PARKCENTRAL

OFFICE // FOR LEASE // 12345 NORTH LAMAR BOULEVARD // AUSTIN, TEXAS 78753

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ABOUT PARK CENTRAL

Park Central is at the center of Greater Austin. Being conveniently located directly on N IH-35, the property offers convenient access to Round Rock, North Austin, The Domain, Mueller, Cedar Park, Pflugerville, and Downtown Austin. Park Central boasts high-end new construction finishes, very efficient suites and floor plans, plentiful parking, as well as abundant nearby restaurants and retailers. These benefits coupled with offering unparalleled convenient access to employees throughout Greater Austin to the property sets Park Central apart.

AVAILABILITIES

SUITE 125 - 7,329 RSF *(SPEC SUITE COMPLETE)*

SUITE 200 - 19,397 RSF* *(DIVISIBLE TO 7,731 RSF)*

SUITE 210 - 3,929 RSF*

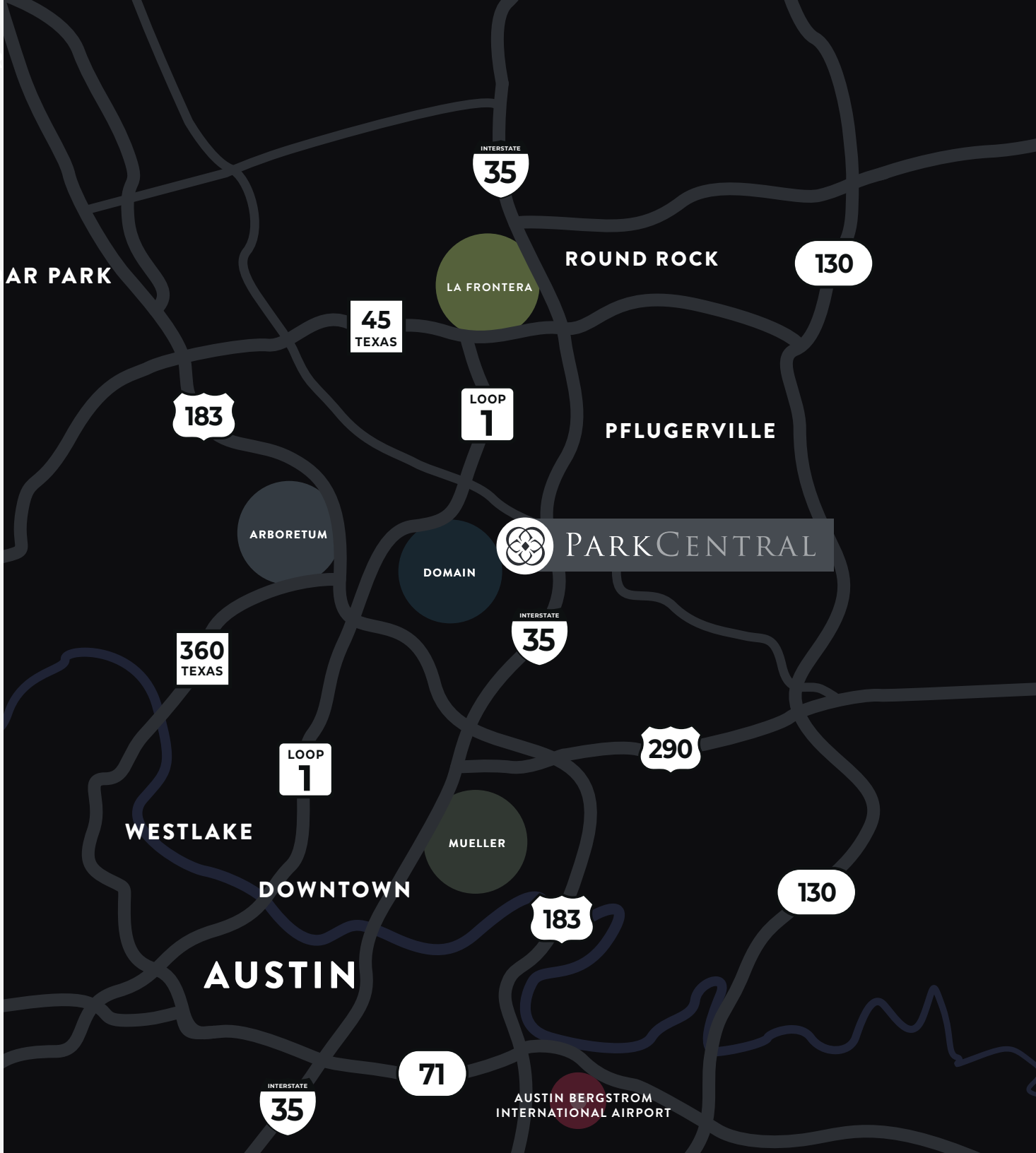
SUITE 260 - 4,833 RSF *(MEDICAL BUILDOUT)*

**contiguous up to 23,326 RSF*

PARKCENTRAL

FEATURES

- 4.65 PER 1,000 SF PARKING + 4 EV CHARGING STATIONS
- RESERVED, COVERED PARKING AVAILABLE
- CENTRALLY LOCATED WITH NEARBY AMENITIES
- HIGH-END NEW CONSTRUCTION FINISHES
- WELL APPOINTED AND PROFESSIONAL LOBBIES
- ON-SITE PROFESSIONAL PROPERTY MANAGEMENT
- ON-SITE WALKING TRAIL



RESTAURANTS **NEARBY**

- SMOOTHIE KING
- FRESH CUP FROZEN YOGURT
- CYCLO VIETNAMESE AND CHINESE
- PANERA BREAD
- MARKET STREET PIZZA
- JOHNY CARINO'S
- CHILI'S
- CHIK-FIL-A
- EINSTEIN BROS BAGELS
- ARBY'S
- BABY A'S
- MCALLISTER'S DELI
- GOLDEN WOK
- PEI WEI
- FREEBIRDS
- WINGS 'N MORE

RETAIL **NEARBY**

- SUPER TARGET
- KHOL'S
- HOME DEPOT
- LOWE'S HOME IMPROVEMENT
- OFFICE DEPOT
- PETSMART
- SEARS GRAND
- OSHMAN'S
- SPORTS AUTHORITY
- LINENS 'N THINGS
- BEST BUY
- PIER 1 IMPORTS
- BARNES & NOBLE
- HOBBY LOBBY
- DRESS BARN
- WALGREEN'S

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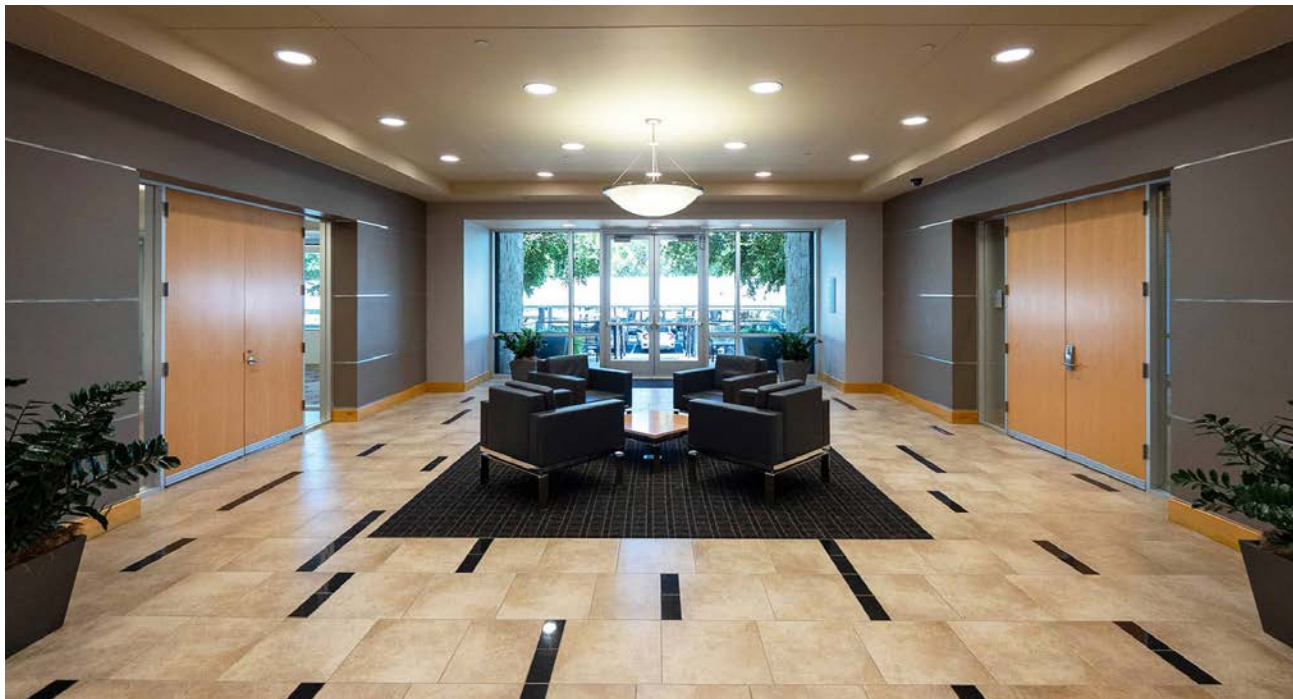
PROPERTY **PHOTOS**



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SUITE 125 **PHOTOS**

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FLOOR PLANS

LEVEL ONE 1

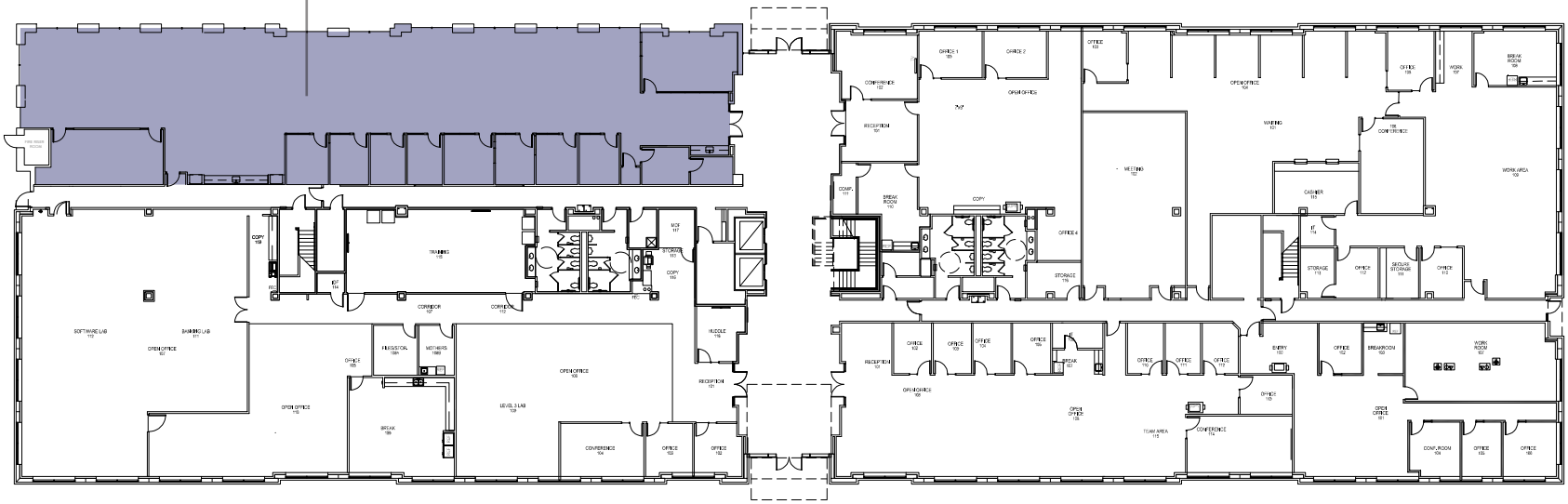
SUITE 125

7,329 RSF

SPEC SUITE COMPLETE

FURNITURE PLAN ON FOLLOWING PAGE

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 125



FOR MORE INFORMATION PLEASE CONTACT:

JASON STEINBERG, SIOR
512.505.0004
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PARKCENTRAL

FURNITURE PLAN

SPEC SUITE COMPLETE

LEVEL ONE 1

SUITE 125 COUNTS	
WORK STATIONS:	24
OFFICES:	8
RECEPTION:	1
BREAK ROOMS:	1
CONFERENCE ROOMS:	2
HUDDLE AREAS:	3
STORAGE:	2
IT:	1

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 125

SUITE 125

7,329 RSF

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FLOOR PLANS

LEVEL TWO 2

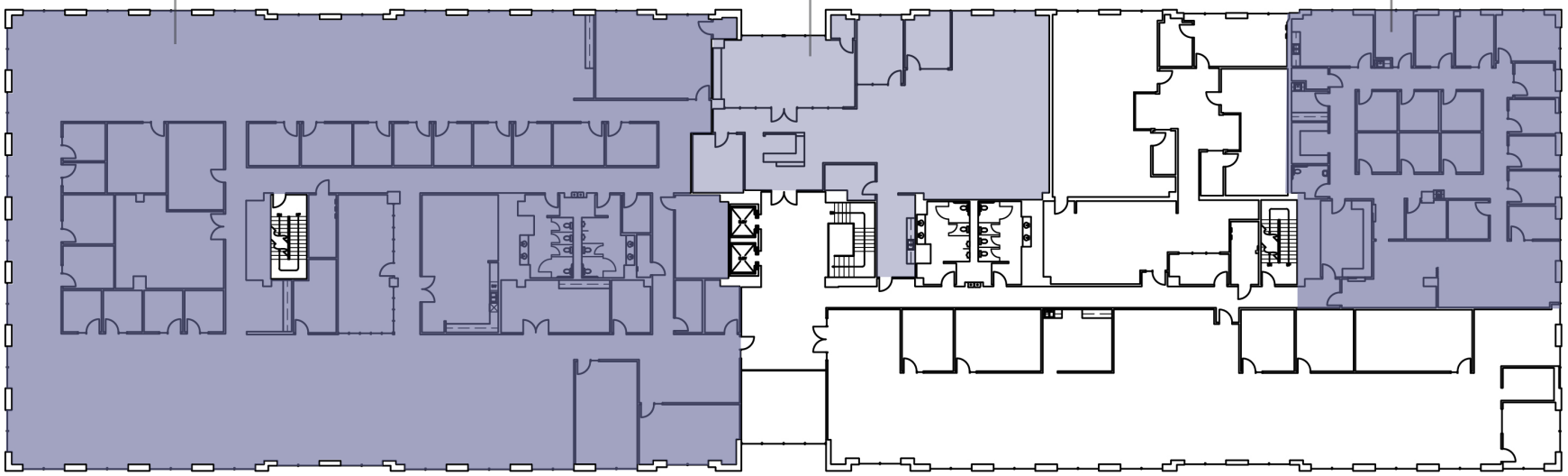
SUITE 200*
19,397 RSF
DIVISIBLE PLANS ON NEXT PAGE

