



Space for Reconnection

▶ 8601 RANCH ROAD 2222, AUSTIN, TX 78759





ELEVATE YOUR WORK AND LIFESTYLE WITH RENEWED ENERGY

Conference Center

Onsite Food & Beverage

Park-like Setting

Austin Hill Country Views

Shaded Pavilion with Fans

Newly Renovated Common Areas

Signage Opportunities

Outdoor Fitness Classes

Rotating Food Trucks

Dry Cleaning Service

Car Wash Service

Lunchdrop Service





▶ Connected Conference & Convenience Market



▶ Convenience Micro Market and Lounge



▶ Bright and Airy Atrium Lobby



▶ Refreshed Common Areas





▶ Central Outdoor Pavilion



▶ Suite Views of Natural Landscapes





IN THE CENTER OF IT ALL, SURROUNDED BY NATURE



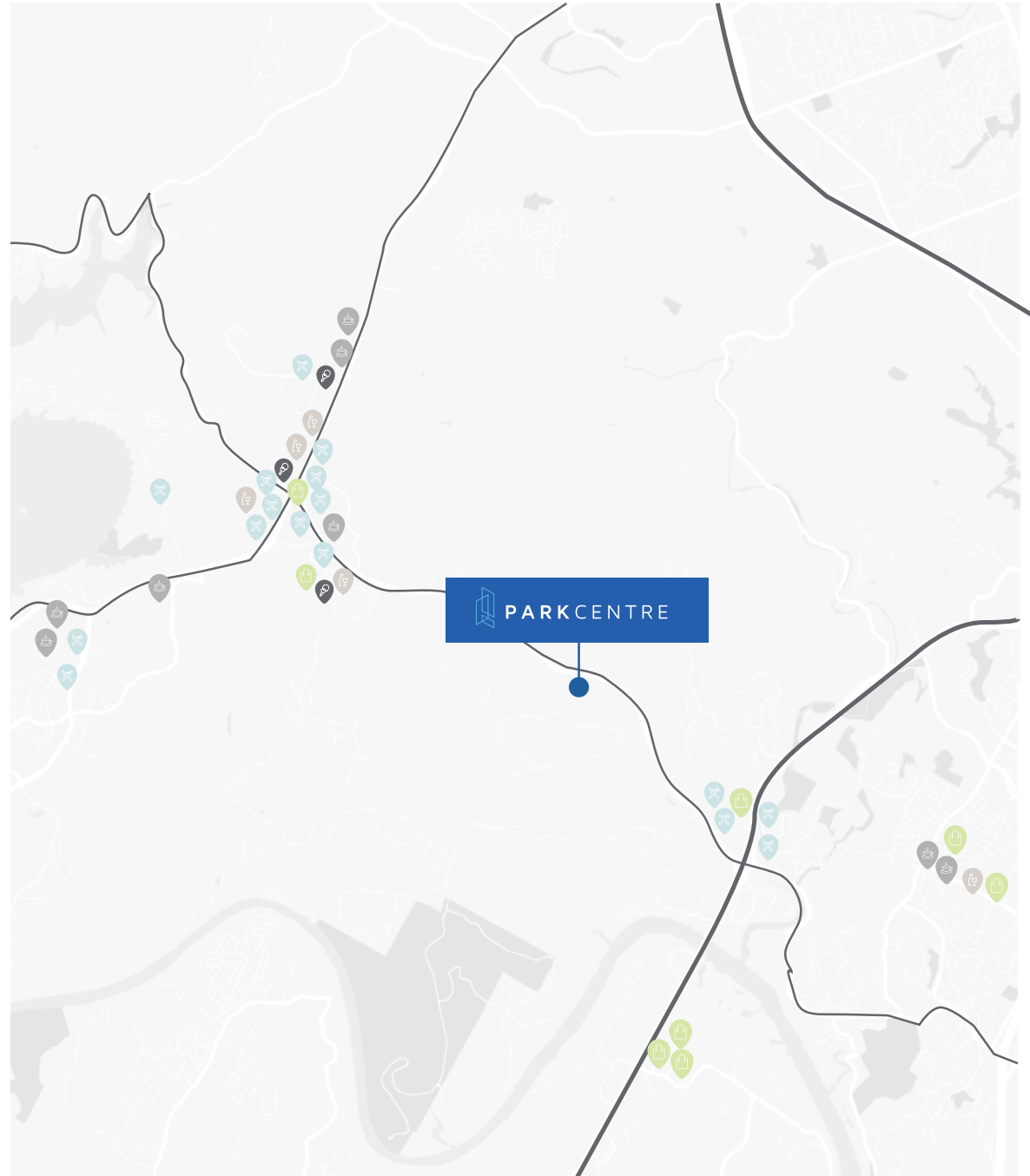
WITHIN A 3 TO 5 MINUTE DRIVE

16
Restaurants

08
Coffee Shops

08
Retail

03
Hotels



8601 RANCH ROAD 2222, AUSTIN, TX 78759



± 205,000 SF OF SUBURBAN OFFICE SPACE



ONE PARK CENTRE

- SUITE 102 1,030 SF
- SUITE 104 3,131 SF
- SUITE 140 3,210 SF*
- SUITE 150 6,837 SF*
- SUITE 205 2,976 SF**
- SUITE 210 850 SF**
- SUITE 225 1,310 SF***
Available 12/1/24
- SUITE 235 2,375 SF***
- SUITE 270 4,236 SF
Available 5/1/24
- SUITE 300 24,218 SF*** *Full Floor Available*
- SUITE 475 9,978 SF

*Contiguous up to 10,047 SF
**Contiguous up to 3,826 SF
***Contiguous up to 2,685 SF



TWO PARK CENTRE

- SUITE 100 16,500 SF*
- SUITE 200 18,889 SF

* *Full Building for Lease or Sale*



THREE PARK CENTRE

100% Leased





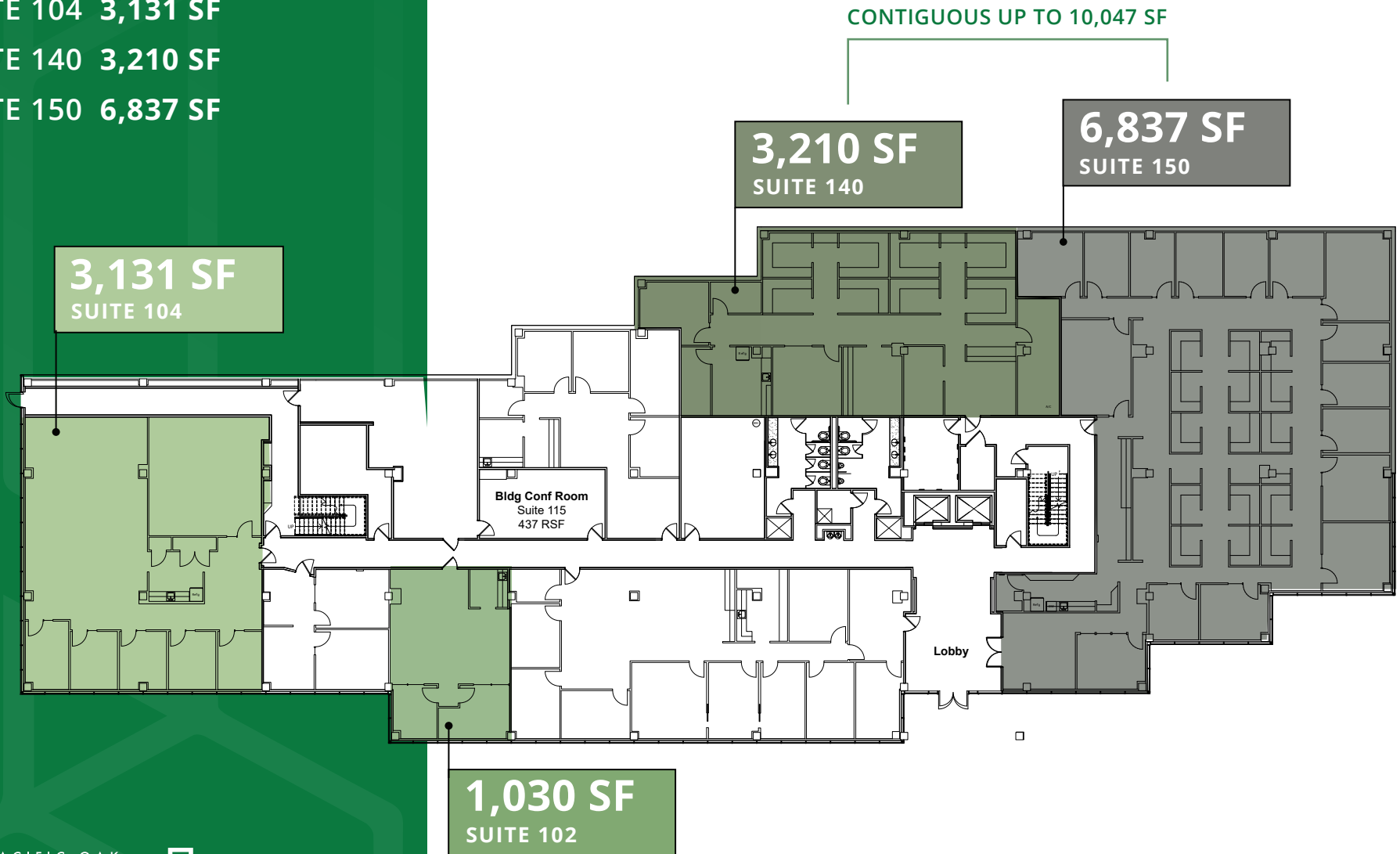
1ST FLOOR

SUITE 102 1,030 SF

SUITE 104 3,131 SF

SUITE 140 3,210 SF

SUITE 150 6,837 SF





2ND FLOOR

SUITE 205 2,976 SF

SUITE 210 850 SF

SUITE 225 1,310 SF*

SUITE 235 2,375 SF*

SUITE 270 4,236 SF

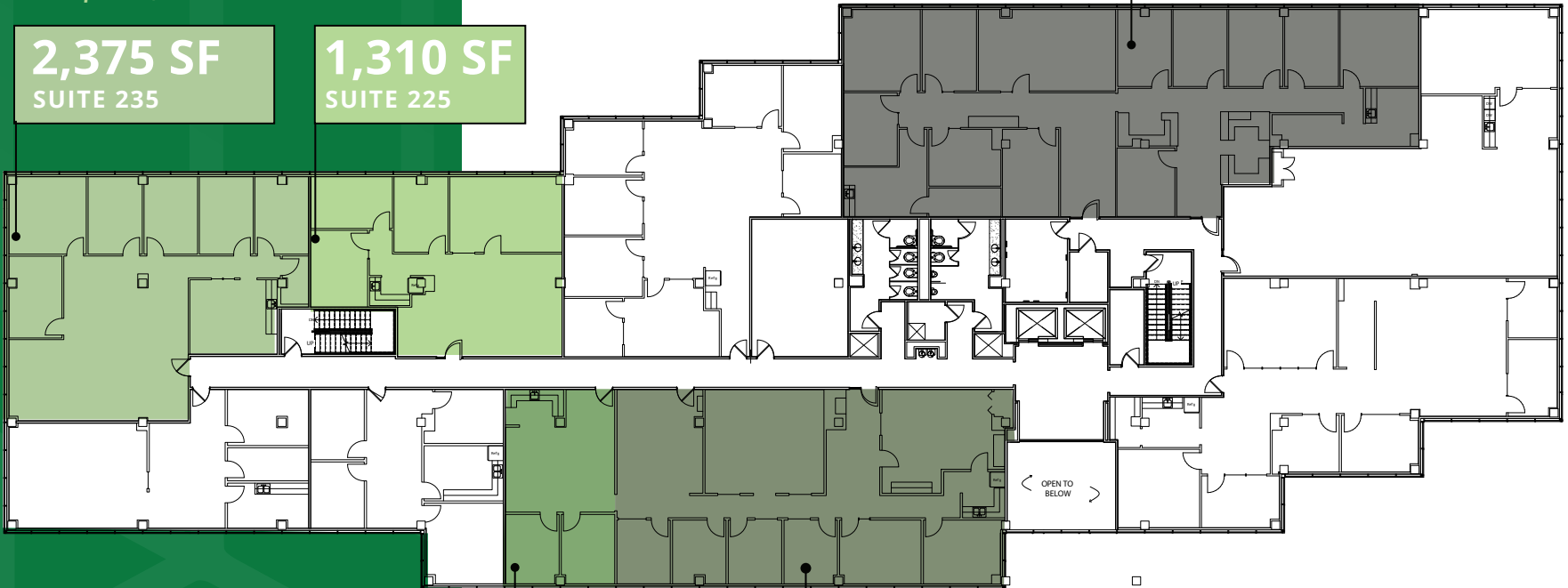
**Contiguous up to 2,685 SF*

AVAILABLE 5/1/24

4,236 SF
SUITE 270

2,375 SF
SUITE 235

1,310 SF
SUITE 225



850 SF
SUITE 210

2,976 SF
SUITE 205

CONTIGUOUS UP TO 3,826 SF

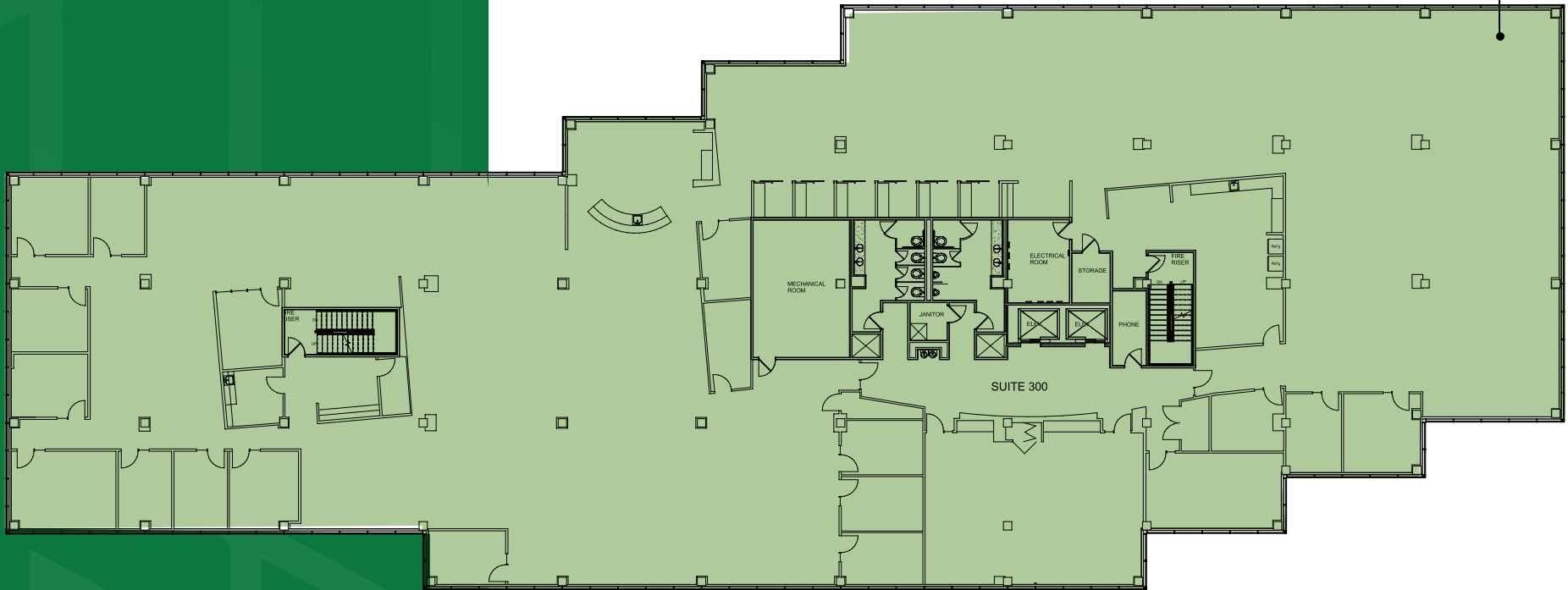




3RD FLOOR

SUITE 300 24,218 SF

24,218 SF
SUITE 300



*FULL FLOOR OPPORTUNITY





