



FOR LEASE

GREAT HILLS PLAZA

9600 GREAT HILLS TRAIL • AUSTIN, TEXAS 78759

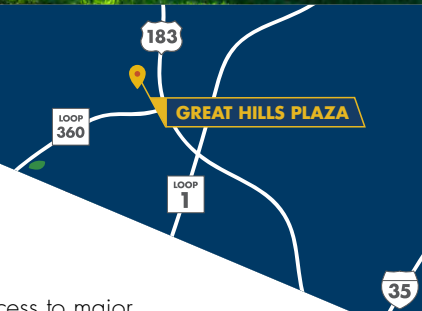




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Situated just off Loop 360 on Great Hills Trail, this three-story Class A office building has excellent access to major thoroughfares and numerous walkable amenities. Set in a park-like setting, the building is surrounded by trees and features a three-story atrium allowing for abundant natural light. The common areas have been recently renovated and are beautifully furnished with couches, chairs and tables. The building is located next to the Arboretum, one of Austin's major destination retail centers, and is just minutes from The Domain, Gateway and Arbor Walk shopping centers.



Class A Office

Class A building within walking distance to The Arboretum



Three-Story Atrium

Spectacular three-story glass atrium with abundant natural light



Excellent Access + Visibility

Situated just off Loop 360 near US-183 with access to major thoroughfares



Common Areas

Beautiful, fully furnished common areas



Scenic Setting

Park-like, tree-filled setting gives an intimate campus-like feeling



Walkable Amenities

Adjacent to The Arboretum and minutes from The Domain

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Clockwise from left: Lobby with 3-story atrium, elevators, monument signage



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Top: Common area with furniture and relaxing elements; Bottom: Building lobby with seating and digital tenant directory



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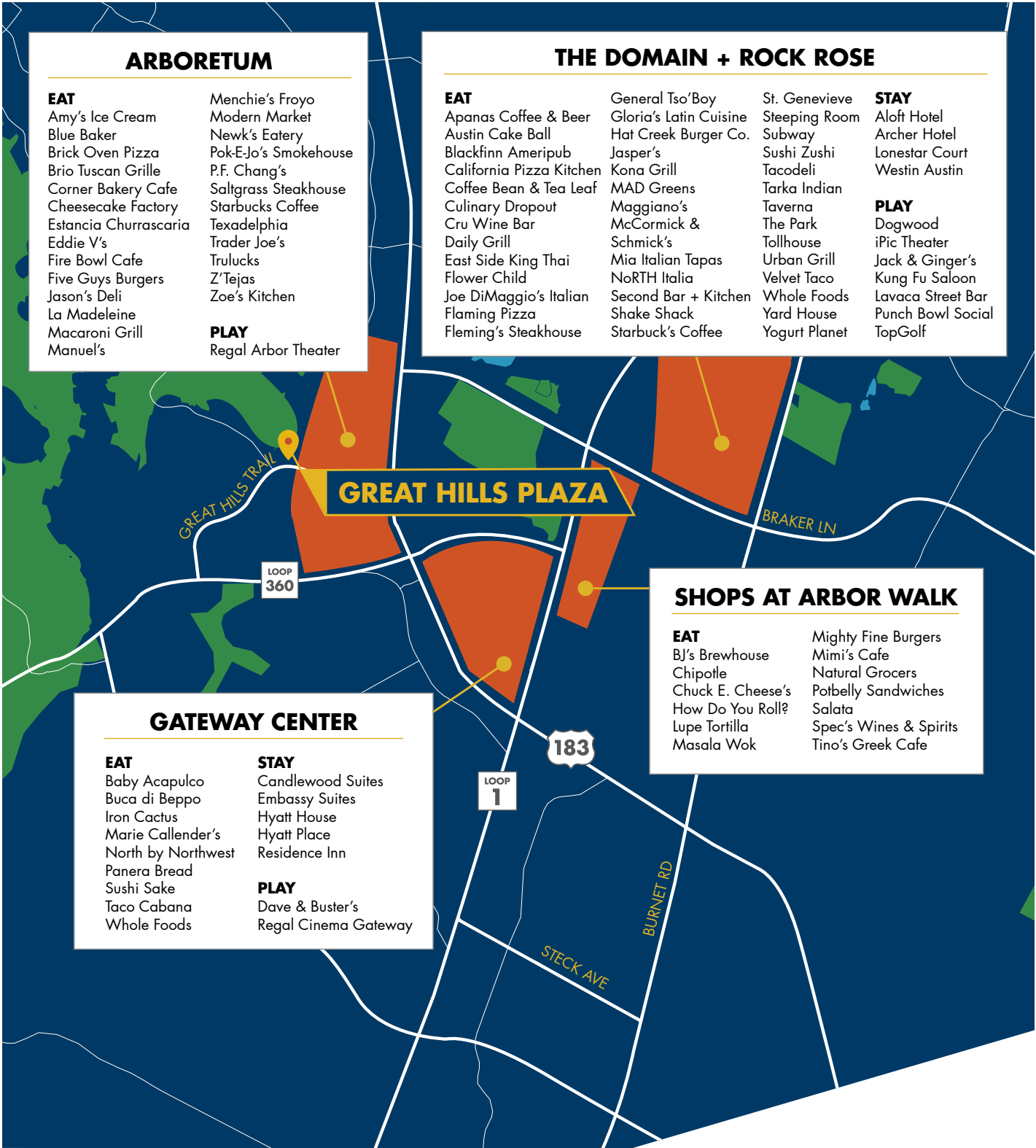
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WALK TO LUNCH FROM
GREAT HILLS PLAZA





