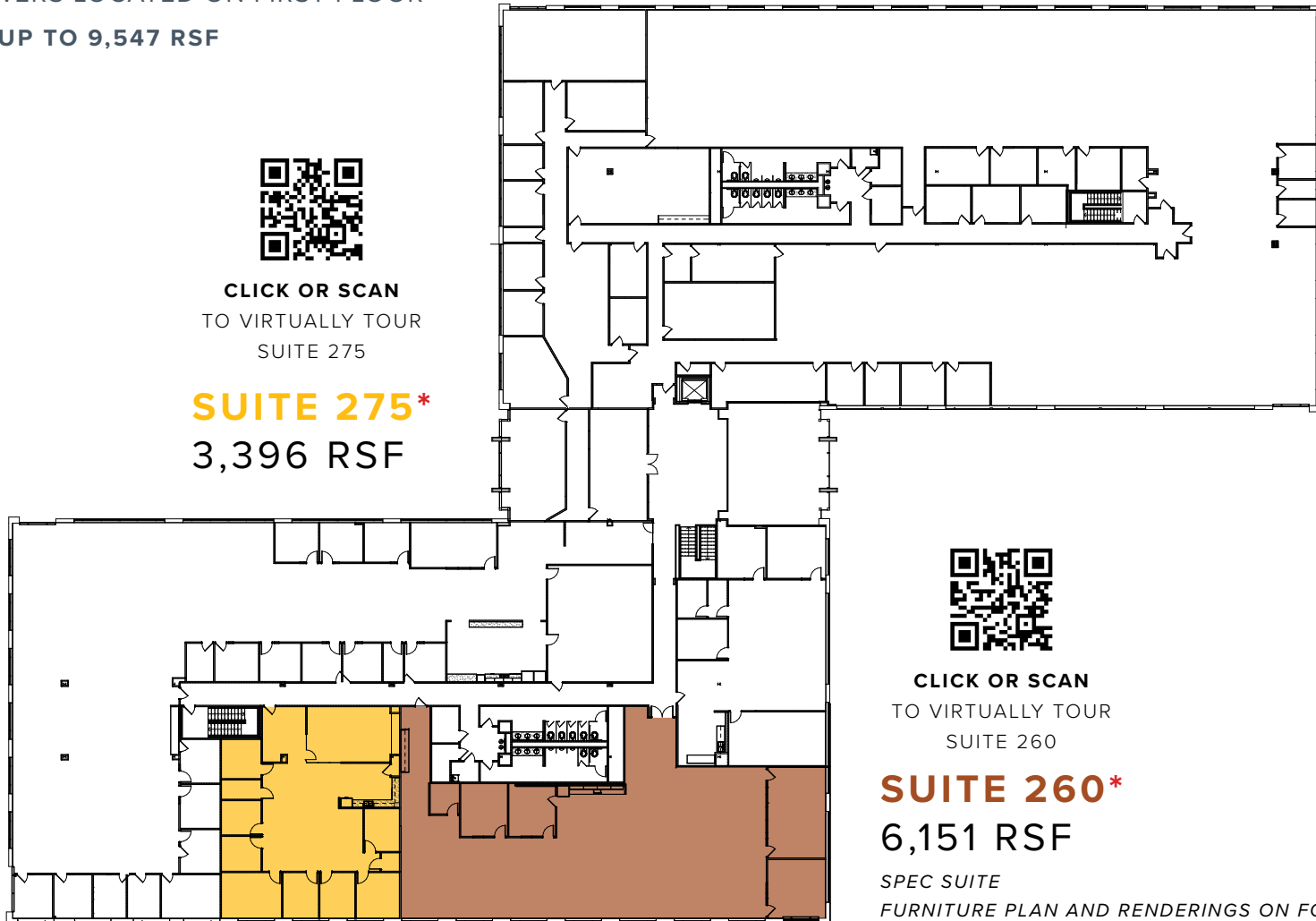
BUILDING SHOWERS LOCATED ON FIRST FLOOR

*CONTIGUOUS UP TO 9,547 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 275