4TH FLOOR

SUITE 475 9,978 SF

9,978 SF
SUITE 475

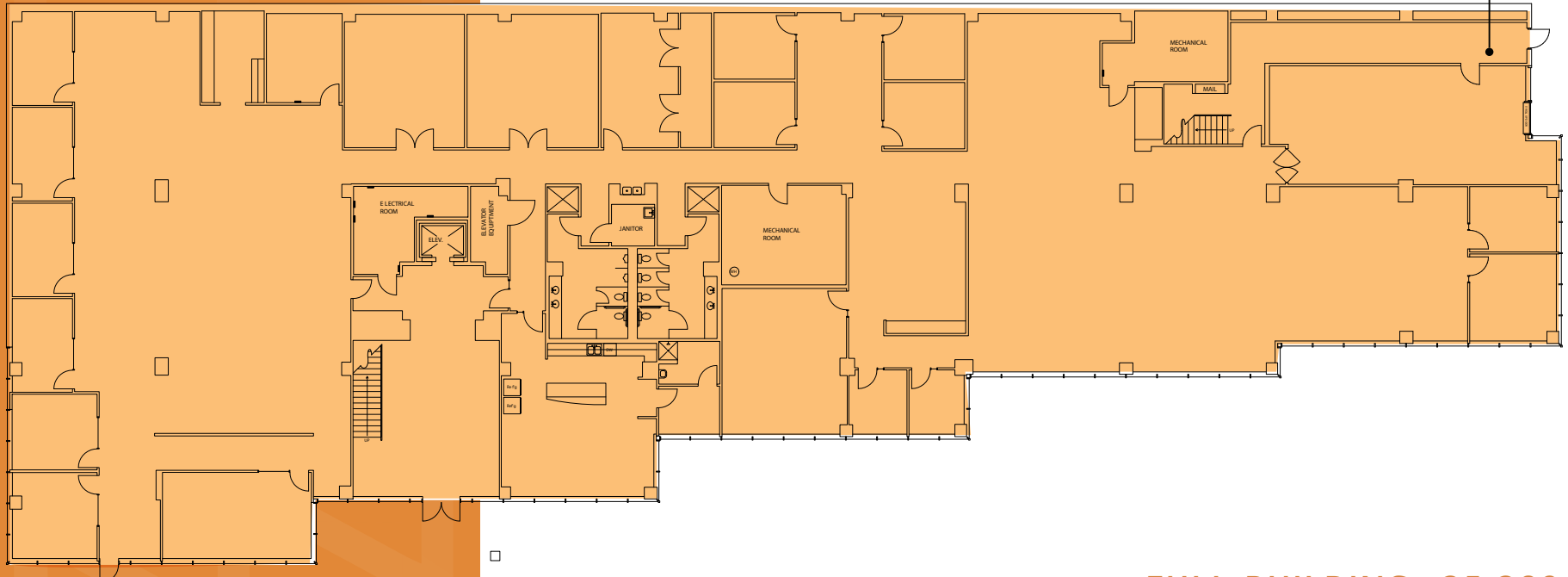




1ST FLOOR

SUITE 100 16,500 SF

16,500 SF
SUITE 100



**FULL BUILDING- 35,389 SF
FOR LEASE OR SALE**

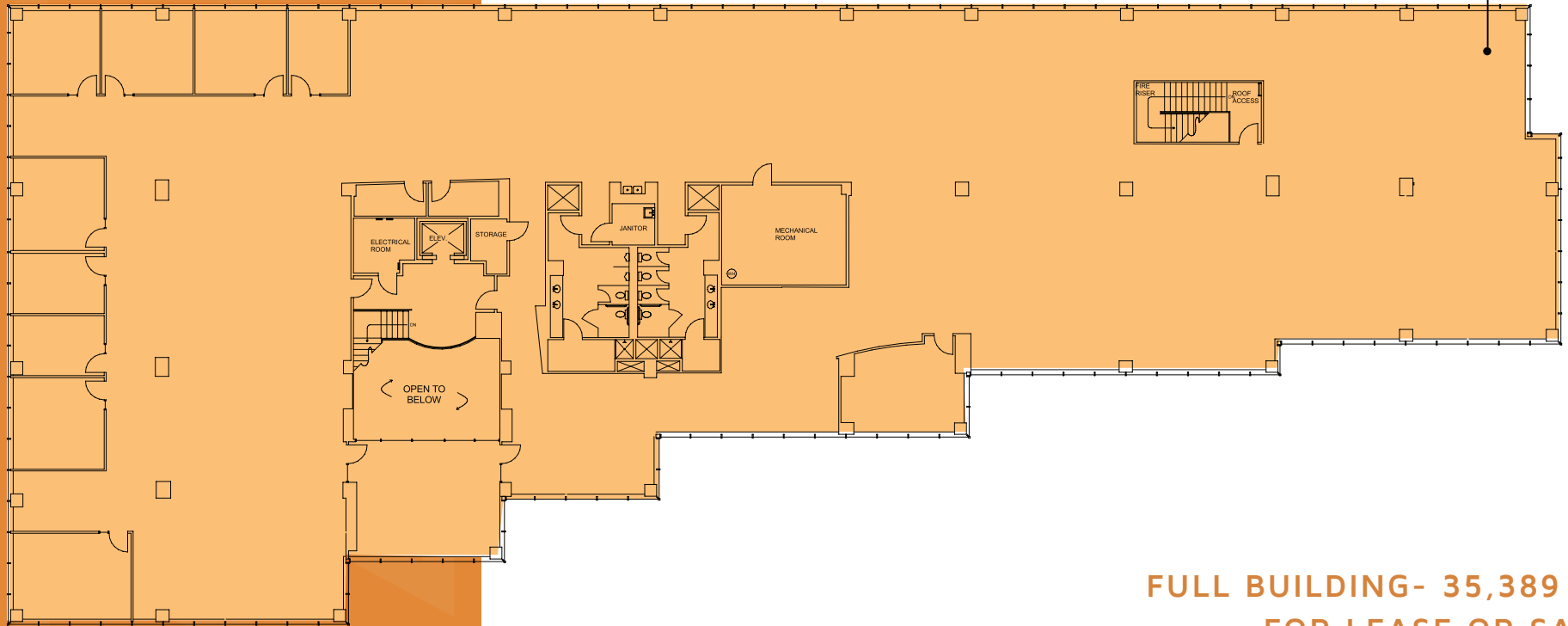




2ND FLOOR

SUITE 200 18,889 SF

18,889 SF
SUITE 200



**FULL BUILDING- 35,389 SF
FOR LEASE OR SALE**





PARK CENTRE

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PACIFIC OAK



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