ARBORETUM

EAT

- Amy's Ice Cream
- Blue Baker
- Brick Oven Pizza
- Brio Tuscan Grille
- Corner Bakery Cafe
- Cheesecake Factory
- Estancia Churrascaria
- Eddie V's
- Fire Bowl Cafe
- Five Guys Burgers
- Jason's Deli
- La Madeleine
- Macaroni Grill
- Manuel's

- Menchie's Froyo
- Modern Market
- Newk's Eatery
- Pok-E-Jo's Smokehouse
- P.F. Chang's
- Saltgrass Steakhouse
- Starbucks Coffee
- Texadelphia
- Trader Joe's
- Trulucks
- Z'Tejas
- Zoe's Kitchen

PLAY

- Regal Arbor Theater

THE DOMAIN + ROCK ROSE

EAT

- Apanas Coffee & Beer
- Austin Cake Ball
- Blackfinn Ameripub
- California Pizza Kitchen
- Coffee Bean & Tea Leaf
- Culinary Dropout
- Cru Wine Bar
- Daily Grill
- East Side King Thai
- Flower Child
- Joe DiMaggio's Italian
- Flaming Pizza
- Fleming's Steakhouse

- General Tso'Boy
- Gloria's Latin Cuisine
- Hat Creek Burger Co.
- Jasper's
- Kona Grill
- MAD Greens
- Maggiano's
- McCormick & Schmick's
- Mia Italian Tapas
- NoRTH Italia
- Second Bar + Kitchen
- Shake Shack
- Starbuck's Coffee

- St. Genevieve
- Steeping Room
- Subway
- Sushi Zushi
- Tacodeli
- Tarka Indian
- Taverna
- The Park
- Tollhouse
- Urban Grill
- Velvet Taco
- Whole Foods
- Yard House
- Yogurt Planet

STAY

- Aloft Hotel
- Archer Hotel
- Lonestar Court
- Westin Austin

PLAY

- Dogwood
- iPic Theater
- Jack & Ginger's
- Kung Fu Saloon
- Lavaca Street Bar
- Punch Bowl Social
- TopGolf

GREAT HILLS PLAZA

SHOPS AT ARBOR WALK

EAT

- BJ's Brewhouse
- Chipotle
- Chuck E. Cheese's
- How Do You Roll?
- Lupe Tortilla
- Masala Wok

- Mighty Fine Burgers
- Mimi's Cafe
- Natural Grocers
- Potbelly Sandwiches
- Salata
- Spec's Wines & Spirits
- Tino's Greek Cafe

GATEWAY CENTER

EAT

- Baby Acapulco
- Buca di Beppo
- Iron Cactus
- Marie Callender's
- North by Northwest
- Panera Bread
- Sushi Sake
- Taco Cabana
- Whole Foods

STAY

- Candlewood Suites
- Embassy Suites
- Hyatt House
- Hyatt Place
- Residence Inn

PLAY

- Dave & Buster's
- Regal Cinema Gateway

NEARBY AMENITIES
GREAT HILLS PLAZA





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 interests 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov