



FOR LEASE

ECHELON 1

9430 RESEARCH BOULEVARD • AUSTIN, TEXAS 78759





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Located off Research Boulevard, Echelon 1 is a fully-renovated office building in a highly visible location along US-183. The building offers easy access to Mopac Expressway and Loop 360, as well as close proximity to The Arboretum, The Domain, Gateway and Arbor Walk retail centers. Exterior signage is available and a new parking garage provides tenants with 4.5:1000 parking.



Fully Renovated Building

Entire building has been renovated, complete with new systems, finished lobby, restrooms and building showers.



Great Nearby Amenities

Close to The Arboretum, The Domain, Gateway and Arbor Walk retail centers; over 100 restaurants within one mile



Structured Parking

New parking garage provides tenants 4.5:1000 parking



Highly Visible Location

Along US-183 with dramatic views and exterior signage opportunities

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Top, left, right: Views from 4th floor, lobby from 2nd floor, lobby



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Left, top, bottom: Exterior, view from 4th floor, parking garage with 4.5:1000 parking



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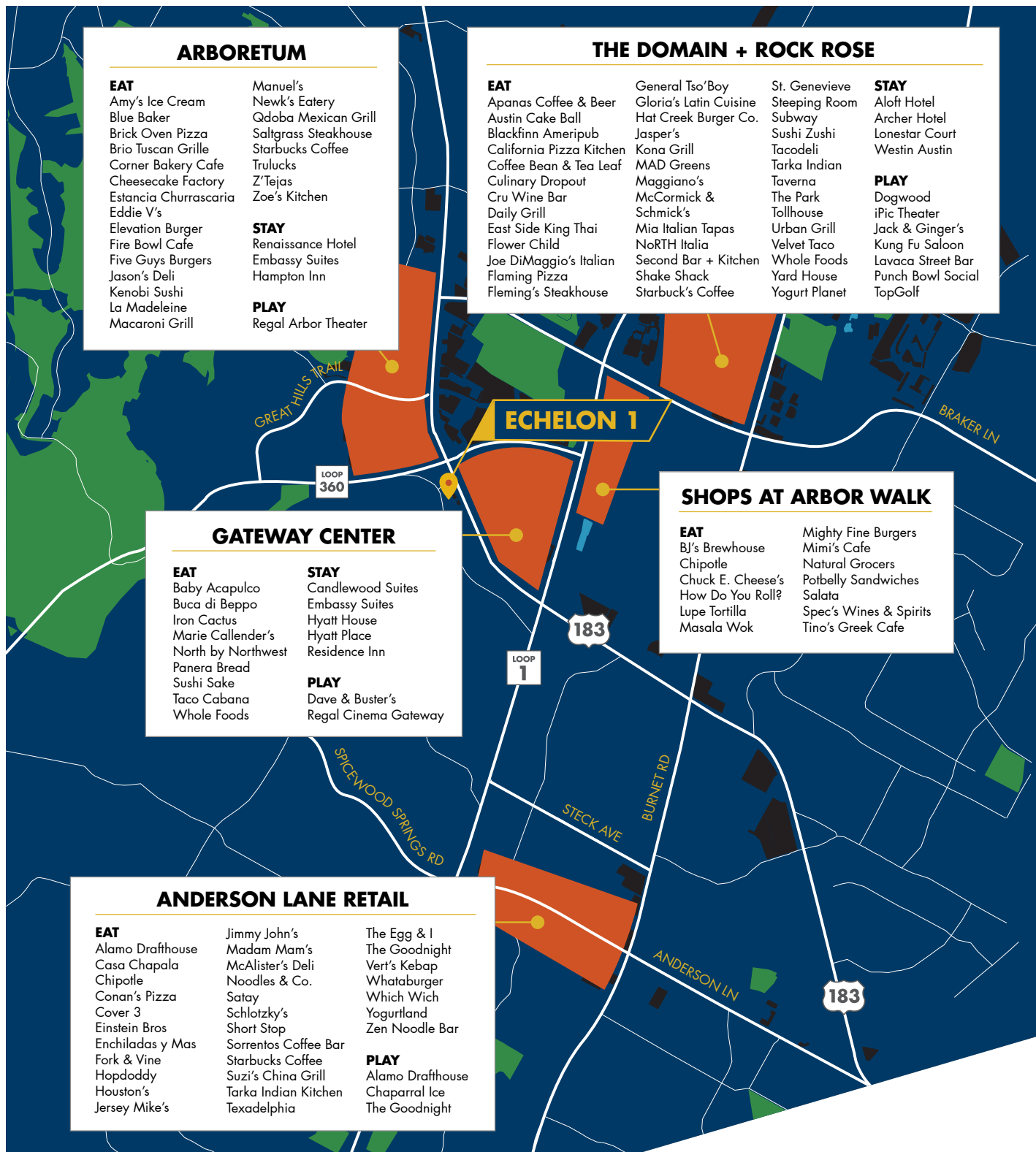
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*To view this interactive 360 drone aerial, [click here](#) or visit aquilacommercial.com/property/echelon-1 and click "Drone 360 Aerial Photo".

DRONE AERIAL ECHELON 1





ARBORETUM

EAT

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

Manuel's
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Z'Tejas
Zoe's Kitchen

STAY

Renaissance Hotel
Embassy Suites
Hampton Inn

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
Starbucks 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

ECHELON 1

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

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

ANDERSON LANE RETAIL

EAT

Alamo Draffhouse
Casa Chapala
Chipotle
Conan's Pizza
Cover 3
Einstein Bros
Enchiladas y Mas
Fork & Vine
Hopdoddy
Houston's
Jersey Mike's

Jimmy John's
Madam Mam's
McAlister's Deli
Noodles & Co.
Satay
Schlotzky's
Short Stop
Sorrentos Coffee Bar
Starbucks Coffee
Suzi's China Grill
Tarka Indian Kitchen
Texadelphia

The Egg & I
The Goodnight
Vert's Kebap
Whataburger
Which Wich
Yogurtland
Zen Noodle Bar

PLAY

Alamo Draffhouse
Chaparral Ice
The Goodnight

NEARBY AMENITIES ECHELON 1