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 210

SUITE 210*
3,929 RSF

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 260

SUITE 260
4,833 RSF



*contiguous up to 23,326 RSF

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PARKCENTRAL

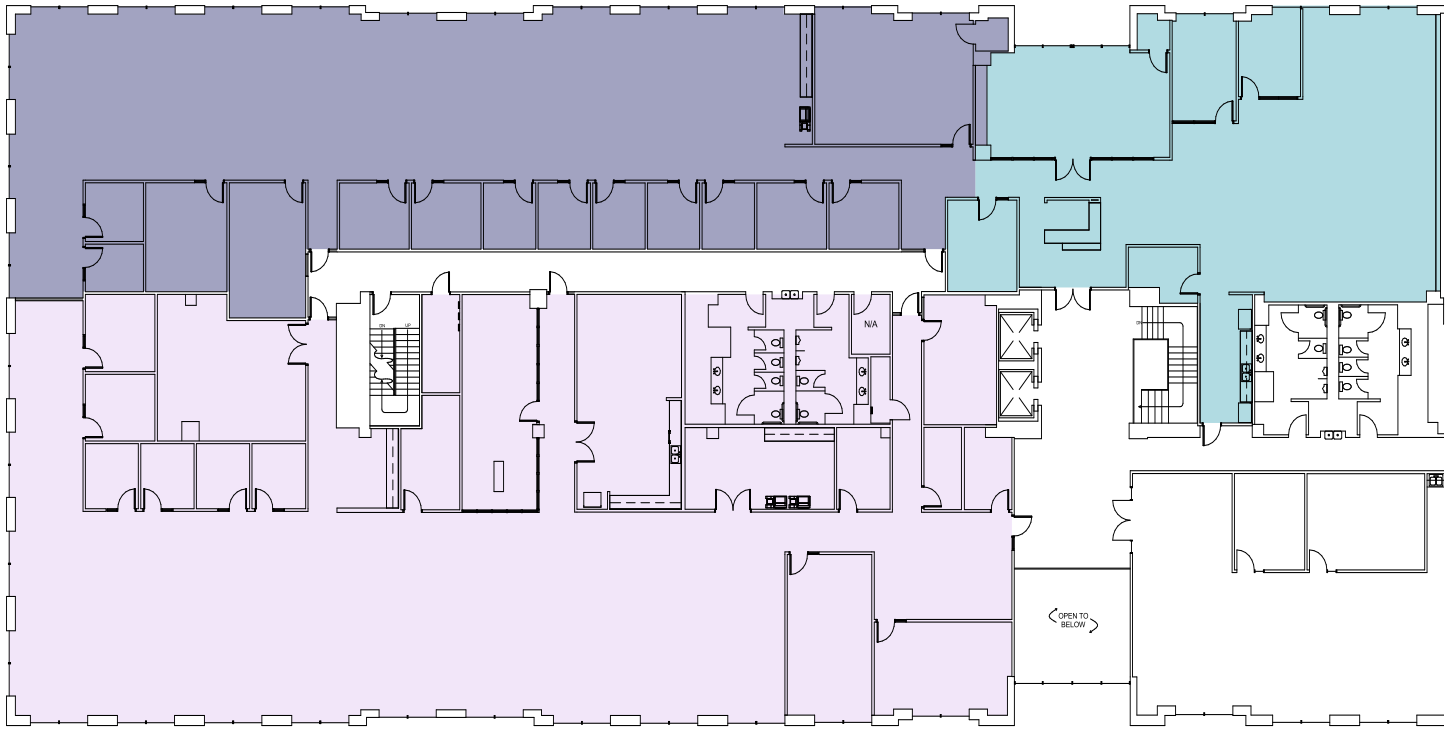
FLOOR PLANS

TOTAL SPACE OF 23,326 RSF
DIVISIBLE TO +/- 3,000 RSF

LEVEL TWO 2

SUITE 205
7,731 RSF

SUITE 210
3,929 RSF



SUITE 200
11,666 RSF

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PARKCENTRAL

FLOOR PLANS

TOTAL SPACE OF 23,326 RSF
DIVISIBLE TO +/- 3,000 RSF

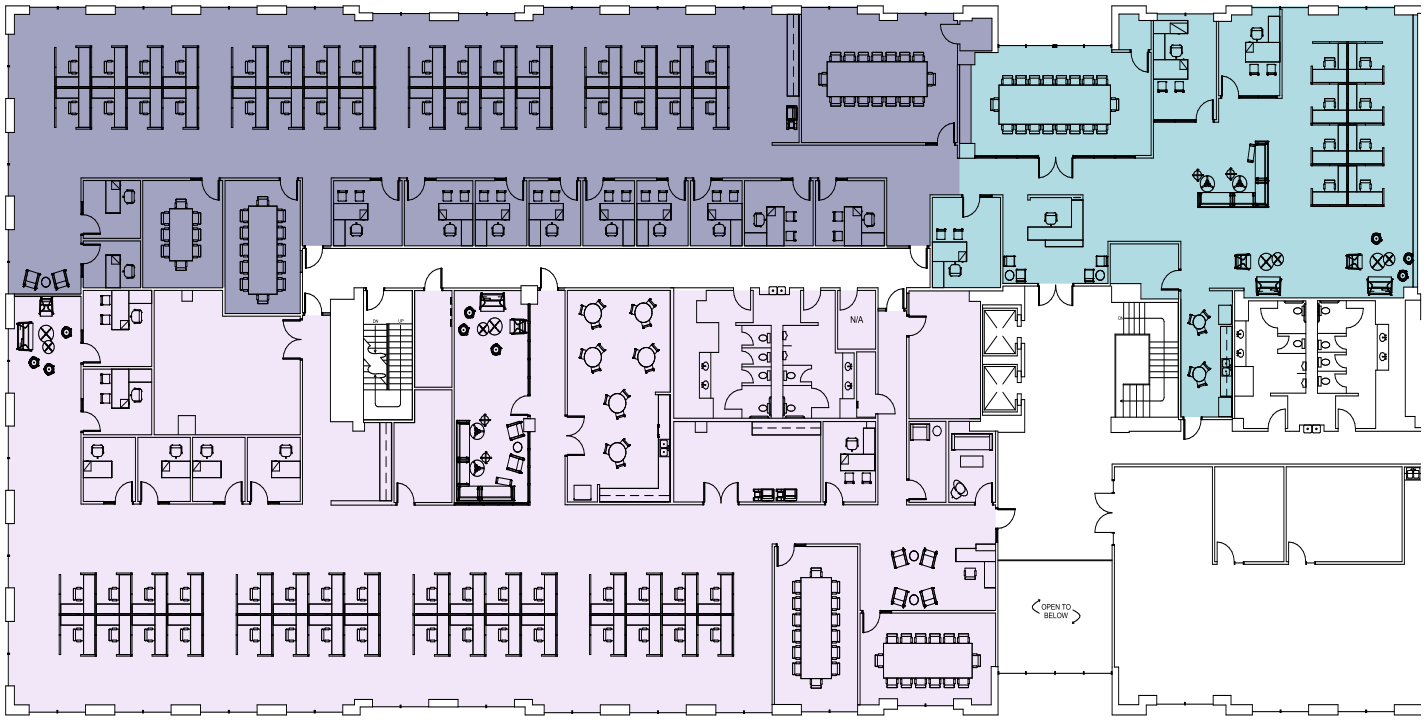
LEVEL TWO 2

SUITE 205
7,731 RSF

SUITE 210
3,929 RSF

SUITE 205 & SUITE 210 COUNTS	
WORK STATIONS:	32
OFFICES:	11
RECEPTION:	1
BREAK ROOMS:	1
CONFERENCE ROOMS:	4
HUDDLE AREAS:	4
STORAGE:	3
IT:	1

SUITE 200 COUNTS	
WORK STATIONS:	32
OFFICES:	7
RECEPTION:	1
BREAK ROOMS:	1
CONFERENCE ROOMS:	2
HUDDLE AREAS:	5
STORAGE:	2
IT:	1



SUITE 200
11,666 RSF

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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____