SUITE 275*
3,396 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 260

SUITE 260*
6,151 RSF

SPEC SUITE

FURNITURE PLAN AND RENDERINGS ON FOLLOWING PAGES

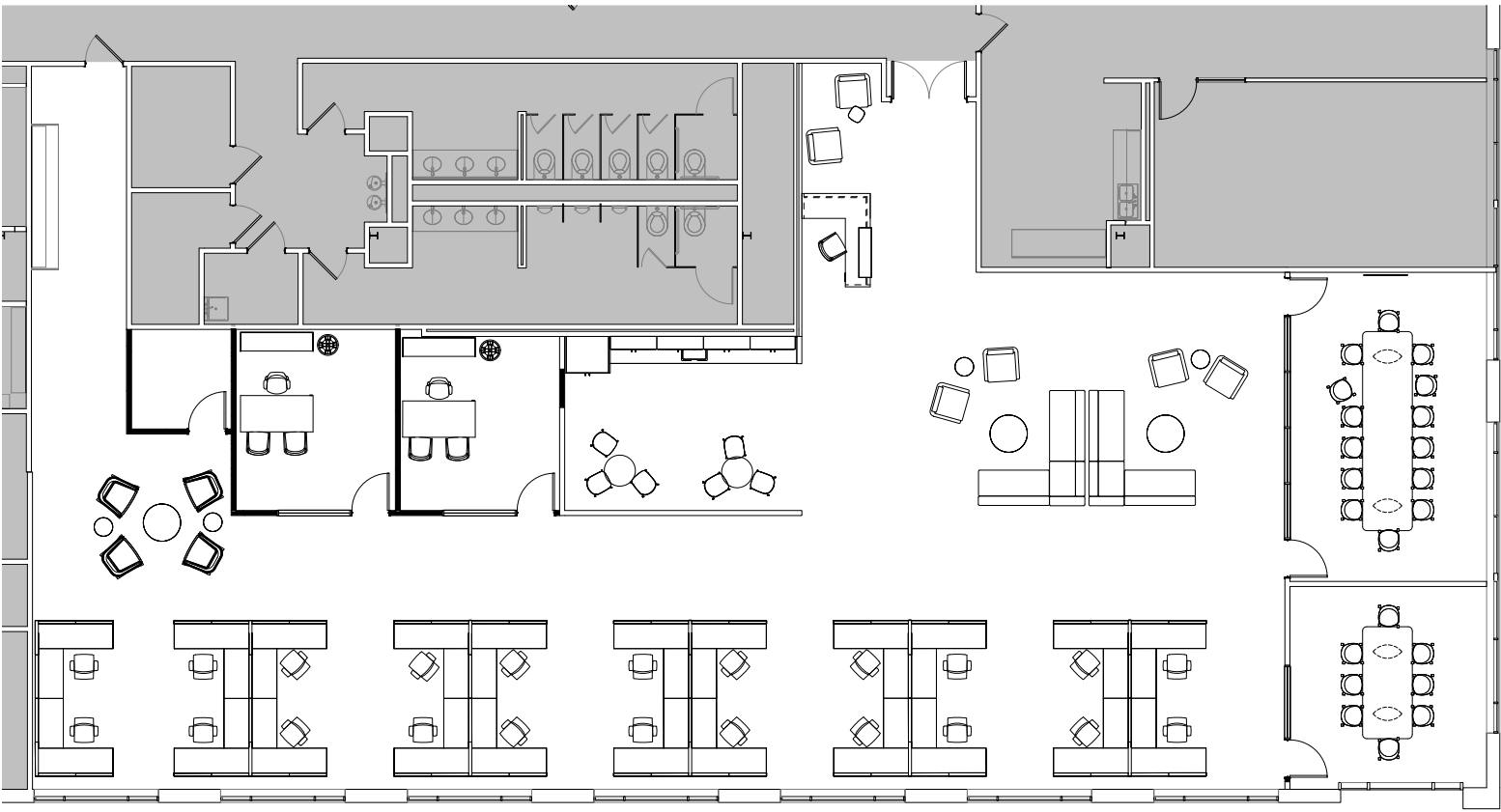
*CONTIGUOUS UP TO 9,547 RSF

FLOOR TWO

HYPOTHETICAL FURNITURE LAYOUT

SUITE 260
6,151 RSF

SPACE RENDERINGS ON FOLLOWING PAGE



SPACE LEGEND

Offices:	2
Conference Rooms:	2
Huddle Areas:	3
Desks:	22
Break Rooms:	1
Reception:	1
Copy/Print	1
Storage/IT:	1



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 260

SUITE 260 PHOTOS

AmberOaksG

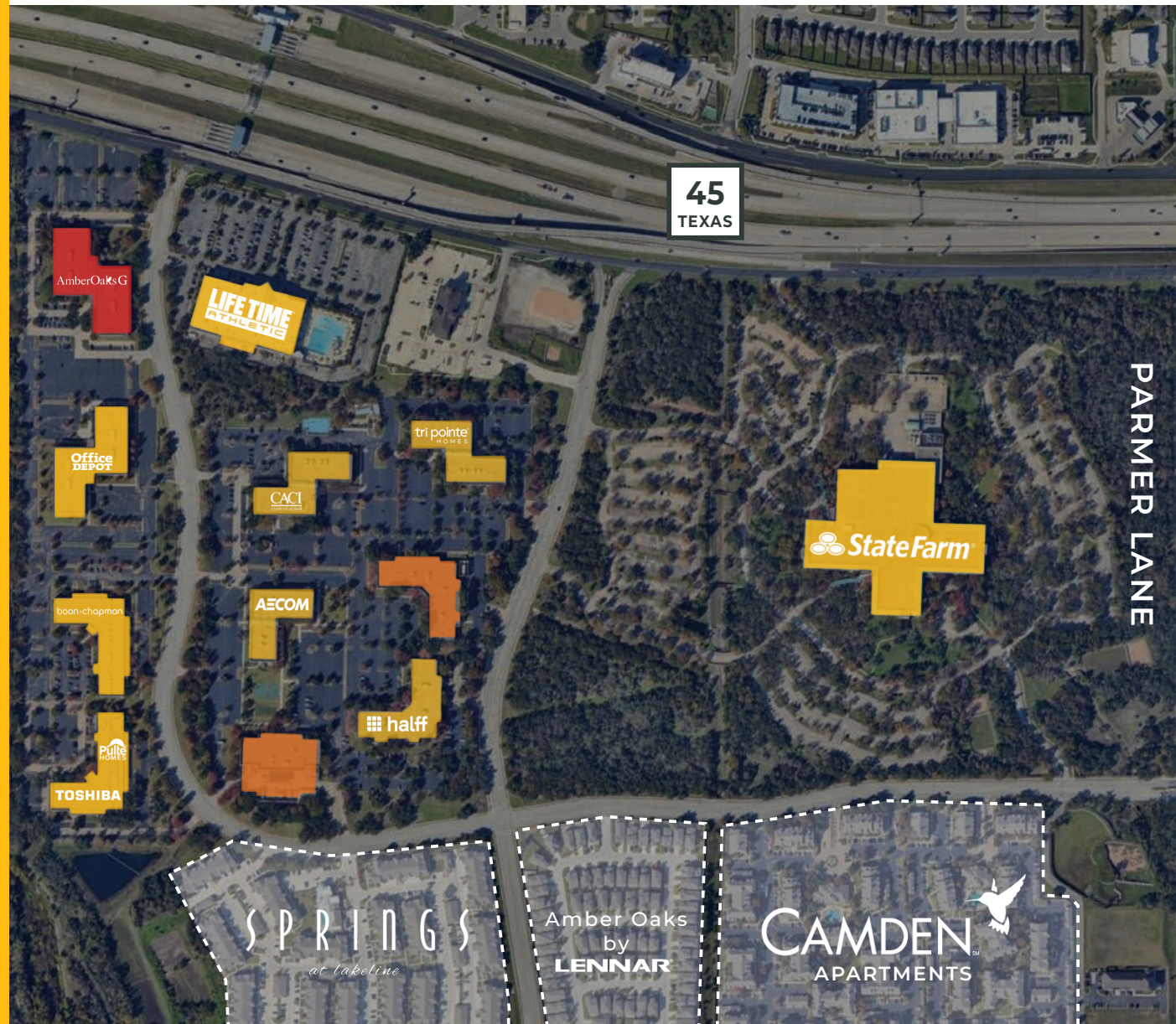


SUITE 260 RENDERINGS

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SITE PLAN BUILDING G





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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